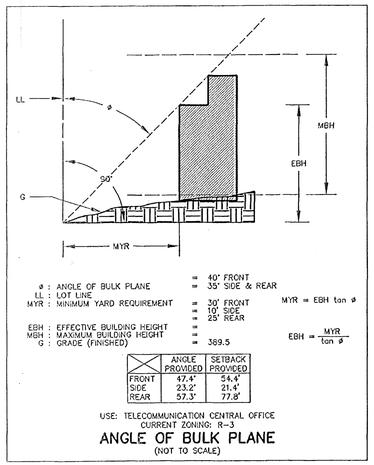
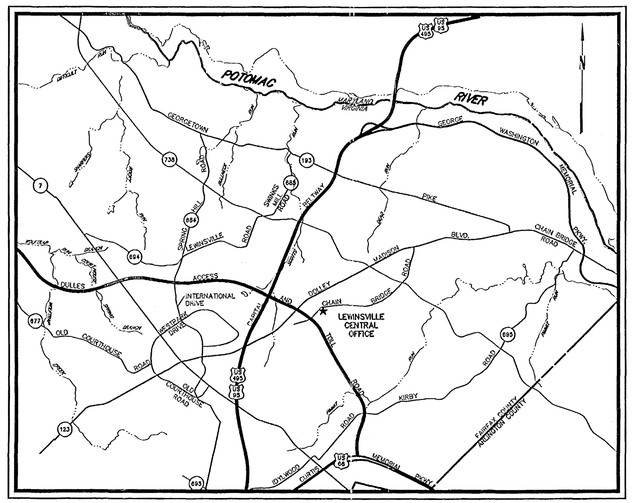
SPECIAL EXCEPTION AMENDMENT PLAT
VERIZON – LEWINSVILLE CENTRAL OFFICE
SEA 97-D-020



	ANGLE PROVIDED	SETBACK PROVIDED
FRONT	47.4°	54.4'
SIDE	23.2°	21.4'
REAR	57.3°	77.8'

USE: TELECOMMUNICATION CENTRAL OFFICE
CURRENT ZONING: R-3

ANGLE OF BULK PLANE
(NOT TO SCALE)



VICINITY MAP SCALE: 1"=5,000'

GENERAL NOTES:

1. THE PROPERTY DELINEATED ON THIS PLAT CONTAINS 2.5433 ACRES AND IS LOCATED ON FAIRFAX COUNTY TAX MAP 30-3-((1))-46. THE PROPERTY IS ZONED R-3 AND IS CURRENTLY USED AS A TELECOMMUNICATIONS CENTRAL OFFICE.
2. THE APPROVAL OF THIS SPECIAL EXCEPTION APPLICATION IS REQUESTED FOR CATEGORY 1, LIGHT PUBLIC UTILITY USES FOR TELECOMMUNICATION FACILITIES.
3. BOUNDARY INFORMATION IS FROM A SURVEY PREPARED BY TRI-TEK ENGINEERING.
4. TOPOGRAPHY INFORMATION SHOWN HEREON IS BASED ON A FIELD SURVEY BY TRI-TEK ENGINEERING.
5. THE PROPERTY DELINEATED ON THIS PLAT IS NOW IN THE NAME OF THE CHESAPEAKE AND POTOMAC TELEPHONE COMPANY OF VIRGINIA, RECORDED IN DEED BOOK 1381 AT PAGE 100 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
6. THIS SITE IS TO BE SERVED BY PUBLIC WATER AND PUBLIC SANITARY SEWER.
7. OFF STREET PARKING AND LOADING IS PROVIDED IN ACCORDANCE WITH ARTICLE 11 OF THE FAIRFAX COUNTY ZONING ORDINANCE. (SEE SHEET 2)
8. THE PROPOSED DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS OF FAIRFAX COUNTY, EXCEPT THE FOLLOWING:
   A) PER SECTION 9-104, THIS USE SHALL NOT HAVE TO COMPLY WITH THE LOT SIZE REQUIREMENTS OR BULK REGULATIONS SET FORTH BY THE ZONING DISTRICT.
   B) A MODIFICATION OF THE REQUIREMENT TO PROVIDE TRANSITIONAL SCREENING AND BARRIERS AROUND THE PERIMETER OF THE SITE WILL BE REQUESTED AS PART OF THIS SPECIAL EXCEPTION APPLICATION.
   C) A WAIVER OF THE REQUIREMENT TO PERMIT THE EXISTING SIDEWALK TO REMAIN IN LIEU OF PROVIDING A TRAIL ACROSS THE FRONTAGE OF THE SITE.
9. THIS PLAN IS COMPATIBLE WITH THE ADOPTED COMPREHENSIVE PLAN OF FAIRFAX COUNTY AND ADJACENT DEVELOPMENT.
10. THE PROPOSED DEVELOPMENT IS NOT ANTICIPATED TO HAVE ANY ADVERSE EFFECT ON ADJACENT OR NEIGHBORING PROPERTIES.
11. THE SITE IS CURRENTLY DEVELOPED AND USED AS A TELECOMMUNICATIONS FACILITY. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO GENERAL AREAS THAT HAVE SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION AND PRESERVATION.
12. THIS SITE DOES NOT HAVE AREA SUBJECT TO 100 YEAR FLOODING OR EQC CRITERIA.
13. IMPROVEMENTS ASSOCIATED WITH THIS APPLICATION ARE NOT ANTICIPATED TO CREATE ANY INCREASE IN STORMWATER RUNOFF. FURTHER, THE CHANGES TO THIS PLAN WILL NOT REQUIRE A SITE PLAN TO BE SUBMITTED. AS SUCH, NO STORMWATER MANAGEMENT PEAK/BMP CONTROLS ARE REQUIRED.
14. DEVELOPMENT OF THIS PROJECT SHALL COMMENCE AT SUCH TIME AS APPROPRIATE COUNTY APPROVALS HAVE BEEN OBTAINED.
15. TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THERE IS NO EVIDENCE OF ANY GRAVE, OBJECT OR STRUCTURE MARKING A PLACE OF BURIAL.
16. TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES THAT ARE TO BE GENERATED, UTILIZED, STORED, TREATED AND/OR DISPOSED OF ON THIS SITE WITH THE EXCEPTION OF DIESEL STORAGE TANKS USED FOR THE ONSITE GENERATORS.
17. SIGNAGE ONSITE SHALL BE PROVIDED IN ACCORDANCE WITH APPLICABLE STANDARDS SET FORTH BY THE COUNTY OF FAIRFAX.
18. BASED ON AVAILABLE RECORDS, THE EXISTING STRUCTURES WERE CONSTRUCTED IN 1968 AND ADDITION ADDED IN 1974. A GENERATOR ENCLOSURE BUILDING WAS CONSTRUCTED IN 1998.
19. NO EASEMENTS HAVE BEEN IDENTIFIED ON THE PROPERTY THAT ARE IN EXCESS OF 25 FT.

SHEET INDEX:

1. COVER SHEET
2. SPECIAL EXCEPTION AMENDMENT PLAT
3. EXISTING VEGETATION MAP
4. DETAILS AND CROSS SECTIONS

ation No. SEA97-D-020-2 Staff P. Braham
APPROVED SE SP PLAN
SEE DEV CONDS DATED 10/10/07
Date of BOS (BZA) approval 10/15/07
Sheet 1 of 4

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Zoning Evaluation Division

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COMMONWEALTH OF VIRGINIA
THEODORE D. BRITT
No. 023503
8-22-07
PROFESSIONAL ENGINEER

VERIZON – LEWINSVILLE CENTRAL OFFICE
FAIRFAX COUNTY, VIRGINIA
DRANESVILLE DISTRICT

COVER SHEET

DATE	REVISION
7/27/07	PER COUNTY COMMENTS:
8/13/07	PER COUNTY COMMENTS:
8/22/07	PER COUNTY COMMENTS:

PM: TDB SCALE: NONE
PE: TDB DATE: 6/18/07
CO: MSO SHEET 1 OF 4

F-1889

O:\drawings\F-1889\plots\SEP201889-01-SEP2.dwg, 8/22/2007 2:49:48 PM, SOlson, 6004 Wide Format HDI.pc3, 1:1, TRI-TEK Engineering, Inc.
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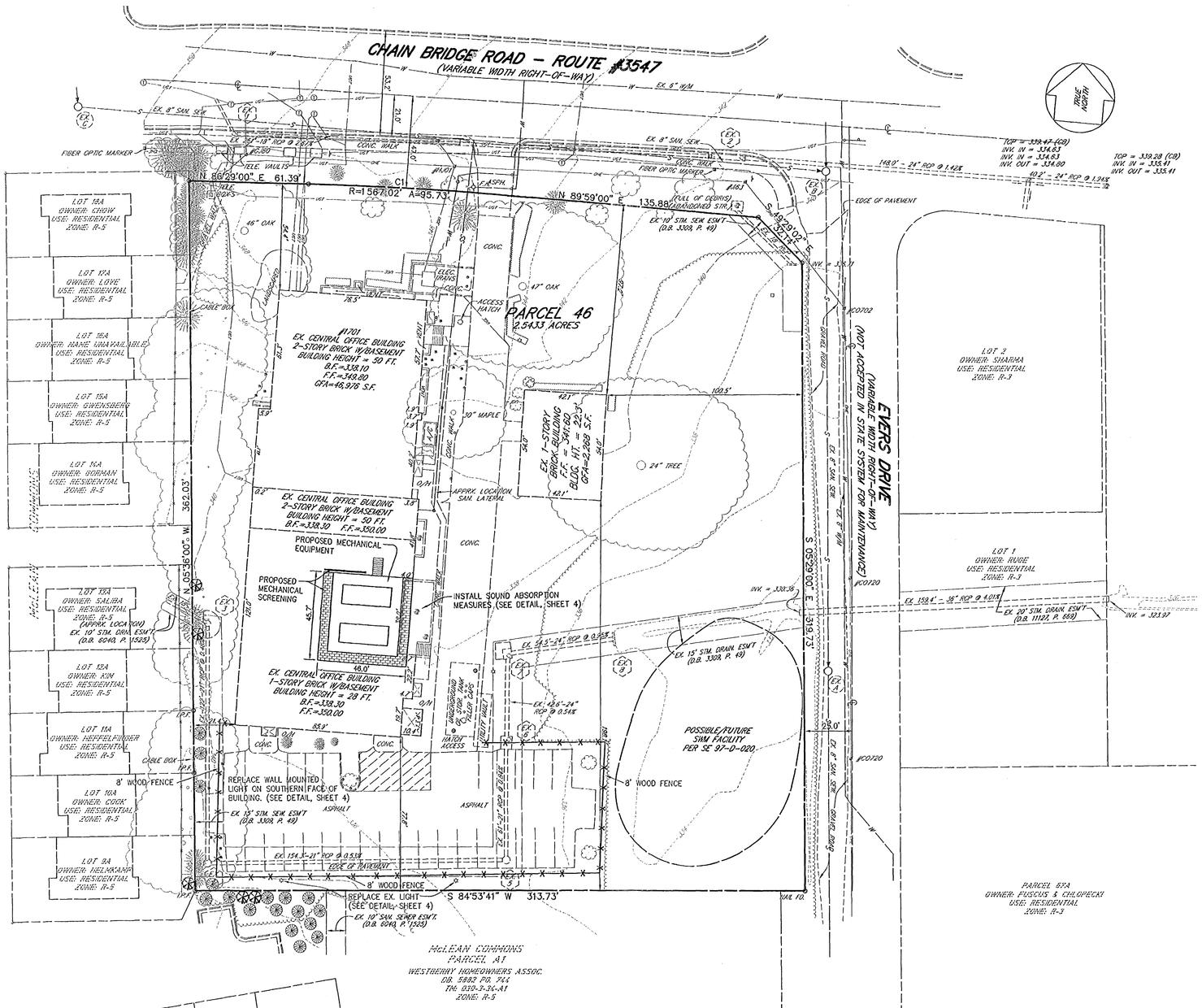
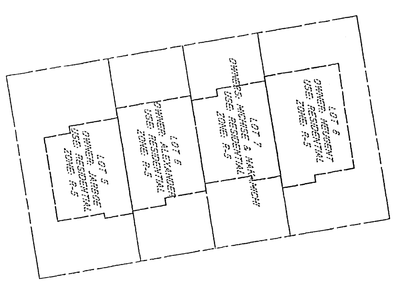


CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHD. BRG.
C1	95.73'	1587.02'	03°30'01"	47.88'	95.72'	S88°13'55"W



SITE DATA:

- TAX MAP LOCATION: 30-3-((1))-46
- SITE ADDRESS: 1701 CHAIN BRIDGE ROAD
- TOTAL SITE AREA: 2.5433 ACRES OR 110,786 S.F.
- ZONING: R-3
- PROPOSED USE: TELECOMMUNICATION FACILITY – CATEGORY 1
  SPECIAL EXCEPTION – LIGHT PUBLIC UTILITY USE
- BUILDING AREA:
  EXISTING: 49,244 S.F.
  PROPOSED: 0 S.F.
  TOTAL: 49,244 S.F.

SITE TABULATIONS:

	REQUIRED:	PROPOSED:
• LOT SIZE REQUIREMENTS:		
LOT AREA:	10,500 SF	110,786 S.F.
LOT WIDTH:	80 LF	315 LF
• BULK REGULATIONS:		
BUILDING HEIGHT:	60 FT.	50 FT.
YARD REQUIREMENTS:		
FRONT:	CONTROLLED BY A 40° ANGLE OF BULK PLANE, BUT NOT LESS THAN 30 FT.	54.4 FT.
SIDE:	CONTROLLED BY A 35° ANGLE OF BULK PLANE, BUT NOT LESS THAN 10 FT.	21.4 FT.
REAR:	CONTROLLED BY A 35° ANGLE OF BULK PLANE, BUT NOT LESS THAN 25 FT.	77.8 FT.
F.A.R.:	0.30	0.45*

*NOTE: PER SECTION 9-104, THIS USE SHALL NOT HAVE TO COMPLY WITH WITH THE BULK REGULATIONS SET FORTH BY THE ZONING DISTRICT.

- PARKING SCHEDULE:
  REQUIRED: 1 SPACE PER EMPLOYEE ON MAJOR SHIFT (12 EMPLOYEES) PLUS 1 SPACE PER COMPANY VEHICLE AND PIECE OF MOBILE EQUIPMENT (NONE) = 12 SPACES
  PROVIDED: 27 SPACES
- OPEN SPACE: 70,750 S.F. OR 64%

LANDSCAPE SCHEDULE

EXISTING EVERGREEN TREES PLANTED BY VERIZON

PROPOSED EVERGREEN TREES TO BE PLANTED BY VERIZON

EVERGREENS (6'-8')

WHITE PINE, AUSTRIAN PINE, NORWAY SPRUCE, LEYLAND CYPRESS, CANADIAN HEMLOCK FOSTERS HOLLY, AMERICAN HOLLY, AMERICAN ARBORVITAE, EASTERN RED CEDAR

...ation No. SE 97-D-020-2 Staff P. Braham
APPROVED SE/SP PLAN
SEE DEV CONDS DATED 10/10/07
Date of (BOS) (BZA) approval 10/15/07
Sheet 2 of 4

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COMMONWEALTH OF VIRGINIA
THEODORE D. BRIGGS
No. 023803
8-22-07
PROFESSIONAL ENGINEER

VERIZON – LEWINSVILLE CENTRAL OFFICE

DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SPECIAL EXCEPTION AMENDMENT PLAT

DATE	REVISION
7/27/07	PER COUNTY COMMENTS.
8/13/07	PER COUNTY COMMENTS.
8/22/07	PER COUNTY COMMENTS.

PM: TDB SCALE: 1"=30'
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CO: MSO SHEET 2 OF 4

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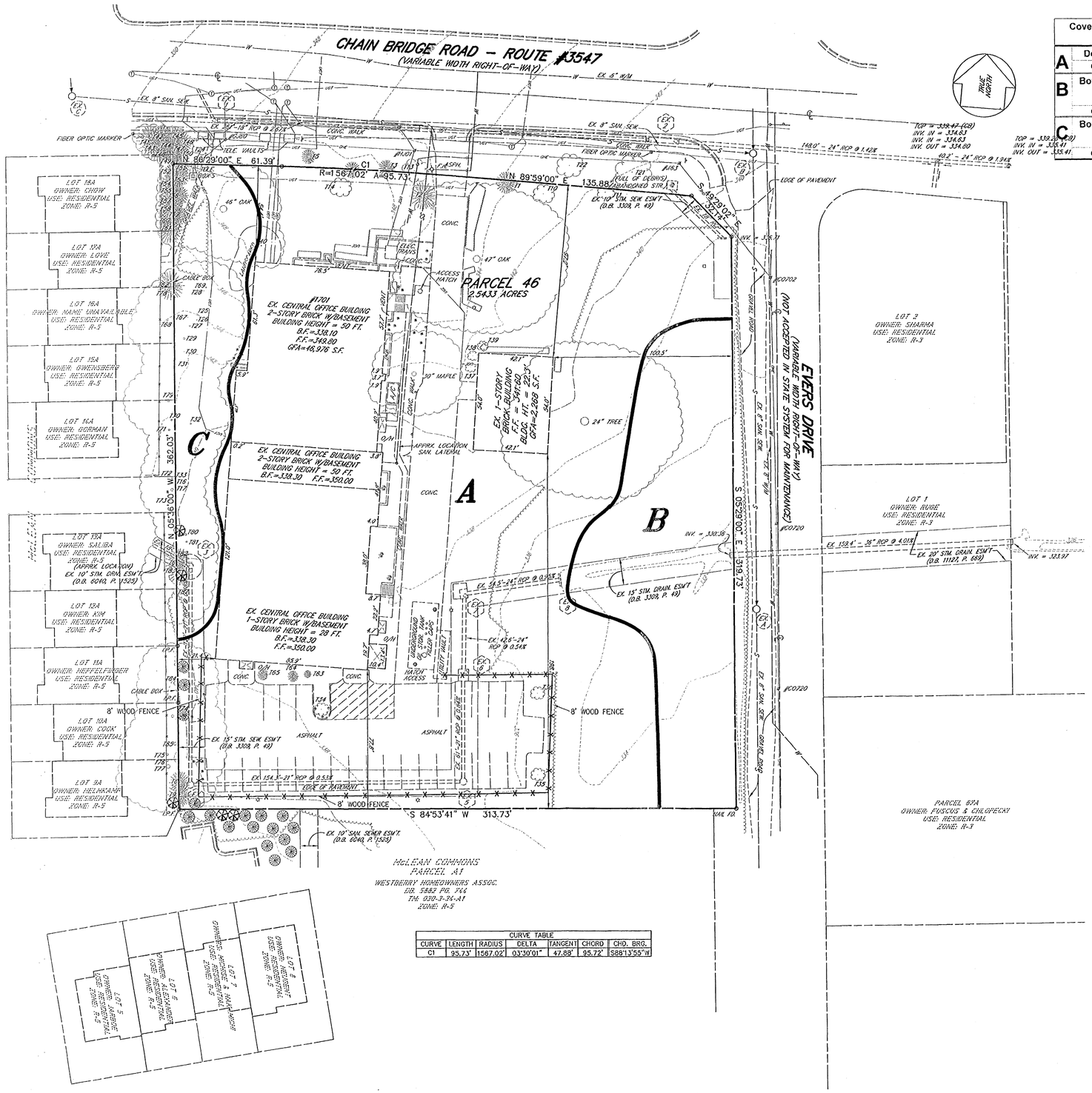
F-1889

Existing Vegetation Map

Verizon on Chainbridge Road

	Cover Type	Primary Species	Understory Species	Successional Stage	Condition	Area
A	Developed	*Quercus phellos*	lawn and landscape	N/A	very good	1.98 ACRES
	Comments	Two specimen quality willow oaks.				
B	Bottomland Forest	*Acer saccharinum, Robinia pseudoacacia, Acer rubrum, Liriodendron tulipifera, Morus alba*	*Lonicera japonica Rhus raidcans, Rosa multiflora, Hedera helix*	sub-climax	fair to good	0.36 ACRES
	Comments	young regrowth in wet area				
C	Bottomland Forest	*Acer saccharinum, Robinia pseudoacacia, Morus alba*	weeds and lawn; a few *Lindera benzoin*	sub-climax	poor	0.20 ACRES
	Comments	young regrowth				



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C1	95.73'	1567.02'	03°30'01"	47.88'	95.72'	S88°13'55"W

TREE TABLE

T1	3" PINE
T2	4" PINE
T3	4" PINE
T4	4" PINE
T5	2" PINE
T6	5" PINE
T7	4" PINE
T8	7" PINE
T9	5" PINE
T10	2" OAK
T11	2" OAK
T12	47" OAK
T13	2" OAK
T14	2" OAK
T15	46" OAK
T16	5" OAK
T17	17" OAK
T18	2" OAK
T19	2" OAK
T20	3" OAK
T21	3" TREE
T22	2" TREE
T23	24" TREE
T24	1" TREE
T25	11" TREE
T26	7" TREE
T27	8" TREE
T28	3" TREE
T29	13" TREE
T30	2" TREE
T31	11" TREE
T32	9" TREE
T33	10" TREE
T34	1" TREE
T35	1" TREE
T36	1" TREE
T37	1" HOLLY
T38	1" HOLLY
T39	1" HOLLY
T40	5" DOGWOOD
T41	8" CEDAR
T42	8" CEDAR
T43	7" CEDAR
T44	5" CEDAR
T45	8" CEDAR
T46	9" CEDAR
T47	5" CEDAR
T48	1" CEDAR
T49	5" CEDAR
T50	5" CEDAR
T51	7" CEDAR
T52	6" CEDAR
T53	5" CEDAR
T54	8" CEDAR
T55	6" CEDAR
T56	4" CEDAR
T57	8" CEDAR
T58	6" CEDAR
T59	4" CEDAR
T60	7" CEDAR
T61	5" CEDAR
T62	7" CEDAR
T63	2" CEDAR
T64	2" CEDAR
T65	2" CEDAR
T66	2" CEDAR
T67	4" CHERRY
T68	13" LOCUST
T69	9" LOCUST
T70	10" LOCUST
T71	11" LOCUST
T72	7" LOCUST
T73	9" LOCUST
T74	19" LOCUST
T75	15" LOCUST
T76	13" LOCUST
T77	25" LOCUST
T78	13" MAP.
T79	18" MAP.
T80	13" MAP.
T81	10" MAP.
T82	4" MAP.
T83	17" MAP.
T84	29" MAP.
T85	19" MAP.
T86	30" MAP.
T87	24" POP.
T88	17" POP.

LANDSCAPE SCHEDULE

EXISTING EVERGREEN TREES PLANTED BY VERIZON

PROPOSED EVERGREEN TREES TO BE PLANTED BY VERIZON

EVERGREENS (6'–8')

WHITE PINE, AUSTRIAN PINE, NORWAY SPRUCE, LEYLAND CYPRESS, CANADIAN HEMLOCK FOSTERS HOLLY, AMERICAN HOLLY, AMERICAN ARBORVITAE, EASTERN RED CEDAR

ation No. SEA 97-D-020-2 Staff P. Braham
APPROVED (SE) SP PLAN
SEE DEV CONDS DATED 10/10/07
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FAIRFAX COUNTY, VIRGINIA
DRANESVILLE DISTRICT

EXISTING VEGETATION MAP

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F-1889

Wall Director®

Table of Contents

Horizontal Lamp	2
Five Distributions	3
Adjustability	4
Efficiency / Uniformity	5
Mechanical Design Features	6
Installation and Maintenance	7
UP and DOWN Applications	8
WALL GRAZER Applications	9
WD18 Ordering Information	10-11
WD14 Ordering Information	12-13
Luminaire Specifications	14
Option Specifications	15
Lamp and Electrical Guide	16-17
Application Engineering Services	17

ISO 9001:2000

KIM LIGHTING
SITE / AREA
PARKING STRUCTURE
ROADWAY
ARCHITECTURAL FLOOD
ACCENT
LANDSCAPE

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www.kimlighting.com

Star View. compliant

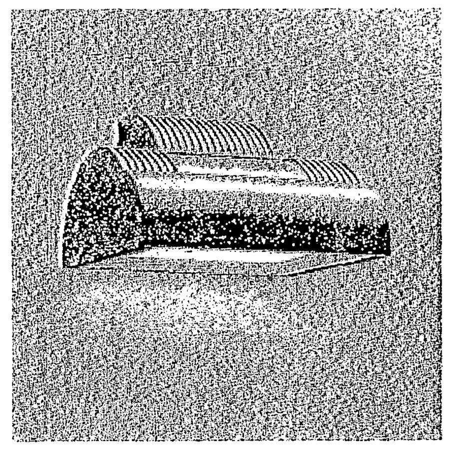
Hubbell Lighting, Inc.

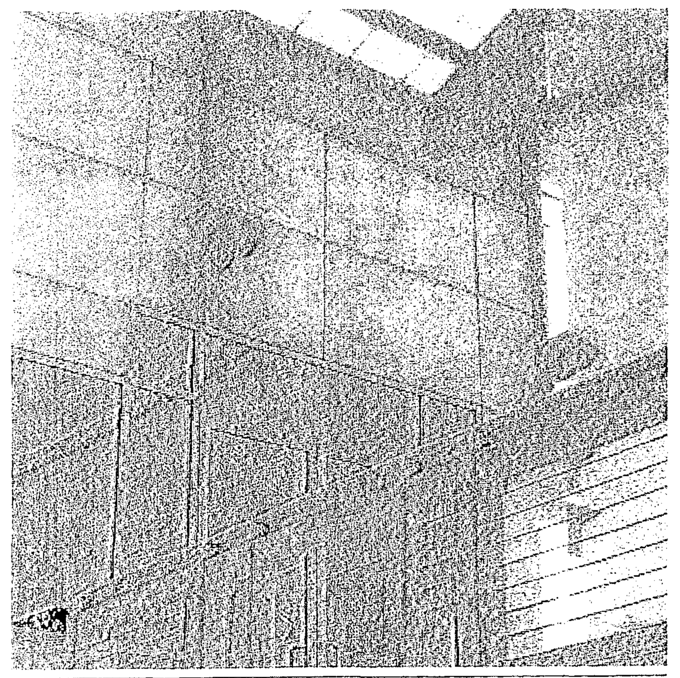
Printed in U.S.A.
5504506156
Version 1.0 (6/06)

The Wall Director is a refreshing and innovative approach to lighting ground surfaces, canopies, ceilings, and architectural features from a wall mounted luminaire.

Every aspect of its form expresses the functional qualities engineered into the design. Yet, its flowing lines extend from the wall like a sconce, while simple geometry complements the architectural surface.

Combined with performance optics, total cutoff, adjustability and invertible mounting, the Wall Director embodies the ultimate architectural wall luminaire.



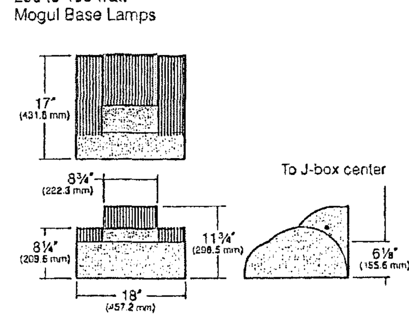


Luminaire Specifications

WD18 and WD14 Models

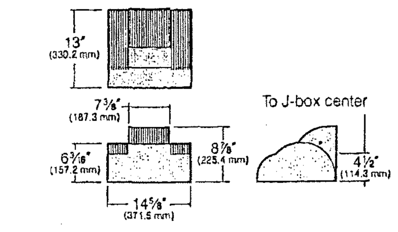
Dimensions

WD18 Model
250 to 400 watt
Mogul Base Lamps



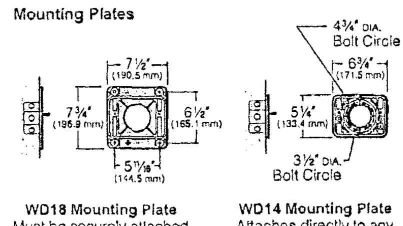
Maximum fixture weight (400HPS) = 43 lbs

WD14 Model
42 to 175 watt
Medium Base Lamps



Maximum fixture weight (150HPS) = 26 lbs

Mounting Plates



WD18 Mounting Plate
Must be securely attached to wall outside the J-box perimeter

WD14 Mounting Plate
Attaches directly to any standard 4" J-box (by others)

Reflector Housing: One-piece die-cast, low copper alloy (<0.6% Cu) aluminum with integral cooling fins. Rotates against ballast housing to provide 10° of adjustment with degree markers cast into the housing. At 0° adjustment, lens is totally concealed from view above horizontal with fixture aimed downward.
Ballast Housing: One-piece die-cast, low copper alloy (<0.6% Cu) aluminum with integral cooling fins. Fastens to mounting plate with keyhole slots freeing both hands for securing and wiring. One stainless steel socket-head screw on each side of housing frees the reflector housing to rotate for aiming. Tightening the screws locks the two housings together with sealing provided by a silicone gasket. For visual aiming, adjustment may be accomplished with the fixture on.
Lens Frame: One-piece die-cast, low copper alloy (<0.6% Cu) aluminum with integral hinges and stainless steel pins. Two stainless steel quarter-turn fasteners secure lens frame to reflector housing with sealing provided by a one-piece extruded and vulcanized silicone gasket. Lens is clear flat ³⁄₁₆" thick tempered glass sealed to lens frame with a silicone gasket and retainer clips. For UP models, lens is mounted flush with frame for water run off, and is silicone sealed.
Type II, III, and IV Reflector Module: Specular Alzak® optical segments are rigidly mounted within a die-cast aluminum enclosure that attaches to the housing by a no-tool quick-disconnecting hinge and fastener. For WD14 models all sockets are porcelain medium base rated 4KV. For WD18 models all sockets are mogul base with HPS and PMH rated 4KV, and MH versions have pin-oriented sockets with molded silicone lamp stabilizers. All modules are factory prewired with a quick-disconnect plug for mating to the ballast. Available in three light distributions, all interchangeable within the same housing.
Wall Grazer Reflector Module: Specular Alzak® optical segment is rigidly formed into a self-contained module which attaches to the housing by a no-tool quick-disconnecting hinge and fastener. Black louver vanes run parallel to the lamp arc for controlling the hot spot directly behind the fixture, and spill light into the atmosphere. For WD14 models all sockets are porcelain medium base rated 4KV. For WD18 models all sockets are porcelain mogul base with HPS and PMH rated at 4KV, and MH versions having pin-oriented sockets with molded silicone lamp stabilizers. All modules are factory prewired with a quick-disconnect plug for mating to the ballast.
Spot Reflector Module: Specular Alzak® optical spun parabola is rigidly mounted to a self-contained module which attaches to the housing by a no-tool quick-disconnecting hinge and fastener. Black internal louvers are provided to control the beam and prevent hot spots directly behind the fixture and spill light into the atmosphere. For WD14 models all sockets are porcelain medium base rated 4KV. For WD18 models all sockets are mogul base with HPS and PMH rated 4KV, and MH versions have pin-oriented sockets with molded silicone lamp stabilizers. All modules are factory prewired with a quick-disconnect plug for mating to the ballast.
Electrical Components: High power factor ballasts are rigidly mounted inside the housing and are factory prewired with a quick-disconnect plug for mating to the socket. Starting temperatures are -40°F for HPS lamp modes and -20°F for MH and PMH lamp modes.
Mounting Plate: For WD14 models, mounting plate attaches directly to any standard 4" junction box. For WD18 models, standard mounting plate is attached to wall (by others) outside the junction box perimeter. All mounting plates are die-cast aluminum with reinforced ribs. Two studs are provided in each plate with flange nuts to allow fixture mounting by keyhole slots. Sealant must be applied (by others) between mounting plate and mounting surface to insure a dry junction box.
Finish/Color: Finish is Super TGIC thermoset polyester powder coat paint, 2.5 mil nominal thickness, applied over a titanated zirconium conversion coating; A.S.T.M. 2500 hour salt spray test endurance rating. Standard colors are Black, Dark Bronze, Light Gray, Platinum Silver, or White. Custom colors are available.
CAUTION: Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury.

Listings and Ratings		
UL cUL 1598	–	25C Ambient
IP66 Rated	CE	ISO 9001:2000

Conventional Shoeboxes

Table of Contents

EKG Ordering Information	2-3
Type 5 Ordering Information	5

KIM LIGHTING
SITE / AREA
PARKING STRUCTURE
ROADWAY
ARCHITECTURAL FLOOD
ACCENT
LANDSCAPE

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RvA Council for Accreditation
Audited to ISO9001 Standards

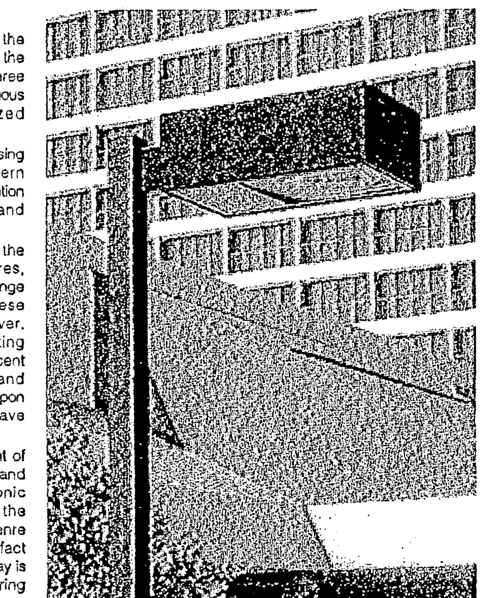
Printed in U.S.A.
5502399214
Version 8/99

The Shoebox
Kim Lighting introduced the Conventional Shoebox, in the form of the EKG, nearly three decades ago. These innocuous products revolutionized site/area luminaire design.

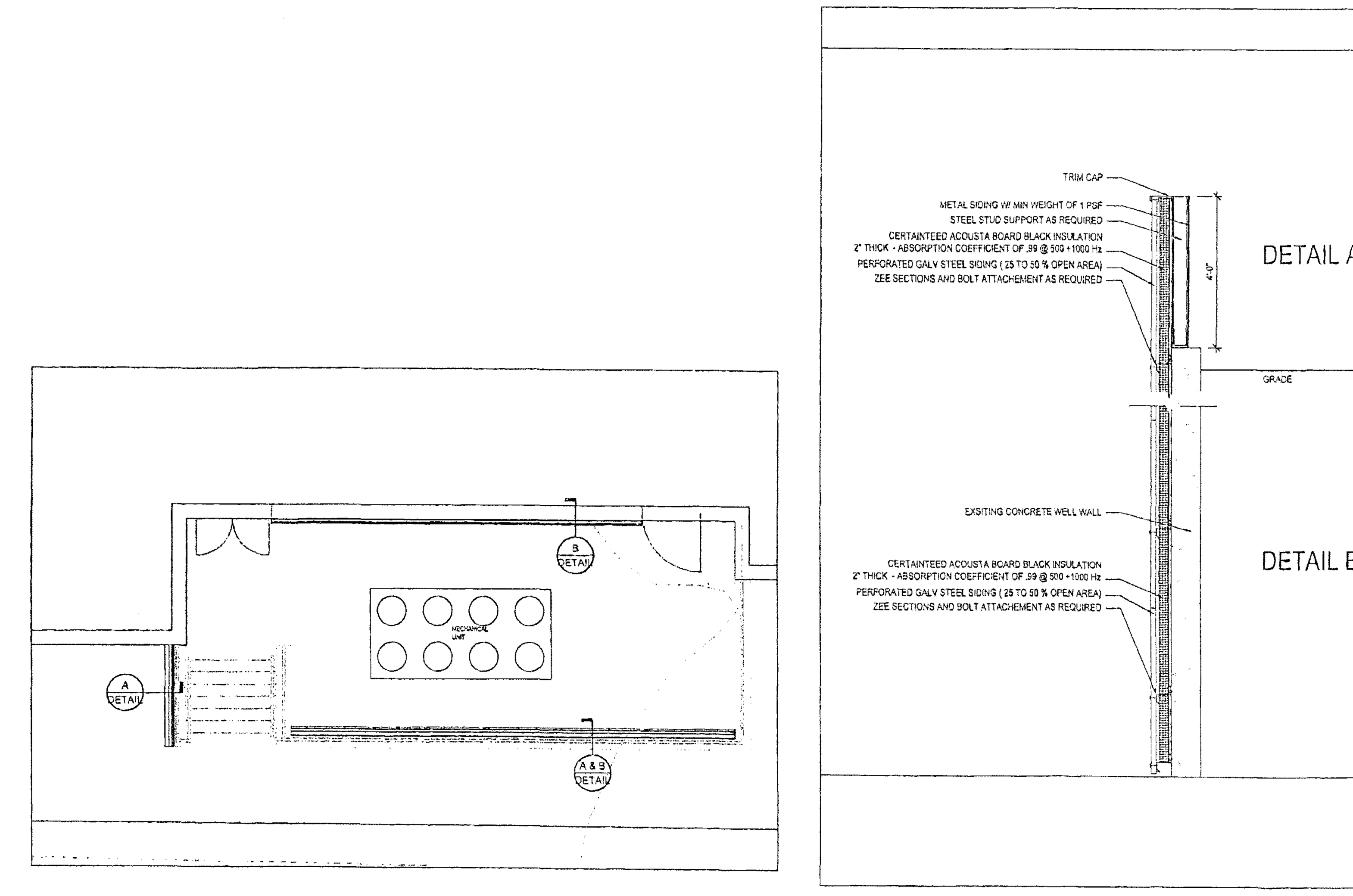
The simple "Shoebox" housing encapsulates the modern principles of optical distribution design, cutoff control, and clean aesthetics.

Since the introduction of the EKG and Type 5 luminaires, Kim has evolved a wide range of products that take these principles further than ever. From the trend-setting Archetype to the most recent Matrix series, the EKG and Type 5 stand as the roots upon which greater designs have grown.

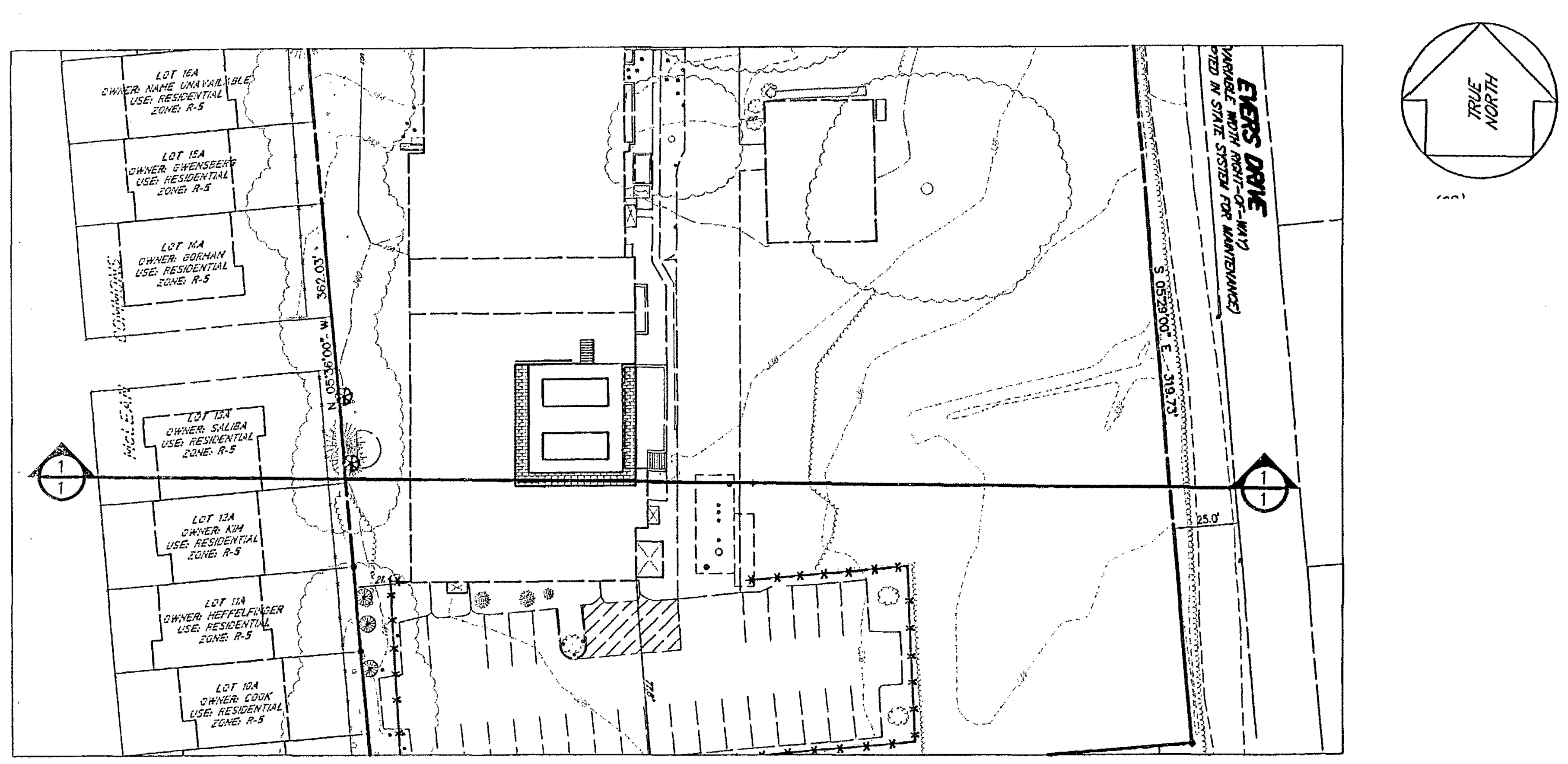
Offered here in the twilight of their lifecycles, the EKG and Type 5 remain iconic representations of the Conventional Shoebox genre that Kim pioneered. The fact they remain in demand today is a testimony to their enduring quality.



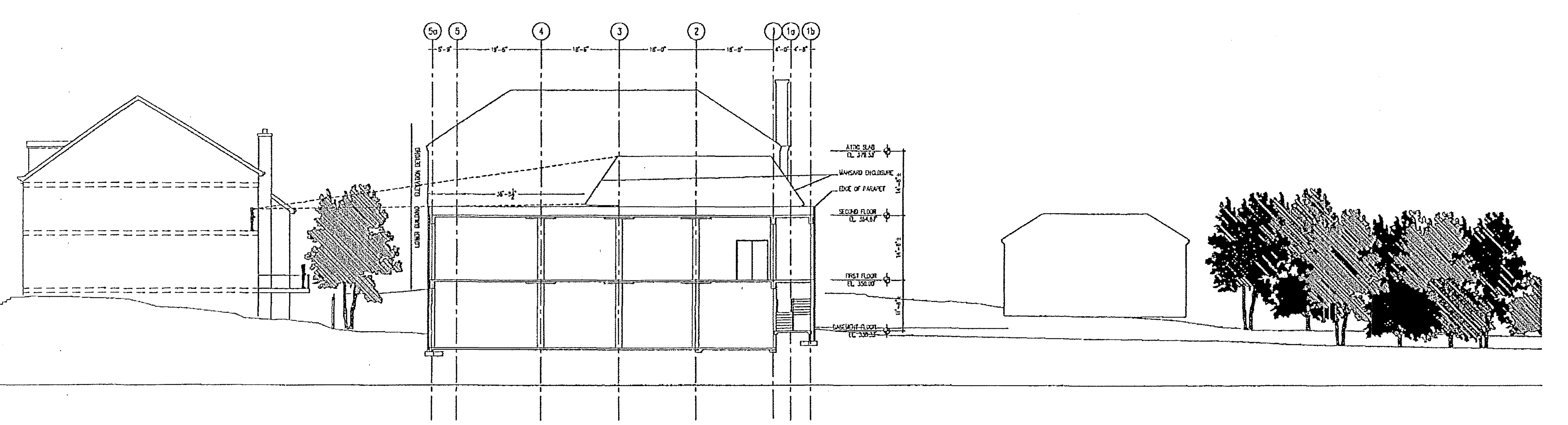
NOTE: THE APPLICANT RESERVES THE RIGHT TO SUBSTITUTE FIXTURE TYPES SO LONG AS THEY MEET THE STANDARDS SET FORTH BY ARTICLE 14, PART 9.



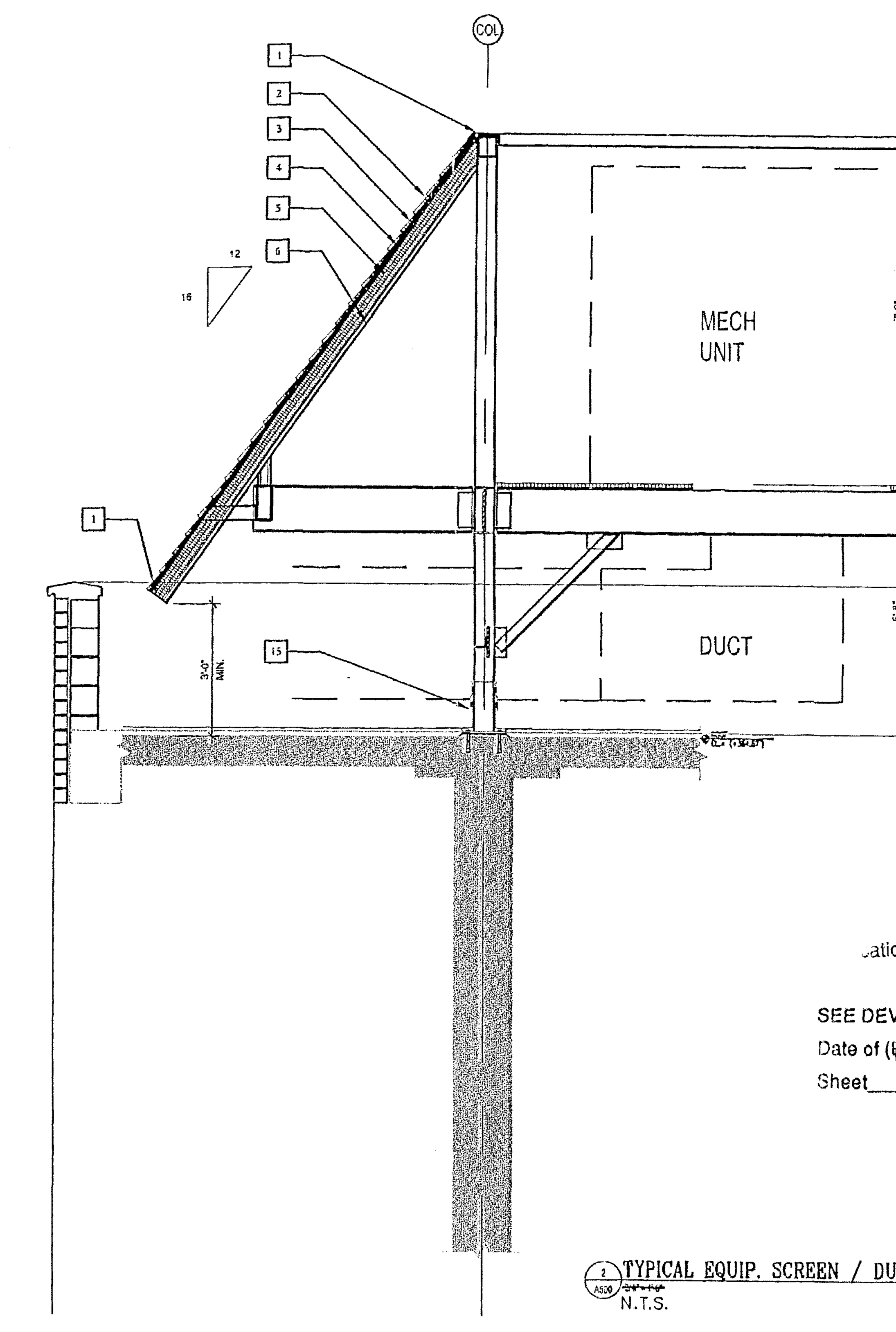
SOUND ABSORPTION DETAIL
N.T.S.



PLAN VIEW
1"=50'



EAST-WEST SITE SECTION
1"=20'



KEYED NOTES:

1. ALUMINUM CAP FLASHING. PROFILE, COLOR AND GUAGE TO MATCH EXISTING BUILDING STANDARD
2. METAL ROOFING TO SIMULATE EXISTING SLATE ROOF IN COLOR AND TEXTURE. BASIS OF DESIGN: STONECREST SLATE STEEL SHINGLES BY METALWORKS. ARCHITECT TO SELECT COLOR
3. SELF-ADHEARING, SELF-HEALING RUBBERIZED MEMBRANE, TYP.
4. ½" DENSGLASS GOLD
5. MIN 4" RIGID OR FIBERGLAS SOUND ABSORBING INSULATION, 3LB/CU FT. NOISE REDUCTION COEFFICIENT, NRC = >0.55. PLACED BETWEEN FRAMING COLD FORMED FRAMING MEMBERS. INSULATION BOARD TO BE FULLY ADHEARD TO DENSGLASS BOARD AND FASTEND WITH 28 GA 6" STIPS @ 24" o.c.
6. 28 GA 6" GALV. METAL STRIP, TYP.
15. CUT EXISTING ROOF TO ACCEPT NEW COLUMN AND RUBBER BOOT SET IN MASTIC, TYP. SEE DETAIL 3/A101

2 / A500 TYPICAL EQUIP. SCREEN / DUNNAGE DETAIL
N.T.S.

...cation No. SEA 97-D-020-2 Staff P. Braham
APPROVED SE / SP PLAN
SEE DEV CONDS DATED 10/10/07
Date of (BOS) (BZA) approval 10/15/07
Sheet 4 of 4

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9-22-07
PROFESSIONAL ENGINEER

VERIZON — LEWINSVILLE CENTRAL OFFICE

DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

DETAILS & CROSS SECTIONS

DATE	REVISION
7/27/07	PER COUNTY COMMENTS.
8/13/07	PER COUNTY COMMENTS.
8/22/07	PER COUNTY COMMENTS.

PM: TDB SCALE: AS SHOWN
PE: TDB DATE: 6/18/07
CO: MSO SHEET 4 OF 4

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