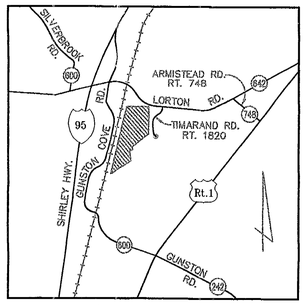
LORTON STATION SOUTH
COMMERCIAL CENTER

MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

GENERALIZED DEVELOPMENT PLAN
SPECIAL EXCEPTION PLAT



VICINITY MAP
SCALE: 1: 2000

APPLICANT:

ELMWOOD L.L.C.
c/o KSI SERVICES, INC.
8081 WOLF TRAP ROAD, SUITE 300
VIENNA, VIRGINIA 22182

MARCH 18, 1999
REV. AUGUST 17, 1999
REV. SEPTEMBER 14, 1999
REV. DECEMBER 3, 1999
REV. DECEMBER 30, 1999
REV. JANUARY 14, 2000
REV.FEBRUARY 1, 2000
REV.FEBRUARY 17, 2000
REV. FEBRUARY 28, 2000

SHEET INDEX:

1. COVER SHEET
2. NOTES AND TABULATIONS/ OVERALL GENERALIZED DEVELOPMENT PLAN
3. SITE FURNISHINGS AND SIGNAGE
4. SCHEMATIC ARCHITECTURAL ELEVATIONS AND PLAN VIEWS
5. SCHEMATIC ARCHITECTURAL ELEVATIONS AND PLAN VIEWS
6. SPECIAL EXCEPTION USES – 50' SCALE
7. LANDSCAPE DETAILS AND SECTION A–A'
8. OVERALL PEDESTRIAN CIRCULATION ILLUSTRATIVE

COMMONWEALTH OF VIRGINIA
JIRI F. KOVAS
No. 19401
2-17-00
PROFESSIONAL ENGINEER

Application No. SE 99-V-020 Staff PB
APPROVED GDP / SP PLAN
SEE DEV CONDS DATED
Date of (BOS) (BZA) approval 4/24/00
Sheet 1 of 8

Application No. RZ 1999-MV-025 Staff PB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 4/18/00
Date of (BOS) (PC) approval 4/24/00
Sheet 1 of 8

LORTON STATION SOUTH
COMMERCIAL CENTER

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
FEB 29 2000
ZONING EVALUATION DIV.SION

MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

RZ 1999-MV-025
SE 99-V-020
PCA 96-MV-037-2

GENERALIZED DEVELOPMENT PLAN
SPECIAL EXCEPTION PLAT

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

M-10004

G:\PROJECT\lorton\GDP\Cvr.dwg m.budd-landsarch

NOTES:

1. THE GENERALIZED DEVELOPMENT PLAN/SPECIAL EXCEPTION PLAT (GDP/SE) ACCOMPANIES APPLICATIONS TO REZONE THE PROPERTY FROM THE I-6, I-3 AND PDH-5 DISTRICTS TO THE C-6 DISTRICT AND TO PERMIT THE ESTABLISHMENT OF RETAIL SALES ESTABLISHMENTS, DRIVE-IN FAST FOOD RESTAURANTS, SERVICE STATION/QUICK SERVICE FOOD STORE, A DRIVE-THROUGH PHARMACY, AND AN INCREASE IN BUILDING HEIGHT (CLOCK TOWER).

2. THE PROPERTY SHOWN HEREON IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS 107-4 ((1)) 52, 53, 55, 56, 57 AND PART 17A1. THE TOTAL AREA OF THE GDP/SE PLAT IS APPROXIMATELY 32.97 ACRES.

3. THE TOPOGRAPHY SHOWN HEREON IS AT A CONTOUR INTERVAL OF TWO (2) FEET FROM AERIAL PHOTOGRAPHY BY AIR SURVEY, INC. EXCEPT PART OF 107-4 ((1)) 17A1 WHICH TOPOGRAPHY WAS EXTRAPOLATED FROM TEN (10) AND TWO (2) FOOT AERIAL CONTOURS ON A PORTION OF THE SITE.

4. THE BOUNDARY INFORMATION SHOWN HEREON IS FROM A FIELD RUN SURVEY BY DEWBERRY & DAVIS EXCEPT FOR PARCEL 107-I ((1)) PART 17A1 WHICH WAS TAKEN FROM EXISTING RECORDS.

5. STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMPs) REQUIREMENTS FOR THE DEVELOPMENT OF THIS SITE WILL BE PROVIDED ONSITE IN THE PROPOSED ABOVE GROUND FACILITIES AS GENERALLY SHOWN ON THE GRAPHIC UNLESS MODIFIED BY PROFFERED CONDITION AND/OR WAIVED BY THE DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES (DPW&ES).

6. THE LANDSCAPING AND OPEN SPACE AREAS REPRESENTED ON THE GRAPHIC ARE PRELIMINARY AND SUBJECT TO MINOR MODIFICATION AT TIME OF FINAL ENGINEERING AND DESIGN. LANDSCAPING AND TREE COVER WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 13 OF THE ZONING ORDINANCE.

7. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO UTILITY EASEMENTS HAVING A WIDTH OF TWENTY-FIVE (25) FEET OR GREATER LOCATED ON THE SUBJECT PROPERTY.

8. THERE ARE NO EXISTING STRUCTURES ON THE SITE.

9. THE PROPOSED NORTH/SOUTH SPINE ROAD WILL BE A PUBLIC STREET.

10. THERE ARE NO COMPREHENSIVE PLAN TRAILS IMMEDIATELY ADJACENT TO THE SUBJECT PROPERTY.

11. THERE IS NO FLOODPLAIN ON THE SITE AS DESIGNATED BY THE FEDERAL INSURANCE ADMINISTRATION, UNITED STATES GEOLOGICAL SURVEY OR FAIRFAX COUNTY. THERE IS NO RESOURCE PROTECTION AREAS (RPAs) OR ENVIRONMENTAL QUALITY CORRIDOR (EQC) ON THIS PROPERTY.

12. THE VAST MAJORITY OF THE SITE HAS BEEN CLEARED AND WILL BE REGRADED. THE EXISTING WETLANDS ON THE EASTERN EDGE OF THE PROPERTY WILL BE PRESERVED AND PROTECTED.

13. THE MINIMUM YARD REQUIREMENTS SET FORTH IN THE C-6 DISTRICT REGULATIONS OF THE ZONING ORDINANCE ARE AS FOLLOWS:

    FRONT YARD: CONTROLLED BY A 45° ANGLE OF BULK PLANE, BUT NOT LESS THAN 40 FEET.

    SIDE YARD: NO REQUIREMENT.

    REAR YARD: 20 FEET.

14. PURSUANT TO PAR. 3 AND 12 OF SECT. 13-304 OF THE ZONING ORDINANCE, A WAIVER OF THE BARRIER REQUIREMENTS ALONG THE EASTERN PROPERTY LINE IS HEREBY REQUESTED IN FAVOR OF THE EXISTING VEGETATION AND TRANSITIONAL SCREENING II LANDSCAPING SHOWN HEREON.

15. PURSUANT TO PAR. 3 AND 12 OF SECT. 13-304 OF THE ZONING ORDINANCE, A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENTS AND A WAIVER OF THE BARRIER REQUIREMENTS ALONG THE SOUTHERN BOUNDARY IS HEREBY REQUESTED IN FAVOR OF THAT SHOWN HEREON. IT IS NOTED THAT ADDITIONAL LANDSCAPING WILL BE PROVIDED ON THE PARCEL IMMEDIATELY SOUTH OF THIS BOUNDARY AS PART OF RZ 1999-MV-057.

16. THE SUBJECT PROPERTY IS LOCATED IN SUBUNIT E-8 OF THE LORTON-SOUTH ROUTE 1 PLANNING SECTOR OF THE ADOPTED COMPREHENSIVE PLAN WHICH RECOMMENDS A MIX OF USES, INCLUDING RETAIL. THE PROPOSED DEVELOPMENT IS CONSISTENT WITH THAT RECOMMENDATION.

17. 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 NUMBER OF PARKING SPACES PRESENTED HEREON PROVIDED THAT THE AMOUNT OF OPEN SPACE IS NOT DECREASED.

18. IT IS NOTED THAT ACCESS TO AND FROM LOT 44 AS SHOWN HEREON IS BUT ONE OPTION. THE APPLICANT RESERVES THE RIGHT TO PROVIDE A DIFFERENT ACCESS POINT(S) PROVIDED IT IS AGREED UPON BY THE OWNER OF LOT 44 AND APPROVED BY DPW&ES.

19. A STATEMENT THAT CONFIRMS THE OWNERSHIP OF THE SUBJECT PROPERTY AND THE NATURE OF THE APPLICANT'S INTEREST IN SAME IS PROVIDED ON AN AFFIDAVIT SUBMITTED SEPARATELY.

20. THE FOOTPRINT OF THE BUILDINGS SHOWN HEREON MAY BE MODIFIED IN ACCORDANCE WITH PAR. 4 OF SECT. 9-004 AND PAR. 5 OF SECT. 18-204 OF THE ZONING ORDINANCE. THE SIZES AND SHAPES OF THE BUILDINGS ARE PRELIMINARY AND MAY CHANGE AS A RESULT OF FINAL ENGINEERING AND/OR ARCHITECTURAL DESIGN. THE TOTAL GROSS FLOOR AREAS AND THE BUILDING HEIGHTS PRESENTED IN THE TABULATIONS ARE TO BE CONSIDERED MAXIMUMS. THE APPLICANT RESERVES THE RIGHT TO DEVELOP A LESSER AMOUNT OF GROSS FLOOR AREA FROM THE TOTAL PRESENTED IN THE TABULATION AND THE BUILDING FOOTPRINTS AND ASSOCIATED PARKING LOT LAYOUT WILL BE MODIFIED ACCORDINGLY. ADDITIONAL PARKING SPACES MAY BE PROVIDED WHERE A BUILDING FOOTPRINT IS REDUCED, SHIFTED OR MODIFIED SO LONG AS THE AREA OF LANDSCAPED OPEN SPACE PROVIDED IS NOT DECREASED. IT IS UNDERSTOOD THAT SUCH DEVIATIONS ARE PERMITTED PROVIDED THE RESULTS ARE IN SUBSTANTIAL CONFORMANCE WITH THIS PLAN.

    MINOR MODIFICATIONS TO THE LOCATIONS OF SIDEWALKS AND UTILITIES MAY OCCUR WITH FINAL ENGINEERING AND DESIGN.

21. ADDITIONAL SITE FEATURES SUCH AS PLANTERS, ENTRANCE SIGNS, TRASH/RECYCLING FACILITIES AND/OR WALLS NOT REPRESENTED HEREON MAY BE PROVIDED.

22. IT IS CURRENTLY ANTICIPATED THAT DEVELOPMENT OF THE PROPERTY WILL COMMENCE WHEN ALL REQUIRED APPROVALS AND PERMITS HAVE BEEN OBTAINED. HOWEVER, THIS MAY CHANGE SUBJECT TO MARKET CONDITIONS.

23. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRAVES ON THE SITE.

24. TO THE BEST OF OUR KNOWLEDGE, WITH THE EXCEPTION OF THE PROPOSED SERVICE STATION, THE USES REPRESENTED HEREON 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.

25. WITH THE EXCEPTION OF THE PRESERVATION OF EXISTING VEGETATION ON THE EASTERN PORTION OF THE SITE, THERE ARE NO AREAS THAT HAVE SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION OR PRESERVATION ON THE SITE.

26. THERE ARE NO COMMUNITY OR PUBLIC FACILITIES BEING PROPOSED IN CONJUNCTION WITH THE DEVELOPMENT OF THIS PROPERTY.

27. PUBLIC IMPROVEMENTS INCLUDE THE CONSTRUCTION AND DEDICATION OF THE PUBLIC SPINE ROAD AND RESERVATION OF LAND AREA FOR A FUTURE SANITARY SEWER LINE TO BE CONSTRUCTED BY OTHERS.

28. ARCHITECTURAL SKETCHES OF THE PROPOSED BUILDINGS ARE INCLUDED AS PART OF THE SUBMISSION DOCUMENTS.

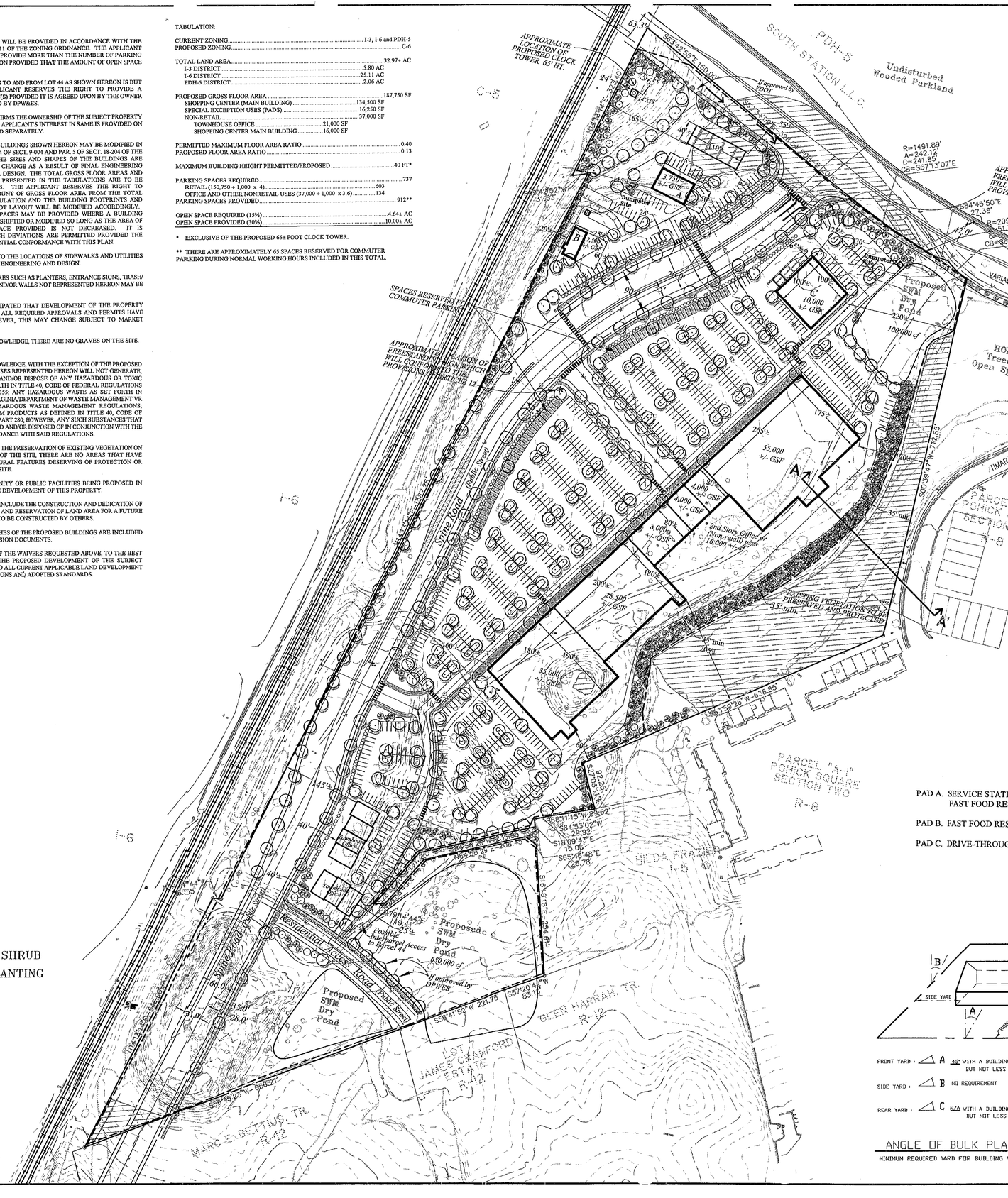
29. WITH THE EXCEPTION OF THE WAIVERS REQUESTED ABOVE, TO THE BEST OF OUR KNOWLEDGE, THE PROPOSED DEVELOPMENT OF THE SUBJECT PROPERTY CONFORMS TO ALL CURRENT APPLICABLE LAND DEVELOPMENT ORDINANCES, REGULATIONS AND ADOPTED STANDARDS.

TABULATION:

CURRENT ZONING	I-3, I-6 and PDH-5
PROPOSED ZONING	C-6
TOTAL LAND AREA	32.97± AC
I-3 DISTRICT	5.80 AC
I-6 DISTRICT	25.11 AC
PDH-5 DISTRICT	2.06 AC
PROPOSED GROSS FLOOR AREA	187,750 SF
SHOPPING CENTER (MAIN BUILDING)	134,500 SF
SPECIAL EXCEPTION USES (PADS)	16,250 SF
NON-RETAIL	37,000 SF
TOWNHOUSE OFFICE	21,000 SF
SHOPPING CENTER MAIN BUILDING	16,000 SF
PERMITTED MAXIMUM FLOOR AREA RATIO	0.40
PROPOSED FLOOR AREA RATIO	0.13
MAXIMUM BUILDING HEIGHT PERMITTED/PROPOSED	40 FT*
PARKING SPACES REQUIRED	737
RETAIL (150,750 ÷ 1,000 x 4)	603
OFFICE AND OTHER NONRETAIL USES (37,000 ÷ 1,000 x 3.6)	134
PARKING SPACES PROVIDED	912**
OPEN SPACE REQUIRED (15%)	4.64± AC
OPEN SPACE PROVIDED (30%)	10.00± AC

* EXCLUSIVE OF THE PROPOSED 65± FOOT CLOCK TOWER.

** THERE ARE APPROXIMATELY 65 SPACES RESERVED FOR COMMUTER PARKING DURING NORMAL WORKING HOURS INCLUDED IN THIS TOTAL.



LEGEND

- PROPOSED SHADE/STREET TREES
- PROPOSED ORNAMENTAL TREE
- PROPOSED EVERGREEN TREE
- PROPOSED EVERGREEN AND/OR DECIDUOUS SHRUB
- PROPOSED LOW GROUNDCOVER/SEASONAL PLANTING
- LIMITS OF CLEARING AND GRADING
- EXISTING WETLANDS
- EXISTING WATER
- WATER
- SANITARY SEWER
- EXISTING SANITARY SEWER
- SIDEWALK
- PROPOSED VDOT TRAIL
- SPACES RESERVED FOR COMMUTER PARKING

PAD A. SERVICE STATION/MINI-MART AND FAST FOOD RESTAURANT ..... 3,750± SF

PAD B. FAST FOOD RESTAURANT WITH DRIVE-THROUGH ..... 2,500± SF

PAD C. DRIVE-THROUGH PHARMACY ..... 10,000± SF

Application No. SE 99-V-020 Staff PB
APPROVED SE / SP PLAN
SEE DEV CONDS DATED
Date of BOS (BZA) approval 4/24/00
Sheet 2 of 8
Application No. RZ 1999-MV-025 Staff PB
APPROVED DEVELOPMENT PLAN
(DP) (FDP) (CDP) (FDP)
SEE PROFFERS DATED 4/18/00
Date of BOS (PC) approval 4/24/00
Sheet 2 of 8

COMMONWEALTH OF VIRGINIA
JORI F. KOVATS
No. 19406
PROFESSIONAL ENGINEER
2-29-00

REV. FEBRUARY 28, 2000
REV. FEBRUARY 17, 2000
REV. JANUARY 14, 2000
REV. DECEMBER 30, 1999
REV. DECEMBER 3, 1999
REV. SEPTEMBER 14, 1999
REV. AUGUST , 1999

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

GENERALIZED DEVELOPMENT PLAN / SPECIAL EXCEPTION PLAT
LORTON STATION SOUTH COMMERCIAL CENTER
MOUNT VERNON DISTRICT FAIRFAX COUNTY, VIRGINIA

Drawn By	MLB
Designed By	DC
Checked By	LAM
Date	MARCH 17, 1999
Scale	1"=100'
Plan Number	
Zoned	I-6, I-3
Sheet	2 of 8
File Number	M-10004

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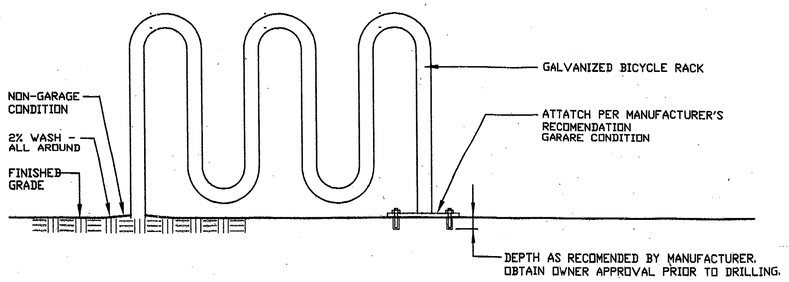
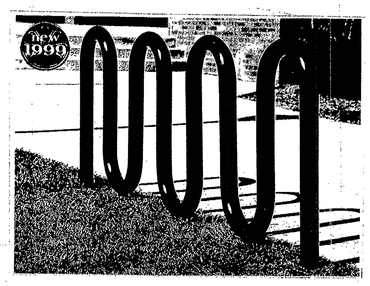
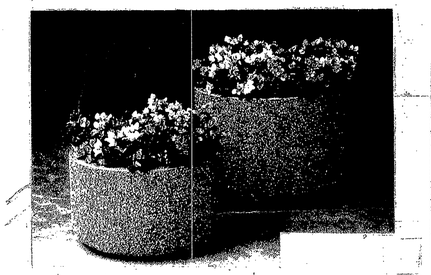
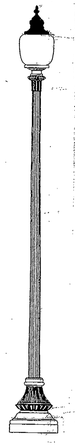


Bicycle Rack

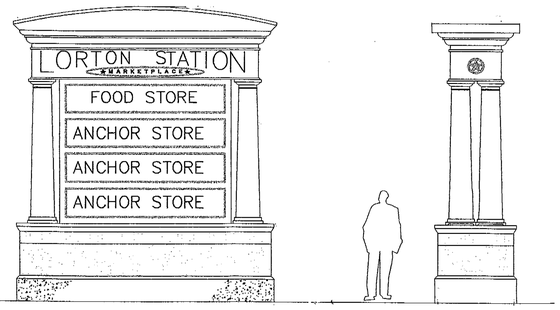




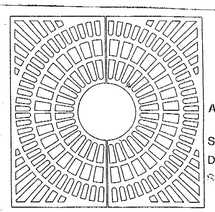
Ornamental/Landscape Pots



Light Poles



SIGN DETAILS, TYPEFACE AND MATERIALS ARE SUBJECT TO FINAL DESIGN. THE SIGN WILL COMPLY TO THE SPECIFICATIONS OF ARTICLE 12 OF THE ZONING ORDINANCE OR A SPECIAL EXCEPTION WILL BE FILED.



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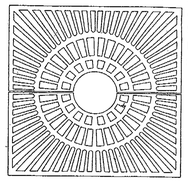
APPROVED SP/ SP PLAN
SEE DEV CONDS DATED
Date of BOS (BZA) approval 4/24/00
Sheet 3 of 8



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SEE PROFFERS DATED 4/18/00
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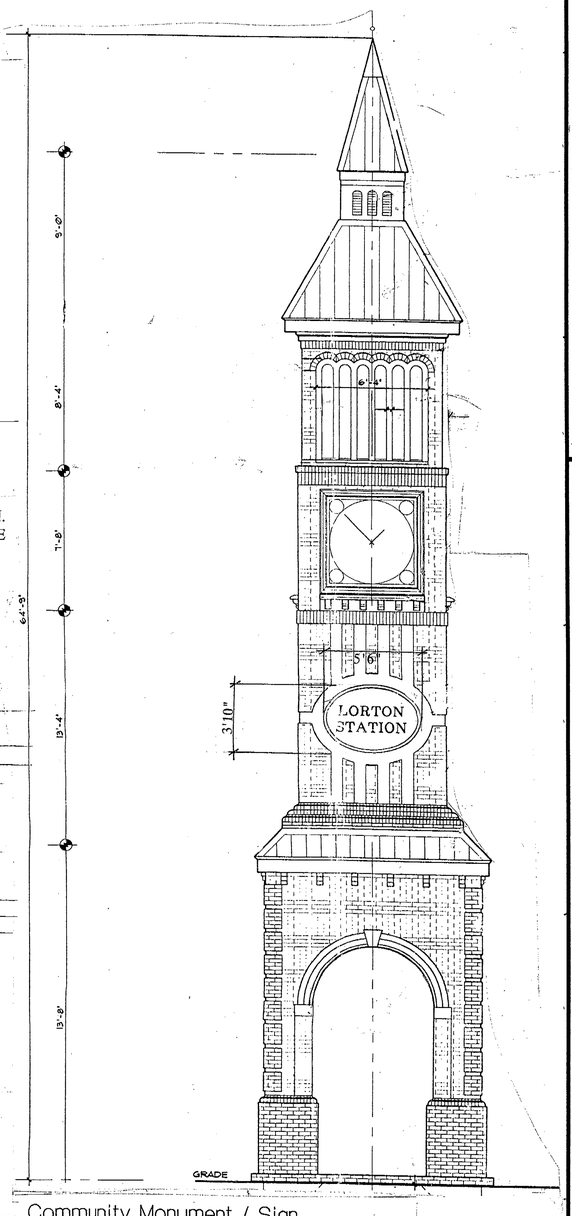
Sheet 3 of 8

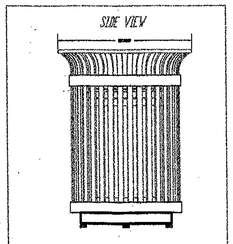
Tree Grates

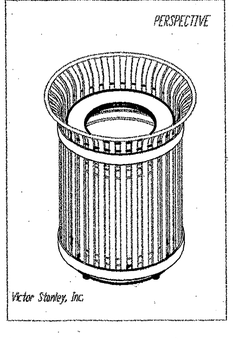


Community Monument / Sign

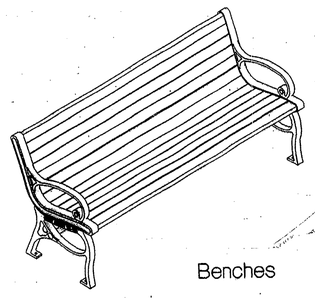
Note: Design and Materials subject to modification/refinement.

REV 2/28/00
REV. 2/17/00
Rev. 12/30/99
REV. 1/14/00
REV. 2/1/00

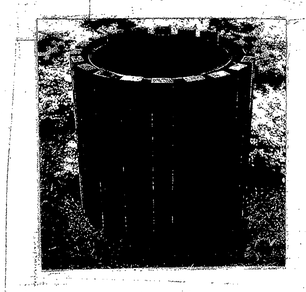


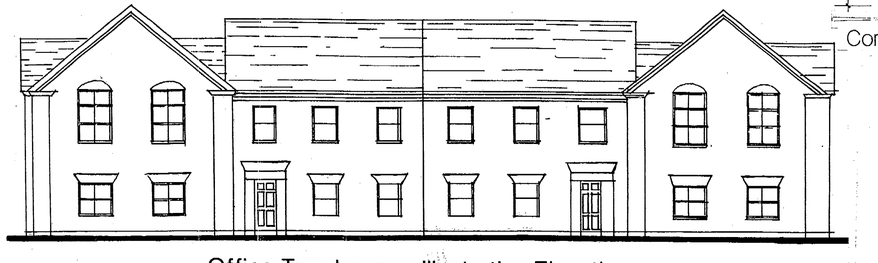


Trash Receptacles



Benches





Office Townhouse - Illustrative Elevation

COMMONWEALTH OF VIRGINIA
JIRI F. KOVATS
No. 19406
PROFESSIONAL ENGINEER
12-29-99
1-18-00
2-11-00

COMMONWEALTH OF VIRGINIA
J. THOMAS TINDER, JR.
No. 9765
PROFESSIONAL ENGINEER
8-18-99

NOTE: Illustrated site furnishings *or equivalent* are representative of components to be included in the Lorton South Station Commercial Center.

REV. SEPT. 14 1999
REV. AUGUST 17, 1999
REV. DECEMBER [illegible] 1999

Engineers
Planners
Surveyors
Landscape
Architects

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

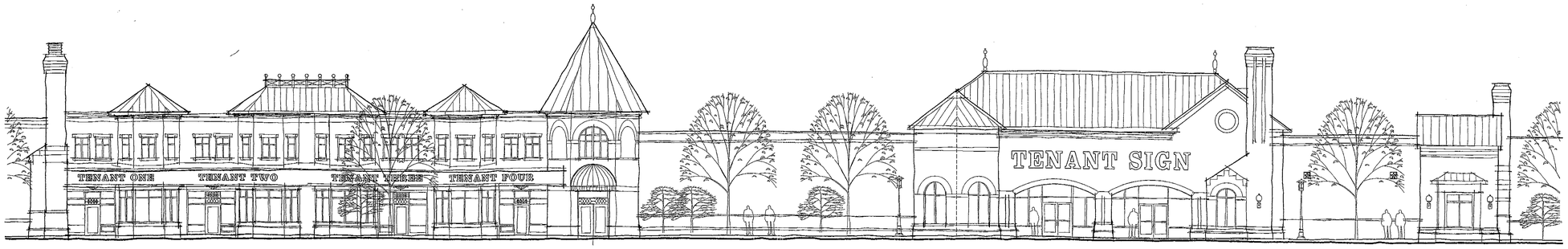
LORTON SOUTH STATION COMMERCIAL CENTER

SITE FURNISHINGS AND SIGNAGE

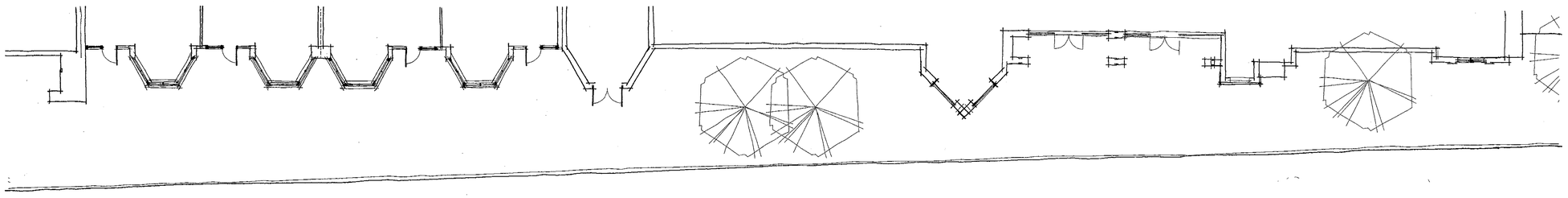
FAIRFAX COUNTY, VIRGINIA

MOUNT VERNON DISTRICT

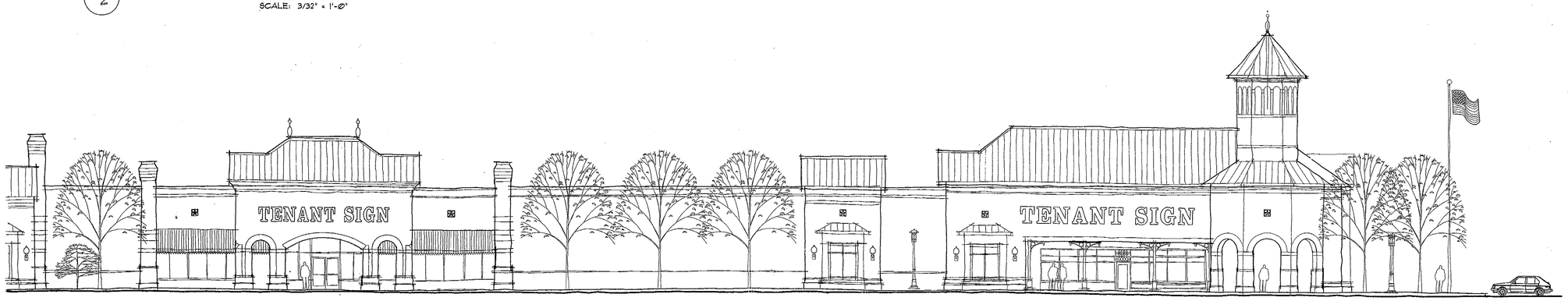
Drawn By	MLB
Designed By	
Checked By	LAM
Date	MARCH 5, 1999
Scale	N/A
Plan Number	
Zoned	
Sheet	3 of 8
File Number	M-10004



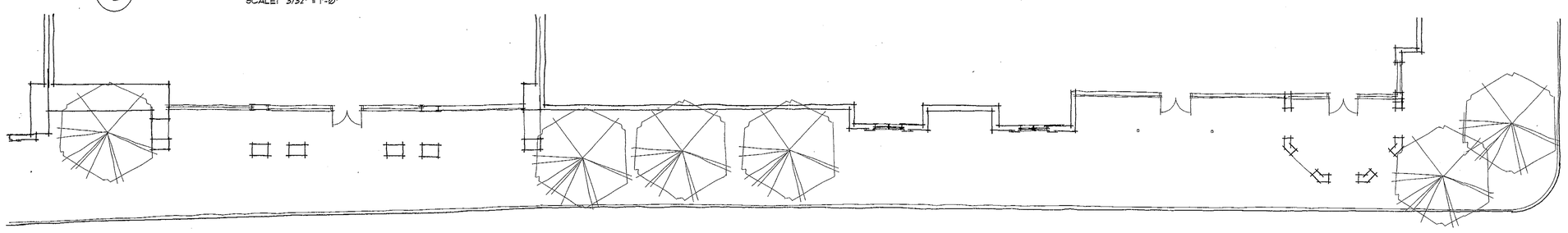
1 PARTIAL ILLUSTRATIVE ELEVATION
SCALE: 3/32" = 1'-0"



2 PARTIAL ILLUSTRATIVE SIDEWALK PLAN
SCALE: 3/32" = 1'-0"



3 PARTIAL ILLUSTRATIVE ELEVATION
SCALE: 3/32" = 1'-0"



4 PARTIAL ILLUSTRATIVE SIDEWALK PLAN
SCALE: 3/32" = 1'-0"

REV. 2/28/00
REV. 2/17/00
REV. 1/14/00
REV. 2/1/00

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Sheet 4 of 8

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FALLS CHURCH, VIRGINIA 22046
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703 533-7806 FAX
RV@RVARCHITECTS.COM

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ILLUSTRATIVE ELEVATIONS

LORTON STATION
RETAIL CENTER
FAIRFAX COUNTY, VIRGINIA

REVISIONS

△	DATE

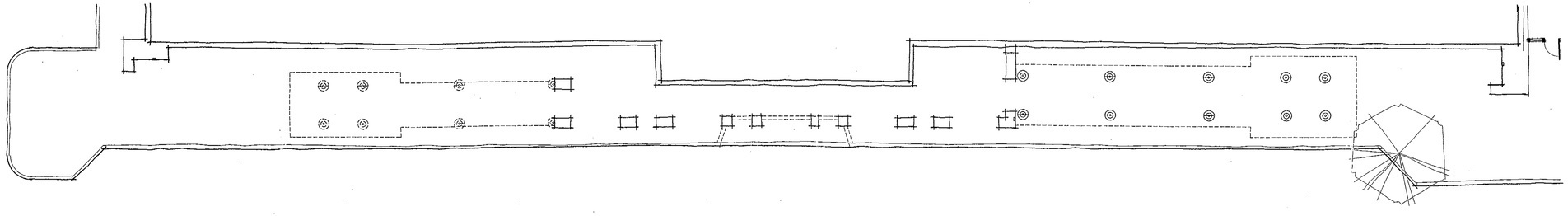
ISSUE DATE
12/3/99

PROJECT NUMBER
99073

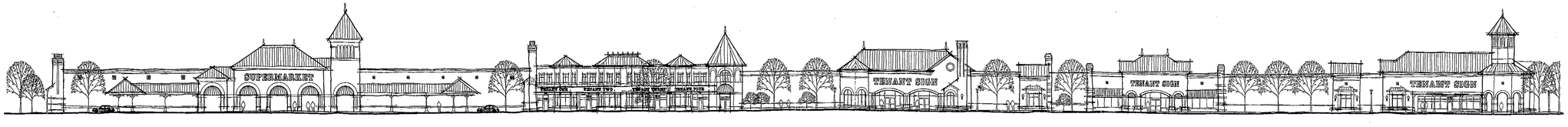
Sheet 4 of 8

M-10004

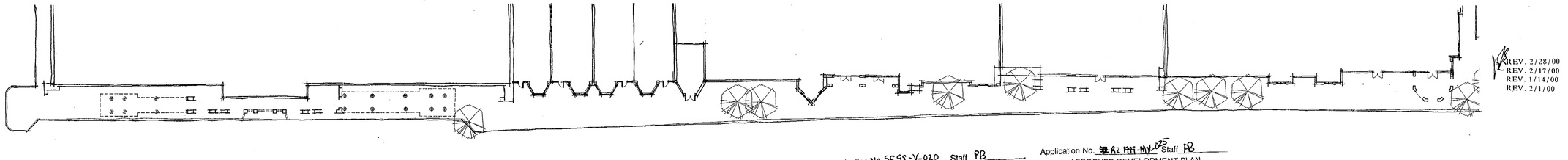
1 PARTIAL ILLUSTRATIVE ELEVATION
SCALE: 3/32" = 1'-0"



2 PARTIAL SIDEWALK PLAN
SCALE: 3/32" = 1'-0"



3 OVERALL ILLUSTRATIVE ELVATION
SCALE: 1/64" = 1'-0"



4 OVERALL ILLUSTRATIVE SIDEWALK PLAN
SCALE: 1/64" = 1'-0"

Application No. SE 99-V-020 Staff PB
APPROVED (SP) / SP PLAN
SEE DEV CONDS DATED
Date of (BOS) (BZA) approval 4/24/00
Sheet 5 of 8

Application No. SE 82-M-095 Staff PB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 4/18/00
Date of (BOS) (PC) approval 4/24/00
Sheet 5 of 8

ROUNDS VANDUZER
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ILLUSTRATIVE ELEVATIONS

LORTON STATION SOUTH
RETAIL DEVELOPMENT
FAIRFAX COUNTY, VIRGINIA

REVISIONS

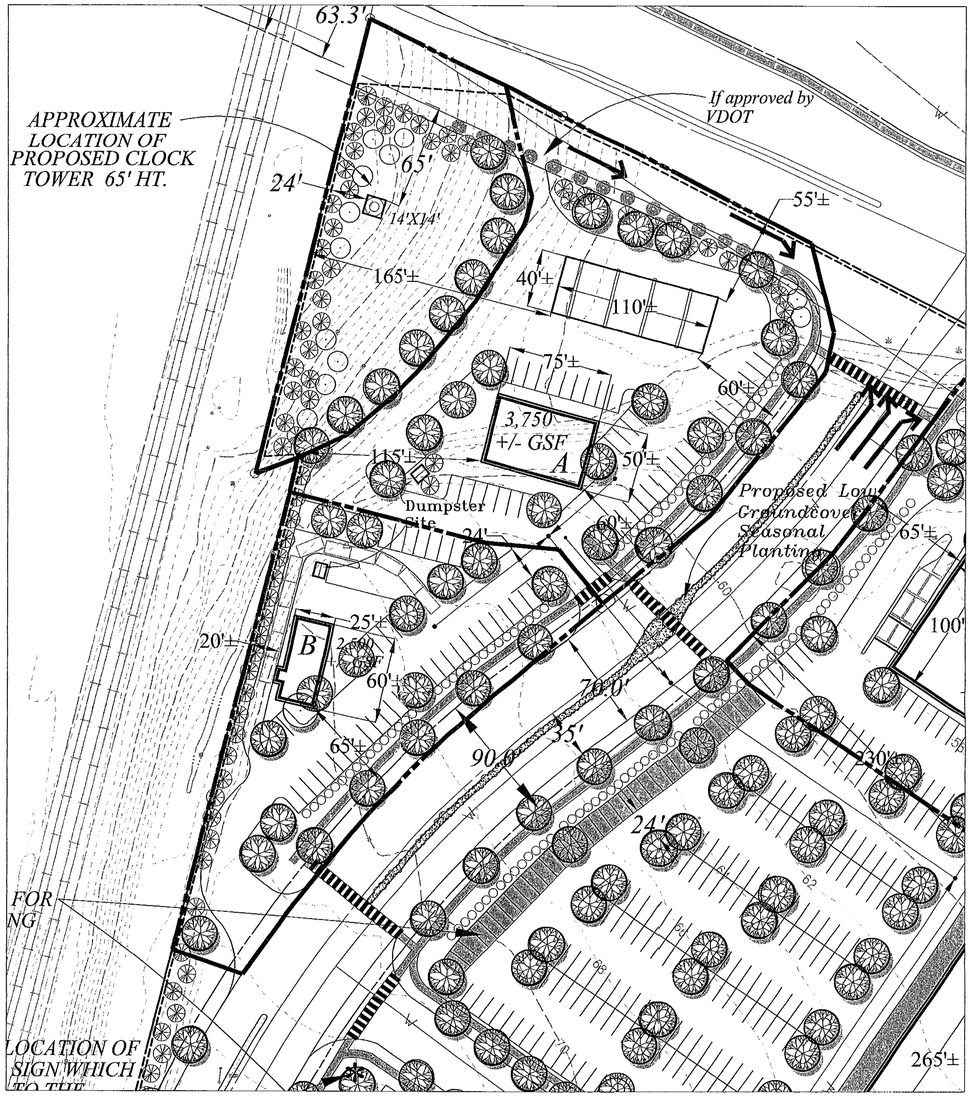
△	DATE
	REV. 2/28/00
	REV. 2/17/00
	REV. 1/14/00
	REV. 2/1/00

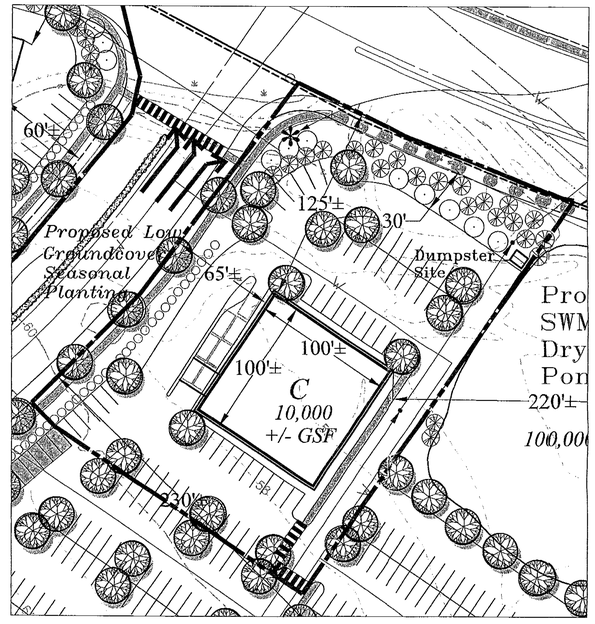
ISSUE DATE
12/3/99

PROJECT NUMBER
99073

Sheet 5 of 8

M-10004





LEGEND

- PROPOSED SHADE/STREET TREES
- PROPOSED ORNAMENTAL TREE
- PROPOSED EVERGREEN TREE
- PROPOSED EVERGREEN AND/OR DECIDUOUS SHRUB
- PROPOSED LOW GROUNDCOVER/SEASONAL PLANTING

Application No. SE 99-V-020 Staff PB
APPROVED (SP) / SP PLAN
SEE DEV CONDS DATED ____
Date of (BOS) (BZA) approval 4/24/00
Sheet 6 of 8

Application No. RZ 99-MV-025 Staff PB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 4/18/00
Date of (BOS) (PC) approval 4/24/00
Sheet 6 of 8

REV. 2/28/00
REV. 2/17/00
REV. 2/1/00
REV. 1/14/00

COMMONWEALTH OF VIRGINIA
JAN F. KOMATS
No. 19406
2-29-00
PROFESSIONAL ENGINEER

ENGINEER'S SEAL & SI

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

SPECIAL EXCEPTION USES - 50' SCALE

LORTON SOUTH STATION COMMERCIAL CENTER

MOUNT VERNON DISTRICT FAIRFAX COUNTY, VIRGINIA

DRAWN BY	JMC
DESIGNED BY	DC
CHECKED BY	LAM
DATE	DEC. 30, 1999
SCALE	1" = 50'
PLAN NUMBER	
ZONED	
SHEET	6 OF 8
FILE NUMBER	M-10004

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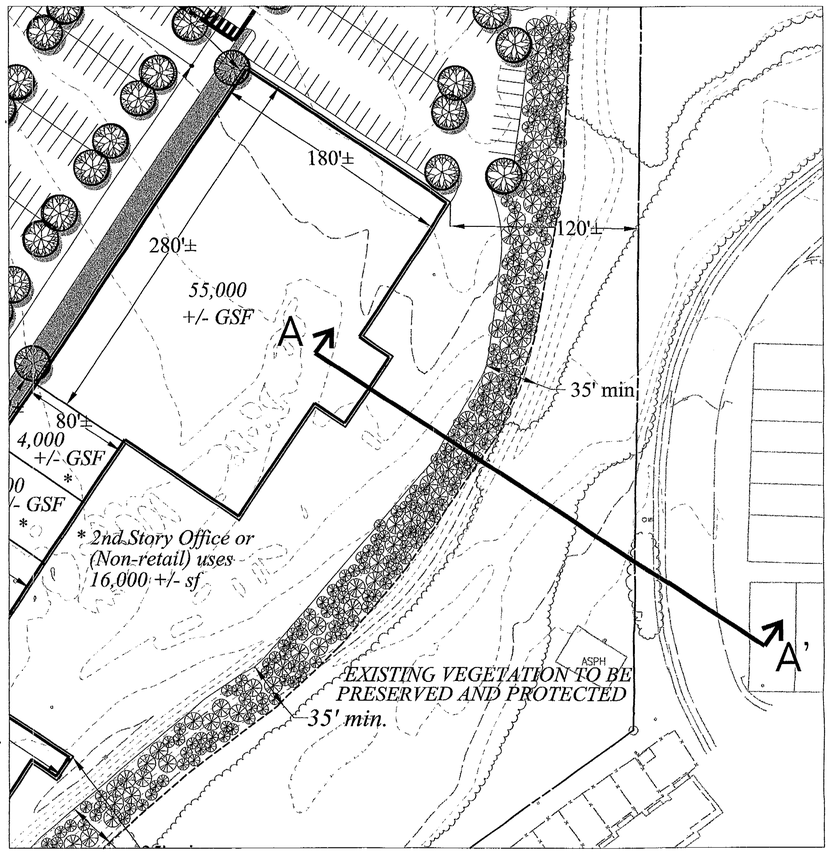
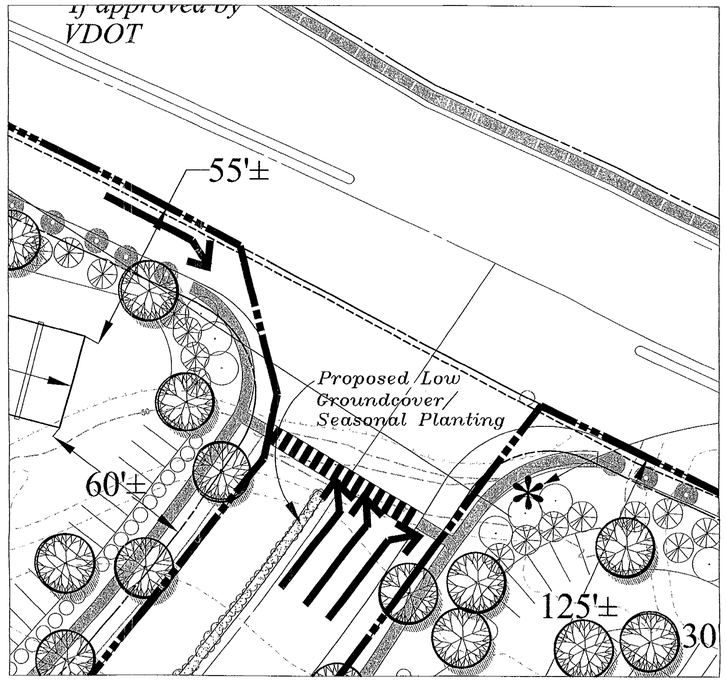


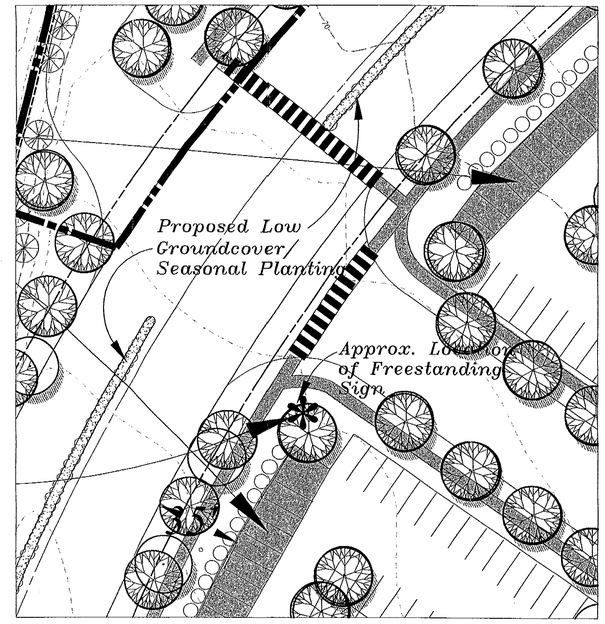
ENLARGEMENT
SCALE: 1" = 50'



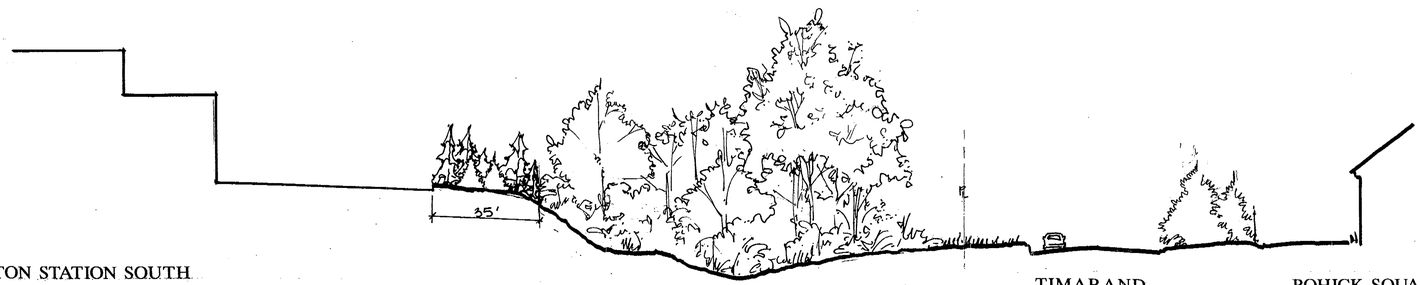
ENTRY ENLARGEMENT
SCALE: 1" = 30'

LEGEND

- PROPOSED SHADE/STREET TREES
- PROPOSED ORNAMENTAL TREE
- PROPOSED EVERGREEN TREE
- PROPOSED EVERGREEN AND/OR DECIDUOUS SHRUB
- PROPOSED LOW GROUNDCOVER/SEASONAL PLANTING



LANDSCAPE ENLARGEMENT
SCALE: 1" = 30'



LORTON STATION SOUTH
COMMERCIAL CENTER

SECTION A–A'
SCALE: 1" = 20'

TIMARAND DRIVE

POHICK SQUARE

Application No. RZ 99-MV-025 Staff PB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 4/18/00
Date of (BOS) (PC) approval 4/24/00
Sheet 7 of 8

Application No. SE 99-V-020 Staff PB
APPROVED (SE) / SP PLAN
SEE DEV CONDS DATED
Date of (BOS) (BZA) approval 4/24/00
Sheet 7 of 8

REV. 2/28/00

COMMONWEALTH OF VIRGINIA
JRI F. KOVATS
No. 19406
2-17-00
PROFESSIONAL ENGINEER

ENGINEER'S SEAL & SIGNATURE

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

LANDSCAPE DETAILS AND SECTION A-A'
LORTON SOUTH STATION COMMERCIAL CENTER
FAIRFAX COUNTY, VIRGINIA
MOUNT VERNON DISTRICT

DRAWN BY	JMC
DESIGNED BY	DC
CHECKED BY	LAM
DATE	DEC. 30, 1999
SCALE	AS SHOWN
PLAN NUMBER	
ZONED	
SHEET	7 OF 8
FILE NUMBER	M-10004

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APPROVED SIDEWALKS / TRAILS
TO BE CONSTRUCTED BY OTHERS

PROPOSED SIDEWALKS / TRAILS

PROPOSED SIDEWALKS / TRAILS TO BE
PROVIDED WITH RZ 1999-MV-057

Application No. RZ99-MV-025 Staff PB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 4/11/00
Date of (BOS) (PC) approval 4/24/00
Sheet 8 of 8

Application No. SE 99-V-020 Staff PB
APPROVED (SP) / SP PLAN
SEE DEV CONDS DATED
Date of (BOS) (BZA) approval 4/24/00
Sheet 8 of 8

REV. 2/28/00
REV. 2/17/00
REV. 1/14/00
REV. 2/1/00

COMMONWEALTH OF VIRGINIA
JOHN T. KOKATS
No. 19406
12-28-99
PROFESSIONAL ENGINEER

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☎(703) 849-0100 FAX (703) 849-0118

OVERALL PERDESTRAIN CIRCULATION ILLUSTRATIVE
LORTON SOUTH STATION COMMERCIAL CENTER
MOUNT VERNON DISTRICT FAIRFAX COUNTY, VIRGINIA

DRAWN BY	JMC
DESIGNED BY	KLH
CHECKED BY	LAM
DATE	DEC. 28, 1999
SCALE	1" = 400'
PLAN NUMBER	
ZONED	
SHEET	8 OF 8
FILE NUMBER	M-10004

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