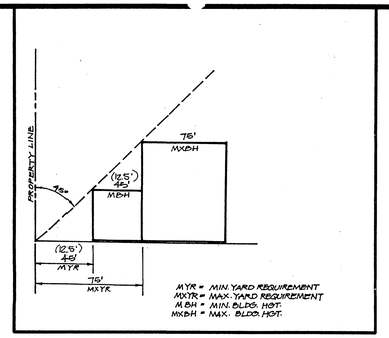
TABULATION:

EXISTING ZONING	RE
PROPOSED ZONING	I-4
TOTAL LAND AREA (TO BE REZONED)	8.81 AC
AREA CALCULATED FOR GROSS FLOOR AREA (DEDUCTS 0.65 AC SUBJECT TO SE 95-H-057)	8.16 AC
MAXIMUM PERMITTED FLOOR AREA RATIO	.5 OR 177,736 SF
PROPOSED FLOOR AREA RATIO	.5 OR 177,736 SF
PARKING SPACES REQUIRED/PROVIDED	463 SP (OR 2.6 SP/1,000 GFA MINIIMUM)
LOADING SPACES REQUIRED/PROVIDED	10 SP (MINIMUM)
OPEN SPACE REQUIRED (15% OF 8.16AC)	1.2 AC OR 53,331 SF
OPEN SPACE PROVIDED (15% OF 8.16AC)	1.2 AC OR 53,331 SF (MINIMUM)
MAXIMUM BUILDING HEIGHT REQUIRED/PROPOSED	75FT HEIGHT

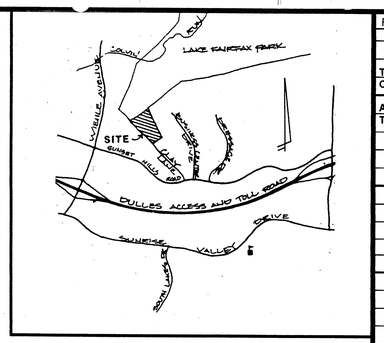
SEE PROFFERS REGARDING OPEN SPACE, AND ADDITIONAL TREE COVER TO BE PROVIDED IN THE EVEINT THAT ACTUAL OPEN SPACE ACHIEVED AT THE TIME OF FINAL SITE PLAN IS LESS THAN 20%.

LEGEND:

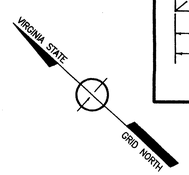
- LIMITS OF CLEARING AND GRADING (SEE NOTE #6)
- MAJOR OPEN SPACE (SEE NOTE #14 REGARDING LANDSCAPING)
- EXISTING VEGETATION
- APPROXIMATE LOCATION OF EXISTING TREES

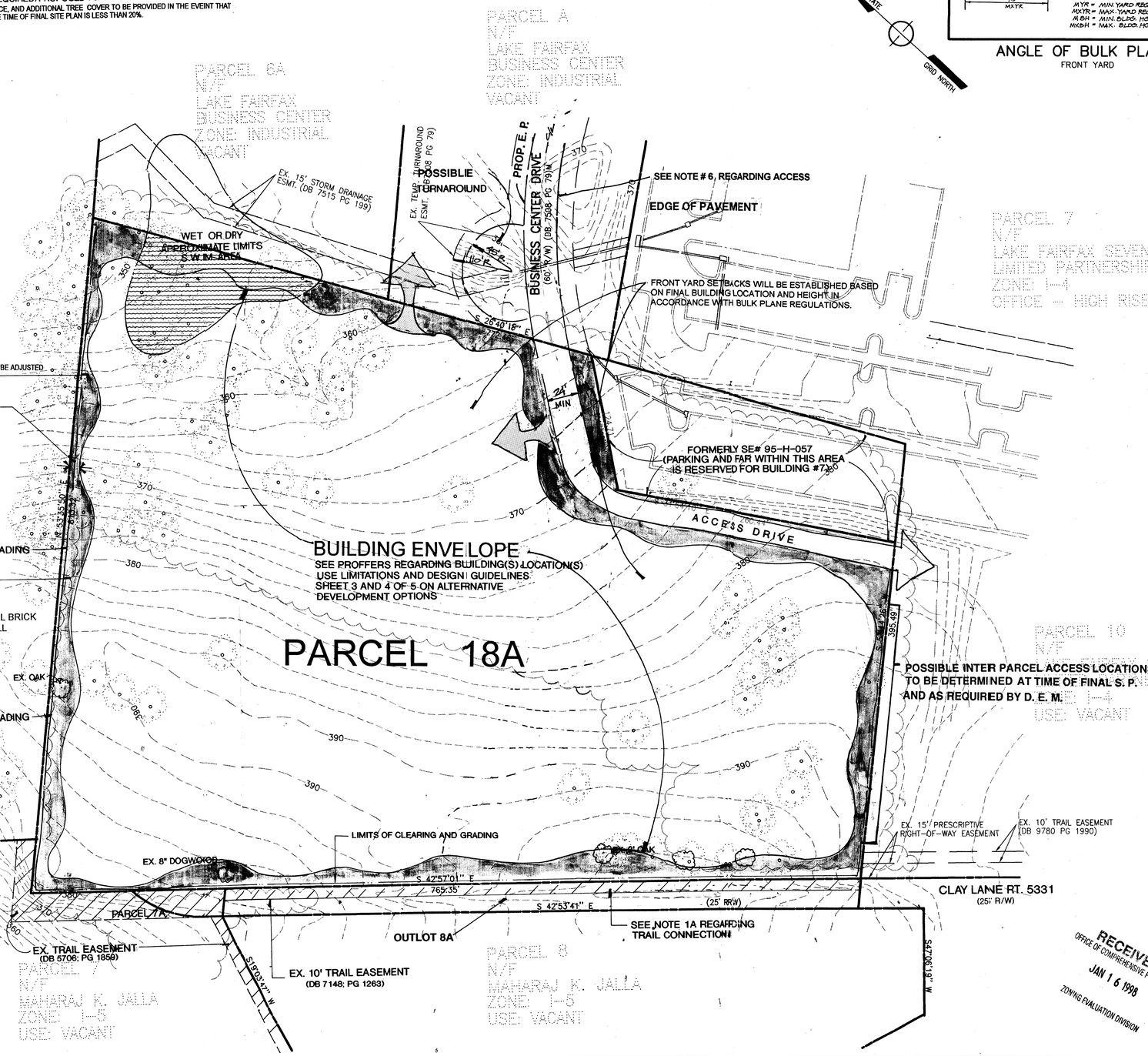


ANGLE OF BULK PLANE
FRONT YARD



VICINITY MAP
SCALE: 1"=2000'





NOTES: (Revised January 16, 1998)

1. THE PROPERTY DELINEATED ON THIS GENERALIZED DEVELOPMENT PLAN IS IDENTIFIED ON FAIRFAX COUNTY ZONING MAP NO. AS 18-3 ((1)) 18A.
2. THE TOPOGRAPHY SHOWN HEREON IS BY AIR SURVEY CORPORATION WITH FIELD CONTROLS AT CONTOUR INTERVALS OF TWO FEET BY DEWBERRY & DAVIS.
3. THE BOUNDARY INFORMATION SHOWN HEREON IS FROM A FIELD SURVEY BY DEWBERRY & DAVIS.
4. PUBLIC UTILITIES FOR THE PROPOSED DEVELOPMENT, INCLUDING SANITARY SEWER, WATER, TELEPHONE AND ELECTRICITY ARE PRESENTLY AVAILABLE TO THE SITE AND WILL BE CONSTRUCTED OR EXTENDED BY EITHER THE DEVELOPER, THE UTILITY COMPANY, OR BOTH AS MAY BE APPROPRIATE.
5. THE LOCATION AND SIZE OF THE PROPOSED STORM WATER MANAGEMENT (SWM) AREA IS SUBJECT TO FINAL ENGINEERING DESIGN AND APPROVAL BY THE DEPARTMENT OF ENVIRONMENTAL MANAGEMENT (DEM). THE APPLICANT RESERVES THE RIGHT TO CONSTRUCT AN UNDERGROUND SWM FACILITY IN LIEU OF A WET OR DRY POND, OR TO PROVIDE FOR OFF-SITE SWM, IF ACCEPTABLE TO DEM.
6. **ACCESS WILL BE PIROVIDED BY A PRIVATE DRIVE FROM EX. BUSINESS CENTER DRIVE IN THE ALTERNATIVE, WITH THE CONCURRENCE OF DEM, THE APPLICANT MAY CONSTRUCT BUSINESS CENTER DRIVE EXTENDED TO PUBLIC STREET STANDARDS.**
7. THE PROPOSED DEVELOPMENT IS CONTIGUOUS TO I-4 ZONED PROPERTY TO THE SOUTH AND EAST, AND IS ZONED PROPERTY TO THE WEST. THE LAKE FAIRFAX PARK LIES ADJACENT TO THE NORTHWEST PROPERTY BOUNDARY. THE ADJACENT PROPERTIES WILL NOT BE ADVERSELY AFFECTED BY THE PROPOSED DEVELOPMENT.
8. ALL PUBLIC IMPROVEMENTS, BOTH ON-SITE AND OFF-SITE TO SUPPORT THE PROPOSED DEVELOPMENT HAVE BEEN COMPLETED.
9. SEE PROFFERS ON FURTHER DESIGN GUIDELINES FOR DEVELOPMENT WITHIN BUILDING ENVELOPE AND OTHER RESTRICTIONS.
10. THE EXISTING PARKIING SPACES AND FAR SHOWN WITHIN THE LIMITS OF SPECIAL EXCEPTION (PURSUANT TO SPECIAL EXCEPTION 95-H-057)ARE UTILIZED FOR PARCEL 7 AND HAVE NOT BEEN INCLUDED IN THE PARIKING OR FAR TABULATIONS FOR THIS APPLICATION.
11. THE TOTAL GROSS FLOOR AREA AS REPRESENTED FOR THE INDIVIDUAL BUILDING(S) MAY VARY AS A RESULT OF FINAL ENGINEERING AND ARCHITECTURAL DESIGN.
12. THE PRIMARY USE OF THE BUILDINGS WILL BE OFFICE. SPECIAL PERMIT, SPECIAL EXCEPTION, ACCESSORY USES AND ACCESSORY SERVICE USES, MAY ALSO BE ESTABLISHED SUBJECT TO PROFFER LIMITATIONS; AND AS PERMITTED BY THE PROVISIONS OF ARTICLES 8, 9 AND 10 RESPECTIVELY OF THE ZONING ORDINANCE.
13. PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE. ADDITIONAL PARKING SPACES MAY BE PROVIDED FROM WHAT IS PRESENTED ON THE TABULATION SO LONG AS THE OPEN SPACE AND THE MINIMUM DISTANCE(S) TO THE PERIPHERAL LOT LINES ADJACENT THERETO ARE NOT REDUCED.
14. DEVELOPMENT WILL COMMENCE WHEN ALL NECESSARY APPROVALS AND PERMITS ARE OBTAINED. THE PROPOSED PROJECT MAY BE PHASED, AND THE SPECIFIC TIMING THEREOF IS DEPENDENT UPON MARKET CONDITIONS.
15. THERE IS NO FLOODPLAIN DESIGNATED BY THE FEDERAL INSURANCE ADMINISTRATION, UNITED STATES GEOLOGICAL SURVEY, OR FAIRFAX COUNTY ON THIS SITE.
16. WITHIN THE LIMITS OF CLEARING AND GRADING TO BE ESTABLISHED, EXISTING QUALITY VEGETATION MAY BE PRESERVED TO THE EXTENT REASONABLY FEASIBLE CONSISTENT WITH THE DEVELOPMENT CONCEPTS PROPOSED HEREON. LANDSCAPING WILL BE PROVIDED IN ACCORDANCE WITH ARTICLE 13 OF THE ZONING ORDINANCE AND GENERALLY AS SHOWN ON SHEETS 2 AND 3, SUBJECT TO APPROVAL OF THE URBAN FORESTER.
17. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO GRAVES OR EXISTING STRUCTURES ON THIS SITE.
18. THE LOCATION OF THE FREESTANDING SIGNS REPRESENTED ON THE GRAPHIC IS PRELIMINARY AND SUBJECT TO FINAL GIRADING, SIGHT DISTANCES AND LANDSCAPE ARCHITECTURAL DESIGN. THE EXACT LOCATION, SIZE AND HEIGHT OF THE SIGNS WILL BE IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF ARTICLE 12 OF THE ZONING ORDINANCE.
19. THE COUNTYWIDE TRAILS PLAN SHOWS A TRAIL PLANNED BY OTHERS WITHIN AN EXISTING TRAIL EASEMENT TO PROVIDE ACCESS FROM THE FAIRFAX COUNTY PARK AUTHORITY PROPERTY TO THE WOOD TRAIL BY WAY OF MICHAEL FARADAY COURT AS SHOWN HEREON. THE APPLICANT WILL ESTABLISH A INTERPARCEL TRAIL ACCESS AT TIME OF FINAL SITE PLAN.
20. A STATEMENT WHICH CONFIRMS THE OWNERSHIP OF THE PROPERTY AND THE NATURE OF THE APPLICANT'S INTERESTT IN SAME IS CONTAINED ON THE AFFIDAVIT TO BE PROVIDED SEPARATELY.
21. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES, HAZARDOUS WASTE OR PETROLEUM PRODUCTS STORED ON THE SUBJECT PROPERTY. FURTHER, THE PROPOSED DEVELOPMENT PRESENTED HEREON WILL NOT GENERATE, UTILIZE, STORE, TREAT OR DISPOSE OF SUCH SUBSTANCES ON THE PROPERTY.
22. TO THE BEST OF OURR KNOWLEDGE, THE PROPOSED DEVELOPMENT CONFORMS TO ALL CURRENT APPLICABLE LAND DEVELOPMENT ORDINANCES, REGULATIONS AND ADOPTED STANDARDS, WITH THE EXCEPTION OF:
    - TRANSITIONAL SCREENING ALONG THE NORTHERN BOUNDARY. THE APPLICANT IS REQUESTING A WAIVER OF THE 35 TRANSITIONAL SCREEN AND BARRIER REQUIREMENT ALONG THIIS BOUNDARY IN ACCORDANCE WITH PARAGRAPH 7 OF SECTION 13-304.
23. THE SITE HAS NO SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION. THE DESIGN STANDARDS AND GUIDELINES AS PROPOSED ON SHEETS 2 AND 3 WILL SERVE AS THE PROJECT'S SPECIAL AMENITY. EXISTING FIELD LOCATED TREES PRESENTED HEREON MAY BE SAVED SUBJECT TO FINAL ENGINEERING DESIGN AND COUNTY APPROVAL. THE SITE ADJOINS LAKE FAIRFAX PARK AND LAKE FAIRFAX BUSINESS CENTER. THE LANDSCAPE TREATMENT OF THE SITE WILL BE CONSISTENT WITH THE STYLE AND QUALITY USED THROUGHOUT LAKE FAIRFAX BUSINESS PARK.

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
JAN 16 1998
ZONING EVALUATION DIVISION

Application No. PZ 91-H-001 Staff
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 1/28/98
Date of (BOS) (PC) approval 2/9/98
Sheet 1 of 5

REVISIONS
1/8/98
TO DELETE BUSINESS CENTER DRIVE RESERVATION
AND CORRECT REFERENCE TO OUTLOT 8A AS SHOWN
REVISED 1/19/98

SURVEY	BY OTHERS
DESIGN	S. GLEASON
DRAWN	S. MYHRE
CHECKED	S. GLEASON

ENGINEERS - SURVEYORS - LAND PLANNERS - LANDSCAPE ARCHITECTS
William H. Gordon Associates, Inc.
4501 Daly Drive • Chantilly, Virginia 22021
(703) 263-1900 • METRO (703) 803-9508 • FAX (703) 263-0766

DATE	DECEMBER 1997
SCALE	HORZ: 1"=50' VERT: N/A
SEAL	COMMONWEALTH OF VIRGINIA JOSEPH W. McCLELLAN LICENSE No. 8521 PROFESSIONAL ENGINEER

GENERAL DEVELOPMENT PLAN

PROJECT

LAKE FAIRFAX BUSINESS CENTER

LOT 18A
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

JOB	0173-1302
CADD	0173GDP1.DWG
SHEET	1 OF 5

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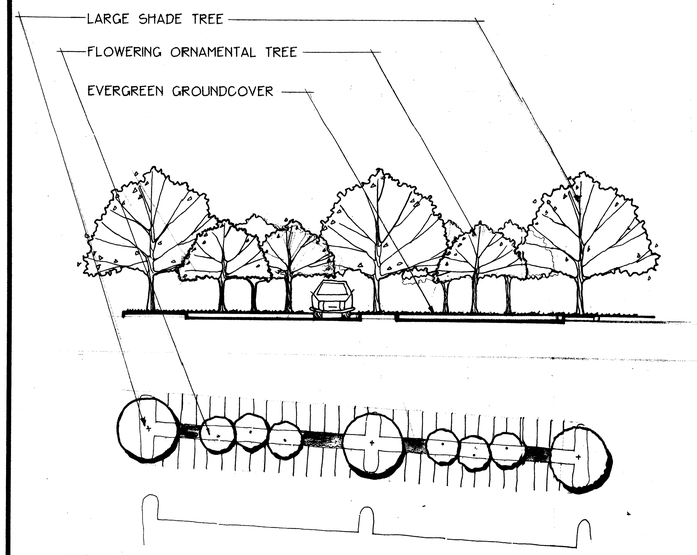
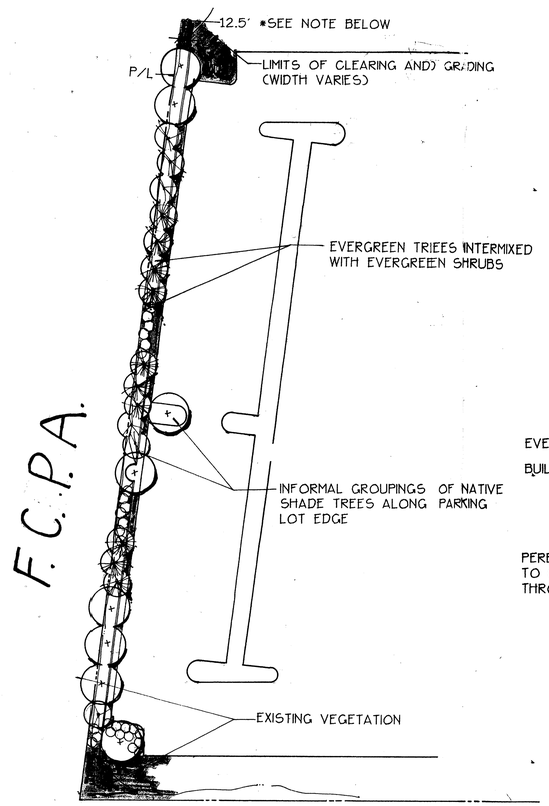
\PROJECT\PLANN\0173\0173gdp1.dwg Sat Dec 20 09:54:43 1997 8.25x97 Mylar Portrait



PARKING ISLAND



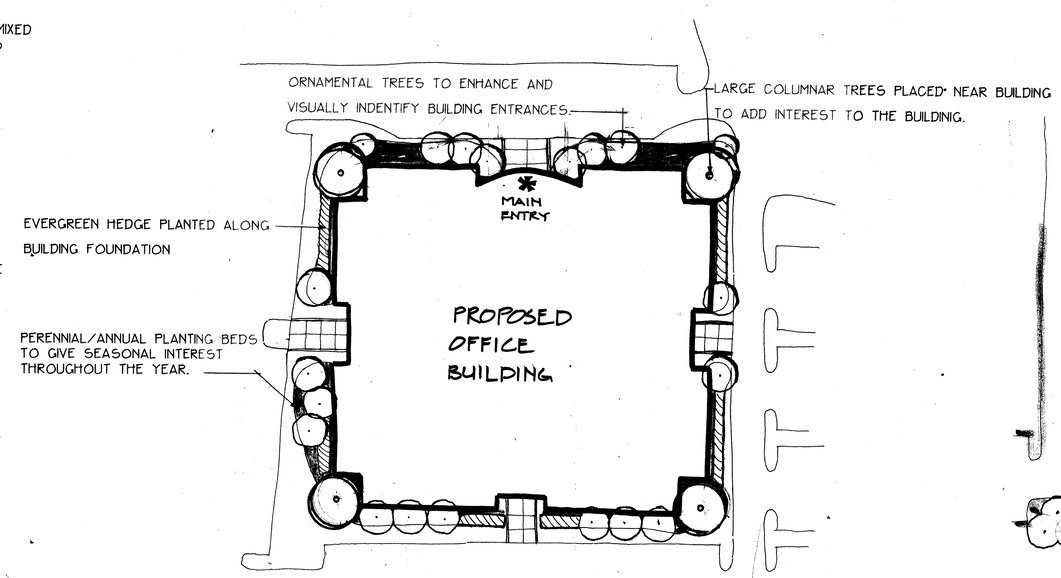
TRANSITIONAL SCREEN MODIFICATION

NOTE: AS AN ALTERNATIVE TO THE PLANTING DETAIL SHOWN ABOVE, THE APPLICANT REQUESTS THE FLEXIBILITY TO PROVIDE A 35 FT. LANDSCAPE BUFFER IN LIEU OF 12.5 FT. BUFFER WHICH INCLUDES 7 FT. TALL BRICK OR ARCHITECTURAL BLOCK WALL. SHOWN HERE. (ARTICLE 13-304;PARA 4)

MASTER PLANT LIST

TREE TYPE	USE/FUNCTION	SPECIES (TYP.)	SIZE (TYP.)✳
• SHADE TREE			
	• BUFFER	RED MAPLE GREEN ASH WILLOW OAK TULIP TREE	✳ 2"-2 1/2" CALIPER
	• PARKING + TRAVEL LANES	WILLOW OAK HONEY LOCUST JAPANESE ZELKOVA	3"-3 1/2" CALIPER (MIN. 6 FT. BRANCHING HT.)
• ORNAMENTAL TREE			
	• ACCENT/ENTRY	FLOWERING CRABAPPLE DOGWOOD CHERRY CRAPEMYRTLE	2"-2 1/2" CALIPER
• EVERGREEN TREE			
	• BUFFER/SCREEN	JAPANESE BLACK PINE LEYLAND CYPRESS SPRUCE WHITE PINE	6'-7' HEIGHT
• EVERGREEN SHRUB			
	• SCREEN/HEDGE	LAUREL INKBERRY JUNIPER HOLLY	24"-36" HEIGHT
• DECIDUOUS SHRUB			
	• SCREEN/ACCENT	AZALEA EUONYMUS VIBURNUM BARBERRY	24"-36" HEIGHT

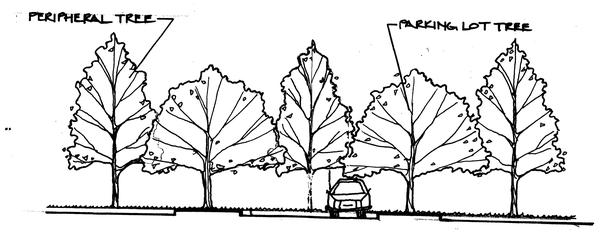
✳ WILL BE INCREASED TO MIN. 3" - 3 1/2" CALIPER IF PROVIDED OPEN SPACE IS LESS THAN 20% (SEE PROFFERS)



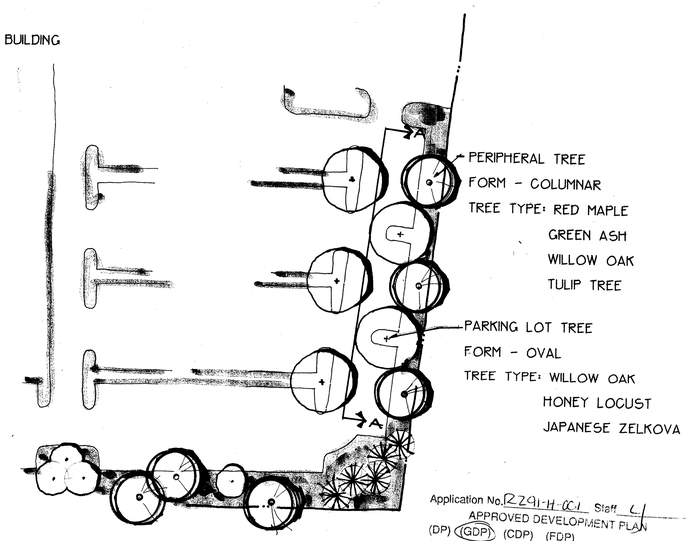
TYPICAL BUILDING LANDSCAPING

GENERAL DESIGN GUIDELINES:

- DEVELOP A "MASTER PLANT LIST" TO ESTABLISH CONSISTENCY AND VISUAL UNITY THROUGHOUT THE PROJECT.
- PERIMETER BUFFER AREAS SHALL USE A COMBINATION OF SHADE TREES, ORNAMENTAL AND EVERGREEN TREES, AND SHRUBS, PLANTED INFORMALLY TO ACHIEVE A NATURALIZED EFFECT.
- PARKING LOT LANDSCAPE ISLANDS SHALL BE EVENLY DISPERSED TO MAXIMIZE LANDSCAPING EFFECT. WHERE APPROPRIATE LANDSCAPE AREAS MAY BE GROUPED IN WIDE ISLANDS.
- THE LANDSCAPE PLANS ARE CONSIDERED CONCEPTUAL AND ARE INTENDED TO REPRESENT THE TYPICAL LANDSCAPE TREATMENTS FOR THE BUILDING, PARKING AND PERIMETER AREAS OF THE SITE. FINAL PLANT SELECTIONS LOCATIONS AND QUANTITIES WILL BE DETERMINED BASED ON FURTHER ARCHITECTURAL DESIGN AND UPON FINAL SITE PLAN APPROVAL BY DEM. EXACT LOCATIONS OF THE PARKING LOT ISLANDS SHOWN WILL VARY PROVIDED THE MINIMUM STANDARDS AND TREATMENT REPRESENTED HEREON ARE MAINTAINED. (ALL FINAL SITE PLANS WILL MEET OR EXCEED THE MINIMUM SUBMISSION REQUIREMENTS FOR LANDSCAPING AND SCREENING UNDER ARTICLE 13.)



ELEVATION A-A/PERIPHERAL PARKING LOT



PERIPHERAL PARKING LOT LANDSCAPING

Application No. RZ91-H-001 Staff
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 1/28/98
Date of (BOS) (PC) approval 2/9/98
Sheet 2 of 5

REVISIONS
1-21-97
6-25-97
11/17/97
12/22/97
1/19/98

SURVEY N/A
DESIGN
DRAWN K.DAVIS
CHECKED S. GLEASON

ENGINEERS • SURVEYORS • LAND PLANNERS • LANDSCAPE ARCHITECTS
William H. Gordon Associates, Inc.
4501 Daly Drive • Chantilly, Virginia 20151
(703) 263-1900 • METRO (703) 803-9508 • FAX (703) 263-0786

DATE JUNE 1997
SCALE HORZ: N/A VERT: N/A
SEAL COMMONWEALTH OF VIRGINIA JOSEPH W. McCLELLAN LICENSE No. 8521 PROFESSIONAL ENGINEER

CONCEPTUAL LANDSCAPE PLAN

PROJECT
LAKE FAIRFAX BUSINESS CENTER
LOT 18A
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

JOB 0173-1302
CADD 0173CON.DWG
SHEET 2 OF 5

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PROJECT\PLANN\0173\0173CON Tue Jun 3 16:04:21 1997 WINGS FO

STORM WATER MANAGEMENT POND

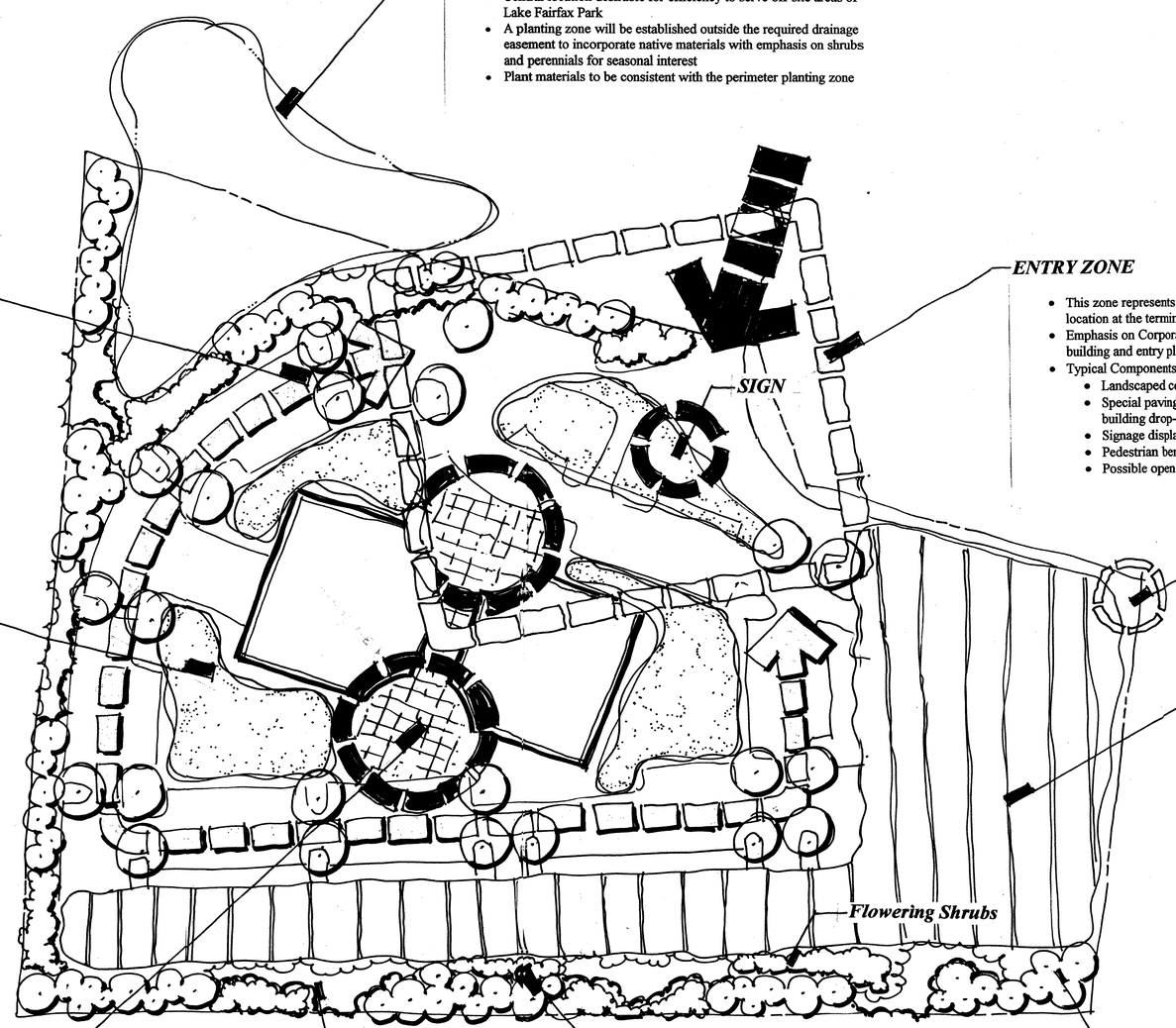
- Central location desirable for efficiency to serve off-site areas of Lake Fairfax Park
- A planting zone will be established outside the required drainage easement to incorporate native materials with emphasis on shrubs and perennials for seasonal interest
- Plant materials to be consistent with the perimeter planting zone

VEHICULAR CIRCULATION

- The primary travel lane will be planted with larger shade trees than the parking lot islands to visually emphasize it for circulation
- Where possible islands and open space will be arranged to allow a more formal tree lined "boulevard" effect.

ENTRY ZONE

- This zone represents an important visual focal point due to its location at the terminus of Business Center Drive
- Emphasis on Corporate Identity with sensitive placement of building and entry plaza
- Typical Components may include
  - Landscaped central islands
  - Special paving areas to announce pedestrian crosswalks and building drop-off zones
  - Signage display
  - Pedestrian benches
  - Possible open space areas for sculpture or garden display



SECONDARY ENTRANCE LOCATION

INTERIOR PLANTING ZONE

- Plant material to compliment perimeter plant zone while maintaining a more formal and distinguished appearance
- Where possible walkways and pedestrian areas will "wap" around landscaped areas
- Landscape features designed to provide a pleasant pedestrian transition from building to parking lot areas

PARKING AREAS

- See Sheet 2 of 5 for general design guidelines and typical landscape treatments

ENTRY & ACTIVITY NODES

- The building entrance areas should be designed to maintain a consistent landscape and hardscape character
- Where possible landscape to enframe view to main entrance
- Within building allow internal Lobby Views to visually connect with outside landscape zones

PERIMETER PLANTING ZONE

- Contiguous open space buffer area to be established with final site plan.
- This area includes use of native trees and shrub masses informally arranged, designed to provide "reforestation" effect
- Provides visual backdrop from entry drive and buffer existing off-site properties to the west

Application No. RZ 91-H-001 Staff L
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 1/28/98
Date of (BOS) (PC) approval 2/9/98
Sheet 3 of 5

Note: See Proffers regarding the Landscape/Open Space Master Plan, design elements to be provided and architectural treatment.

PARCEL 18A WITH SINGLE USER

LANDSCAPE/OPEN SPACE MASTER PLAN

LAKE FAIRFAX BUSINESS PARK

ENGINEERS · SURVEYORS · LAND PLANNERS · LANDSCAPE ARCHITECTS
William H. Gordon Associates, Inc.
4501 Daly Drive · Chantilly, Virginia 20151
(703) 263-1900 · METRO (703) 803-6508 · FAX (703) 263-0766

SCALE 1" = 50'-0"
DATE 11-17-97
PROJECT # 0173-1302
SHEET 3 OF 5
12/22/97
REVISED 1/19/98

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VEHICULAR CIRCULATION

- The primary travel lane will be planted with larger shade trees than the parking lot islands to visually emphasize it for circulation
- Where possible islands and open space will be arranged to allow a more formal tree lined "boulevard" effect.

STORM WATER MANAGEMENT POND

- Central location desirable for efficiency to serve off-site areas of Lake Fairfax Park
- A planting zone will be established outside the required drainage easement to incorporate native materials with emphasis on shrubs and perennials for seasonal interest
- Plant materials to be consistent with the perimeter planting zone

ENTRY ZONE

- This zone represents an important visual focal point due to its location at the terminus of Business Center Drive
- Emphasis on corporate identity with sensitive placement of building and entry plaza
- Typical components may include
  - Landscaped central islands
  - Special paving areas to announce pedestrian crosswalks and building drop-off zones
  - Signage display
  - Pedestrian benches
  - Possible open space areas for sculpture or garden display

BUILDING LOCATION

- The building entrance areas should be designed to maintain a consistent landscape and hardscape character
- Where possible landscape to enframe view to main entrance
- Within building allow internal Lobby Views to visually connect with outside landscape zones

INTERIOR PLANTING ZONE

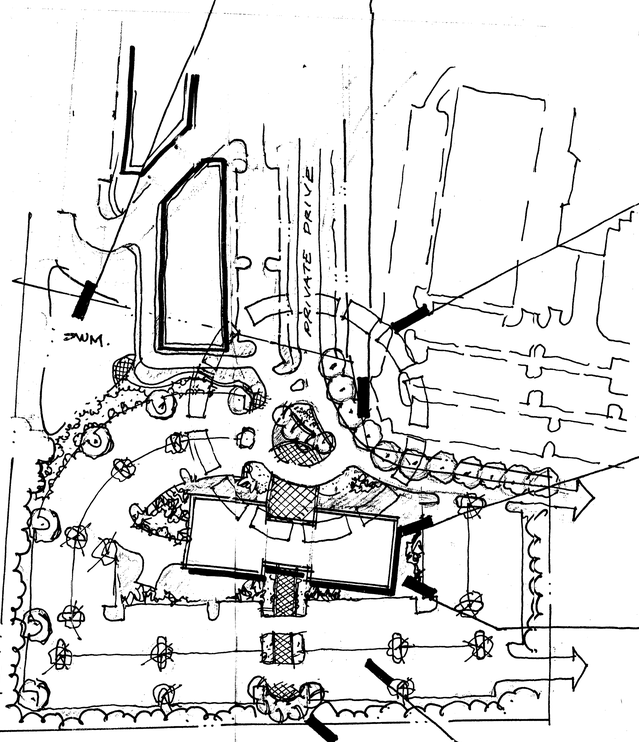
- Plant material to compliment perimeter plant zone while maintaining a more formal and distinguished appearance
- Where possible walkways and pedestrian areas will "wrap" around landscaped areas
- Landscape features designed to provide a pleasant pedestrian transition from building to parking lot areas

PARKING AREAS

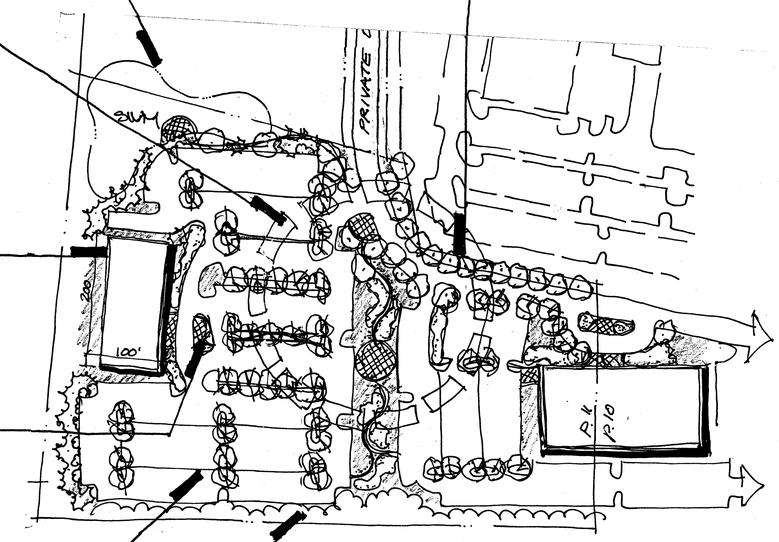
- See Sheet 2 of 2 for general design guidelines and typical landscape treatments

PERIMETER PLANTING ZONE

- Contiguous open space buffer area to be established with final site plan.
- This area includes use of native trees and shrub masses informally arranged, designed to provide "reforestation" effect
- Provides visual backdrop from entry drive and buffer existing off-site properties to the west



ALTERNATE #1
CONSOLIDATES PARCEL 18A WITH PARCEL 6A



ALTERNATE #2
CONSOLIDATES PARCEL 18A WITH PARCEL 10

Note: See Proffers regarding the Landscape/Open Space Master Plan, design elements to be provided and architectural treatment.

Application No. 2201-H-001 Staff 4
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 1/23/98
Date of (BOS) (PC) approval 2/9/98
Sheet 4 of 5

CONSOLIDATED PARCEL PLAN

LANDSCAPE/OPEN SPACE MASTER PLAN

LAKE FAIRFAX BUSINESS PARK

ENGINEERS · SURVEYORS · LAND PLANNERS · LANDSCAPE ARCHITECTS
William H. Gordon Associates, Inc.
4501 Daly Drive · Chantilly, Virginia 20151
(703) 263-1900 · METRO (703) 803-9508 · FAX (703) 263-0766

SCALE 1" = 100'-0"
DATE: DECEMBER 1997
PROJECT# 0173-1302
SHEET 4 OF 5
12/22/97
REVISED 1/19/98

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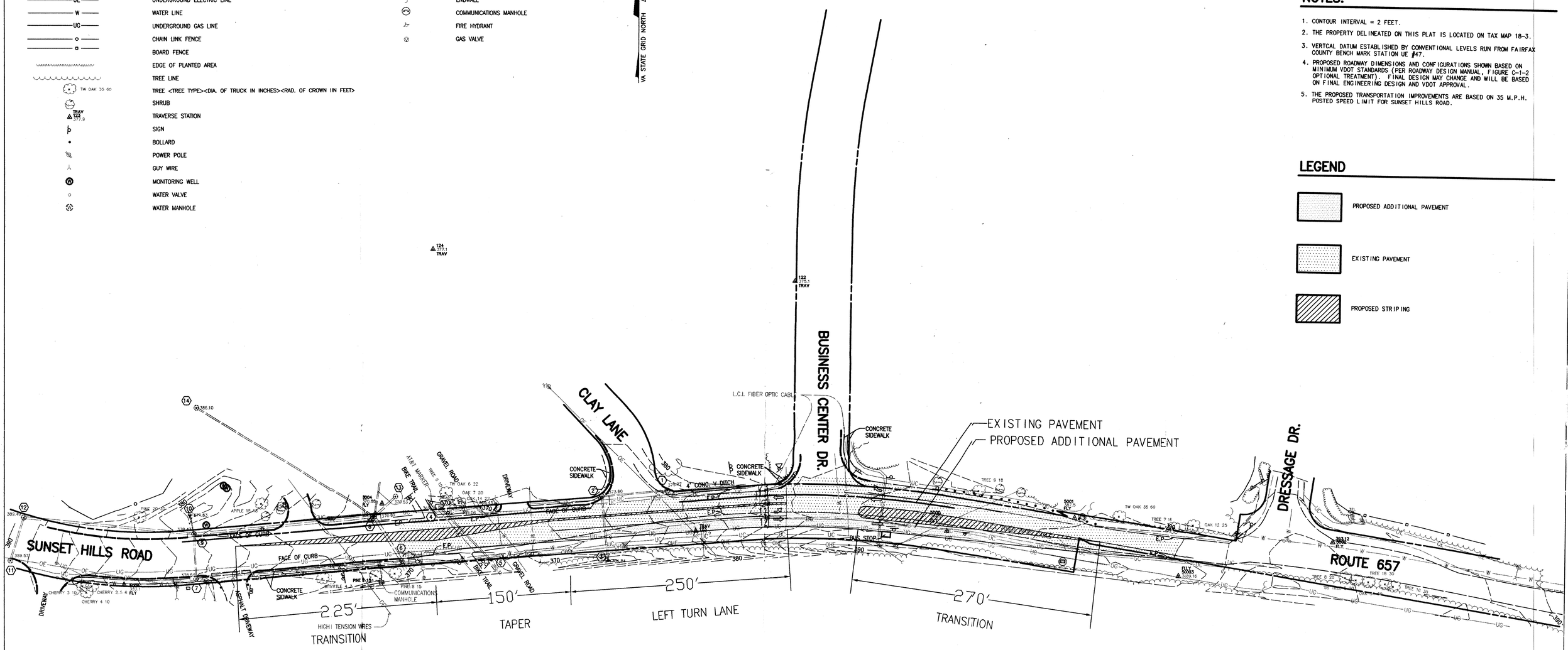
\PROJECT\PLANN\0173\tlblk.dwg Sat Dec 20 08:47:37 1997 8.25 97 Paper Portrait

LEGEND

UC	UNDERGROUND COMMUNICATIONS LINE
OE	OVERHEAD ELECTRIC LINE
UE	UNDERGROUND ELECTRIC LINE
W	WATER LINE
UG	UNDERGROUND GAS LINE
	CHAIN LINK FENCE
	BOARD FENCE
	EDGE OF PLANTED AREA
	TREE LINE
TW OAK 35 60	TREE <TREE TYPE><DIA. OF TRUCK IN INCHES><RAD. OF CROWN IIN FEET>
	SHRUB
TRAV 123 377.9	TRAVERSE STATION
	SIGN
	BOLLARD
	POWER POLE
	GUY WIRE
MW	MONITORING WELL
	WATER VALVE
WM	WATER MANHOLE
	STORM MANHOLE
	YARD INLET
	ENDWALL
	COMMUNICATIONS MANHOLE
	FIRE HYDRANT
	GAS VALVE

VA STATE GRID NORTH



NOTES:

1. CONTOUR INTERVAL = 2 FEET.
2. THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON TAX MAP 18-3.
3. VERTCAL DATUM ESTABLISHED BY CONVENTIONAL LEVELS RUN FROM FAIRFAX COUNTY BENCH MARK STATION UE #47.
4. PROPOSED ROADWAY DIMENSIONS AND CONFIGURATIONS SHOWN BASED ON MINIMUM VDOT STANDARDS (PER ROADWAY DESIGN MANUAL, FIGURE C-1-2 OPTIONAL TREATMENT). FINAL DESIGN MAY CHANGE AND WILL BE BASED ON FINAL ENGINEERING DESIGN AND VDOT APPROVAL.
5. THE PROPOSED TRANSPORTATION IMPROVEMENTS ARE BASED ON 35 M.P.H. POSTED SPEED LIMIT FOR SUNSET HILLS ROAD.

LEGEND

PROPOSED ADDITIONAL PAVEMENT

EXISTING PAVEMENT

PROPOSED STRIPING

Application No. 122 91-A-001 Staff L
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 1/28/98
Date of (BOS) (PC) approval 2/9/98
Sheet 5 of 5

PROPOSED TRANSPORTATION IMPROVEMENTS

50 25 0 50 100 150
GRAPHICAL SCALE: 1" = 50'

CROSS SECTIONS OF
SUNSET HILLS ROAD
ALONG
LAKE FAIRFAX BUSINESS PARK
FAIRFAX COUNTY, VIRGINIA

PROJECT: 0173-1302 COMPED BY: BPF
SCALE 1" = 50' JULY 25, 1997
12/22/97
REVISI

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