CHANTILLY CROSSING
GENERALIZED DEVELOPMENT PLAN / S.E.A. PLAT

Application No. SEA95-Y-024 Staff KA
APPROVED (SE) SP PLAN
SEE DEV CONDS DATED 1·7·02
Date of (BOS) (BZA) approval 1·7·02
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SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

GDP # RZ-2001-SU-015
GDP # RZ-2001-SU-016
PCA # 95-Y-016-2
SEA # 95-Y-024

GENERAL NOTES

1. THE AREA LOCATED NORTH OF THE PROPOSED REGIONAL POND IS NOT PART OF THIS G.D.P./S.E.A. PLAT APPLICATION.

2. THE PROPERTY THAT IS SUBJECT TO THE REZONING FROM I-3/I-5 TO C-8 IS IDENTIFIED ON THE FAIRFAX COUNTY TAX MAP AS 34-3 ((1)) 27, 28, 29.

   THE PROPERTY THAT IS SUBJECT TO THE REZONING FROM C-8 TO I-5 IS IDENTIFIED ON THE FAIRFAX COUNTY TAX MAP AS 34-3 ((1)) PART OF 33, AND PART OF 33A.

   THE PROPERTY THAT IS SUBJECT TO THE PROFFER CONDITION AMENDMENT APPLICATION IS IDENTIFIED ON THE FAIRFAX COUNTY TAX MAP AS : 34-3 ((1)) PART OF 7B, 7D, 19, AND ALL OF 7C, 26, 27, 28, 29, 33, AND 33A.

   THE PROPERTY THAT IS SUBJECT TO THE SPECIAL EXCEPTION AMENDMENT APPLICATION IS IDENTIFIED ON THE FAIRFAX COUNTY TAX MAP AS : 34-3 ((1)) PART OF 7B, 7D, 19, 33, 33A, AND ALL OF 7C, 26, 27, 28, 29

3. THE GENERALIZED DEVELOPMENT PLAN (GDP), AND SPECIAL EXCEPTION PLAT AMENDMENT ACCOMPANIES A REZONING APPLICATION TO REZONE A PORTION OF THE PROPERTY FROM THE C-8, I-3, I-5, WS, AN, AND HC DISTRICTS TO THE C-8, I-5, WS, AN, AND HC DISTRICTS AND SPECIAL EXCEPTION AMENDMENT APPLICATIONS TO PERMIT AN INCREASE IN THE HEIGHT AND SIGN AREA OF ONE FPROPOSED FREESTANDING SIGN AS PERMITTED BY SECT. 9-620 OF THE ZONING ORDINANCE.

4. ADDITIONAL SPECIAL EXCEPTION USES WHICH ARE NOT SPECIFIED ON THIS APPLICATION MAY BE THE SUBJECT OF FUTURE SPECIAL EXCEPTION OR SPECIAL PERMIT APPROVALS WITHOUT THE NEED FOR APPROVAL OF A P.C.A., IF SUCH USE IS NOT TO IMPACT THE REMAINDER OF THE SITE.

5. THE TOPOGRAPHY SHOWN HEREON IS FIELD RUN AT A CONTOUR INTERVAL OF TWO (2) FEET FROM A PLAT PREPARED BY HUNTLEY, NYCE & ASSOCIATES P.C. DATED MAY 20, 1991. DEWBERRY & DAVIS & VIKA, INC. ASSUMES NO RESPONSIBILITY FOR DESIGN OR CONSTRUCTION CHANGES CAUSED BY INACCURACIES IN THE TOPOGRAPHIC INFORMATION.

6. THE BOUNDARY INFORMATION SHOWN HEREON IS FROM EXISTING RECORD. DEWBERRY & DAVIS & VIKA, INC. ASSUMES NO RESPONSIBILITY FOR DESIGNING OR CONSTRUCTION CHANGES CAUSED BY INACCURACIES IN THE BOUNDARY INFORMATION.

7. THE EXISTING TREES AND ENVIRONMENTAL QUALITY CORRIDOR ARE NATURAL RESOURCES, WHICH ARE DESERVING OF PROTECTION AND WILL BE PRESERVED TO THE EXTENT POSSIBLE AS SHOWN HEREON.

8. BEST MANAGEMENT PRACTICES/STORMWATER MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH FAIRFAX COUNTY ORDINANCES UNLESS MODIFIED BY PROFFERED CONDITION AND/OR WAIVER. AT THIS TIME, THE PROPOSED STORMWATER MANAGEMENT FACILITY IS ANTICIPATED TO BE A REGIONAL WET POND. THE TYPE OF FACILITY AND ESTIMATED SIZE IS SUBJECT TO FINAL ENGINEERING.

9. SPECIAL AMENITIES SUCH AS LANDSCAPING TREATMENT, WALLS OR OTHER SITE FEATURES MAY BE PROVIDED AND WILL BE DETERMINED AT THE SITE PLAN.

10. THE LOCATION OF EASEMENTS/UTILITIES SHOWN HEREON IS BASED ON INFORMATION AVAILABLE FROM TAX MAPS AND/OR DEEDS OF RECORDS NOT FROM ACTUAL FIELD LOCATIONS OR TITLE SEARCH AND THUS SHOULD NOT BE REGARDED AS A CORRECT OR FINAL LOCATION.

11. THE OPEN SPACE PROVIDED IS BASED ON THE PROVISIONS OF PAR 5 OF SECT 2-309 OF THE ZONING ORDINANCE.

12. GIVEN THE ADJACENT ZONED AND COMPREHENSIVE PLANNED USES, THERE ARE NO TRANSITIONAL SCREENING OR BARRIER REQUIREMENTS APPLICABLE TO THE PROPOSED USES FOR APPLICATION RZ-2001-SU-015. HOWEVER, BASED ON THE PROPOSED USE FOR APPLICATION RZ-2001-SU-016, WAIVERS / MODIFICATIONS HAVE BEEN REQUESTED AS NOTED HEREON.

13. IN ACCORDANCE WITH PAR 4 AND 5 OF SECT. 18-204 OF THE ZONING ORDINANCE, MINOR DEVIATIONS TO THE SIZES, DIMENSIONS, FOOTPRINTS AND LOCATIONS OF THE FREESTANDING BUILDING MAY OCCUR WITH FINAL ENGINEERING DESIGN. IT IS TO BE UNDERSTOOD THAT THE EXACT FOOTPRINT AND LOCATION OF THE BUILDING MAY BE MODIFIED PROVIDED THE GROSS FLOOR ARE NOT INCREASED AND THE OPEN SPACE PROVIDED IN THE TABULATION AND MINIMUM DIMENSIONS TO THE PERIPHERAL LOT LINES ARE NOT DIMINISHED.

14. THE NUMBER OF PARKING SPACES REPRESENTED IN THE TABULATION IS BASED ON PRELIMINARY ESTIMATES OF USES, SEATS, EMPLOYEES ETC. AND MAY CHANGE AS A RESULT OF FINAL ENGINEERING AND FINAL TENANT NEGOTIATIONS.

    WITH THAT NOTED:

    THERE ARE 1630 PARKING SPACES REPRESENTED ON THIS PLAN AS ASSOCIATED WITH APPLICATION # SEA-95-Y-024. HOWEVER, ADDITIONAL PARKING SPACES MAY BE PROVIDED AS LONG AS THEY ARE IN SUBSTANTIAL CONFORMANCE WITH THE PERIPHERAL AND INTERIOR LANDSCAPING AND OPEN SPACE SHOWN ON THIS GENERAL DEVELOPMENT PLAN /SPECIAL EXCEPTION PLAT. FURTHERMORE, IT IS TO BE UNDERSTOOD THAT THE APPLICANT RESERVES THE RIGHT TO CALCULATE THE FINAL REQUIRED PARKING IN ACCORDANCE WITH ARTICAL 11 OF THE ZONING ORDINANCE, (AND ALL APPLICABLE AMENDMENTS THERETO) AT THE TIME OF FINAL SITE PLAN.

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

15. PUBLIC UTILITIES FOR THE PROPOSED DEVELOPMENT ARE SHOWN HEREON. SANITARY SEWER, WATER, TELEPHONE AND ELECTRICITY ARE PRESENTLY AVAILABLE AND ACCESSIBLE TO THE SITE AND WILL BE EXTENDED AS MAY BE APPROPRIATE.

16. THE SUBJECT PROPERTY IS LOCATED WITHIN LAND UNIT I OF THE DULLES SUBURBAN CENTER. AS AN OPTION, THE COMPREHENSIVE PLAN RECOMMENDS A HIGH QUALITY HOTEL/MOTEL WITH RETAIL, RESTAURANT AND/OR RECREATION USES BEING DEEMED APPROPRIATE PROVIDED THE "PERFORMANCE CRITERIA FOR OPTIONAL USES" ARE MET.

17. THERE ARE NO COMMUNITY OR PUBLIC FACILITIES PROPOSED WITH THIS APPLICATION.

18. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES STORED ON THE SUBJECT PROPERTY. FURTHER, THE PROPOSED USES PRESENTED HEREON WILL NOT GENERATE, UTILIZE, STORE, TREAT OR DISPOSE OF SUCH SUBSTANCES ON THE PROPERTY.

19. THERE ARE SEVERAL OUTBUILDINGS ON THE SITE OF APPLICATION # RZ-2001-SU-015 WHICH WERE CONSTRUCTED WITHIN THE PAST FORTY YEARS WHICH WILL BE DEMOLISHED.

20. FRONTAGE IMPROVEMENTS ALONG LEE ROAD AND PENROSE PLACE WILL BE CONSTRUCTED AS PART OF THE DEVELOPMENT OF THIS PROJECT AS SHOWN HEREON.

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

22. A STATEMENT WHICH CONFIRMS THE OWNERSHIP OF THE SUBJECT PROPERTY AND THE NATURE OF THE APPLICANT'S INTEREST IN SAME IS PROVIDED SEPARATELY IN THE AFFIDAVIT.

23. THE RESOURCE PROTECTION AREA (RPA) BOUNDARY SHOWN HEREON IS BASED ON THE CHESAPEAKE BAY PRESERVATION AREA MAPS AS ADOPTED BY THE BOARD OF SUPERVISORS ON MARCH 22, 1993. THE RPA BOUNDARY IS SUBJECT TO ADJUSTMENT BASED ON AVAILABILITY OF MORE DETAILED INFORMATION.

24. APPLICANT RESERVES THE RIGHT TO SUBDIVIDE THE APPLICATION AREA/IN THE FUTURE FOR THE PURPOSE OF CREATING POTENTIAL SALES PARCELS.

25. THE DEVELOPMENT OF THE PROPERTY AS SHOWN HEREON WILL BE PHASED AND IS EXPECTED TO COMMENCE WHEN ALL REQUIRED PERMITS HAVE BEEN OBTAINED, HOWEVER, THE SPECIFIC DEVELOPMENT SCHEDULE IS CONTINGENT ON MARKET CONDITIONS.

26. 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, EXCEPT AS NOTED HEREON FOR REQUESTED WAIVERS/MODIFICATIONS.

27. THE PROPOSED DEVELOPMENT ON THE SUBJECT PROPERTY WILL NOT POSE ANY ADVERSE EFFECT ON THE ADJACENT OR NEIGHBORING PROPERTIES.

28. APPLICANT RESERVES THE RIGHT TO PROVIDE A TEMPORARY TRAILER IN THE VICINITY OF PROPOSED BUILDING "K" (RZ-2001-SU-016) ,IN ORDER TO CONTINUE THE TOWING OPERATIONS ASSOCIATED WITH THAT EXISTING USE ON PARCEL 29, WHILE THE REMAINDER OF THE APPLICATION PROPERTY IS BEING DEVELOPED. REFER TO THE PROFFERS FOR DESCRIPTION OF USE AND DURATION OF TEMPORARY TRAILER.

29. AS APPLICABLE TO P.C.A. #95-Y-016-2 AND RZ-2001-SU-015, THE FINAL GROSS FLOOR AREA THOSE BUILDINGS SHOWN ON THE PLAN SHALL BE DETERMINED AT THE TIME OF FINAL SITE PLAN, HOWEVER, THE TOTAL GROSS FLOOR AREA SHALL NOT EXCEED THE REPORTED 388,425 S.F.

VICINITY MAP
SCALE: 1"=500'

SHEET INDEX

1. COVER SHEET
2. SITE REZONING EXHIBIT
3. G.D.P. / S.E PLAT (ORIGINAL APPLICATION)
4. G.D.P. / LANDSCAPE PLAN (ORIGINAL APPLICATION)
5. GENERAL DEVELOPMENT PLAN / SPECIAL EXCEPTION PLAT AMENDMENT
6. GENERAL DEVELOPMENT PLAN – LANDSCAPE PLAN
7. LAKE & LAKE EDGE TREATMENTS PLAN (PCA-95-Y-016-2, SEA-95Y-024)
8. SIGN LOCATION SKETCHES (SEA-95-Y-024)
9. PROPOSED ROAD IMPROVEMENTS PLAN
10. EXISTING VEGETATION MAP
11. ENTRY/STREETSCAPE: ILLUSTRATIVE SITE DETAILS (PCA-95-Y-016-2, SEA-95Y-024)
12. ILLUSTRATIVE SITE DETAILS (PCA-95-Y-016-2, SEA-95Y-024)
13. ILLUSTRATIVE SITE DETAILS (PCA-95-Y-016-2, SEA-95Y-024)
14. INDIVIDUAL SPECIAL EXCEPTION USE – ENLARGEMENTS (SEA-95-Y-024)
15. MOTOR VEHICLE STORAGE & IMPOUND LOT ENLARGEMENT (RZ-2001-SU-016)
16. ILLUSTRATIVE ARCHITECTURAL ELEVATION : BUILDING B-2 (PCA-95-Y-016-2, SEA-95Y-024)

APPLICANT

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#1002
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ENGINEER

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8180 GREENSBORO DRIVE
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APPLICATION TABULATIONS

	(1) S.E.A.#95-Y-024	(A) PCA-# 95-Y-016-2	(B) RZ-2001-SU-016	(C) RZ-2001-SU-015
SITE DATA		Area of PCA (Currently Zoned C-8)	Area within existing PCA to be Rezoned from C-8 to I-5 (Not subject to S.E.A.)	Area Not Within Existing PCA to be Rezoned from I-3/I-5 to C-8 (Parcels 27, 28, 29) (subject to S.E.A.)
Existing Zoning	C-8, I-3, I-5 (WS, AN, HC)	C-8 (WS, AN, HC)	C-8 (WS, AN, HC)	I-3, I-5 (WS, AN, HC)
Proposed Zoning	C-8 (WS, AN, HC)	C-8 (WS, AN, HC)	I-5 (WS, AN, HC)	C-8 (WS, AN, HC)
Site Area	56.17 AC	55.38 AC (54.0 AC (*3))	1.38 AC	2.17 AC (94,846 SF)
Max. Floor Area Ratio Permitted (F.A.R.)	0.50	0.50	0.50	0.50
Max. Gross Floor Area Permitted	1,223,382 SF	1,176,120 SF	30,059 SF	47,423 SF
Proposed Gross Floor Area	388,425 SF (includes Buildings A, B, I, J.)	322,033 SF	5,200 SF (Bldg. K)	66,392 SF (This SF is Included in Column 1)
Proposed Floor Area Ratio	0.16	0.14	0.09	0.70 *(1) (This FAR to be Included in Column 1)
Open Space Required	8.42 AC (15%)	8.1 AC (15%)	0.20 AC (15%)	0.32 AC (15%)
Open Space Provided	20.0 AC	19.73 AC *(2)	0.20 AC	0% (Open Space to be Provided in Column A) *(2)
PARKING DATA				
Required Parking Spaces	Shopping Center =348,825 SF (Buildings A & B-1 & B-2) 4 sp / 1000 SF GFA = (4 x 349) = 1,396 spaces			
	Eating Establishment (Bldg. I) (Approx. of 500 seats and 50 employees @ (1 sp/ 4 seats + 1sp/2 employees) = (500÷4 = 125 sp + 50÷2 = 25) = 150 spaces Fast Food w/ Drive Thru(Bldg J) 1 sp/2 seats (@100 seats) +11 stack spaces for drive thru = 50 spaces (+ 11 stacking sp)			
	Service Station/Quick Service Food (Bldg B-3) 6.5 sp / 1000 GFA of Retail = (+/- 2400 GFA Retail) = 16 spaces		Auto Impound.-(Bldg K) (5,200 SF) 1 sp/1.5 employee + 1 sp/ Co. vehicle + 1 sp/1000 SF of GFA =2+1+5	
TOTAL REQUIRED SPACES	1,612 spaces		8 spaces	
TOTAL SPACES PROVIDED	1,630 spaces		8 spaces	

*(1) Applicant Requests Board Approval of FAR increase to 0.70 on this particular rezoning application area, as allowed in Section 9-618 of the Z.O. This FAR is to be included in the overall Development Application area of Column "1" which is within the allowable ratio for the C-8 zone
*(2) Required open space is being provided for within the combined area of the PCA & RZ-2001-SU-015
*(3) P.C.A. Application area is 55.38 Acres. 54.0 acres is being used for purposes of bulk regulation computations.

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OVERALL TABULATIONS (FOR INFORMATION ONLY)
(REMAINDER OF OVERALL PROPERTY)

D RZ-95-Y-016 Area of Existing GDP/SE (North of Regional Pond) (Not Part of this Application)	TOTAL Overall (A)+(C)+(D)
C-8 (WS, AN, HC)	
C-8 (WS, AN, HC)	
17.95 AC	75.50 AC
0.50	0.50
390,826 SF	1,644,390 SF
311,800 SF	705,425 SF
0.40	0.22
2.70 AC (15%)	11.3 AC (15%)
2.70 AC (1+C+D)	22.7 (30%)

COMMONWEALTH OF VIRGINIA
JOHN F. AMATETTI
No. 11447
PROFESSIONAL ENGINEER
10/24/01
12/20/01

REQUESTED WAIVERS / MODIFICATIONS

PCA #95-Y-016-2 / SEA #95-Y-024

1. THE APPLICANT REQUESTS A WAIVER OF THE REQUIRED SERVICE DRIVE ALONG THE FRONTAGE PROPERTY OF ROUTE 28 – SULLY ROAD

RZ #2001-SU-015

1. THE APPLICANT REQUESTS A WAIVER OF THE REQUIRED OPEN SPACE WITHIN THIS APPLICATION AREA, AS IT IS BEING PROVIDED FOR IN THE OVERALL DEVELOPMENT APPLICATION AREA.
2. THE APPLICANT REQUESTS BOARD APPROVAL OF THE F.A.R. INCREASE TO 0.70 ON THIS PARTICULAR APPLICATION AREA AS ALLOWED BY SECT. 9-618 OF THE Z.O. THIS F.A.R. IS TO BE INCLUDED IN THE OVERALL DEVELOPMENT APPLICATION AREA, AS SHOWN IN COLUMN 1, WHICH IS WITHIN THE ALLOWABLE RATIO FOR THE C-8 ZONE.

RZ #2001-SU-016

1. THE APPLICANT REQUESTS A WAIVER OF THE REQUIRED TRANSITIONAL YARD AND MODIFICATION OF THE REQUIRED BARRIER FOR THAT PORTION OF THIS APPLICATION AREA ADJACENT TO THE EXISTING C-8 ZONE (EASTERN PROPERTY BOUNDARY, ADJACENT TO OPEN SPACE)

DECEMBER 20 2001
OCTOBER 24, 2001
SEPTEMBER 25, 2001
SEPTEMBER 07, 2001
AUGUST 17, 2001
JULY 31, 2001
JUNE 07, 2001
FEBRUARY 20, 2001

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
JAN 1 0 2002
ZONING EVALUATION DIVISION

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DATE: 09/07/01
TIME: 4:00 PM
INFO:

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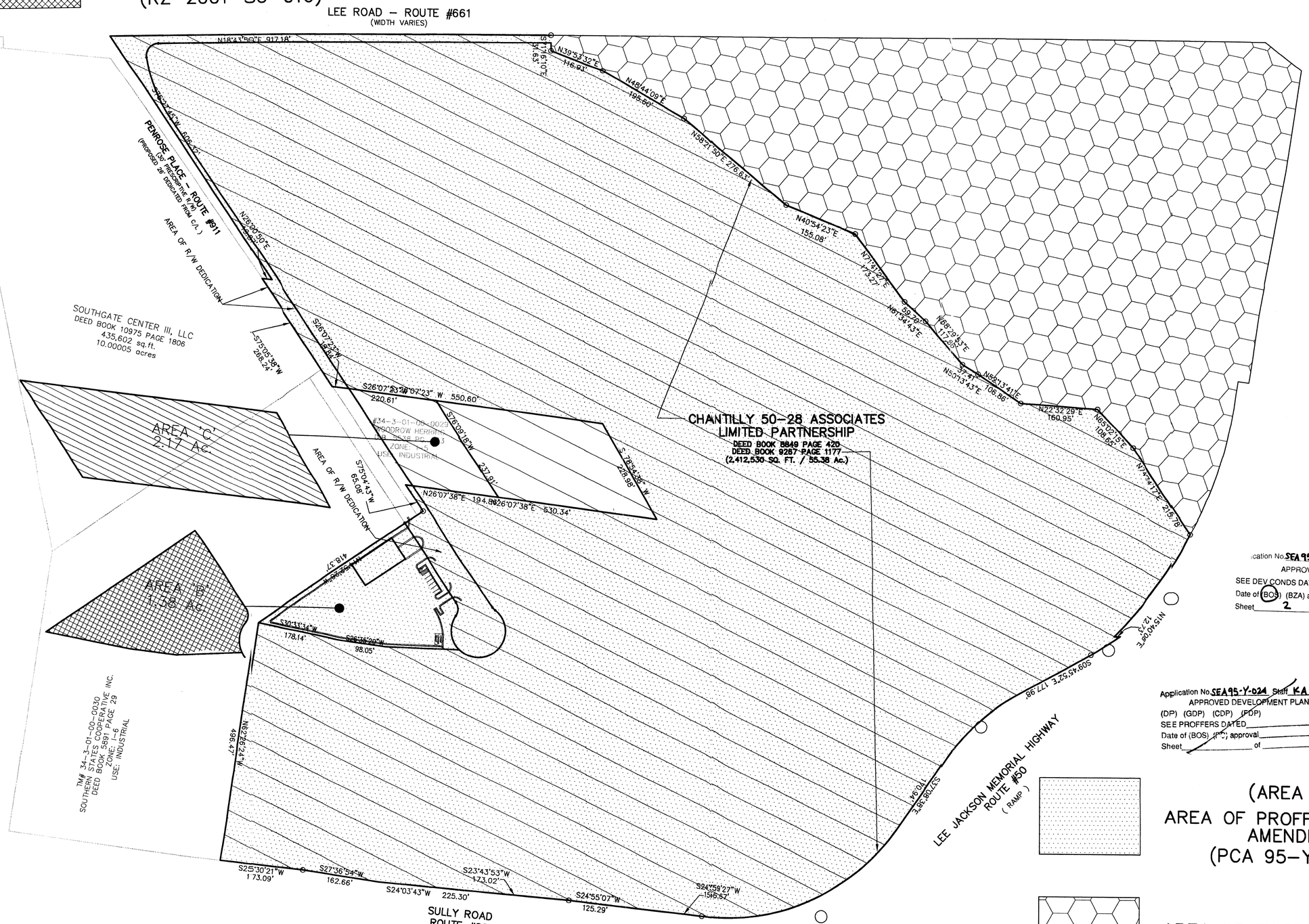
(AREA 'B')
AREA TO BE REZONED FROM
C-8 TO I-5
(RZ-2001-SU-016)

(AREA 'C')
AREA TO BE REZONED FROM
I-3 & I-5 TO C-8
(RZ-2001-SU-015)

(AREA '1')
AREA OF SPECIAL EXCEPTION
AMENDMENT
(SEA 95-Y-024)



Application No. SEA 95-Y-024 Staff KA
APPROVED SE / SP PLAN
SEE DEV CONDS DATED 1-7-02
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COMMONWEALTH OF VIRGINIA
JOHN A. AMATETTI
No. 11447
10/24/01
12/20/01
PROFESSIONAL ENGINEER

(AREA 'A')
AREA OF PROFFER CONDITION
AMENDMENT
(PCA 95-Y-016-2)

AREA OF EXISTING G.D.P./S.E.
(NOT PART OF THIS APPLICATION)

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CHANTILLY CROSSING

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

SITE REZONING EXHIBIT

VIKA REVISIONS

DECEMBER 20, 2001	
OCTOBER 24, 2001	
SEPTEMBER 25, 2001	
SEPTEMBER 7, 2001	
AUGUST 17, 2001	
JULY 31, 2001	
JUNE 07, 2001	
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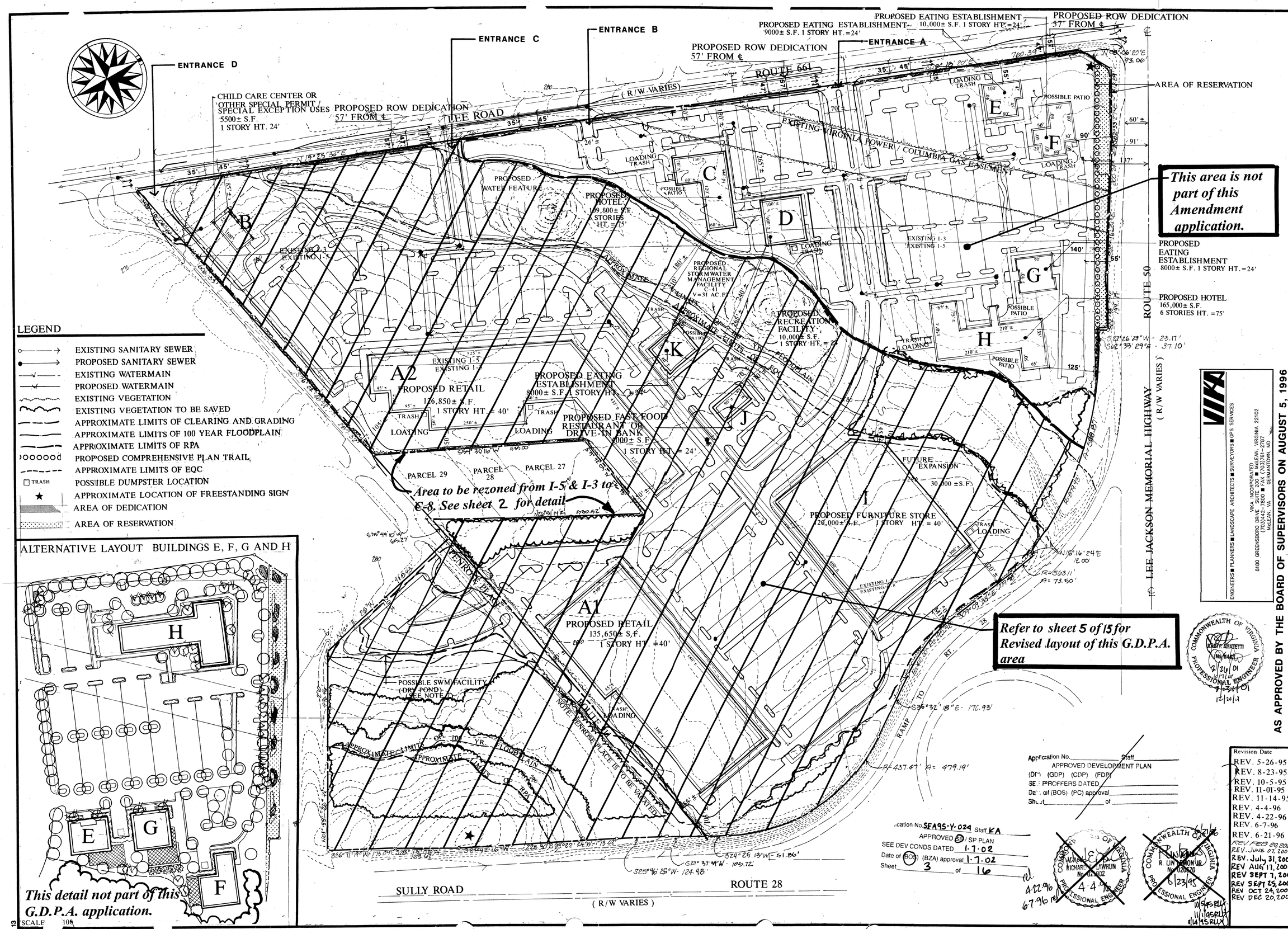
PROJECT/FILE NO. 6333	
SHEET NO. 2 OF 16	



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AS APPROVED BY THE BOARD OF SUPERVISORS ON AUGUST 5, 1996

GENERALIZED DEVELOPMENT PLAN / SPECIAL EXCEPTION PLAT

CHANTILLY CROSSING

SULLY DISTRICT FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
DOUGLAS F. AMATETTI
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PROFESSIONAL ENGINEER
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10/31/01
7/24/01
12/20/01

Application No. _____ Staff _____
APPROVED DEVELOPMENT PLAN
(DPA) (GDP) (CDP) (FDP)
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COMMONWEALTH OF VIRGINIA
RICHARD E. LAWHUN
No. 02-0202
PROFESSIONAL ENGINEER
4-4-96
4-22-96 rel.
6-7-96 rel.

COMMONWEALTH OF VIRGINIA
R. LINDON UR
No. 020670
PROFESSIONAL ENGINEER
6/23/95
6/21/96
10/5/95 RLU
11/1/95 RLU
11/14/95 RLU

Revision Date
REV. 5-26-95
REV. 8-23-95
REV. 10-5-95
REV. 11-01-95
REV. 11-14-95
REV. 4-4-96
REV. 4-22-96
REV. 6-7-96
REV. 6-21-96
REV. FEB 20, 2001
REV. JUNE 07, 2001
REV. July 31, 2001
REV. AUG 17, 2001
REV. SEPT 7, 2001
REV. SEPT 25, 2001
REV. OCT 24, 2001
REV. DEC 20, 2001

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Designed By	DMC
Checked By	LAM
Date	2-27-95
Scale	1" = 100'
Plan Number	
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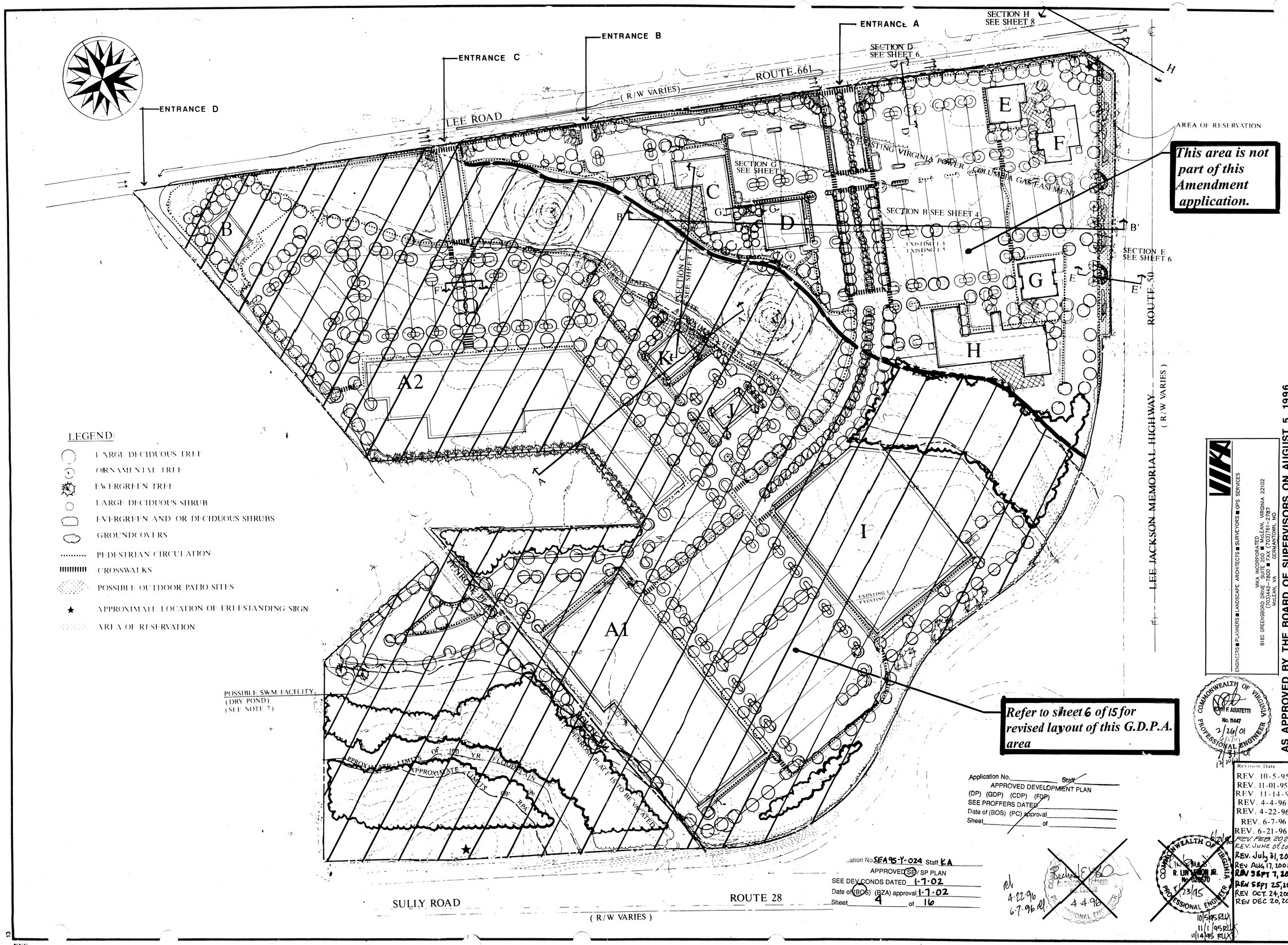
File Number	M-9112



This area is not part of this Amendment application.

Refer to sheet 6 of 15 for revised layout of this G.D.P.A. area

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rl 4-22-96 6-7-96 rl

4-4-96

6/21/96

COMMONWEALTH OF VIRGINIA
R. LIN LEMON JR.
No. 026670
PROFESSIONAL ENGINEER
5/23/95

10/5/95 RLX
11/1/95 RLX
11/14/95 RLX

COMMONWEALTH OF VIRGINIA
JOHN F. AMATETTI
No. 11447
PROFESSIONAL ENGINEER
2/26/01
6/8/01
7/31/01
12/20/01

AS APPROVED BY THE BOARD OF SUPERVISORS ON AUGUST 5, 1996

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Architects
Engineers
Planners
Surveyors

LANDSCAPE PLAN / SECTION LOCATION PLAN

CHANTILLY CROSSING

SULLY DISTRICT

FAIRFAX COUNTY, VIRGINIA

Revision Date
REV. 10-5-95
REV. 11-01-95
REV. 11-14-95
REV. 4-4-96
REV. 4-22-96
REV. 6-7-96
REV. 6-21-96
REV. FEB. 20, 2001
REV. JUNE 07, 2001
REV. July 31, 2001
REV AUG 17, 2001
REV SEPT 7, 2001
REV SEPT 25, 2001
REV OCT. 24, 2001
REV DEC 20, 2001

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Designed By	DMC
Checked By	LAM
Date	8-23-95
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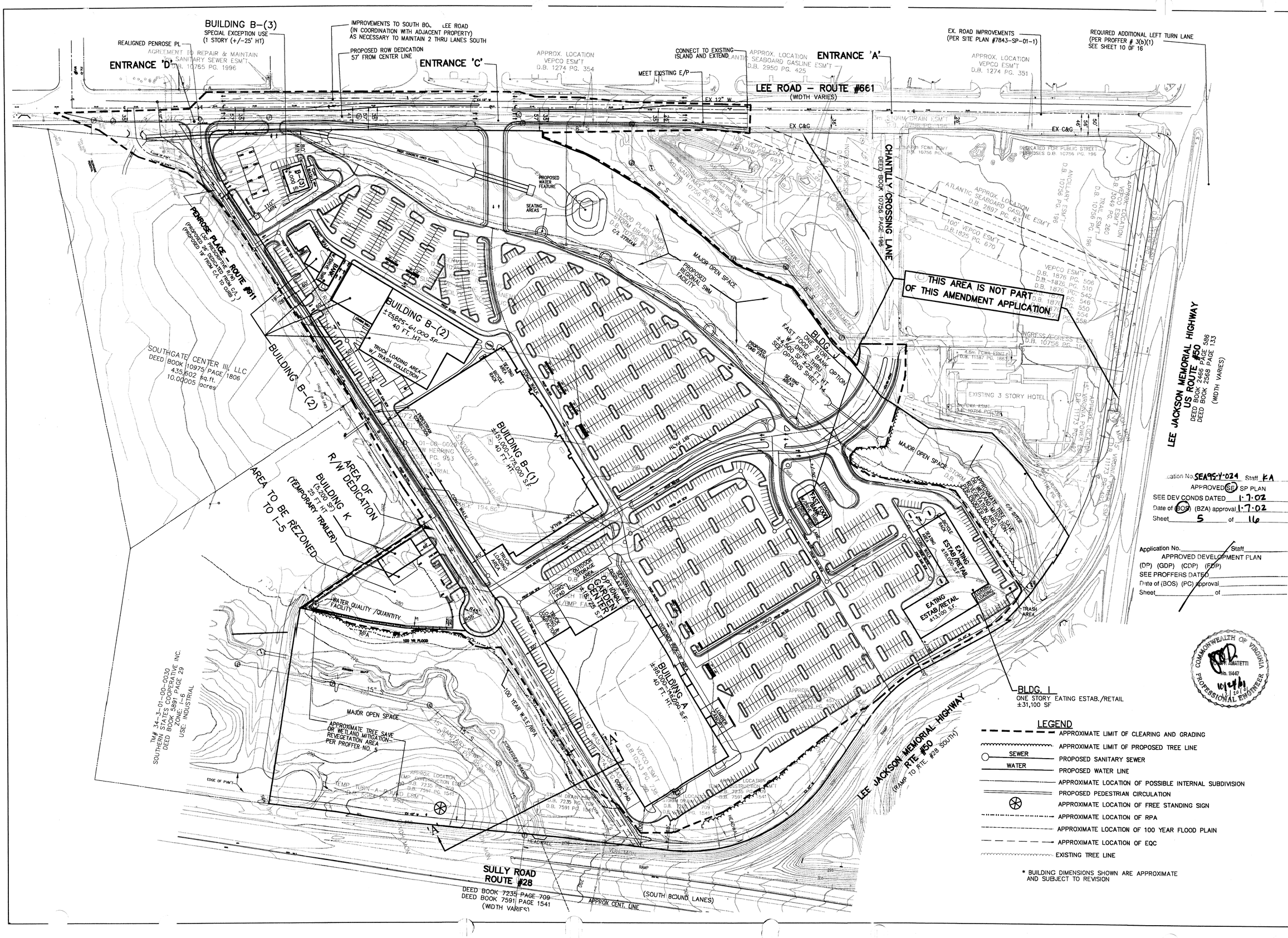
Sheet	4 OF 16
File Number	M-9112



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SEE DEV CONDS DATED 1·7·02
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COMMONWEALTH OF VIRGINIA
JOSEPH A. MIATETTI
No. 11447
10/4/01
PROFESSIONAL ENGINEER

LEGEND

- APPROXIMATE LIMIT OF CLEARING AND GRADING
- APPROXIMATE LIMIT OF PROPOSED TREE LINE
- SEWER — PROPOSED SANITARY SEWER
- WATER — PROPOSED WATER LINE
- APPROXIMATE LOCATION OF POSSIBLE INTERNAL SUBDIVISION
- PROPOSED PEDESTRIAN CIRCULATION
- APPROXIMATE LOCATION OF FREE STANDING SIGN
- APPROXIMATE LOCATION OF RPA
- APPROXIMATE LOCATION OF 100 YEAR FLOOD PLAIN
- APPROXIMATE LOCATION OF EQC
- EXISTING TREE LINE

* BUILDING DIMENSIONS SHOWN ARE APPROXIMATE AND SUBJECT TO REVISION

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MCLEAN, VA CHARLOTTESVILLE, VA MD

CHANTILLY CROSSING

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

GENERAL DEVELOPMENT PLAN SPECIAL EXCEPTION PLAT AMENDMENT

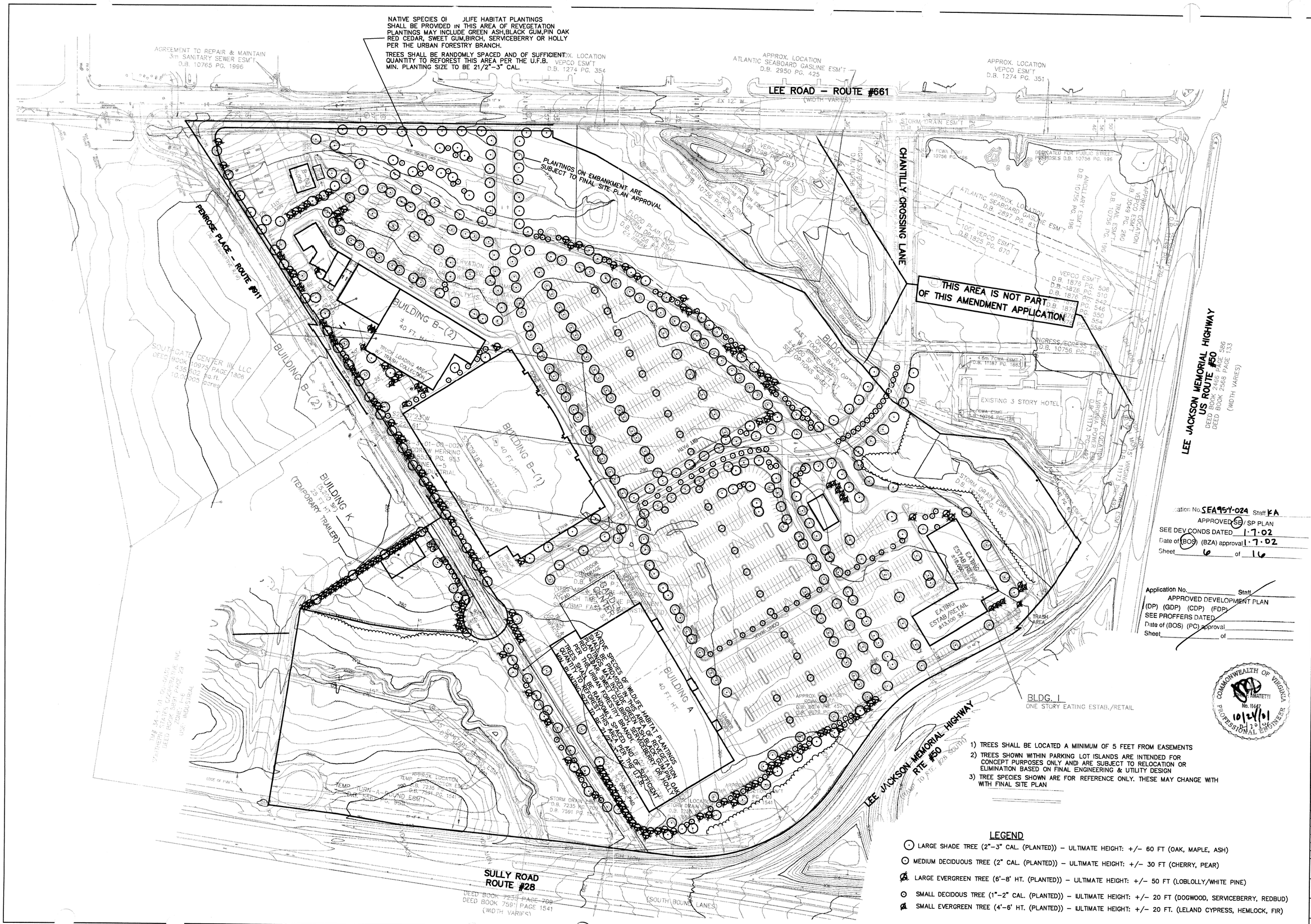
VIKA REVISIONS

DECEMBER 20, 2001	
OCTOBER 24, 2001	
SEPTEMBER 25, 2001	
SEPTEMBER 7, 2001	
AUGUST 17, 2001	
JULY 31, 2001	
JUNE 07, 2001	
DATE: FEB. 20, 2001	
DES. MT	DWN. MT
SCALE: 1"=100'	
PROJECT/FILE NO. 6333	
SHEET NO. 5 OF 16	

6333103.dwg 9-7-01 4:41:53 rbenn

NATIVE SPECIES OF WILDLIFE HABITAT PLANTINGS SHALL BE PROVIDED IN THIS AREA OF REVEGETATION PLANTINGS MAY INCLUDE GREEN ASH,BLACK GUM,PIN OAK RED CEDAR, SWEET GUM,BIRCH, SERVICEBERRY OR HOLLY PER THE URBAN FORESTRY BRANCH.

TREES SHALL BE RANDOMLY SPACED AND OF SUFFICIENT QUANTITY TO REFOREST THIS AREA PER THE U.F.B. MIN. PLANTING SIZE TO BE 21/2"-3" CAL.



1) TREES SHALL BE LOCATED A MINIMUM OF 5 FEET FROM EASEMENTS
2) TREES SHOWN WITHIN PARKING LOT ISLANDS ARE INTENDED FOR CONCEPT PURPOSES ONLY AND ARE SUBJECT TO RELOCATION OR ELIMINATION BASED ON FINAL ENGINEERING & UTILITY DESIGN
3) TREE SPECIES SHOWN ARE FOR REFERENCE ONLY. THESE MAY CHANGE WITH WITH FINAL SITE PLAN

LEGEND

- LARGE SHADE TREE (2"-3" CAL. (PLANTED)) – ULTIMATE HEIGHT: +/- 60 FT (OAK, MAPLE, ASH)
- MEDIUM DECIDUOUS TREE (2" CAL. (PLANTED)) – ULTIMATE HEIGHT: +/- 30 FT (CHERRY, PEAR)
- LARGE EVERGREEN TREE (6'-8' HT. (PLANTED)) – ULTIMATE HEIGHT: +/- 50 FT (LOBLOLLY/WHITE PINE)
- SMALL DECIDOUS TREE (1"-2" CAL. (PLANTED)) – ULTIMATE HEIGHT: +/- 20 FT (DOGWOOD, SERVICEBERRY, REDBUD)
- SMALL EVERGREEN TREE (4'-6' HT. (PLANTED)) – ULTIMATE HEIGHT: +/- 20 FT. (LELAND CYPRESS, HEMLOCK, FIR)

Application No. SEA95-Y-024 Staff EA
APPROVED SE / SP PLAN
SEE DEV CONDS DATED 1.7.02
Date of (BOS) (BZA) approval 1.7.02
Sheet 6 of 16

Application No. _____ Staff _____
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED _____
Date of (BOS) (PC) approval _____
Sheet _____ of _____

COMMONWEALTH OF VIRGINIA
MOHSEN TAMATETI
No. 11447
10/24/01
PROFESSIONAL ENGINEER

VIKA

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VIKA, INCORPORATED
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(703)442-7800 ■ FAX (703)761-2787
McLEAN, VA GERMANTOWN, MD

CHANTILLY CROSSING

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

LANDSCAPE PLAN GENERAL DEVELOPMENT PLAN SPECIAL EXCEPTION PLAT AMENDMENT

VIKA REVISIONS

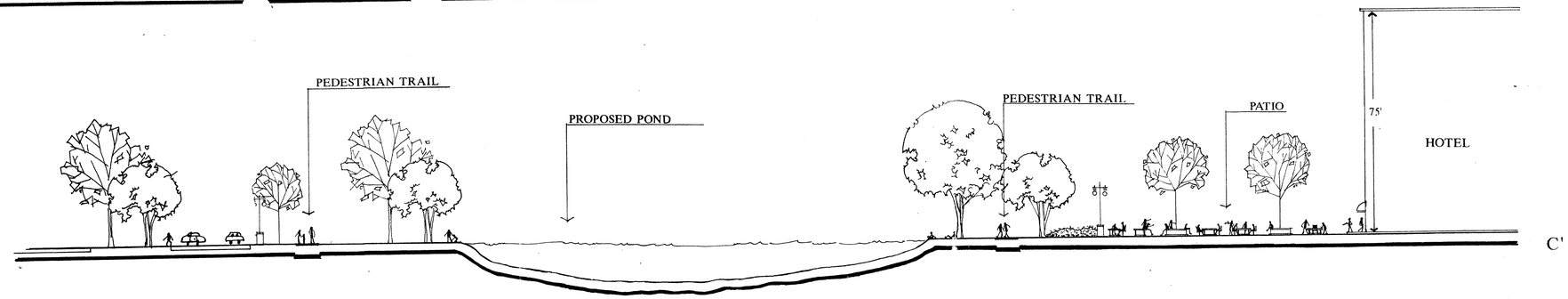
DECEMBER 20,2001
OCTOBER 24, 2001
SEPTEMBER 25, 2001
SEPTEMBER 7, 2001
AUGUST 17, 2001
JULY 31, 2001
JUNE 07, 2001
DATE: FEB. 20, 2001

DES.	DWN.
MT	MT

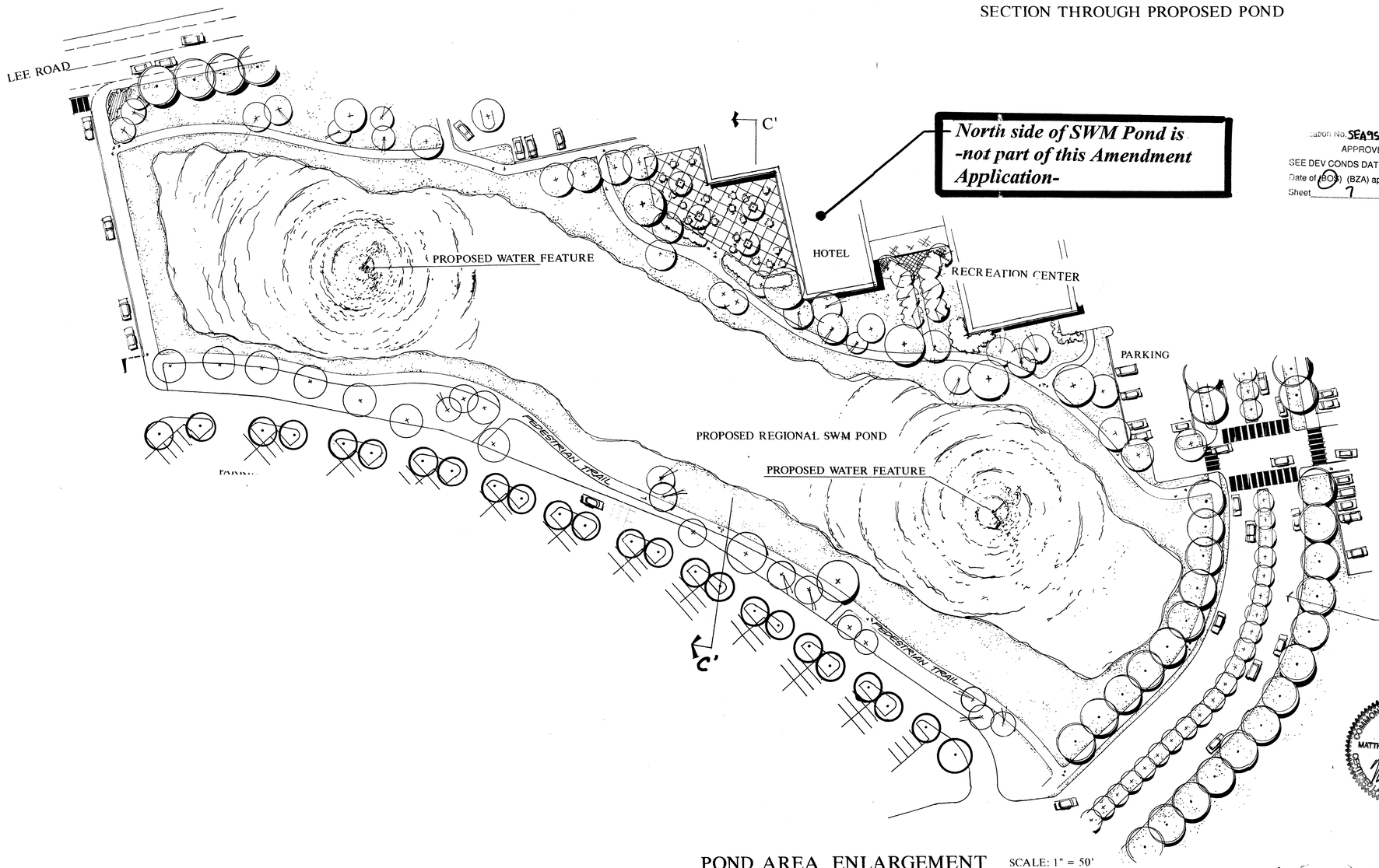
SCALE: 1"=100'

PROJECT/FILE NO. 6333

SHEET NO. 6 OF 16



SECTION THROUGH PROPOSED POND SCALE 1" = 20'



POND AREA ENLARGEMENT SCALE: 1" = 50'

Application No. SEA95-Y-024 Staff KA
APPROVED (SE) SP PLAN
SEE DEV CONDS DATED 1-7-02
Date of (BOS) (BZA) approval 1-7-02
Sheet 7 of 16

Application No. _____ Staff _____
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED _____
Date of (BOS) (PC) approval _____
Sheet _____ of _____

COMMONWEALTH OF VIRGINIA
JOHN F. AMATETTI
No. 11447
PROFESSIONAL ENGINEER
2/26/01
12/26/01

COMMONWEALTH OF VIRGINIA
9/7/01
MATTHEW J. TAUSCHER
NO. 000832
CERTIFIED LANDSCAPE ARCHITECT

rel. 4-22-96
rel. 6-7-96

COMMONWEALTH OF VIRGINIA
RICHARD E. LAMMON
No. 22022
4-4-96
PROFESSIONAL ENGINEER

COMMONWEALTH OF VIRGINIA
R. LIN LEMON JR.
No. 020670
8/23/95
PROFESSIONAL ENGINEER

10/5/95 RLL
11/1/95 RLL
11/14/95 RLL

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

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(703)442-7800 ■ FAX (703)-848-2727
McLEAN, VA ■ GERMANTOWN, MD

AS APPROVED BY THE BOARD OF SUPERVISORS ON AUGUST 5, 1996

LAKE AND LAKE EDGE TREATMENTS

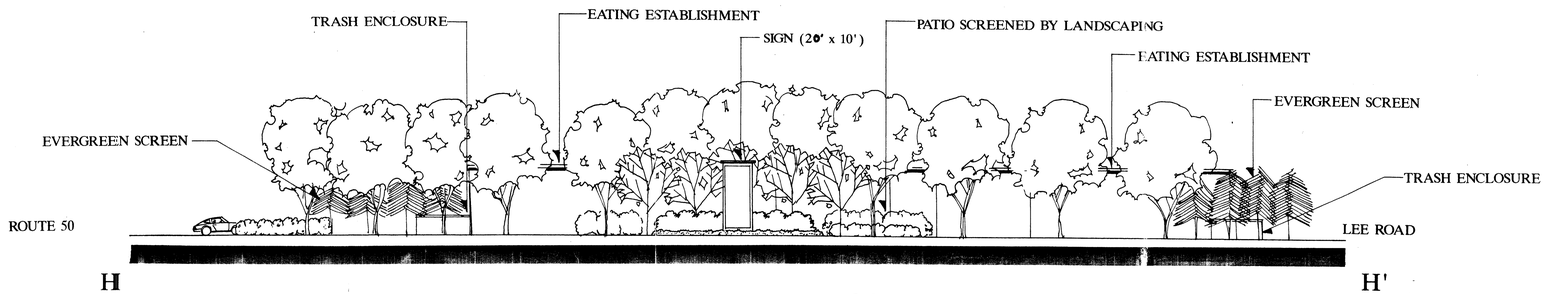
CHANTILLY CROSSING

SULLY DISTRICT

FAIRFAX COUNTY, VIRGINIA

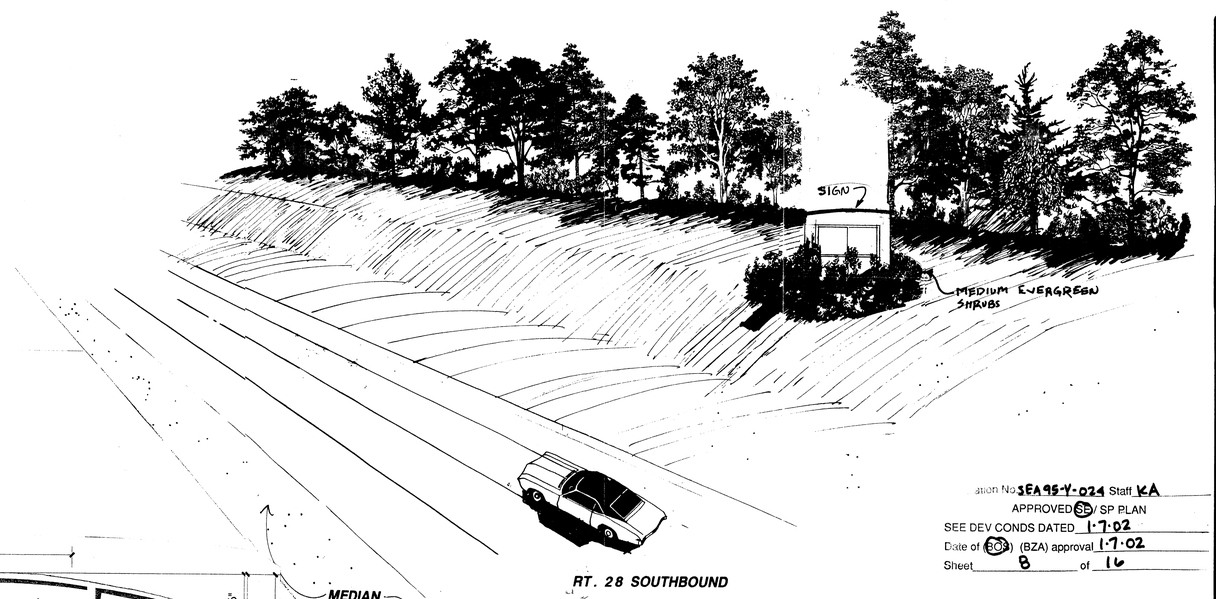
Revision Date	
REV. 10-5-95	Drawn By LHT
REV. 11-1-95	Designed By DMC
REV. 11-14-95	Checked By LAM
REV. 4-4-96	Engineer
REV. 4-22-96	Date 8-23-95
REV. 6-7-96	Scale AS NOTED
REV. 6-21-96	
REVISED 8/9/2001	Plan Number
REV JUNE 07, 2001	
REV. July 31, 2001	Zoned
REV Aug 17, 2001	
REV SEPT. 7, 2001	Sheet 7 OF 16
REV SEPT 25, 2001	
REV OCT 24, 2001	File Number M-9112
REV DEC 20, 2001	

14-A



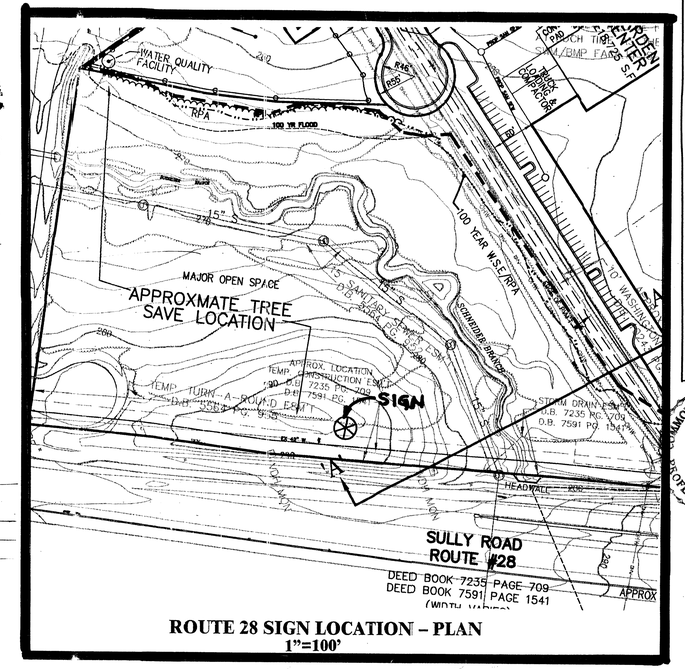
SIGN ELEVATION AT CORNER OF ROUTE 50 AND LEE ROAD

SCALE: 1" = 25'

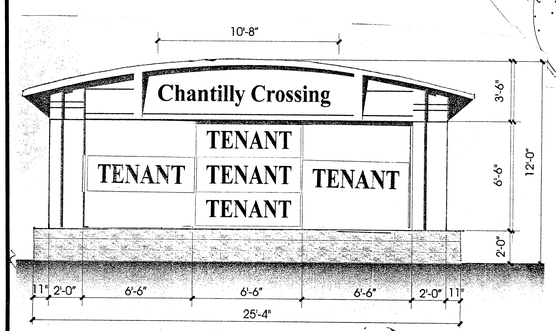


Application No. SEA95-Y-024 Staff KA
APPROVED SE / SP PLAN
SEE DEV CONDS DATED 1·7·02
Date of (BOS) (BZA) approval 1·7·02
Sheet 8 of 16

ROUTE 28 SIGN LOCATION – PERSPECTIVE



ROUTE 28 SIGN LOCATION – PLAN
1"=100'



FREESTANDING SIGN DETAIL
SCALE: 1"=44"

NOTE: THIS FREESTANDING SIGN WILL BE COMPATIBLE WITH THE REMAINDER OF THE DEVELOPMENT IN TERMS OF MATERIALS AND ARCHITECTURE.
SIGN IS TO BE ILLUMINATED
AREA OF SIGN = 140 Sq. Ft.

Application No. _____ Staff _____
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED _____
Date of (BOS) (PC) approval _____
Sheet _____ of _____

rel. 4-22-96
rel. 6-7-96

RICHARD E. LAWMON
No. 11202
4-4-96
PROFESSIONAL ENGINEER

COMMONWEALTH OF VIRGINIA
R. LIN LAMON JR.
No. 120670
10/5/95
PROFESSIONAL ENGINEER

RLL 11/1/95
RLL 11/14/95

NOTE: THIS SKETCH IS FOR ILLUSTRATIVE PURPOSES ONLY!

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McLEAN, VA GERMANTOWN, MD

COMMONWEALTH OF VIRGINIA
JOHN F. AMATETTI
No. 11447
PROFESSIONAL ENGINEER
2/26/01
12/20/01

AS APPROVED BY THE BOARD OF SUPERVISORS ON AUGUST 5, 1996

SIGN LOCATION SKETCHES

CHANTILLY CROSSING

SULLY DISTRICT FAIRFAX COUNTY, VIRGINIA

Revision Date	
REV. 11-1-95	Drawn By MT/LT
REV. 11-14-95	Designed By MWT
REV. 4-4-96	Checked By LAM
REV. 4-22-96	Engineer
REV. 6-7-96	Date 10-5-95
REV. 6-21-96	Scale NOT TO SCALE
REV. FEB 20, 2001	Plan Number
REV. JUNE 07, 2001	Zoned
REV. July 31, 2001	Sheet 8 of 16
REV AUG 17, 2001	File Number M-9112
REV. SEPT 7, 2001	
REV SEPT 25, 2001	
REV OCT 24, 2001	
REV DEC 20, 2001	

Dewberry & Davis
8401 Arlington Blvd., Fairfax, VA 22031
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Architects
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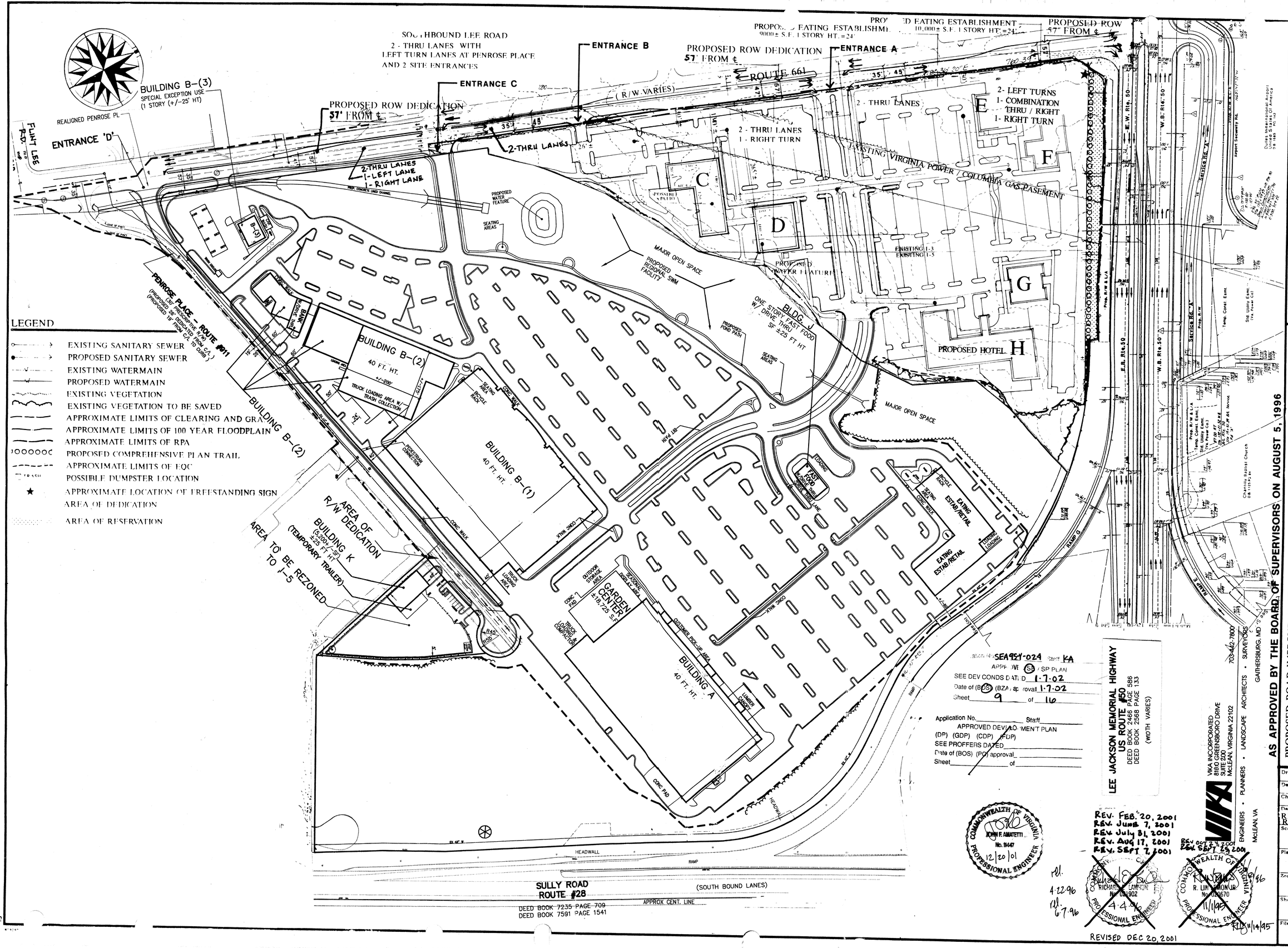
14-A


SOUTHBOUND LEE ROAD
2 - THRU LANES WITH
LEFT TURN LANES AT PENROSE PLACE
AND 2 SITE ENTRANCES
ENTRANCE B
ENTRANCE C
ENTRANCE A
ENTRANCE 'D'
PROPOSED ROW DEDICATION
57' FROM ℄
ROUTE 661
(R/W VARIES)
BUILDING B-(3)
SPECIAL EXCEPTION USE
(1 STORY (+/-25' HT)
REALIGNED PENROSE PL
FLINT LEE R.D.
2-THRU LANES
1-LEFT LANE
1-RIGHT LANE
2 - THRU LANES
1 - RIGHT TURN
2- LEFT TURNS
1- COMBINATION THRU / RIGHT
1- RIGHT TURN
EXISTING VIRGINIA POWER / COLUMBIA GAS EASEMENT
PROPOSED WATER FEATURE
SEATING AREAS
MAJOR OPEN SPACE
PROPOSED REGIONAL SWM FACILITY
PROPOSED WATER FEATURE
BUILDING B-(2)
40 FT. HT.
+/-200'
TRUCK LOADING AREA W/ TRASH COLLECTION
BUILDING B-(1)
40 FT. HT.
BUILDING K
(5,200+/-SF)
±25 FT HT
(TEMPORARY TRAILER)
AREA OF R/W DEDICATION
AREA TO BE REZONED TO I-5
GARDEN CENTER
BUILDING A
40 FT. HT.
BUILDING J
ONE STORY FAST FOOD W/ DRIVE THRU
SF ±25 FT HT
PROPOSED HOTEL H
EATING ESTAB/RETAIL
MAJOR OPEN SPACE
PENROSE PLACE ROUTE #611
SULLY ROAD ROUTE #28
(SOUTH BOUND LANES)
APPROX CENT. LINE
DEED BOOK 7235 PAGE 709
DEED BOOK 7591 PAGE 1541
LEGEND
EXISTING SANITARY SEWER
PROPOSED SANITARY SEWER
EXISTING WATERMAIN
PROPOSED WATERMAIN
EXISTING VEGETATION
EXISTING VEGETATION TO BE SAVED
APPROXIMATE LIMITS OF CLEARING AND GRA
APPROXIMATE LIMITS OF 100 YEAR FLOODPLAIN
APPROXIMATE LIMITS OF RPA
PROPOSED COMPREHENSIVE PLAN TRAIL
APPROXIMATE LIMITS OF EQC
POSSIBLE DUMPSTER LOCATION
APPROXIMATE LOCATION OF FREESTANDING SIGN
AREA OF DEDICATION
AREA OF RESERVATION
Application No. SEA95-Y-024 Staff KA
APPROVED SE / SP PLAN
SEE DEV CONDS DATED 1-7-02
Date of (BOS) (BZA) approval 1-7-02
Sheet 9 of 16
Application No. Staff
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED
Date of (BOS) (PC) approval
Sheet of
LEE JACKSON MEMORIAL HIGHWAY
US ROUTE #50
DEED BOOK 2466 PAGE 586
DEED BOOK 2568 PAGE 133
(WIDTH VARIES)
COMMONWEALTH OF VIRGINIA
JOHN F. AMATETTI
No. 19447
PROFESSIONAL ENGINEER
12/20/01
REV. FEB. 20, 2001
REV. June 7, 2001
REV. July 31, 2001
REV. Aug 17, 2001
REV. SEPT 7, 2001
REV. OCT 24, 2001
REV. SEPT 25, 2001
4-22-96
6-7-96
RICHARD LAWSON
No. 021902
4-4-96
R. LINWOOD MONOUR
No. 020670
11/1/95
11/14/95
REVISED DEC 20, 2001
REV. 6-21-96
REV. 4-22-96
VIKA INCORPORATED
8180 GREENSBORO DRIVE
SUITE 200
McLEAN, VIRGINIA 22102
703-442-7800
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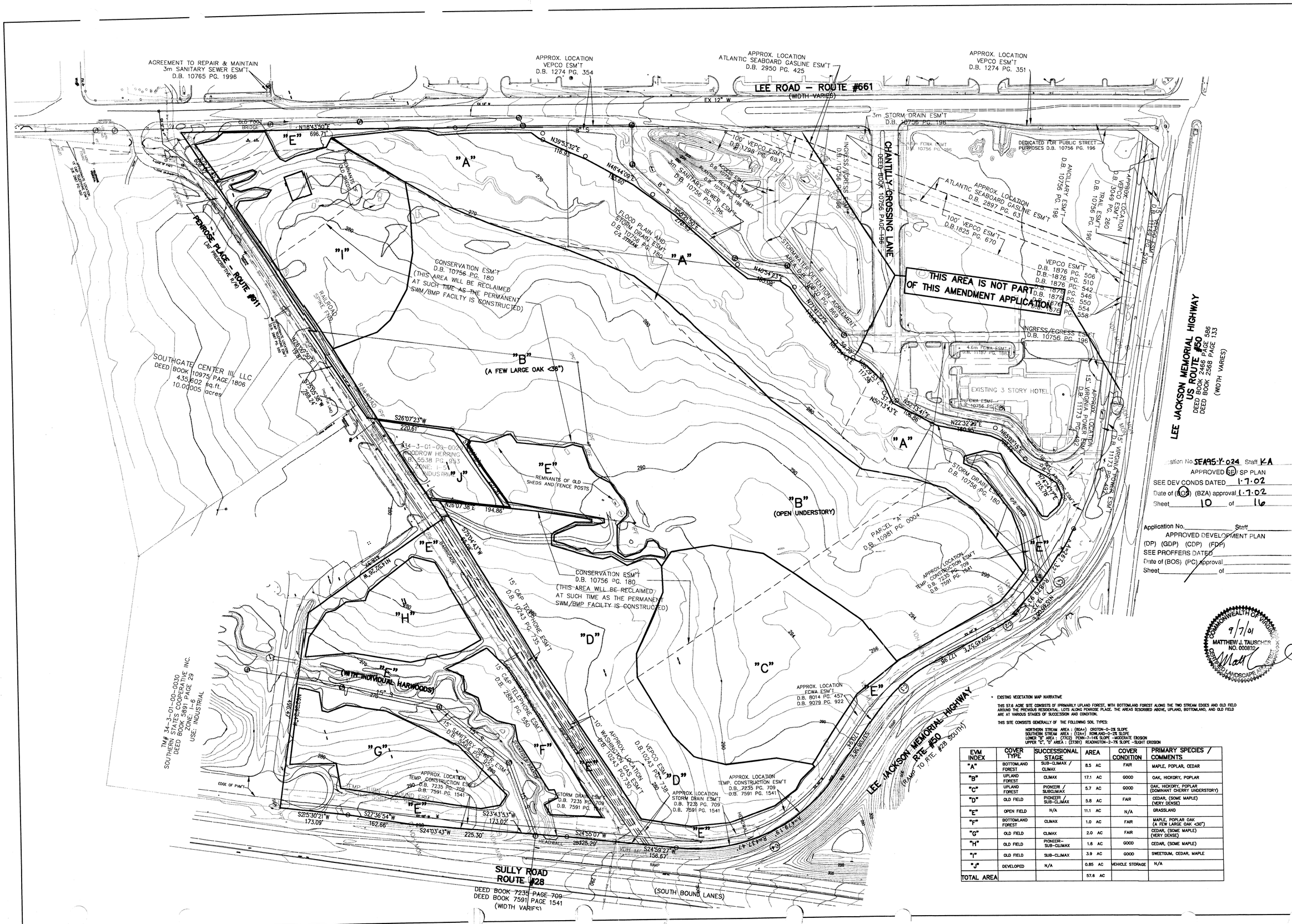
GAITHERSBURG, MD • McLEAN, VA
Dewberry & Davis
8401 Arlington Blvd., Fairfax, VA 22031
703 849-0100
Architects Engineers Planners Surveyors
APPLICATION NO. RZ-95-Y-016
SE-95-Y-024
FAIRFAX COUNTY, VIRGINIA
AS APPROVED BY THE BOARD OF SUPERVISORS ON AUGUST 5, 1996
PROPOSED ROAD IMPROVEMENTS
CHANTILLY CROSSING
SULLY DISTRICT
Drawn By MWT
Designed By DMC
Checked By LAM
Date 11-01-95
REV. 11-14-95
REV. 4-4-96
Scale 1" = 100'
Plan Number
Zoned
Sheet 9 OF 16
File Number M-9112



* EXISTING VEGETATION MAP NARRATIVE

THIS 57.6 ACRE SITE CONSISTS OF IPRIMARILY UPLAND FOREST, WITH BOTTOMLAND FOREST ALONG THE TWO STREAM EDGES AND OLD FIELD AROUND THE PREVIOUS RESIDENTIAL LOTS ALONG PENROSE PLACE. THE AREAS RESCRIBED ABOVE, UPLAND, BOTTOMLAND, AND OLD FIELD ARE AT VARIOUS STAGES OF SUCCESSION AND CONDITION.

THIS SITE CONSISTS GENERALLY OF THE FOLLOWING SOIL TYPES:

NORTHERN STREAM AREA : (80A+) CROTON–0–2% SLOPE
SOUTHERN STREAM AREA : (12A+) ROWLAND–0–2% SLOPE
LOWER "B" AREA : (77C2) PENN–7–14% SLOPE –MODERATE EROSION
UPPER "C", "D" AREA : (27B1) READINGTON–2–7% SLOPE –SLIGHT EROSION

EVM INDEX	COVER TYPE	SUCCESSIONAL STAGE	AREA	COVER CONDITION	PRIMARY SPECIES / COMMENTS
"A"	BOTTOMLAND FOREST	SUB-CLIMAX / CLIMAX	8.5 AC	FAIR	MAPLE, POPLAR, CEDAR
"B"	UPLAND FOREST	CLIMAX	17.1 AC	GOOD	OAK, HICKORY, POPLAR
"C"	UPLAND FOREST	PIONEER / SUBCLIMAX	5.7 AC	GOOD	OAK, HICKORY, POPLAR (DOMINANT CHERRY UNDERSTORY)
"D"	OLD FIELD	PIONEER / SUB-CLIMAX	5.8 AC	FAIR	CEDAR, (SOME MAPLE) (VERY DENSE)
"E"	OPEN FIELD	N/A	11.1 AC	N/A	GRASSLAND
"F"	BOTTOMLAND FOREST	CLIMAX	1.0 AC	FAIR	MAPLE, POPLAR OAK (A FEW LARGE OAK <30")
"G"	OLD FIELD	CLIMAX	2.0 AC	FAIR	CEDAR, (SOME MAPLE) (VERY DENSE)
"H"	OLD FIELD	PIONEER–SUB-CLIMAX	1.6 AC	GOOD	CEDAR, (SOME MAPLE)
"I"	OLD FIELD	SUB-CLIMAX	3.9 AC	GOOD	SWEETGUM, CEDAR, MAPLE
"J"	DEVELOPED	N/A	0.85 AC	VEHICLE STORAGE	N/A
TOTAL AREA			57.6 AC		

Application No. SEA95-Y-024 Staff KA
APPROVED (SE) / SP PLAN
SEE DEV CONDS DATED 1-7-02
Date of (BOS) (BZA) approval 1-7-02
Sheet 10 of 16

Application No. _____ Staff _____
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED _____
Date of (BOS) (PC) approval _____
Sheet _____ of _____

COMMONWEALTH OF VIRGINIA
9/7/01
MATTHEW J. TAUSCHER
NO. 000892
PROFESSIONAL LANDSCAPE ARCHITECT

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McLEAN, VA GERMANTOWN, MD

CHANTILLY CROSSING

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

EXISTING VEGETATION MAP

VIKA REVISIONS

DEC. 20, 2001
OCT. 24, 2001
SEPT 25, 2001
SEPTEMBER 7, 2001
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JULY 31, 2001
JUNE 07, 2001
DATE: FEB. 20, 2001

DES.	DWN.
MT	MT

SCALE: 1"=100'

PROJECT/FILE NO. 6333

SHEET NO. 10 OF 16

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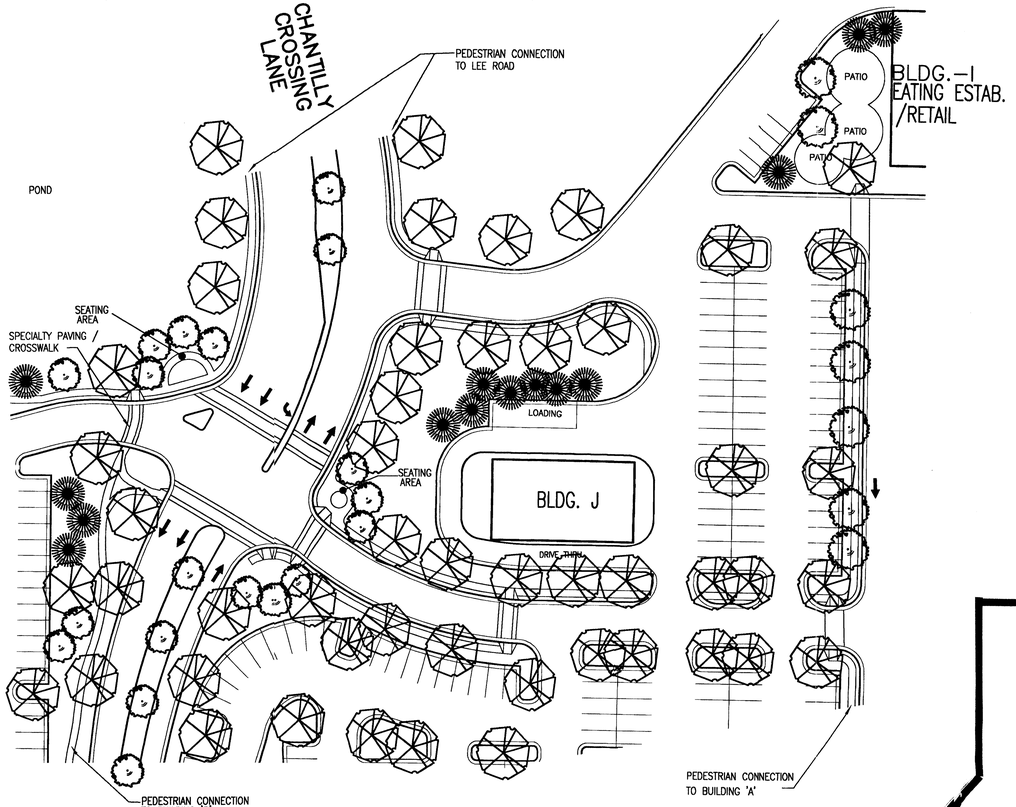
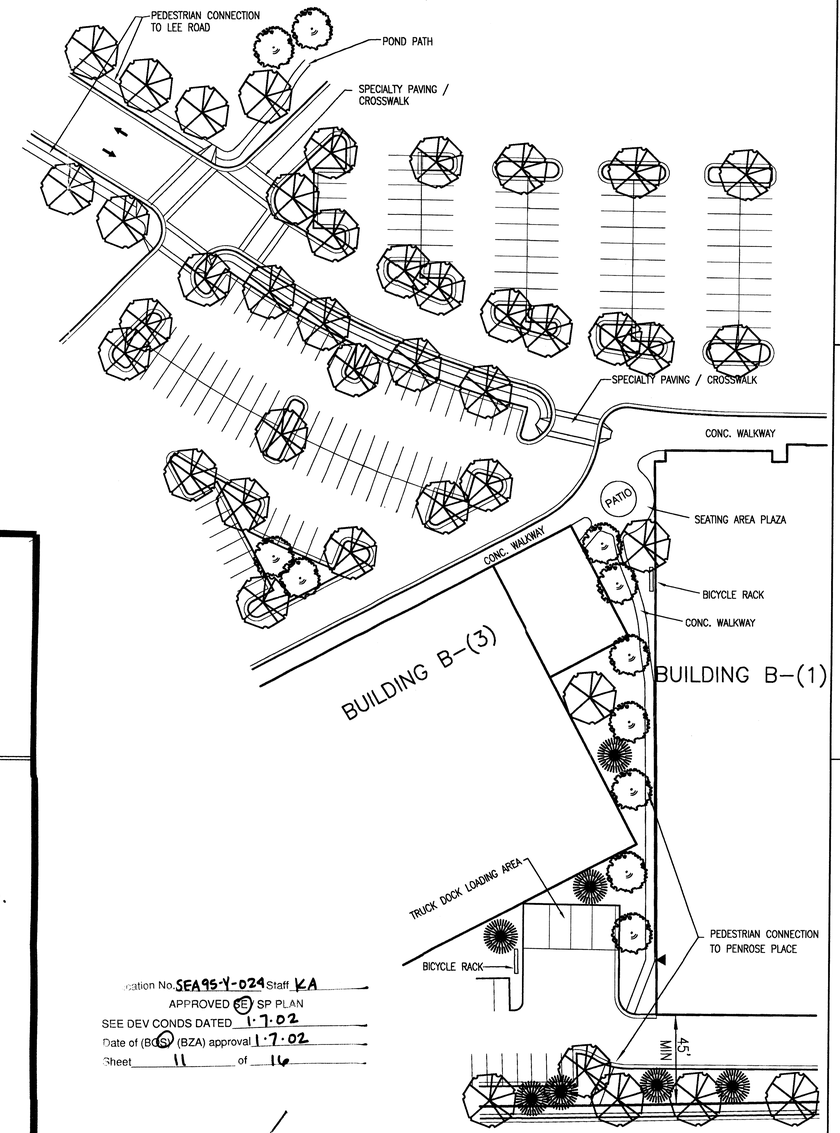
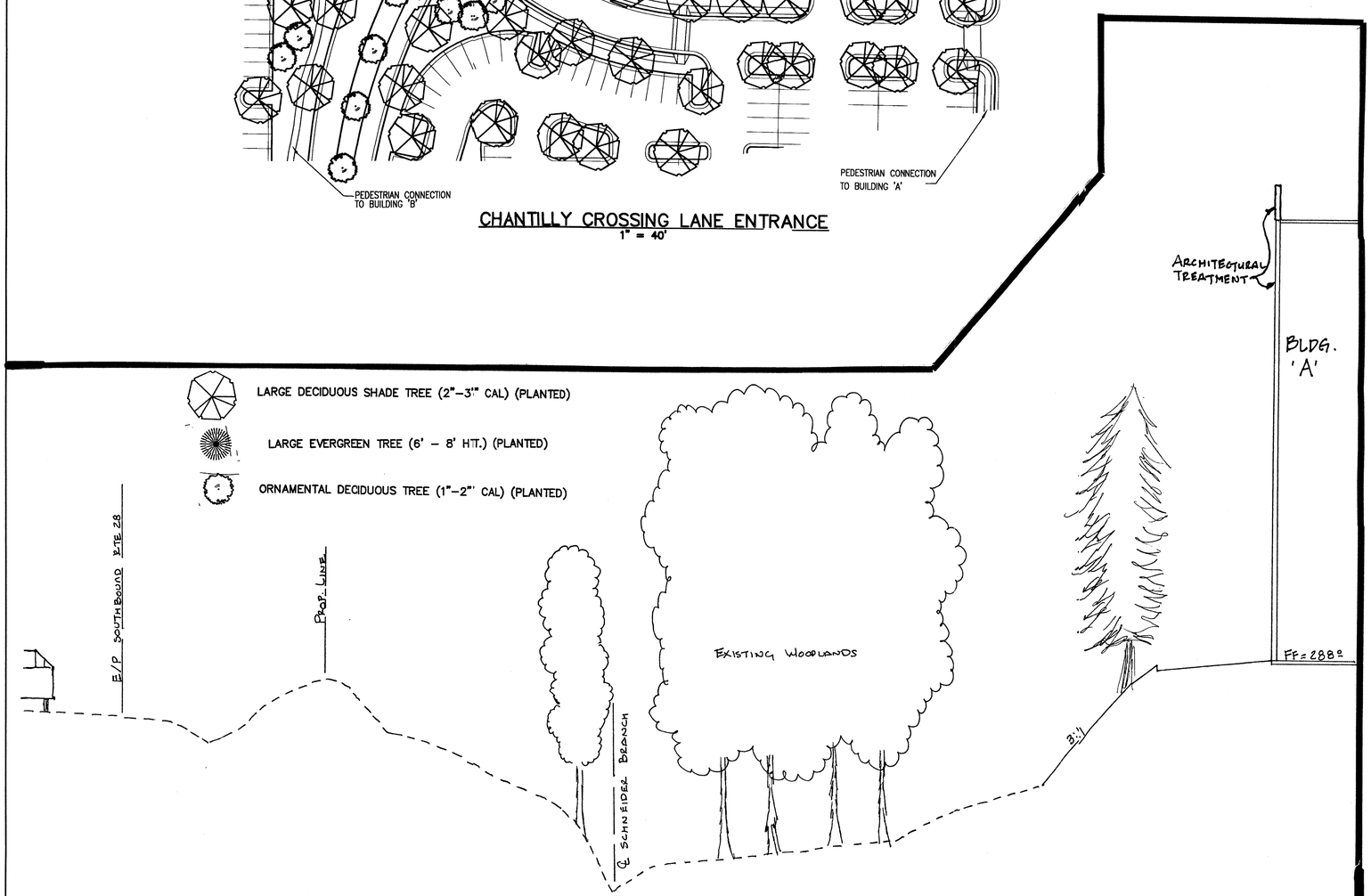


CHANTILLY CROSSING LANE ENTRANCE
1" = 40'



ENTRANCE 'C' (PARTIAL)
1" = 40'



HORZ. SCALE :1" = 25'
VERT. SCALE :1" = 5'

REFER TO SHEET 5 FOR LOCATION OF SECTION 'A-A'

Application No. SEA95-Y-029 Staff KA
APPROVED (SE) SP PLAN
SEE DEV CONDS DATED 1.7.02
Date of (BOS) (BZA) approval 1.7.02
Sheet 11 of 16

Application No. _____ Staff _____
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED _____
Date of (BOS) (PC) approval _____
Sheet _____ of _____

COMMONWEALTH OF VIRGINIA
JOHN C. AMATETTI
No. 11467
10-4-01
PROFESSIONAL ENGINEER

LARGE DECIDUOUS SHADE TREE (2"-3" CAL) (PLANTED)

LARGE EVERGREEN TREE (6'-8' HT.) (PLANTED)

ORNAMENTAL DECIDUOUS TREE (1"-2" CAL) (PLANTED)

REFER TO SHEET 5 FOR OVERALL PLAN

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VIKA, INCORPORATED
8180 GREENSBORO DRIVE, SUITE 200 ■ MCLEAN, VIRGINIA 22102
(703)442-7800 ■ FAX (703)761-2787
MCLEAN, VA GERMANTOWN, MD

CHANTILLY CROSSING
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

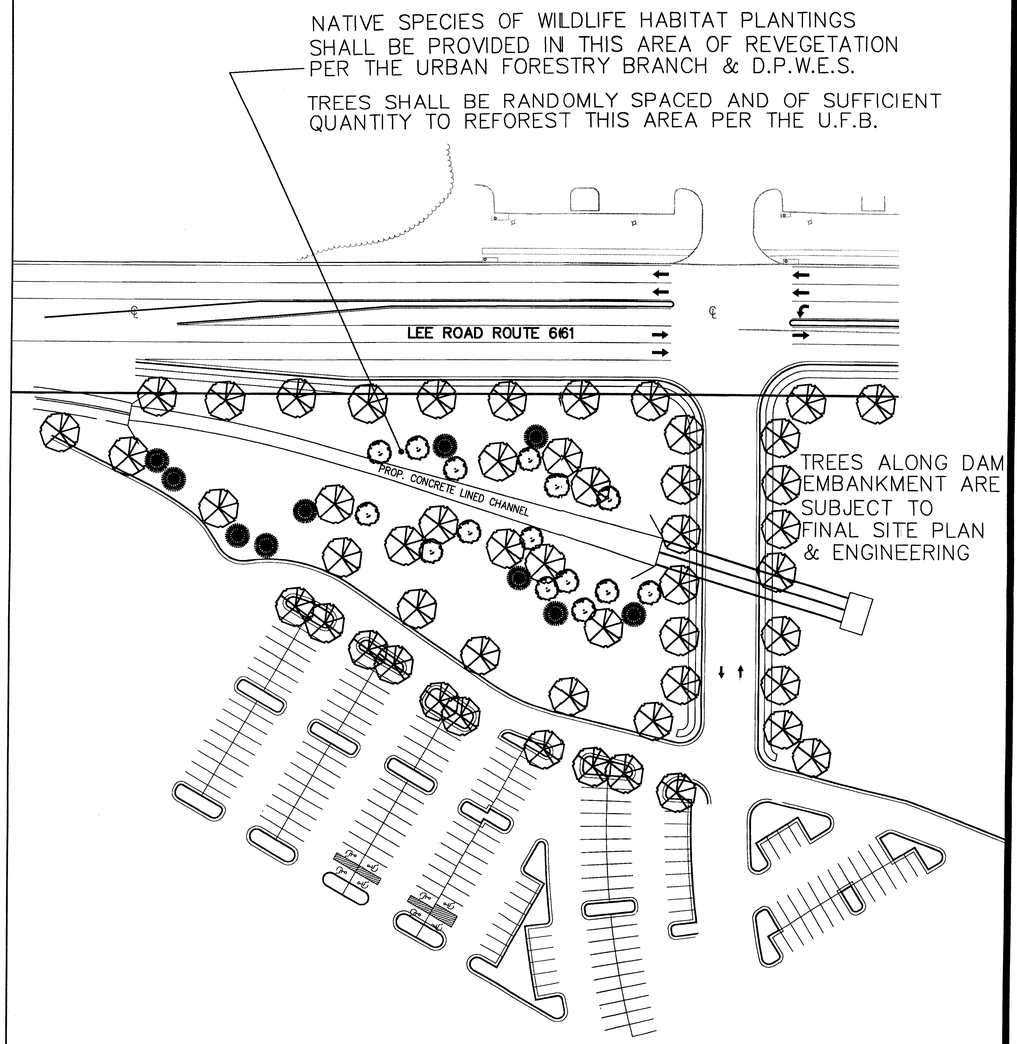
ENTRY / STREETSCAPE ILLUSTRATIVE DETAILS
RZ-2001-SU-015

VIKA REVISIONS

DEC. 20, 2001
OCT 24, 2001
SEPT. 25, 2001
SEPT. 07, 2001
AUGUST 17, 2001

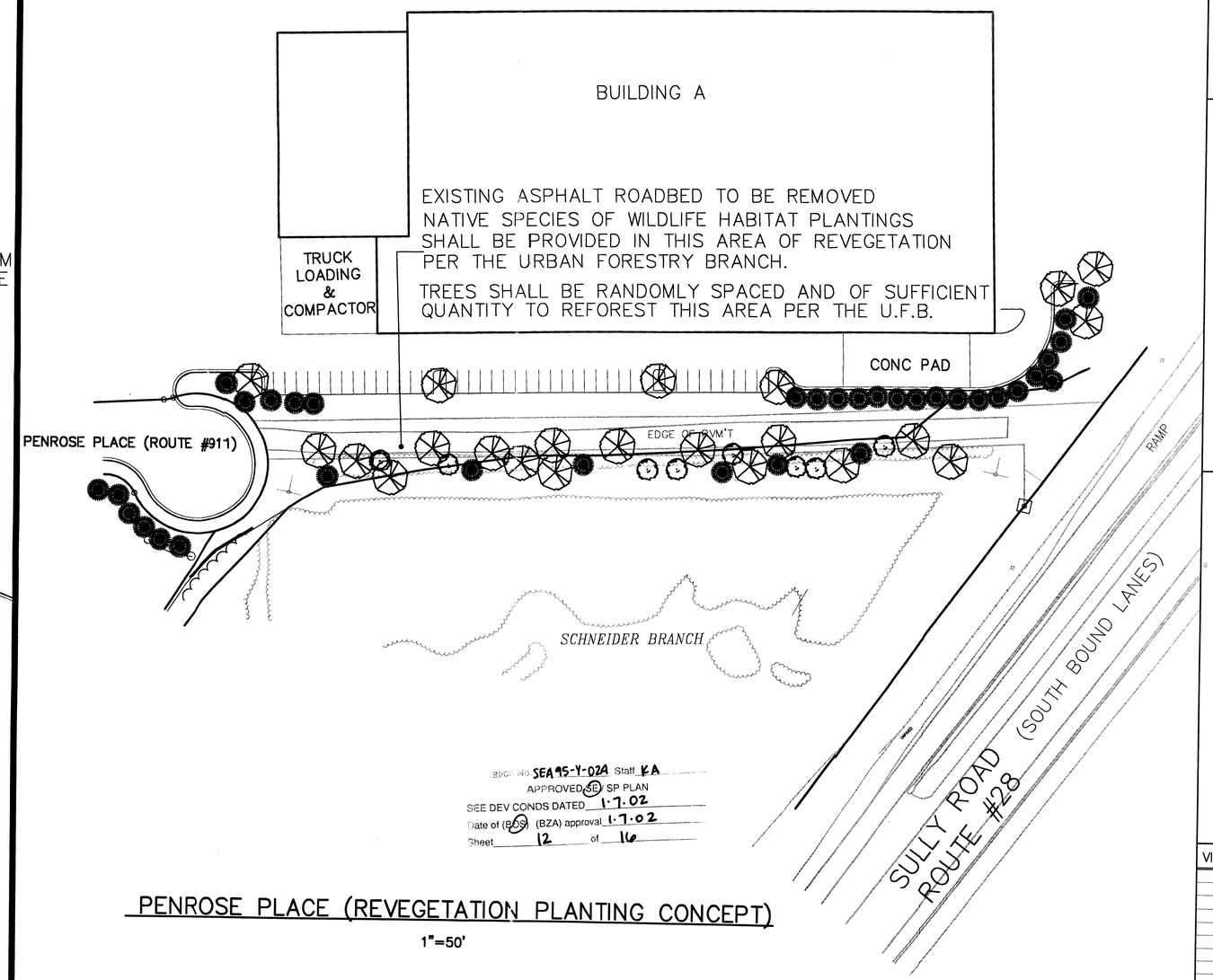
DATE: JULY 31, 2001
DES. MT
DWN. KY
SCALE: AS SHOWN
PROJECT/FILE NO. 6333
SHEET NO. 11 OF 16

6333902.dwg 9-7-01 6:08:45 pm EST



ENTRANCE 'C' (POND PLANTING CONCEPT)

1"=50'



Application No. SEA 95-Y-024 Staff KA
APPROVED SE SP PLAN
SEE DEV CONDS DATED 1.7.02
Date of (BOS) (BZA) approval 1.7.02
Sheet 12 of 16

PENROSE PLACE (REVEGETATION PLANTING CONCEPT)

1"=50'

LARGE DECIDUOUS SHADE TREE (2"–3" CAL) (PLANTED)

ORNAMENTAL DECIDUOUS TREE (1"–2" CAL) (PLANTED)

LARGE EVERGREEN TREE (6' – 8' HT.) (PLANTED)

Application No. Staff
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (PDP)
SEE PROFFERS DATED
Date of (BOS) (PC) approval
Sheet of

COMMONWEALTH OF VIRGINIA
DAVID F. AMATETTI
No. 11447
PROFESSIONAL ENGINEER
10/24/01

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VIKA INCORPORATED
8180 GREENSBORO DRIVE SUITE 200 ■ McLEAN, VIRGINIA 22102
(703)442-7800 ■ FAX (703)761-2787
McLEAN, VA GERMANTOWN, MD

CHANTILLY CROSSING

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

ILLUSTRATIVE DETAILS

VIKA REVISIONS

DEC. 20, 2001
OCT. 24, 2001
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AUGUST 17, 2001
JULY 31, 2001
DATE: JUNE 07, 2001

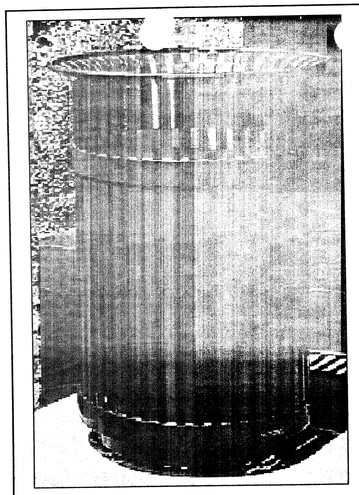
DES.	DWN.
MT	KY

SCALE: N/A

PROJECT/FILE NO. 6333

SHEET NO. 12 OF 16

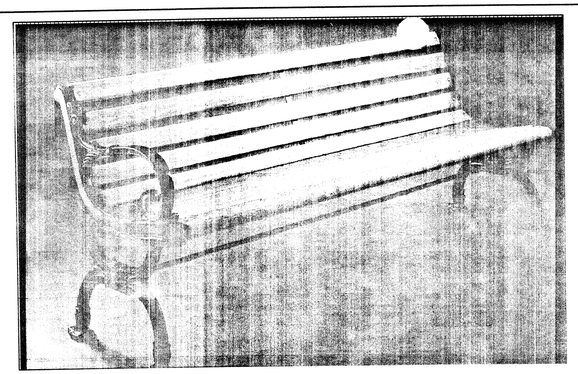
6333902.dwg 11-20-01 6:08:45 pm EST



MANUFACTURER: VICTOR STANLEY INC.
MODEL: S-35 (BETHESDA SERIES) 24" GALLON CAP.
SURFACE MOUNTED
POWDERCOAT BLACK FINISH

TRASH RECEPTACLE

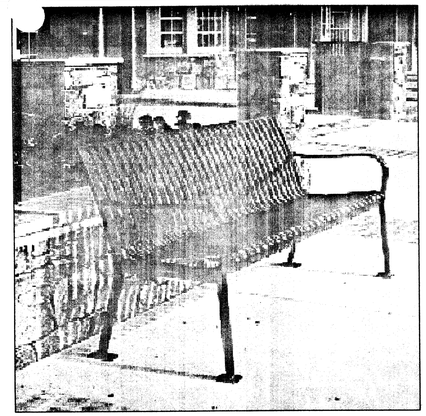
NOT TO SCALE
OR APPROVED EQUAL



MANUFACTURER: BENCH MANUFACTURING CO.
MODEL: B-76 VICTORIAN BENCH 6' LENGTH
SURFACE MOUNTED

WOOD BENCH – OPTION

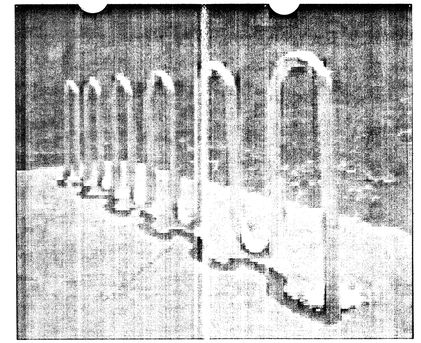
NOT TO SCALE
OR APPROVED EQUAL



MANUFACTURER: VICTOR STANLEY INC.
SURFACE MOUNTED
POWDERCOAT BLACK FINISH

STEEL BENCH – OPTION

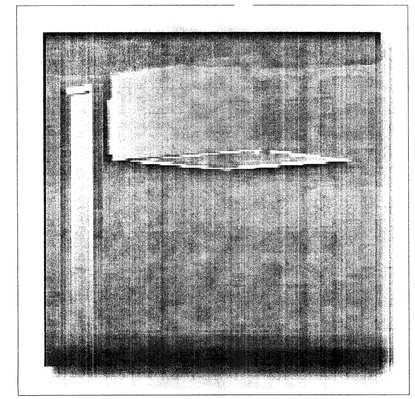
NOT TO SCALE
OR APPROVED EQUAL



MANUFACTURER: COLUMBIA CASCADE CO.
MODEL: CYCLOOPS 2170-11 (11 BICYCLE STORAGE)
SURFACE MOUNTED
POWDERCOAT BLACK FINISH

BIKE RACK

NOT TO SCALE
OR APPROVED EQUAL



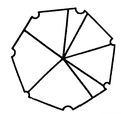
35' HIGH POLE MOUNTED STANDARD ARM
STERNER FONTANA 26, METAL HALIDE
400 WATTS
(OR APPROVED EQUAL)

LIGHT FIXTURE DETAIL

NOT TO SCALE
OR APPROVED EQUAL

LARGE EVERGREEN TREE (6'-8' HT) (PLANTED)

MEDIUM DECIDUOUS FLOWERING TREE (1"-2" CAL) (PLANTED)



LARGE DECIDUOUS SHADE TREE (2"-3" CAL) (PLANTED)

Application No. SEA95-Y-024 Staff KA
APPROVED SE/SP PLAN
SEE DEV CONDS DATED 1·7·02
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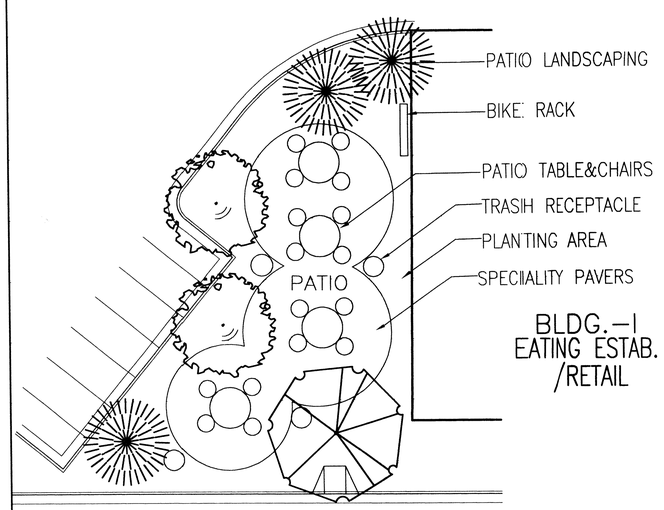
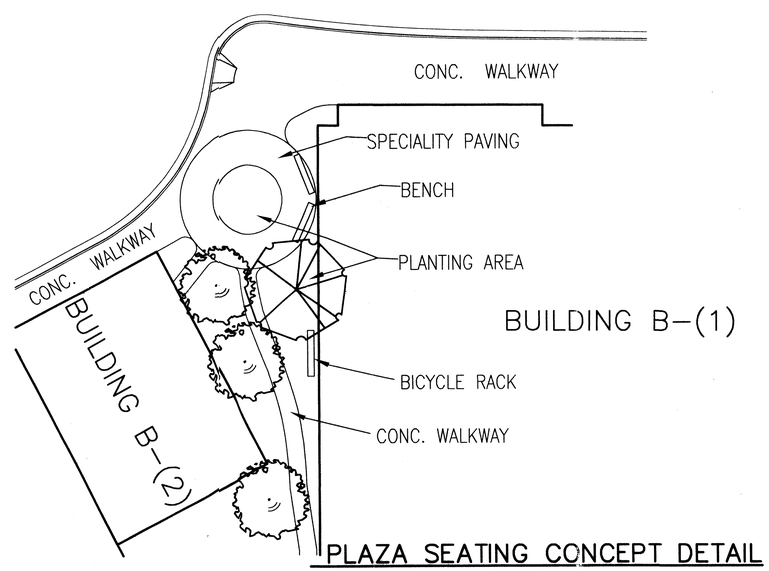
Sheet 13 of 16

Application No. _____ Staff _____
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED _____
Date of (BOS) (PC) approval _____
Sheet _____ of _____



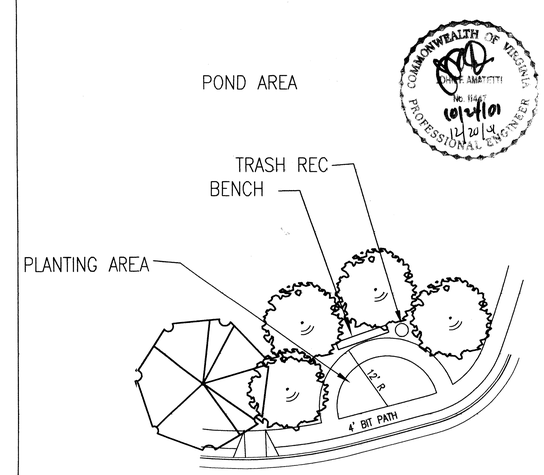
REST. PATIO CONCEPT DETAIL

NOT TO SCALE



PLAZA SEATING CONCEPT DETAIL

NOT TO SCALE



COMMONWEALTH OF VIRGINIA
DONE AMATUCCI
No. 11667
10/4/01
12/20/01
PROFESSIONAL ENGINEER

TYPICAL POND PLAZA CONCEPT

NOT TO SCALE

CONFIGURATION AND ELEMENTS OF PLAZAS / PATIOS SHOWN HERE ARE INTENDED FOR CONCEPT INTENT ONLY AND ARE SUBJECT TO REVISION WITH FINAL SITE AND ARCHIRECTURAL DESIGN AND ENGINEERING

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8180 GREENSBORO DRIVE SUITE 200 ■ McLEAN, VIRGINIA 22102
(703)442-7800 ■ FAX (703)761-2787
McLEAN, VA ■ FREDERICK, MD

CHANTILLY CROSSING

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

ILLUSTRATIVE DETAILS

RZ-2001-SU-015

VIKA REVISIONS

DEC 20,2001
OCT 29,2001
SEPT. 25,2001
SEPT. 07,2001
AUG 17,2001

DATE: JULY 31,2001	
DES. MT	DWN. MT
SCALE: NTS	
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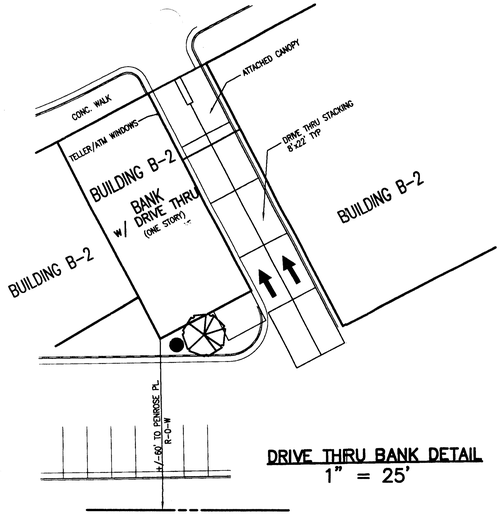
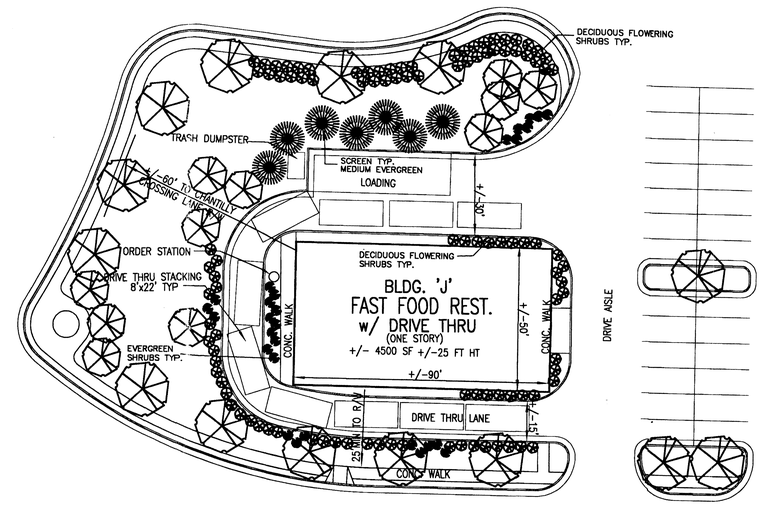
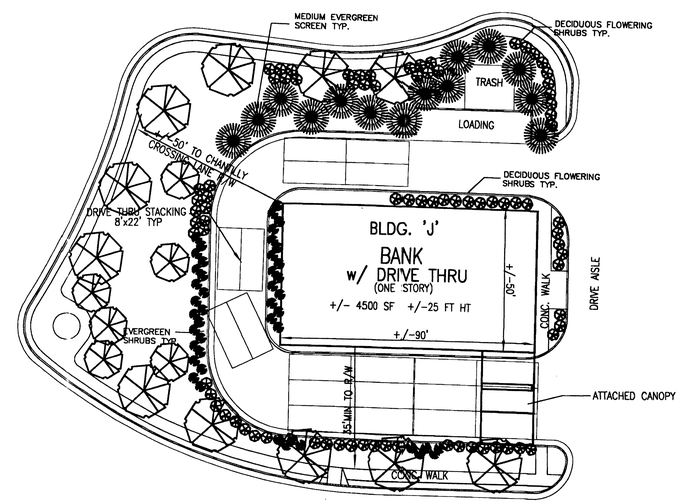
DWG: 6333904
DATE: 5/19/00



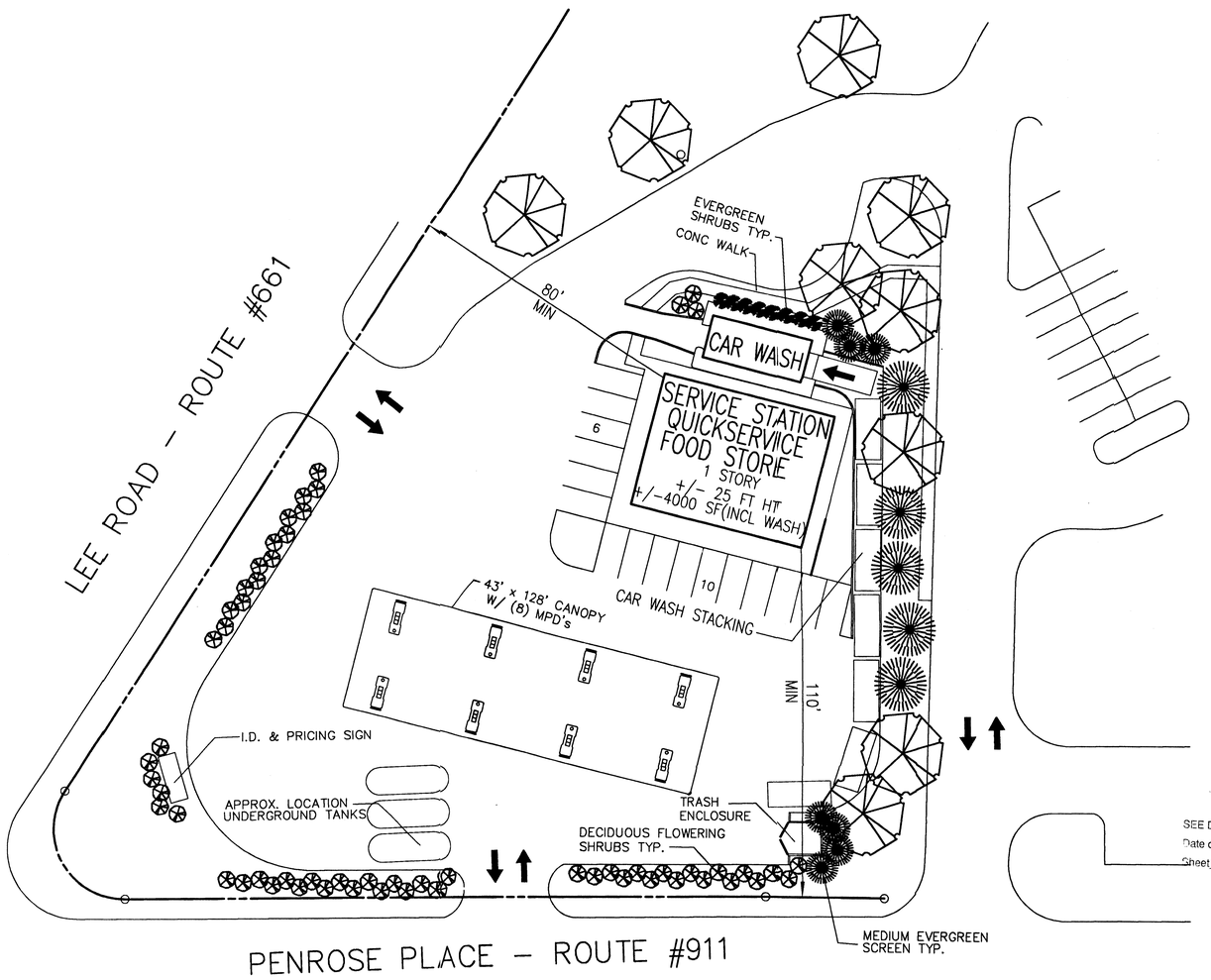
DRIVE THRU BANK DETAIL
1" = 25'



BLDG. 'J'-FAST FOOD REST. DETAIL OPTION 'A'
1" = 25'



BLDG. 'J'-BANK. DETAIL OPTION 'B'
1" = 25'



BLDG. 'B-3'-SERVICE STATION DETAIL
1" = 25'

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LARGE DECIDUOUS SHADE TREE (2"-3" CAL) (PLANTED)

SMALL DECIDUOUS ORNAMENTAL TREE (2" CAL) (PLANTED)

LARGE EVERGREEN TREE (6'-8' HT.) (PLANTED)

MEDIUM EVERGREEN TREE (4'-6' HT.) (PLANTED)

EVERGREEN SHRUB (24"-30" HT.) (PLANTED)

DECIDUOUS FLOWERING SHRUB (24"-30" HT.) (PLANTED)

Application No. _____ Staff _____
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED _____
Date of (BOS) (PC) approval _____
Sheet _____ of _____

COMMONWEALTH OF VIRGINIA
JOHN F. AMATETTI
No. 11447
10/24/01
12/20/01
PROFESSIONAL ENGINEER

VIKA

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(703)442-7800 ■ FAX (703)761-2787
McLEAN, VA GERMANTOWN, MD

CHANTILLY CROSSING
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

INDIVIDUAL SPECIAL EXCEPTION USE ENLARGEMENTS
RZ-2001-SU-015

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DEC. 20, 2001	
OCT. 24, 2001	
SEPT. 25, 2001	
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SCALE: 1"=25'	
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SHEET NO. 14 OF 16	

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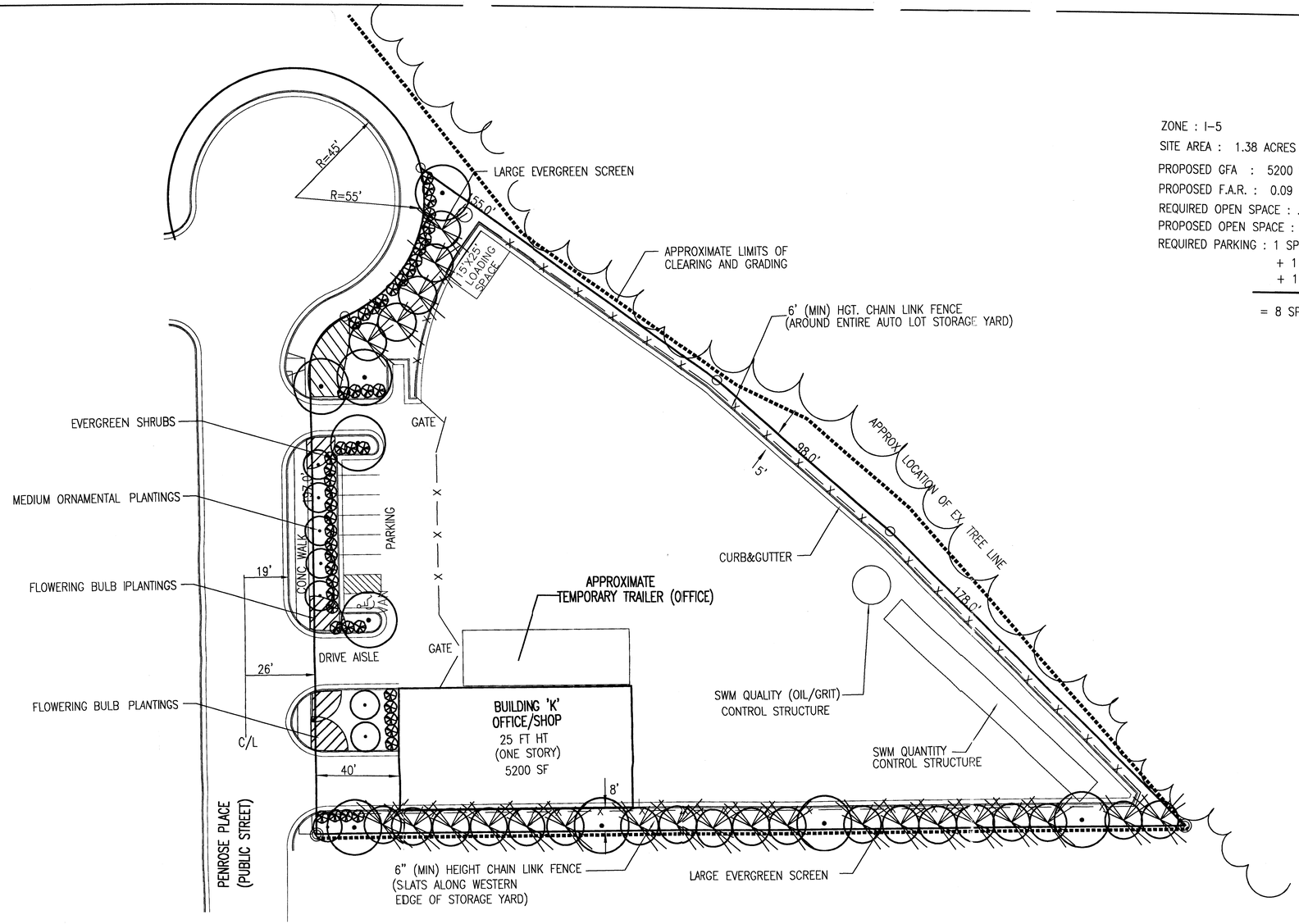

SITE TABULATION

ZONE : I-5
SITE AREA : 1.38 ACRES
PROPOSED GFA : 5200 S.F.
PROPOSED F.A.R. : 0.09
REQUIRED OPEN SPACE : .20 AC (15%)
PROPOSED OPEN SPACE : .20 AC (15%)
REQUIRED PARKING : 1 SP / 1.5 EMPLOYEE (@ 2)
+ 1 SP / Co. VEHICLE (@ 1)
+ 1 SP/ 1000 GFA (@ 5200)

= 8 SPACES

MOTOR VEHICLE STORAGE & IMPOUND LOT DETAIL

1" = 25'

- EVERGREEN SHRUB (24"-30" HT.) (PLANTED)
- ORNAMENTAL DECIDUOUS TREE (1"-2" CAL) (PLANTED)
- LARGE EVERGREEN TREE (6' - 8' HT.) (PLANTED)
- MEDIUM EVERGREEN TREE (4' - 6' HT.) (PLANTED)
- LARGE DECIDUOUS SHADE TREE (2"-3" CAL) (PLANTED)

Application No._____ Staff_____
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED_____
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Location No. SEA95-Y-024 Staff KA
APPROVED SE SP PLAN
SEE DEV CONDS DATED 1-7-02
Date of (BOS) (BZA) approval 1-7-02
Sheet 15 of 16

COMMONWEALTH OF VIRGINIA
JOHN F. AMATETTI
No. 11447
10/24/01
PROFESSIONAL ENGINEER

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FAIRFAX COUNTY, VIRGINIA

GENERAL DEVELOPMENT PLAN MOTOR VEHICLE STORAGE & IMPOUND LOT ENLARGEMENT
RZ-2001-SU-016

VIKA REVISIONS

DEC. 20 2001
OCT. 24, 2001
SEPT. 25, 2001
SEPT. 07, 2001
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SCALE: 1" = 25'
PROJECT/FILE NO. 6333
SHEET NO. 15 OF 16

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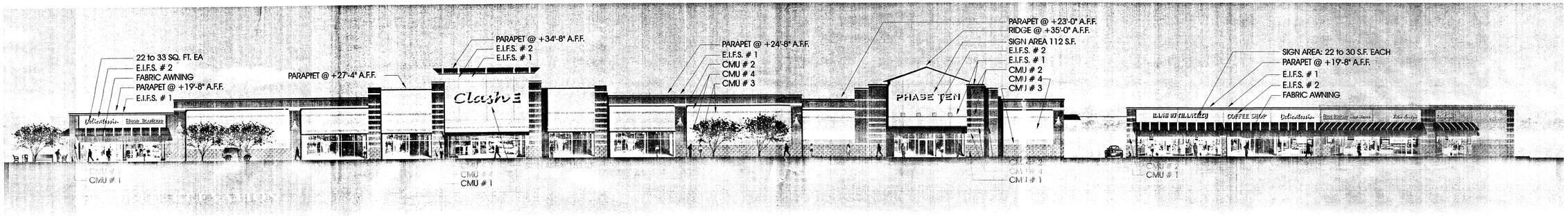
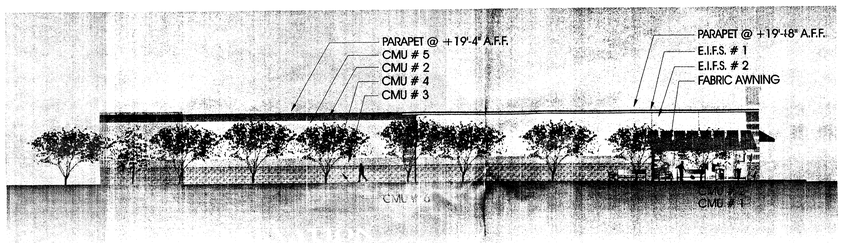
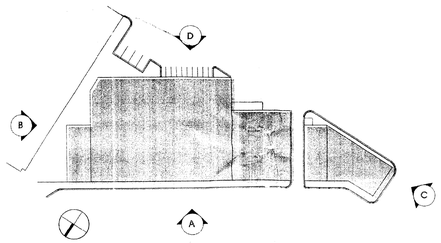
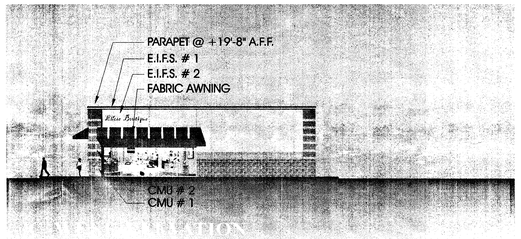
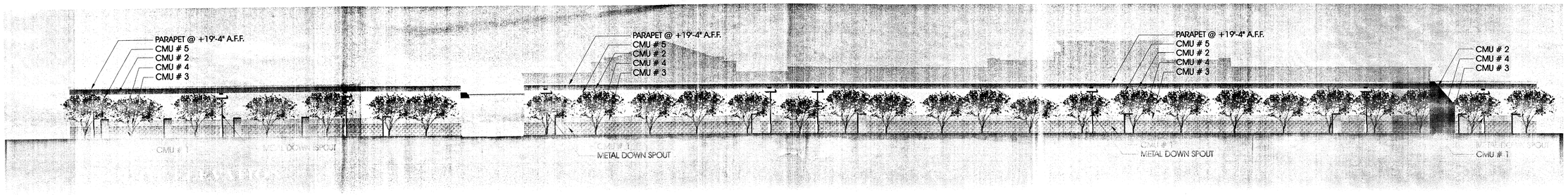






Note:
Tenant signs are to be submitted for approval in the future. Sign size and configuration may vary. Colors will be variable and





Application No._____ Staff_____
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED_____
Date of (BOS) (PC) approval_____
Sheet_____ of _____

COMMONWEALTH OF VIRGINIA
9/7/01
MATTHEW J. TAUSCHER
NO. 000832
CERTIFIED LANDSCAPE ARCHITECT

For Information Only

Application No. SEA95-Y-024 Staff KA
APPROVED SE SP PLAN
SEE DEV CONDS DATED 1·7·02
Date of (BOS) (BZA) approval 1·7·02
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DEC 20 2001
OCT 24, 2001
SEPT 25, 2001

STARWOOD ★ CERUZZI

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McLEAN, VA GAITHERSBURG, MD

CHANTILLY CROSSING, VIRGINIA

August 1 2001

Bignell Watkins Hasser
ARCHITECTS P.A.

ILLUSTRATIVE ARCHITECTURAL ELEVATION
BUILDING B-2

SHEET 16 OF 16