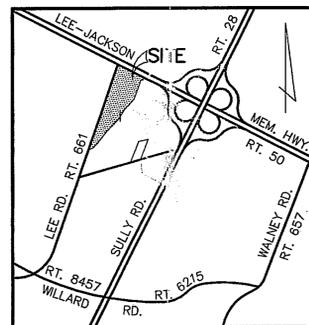


Chantilly Crossing

SULLY DISTRICT
 FAIRFAX COUNTY, VIRGINIA
 GENERALIZED DEVELOPMENT PLAN AMENDMENT/
 SPECIAL EXCEPTION AMENDMENT PLAT



VICINITY MAP
 SCALE : 1" = 2,000'

APPLICANT:
 Chantilly 50/28 Associates L.P.
 725 Rockville Pike
 Rockville, Maryland 20852

November 21, 2002
 Rev. January 31, 2003
 Rev. March 21, 2003

SHEET INDEX:

1. COVER SHEET
2. NOTES AND TABULATION
3. GDPA / SEA PLAT
4. SECTION WITH SITE DETAILS
5. SECTIONS AND ELEVATIONS
6. SECTIONS AND ELEVATIONS
7. FURNITURE SHOW ROOM ELEVATIONS
8. FURNITURE SHOW ROOM LIGHTING PLAN



PCA 95-4-016-4 Staff Swagler
 Application No. 15-4-016-4
 APPROVED DEVELOPMENT PLAN
 (DP) (GDP) (CDP) (FDP)
 SEE PROFFERS DATED 5-15-03
 Date of (BOS) / (PC) approval 6-2-03
 Sheet 1 of 8
 CONC W/SEA 95-4-024-3
 dev conds dated 5-21-03

Chantilly Crossing

SULLY DISTRICT
 FAIRFAX COUNTY, VIRGINIA
 GENERALIZED DEVELOPMENT PLAN AMENDMENT
 SPECIAL EXCEPTION AMENDMENT PLAT

Dewberry & Davis LLC
 A Dewberry Company
 Engineers
 Planners
 Surveyors
 Landscape Architects

8401 Arlington Blvd.
 Fairfax, VA 22031
 (703) 849-0100 Fax (703) 849-0118

RECEIVED
 Department of Planning & Zoning
 MAR 21 2003
 Zoning Production Division

M-10382

NOTES:

1. THE PROPERTY THAT IS SUBJECT TO THIS PROFFERED CONDITION AMENDMENT (PCA) APPLICATION IS IDENTIFIED ON THE FAIRFAX COUNTY TAX MAP AS 34-3 ((1)) 7B (PART) AND 19 (PART) AND CONSISTS OF 14.40 ACRES.
2. THIS GENERALIZED DEVELOPMENT PLAN AMENDMENT (GDPA) ACCOMPANIES AN APPLICATION TO PERMIT A MODIFICATION OF THE PREVIOUSLY APPROVED LAYOUT.
3. THE TOPOGRAPHY SHOWN HEREON IS FIELD RUN AT A CONTOUR INTERVAL OF TWO (2) FEET BY VIKI, INC.
4. THE BOUNDARY INFORMATION SHOWN HEREON IS FIELD RUN BY DEWBERRY & DAVIS LLC.
5. BEST MANAGEMENT PRACTICES/STORMWATER MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH FAIRFAX COUNTY ORDINANCES. THE PROPOSED STORMWATER MANAGEMENT FACILITY IS A REGIONAL WET POND, WHICH HAS BEEN APPROVED BY DPW&ES AND IS UNDER CONSTRUCTION.
6. SPECIAL AMENITIES SUCH AS LANDSCAPING TREATMENT, WALLS OR OTHER SITE FEATURES MAY BE PROVIDED AND WILL BE DETERMINED AT SITE PLAN.
7. 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.
8. THE OPEN SPACE PROVIDED IS BASED ON THE PROVISIONS OF PAR. 5 OF SECT. 2-309 OF THE ZONING ORDINANCE.
9. GIVEN THE ADJACENT ZONED AND COMPREHENSIVE PLANNED USES, THERE ARE NO TRANSITIONAL SCREENING OR BARRIER REQUIREMENTS APPLICABLE TO THE PROPOSED USES REPRESENTED HEREON.
10. THE MINIMUM REQUIRED YARDS FOR THE C-8 DISTRICT ARE AS FOLLOWS:
 - A. FRONT YARD: CONTROLLED BY 45° ANGLE OF BULK PLANE, BUT NOT LESS THAN 40 FEET.
 - B. SIDE YARD: NO REQUIREMENT.
 - C. REAR YARD: 20 FEET.
11. IN ACCORDANCE WITH PAR. 5 OF SECT. 18-204 OF THE ZONING ORDINANCE, MINOR DEVIATIONS TO THE SIZE, DIMENSION, FOOTPRINT AND LOCATION OF THE BUILDING MAY OCCUR WITH FINAL ENGINEERING DESIGN. IT IS TO BE UNDERSTOOD THAT THE EXACT FOOTPRINT AND LOCATION OF THE BUILDINGS MAY BE MODIFIED PROVIDED THE GROSS FLOOR AREA IS NOT INCREASED AND THE OPEN SPACE PROVIDED IN THE TABULATION AND MINIMUM DIMENSIONS TO THE PERIPHERAL LOT LINES ARE NOT DIMINISHED.
12. AS NOTED, THERE ARE 580 PARKING SPACES REPRESENTED ON THIS PLAN. 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 GDPA. FURTHERMORE, IT IS TO BE UNDERSTOOD THAT THE APPLICANT RESERVES THE RIGHT TO CALCULATE THE REQUIRED PARKING SPACES IN ACCORDANCE WITH AN ADOPTION OF AN AMENDMENT TO THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE. A FINAL NUMBER OF PARKING SPACES WILL BE DETERMINED AT THE TIME OF SITE PLAN SUBMISSION AND WILL BE PROVIDED.
13. 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.
14. SANITARY SEWER, WATER, TELEPHONE AND ELECTRICITY ARE PRESENTLY AVAILABLE AND ACCESSIBLE TO THE SITE AND WILL BE EXTENDED AS MAY BE APPROPRIATE.
15. THE SUBJECT PROPERTY IS LOCATED WITHIN LAND UNIT I OF THE DULLES SUBURBAN CENTER. A COMPREHENSIVE PLAN AMENDMENT HAS BEEN APPROVED WHICH RENDERS THE PROPOSED USE CONSISTENT WITH THE COMPREHENSIVE PLAN AS IT RELATES TO THIS PROPERTY.
16. THERE ARE NO COMMUNITY OR PUBLIC FACILITIES PROPOSED WITH THIS APPLICATION.
17. 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.
18. THERE ARE NO BUILDINGS ON THE AREA WHICH IS THE SUBJECT OF THIS GENERALIZED PLAN AMENDMENT.
19. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRAVES LOCATED ON THE SUBJECT PROPERTY.

20. 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.
21. PURSUANT TO SECTION III OF PARAGRAPH 1 OF THE "MANUAL OF PREPARATION OF EXISTING VEGETATION MAPS IN FAIRFAX COUNTY, VIRGINIA" PREPARED BY STAFF OF THE URBAN FORESTRY BRANCH, DATED MAY 1999, WITH THE EXCEPTION OF THE LANDSCAPED MEDIAN AND PERIPHERAL OF THE ENTRANCE ROAD, NO EXISTING VEGETATION MAP (EVM) IS REQUIRED AS THE APPLICATION AREA CONTAINS ONLY OVER COVER TYPE - OLD FIELD.
22. 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.
23. A MODIFICATION OF THE REQUIRED TRAIL ALONG LEE ROAD IS HEREBY REQUESTED IN FAVOR OF THE FIVE (5) FOOT SIDEWALK CURRENTLY IN PLACE ALONG THE LEE ROAD FRONTAGE.
24. THE DEVELOPMENT OF THE PROPERTY AS SHOWN HEREON IS EXPECTED TO COMMENCE WHEN ALL REQUIRED PERMITS HAVE BEEN OBTAINED, HOWEVER, THE SPECIFIC DEVELOPMENT SCHEDULE IS CONTINGENT ON MARKET CONDITIONS.
25. WITH THE EXCEPTION OF THE MODIFICATION 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:

EXISTING/PROPOSED ZONING.....	C-8, WS, AN AND HC
TOTAL SITE AREA	14.40 AC
MAXIMUM GROSS FLOOR AREA PERMITTED	313,632± SF
MAXIMUM FLOOR AREA RATIO PERMITTED.....	0.50*
PROPOSED GROSS FLOOR AREA	157,500± SF**
PROPOSED FLOOR AREA RATIO FOR AREA OF PCA.....	0.25
PROPOSED FLOOR AREA RATIO FOR ENTIRE PROPERTY.....	1.22
PARKING SPACES REQUIRED	451
FURNITURE SHOWROOM (BUILDING D)	
(ONE SPACE PER 500 SQUARE FEET OF NET FLOOR AREA	
+ ONE SPACE PER EMPLOYEE: 67,500 SF X 0.80 = 54,000	
54,000 ÷ 500 = 108 + 35 EMPLOYEES).....	
	143
EATING ESTABLISHMENTS (BUILDINGS E AND F)	
(TWO (2) AT A TOTAL OF 600 SEATS AND 50 EMPLOYEES	
ONE SPACE PER FOUR (4) SEATS PLUS ONE SPACE	
PER TWO (2) EMPLOYEES: 600 ÷ 4 = 150 + 50 ÷ 2).....	
	175
HOTEL (BUILDING G)	
(ONE SPACE PER UNIT + FOUR (4) SPACES PER 50 UNITS	
123 ÷ 123 ÷ 50 x 4).....	
	133
PARKING SPACES PROVIDED	580***
OPEN SPACE REQUIRED (15%).....	2.16± AC
OPEN SPACE PROVIDED (30%).....	4.35± AC

- * MAY BE INCREASED TO A 0.70 FLOOR AREA RATIO (FAR) BY THE BOARD OF SUPERVISORS IN ACCORDANCE WITH THE PROVISIONS OF SECT. 9-618 OF THE ZONING ORDINANCE.
- ** DOES NOT INCLUDE THE 165,000 SQUARE FEET ALLOCATED TO THE EXISTING HOTEL LOCATED IN BUILDING H.
- *** IT IS UNDERSTOOD THAT THE APPLICANT RESERVES THE RIGHT NOT TO CONSTRUCT THE GRASSCRETE PARKING AREA, WHICH CONTAINS 27 SPACES, IF THEY ARE NOT WARRANTED. FURTHER, THE APPLICANT RESERVES THE RIGHT TO REDUCE THE TOTAL NUMBER OF PARKING SPACES TO 530.

PCA Application No. 95-4016-4 Start Swagler
 APPROVED DEVELOPMENT PLAN
 (DP) (GDP) (CDP) (FDP)
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 Date of (BOS) (PC) approval 10-2-03
 Sheet 2 of 8
 Conc w/SEA 95-4-024-3
 dev conds dated 5-27-03

Rev. January 31, 2003
 Rev. March 21, 2003



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GENERALIZED DEVELOPMENT PLAN AMENDMENT/SPECIAL EXCEPTION AMENDMENT PLAN
 NOTES AND TABULATION
CHANTILLY CROSSING
 FAIRFAX, VIRGINIA
 SULLY DISTRICT

DRAWN BY	DSC
DESIGNED BY	
CHECKED BY	LAM
DATE	November 21, 2002
SCALE	N/A
PLAN NUMBER	
ZONED	
SHEET	2 of 8
FILE NUMBER	M-10382



SOUTHGATE CENTER III, LLC
DEED BOOK 10875 PAGE 1808
438,692 sq. ft.
10.90005 acres

TM# 34-3-01-00-0030
SOUTHERN STATES COOPERATIVE INC.
DEED BOOK 5881 PAGE 28
ZONE: I-10
USE: INDUSTRIAL

AREA NOT PART OF
GENERALIZED DEVELOPMENT
PLAN AMENDMENT
SPECIAL EXCEPTION AMENDMENT PLAN
(PROPOSED REVISED LAYOUT
BY OTHERS)

AREA NOT PART OF
GENERALIZED DEVELOPMENT
PLAN AMENDMENT

PROPOSED ROW

EXISTING ROW

APPROVED GDP SHOWS
165,000 SF, 6 STORIES
75 FT. HEIGHT

LEE JACKSON MEMORIAL
HIGHWAY
US ROUTE #60
DEED BOOK 2468 PAGE 588
DEED BOOK 2898 PAGE 183

Application No. 95-Y-010-4 Staff SW/AG
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFESSIONALS DATED 5-10-03
Date of (BOS) (PC) approval 6-2-03
Sheet 3 of 5
CONC W/SEA 95-Y-024-3
dev conds dated 5-21-03

- ▲ EX. GAS MARKER
- EX. VEPCO POWER POLE

LEGEND

- APPROXIMATE LIMIT OF CLEARING AND GRADING
- APPROXIMATE LIMIT OF PROPOSED TREE LINE
- PROPOSED SANITARY SEWER
- PROPOSED WATER LINE
- PROPOSED SIDEWALKS/TRAILS
- PROPOSED CROSSWALKS
- * APPROXIMATE LOCATION OF FREE STANDING SIGN
- APPROXIMATE LOCATION OF 100 YEAR FLOOD PLAN
- APPROXIMATE LOCATION OF EQC
- PROPOSED LARGE DECIDUOUS TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED EVERGREEN TREE
- PROPOSED VIRGINIA POWER APPROVED TREE
- PROPOSED SHRUBS
- PROPOSED PERENNIALS/GROUND COVER PLANTINGS
- AREA NOT INCLUDED WITH THIS GDPA

Rev. January 31, 2003
Rev. March 21, 2003



ENGINEER'S SEAL & SIGNATURE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	BEARING
1	33.00	18°48'55"	11.41'	5.76'	11.36'	N61°05'51"W
2	24.50	85°34'20"	38.59'	22.68'	33.28'	S24°05'32"E
3	461.92	14°38'23"	118.03'	68.54'	117.71'	S59°33'31"E

SULLY ROAD
ROUTE #28
DEED BOOK 7235 PAGE 709
DEED BOOK 7591 PAGE 1541

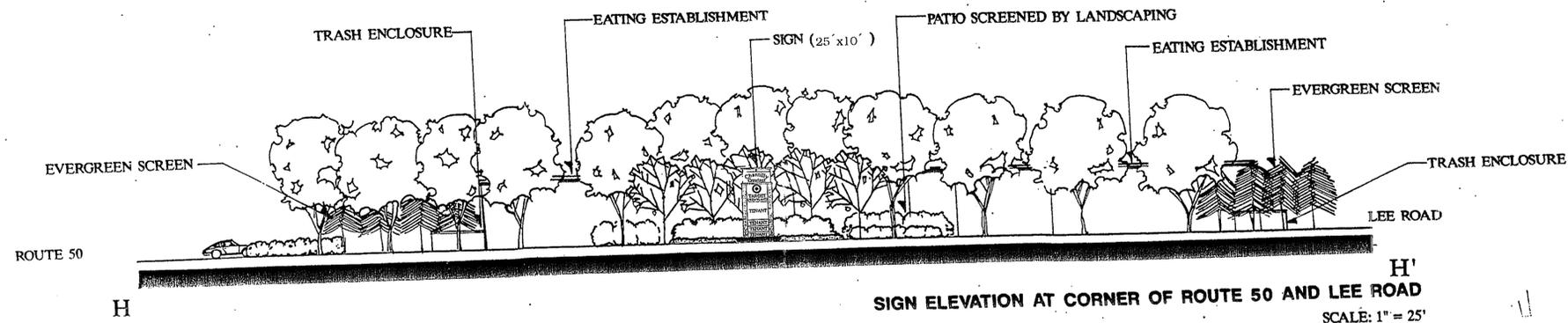
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Planners
Surveyors
Landscape Architects

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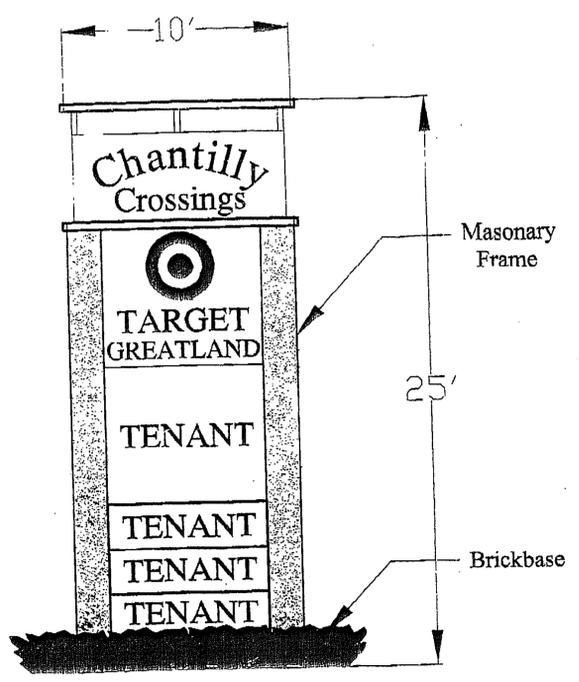
GENERALIZED DEVELOPMENT PLAN AMENDMENT/SPECIAL EXCEPTION AMENDMENT PLAN
CHANTILLY CROSSING
FAIRFAX, VIRGINIA
SULLY DISTRICT

DRAWN BY	DSC
DESIGNED BY	
CHECKED BY	LAM
DATE	November 21, 2002
SCALE	1" = 100'
PLAN NUMBER	
ZONED	
SHEET	3 OF 8
FILE NUMBER	M-10382

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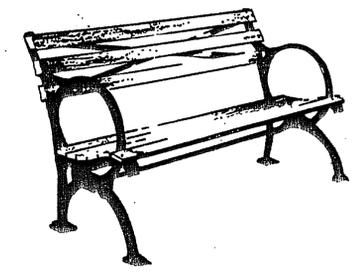
SIGN ELEVATION AT CORNER OF ROUTE 50 AND LEE ROAD
SCALE: 1" = 25'



ENTRANCE SIGNAGE



POSSIBLE TRASH RECEPTACLE



POSSIBLE BENCH

PCA 95-4-016-4 Staff Swager
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dev conds dated 5-21-03

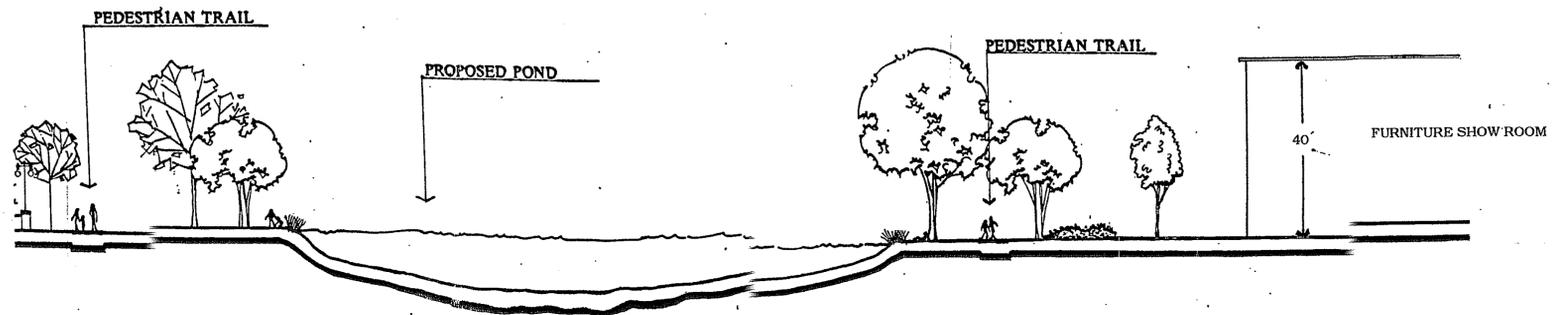
Rev. January 31, 2003
REV. March-21, 2003

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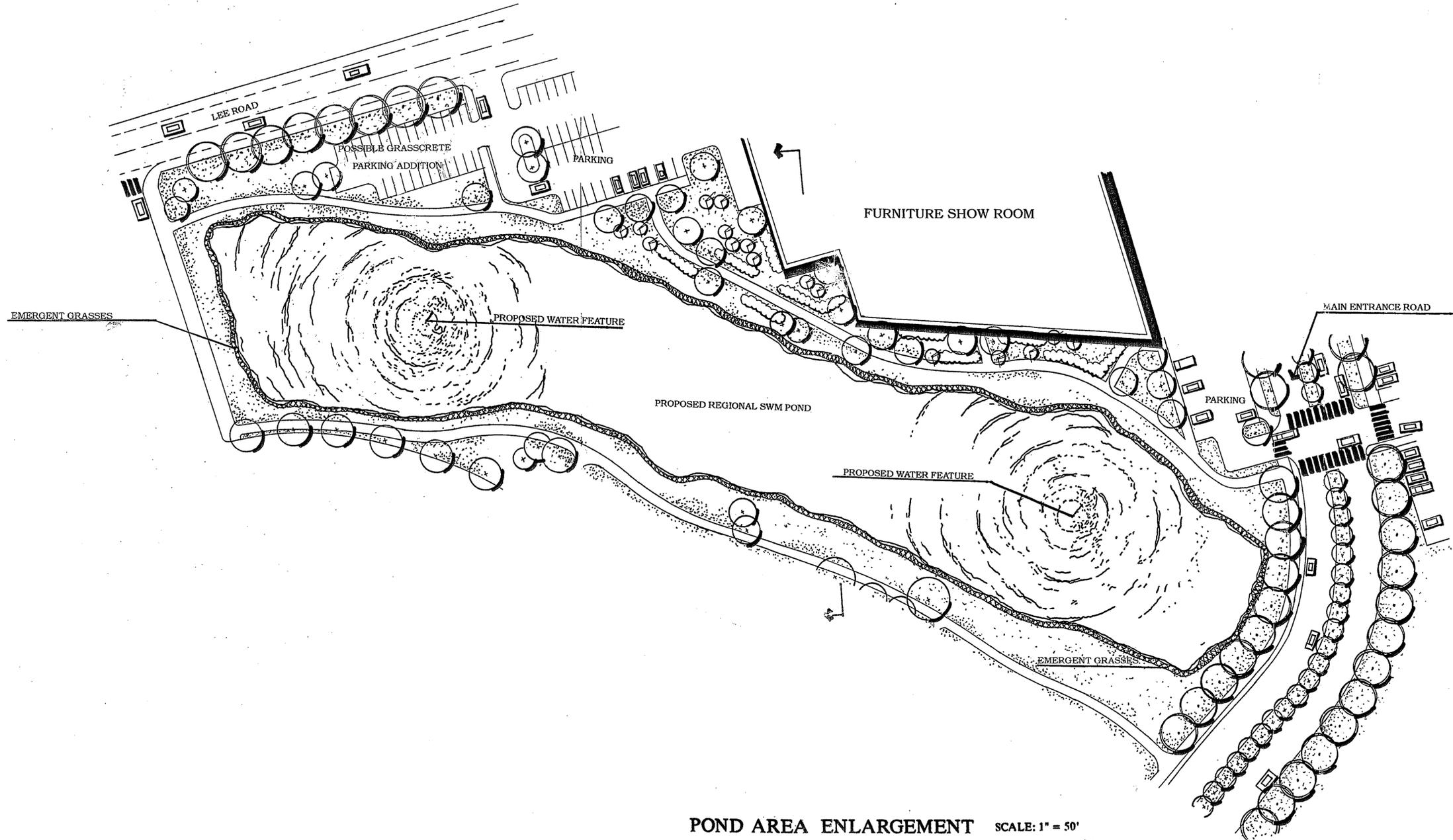
GENERALIZED DEVELOPMENT PLAN AMENDMENT/SPECIAL EXCEPTION AMENDMENT PLAN
 SECTIONS WITH SITE DETAILS
CHANTILLY CROSSING
 FAIRFAX, VIRGINIA
 SULLY DISTRICT

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SHEET	4 of 8
FILE NUMBER	M-10382



SECTION THROUGH PROPOSED POND

SCALE 1" = 20'



POND AREA ENLARGEMENT SCALE: 1" = 50'

Application No. PCA 95-016-4 Staff Swagler
 APPROVED DEVELOPMENT PLAN
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 SEE PROCEEDERS DATED 5-15-03
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 Sheet 6 of 8
 conc w/sea 95-024-3
 dev conds dated 5-21-03

Rev. January 31, 2003
 REV March 21, 2003

PROFESSIONAL SEAL OF THE COMMONWEALTH OF VIRGINIA
 Timothy C. Culliton
 No. 0402 00112
 3-21-03
 ENGINEER'S SEAL & SIGNATURE

GENERALIZED DEVELOPMENT PLAN AMENDMENT/SPECIAL EXCEPTION AMENDMENT PLAT
 SECTIONS AND ELEVATIONS

CHANTILLY CROSSING

FAIRFAX, VIRGINIA

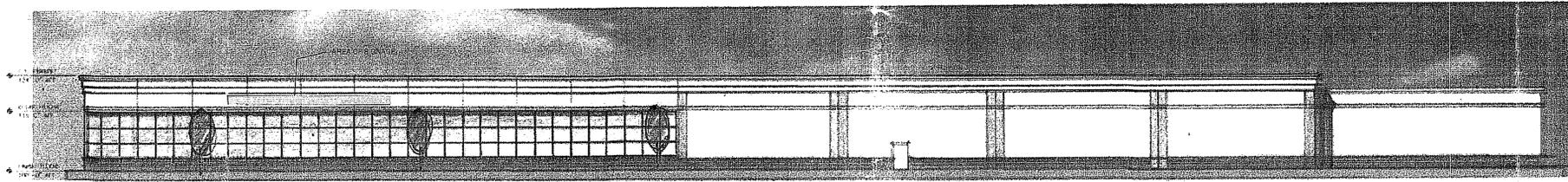
SULLY DISTRICT

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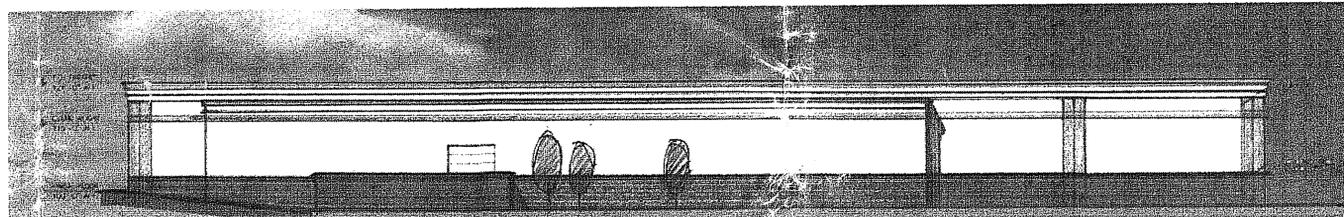
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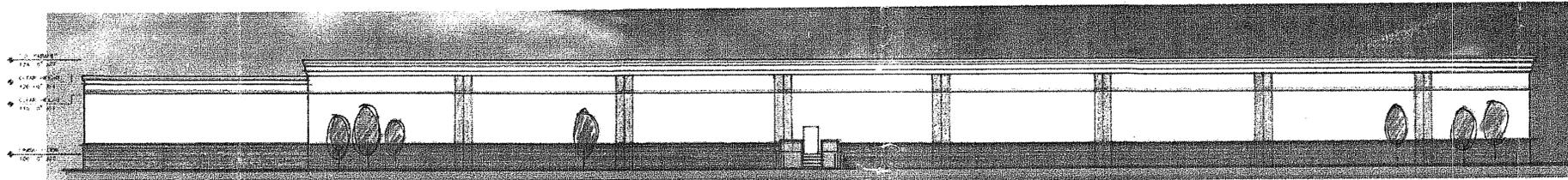
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

MARLO FURNITURE

CHANTILLY CROSSING
SULLY DISTRICT

DATE: 03-18-03



PCA
Application No. 95-y-016-4 Staff: swagler
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
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Sheet 7 of 8
conc w/ sea 95-y-024-3
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Rev. March 21, 2003

FURNITURE SHOWROOM ELEVATIONS - BUILDING "D"

THE ELEVATIONS PRESENTED ON THIS SHEET ARE PRELIMINARY. THEY ARE PRESENTED TO REPRESENT THE GENERAL CHARACTER AND THEME OF THE PROPOSED FURNITURE SHOWROOM BUILDING. THE ELEVATION WILL BE REFINED AND SUBJECT TO MINOR MODIFICATION WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.

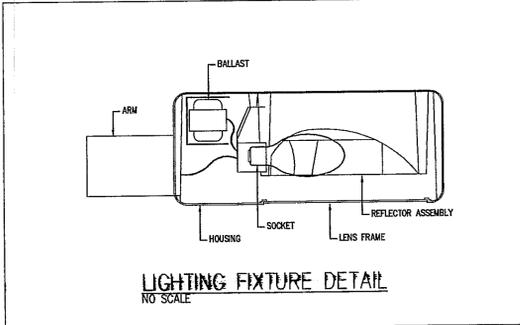
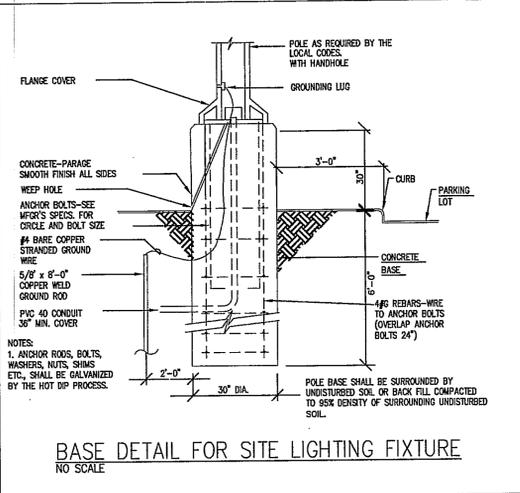
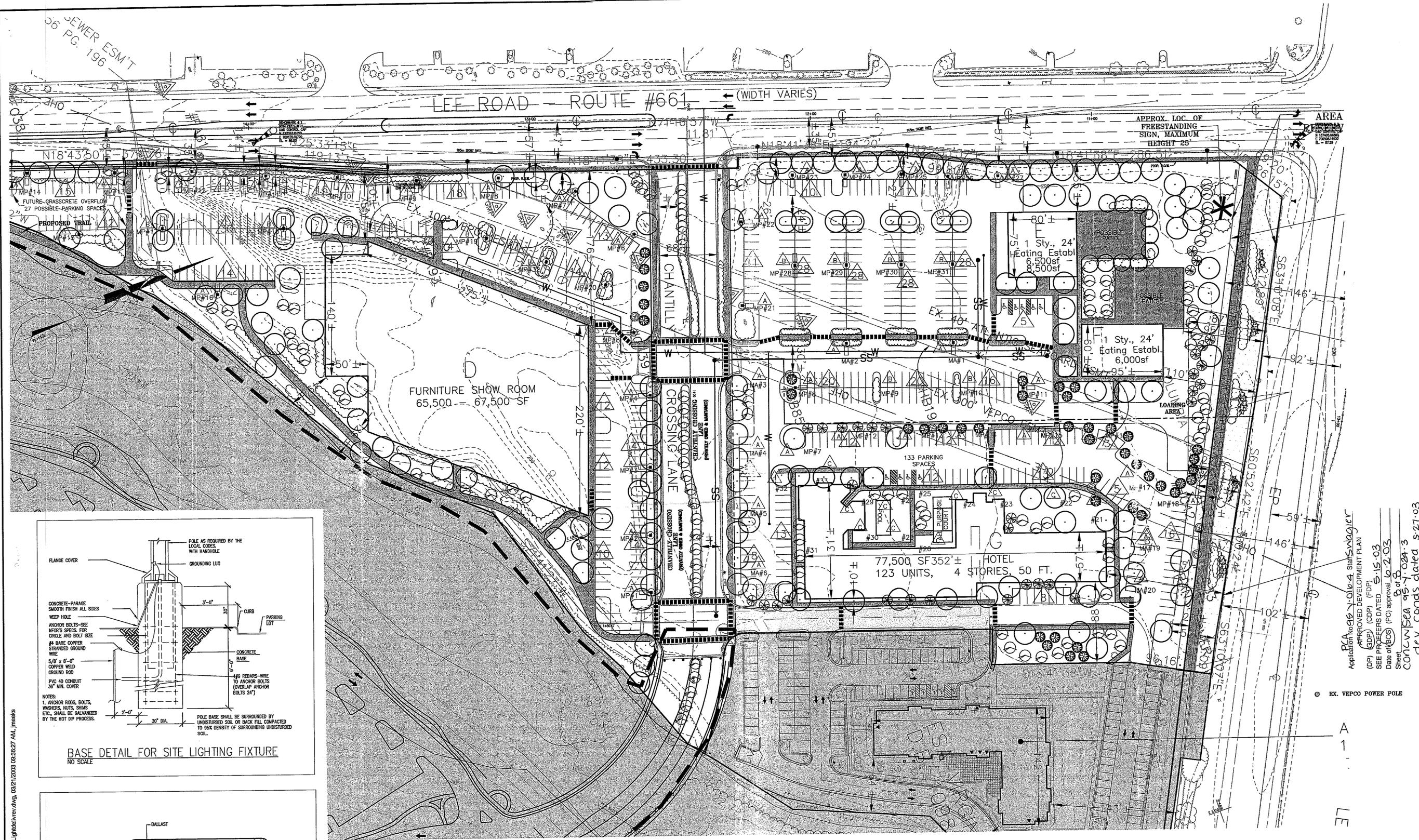


GENERALIZED DEVELOPMENT PLAN AMENDMENT/SPECIAL EXCEPTION AMENDMENT PLAN
FURNITURE SHOW ROOM ELEVATIONS
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FAIRFAX, VIRGINIA
SULLY DISTRICT

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DATE	January 31, 2003
SCALE	N.T.S.
PLAN NUMBER	
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SHEET	7 of 8
FILE NUMBER	M-10382

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- ▲ FIXTURE SHALL BE HADCO MODEL #555894 GEX-400 MA-4-277
POLE SHALL BE 30'-0" HADCO MODEL #101-5011-30
- ▲ FIXTURE SHALL BE AS ABOVE WITH 2-HEADS

Application No. 04-1014-4 Start/Swagler
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROJECTIONS DATED 5-15-03
Date of (E)OS (PC) approval 6-2-03
Sheet 8 of 8
CONVY SEA 05-1-024-3
dev conds dated 5-21-03

EX. VEPCO POWER POLE

Rev. March 21, 2003

FURNITURE SHOWROOM LIGHTING PLAN

Advanced Consulting Engineering, Ltd.
3138 NORTH 10th STREET 5th FLOOR
ARLINGTON, VA 22201
(703) 841-1800
FAX: 841-1897



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8401 Arlington Blvd.
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(703) 849-0100 Fax (703) 849-0118

GENERALIZED DEVELOPMENT PLAN AMENDMENT/SPECIAL EXCEPTION AMENDMENT PLAN
FURNITURE SHOW ROOM CHANTILLY CROSSING
LIGHTING PLAN
SULLY DISTRICT
FAIRFAX, VIRGINIA

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ENGINEER'S SEAL & SIGNATURE

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