

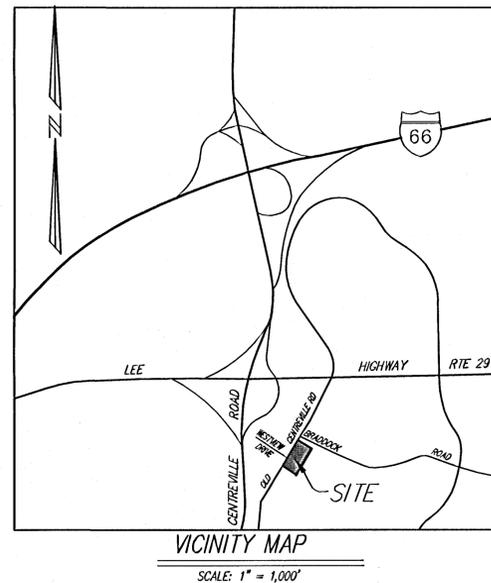
GENERALIZED DEVELOPMENT PLAN OLD CENTREVILLE ROAD OFFICE

RZ 2007-SU-014/PCA 74-2-150
FAIRFAX COUNTY, VIRGINIA
SULLY DISTRICT

DEVELOPMENT PLAN NOTES

- THIS PROPERTY IS IDENTIFIED ON THE FAIRFAX COUNTY TAX MAP 54-4 ((1)) AS PARCELS 81 & 82 AND 54-4((8)) AS PARCEL (8)-K. THE PROPERTY IS ZONED R-1 FOR PARCEL 82 AND R-5 FOR PARCEL (8)-K. THE PURPOSE OF THIS APPLICATION IS TO REZONE THE PROPERTY TO THE C-3 (OFFICE) DISTRICT FOR PARCEL 82 AND A PORTION OF PARCEL (8)-K AND TO THE R-5 FOR PARCEL 81 AND PORTION OF PARCEL (8)-K.
- OWNERS:

TM 54-4-((1))-81 & 82 BO HWAN SUK & SUN OK SUK 860 ALVERMAR RIDGE DR MCLEAN VIRGINIA, 22102 (703) 358-5028	TM 54-4-((8))-8-K FAIRFAX COUNTY PARK AUTHORITY 12055 GOVERNMENT CENTER PARKWAY, SUITE 421 MCLEAN VIRGINIA, 22102 (703) 358-5028
--	--
- DEVELOPER: BO HWAN SUK
860 ALVERMAR RIDGE DR
MCLEAN VIRGINIA, 22102
(703) 358-5028
- LEGAL DESCRIPTION:
TM 54-4 ((1)) 81: ROBERSON, LOT2, DEED BOOK 16483 PAGE 1185.
TM 54-4 ((1)) 82: CENTREVILLE, DEED BOOK 17408 PAGE 1473.
TM 54-4 ((8)) (8)-K: PARCEL K, SECTION 6, DEED BOOK 06184, PAGE 1841.
- THE BOUNDARY SURVEY WAS PERFORMED BY CHRISTOPHER CONSULTANTS IN OCTOBER 2006.
- THE TOPOGRAPHY SHOWN HEREON IS AT A CONTOUR INTERVAL OF TWO (2) FEET FROM A FIELD SURVEY PREPARED BY CHRISTOPHER CONSULTANTS IN OCTOBER 2006.
- THERE IS NO RESOURCE PROTECTION AREA (RPA) ON THE SITE PER THE FAIRFAX COUNTY GIS.
- THERE IS NO FLOODPLAIN DESIGNATED BY THE FEDERAL INSURANCE ADMINISTRATION, UNITED STATES GEOLOGICAL SURVEY, OR FAIRFAX COUNTY ON THE SITE.
- THE PROPERTY SHOWN HEREON IS LOCATED ON F.E.M.A. MAP COMMUNITY PANEL NUMBER 515625 0025D, DATED MARCH 5, 1990, ZONE X, AN AREA DETERMINED TO BE OUTSIDE OF THE 500 YEAR FLOODPLAIN.
- TO THE BEST OF OUR KNOWLEDGE THERE ARE NO GRAVES LOCATED ON THE SUBJECT PROPERTY.
- THE SUBJECT PROPERTY IS CURRENTLY SERVED BY PUBLIC WATER.
- TO THE BEST KNOWLEDGE OF THE ENGINEER AND DEVELOPER, THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES ON THE SITE. ANY PETROLEUM PRODUCTS UTILIZED, STORED, TREATED AND/OR DISPOSED OF SHALL COMPLY WITH FEDERAL AND STATE REGULATIONS.
- MODIFICATION TO THE SIZES, DIMENSIONS, FOOTPRINTS, LOCATION OF THE BUILDINGS, SIDEWALKS, AND UTILITIES ARE PRESENTED ON THE DEVELOPMENT PLAN MAY OCCUR WITH FINAL ENGINEERING AND DESIGN, BUT THE ELEMENTS PROVIDED WILL BE IN SUBSTANTIAL CONFORMANCE WITH THE GENERALIZED DEVELOPMENT PLAN.
- LANDSCAPING WILL BE PROVIDED IN ACCORDANCE WITH ARTICLE 13 OF THE ZONING ORDINANCE. IT SHOULD BE NOTED THAT LANDSCAPING SHOWN IS PRELIMINARY AND IS REPRESENTATIVE OF THE TYPE AND EXTENT OF LANDSCAPING TO BE PROVIDED.
- THE LIMITS OF CLEARING AND GRADING SHOWN HEREON ARE APPROXIMATE AND MAY CHANGE WITH FINAL ENGINEERING AND DESIGN, BUT WILL BE IN SUBSTANTIAL CONFORMANCE WITH THE GENERALIZED DEVELOPMENT PLAN.
- STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) WILL BE PROVIDED IN ACCORDANCE WITH FAIRFAX COUNTY ORDINANCES UNLESS MODIFIED AND/OR WAIVED BY THE DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES (DPWES).
- A FINAL SOILS/GEOTECHNICAL REPORT WILL BE REQUIRED AND PROVIDED UNDER SEPARATE COVER UPON FINAL SITE PLAN SUBMISSION AND WILL BE IMPLEMENTED AS APPROVED.
- AT THIS TIME, IT IS ANTICIPATED THAT DEDICATION AND/OR CONSTRUCTION OF THE PUBLIC IMPROVEMENTS, BOTH ON AND OFF-SITE, WILL COMMENCE AS SOON AS ALL NECESSARY APPROVALS AND PERMITS HAVE BEEN OBTAINED.
- NO ADVERSE EFFECTS ON NEIGHBORING PROPERTIES ARE ANTICIPATED.
- OTHER THAN THE EXISTING TREES ON THE PROPERTY, THERE ARE NO AREAS THAT HAVE SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION AND PRESERVATION.
- THE PROPOSED DEVELOPMENT OF THE SUBJECT PROPERTY CONFORMS TO ALL CURRENT APPLICABLE LAND DEVELOPMENT ORDINANCES, REGULATIONS AND ADOPTED STANDARDS.
- TO THE BEST OF OUR KNOWLEDGE THE EXISTING 1 STORY STRUCTURES ON THE SITE WERE BUILT IN 1951 AND 1955. THEY WILL BE DEMOLISHED UPON THE CONSTRUCTION OF THE PROPOSED BUILDING.



- TRAILS ARE NOT REQUIRED ALONG OLD CENTREVILLE ROAD BY THE FAIRFAX COUNTYWIDE TRAIL PLAN OR THE COMPREHENSIVE PLAN
- THE WAIVER OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ALONG THE SOUTHERN AND SOUTH EASTERN (EX SOCCER FIELD) PROPERTY BOUNDRIES WILL BE REQUESTED.
- THE MODIFICATION OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ALONG THE NORTHERN AND NORTH EASTERN (TM 54-4-(01)-82A) PROPERTY BOUNDRIES WILL BE REQUESTED.

WAIVER/MODIFICATION

(WE REQUEST THAT THIS WAIVER/MODIFICATION BE APPROVED DURING THE REZONING)

- THE APPLICANT RESPECTFULLY REQUESTS THE BOARD OF SUPERVISORS AND/OR THE FAIRFAX COUNTY DPWES TO ALLOW THE WAIVER OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ALONG THE SOUTHERN BOUNDARY AND A PORTION OF THE SOUTH EASTERN BOUNDARY (ALONG THE EXISTING SOCCER FIELD)
- THE APPLICANT RESPECTFULLY REQUESTS THE BOARD OF SUPERVISORS AND/OR THE FAIRFAX COUNTY DPWES TO ALLOW THE MODIFICATION OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ALONG THE NORTHERN BOUNDARY AND A PORTION OF THE NORTH EASTERN BOUNDARY (ALONG THE PROPERTY OF TM 54-4-(01)-82A)

APPLICANT:

BO HWAN SUK
860 ALVERMAR RIDGE DR
MCLEAN VA. 22102
(703) 358-5028

PREPARED BY:

christopher consultants, ltd.
10300 SPOTSYLVANIA AVE.
SUITE 110
FREDERICKSBURG, VIRGINIA 22408
(540) 710-0088 FAX: (540) 710-0550

SHEET INDEX

- COVER SHEET
- GENERALIZED DEVELOPMENT PLAN
- ILLUSTRATIVE ARCHITECTURAL ELEVATIONS
- ILLUSTRATIVE LANDSCAPE PLAN
- EXISTING VEGETATION MAP AND EXISTING STRUCTURES
- STORMWATER MANAGEMENT/BEST MANAGEMENT PRACTICES (SWM/BMP) PLAN
- PCA & ZONING PLAT

Application No. PC 2007-014 Staff: [Signature] Date: June 20, 2008
 APPROVED DEVELOPMENT PLAN
 (DP) (GDP) (CDP) (FDP)
 SEE PROFFERS DATED June 20, 2008 SEE DEV CONDS DATED Aug 4, 2008
 Date of (BOS) (PC) approval Aug 4, 2008 Date of (BOS) (BZA) approval APR 24 2008
 Sheet 1 of 7 Zoning Evaluation Division

7. COUNTY COMMENTS	04/23/08
6. PCA & ZONING PLAT ADDED	04/10/08
5. ARCHITECTURAL ELEVATIONS	03/14/08
4. EX. ROADWAY IMPROVEMENTS	01/08/08
3. COUNTY COMMENT	08/08/07
2. COUNTY COMMENT	07/20/07
1. COUNTY COMMENT	07/12/07

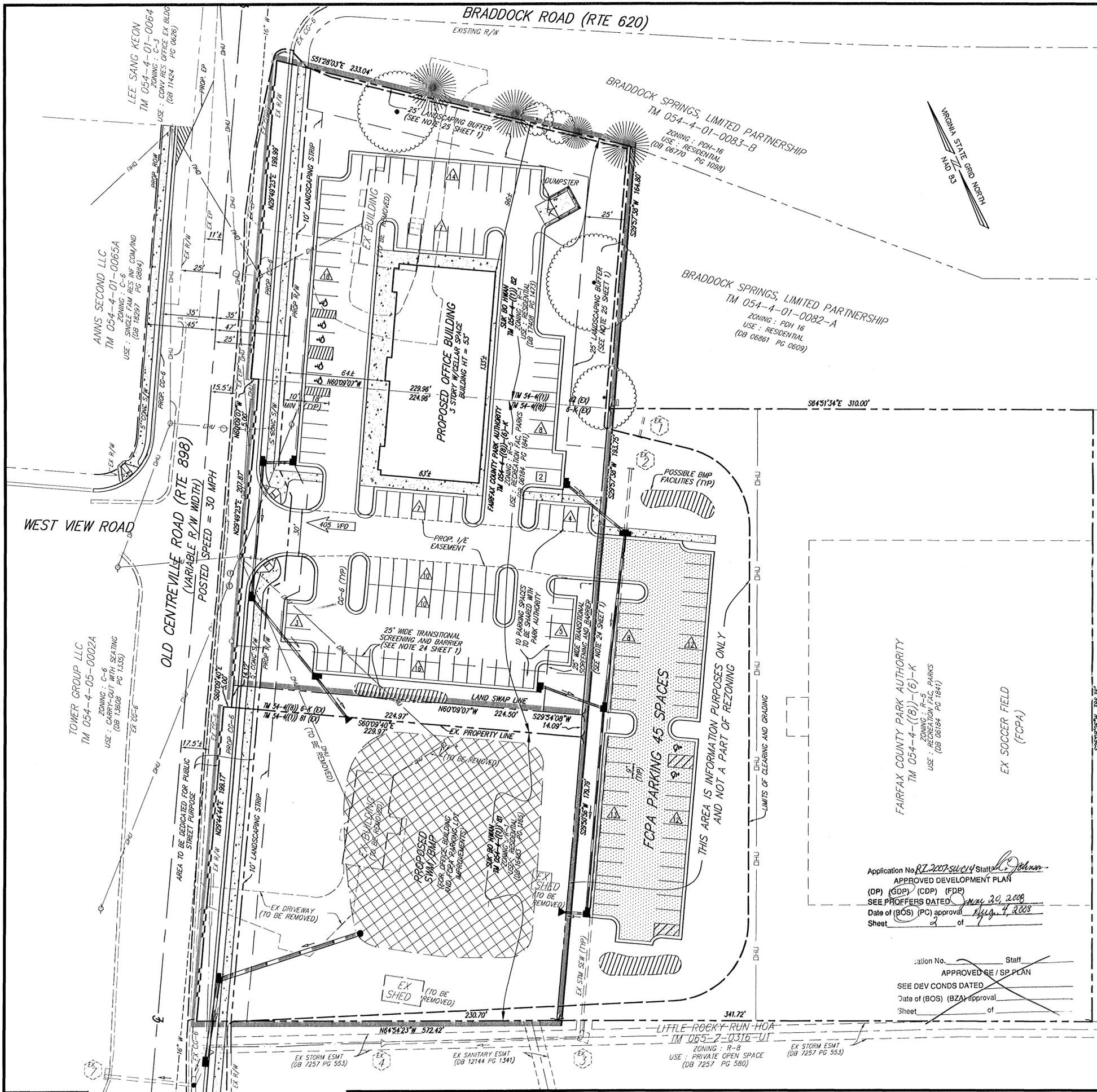


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COVER SHEET

OLD CENTREVILLE
ROAD OFFICE
SULLY DISTRICT, FAIRFAX, VIRGINIA

PROJECT NO: 05-14-01.00
 SCALE: AS SHOWN
 DATE: 11/1/06
 DESIGN: MY
 DRAWN: EJ
 CHECKED: MY
 SHEET No. 1 OF 7



THE SUBMITTING ENGINEER CERTIFIES THAT NO OTHER CHANGES HAVE BEEN MADE ON THE PLAN OR PROFILE EXCEPT THOSE PREVIOUSLY APPROVED

REVISION APPROVED BY	DATE	COUNTY COMMENTS
	07/12/07	COUNTY COMMENTS
	07/20/07	COUNTY COMMENTS
	08/08/07	COUNTY COMMENTS
	01/08/08	EX. ROADWAY IMPROVEMENTS
	03/14/08	ARCHITECTURAL ELEVATIONS
	04/10/08	PCA & ZONING PLAT ADDED
	04/23/08	COUNTY COMMENTS

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT FAIRFAX COUNTY AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.

LEGEND

--- (dashed line)	LIMITS OF CLEARING AND GRADING	○ (circle)	EXISTING DECIDUOUS TREE
--- (dashed line)	EXISTING CONTOUR	● (circle)	EXISTING EVERGREEN TREE
--- (dashed line)	PROPOSED CONTOUR	△ (triangle)	PARKING SPACES
--- (dashed line)	PROPOSED SPOT ELEVATION	□ (square)	LOADING SPACES
--- (dashed line)	EXISTING WOODS LINE	▨ (hatched)	FCPA PARKING (45 SPACES)
--- (dashed line)	EXISTING STORM SEWER	▨ (cross-hatched)	POTENTIAL POND STORAGE
--- (dashed line)	PROPOSED STORM SEWER	□ (square)	REZONING PARCELS
--- (dashed line)	EXISTING SANITARY SEWER	▨ (diagonal lines)	POSSIBLE BMP FACILITY (BIO-RETENTION, GRASSY SWALE OR VEGETATED FILTER STRIP)
--- (dashed line)	PROPOSED SANITARY SEWER		
--- (dashed line)	EXISTING WATER LINE		
--- (dashed line)	PROPOSED WATER LINE		
--- (dashed line)	EXISTING CURB AND GUTTER		
--- (dashed line)	PROPOSED CURB AND GUTTER		
--- (dashed line)	EXISTING OVERHEAD UTILITIES		
--- (dashed line)	E.P. EDGE OF PAVEMENT		
--- (dashed line)	EXISTING EDGE OF PAVEMENT		
--- (dashed line)	EXISTING FENCE (ALL TYPES)		

SITE TABULATIONS

- ZONING:**
EXISTING: R-1 & R-5
PROPOSED: C-3, OFFICE DISTRICT AND R-5
- MINIMUM LOT AREA:**
REQUIRED: 20,000 SF
PROVIDED: 132,235 SF (3.035 ACRE)
PARCEL 81: 43,542 SF (0.999 ACRE)
PARCEL 82: 41,982 SF (0.963 ACRE)
PORTION OF PARCEL (6)-K: 48,711 SF (1.072 ACRE) (BETWEEN PARCELS 81 AND 82)
TOTAL REZONING AREA = 3.035 ACRE
- MINIMUM LOT WIDTH:**
REQUIRED: 100 FEET
PROVIDED: 393 FEET (FOR OFFICE BUILDING)
PROVIDED: 213 FEET (FOR SWM/BMP POND)
- MAXIMUM BUILDING HEIGHT:**
REQUIRED: 90 FEET MAXIMUM
PROVIDED: 53 FEET (3 STORIES) TO THE TOP OF THE ROOF
47.5 FEET (3 STORIES) PER THE DEFINITION IN THE ZONING ORDINANCE
- MINIMUM YARD REQUIREMENTS:**
FRONT: ANGLE OF BULK PLANE 25°; MINIMUM 40 FT. (SEE SHT. #3)
SIDE: NO REQUIREMENT
REAR: ANGLE OF BULK PLANE 20°; MINIMUM 25 FT. (SEE SHT. #3)
- MAXIMUM FAR ALLOWED:**
REQUIRED: 1.00 (85,545 SF) MAXIMUM
PROVIDED: 0.29 (25,380 SF, WITHOUT CELLAR)
- OPEN SPACE:**
REQUIRED: 15% OF GROSS SITE MINIMUM (12,832 SF)
PROVIDED: 26% (22,614 SF)

BUILDING TABULATION

FLOOR LEVEL:	USE:	GROSS FLOOR AREA:
CELLAR LEVEL	* ACCESSORY / ACCESSORY SERVICE	1,250 SF
CELLAR LEVEL	* ACCESSORY / ACCESSORY SERVICE / OFFICE	2,500 SF
1ST FLOOR	OFFICE	8,460 SF
2ND FLOOR	OFFICE	8,460 SF
3RD FLOOR	OFFICE	8,460 SF
TOTAL:		25,380 SF (WITHOUT CELLAR) 29,130 SF (WITH CELLAR)

* PERMITTED ACCESSORY / ACCESSORY SERVICE USES PER ZONING 10-102 & 202 (12.9% OF THE TOTAL GROSS FLOOR AREA OF BUILDING ZONED 10-102.5)

PARKING TABULATIONS:

REQUIRED:	
OFFICE:	25,380 SF (3.6/1,000) = 92 SPACES
OFFICE (CELLAR LEVEL):	2,500 SF (3.6/1,000) = 9 SPACES
ACCESSORY/ACCESSORY SERVICE:	1,250 SF (0) = 0 SPACES (PER ZONING 10-102.22)
TOTAL:	101 SPACES
PROVIDED:	
OFFICE BUILDING:	102 SPACES (INCLUDING 5 HC SPACES)
FCPA PARKING:	45 SPACES (INCLUDING 2 HC SPACES)
TOTAL:	147 SPACES

LOADING SPACE TABULATION:

REQUIRED:	
OFFICE (STD C):	(1/10,000 SF) + (1/20,000 SF) = 2 SPACES
PROVIDED:	2 SPACES

Application No. RL-2007-SU-114 Staff [Signature]
 APPROVED DEVELOPMENT PLAN
 (DP) (GDP) (CDP) (FDP)
 SEE PROFFERS DATED May 20, 2008
 Date of (BOS) (PC) approval Aug 7, 2008
 Sheet 2 of 2

Station No. _____ Staff _____
 APPROVED SE / SP PLAN
 SEE DEV CONDS DATED _____
 Date of (BOS) (BZA) approval _____
 Sheet _____ of _____

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GENERALIZED DEVELOPMENT PLAN

OLD CENTREVILLE ROAD OFFICE DEVELOPMENT PLAN

SULLY DISTRICT, FAIRFAX, VIRGINIA

PROJECT NO: 05-Y4-01.00
 SCALE: 1"=30'
 DATE: 11/1/06
 DESIGN: MY
 DRAWN: EJ
 CHECKED:
 SHEET NO. **2** OF **7**

PROFESSIONAL ENGINEER
 MYON M. YOO
 No. 14994
 COMMONWEALTH OF VIRGINIA



FRONT PERSPECTIVE
NOT TO SCALE

THE SUBMITTING ENGINEER CERTIFIES THAT NO OTHER CHANGES HAVE BEEN MADE ON THE PLAN OR PROFILE EXCEPT THOSE PREVIOUSLY APPROVED				DATE	REVISION	
				07/12/07	COUNTY COMMENTS	
				07/20/07	COUNTY COMMENTS	
				08/08/07	COUNTY COMMENTS	
REVISION APPROVED BY DIVISION OF DESIGN REVIEW						
No.	DESCRIPTION	REV. BY	APPROVED	DATE		
					01/08/08	EX. ROADWAY IMPROVEMENTS
					03/14/08	ARCHITECTURAL ELEVATIONS
					04/10/08	PCA & ZONING PLAT ADDED
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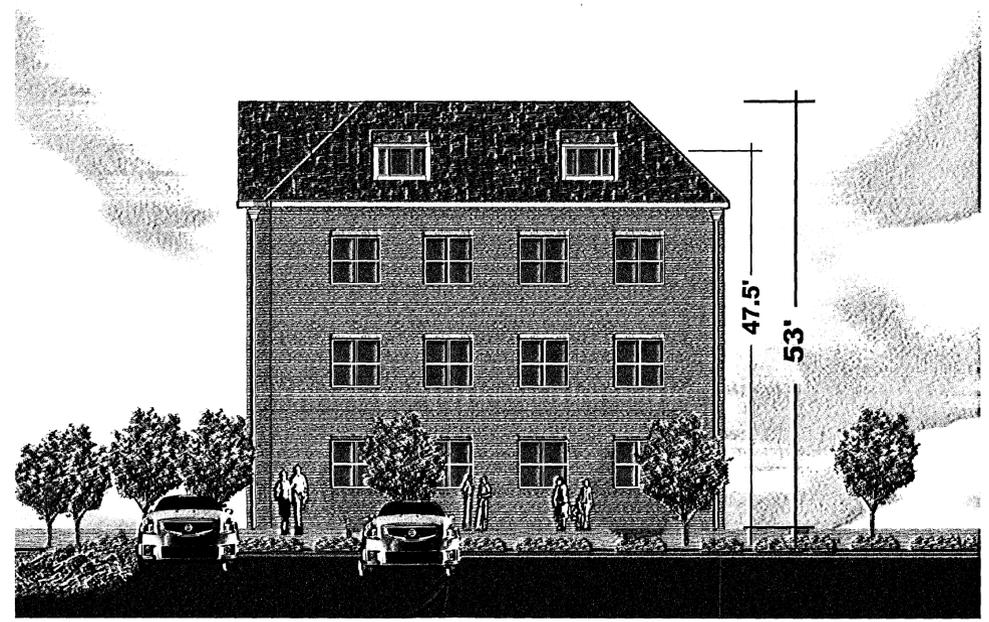


ILLUSTRATIVE
ARCHITECTURAL
ELEVATIONS

OLD CENTREVILLE
ROAD OFFICE
SULLY DISTRICT, FAIRFAX, VIRGINIA

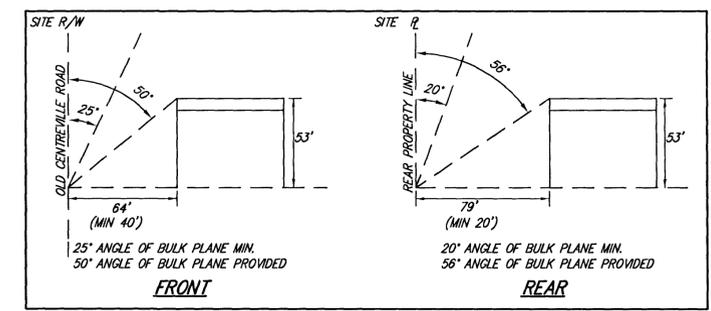
PROJECT NO: 05-Y4-01.00
SCALE: AS SHOWN
DATE: 11/1/06
DESIGN: MY
DRAWN: EJ
CHECKED:
SHEET No.

3 OF 7



SIDE ELEVATION
NOT TO SCALE

ARCHITECTURAL TREATMENT
 THE ARCHITECTURAL TREATMENT OF THE BUILDING WILL CONSIST OF BRICK MATERIALS ON ALL FOUR SIDES AND INCLUDES TRIMS AND GLASS WITH A SHINGLED ROOF. THE COLOR WILL BE REDDISH OR BROWN.

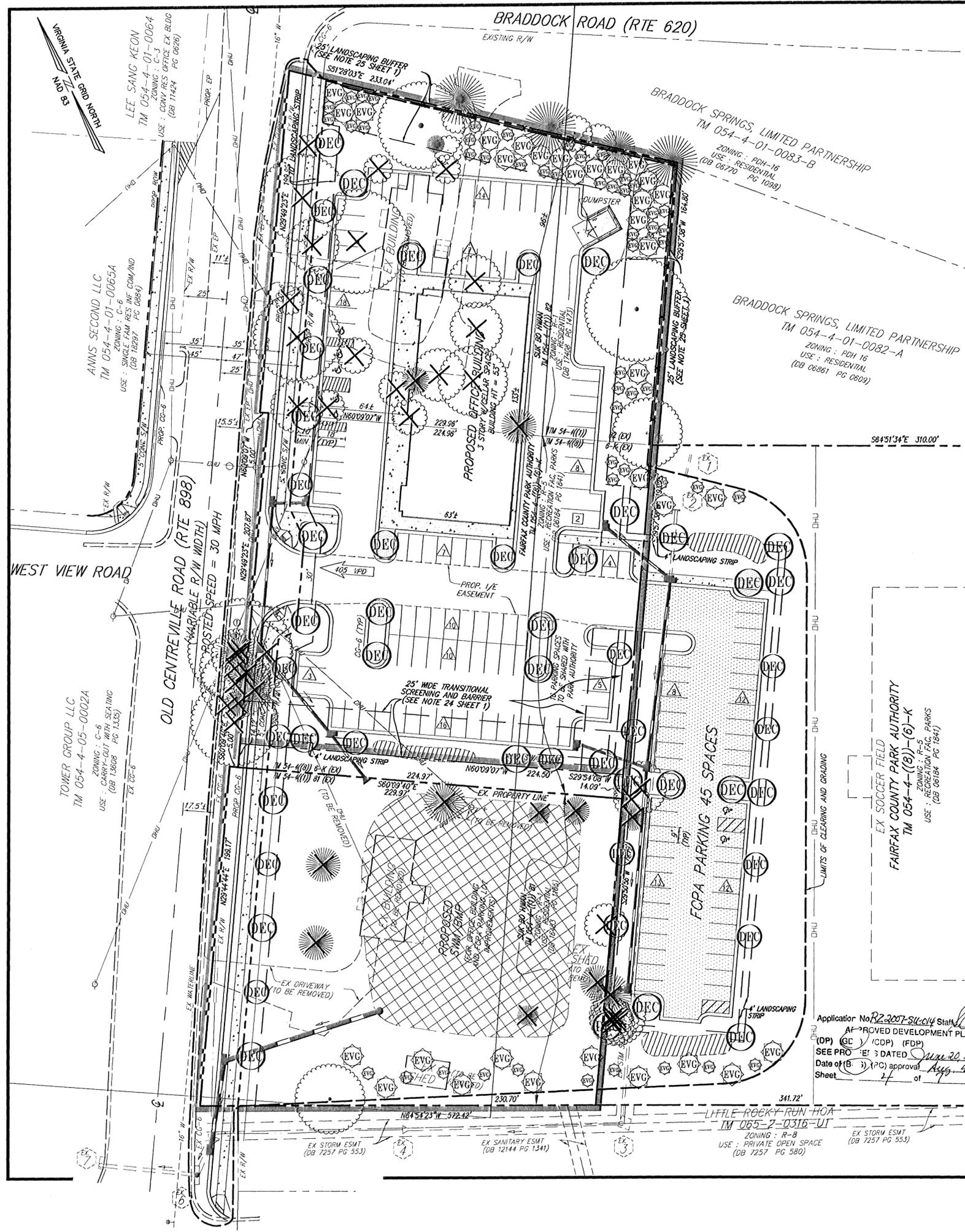


Application No. RZ 2007-SU-014 Staff [Signature] **BULK PLANE DETAILS**
 APPROVED DEVELOPMENT PLAN SCALE: 1" = 50'
 (DP) (GDP) (CDP) (FDP)
 SEE PROFFERS DATED June 20, 2008
 Date of (BOS) (PC) approval Aug. 4, 2008
 Sheet 3 of 7
 Station No. _____ Staff _____
 APPROVED SE [Signature] SP PLAN
 SEE DEV CONDS DATED _____
 Date of (BOS) (BZA) approval _____
 Sheet _____ of _____



FRONT PERSPECTIVE
NOT TO SCALE

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LEGEND

- LIMITS OF CLEARING AND GRADING
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- EXISTING WOODS LINE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- EDGE OF PAVEMENT
- EXISTING EDGE OF PAVEMENT
- EXISTING FENCE (ALL TYPES)
- EXISTING DECIDUOUS TREE
- EXISTING EVERGREEN TREE
- PARKING SPACES
- LOADING SPACES
- FCPA PARKING (45 SPACES)
- POTENTIAL POND STORAGE
- POSSIBLE BMP FACILITY (BIO-RETENTION, GRASSED SWALE OR VEGETATED FILTER STRIP)

PLANTING MATERIALS:

- LARGE DECIDUOUS TREES:**
- CAT III DECIDUOUS TREES:**
- Taxodium Distichum Bald Cypress
 - Nyssa Sylvatica Black Gum
- CAT IV DECIDUOUS TREES:**
- Acer Rubrum Red Maple
 - Quercus Alba White Oak
 - Quercus Palustris Pin Oak
 - Quercus Phellos Willow Oak
 - Quercus Rubra Red Oak
 - Ulmus Parvifolia Chinese Elm
- LARGE EVERGREEN TREES:**
- CAT III EVERGREEN TREES:**
- Cedrus Atlantica Atlas Cedar
 - Pinus Echinata Shortleaf Pine
- CAT IV EVERGREEN TREES:**
- Pinus Rigida Pitch Pine
 - Pinus Strobus White Pine
 - Magnolia Grandiflora Southern Magnolia
 - Pinus Taeda Loblolly Pine
- MEDIUM EVERGREEN TREES:**
- CAT I EVERGREEN TREES:**
- Juniperus Virginiana 'Princeton Sentry' Eastern Red Cedar
 - Ilex X Alternata Foster's Holly
 - Thuja Occidentalis 'Nigra' Dark Green American Arborvitae
- CAT II EVERGREEN TREES:**
- Chamaecyparis Lawsoniana Lawson Falsecypress
 - Chamaecyparis Thyoides Atlantic White Cedar
 - Cryptomeria Japonica Japanese Cryptomeria

NOTES:

1. EXISTING PAVEMENT, CURBS, ECT. BEYOND THE TREE PROTECTION TO BE REMOVED BY JACKHAMMER AND HAND. WITH BACKFILL, GRADING AND LANDSCAPING TO BE DONE BY HAND.
2. ANY EXISTING OFFSITE TREES AND SHRUBS, (DAMAGED BY CONSTRUCTION (TRUNK, LIMBS, AND ROOTS)) WILL BE REPLACED AS NECESSARY, TO MAINTAIN EXISTING OFFSITE LANDSCAPING CONDITIONS.

Application No. RZ-2007-0014 Staff [Signature]
 APPROVED DEVELOPMENT PLAN
 (DP) (GC) (CDP) (FDP)
 SEE PRO: E: 3 DATED June 20, 2008
 Date of (B) (3) (PC) approval Aug 4, 2008
 Sheet 7 of 7

REVISION APPROVED BY DIVISION OF DESIGN REVIEW				DATE	REVISION
No.	DESCRIPTION	REV. BY	APPROVED	DATE	REVISION
				07/12/07	COUNTY COMMENTS
				07/20/07	COUNTY COMMENTS
				08/08/07	COUNTY COMMENTS
				01/08/08	EX. ROADWAY IMPROVEMENTS
				03/14/08	ARCHITECTURAL ELEVATIONS
				04/10/08	PCA & ZONING PLAT ADDED
				04/23/08	COUNTY COMMENTS

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT FAIRFAX COUNTY AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.

GRAPHIC SCALE
1" = 30'

PARKING LOT TREES

- PROPOSED LARGE DECIDUOUS TREES (2" CAL. CATEGORY III AND IV)
- PROPOSED LARGE EVERGREEN TREES (8' TALL CATEGORY III AND IV)
- PROPOSED MEDIUM EVERGREEN TREES (8' TALL CATEGORY I AND II)
- PROPOSED SCREENING BARRIER FENCE TYPE D OR E. POSITION OF FENCE MAY VARY WITHIN LANDSCAPING BUFFER.

EXISTING TREES

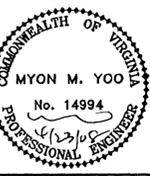
- EXISTING TREES TO BE REMOVED
- EXISTING TREES TO BE SAVED

TREE COVER CALCULATIONS:

- TREE COVER NEEDED FOR PARKING LOT (ON-SITE)**
- PARKING LOT AREA (ON-SITE) = 39,428 SF
 - TREE COVER NEEDED FOR ON-SITE PARKING LOT = 39,428 SF (58)
 - PARKING LOT TREE COVER PROVIDED = 2,100 SF
- PERIPHERAL PARKING LOT LANDSCAPING REQUIREMENTS (ON-SITE)**
- PERIPHERAL PARKING LOT LANDSCAPING (ON-SITE) = 341'-30"-311'
 - TREE COVER NEEDED FOR ON-SITE PERIPHERAL PARKING LOT LANDSCAPING (1 TREE PER 50') = (1/50(311))=6.38 TREES
 - TREE COVER PROVIDED FOR ON-SITE PERIPHERAL PARKING LOT LANDSCAPING = 7 (2" CAT III AND/OR IV DECIDUOUS) = 1,050 SF MINIMUM
- TREE COVER NEEDED FOR PARKING LOT (OFF-SITE)**
- PARKING LOT AREA (OFF-SITE) = 15,773 SF
 - TREE COVER NEEDED FOR OFFSITE PARKING LOT = 15,773 SF (58)
 - PARKING LOT TREE COVER PROVIDED (OFF-SITE) = 800 SF
- PERIPHERAL PARKING LOT LANDSCAPING REQUIREMENTS (OFF-SITE)**
- PERIPHERAL PARKING LOT LANDSCAPING (OFF-SITE) = 692'-30"-662'
 - TREE COVER NEEDED FOR OFF-SITE PERIPHERAL PARKING LOT LANDSCAPING (1 TREE PER 50') = (1/50(662))=13.25 TREES
 - TREE COVER PROVIDED FOR OFF-SITE PERIPHERAL PARKING LOT LANDSCAPING = 14 (2" CAT III AND/OR IV DECIDUOUS)
- STREET TREE REQUIREMENTS**
- OLD CENTREVILLE ROAD = 410' (ON-SITE)+211' (OFF-SITE) = 621'
 - NUMBER OF TREES NEEDED = 1/40(621'-30') = 14.78 TREES
 - NUMBER OF TREES PROVIDED (ON-SITE) = 10 (2" CAT III AND/OR IV DECIDUOUS)
 - NUMBER OF TREES PROVIDED (OFF-SITE) = 5 (2" CAT III AND/OR IV DECIDUOUS)
- BUFFER AREA REQUIREMENTS**
- BUFFER AREA NINE AND ESE PROPERTY LINES = 378'
 - NUMBER OF TREES NEEDED LARGE EVERGREEN = 1/10(378')(50%) = 18.9 TREES
 - NUMBER OF TREES NEEDED MEDIUM EVERGREEN = 1/5(378')(50%) = 37.8 TREES
 - NUMBER OF TREES PROVIDED LARGE EVERGREEN = 19 TREES (CAT III AND OR IV)
 - NUMBER OF TREES PROVIDED MEDIUM EVERGREEN = 38 TREES (CAT I AND OR II)
- SITE TREE COVER AREA REQUIREMENTS:**
- TOTAL SITE AREA = 85,545 SF
 - TREE COVER REQUIREMENTS (0-3) = 8,554.5 SF
 - EXISTING TREE SAVE AREA = 3,400 SF
 - PROPOSED TREE COVER PROVIDED = 2,100 SF + 1,050 SF MIN. + 1,500 SF MIN. + 2,850 SF MIN. + 1,900 SF MIN. = 9,400 SF MIN
 - TOTAL TREE COVER = 12,800 SF MIN.

* MODIFICATION OF REQUIRING THE PLANTING OF TREES FOR SAVED EXISTING TREES.

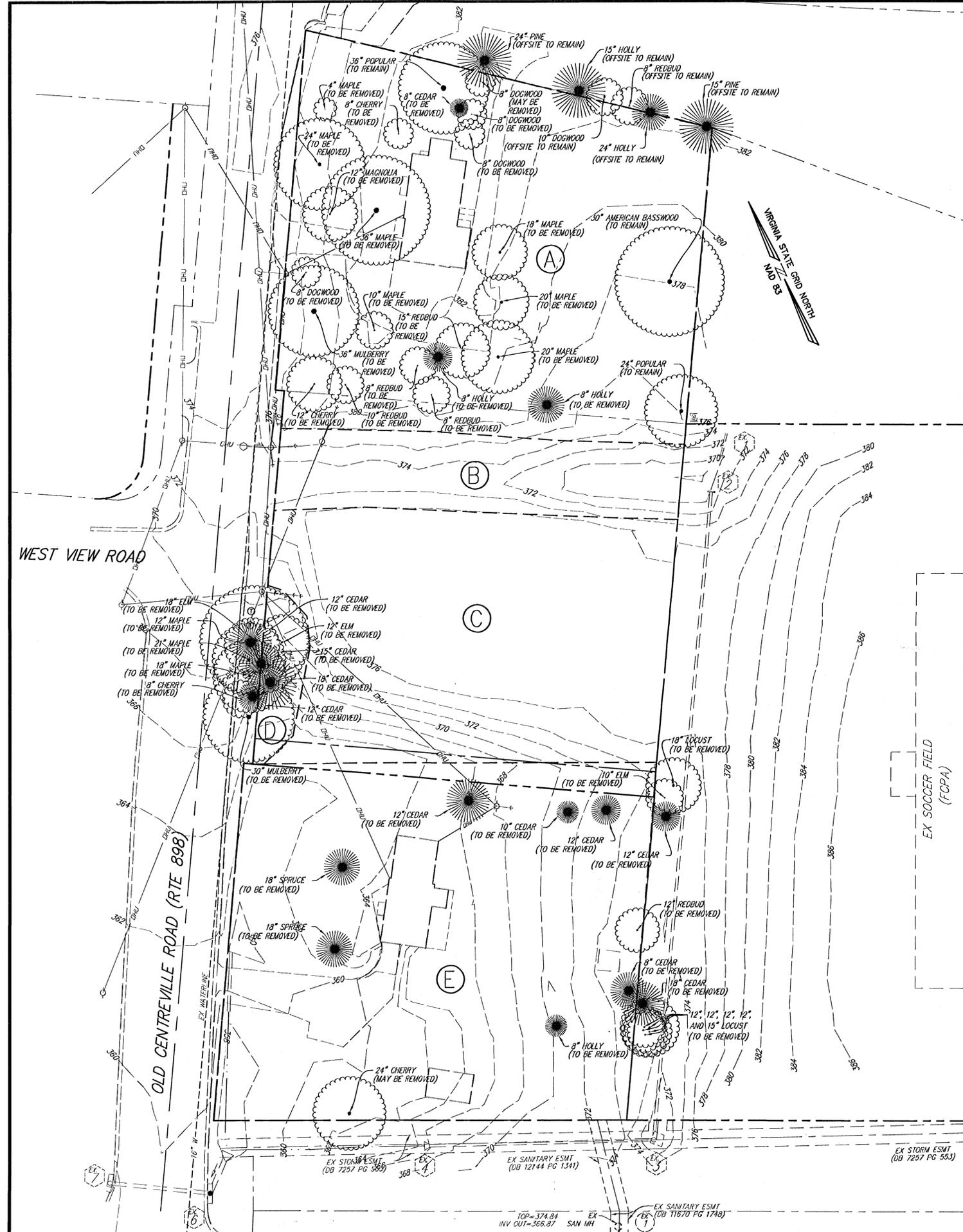
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 540-710-0088 fax 540-710-0550



ILLUSTRATIVE LANDSCAPE PLAN

OLD CENTREVILLE ROAD OFFICE
 SULLY DISTRICT, FAIRFAX, VIRGINIA

PROJECT NO: 05-Y4-01.00
 SCALE: 1"=30'
 DATE: 11/1/06
 DESIGN: MY
 DRAWN: EU
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LEGEND

- - - - - : EXISTING CONTOUR
- - - - - : EXISTING WOODS LINE
- - - - - : EXISTING STORM SEWER
- - - - - : EXISTING SANITARY SEWER
- - - - - : EXISTING WATER LINE
- - - - - : EXISTING CURB AND GUTTER
- - - - - : EXISTING EDGE OF PAVEMENT
- - - - - : EXISTING FENCE (ALL TYPES)
- (Symbol) : EXISTING DECIDUOUS TREE
- (Symbol) : EXISTING EVERGREEN TREE
- (A) : EVM DESIGNATION

THE SUBMITTING ENGINEER CERTIFIES THAT NO OTHER CHANGES HAVE BEEN MADE ON THE PLAN OR PROFILE EXCEPT THOSE PREVIOUSLY APPROVED		DATE	REVISION
		07/12/07	COUNTY COMMENTS
		07/20/07	COUNTY COMMENTS
		08/08/07	COUNTY COMMENTS
		01/08/08	EX. ROADWAY IMPROVEMENTS
		03/14/08	ARCHITECTURAL ELEVATIONS
		04/10/08	PCA & ZONING PLAT ADDED
		04/23/08	COUNTY COMMENTS

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT FAIRFAX COUNTY AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.

GRAPHIC SCALE
1" = 30'

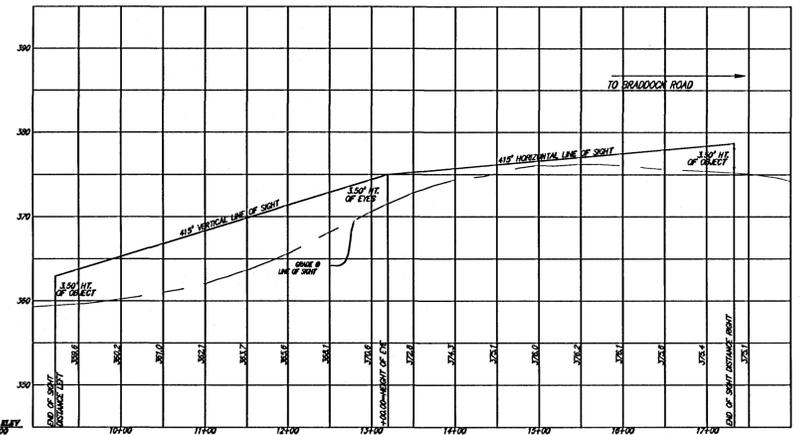
- NOTES:**
- EXISTING TREES MEASURING 3" DBH AND GREATER HAVE BEEN FIELD LOCATED.
 - SEE SHEET 4 FOR TREE COVER CALCULATIONS.
 - TREES OUTSIDE OF THE LIMITS OF CLEARING AND GRADING ON SHEET 2 AND 6 ARE PROPOSED TO BE SAVED, EXCEPT WHERE THEY ARE INDICATED AS TO BE REMOVED.

EXISTING VEGETATION MAP SUMMARY TABLE

AREA	COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	CONDITION (SEE NOTES)	ACREAGE
(A)	DEVELOPED	MAPLE TREES ARE THE DOMINANT SPECIES APPROX. 28%, DOGWOOD APPROX. 16%, REDBUD APPROX. 16%, HOLLY APPROX. 8%, MULBERRY APPROX. 8%, POPULAR APPROX. 8%, CHERRY APPROX. 8%, CEDAR APPROX. 4% AND MAGNOLIA APPROX. 4%.	N/A	SEMI-MAINTAINED LANDSCAPE AREA WITH THE ONE SINGLE FAMILY HOUSE WITH DRIVEWAY.	1.04553 AC.
(B)	RAIN GARDEN	A MIXTURE OF EVERGREEN AND DECIDUOUS SHRUBS 2'-3' TALL SPACED 2'-5' BETWEEN THEM ALONG THE SLOPES OF THE RAIN GARDEN.	N/A	SEMI-MAINTAINED LANDSCAPE AREA WITH SHRUBS ALONG THE SLOPES OF THE DEPRESSION.	0.22080 AC.
(C)	GRASS FIELD	A GRASS FIELD WITH NO SHRUBS OR TREES.	N/A	MAINTAINED GRASS LANDSCAPE AREA.	0.67265 AC.
(D)	HEAVILY WOODED	CEDAR TREES ARE THE DOMINANT SPECIES APPROX. 67%, AND ELM APPROX. 18%.	N/A	NOT MAINTAINED FORRESTED AREA WITH VINES AND UNDERBRUSH	0.04711 AC.
(E)	DEVELOPED	CEDAR TREES ARE THE DOMINANT SPECIES APPROX. 34%, LOCUST APPROX. 34%, SPRUCE APPROX. 12%, HOLLY APPROX. 5%, REDBUD APPROX. 5%, CHERRY APPROX. 5%, AND ELM APPROX. 5%.	N/A	SEMI-MAINTAINED LANDSCAPE AREA WITH THE ONE SINGLE FAMILY HOUSE WITH DRIVEWAY AND 2 SHEDS.	1.04960 AC.
TOTAL					3.03569 AC.

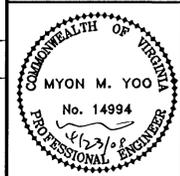
Application No. P2.2007-SU-04 Staff S.C. Johnson
 APPROVED DEVELOPMENT PLAN
 (DP) (GDP) (CDP) (FDR)
 SEE PROFFERS DATED June 20, 2008
 Date of (BOS) (PC) approval Aug. 4, 2008
 Sheet 5 of 7

Station No. _____ Staff _____
 APPROVED SE / SP PLAN
 SEE DEV CONDS DATED _____
 Date of (BOS) (BZA) approval _____
 Sheet _____ of _____



SIGHT DISTANCE VERIFICATION
 SCALE: V: 1" = 10'
 H: 1" = 100'

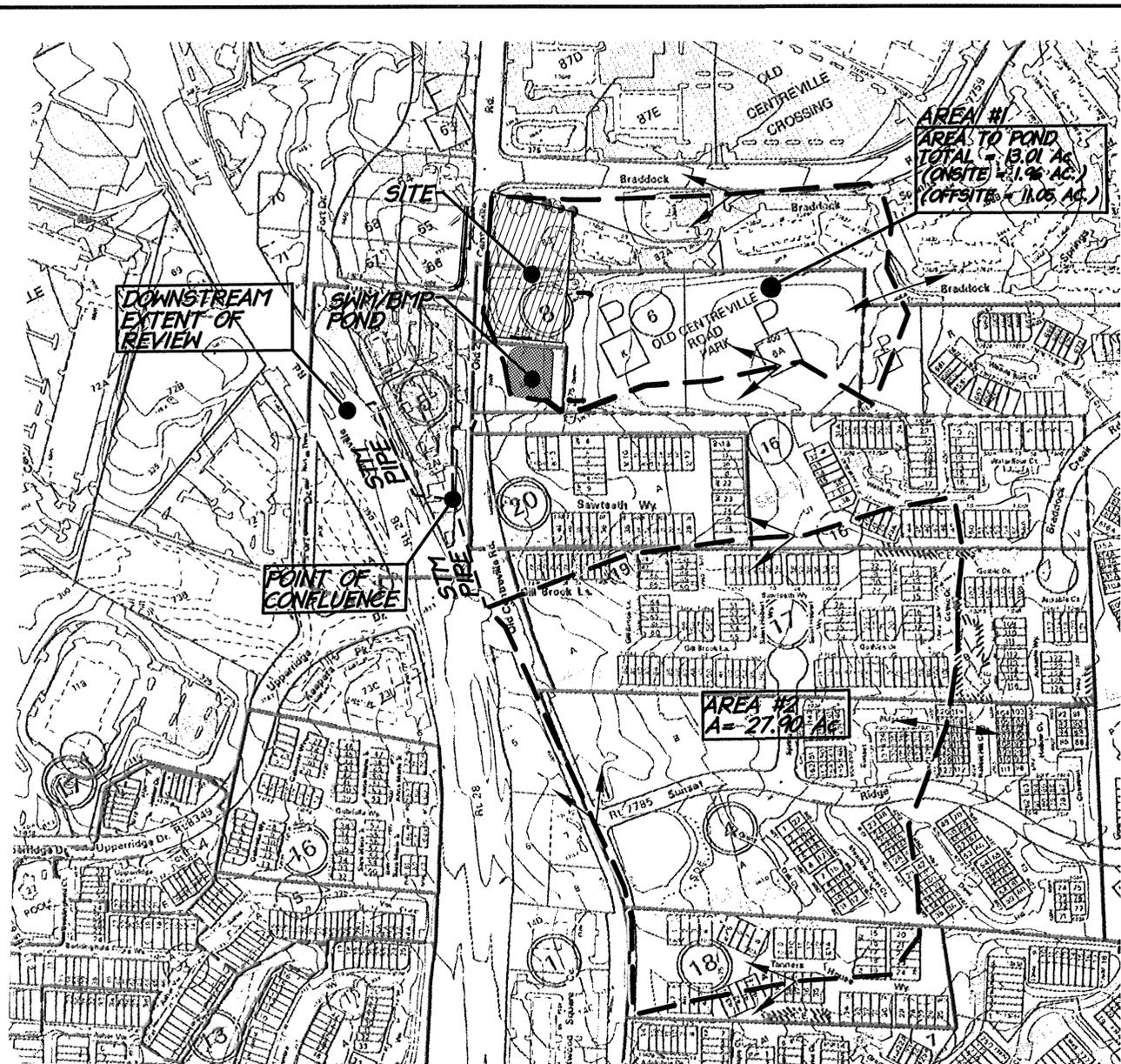
christopher consultants
 engineering surveying land planning
 10300 spotsylvania avenue, suite 110 fredericksburg, va. 22408
 540-710-0088 fax 540-710-0550



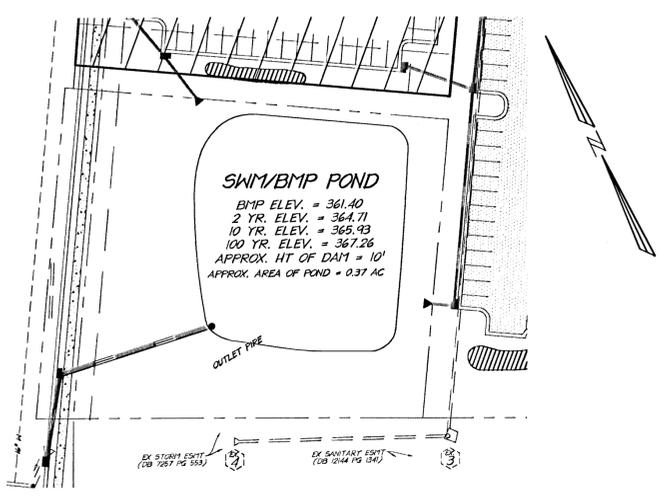
EXISTING VEGETATION MAP AND EXISTING STRUCTURES

OLD CENTREVILLE ROAD OFFICE
 SULLY DISTRICT, FAIRFAX, VIRGINIA

PROJECT NO: 05-Y4-01.00
 SCALE: 1" = 30'
 DATE: 11/1/06
 DESIGN: MY
 DRAWN: EJ
 CHECKED:
 SHEET No.



OVERALL DRAINAGE MAP
SCALE 1"=200'



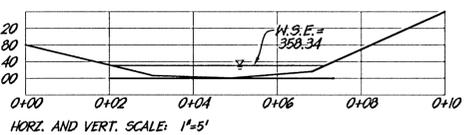
POND MAP
SCALE 1"=50'

STORM SEWER CAPACITIES

- EX. PIPE "A" :
30" RCP
SLOPE = 13.2%
n = 0.03
CAPACITY = 149.01 CFS
- EX. PIPE "B" :
24" RCP
SLOPE = 2.84%
n = 0.03
CAPACITY = 39.12 CFS
- EX. PIPE "C" :
30" RCP
SLOPE = 1.74%
n = 0.03
CAPACITY = 54.10 CFS
- EX. PIPE "D" :
30" RCP
SLOPE = 3.04%
n = 0.03
CAPACITY = 71.51 CFS
- EX. PIPE "E" :
30" RCP
SLOPE = 2.36%
n = 0.03
CAPACITY = 63.01 CFS
- EX. PIPE "F" :
42" RCP
SLOPE = 3.53%
n = 0.03
CAPACITY = 109.02 CFS

OUTFALL SECTION # 1-1

10 Year Flow	4.57 cfs	Natural Channel Points	
Manning's Coefficient	0.030	Station (ft.)	Elevation (ft.)
Water Surface Elevation	358.34 ft	0+00	358.80
Elevation Range	358.00 to 359.20	0+04	358.00
Flow Area	1.4 ft ²	0+08	358.10
Wetted Perimeter	5.75 ft	0+10	359.20
Top Width	5.67 ft		
Actual Depth	0.34 ft		
Critical Elevation	358.38 ft		
Critical Slope	0.020831 ft/ft		
Velocity	3.38 ft/s		
Velocity Head	0.18 ft		
Specific Energy	358.52 ft		
Froude Number	1.22		
Flow Type	Supercritical		



THE SUBMITTING ENGINEER CERTIFIES THAT NO OTHER CHANGES HAVE BEEN MADE ON THE PLAN OR PROFILE EXCEPT THOSE PREVIOUSLY APPROVED				DATE	REVISION
REVISION APPROVED BY DIVISION OF DESIGN REVIEW				07/12/07	COUNTY COMMENTS
				07/20/07	COUNTY COMMENTS
				08/08/07	COUNTY COMMENTS
No.	DESCRIPTION	REV. BY	APPROVED	DATE	
				01/08/08	EX. ROADWAY IMPROVEMENTS
				03/14/08	ARCHITECTURAL ELEVATIONS
				04/10/08	FCA # ZONING PLAT ADDED
				04/23/08	COUNTY COMMENTS

PRELIMINARY STORMWATER MANAGEMENT NARRATIVE

THE PROPOSED PROJECT INVOLVES THE CONSTRUCTION OF AN OFFICE BUILDING AND A PARKING LOT ON 1.96 ACRES OF LAND. STORM SEWER, SANITARY SEWER, AND WATER WILL ALSO BE PROVIDED FOR THE SITE AS WELL AS FRONTAGE IMPROVEMENTS ALONG OLD CENTREVILLE ROAD. IN ADDITION, DUE TO AN AGREEMENT WITH THE FAIRFAX COUNTY PARK AUTHORITY (ADJACENT PROPERTY OWNER), THE CONSTRUCTION OF AN OFFSITE PARKING LOT FOR SOME EXISTING SOCCER FIELDS AS WELL AS AN OFFSITE STORMWATER MANAGEMENT POND IS PROPOSED WITH THIS PROJECT. THERE IS AN EXISTING BRICK HOUSE LOCATED ON THE PROPERTY WHICH WILL BE REMOVED.

EXISTING STORMWATER

CURRENTLY, MAJORITY OF STORMWATER FROM THE SITE DRAINS BY WAY OF SHEET FLOW TO A RAIN GARDEN LOCATED IN THE MIDDLE OF THE SITE. THE WATER IS THEN OUTFALLED THROUGH A PIPE SYSTEM IN A SOUTHERLY DIRECTION BEFORE OUTFALLING INTO A SWALE. THE WATER FLOWS BRIEFLY IN THIS SWALE BEFORE ENTERING A 30" END SECTION LOCATED AT OLD CENTREVILLE ROAD. THE STORMWATER IS THEN PIPED ACROSS OLD CENTREVILLE ROAD WHERE IT FLOWS THROUGH A SERIES OF PIPES BEFORE EVENTUALLY CROSSING UNDERNEATH RT. 28 (CENTREVILLE ROAD) AND THEN IS ULTIMATELY DISCHARGED INTO AN EXISTING DRY POND.

SWM/BMP

STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) WILL BE PROVIDED BY WAY OF AN EXTENDED DETENTION DRY POND WHICH WILL BE LOCATED JUST SOUTH OF THE PROPERTY. THIS POND WILL BE CONSTRUCTED ON FAIRFAX COUNTY PARK AUTHORITY PROPERTY AFTER AN AGREEMENT WAS MADE WITH THE FCPA THAT THE POND WOULD BE CONSTRUCTED THROUGH THIS SITE PLAN BUT WILL NEED TO BE DESIGNED TO ACCOMMODATE RUNOFF GENERATED FROM THE PARK LAND WHICH WILL INCLUDE A PARKING LOT AND FUTURE SOCCER FIELDS. THE POND HAS BEEN PRELIMINARY SIZED TO ACCOMMODATE A DRAINAGE AREA OF 13.01 ACRES (1.96 ACRES ONSITE, 11.05 ACRES OFFSITE). THE POND WILL PROVIDE DETENTION FOR ON-SITE EXCESS RUNOFF FROM THE 2 AND 10 YEAR STORM EVENTS AND WILL ALSO BE DESIGNED TO STORE EXCESS VOLUME AS REQUIRED IN ORDER TO MEET THE REQUIREMENTS FOR PROVISION OF ADEQUATE OUTFALL. THE POND ITSELF WILL CONSUME APPROXIMATELY 0.37 ACRES OF LAND AND WILL HAVE AN APPROXIMATE VOLUME OF 80,000 CUBIC FEET.

BMP REQUIREMENTS WILL BE MET BY PROVIDING EXTENDED DETENTION OF TWO TIMES THE WATER QUALITY VOLUME. THE WATER QUALITY VOLUME EQUALS THE FIRST 0.5 INCH OF RUNOFF FROM THE TOTAL ON-SITE IMPERVIOUS AREA OF 1.15 ACRES.

ADEQUATE OUTFALL

THE TOTAL SITE AREA OF 1.96 ACRES DRAINS TO THE SWM/BMP POND LOCATED JUST SOUTH OF THE PROPERTY MOSTLY BY WAY OF STORM SEWER PIPES. THE OUTFALL PIPE OF THE POND DIRECTS STORMWATER TO THE EXISTING 30" END SECTION LOCATED ALONG THE SIDE OF OLD CENTREVILLE ROAD. HERE, THE STORMWATER ENTERS A STORM SEWER PIPE SYSTEM THAT GOES UNDERNEATH OLD CENTREVILLE ROAD AND THEN TRAVELS FOR APPROXIMATELY 350' BEFORE CONNECTING WITH ANOTHER STORM SEWER PIPE SYSTEM AT THE INTERSECTION OF OLD CENTREVILLE ROAD AND ROUTE 28. ONCE THESE TWO PIPE SYSTEMS COMBINE, THEY GO UNDERNEATH ROUTE 28 AND JOIN ANOTHER STORM SEWER PIPE SYSTEM. BEYOND THE DOWNSTREAM LIMIT OF REVIEW, THE STORMWATER TRAVELS THROUGH STORM PIPES FOR ANOTHER 700' APPROXIMATELY BEFORE BEING DISCHARGED INTO AN EXISTING DRY DETENTION POND.

THE SWM/BMP POND WILL BE DESIGNED TO DISCHARGE THE 2 AND 10 YEAR STORMS AT A RATE THAT WILL ENSURE ADEQUACY FOR ALL DOWNSTREAM STORM PIPES.

EXTENT OF REVIEW

THE EXTENT OF REVIEW FOR THIS SITE WAS DETERMINED USING OPTION 1 FROM THE NEW COUNTY GUIDELINES FOR ADEQUATE OUTFALL ANALYSIS. THE DRAINAGE AREA TO THE POND IS 13.01 ACRES AND IS LABELED AS AREA 1 ON THE OVERALL DRAINAGE MAP. AT THE DOWNSTREAM CONFLUENCE WITH THE NEXT PIPE SYSTEM WHICH OCCURS WHERE OLD CENTREVILLE ROAD AND ROUTE 28 INTERSECT, THE DRAINAGE AREA ADDED IS 27.90 ACRES AND THIS AREA IS LABELED AS AREA 2 ON THE OVERALL DRAINAGE MAP. THIS IS MORE THAN THE 90% REQUIREMENT OF THE FIRST DRAINAGE AREA. FOLLOWING THIS PIPE SYSTEM 3 MORE PIPES DOWN, (WHICH CROSSES OVER TO OTHER SIDE OF ROUTE 28), THIS IS THE DOWNSTREAM LIMIT OF REVIEW AND IS LABELED ON THE MAP ON THIS SHEET.

COMBINED SPILLWAY JUSTIFICATION

DUE TO LACK OF SPACE AS WELL AS THE TOPOGRAPHY OF THE LAND, A COMBINED SPILLWAY IS PROPOSED INSTEAD OF A SEPARATE EMERGENCY SPILLWAY.

SWM MAINTENANCE ACCESS ROAD

A MAINTENANCE ACCESS ROAD WILL BE PROVIDED FOR THE STORMWATER DETENTION POND. THIS MAINTENANCE ACCESS ROAD WILL BE CONSTRUCTED OF 6" OF VDOT STANDARD 21A MATERIAL. THE ACCESS ROAD WILL FOLLOW THE DAM OF THE POND AND WILL BE ACCESSED THROUGH OLD CENTREVILLE ROAD.

Application No. RL 2007-24-001 Staff L.C. Johnson
 APPROVED DEVELOPMENT PLAN
 (DP) (GDP) (CDP) (FDP) Station No. _____ Staff _____
 SEE PROFFERS DATED June 20, 2008 APPROVED SE / SP PLAN
 Date of (BOS) (PC) approval Aug. 4, 2008 SEE DEV CONDS DATED _____
 Date of (BOS) (BZA) approval _____
 Sheet 6 of 7 Sheet _____ of _____

christopher consultants
 engineering surveying land planning
 10300 spottswood avenue, suite 110 fredericksburg, va 22408
 540-710-0088 fax 540-710-0560

COMMONWEALTH OF VIRGINIA
 No. 14994
 PROFESSIONAL ENGINEER

STORMWATER MGMT. / BEST MGMT. PRACTICES (SWM/BMP) PLAN

OLD CENTREVILLE ROAD OFFICE
 SULLY DISTRICT, FAIRFAX, VIRGINIA

PROJECT No. 05-Y4-01-00
 SCALE 1"=30'
 DATE 11/1/06
 DESIGN DRAWN CHECKED: MY EJ
 SHEET No. 6 of 7
 C-5394

SURVEYOR'S CERTIFICATE

I, WILLIAM S. SIKES, JR., A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECT SUPERVISION IN OCTOBER, 2006, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



LITTLE ROCKY RUN SECTION 6-A

D.B. 6231, PG. 829
OWNER: FAIRFAX COUNTY PARK AUTHORITY
D.B. 6231, PG. 841
T.M.# 054-4-08060006A
USE: PARK ZONE: R-5C

AREA TABULATION

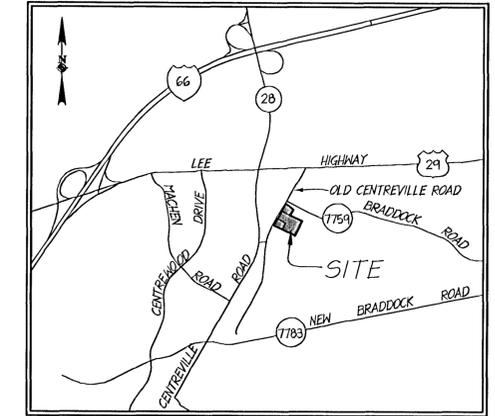
AREA PROPOSED TO BE RE-ZONED FROM R-1 TO C-3 = 41,982 SQ. FT. OR 1.96378 ACRES
 AREA PROPOSED TO BE RE-ZONED FROM R-5C TO C-3 = 43,542 SQ. FT. OR 0.99959 ACRES
 TOTAL AREA PROPOSED TO BE RE-ZONED TO C-3 = 85,524 SQ. FT. OR 1.96337 ACRES

AREA PROPOSED TO BE RE-ZONED FROM R-1 TO R-5 = 43,542 SQ. FT. OR 0.99959 ACRES
 AREA PROPOSED TO BE RE-ZONED FROM R-5C TO R-5 = 3,169 SQ. FT. OR 0.07274 ACRES
 TOTAL AREA TO BE RE-ZONED TO R-5 = 46,711 SQ. FT. OR 1.07234 ACRES

AREA PROPOSED TO BE RE-ZONED TO C-3 = 85,524 SQ. FT. OR 1.96337 ACRES
 AREA PROPOSED TO BE RE-ZONED TO R-5 = 46,711 SQ. FT. OR 1.07234 ACRES
 TOTAL AREA PROPOSED TO BE RE-ZONED = 132,235 SQ. FT. OR 3.03569 ACRES
 AREA TO REMAIN R-5C = 125,934 SQ. FT. OR 2.89104 ACRES
 TOTAL AREA PROPERTIES SHOWN = 258,169 SQ. FT. OR 5.92674 ACRES

LAND SWAP

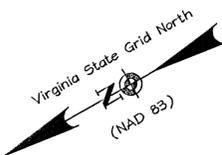
AREA LOT 2 ROBERSON'S SUBDIVISION = 42,542 SQ. FT. OR 0.99959 ACRES
 AREA PROPOSED PARCEL K2, SECTION 6, LITTLE ROCKY RUN = 42,542 SQ. FT. OR 0.99959 ACRES



VICINITY MAP
SCALE: 1" = 2000'

NOTES

- THE PROPERTIES SHOWN HEREON ARE LOCATED ON TAX ASSESSMENT MAP NUMBERS 054-4-01-0081, 054-4-01-0082 AND 054-4-0806K AND ARE ZONED R-1 AND R-5C RESPECTIVELY.
- CURRENT OWNER: BO HWAN AND SUN OK SUK
DEED BOOK 16483 PAGE 1165 (TAX MAP NO. 054-4-01-0081)
DEED BOOK 17408 PAGE 1473 (TAX MAP NO. 054-4-01-0082)
CURRENT OWNER: FAIRFAX COUNTY PARK AUTHORITY (TAX MAP NO. 054-4-0806K)
DEED BOOK 604 PAGE 1841
- NO TITLE REPORT FURNISHED. ALL UNDERLYING EASEMENTS MAY NOT BE SHOWN ON THIS PLAT.
- THE PROPERTY SHOWN HEREON IS LOCATED ON F.E.M.A FLOOD MAP COMMUNITY PANEL NO. 515525 0225 D, DATED MARCH 5, 1990, ZONE X, AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
- METES AND BOUNDS SHOWN HEREON ARE BASED ON A BOUNDARY SURVEY PERFORMED BY THIS FIRM IN OCTOBER, 2006. BEARINGS ARE REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983 NORTH ZONE AS COMPUTED FROM A FIELD SURVEY WHICH TIES THIS BOUNDARY TO THE FAIRFAX COUNTY GEOGRAPHIC INFORMATION SYSTEM MONUMENT FAIRFAX COUNTY 12000, COMBINED SCALE FACTOR 0.99994178.
- CURRENT ZONING IS R-1 AND R-5C THE PROPOSED ZONING IS C-3 AND R-5C.
- REVISIONS WERE MADE TO THE ZONING AREAS ON MARCH 12, 2007, BASED ON COUNTY COMMENTS.



BRADDOCK SPRINGS LIMITED PARTNERSHIP
 T.M.# 054-4-01-0083B
 D.B. 6710, PG. 1093
 USE: GARDEN APARTMENTS RENTAL
 ZONE: PDH-16

LOT 3 SECTION TWO ROBERSON'S SUBDIVISION
 D.B. 2715, PG. 183
 OWNER: BRADDOCK SPRINGS LIMITED PARTNERSHIP
 D.B. 6861, PG. 609
 T.M.# 054-4-01-0082A
 USE: GARDEN APARTMENTS RENTAL
 ZONE: R-16

PROPERTY OF BO HWAN AND SUN OK SUK
 D.B. 17408, PG. 1473
 T.M.# 054-4-01-0082
 41,982 SQ. FT.
 0.96378 ACRES
 ZONE: R-1

PARCEL K SECTION SIX LITTLE ROCKY RUN
 D.B. 6184, PG. 1801
 OWNER: FAIRFAX COUNTY PARK AUTHORITY
 D.B. 6184, PG. 1841
 T.M.# 054-4-0806 K
 172,648 SQ. FT.
 3.96337 ACRES
 ZONE: R-5

LOT 2 ROBERSON'S SUBDIVISION
 D.B. 1065, PG. 467
 OWNER: BO HWAN AND SUN OK SUK
 D.B. 16483, PG. 1165
 T.M.# 054-4-01-0081
 43,542 SQ. FT.
 0.99959 ACRES
 ZONE: R-1

OLD CENTREVILLE TOWNES
 D.B. 11670, PG. 1748

PARCEL A
 T.M.# 054-4-20 A
 OWNER: DEERFIELD RIDGE HOMEOWNERS ASSOCIATION
 D.B. 11670, PG. 1748
 USE: OPEN SPACE
 ZONE: R-8

PROPOSED PARCEL K2 (LAND SWAP)
 43,542 SQ. FT.
 0.99959 ACRES

AREA PROPOSED TO BE RE-ZONED TO C-3
 85,524 SQ. FT. OR 1.96337 ACRES

TOTAL AREA TO BE RE-ZONED TO R-5
 46,711 SQ. FT. OR 1.07234 ACRES

LEGEND

- IPF IRON PIPE FOUND
- CHF CONCRETE MONUMENT FOUND
- RRSF RAILROAD SPIKE FOUND
- D.B. DEED BOOK
- PG. PAGE
- RCPC REINFORCED CONCRETE PIPE
- R/W RIGHT-OF-WAY
- PP POWER POLE
- ⊙ TELECOMMUNICATIONS MANHOLE
- ⊙ WATER VALVE
- SANITARY MANHOLE
- ⊙ STORM MANHOLE
- ⇒ SIGN
- ☀ LIGHT POLE
- ⊙ UTILITY POLE
- GUY WIRE
- C & G CURB & GUTTER
- OH- OVERHEAD UTILITY WIRE
- S11- STORM SEWER
- SAN- SANITARY SEWER
- ASPHALT
- PROPOSED REZONING TO C-3
- PROPOSED REZONING TO R-5
- PROPOSED PARCEL K1

Application No. 22-2007-SU-014 Staff: J.C. Johnson
 APPROVED DEVELOPMENT PLAN
 (DP) (GDPL) (CDP) (FDP)
 SEE PROFFERS DATED June 20 2008
 Date of (BOS) (PC) approval Aug 4 2008
 Sheet of C & G 7

Station No. APPROVED SE / SD PLAN
 SEE DEV CONDS DATED
 Date of (BOS) (BZA) approval
 Sheet GRAPHIC SCALE

(IN FEET)
 1 inch = 30 ft.

christopher consultants
 engineering · surveying · land planning
 christopher consultants, inc.
 9900 main street (fourth floor) · Fairfax va. 22031-3907
 703.273.8820 · fax 703.273.7636

PARCEL K, SECTION SIX, LITTLE ROCKY RUN, PROPERTY OF
 BO HWAN & SUN OK SUK AND LOT 2, ROBERSON'S SUBDIVISION
 SULLY DISTRICT, FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=30'

DATE: 11/14/06
 REV: 3/12/07

DRAWN: MFH
 CHECKED: GMF/WS

SHEET No. _____