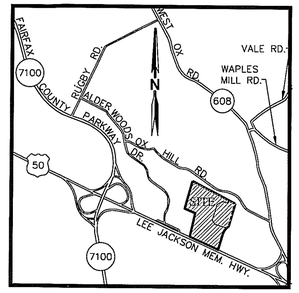
CONCEPTUAL DEVELOPMENT PLAN AMENDMENT (CDPA) AND FINAL DEVELOPMENT PLAN AMENDMENT (FDPA)
FOR
PENDER VILLAGE CENTER
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

RECEIVED
Department of Planning & Zoning
JUN 20 2011
Zoning Evaluation Division

GENERAL NOTES

1. THE PROPERTY IS IDENTIFIED ON FAIRFAX COUNTY TAX ASSESSMENT MAP: 46-3-((1))-15A, 15B.
2. THE ABOVE REFERENCED PROPERTY IS CURRENTLY ZONED PDC
3. THE BOUNDARY INFORMATION SHOWN HEREON WAS COMPILED BY PATTON HARRIS RUST & ASSOCIATES, PC DATED APRIL 14, 2004.
4. THE TOPOGRAPHY SHOWN HEREON IS AT A TWO-FOOT CONTOUR INTERVAL, COMPILED FROM PATTON, HARRIS, RUST & ASSOCIATES, PC. SITE PLAN # 5458-SP-01-1.
5. THE PROPERTY SHOWN ON THIS FDPA PLAN IS LOCATED IN THE SULLY DISTRICT,
6. THIS PROPOSED DEVELOPMENT IS IN CONFORMANCE WITH THE COMPREHENSIVE PLAN AND ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED CONDITIONS WITH THE EXCEPTION OF THE FOLLOWING:
   - A WAIVER OF THE SERVICE DRIVE REQUIREMENTS FOR LEE JACKSON HIGHWAY.
7. THIS SITE IS SERVED BY PUBLIC SEWER AND WATER.
8. STORM WATER MANAGEMENT (SWM) AND BEST PRACTICES (BMP) WILL BE PROVIDED BY AN ONSITE FACILITIES TO BE CONSTRUCTED AND LOCATION DETERMINDWITH THE FINAL SITE PLAN.
9. UTILITY LOCATIONS SHOWN ARE APPROXIMATE. THERE ARE EXISTING UTILITY EASEMENTS OF 25' OR MORE IN WIDTH ON THE SITE (SEE SHEET 2).
10. INDIVIDUAL UTILITY PLANS AND PROFILES WILL BE SUBMITTED DURING THE SITE PLAN STAGE FOR CONSTRUCTION PURPOSES.
11. THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON THIS SITE. IF ANY SUBSTANCES ARE FOUND, THE METHODS FOR DISPOSAL SHALL ADHERE TO COUNTY, STATE, OR FEDERAL LAW.
12. THERE ARE NO KNOWN BURIAL SITES OR EXISTING STRUCTURES FOUND ON THIS SITE.
13. ALL PUBLIC STREETS SHALL CONFORM TO FAIRFAX COUNTY AND/OR VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) STANDARDS AND SPECIFICATIONS UNLESS MODIFIED AS DESCRIBED IN GENERAL NOTE 6 ABOVE.
    PRIVATE STREETS SHALL CONFORM TO STANDARDS SET BY THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL SECTION 7 UNLESS MODIFIED AS DESCRIBED IN GENERAL NOTE 6 ABOVE.
14. IN ACCORDANCE WITH PARAGRAPH 4 OF SECTION 16-403 OF THE ZONING ORDINANCE, MINOR MODIFICATIONS TO THE SIZE, DIMENSIONS, FOOTPRINTS, AND LOCATION OF BUILDINGS, PARKING SPACES, GARAGES AND SIDEWALKS MAY OCCUR WITH FINAL ENGINEERING AND DESIGN.
15. THERE ARE DESIGNATED ENVIRONMENTAL QUALITY CORRIDORS (EQC) AND RPA'S ON THE SUBJECT SITE PER FAIRFAX COUNTY MAPS.
16. THERE ARE NO SCENIC ASSESTS OR NATURAL FEATURES ON THE SUBJECT SITE WHICH WOULD DESERVE PROTECTION OR PRESERVATION.
17. THERE ARE EXISTING BUILDINGS ON SITE.
18. THE SPECIAL AMENITIES PROPOSED WITH THIS SITE SHALL INCLUDE:
    * PEDESTRIAN SIDEWALKS
    * NEIGHBORHOOD GREENS

    THE LOCATION OF THESE AMENITIES WILL BE REFLECTED IN THE FDP.
19. THE DEVELOPMENT SCHEDULE AND PROPOSED SITE PLAN SUBMISSIONS SHALL BE DETERMINED BY THE APPLICANT BASED UPON MARKET CONDITIONS.
20. THE PROPOSED ROAD IMPROVEMENTS ILLUSTRATE THE REQUIRED IMPROVEMENTS PER THE COMPREHENSIVE PLAN. THE APPROVAL OF THIS PLAN WILL ONLY BIND THE OWNER TO CONSTRUCTING THE ROAD IMPROVEMENTS FRONTING THE SUBJECT SITE.
21. NOTWITHSTANDING THE IMPROVEMENTS AND TABULATIONS SHOWN ON THIS PLAN, THE APPLICANT RESERVES THE RIGHT TO REASONABLY MODIFY THE FINAL DESIGN CONCEPTS, INCLUDING SIZES AND LOCATIONS OF IMPROVEMENTS, TO CONFORM WITH ARCHITECTURAL AND ENGINEERING TOLERANCES AND TO COMPLY WITH NEW CRITRIA AND REGULATIONS THAT MAY BE ADOPTED BY FAIRFAX COUNTY, DOMINION VA POWER AND OTHER AGENCIES WHOSE JURISDICTIONAL APPROVAL MAY BE REQUIRED. IN NO EVENT SHALL THE OVERALL GFA BE INCREASED AND SUCH MODIFICATIONS SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THE FDP AS DETERMINED BY DPZ.
22. THE TOTAL AMOUNT OF GROSS FLOOR AREA DEVOTED TO USES SHOWN MAY RANGE FROM NONE TO THE MAXIMUM ALLOWED. THE TOTAL GROSS FLOOR AREA SHALL NOT EXCEED 305,498. (SEE CHART BELOW)
23. DIMENSIONS AND SIZES AS SCALED ARE APPROXIMATE AND MAY VARY DEPENDING ON THE FINAL USE AND ARCHITECTURAL/ENGINEERING DESIGN DURING SITE PLANNING. THE FINAL DESIGN SHALL BE IN SUBSTANTIAL CONFORMANCE WITH FDP.
24. RESTAURANTS PROPOSED FOR LOT 3 MAY INCLUDE OUTDOOR SEATING AND SHALL BE PARKED IN ACCORDANCE WITH THE ZONING ORDINANCE.
25. CELLAR SPACE MAY BE ADDED TO BUILDINGS SHOWN. THAT PORTION OF OCCUPIED CELLAR WILL BE PARKED AT THE RATIO REQUIRED BY THE USE.
26. APPLICANT WILL SUBMIT AND OBTAIN APPROVAL OF A COMPREHENSIVE SIGN PLAN APPLICATION SEPARATELY PRIOR TO OCCUPANCY OF THE BUILDINGS.
27. THE APPLICANT SHALL RECORD AN EASEMENT FOR PARKING, LANDSCAPING, ACCESS, AND CONSTRUCTION WITHIN THE AREA OF THE VEPCO SUBSTATION PARCEL SHOWN ON THE CDPA/FDPA, AT SUCH TIME A SITE PLAN IS SUBMITTED FOR THESE USES. IN THE EVENT VEPCO OBJECTS TO THE HEIGHT AND/OR LOCATION OF ANY LANDSCAPING, EQUIVALENT LANDSCAPING OUTSIDE OF OF THE EASEMENT AREA SHALL BE PROVIDED IN SUBSTANTIAL CONFORMANCE WITH THE CDP/FDP AS APPROVED BY UFM. IN THE EVENT THAT A PARKING EASEMENT IS NOT GRANTED FOR AREAS WITHIN THE VEPCO EASEMENTS, AND A PARKING REDUCTION IS NOT APPROVED, THEN BUILDING AREAS WILL BE REDUCED IN ORDER TO COMPLY WITH PARKING REGULATIONS, OR APPLICANT SHALL APPLY FOR A PCA/FDPA.
28. GFA CAN BE SHIFTED BETWEEN BUILDINGS A, B1, B2, AND THE COMMERCIAL PAD, PROVIDED THE TOTAL GFA OF 138,921 SF. FOR THE SAID BUILDINGS IS NOT EXCEEDED.
29. SHOULD THE CHURCH USE WITH 800 SEATS AND CHILD CARE WITH 200 MAXIMUM DAILY ENROLLEMENT BE IN MORE THAN ONE BUILDING, THE TOTAL NUMBER OF CHURCH SEATS IS 800 AND THE MAXIMUM CHILD CARE ENROLLMENT FOR THE SITE SHALL BE 200.



VICINITY MAP
SCALE: 1" = 2000'

LIGHT GLOBAL MISSION CHURCH
10237 LEESBURG PIKE
VIENNA, VA. 22182

DEVELOPER
ATLANTIC REALTY COMPANIES, INC.
8150 LEESBURG PIKE SUITE 1100
VIENNA, VIRGINIA 22182
PH. 703-760-9500

SITE TABULATIONS:

	GROSS SITE AREA	NET SITE AREA *
EXISTING SITE AREA	PARCEL 15A (1,221,993 SF. OR 28.053 AC.) PARCEL 15B-POWER SUBSTATION USE-(319,380 SF. OR 7.332 AC.) TOTAL: 35.3851 AC. (1,541,373 sf.)	PARCEL 15A (1,097,868 SF. OR 25.204 AC.) PARCEL 15B-POWER SUBSTATION USE-(319,380 SF. OR 7.332 AC.) TOTAL: 32.5355 AC. (1,417,248 sf.)
PROPOSED PUBLIC STREET DEDICATION (BLOCK 15A ONLY)	0.036 AC. (1,583 S.F.)	
SITE AREA LOT 15A (LESS STREET DEDICATION)	28.016 AC (1,220,410 S.F.)	
EXISTING ZONE	PDC	
PROPOSED ZONE	PDC	
LANDSCAPED OPEN SPACE REQUIRED (15% OF G.S.A.-ROAD DEDICATION)	183,061 sf.	
LANDSCAPED OPEN SPACE PROVIDED (45% OF G.S.A.-ROAD DEDICATION)	549,185 sf.	
PROPOSED BUILDING GROSS FLOOR AREA (ACERAGE x 0.25)	305,498 sf.	
PROPOSED F.A.R.	0.25 **	
MAXIMUM BUILDING HEIGHT ALLOWED	45'	
PROPOSED BUILDING HEIGHT	SEE SHEET 4A - 4C	

* NET AREA IS THE SITE AREA MINUS 124,125 S.F. OF ELECTRIC EASEMENTS.

** AT THE TIME OF EXECUTION OF THESE PROFFERS, SUBJECT TO THREE (3 MAJOR) UTILITY EASEMENT WHICH MAY BE REDUCED IN SIZE PRIOR TO APPROVAL:
(a.) A THIRTY FOOT WIDE UTILITY EASEMENT PARALLELING ROUTE 50, 21,626 SQUARE FEET IN AREA, SHOWN ON THE CDP/FDP WHICH REPRESENTS A 5,407 (21,626 X 0.25) SQUARE FOOT DENSITY CREDIT CALCULATION.
(b.) A VARIABLE WIDTH UTILITY EASEMENT PARALLELING FAIR RIDGE DRIVE 91,864 SQUARE FEET IN AREA, SHOWN ON THE CDP/FDP WHICH REPRESENTS A 22,966 (91,864 X 0.25) SQUARE FOOT DENSITY CREDIT CALCULATION; AND
(c.) A VARIABLE WIDTH UTILITY EASEMENT ALONG THE WESTERN PROPERTY LINE, 10,635 SQUARE FEET IN AREA, SHOWN ON THE CDP/FDP WHICH REPRESENTS A 2,659 (10,635 X 0.25) SQUARE FOOT DENSITY CREDIT CALCULATION.

UPON REDUCTION IN AREA OF EITHER OR BOTH EASEMENTS EVIDENCED BY RECORDATION OF AN APPROPRIATE INSTRUMENT IN THE LAND RECORDS OF FAIRFAX COUNTY, THE APPLICANT SHALL BE ABLE TO CONSTRUCT THE EQUIVALENT AMOUNT OF GROSS FLOOR AREA EQUAL TO THE NET REDUCTION IN AREA TIMES 0.25 IN THE EVENT A MAJOR UTILITY EASEMENT IS REDUCED TO LESS THAN TWENTY-FIVE (25) FEET IN WIDTH, SIMILARLY EVIDENCED, THERE SHALL BE NO REDUCTION IN DENSITY WITH RESPECT TO THAT EASEMENT. THE GROSS FLOOR AREA ATTRIBUTABLE TO THESE DENSITY CREDIT CALCULATIONS SHALL BE ALLOCATED AGAINST ANY OF THE THREE OFFICE BUILDINGS (BUILDINGS 1-3) AND NO SITE PLAN FOR A BUILDING DEPENDENT UPON A MAJOR UTILITY DENSITY CREDIT SHALL BE SUBMITTED UNTIL THE AFORESAID INSTRUMENT HAS BEEN RECORDED. THE FAR WILL NOT EXCEED 0.25 AS MEASURED ON PARCEL 15A ONLY.

PARKING TABULATION:

OFFICE ONLY OPTION:

PARKING REQUIRED:	
LOT #1	
*OFFICE USE - 2.6 SPACES/ 1000 GSF = 156,577 GSF @ 2.6/1000	= 408 SPACES
CHILD CARE - 34 EMPLOYEES @1 SPACE/EMPLOYEE	= 34 SPACES
TOTAL REQUIRED	= 442 SPACES
LOT #2	
SUBSTATION- 1 SPACE PER 1.5 EMPLOYEE/ 0 EMPLOYEES =	= 0 SPACES
TOTAL REQUIRED	= 0 SPACES
LOT #3	
SHOPPING CENTER USE - 86,515 GSF @ 4.3/1000	= 372 SPACES
OFFICE USE = 40,857.50 GSF @ 3.6/1000	= 147 SPACES
TOTAL REQUIRED	= 519 SPACES
TOTAL REQUIRED FOR ENTIRE SITE	= 961 SPACES
PARKING PROVIDED:	
SURFACE PARKING SPACES	= 965 SPACES
STRUCTURED PARKING SPACES	= 210 SPACES
TOTAL PROVIDED FOR THE SUBJECT SITE	= 1,175 SPACES**

OFFICE & CHURCH OPTION:

PARKING REQUIRED:	
LOT #1	
*OFFICE USE - 2.6 SPACES/ 1000 GSF = 121,577 GSF @ 2.6/1000	= 317 SPACES
CHILD CARE - 34 EMPLOYEES @ 1 SPACE/EMPLOYEE	= 34 SPACES
CHURCH USE - 1.0 SPACES/ 4 SEATS = 800 SEAT @ 1.0/4	= 200 SPACES
TOTAL REQUIRED	= 551 SPACES
LOT #2	
SUBSTATION- 1 SPACE PER 1.5 EMPLOYEE/ 0 EMPLOYEES =	= 0 SPACES
TOTAL REQUIRED	= 0 SPACES
LOT #3	
SHOPPING CENTER USE - 86,515 GSF @ 4.3/1000	= 372 SPACES
OFFICE USE = 40,857.50 GSF @ 3.6/1000	= 147 SPACES
TOTAL REQUIRED	= 519 SPACES
TOTAL REQUIRED FOR ENTIRE SITE	= 1,070 SPACES
PARKING PROVIDED:	
SURFACE PARKING SPACES	= 965 SPACES
STRUCTURED PARKING SPACES	= 210 SPACES
TOTAL PROVIDED FOR THE SUBJECT SITE	= 1,175 SPACES**

LOADING SPACE CALCULATION - OFFICE ONLY OPTION:

LOADING REQUIRED:
LOT #1
*OFFICE/CHILD CARE USE - 1 SPACE/1ST 10,000 GSF + 1 SPACE/20,000 GSF = 1 SPACE + 156,577 @ 1 SPACE/20,000 GSF = 9 SPACES
TOTAL = 5 SPACES (MAX. 5 SPACES)
LOT #3
SHOPPING CENTER USE - 1 SPACE/1ST 10,000+77,165 @ 1 SP/15000 = 7 SPACES
OFFICE USE - 1 SPACE/1ST 10,000 + 23,582.50 @ 1 SPACE/20,000 = 2 SPACES
TOTAL = 9 SPACES (MAX. 5 SPACES)

* THE OFFICE USE INCLUDES POSSIBLE FITNESS CENTER AND CHILD CARE.
AT TIME OF FINAL SITE PLAN, THE AREA OF THE FITNESS CENTER AND CHILD CARE WILL BE PROVIDED.
** THIS INCLUDES PARKING PROVIDED IF A 3RD LEVEL IS ADDED TO THE PARKING GARAGE.
PARKING/LOADING SPACES PROVIDED:
A MINIMUM OF THE COUNTY REQUIRED PARKING SPACES WILL BE PROVIDED AT THE TIME OF FINAL SITE PLAN.
THE COUNTY MINIMUM REQUIRED PARKING WILL BE PROVIDED AND/OR EXCEEDED.

PENDER VILLAGE CENTER USES & GFA (revised August 10, 2006)

THE MAXIMUM FAR FOR THE PROPERTY IS 0.25 OF THE NET SITE AREA OF 15A ONLY. LOT 15B IS A SUBSTATION USE AND IS NOT EXPANDING IN SIZE OR FAR WITH THIS APPLICATION.

BUILDING		GFA	ALLOWABLE GFA RANGE	LEVELS	USES:
EXISTING OFFICE BUILDING	(LOT 1)	76,577	76,577	2 levels	Church, Place of Worship for up to 800 Seats, Church Office and Administration, Health Club (Fitness Center up to 15,000 SF), Child Care for up to 200 Children, Office, Financial Institution, Scientific Research and Development, Repair Service, Personal Service, Eating Establishment.
Total Maximum GFA for Existing Office Building:		76,577	76,577		
BUILDING 1	(LOT 1)	26,000	26,000 - 30,000	2 levels	Office, Financial Institution, Scientific Research and Development, Repair Service, Personal Service, Child Care for up to 200 Children.
BUILDING 2	(LOT 1)	26,000	26,000 - 30,000	2 levels	Office, Financial Institution, Scientific Research and Development, Repair Service, Personal Service
BUILDING 3	(LOT 1)	38,000	30,000 - 38,000	2 levels	Office, Financial Institution, Scientific Research and Development, Repair Service, Personal Service, Child Care for up to 200 Children, Place of Worship for up to 800 seats.
Total Maximum GFA for Buildings 1, 2, 3:		90,000	90,000		
BUILDING A:	(LOT 3)	48,756	48,756 - 55,000	1 Level + Mezzanine	Grocery Store & Retail w/Typical in-Store Services Including Bank, ATM, Cleaners, Café, Beer & Wine Sales
BUILDING B1:	(LOT 3)	4,529	4,800 - 9,600	1-2 Levels	Retail, Office, Medical Care Facility, Business Service and Supply, Eating Establishments Financial Institutions, Personal Service, Repair Service, Community Uses (up to 10,000 SF), Bank, Pharmacy, Fast Food Restaurants, Quick Service Food Store, Veterinary Hospital, Garment Cleaning Establishments, Private Schools of Special Education.
BUILDING B2:	(LOT 3)	81,986	70,321 - 81,715	2 Levels	Retail, Office, Medical Care Facility, Business Service and Supply, Eating Establishments Financial Institutions, Personal Service, Repair Service, Community Uses (up to 10,000 SF), Bank, Pharmacy, Fast Food Restaurants, Quick Service Food Store, Health Club (Fitness Center up to 15,000 SF), Veterinary Hospital, Garment Cleaning Establishments, Private Schools of Special Education.
Commercial Pad		3,650	3,650 - 4,000	1 or 2 Levels	Drive-thru bank, Financial Institution, Office, Retail, Eating Establishment
Total GFA for Buildings A, B1, B2, Commercial Pad:		138,921	138,921		
TOTAL GFA FOR PENDER CAMPUS:		305,498	305,498		

Application No PCA/FDPA 2009-SU-020
Staff B.Krasner

APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 9/12/2011
Date of (BOS) (PC) Approval 10-18-2011
Sheet 1 of 20

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2. EXISTING CONDITIONS AND SOILS MAP
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5A-5B. LANDSCAPE DETAILS
6-7. STORMWATER MANAGEMENT PLAN
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9. EXISTING VEGETATION MAP
10.-13. ILLUSTRATIVE PLANS
14. LANDSCAPE RENDERING

No.	DATE	DESCRIPTION	REV.BY	APPROVED	DATE
		REVISION APPROVED BY DIVISION OF DESIGN REVIEW			

PLAN DATE 05-23-11

URBAN ENGINEERING & ASSOC., INC.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-8080

COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
Lic. No. 038790
05/23/11
PROFESSIONAL ENGINEER

COVER SHEET
VIRGINIA ELECTRIC AND POWER COMPANY
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: N/A
C.I. = N/A
DATE: MAY, 2011

SHEET 1 OF 14

FILE No. MISC-1463

LINE TABLE		
LINE	BEARING	LENGTH
L1	S. 27°10'43" E.	91.71
L2	S. 47°12'35" E.	18.93
L3	S. 06°12'59" E.	39.64

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	TANGENT	BEARING	CHORD
C1	40°32'09"	375.00	265.31	138.48	S. 37°31'17" W.	259.81
C2	88°38'02"	25.00	38.82	24.55	N. 72°41'33" W.	35.04
C3	15°05'05"	290.00	76.35	38.40	S. 76°21'05" W.	76.13
C4	32°37'33"	240.00	136.66	70.24	N. 79°08'12" E.	134.82
C5	90°00'00"	25.00	39.27	25.00	N. 17°46'28" E.	35.36
C6	01°01'48"	435.00	7.84	3.92	S. 23°41'32" E.	7.84
C7	16°13'17"	290.29	77.12	38.79	S. 69°23'33" E.	76.89
C8	00°51'20"	1009.93	15.08	7.54	S. 06°38'39" E.	15.08

LEGEND:

- PROPOSED LIMITS OF CLEARING & GRADING
- EXISTING TREE LINE
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE PIPES
- EXISTING FENCE
- EXISTING LIGHTING
- PROPOSED LIGHTING
- PROPOSED CSRP-1
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- EXISTING CONTOUR
- EXISTING STORM DRAIN
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING UNDERGROUND TELEPHONE LINE
- EXISTING GUY WIRE
- EXISTING DRAINAGE WAY
- EXISTING POWER POLE

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SOILS LEGEND		
NUMBER	NAME	CLASS
1A+	MIXED ALLUVIAL	A
10B1	GLENVILLE	B
10B+	GLENVILLE	B
14B+	MANASSASS	B
21C2	MANOR	C
32B1	FAIRFAX (sil)	B
55B1	GLENELG	C
55B2	GLENELG	C
55C2	GLENELG	C
78B1	CALVERTON (sil)	A
78B2	CALVERTON (sil)	A
132B2	MAYODAN	C

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COMMONWEALTH OF VIRGINIA
CLAYTON C. TOPAC
Lic. No. 036790
05/23/11
PROFESSIONAL ENGINEER

EXISTING CONDITIONS AND SOILS MAP

VIRGINIA ELECTRIC AND POWER COMPANY

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=80' C.I. = 2' DATE: MAY, 2011

SHEET
2
OF
14

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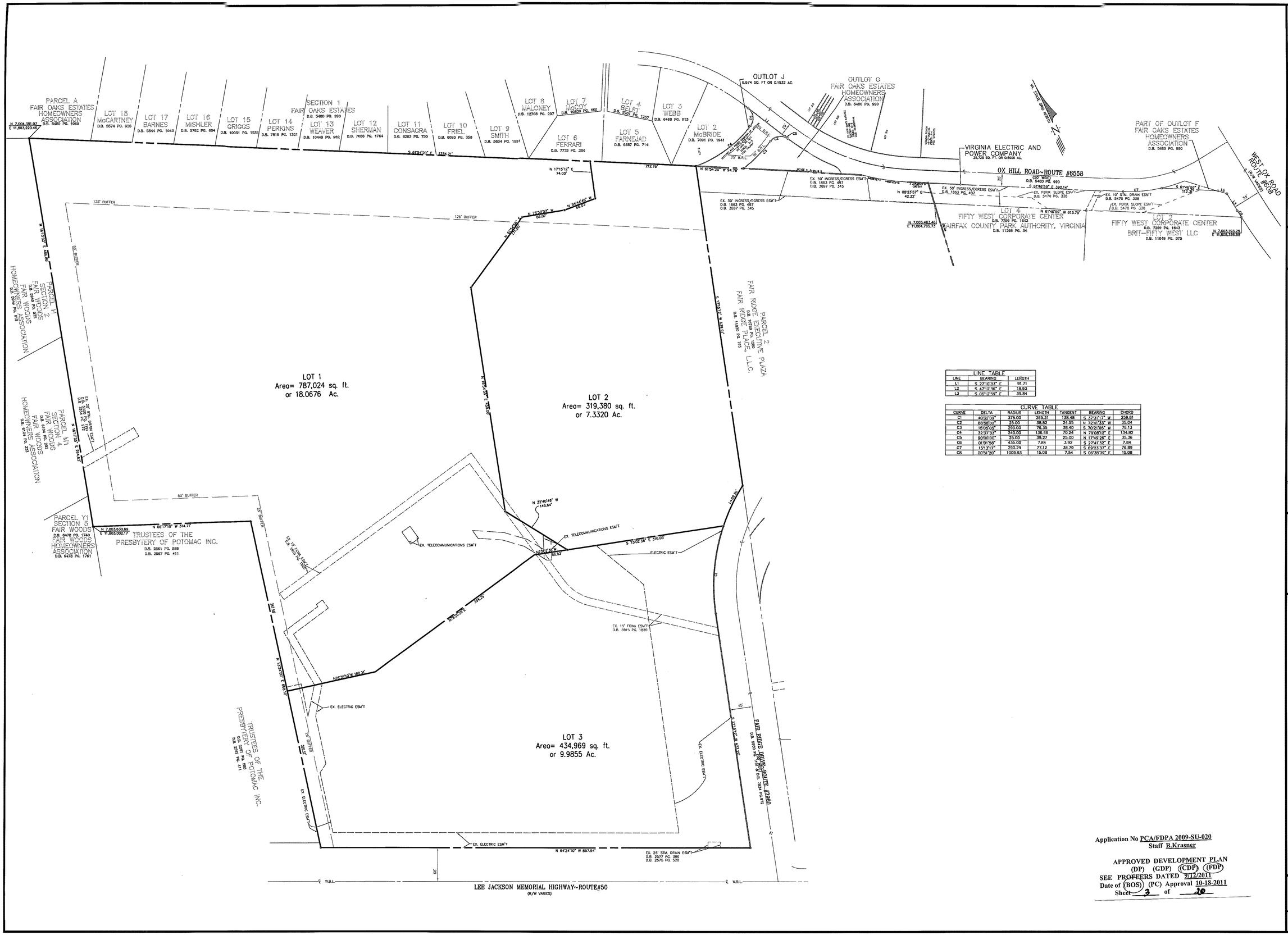

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C4	32°37'33"	240.00	136.65	70.24	N 79°08'12" E	134.82
C5	90°00'00"	25.00	39.27	25.00	N 17°49'26" E	35.36
C6	01°01'56"	435.00	7.84	3.92	S 27°41'32" E	7.84
C7	15°31'17"	280.29	77.12	38.79	S 69°23'37" E	76.89
C8	00°51'20"	1009.93	15.08	7.54	S 06°38'39" E	15.08

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COMMONWEALTH OF VIRGINIA
CLAYTON C. TOPEK
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PROFESSIONAL ENGINEER

CERTIFIED PLAT
VIRGINIA ELECTRIC AND POWER COMPANY
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

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SHEET 3 OF 14

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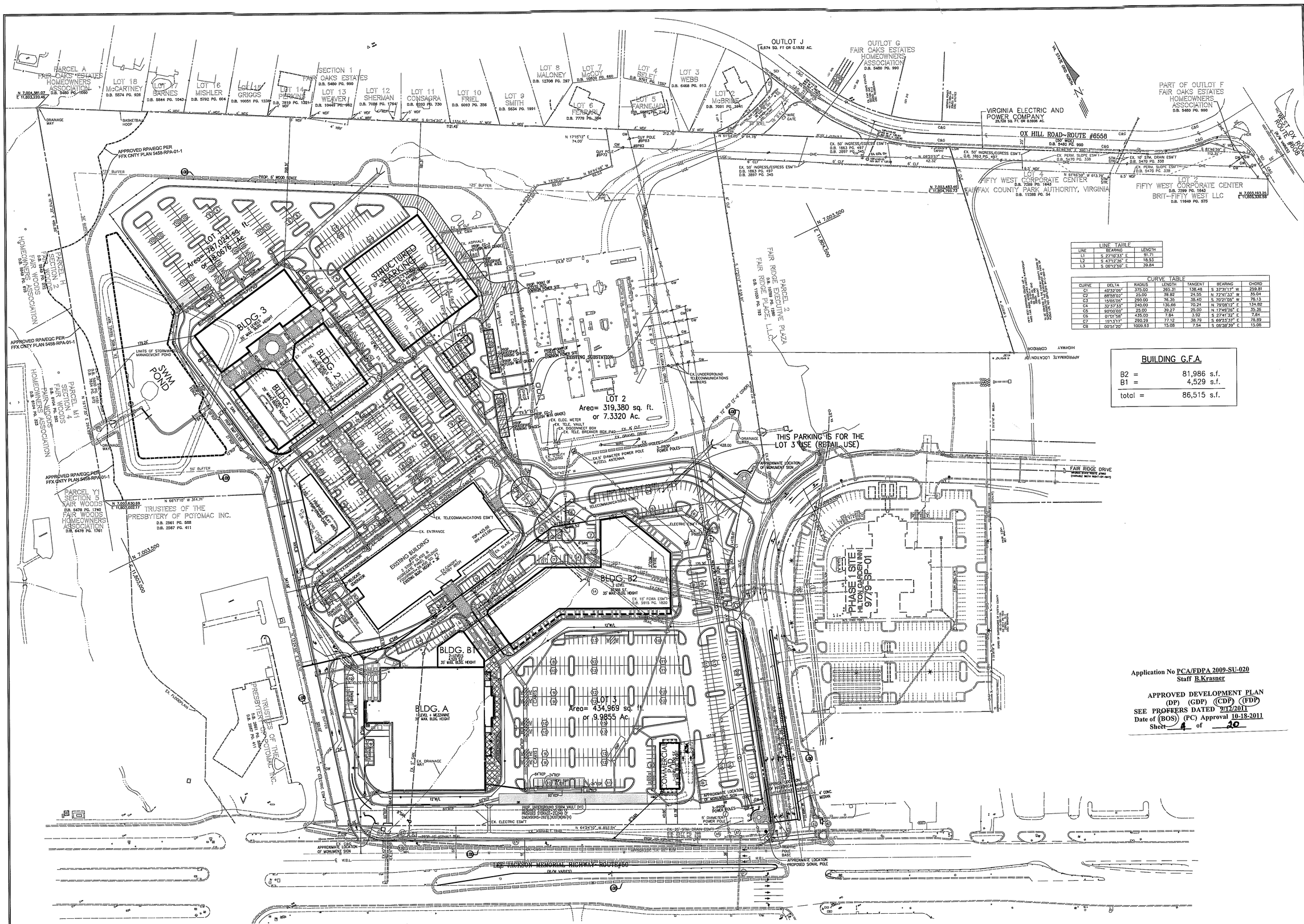

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SCALE: 1"= 80' | C.I. =N/A | DATE: MAY, 2011

SHEET 4A OF 14

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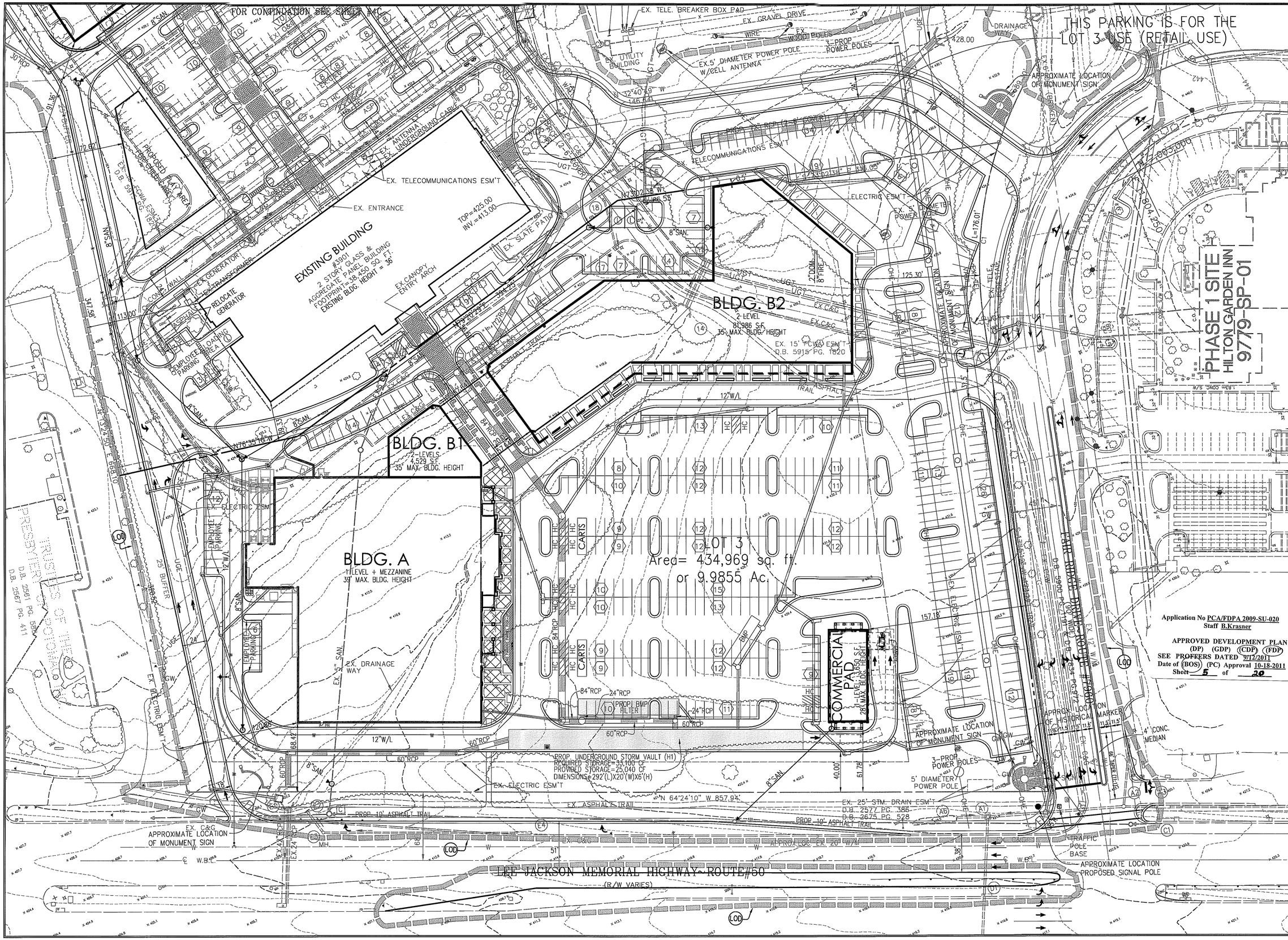

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CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-8080

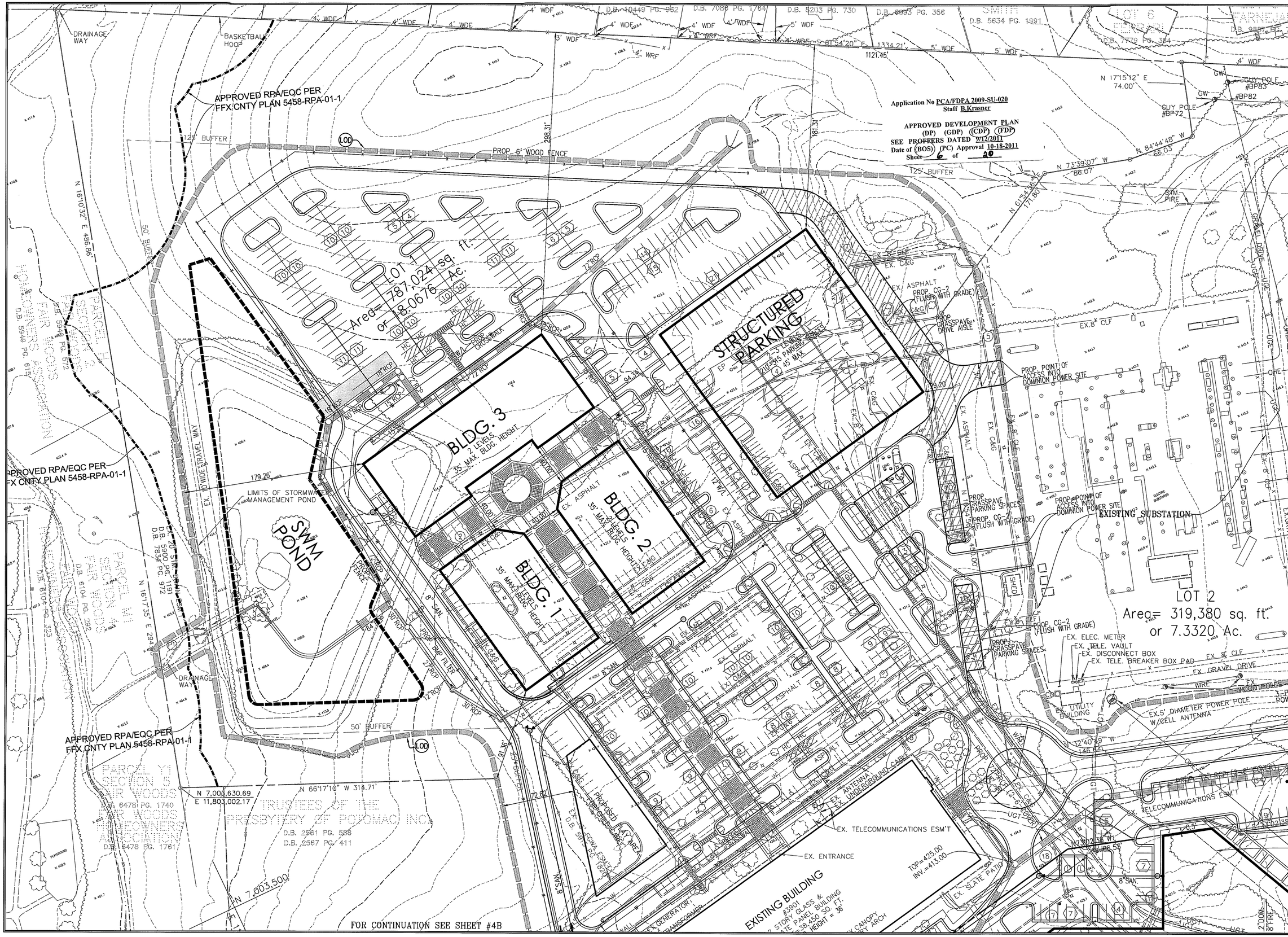
COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
Lic. No. 036790
05/23/11
PROFESSIONAL ENGINEER

CDPA/FDPA
VIRGINIA ELECTRIC AND POWER COMPANY
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=40'
C.I.=2'
DATE: MAY, 2011

SHEET 4B OF 14

FILE No. MISC-1463



No.	DATE	DESCRIPTION	REV.BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

PLAN DATE 05-23-11

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7712 LITTLE RIVER TURNPIKE
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05/23/11
PROFESSIONAL ENGINEER

CDPA/FDPA

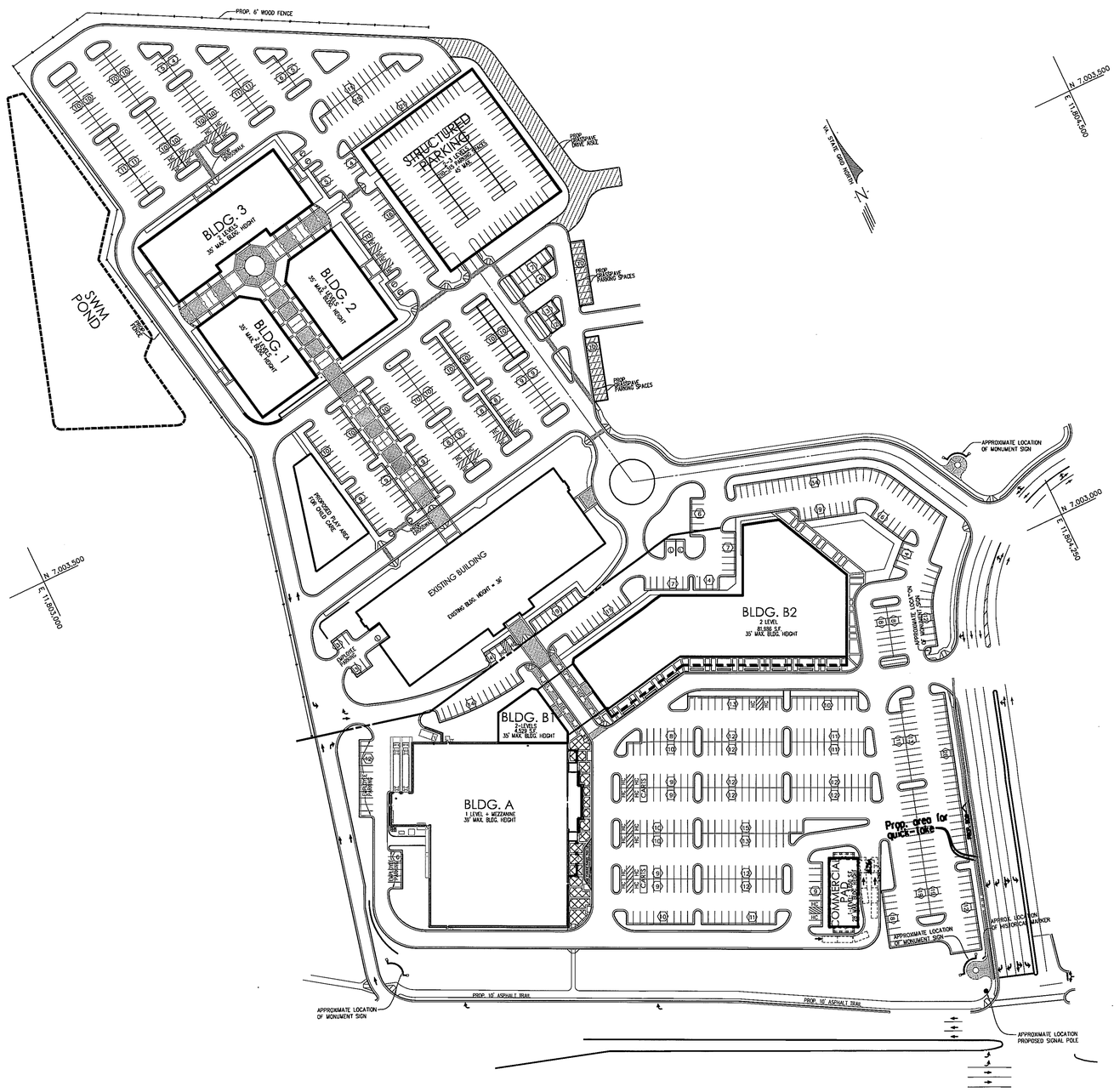
VIRGINIA ELECTRIC AND POWER COMPANY

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"= 40' C.I.=2' DATE: MAY, 2011

SHEET 4C OF 14

FILE No. MISC-1463



Application No PCA/FDPA 2009-SU-020
Staff B.Krasner

APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 9/12/2011
Date of (BOS) (PC) Approval 10-18-2011
Sheet 7 of 20

THIS SHEET FOR INFORMATION PURPOSES ONLY!

No.	DATE	DESCRIPTION	REV.BY	APPROVED	DATE
		REVISION APPROVED BY DIVISION OF DESIGN REVIEW			

PLAN DATE
05-23-11

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7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-8080

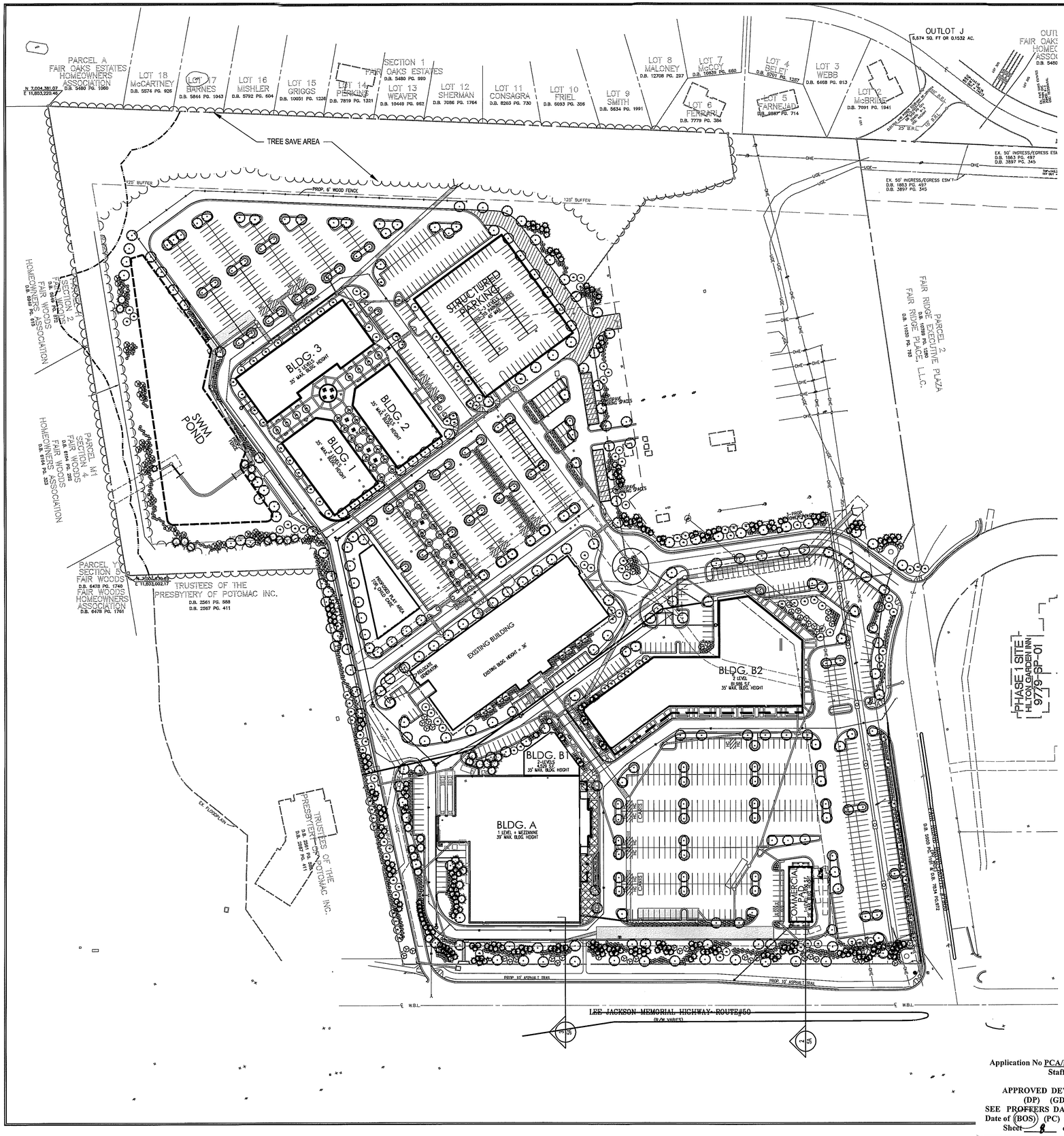
COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
Lic. No. 036790
05/23/11
PROFESSIONAL ENGINEER

PROPOSED SITE IMPROVEMENTS
VIRGINIA ELECTRIC AND POWER COMPANY
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"= 80'
C.I. =N/A
DATE: MAY, 2011

SHEET
4D
OF
14

FILE No.
MISC-1463



TYPICAL PLANT PALETTE

Botanical Name	Common Name	Size
CANOPY TREES		
Acer rubrum 'October Glory'	October Glory Red Maple	3" cal.
Fraxinus americana	Seedless Green Ash	3" cal.
Liquidambar styraciflua	Sweetgum	3" cal.
Zelkova serrata	Zelkova	3" cal.
Quercus phellos	Willow Oak	3" cal.
Quercus rubra	Red Oak	3" cal.
ORNAMENTAL / EVERGREEN TREES		
Cercis canadensis	Eastern Redbud	8'-10' ht.
Cornus florida	Flowering Dogwood	8'-10' ht.
Lagerstroemia indica 'Natchez'	Crape Myrtle	8'-10' ht.
Magnolia soulangiana	Saucer Magnolia	8'-10' ht.
Magnolia virginiana	Sweetbay Magnolia	8'-10' ht.
Thuja occidentalis 'Nigra'	Dark American Arborvitae	6'-8' ht.
Ilex opaca	American Holly	6'-8' ht.
Pinus Nigra	Austrian Pine	8'-10' ht.
SHRUBS		
Berberis thunbergii	Barberry	30"-36"
Cornus sericea	Red Twig Dogwood	30"-36"
Euonymus alatus 'Compactus'	Compact Burning Bush	30"-36"
Ilex glabra	Compact Burning Bush	30"-36"
Ilex x meserveae 'Blue Princess'	Blue Princess Holly	30"-36"
Prunus laurocerasus	Skip Laurel	30"-36"
Virburnum dentatum	Arrowwood Viburnum	30"-36"

LEGEND

APPROXIMATE LIMITS OF GRADING AND CLEARING

PROPOSED SHADE TREE

PROPOSED FLOWERING ORNAMENTAL TREE

PROPOSED EVERGREEN TREE

PROPOSED EVERGREEN SHRUB

LANDSCAPING SUMMARY

REQUIRED TREE COVER

TOTAL SITE AREA =	35.39 Ac.	= 1,541,373 SF
BUILDING FOOTPRINT AREA =		= 222,189 SF
NET SITE AREA =	30.28 Ac.	= 1,319,184 SF
TREE COVER REQUIRED (10%) =	3.03 Ac.	= 131,918 SF

PROVIDED TREE COVER:

EXISTING TREESAVE AREA = (100,000 SF x 1.25) =	125,000 SF
PROPOSED LANDSCAPING =	45,000 SF
TOTAL =	170,000 SF

PLANTINGS SHOWN ARE CONCEPTUAL AND SUBJECT TO REVISION WITH FINAL SITE PLAN. TOTAL PROVIDED CANOPY WILL BE A MINIMUM OF 131,918 SF.

NOTES

1. ALL PLANTINGS LOCATED IN UTILITY EASEMENTS TO BE APPROVED BY VIRGINIA POWER PRIOR TO INSTALLATION.

2. PURSUANT TO PARAGRAPH (3) OF SECTION 13-304 OF THE ZONING ORDINANCE, A MODIFICATION / WAIVER OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ALONG THE WESTERN SIDE OF THE PROPERTY ADJACENT TO THE FAIR WOODS SUBDIVISION IS HEREBY REQUESTED. THE PROPOSED SWM POND AND THE 50' UNDISTURBED BUFFER CONSISTING OF EXISTING WOODLANDS WILL MINIMIZE ANY ADVERSE IMPACT ON THE ADJACENT COMMUNITY.

3. PURSUANT TO PARAGRAPH (3) OF SECTION 13-304 OF THE ZONING ORDINANCE, A MODIFICATION / WAIVER OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ALONG THE NORTHERN SIDE OF THE PROPERTY ADJACENT TO THE FAIR OAKS ESTATES SUBDIVISION IS HEREBY REQUESTED. THE 125' UNDISTURBED BUFFER CONSISTING OF EXISTING WOODLANDS WILL MINIMIZE ANY ADVERSE IMPACT ON THE ADJACENT COMMUNITY.

4. REQUIRED INTERIOR GREEN AREA FOR PARKING STRUCTURE TO BE PROVIDED IN OPEN SPACE BETWEEN GARAGE AND ADJACENT CURB.

80 40 0 80
SCALE FEET

Application No PCA/FDPA 2009-SU-020
Staff B.Krasner

APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 9/12/2011
Date of (BOS) (PC) Approval 10-18-2011
Sheet 8 of 10

No.	DATE	DESCRIPTION	REV.BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

PLAN DATE 05-23-11

URBAN ENGINEERING & ASSOC.,INC.
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ANNANDALE, VIRGINIA 22003 (703) 642-8080

COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
Lic. No. 038790
05/23/11
PROFESSIONAL ENGINEER

LANDSCAPE PLAN

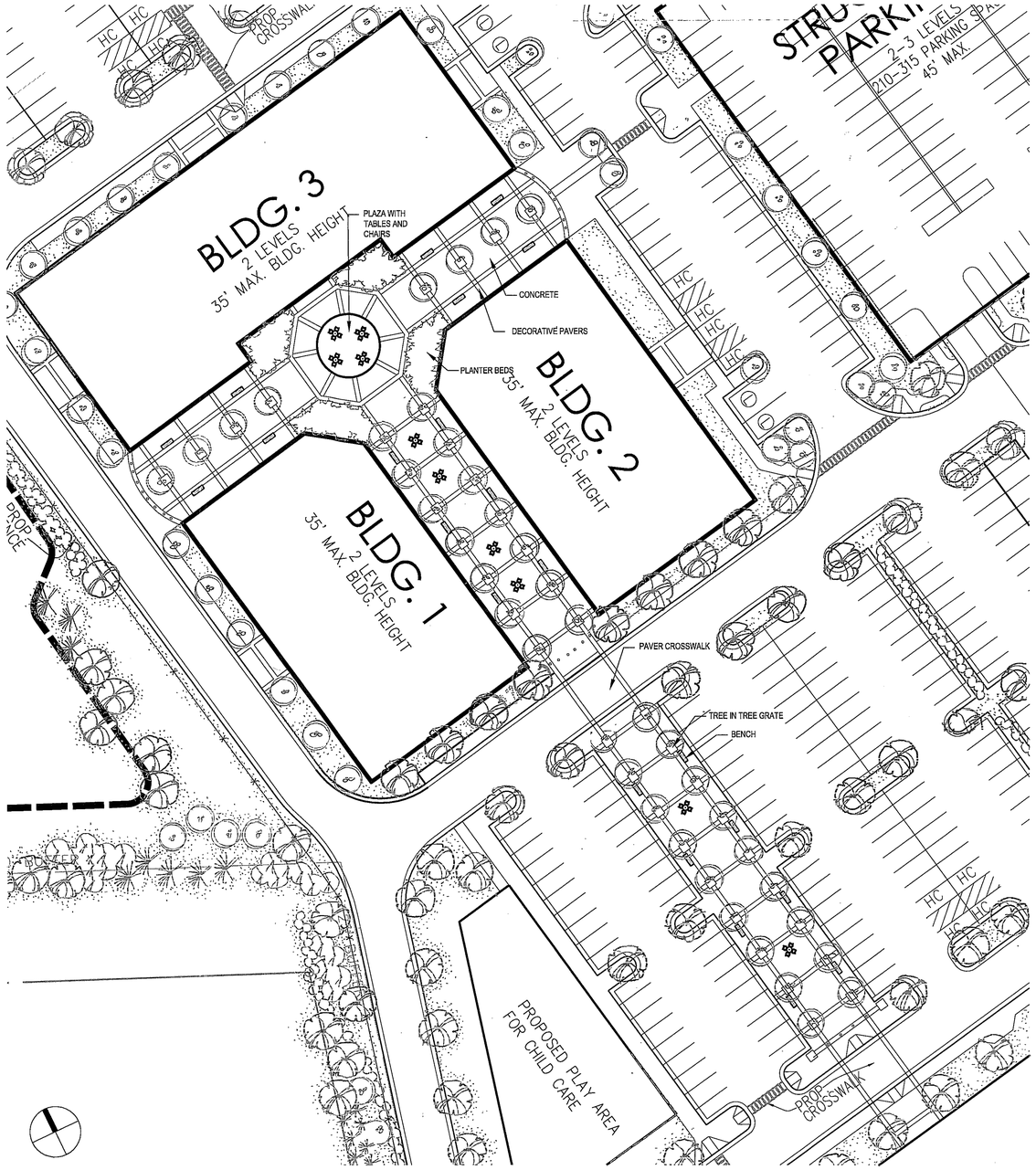
VIRGINIA ELECTRIC AND POWER COMPANY

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

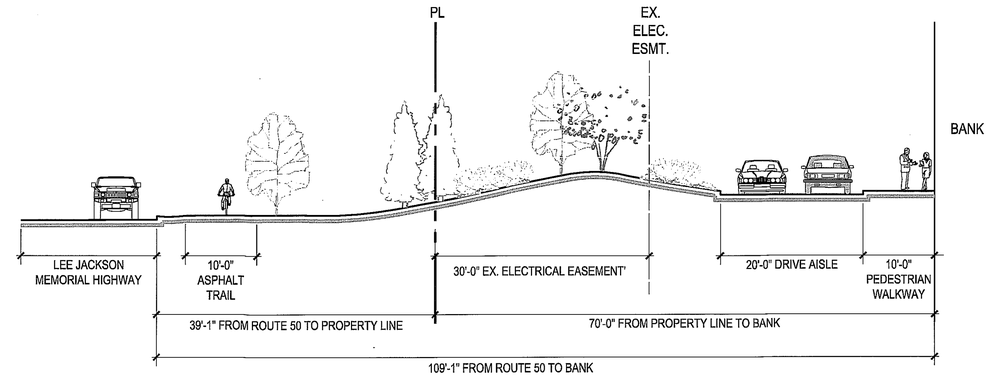
SCALE: 1"=80' C.I. = NA DATE: MAY, 2011

SHEET 5 OF 14

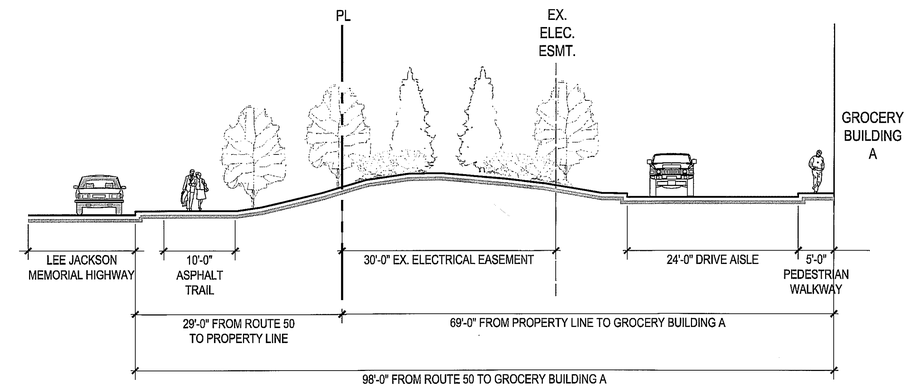
FILE No. MISC-1463



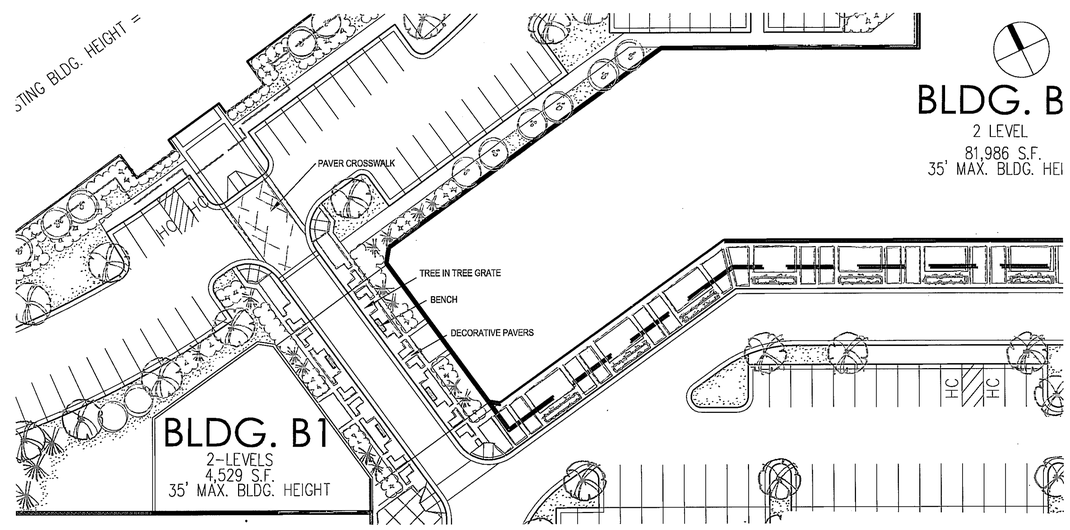
1 BOULEVARD DETAIL PLAN
1"=30'



2 BUFFER SECTION A
1"=10'-0"



3 BUFFER SECTION B
1"=10'-0"



4 BOULEVARD DETAIL PLAN
1"=30'

Application No PCA/FDPA 2009-SU-020
Staff B.Krasner

APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 9/12/2011
Date of (BOS) (PC) Approval 10-18-2011
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No.	DATE	DESCRIPTION	REV BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

PLAN DATE 05-23-11

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CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-8080

COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
Lic. No. 038790
05/23/11
PROFESSIONAL ENGINEER

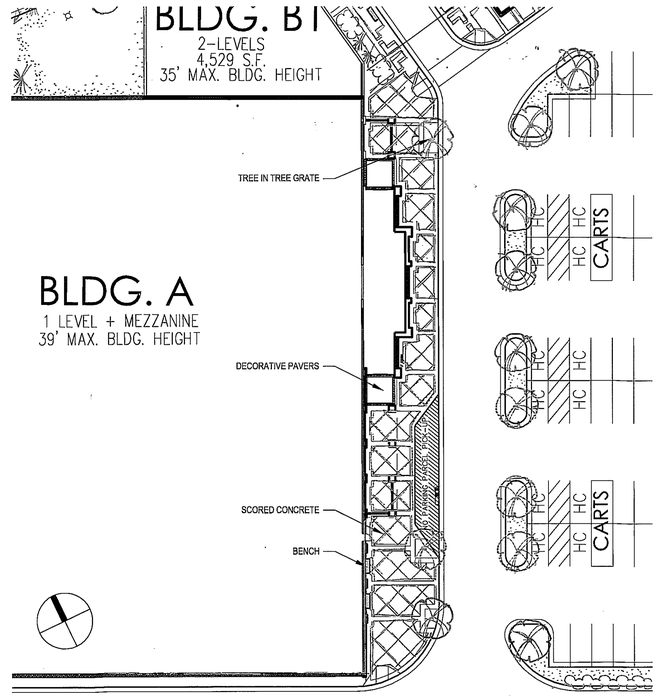
LANDSCAPE DETAILS

VIRGINIA ELECTRIC AND POWER COMPANY
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

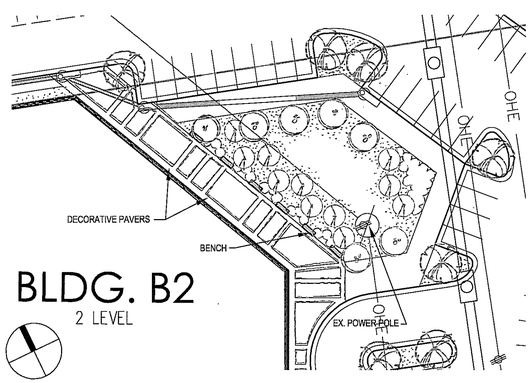
SCALE: AS SHOWN
C.I. = NA
DATE: MAY, 2011

SHEET 5A OF 14

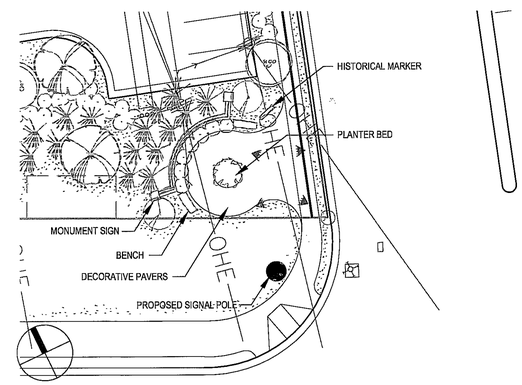
FILE No. MISC-1463



5 GROCERY BLDG. A ENTRANCE DETAIL PLAN
1"=30'



6 BLDG. B2 PLAZA DETAIL PLAN
1"=30'



7 ROUTE 50 ENTRANCE DETAIL PLAN
1"=20'

Application No PCA/FDPA 2009-SU-020
Staff B.Krasner

APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
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Date of (BOS) (PC) Approval 10-18-2011
Sheet 10 of 20

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PLAN DATE
05-23-11

URBAN ENGINEERING & ASSOC.,INC.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-0080

COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
Lic. No. 036790
05/23/11
PROFESSIONAL ENGINEER

LANDSCAPE DETAILS
VIRGINIA ELECTRIC AND POWER COMPANY
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: AS SHOWN C.I. = NA DATE: MAY, 2011

SHEET
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OF
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FILE No.
MISC-1463

Application No PCA/FDPA 2009-SU-020
Staff B.Krasner

APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 9/12/2011
Date of (BOS) (PC) Approval 10-18-2011
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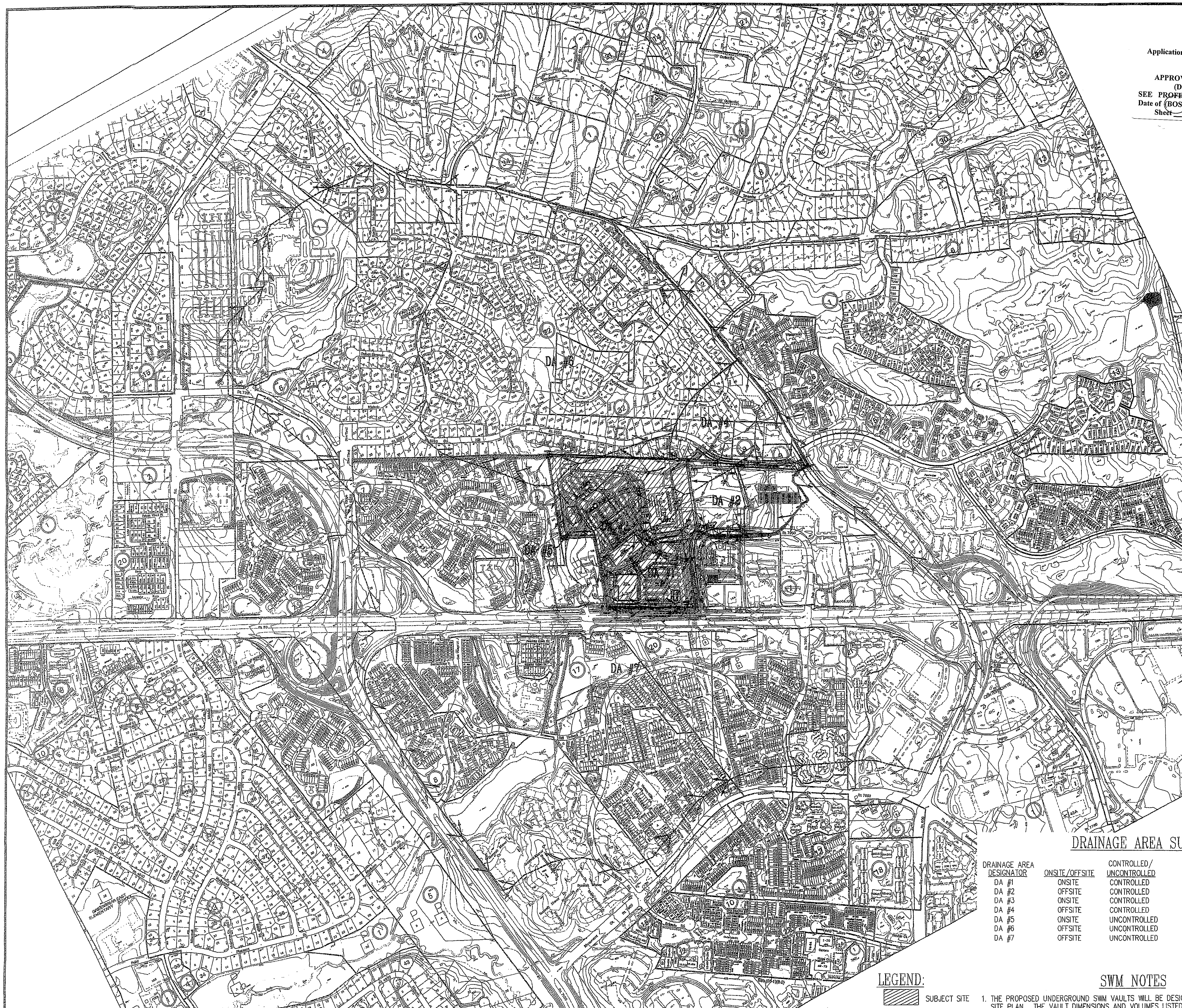

DRAINAGE AREA SUMMARY

DRAINAGE AREA DESIGNATOR	ONSITE/OFFSITE	CONTROLLED/ UNCONTROLLED	DRAINAGE AREA
DA #1	ONSITE	CONTROLLED	12.18 AC (OR 530,560.8 S.F.)
DA #2	OFFSITE	CONTROLLED	17.93 AC (OR 781,012 S.F.)
DA #3	ONSITE	CONTROLLED	19.17 AC (OR 835,045 S.F.)
DA #4	OFFSITE	CONTROLLED	16.79 AC (OR 731,393 S.F.)
DA #5	ONSITE	UNCONTROLLED	2.51 AC (OR 109,382 S.F.)
DA #6	OFFSITE	UNCONTROLLED	130.55 AC (OR 5,686,691 S.F.)
DA #7	OFFSITE	UNCONTROLLED	448.58 AC (OR 19,540,383.29 S.F.)

LEGEND:

SUBJECT SITE

SWM NOTES

1. THE PROPOSED UNDERGROUND SWM VAULTS WILL BE DESIGNED AND DETAILED WITH THE FINAL SITE PLAN. THE VAULT DIMENSIONS AND VOLUMES LISTED ARE ONLY APPROXIMATE.

COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
No.035790
5/23/11
PROFESSIONAL ENGINEER

No.	DATE	DESCRIPTION	REV.BY	APPROVED	DATE
		REVISION APPROVED BY DIVISION OF DESIGN REVIEW			

PLAN DATE
12-15-05
04-12-06
06-02-06
06-20-06
08-10-06
09-26-06

URBAN ENGINEERING & ASSOC.,INC.
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ANNANDALE, VIRGINIA 22003 (703) 642-8080

COMMONWEALTH OF VIRGINIA
ERIC S. SIEGEL
No. 025416
09/26/06
PROFESSIONAL ENGINEER

STORMWATER MANAGEMENT PLAN
VIRGINIA ELECTRIC AND POWER COMPANY
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=120'
C.I. =2'
DATE: MAY, 2005

SHEET 6 OF 14

FILE No. MISC-1463

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DRAINAGE AREA 01
AREA = 33.92 AC.
C = 0.70
Q_2 = 129.40 CFS
Q_{10} = 172.62 CFS

CROSS SECTION 1 RESULTS FOR 2 YR
Worksheet for Irregular Channel

Project Description	
Worksheet	Irregular Channel
Flow Element	Irregular Channel
Method	Manning's Formu
Solve For	Channel Depth

Input Data		
Slope	020000	ft/ft
Discharg	129.40	cfs

Options	
Current Roughness Metho	oved Lotter's Method
Open Channel Weighting	oved Lotter's Method
Closed Channel Weightin	Horton's Method

Results		
Mannings Coefficie	0.030	
Water Surface Elev.	406.26	ft
Elevation Range	5.50 to 410.00	
Flow Area	32.2	ft²
Wetted Perimeter	74.14	ft
Top Width	74.12	ft
Actual Depth	0.76	ft
Critical Elevation	406.29	ft
Critical Slope	0.017118	ft/ft
Velocity	4.02	ft/s
Velocity Head	0.25	ft
Specific Energy	406.52	ft
Froude Number	1.07	
Flow Type	Supercritical	

Roughness Segments

Start Station	End Station	Mannings Coefficient
0+00	2+19	0.030

Natural Channel Points

Station (ft)	Elevation (ft)
0+00	408.00
0+60	406.00
0+77	405.50
1+19	406.00
1+76	408.00
2+19	410.00

CROSS SECTION 1 RESULTS FOR 10 YR
Worksheet for Irregular Channel

Project Description	
Worksheet	Irregular Channel
Flow Element	Irregular Channel
Method	Manning's Formu
Solve For	Channel Depth

Input Data		
Slope	020000	ft/ft
Discharg	172.62	cfs

Options	
Current Roughness Metho	oved Lotter's Method
Open Channel Weighting	oved Lotter's Method
Closed Channel Weightin	Horton's Method

Results		
Mannings Coefficie	0.030	
Water Surface Elev.	406.36	ft
Elevation Range	5.50 to 410.00	
Flow Area	39.4	ft²
Wetted Perimeter	79.82	ft
Top Width	79.80	ft
Actual Depth	0.86	ft
Critical Elevation	406.39	ft
Critical Slope	0.016340	ft/ft
Velocity	4.38	ft/s
Velocity Head	0.30	ft
Specific Energy	406.66	ft
Froude Number	1.10	
Flow Type	Supercritical	

Roughness Segments

Start Station	End Station	Mannings Coefficient
0+00	2+19	0.030

Natural Channel Points

Station (ft)	Elevation (ft)
0+00	408.00
0+60	406.00
0+77	405.50
1+19	406.00
1+76	408.00
2+19	410.00

DRAINAGE AREA 02
AREA = 33.80 AC.
C = 0.70
Q_2 = 128.95 CFS
Q_{10} = 172.00 CFS

CROSS SECTION 2 RESULTS FOR 2 YR
Worksheet for Irregular Channel

Project Description	
Worksheet	Irregular Channel
Flow Element	Irregular Channel
Method	Manning's Formul
Solve For	Channel Depth

Input Data		
Slope	060000	ft/ft
Discharg	128.95	cfs

Options	
Current Roughness Metho	oved Lotter's Method
Open Channel Weighting	oved Lotter's Method
Closed Channel Weightin	Horton's Method

Results		
Mannings Coefficie	0.030	
Water Surface Elev.	406.59	ft
Elevation Range	5.50 to 408.00	
Flow Area	21.5	ft²
Wetted Perimeter	61.69	ft
Top Width	61.56	ft
Actual Depth	1.09	ft
Critical Elevation	406.78	ft
Critical Slope	0.017326	ft/ft
Velocity	6.00	ft/s
Velocity Head	0.56	ft
Specific Energy	407.15	ft
Froude Number	1.79	
Flow Type	Supercritical	

Roughness Segments

Start Station	End Station	Mannings Coefficient
0+00	2+00	0.030

Natural Channel Points

Station (ft)	Elevation (ft)
0+00	408.00
0+50	407.00
0+93	406.00
0+97	405.50
0+99	406.00
1+50	407.00
2+00	408.00

CROSS SECTION 2 RESULTS FOR 10 YR
Worksheet for Irregular Channel

Project Description	
Worksheet	Irregular Channel
Flow Element	Irregular Channel
Method	Manning's Formul
Solve For	Channel Depth

Input Data		
Slope	060000	ft/ft
Discharg	172.00	cfs

Options	
Current Roughness Metho	oved Lotter's Method
Open Channel Weighting	oved Lotter's Method
Closed Channel Weightin	Horton's Method

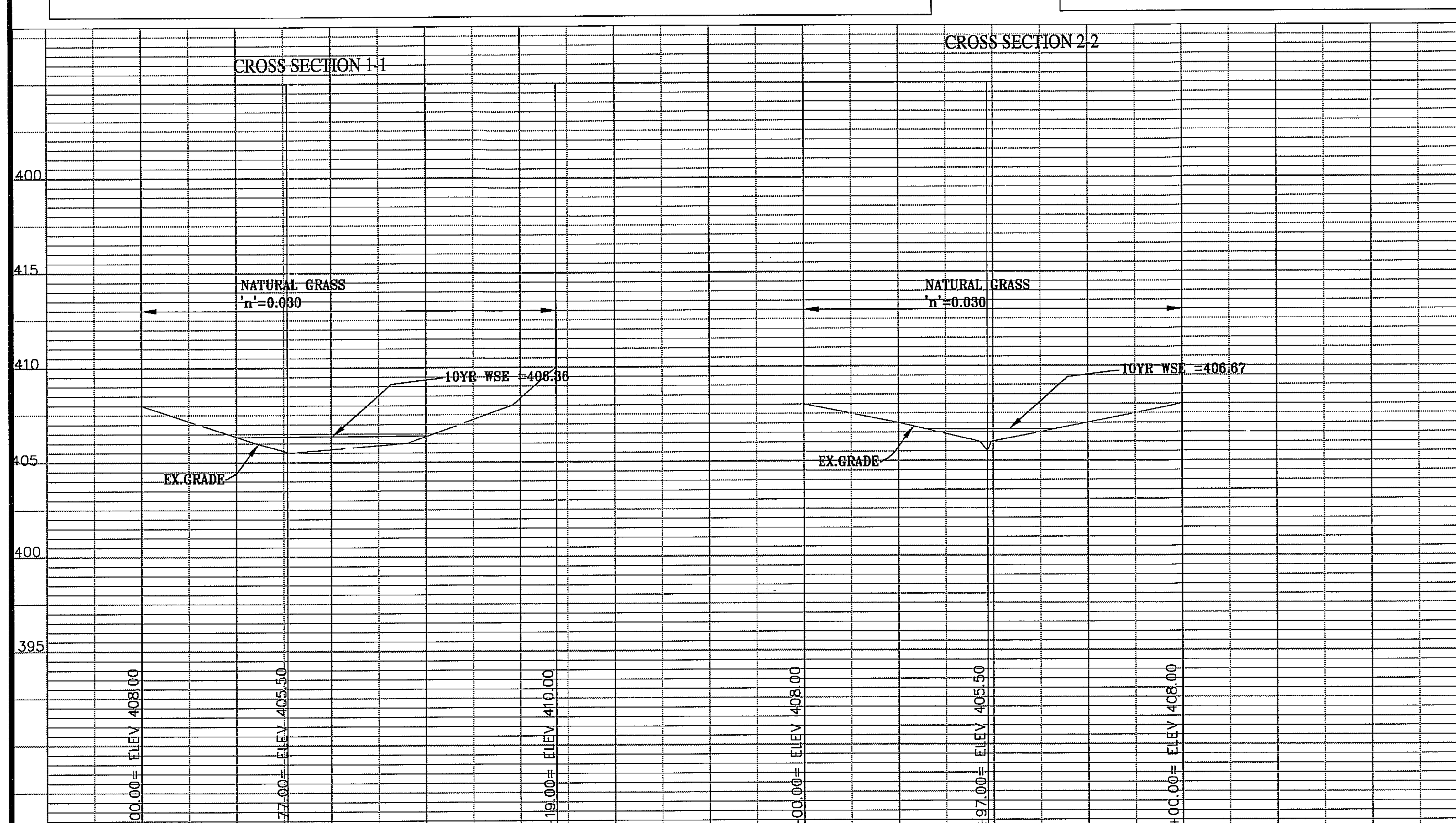
Results		
Mannings Coefficie	0.030	
Water Surface Elev	406.67	ft
Elevation Range	5.50 to 408.00	
Flow Area	26.7	ft²
Wetted Perimeter	69.26	ft
Top Width	69.14	ft
Actual Depth	1.17	ft
Critical Elevation	406.88	ft
Critical Slope	0.016688	ft/ft
Velocity	6.43	ft/s
Velocity Head	0.64	ft
Specific Energy	407.31	ft
Froude Number	1.82	
Flow Type	Supercritical	

Roughness Segments

Start Station	End Station	Mannings Coefficient
0+00	2+00	0.030

Natural Channel Points

Station (ft)	Elevation (ft)
0+00	408.00
0+50	407.00
0+93	406.00
0+97	405.50
0+99	406.00
1+50	407.00
2+00	408.00



CROSS SECTION 1-1

DA = 33.92 AC.
C' FACTOR = 0.70
Q2 = 129.40 CFS — I2 = 5.45 IN/HR
Q10 = 172.62 CFS — I10 = 7.27 IN/HR
CHANNEL SLOPE= 3.0 % — TC= 5 MIN
n' = 0.03 FOR GRASS LINED

V2=	4.02 FPS
D10=	0.86 FT.

CROSS SECTION 2-2

DA = 33.80 AC.
C' FACTOR = 0.70
Q2 = 128.95 CFS — I2 = 5.45 IN/HR
Q10 = 172.00 CFS — I10 = 7.27 IN/HR
CHANNEL SLOPE= 3.0 % — TC= 5 MIN
n' = 0.03 FOR GRASS LINED

V2=	6.00 FPS
D10=	1.17 FT.

EXISTING CULVERT ANALYSIS

CULVERT CALCULATION
AREA = 33.92 AC.
C = 0.70
Q_2 = 129.40 CFS
Q_{10} = 172.62 CFS
SLOPE 'S' = 0.03 FT/FT
ROUGHNESS COEFFECIENT 'n' = 0.013

FOR 42" PIPE:
RADIUS = 21" = 1.75'
WETTED PERIMETER 'R'= 1.75'
AREA OF PIPE = 9.62 SQFT.
VELOCITY = (1.49/N)*(R^(2/3))*(S^(0.5))
= 28.83 FT/SEC.
CAPACITY OF PIPE 'Q' = AREA*VELOCITY
= 28.83 * 9.62
= 277.33 CFS.
MULTIPLYING THE AREA RATIO OF THE TWO PIPES (42" AND 24") TO THE TOTAL FLOW OF 172.62 CFS, THE 10 YR FLOW TO 42" PIPE IS 115.65 CFS WHICH IS LESS THAN THE DESIGN PIPE FLOW (277.33 CFS). HENCE OK.

FOR 24" PIPE:
RADIUS = 12" = 1.00'
WETTED PERIMETER 'R'= 1.00'
AREA OF PIPE = 3.14 SQFT.
VELOCITY = (1.49/n)*(R^(2/3))*(S^(0.5))
= 19.85 FT/SEC.
CAPACITY OF PIPE 'Q' = AREA*VELOCITY
= 3.14 * 19.85
= 62.34 CFS.
MULTIPLYING THE AREA RATIO OF THE TWO PIPES (42" AND 24") TO THE TOTAL FLOW OF 172.62 CFS, THE 10 YR FLOW TO 24" PIPE IS 56.96 CFS WHICH IS LESS THAN THE DESIGN PIPE FLOW (62.34 CFS). HENCE OK.

EXISTING CULVERT ANALYSIS

THIS SITE IS LOCATED ON TAX MAP ASSESSMENT NUMBER 46-3-((1))-15, 15A, & 15B. THE PURPOSE OF THIS SITE PLAN IS FOR THE CONSTRUCTION OF A MULTI-BUILDING DEVELOPMENT, SURFACE PARKING, AND NECESSARY INFRASTRUCTURE. THE TOTAL SITE AREA IS 35.51 ACRES, OF WHICH, 27.26 ACRES IS BEING DISTURBED WITH THIS DEVELOPMENT.

THE EXISTING SITE HAS A NATURAL DRAINAGE DIVIDE THAT BISECTS THE SITE, WITH THE NORTH SIDE OF THE SITE DRAINING TO AN EXISTING POND LOCATED IN THE NORTHWEST CORNER OF THE SITE. THE SAID POND DISCHARGES INTO AN EXISTING DRAINAGE SWALE ON THE WESTERN SIDE OF THE PROPERTY, NEAR CROSS SECTION 2. THE BALANCE OF THE SITE DRAINS TO AN EXISTING CULVERT SYSTEM THAT CROSSES ROUTE 50. THE EXISTING CULVERT SYSTEM UNDER ROUTE 50 CONSISTS OF AN EXISTING 42" RCP AND 24" RCP. AS THE COMPUTATIONS ON THIS SHEET INDICATE, THE EXISTING CULVERT SYSTEM IS CONTROLLING THE EXISTING RUNOFF TO THE CULVERT SYSTEM. THE PROPOSED STORMWATER MANAGEMENT FOR THE SITE WILL NOT BE INCREASING THE DISCHARGE TO THE EXISTING CULVERT SYSTEM. FROM THE DATA AVAILABLE, IT APPEARS THE EXISTING CULVERTS AREA ADEQUATE TO CONTROL THE EXISTING RUNOFF. SHOULD THE CULVERTS NOT BE ADEQUATE, ADDITIONAL DETENTION WILL BE PROVIDED ONSITE TO REDUCE THE PEAK FLOW TO THE EXISTING CULVERTS. LIKEWISE, THE EXISTING POND ON THE WESTERN SIDE OF THE SITE DISCHARGES INTO AN EXISITNG CHANNEL, WHICH HAS BEEN ANALYZED. THE RESULT OF THE ANALYSIS IS ON THIS SHEET AND SHOWS THE CHANNEL IS ADEQUATE TO HANDLE THE EXISITNG FLOW. THE POND WILL BE MODIFIED, BUT LEFT IN THE GENERAL LOCATION WITH THIS DEVELOPMENT.

STORMWATER MANAGEMENT FOR THE PROPOSED DEVELOPMENT IS BEING PROVIDED IN A UNDERGROUND VAULT AND AN ONSITE DRY POND (USED FOR DETENTION ONLY). THE SWM SYSTEMS HAVE BEEN PLACED TO HANDLE THE NATURAL DRAINAGE AREA OF THE SITE IN ADDITION TO THE OFFSITE RUNOFF GOING THROUGH THE SUBJECT SITE. VAULT #1 HAS 15.99 ACRES OF ON-SITE AREA DRAINING TO THE VAULT PLUS 17.93 ACRES OF OFF-SITE AREA. VAULT #1 HAS A FOOTPRINT OF 29'x339.5' AND WILL HAVE AN INTERNAL HEIGHT OF 6'. THE VAULT WILL HAVE MULTIPLE POINTS OF ACCESS VIA 4'x4' BILCO DOORS.

THE ONSITE DRY POND HAS BEEN LOCATED IN THE SAME GENERAL LOCATION AS THE EXISTING STORMWATER MANAGEMENT POND. IT HAS 17.01 ACRES OF ON-SITE AREA DRAINING TO THE POND PLUS 16.79 ACRES OF OFF-SITE AREA. THE FOOTPRINT OF POND IS GENERALLY IS 320'x80'. BASED ON PRIMIARLY ANALYSIS, IT'S ANTICIPATED THAT THE POND WILL REQUIRE 33,100 CUBIC FEET OF STORAGE TO ENSURE THE POST-DEVELOPMENT RUNOFF FROM THE SITE DOES NOT EXCEED THAT OF THE PRE-DEVELOPMENT CONDITIONS.

PER THE FAIRFAX COUNTY LETTER TO INDUSTRY CONCERNIGN ADEQUACY OF THE OUTFALL, THE SITE RUNOFF WILL BE EVALUATED 150' DOWNSTREAM OF THE POINT WHERE 649 ACRES JOIN TOGETHER. THE GENERAL LOCATION IS AT THE EXISTING POND JUST EAST OF ROUTE 7100. AN EVALAUTION OF THE POND WILL BE PROIVDED WITH THE FINAL SITE PLAN TO CONFIRM THAT THE EXISTING FLOW TO THE POND IS ADEQUATELY CONTROLLED BY THE POND. SINCE THE SAID EXISTING POND IS CONTROLLING 649 ACRES, WE FEEL IT IS AN ADEQUATE ULTIMATE OUTFALL FOR THE SUBJECT SITE, PROVIDED IT MEETS THE VELOCITY CRITERIA OF THE LETTER TO INDUSTRY.

SIGNATURE: Eric S Siegel DATE: 04/12/06

ERIC S. SIEGEL, P.E.
PRINCIPAL

Application No PCA/FDPA 2009-SU-020
Staff B.Krasner

APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 9/12/2011
Date of (BOS) (PC) Approval 10-18-2011
Sheet 12 of 20

PLAN DATE 05-23-11

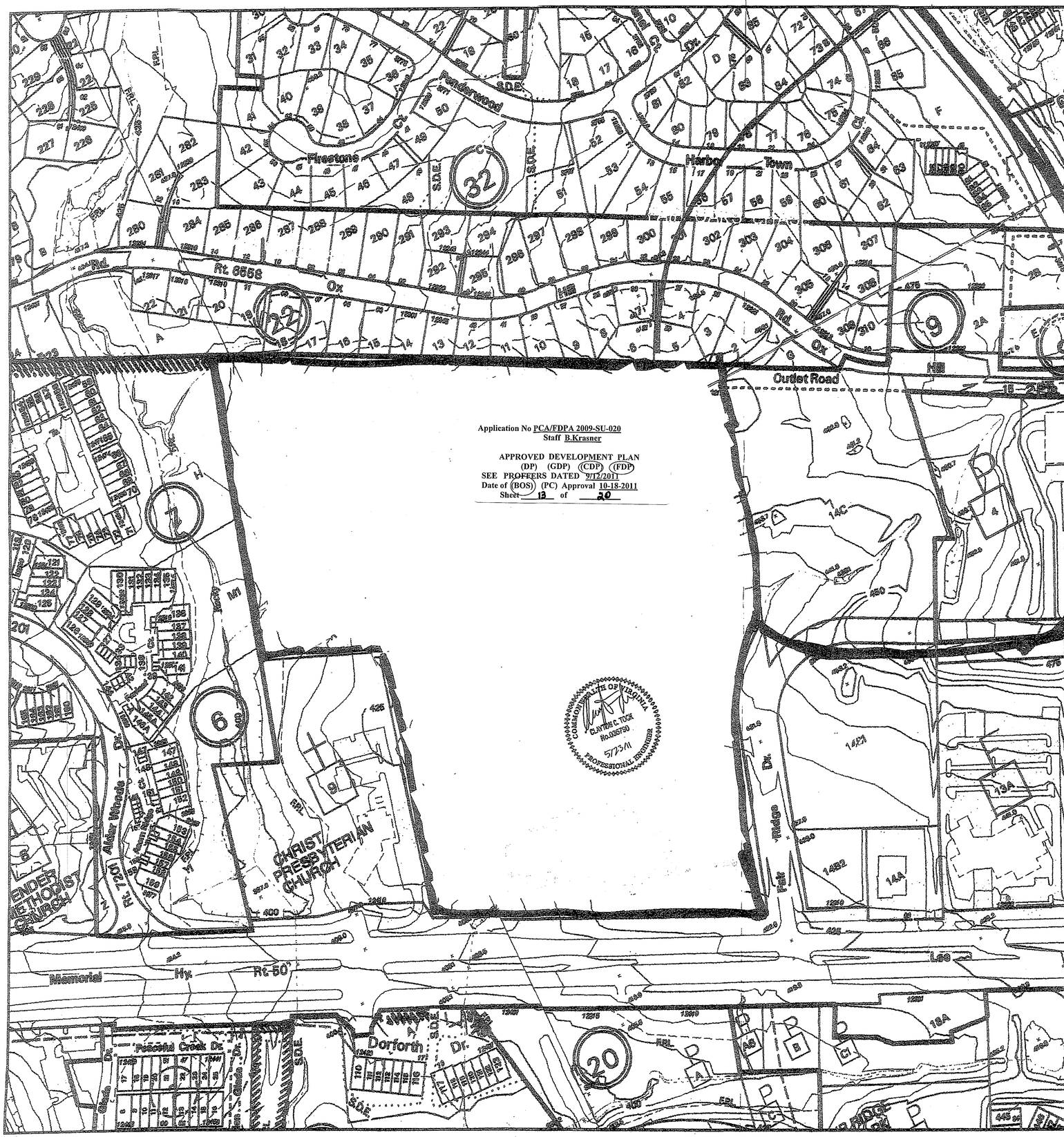
URBAN ENGINEERING & ASSOC.,INC.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS

COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
Lic. No. 036790
05/23/11
PROFESSIONAL ENGINEER

STORMWATER MANAGEMENT PLAN
VIRGINIA ELECTRIC AND POWER COMPANY
SULLY DISTRICT
FAIRFAX COUNTY VIRGINIA

SHEET 7 OF 14

FILE No. MISC-1463



Application No PCA/FDPA 2009-SU-020
Staff B.Krasner

APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
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DRAINAGE AREA SUMMARY

BMP AREA DESIGNATOR	ONSITE / OFFSITE	BMP DEVICE	PHOSPHORUS REMOVAL EFFICIENCY	BMP AREA
BMP #1	ONSITE	RPA	100%	0.70 AC (OR 30,553.25 S.F.)
BMP #2	ONSITE	RPA	100%	0.22 AC (OR 9,848.48 S.F.)
BMP #3	ONSITE	STORMFILTER	50%	9.44 AC (OR 411,582.14 S.F.)
BMP #4	OFFSITE	STORMFILTER	50%	16.79 AC (OR 731,390.96 S.F.)
BMP #5	ONSITE	STORMFILTER	50%	6.70 AC (OR 292,284.44 S.F.)
BMP #6	ONSITE	STORMFILTER	50%	10.65 AC (OR 463,968.24 S.F.)
BMP #7	OFFSITE	STORMFILTER	50%	17.69 AC (OR 770,716.25 S.F.)

BMP NARRATIVE

BEST MAANGEMENT PRACTICES (BMP) FOR THE SUBJECT SITE WILL BE PROVIDED ONSITE. OF THE 35.51 ACRE SITE, A TOTAL OF 27.71 ACRES IS ANTICIPATED BEING TREATED WITH THE USE OF STORMFILTERS, FILTERRAS AND THE CREDIT OF THE EXISITNG RPA ONSITE. SINCE THE SITE IS LOCATED IN THE WATER SUPPLY PROTECTION OVERLAY DISTRICT, A 50% PHOSPHORUS REMOVAL RATE IS REQUIRED FOR THE ENTIRE 35.51 ACRE SITE. DURING THE FINAL SITE PLAN, SHOULD IT BE DETERMINED THAT THE SUBJECT SITE DOESN'T MEET THE 50 % PHOSPHORUS REMOVAL RATE, THE APPLICANT WILL ADD ADDITIONAL BMP FACILITIES ONSITE. ADDITIONALLY, WE WILL EVALUATE THE DEVELOPMENT TO THE EAST (FAIR OAKS CHASE DEVELOPMENT) TO DETERMINE IF BMP FACILITIES WERE PROVIDED. SHOULD ANY OF THE SAID DEVELOPMENT BE UNTREATED, WE WILL EVALUATE TREATING THE OFFSITE AREAS WITH THE BMP DEVICES PROPOSED ONSITE.

No.	DATE	DESCRIPTION	REV.BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

PLAN DATE
04-12-06
06-02-06
08-08-06
09-10-06
09-26-06

URBAN ENGINEERING & ASSOC.,INC.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-9060

COMMONWEALTH OF VIRGINIA
BRIC SCHEIDER
No. 029346
09/26/06
PROFESSIONAL ENGINEER

BEST MANAGEMENT PLAN

VIRGINIA ELECTRIC AND POWER COMPANY

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=120' C.I. =2' DATE: APRIL, 2006

SHEET 8 OF 24

FILE No. MISC-1463

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Application No PCA/FDPA 2009-SU-020
Staff B.Krasner

APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 9/12/2011
Date of (BOS) (PC) Approval 10-18-2011
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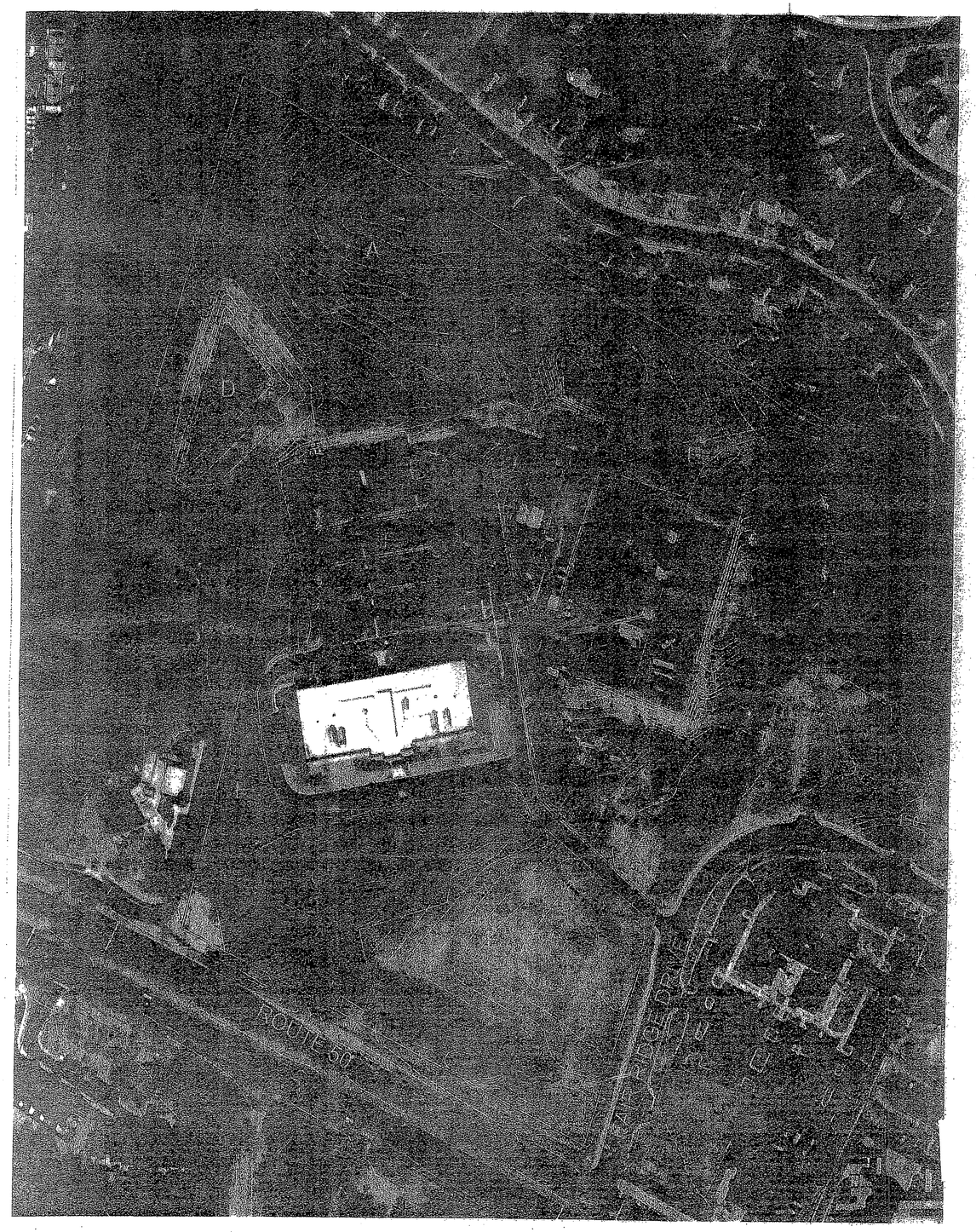

NORTH

LEGEND

- SITE BOUNDARY
- VEGETATION COMMUNITY BOUNDARY
- PERENNIAL STREAM (PER WSSI FIELD INVESTIGATION AND FAIRFAX COUNTY CHESAPEAKE BAY MAPPING, SEE NOTE 3)
- INTERMITTENT STREAM (PER WSSI FIELD INVESTIGATION AND FAIRFAX COUNTY CHESAPEAKE BAY MAPPING, SEE NOTE 3)
- WETLAND BOUNDARY (SEE NOTE 3)

	COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	CONDITION*	ACREAGE (ac)	COMMENTS
A	Upland Forest	Yellow Poplar Northern Red Oak Chestnut Oak	Sub-Climax	Good	9.54	See Condition Description
B	Upland Forest	Osage Orange White Pine	Sub-Climax	Fair-Good	0.78	See Condition Description
C	Bottomland Forest	Red Maple Black Willow	Sub-Climax	Good	2.87	See Condition Description
D	Old Field	Yellow Poplar Winged Sumac Autum Olive	N.A.	See Comments	1.48	See Condition Description
E	Maintained Grasslands	Kentucky Bluegrass Broom Sedge Serrate-leaf Blackberry	N.A.	See Comments	4.90	See Condition Description
F	Developed	Bird Cherry Red Maple	N.A.	See Comments	8.48	See Condition Description
Total Acreage					28.05	

*CONDITION DESCRIPTION:

A. Area A is a long term sub-climax upland forest in good overall condition in the northern portion of the site. The canopy is dominated by yellow poplar (*Liriodendron tulipifera*), northern red oak (*Quercus rubra*), and chestnut oak (*Q. prinus*). Sub-dominants include mockernut hickory (Carya tomentosa), white oak (*Q. alba*), and post oak (*Q. stellata*). The shrub and herbaceous layers include flowering dogwood (*Cornus florida*), black-haw (*Viburnum prunifolium*), Japanese honeysuckle (*Lonicera japonica*) and common greenbriar (*Smilax rotundifolia*). Some large dead trees were noted within the stand.

B. Area B is a sub-climax upland forest in fair to good overall condition in the western portion of the site. The canopy is dominated by a mix of white pine (*Pinus strobus*) and osage orange (*Maclura pomifera*). Other tree species include black cherry (*Prunus serotina*) and eastern red cedar (*Juniperus virginiana*). Shrub and herbaceous cover includes serrate-leaf blackberry (*Rubus argutus*), multiflora rose (*Rosa multiflora*), and Japanese honeysuckle.

C. Area C is a sub-climax bottomland forest in good overall condition in the southern portion of the site. The canopy consists primarily of red maple (*Acer rubrum*), with some scattered black willow (*Salix nigra*). Subdominants include persimmon (*Diospyros virginiana*) and black cherry. Shrub and herbaceous cover includes common green briar, American holly (*Ilex opaca*), wood-reed grass (*Cinna arundinacea*), spice bush (*Lindera benzoin*), and Japanese honeysuckle.

D. Area D consists of an old field area in the western portion of the site. This area occurs in a stormwater management area. Dominant shrub vegetation includes black willow, red maple, winged sumac (*Rhus copallinum*), yellow poplar, and serrate-leaf blackberry. Herbaceous vegetation includes goldenrod (*Solidago* sp.), aster (*Aster* sp.), broomsedge (*Andropogon virginicus*), and woolgrass (*Scirpus cyperinus*).

E. Area E consists of maintained grasslands adjacent to Route 50. This area is dominated by Kentucky bluegrass (*Poa pratensis*), broomsedge, and serrate-leaf blackberry. Some landscape trees are planted along Route 50 consisting of white pine and pin oak (*Q. palustris*).

F. Area F consists of developed areas dominated by a building and parking lots. Some landscaping is present in these areas, dominated by trees, including bird cherry (*Prunus avium*) and red maple. Other species include flowering dogwood, northern red oak and Amur honeysuckle (*Lonicera maackii*).

NOTES:

1. This Existing Vegetation Map is based upon examination of background materials, such as the USGS Fairfax, Manassas, Vienna and Herndon, VA Quad Maps, existing topography, the Fairfax County Soils Map, the National Wetlands Inventory Map, and aerial photography, as well as a field verification performed by Benjamin N. Rosner, WPIT, Tanner Peacook-Clark, WPIT and Sean Sipple of Wetland Studies and Solutions, Inc. (WSSI) on December 19, 2005.

2. On-site topography, provided in digital format by Urban Engineering & Associates and off-site topography and boundary information from Fairfax County Digital Data, and a Spring 2004 WSSI Infrared Aerial Photograph, were used as the base for this exhibit.

3. Waters of the U.S. delineation information shown hereon, was performed by WSSI as described in a report dated November 8, 2005 (WSSI #9820.01). A Jurisdictional Determination from the U.S. Army Corps of Engineers verifying these boundaries is pending.

Wetland Studies and Solutions, Inc.
5300 Wellington Branch Drive, Suite 100 - Gainesville, VA 20155
Phone 703 679 5600 - Fax 703 679 5601
wetlandstudies.com

EXISTING VEGETATION MAP

Prepared For: Atlantic Realty Companies

VEPCO/Route 50 Property
Fairfax County, Virginia

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COMMONWEALTH OF VIRGINIA
CLAYTON C. TOOK
No.036790
5/23/11
PROFESSIONAL ENGINEER

REVISIONS

No.	Date	Description	Rev. By	App. By
1	1/11/06	REVISED BOUNDARY	BNR	MH

DATE: December 2005
SCALE: 1" = 100'

Horizontal Datum: VCS NAD 83
Vertical Datum: NGVD 29
Boundary and Topo Source:
Topo: Urban Engineering Associates
Fairfax County Digital Data

Design	Draft	Approved
BNR	BNR	LABG

Sheet #
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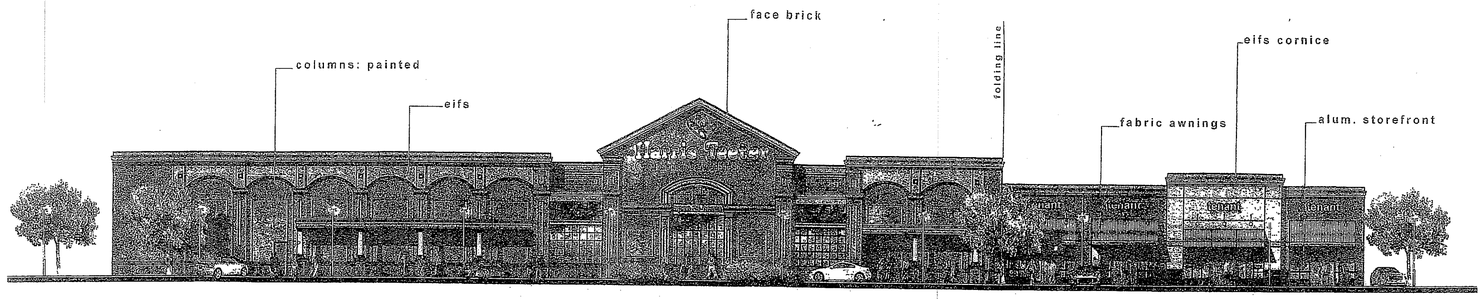

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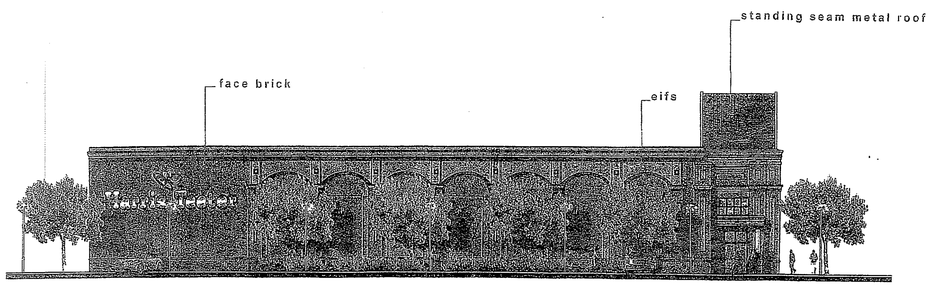
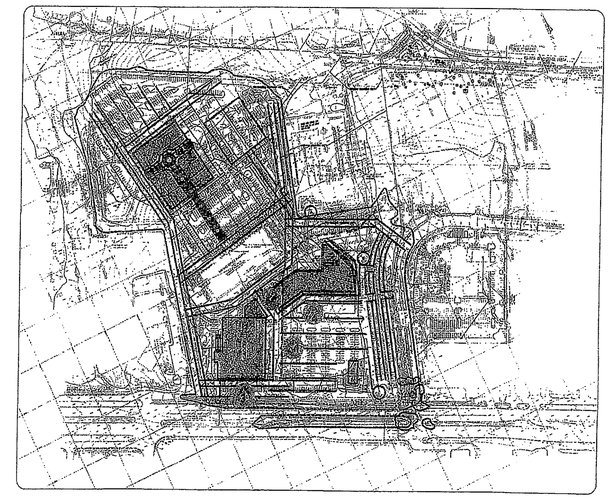


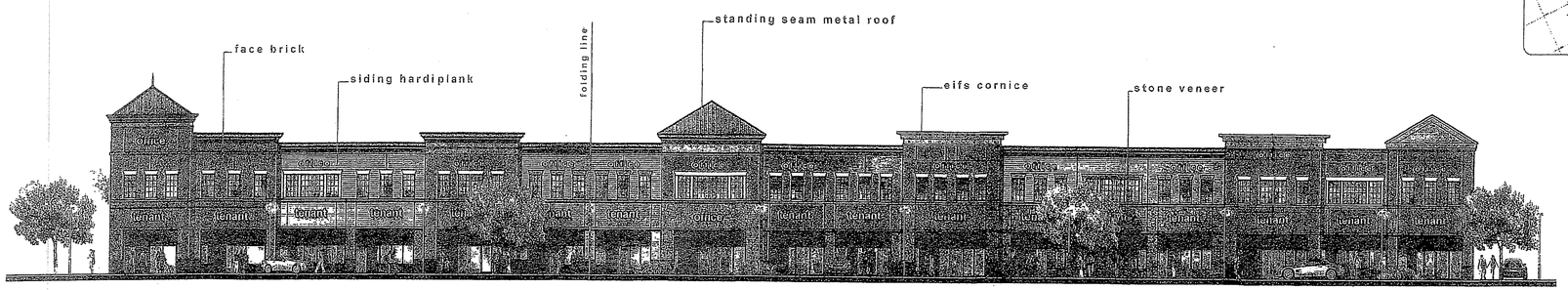
elevation 3 scale: 1/16"= 1'-0"

legend

- grocery building
- one-story office building
- two-story retail office building
- two-story office building
- bank building



key plan



elevation 4 scale: 1/16"= 1'-0"

COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
No.035790
5/23/11
PROFESSIONAL ENGINEER

Application No PCA/FDPA 2009-SU-020
Staff B.Krasner

APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
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Date of (BOS) (PC) Approval 10-18-2011
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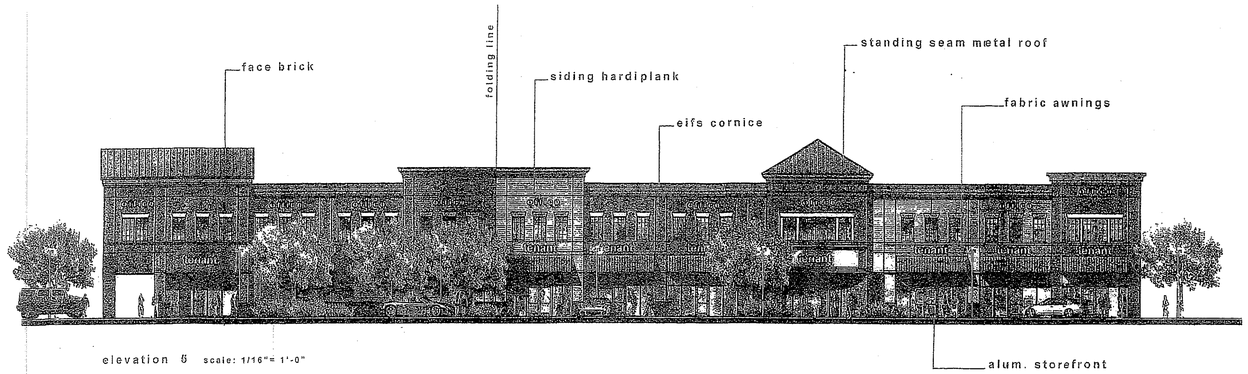
Atlantic

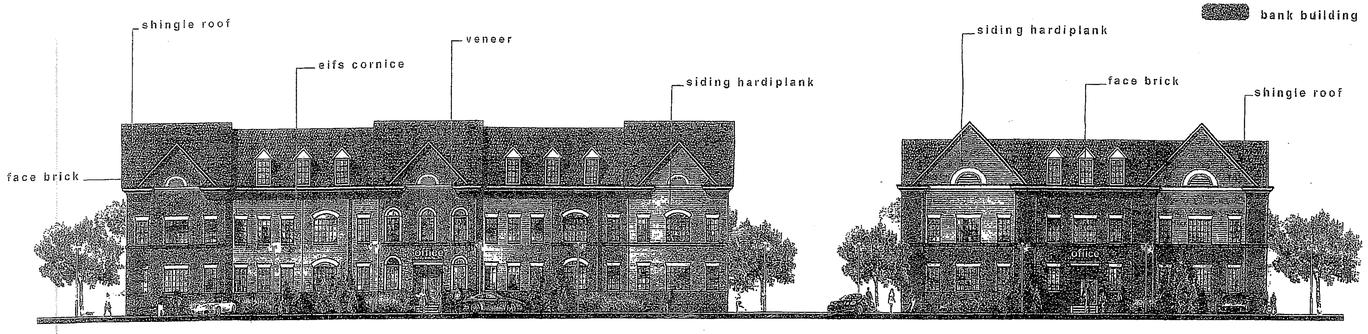
A1



elevation 5 scale: 1/16"= 1'-0"

legend

- grocery building
- one-story office building
- two-story retail office building
- two-story office building
- bank building



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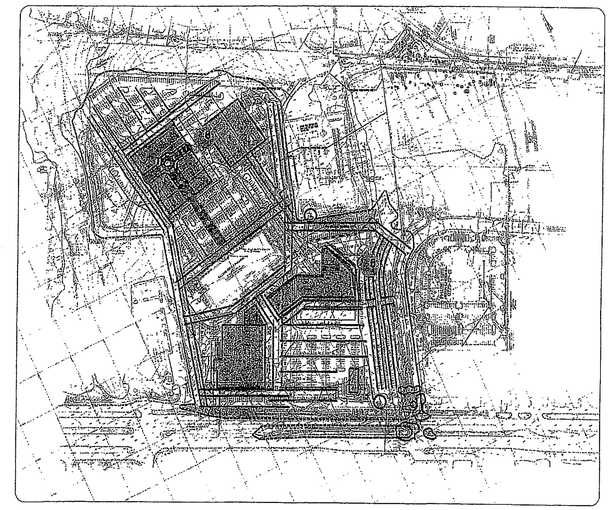

key plan

COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
No.036790
5/23/11
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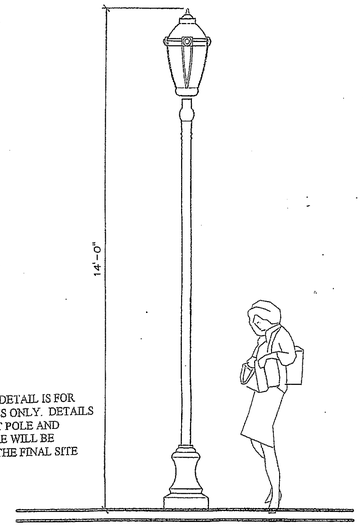
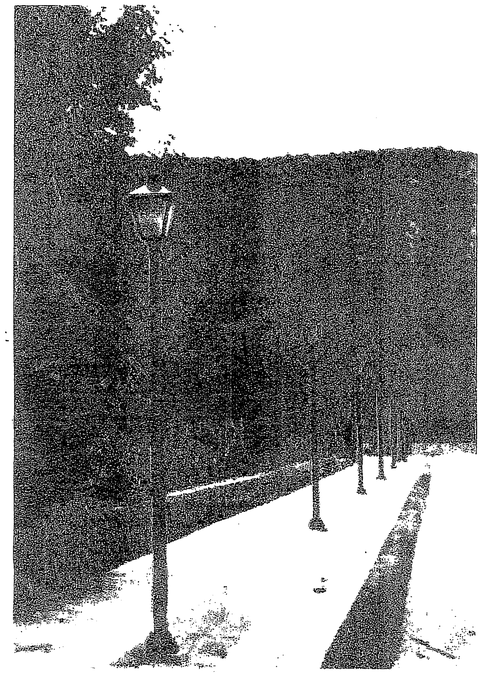
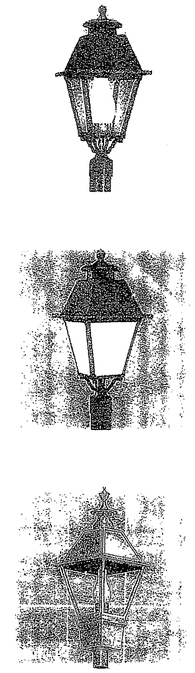


THIS LIGHT POLE DETAIL IS FOR EXHIBIT PURPOSES ONLY. DETAILS OF ACTUAL LIGHT POLE AND LIGHTING FIXTURE WILL BE PROVIDED WITH THE FINAL SITE PLAN.





typical pedestrian lighting

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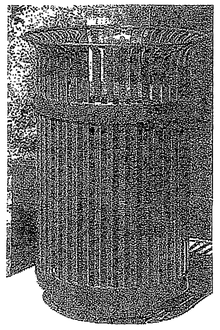
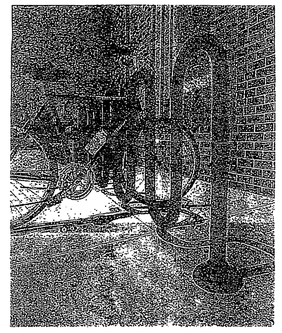
London, England

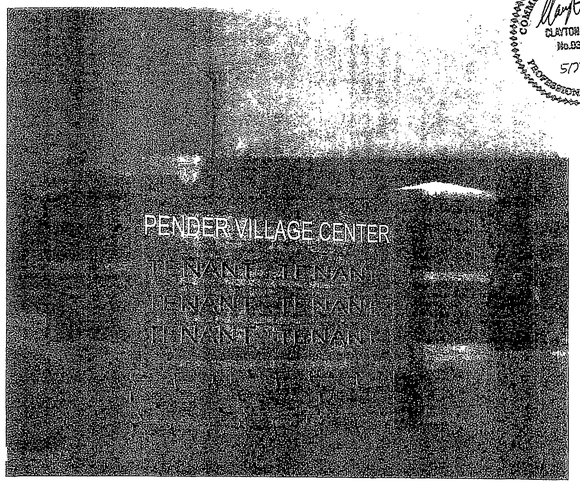
street bench



strash bin (gray color)



bike rack (gray color)



illustrative monument signage

COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
No.036790
5/23/11
PROFESSIONAL ENGINEER

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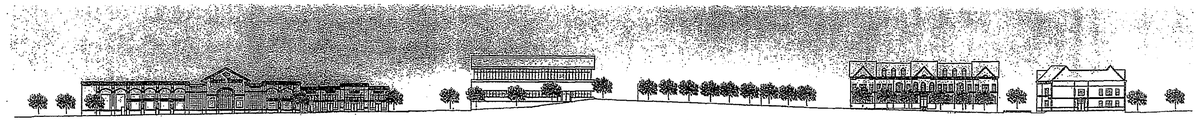

elevation 7 scale: 1/64"= 1'-0"

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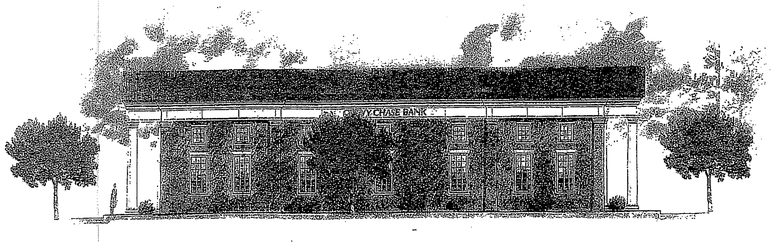

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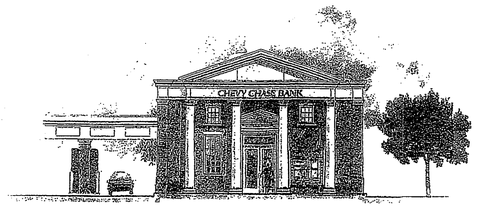
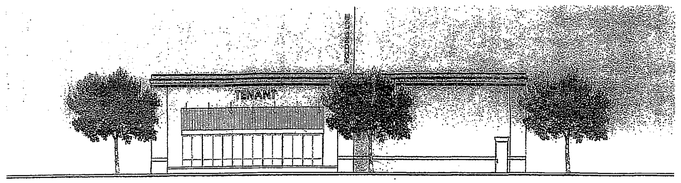


elevation 9 scale: 1/16"= 1'-0"

legend

- grocery building
- one-story office building
- two-story retail office building
- two-story office building
- bank building
- garage



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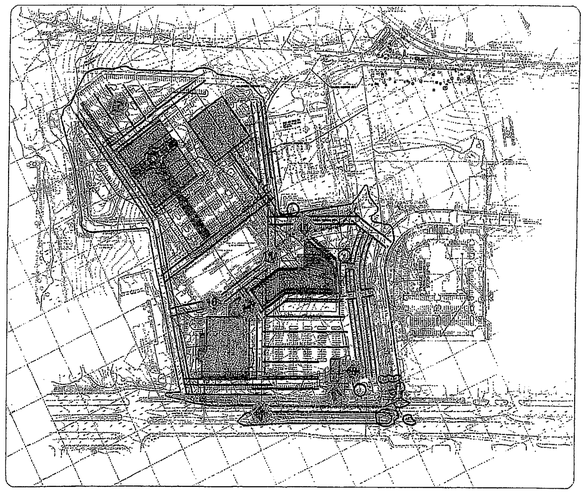

key plan

elevation 11 scale: 1/16"= 1'-0"

COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
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5/23/11
PROFESSIONAL ENGINEER

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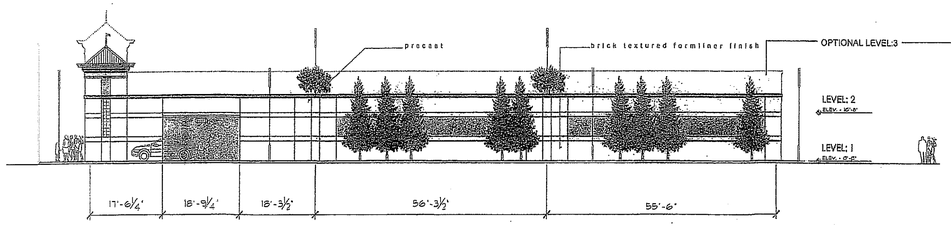
REALTY COMPANIES

pender village center

illustrative elevations

rounds vanduzer architects

A4



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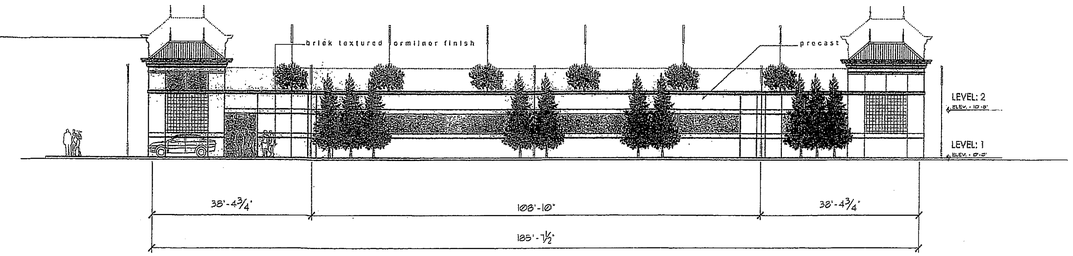
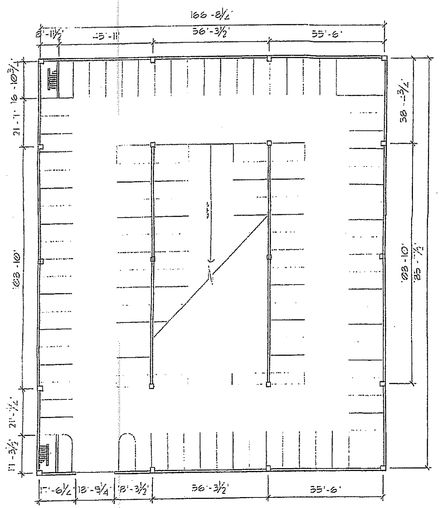
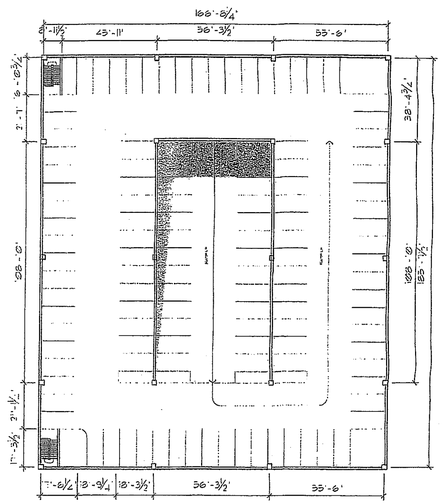


side garage elevation scale: 1/16"= 1'-0"



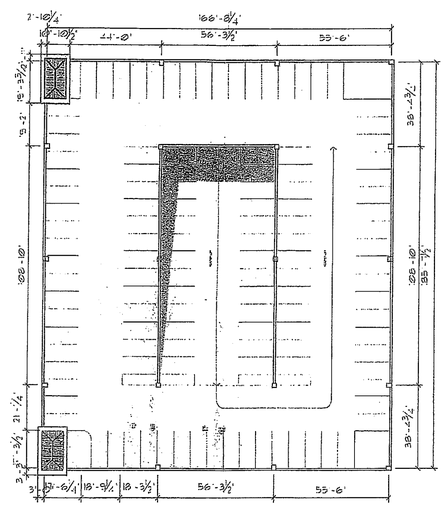
1 rst floor plan scale: 1/32"= 1'-0"



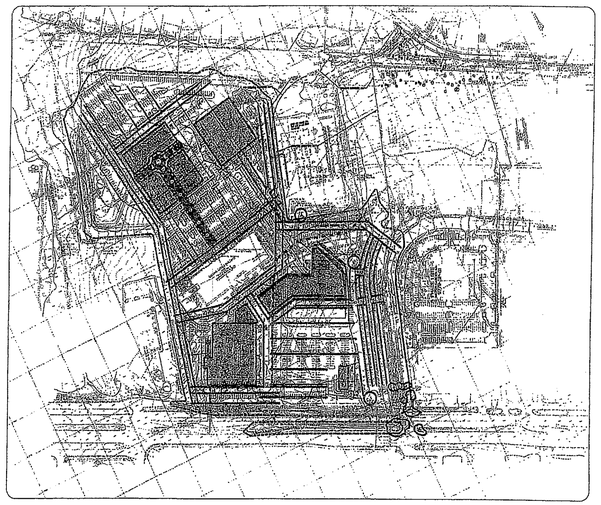
2nd floor plan scale: 1/32"= 1'-0"

legend

- grocery building
- one-story office building
- two-story retail office building
- two-story office building
- bank building
- garage



roof plan scale: 1/32"= 1'-0"



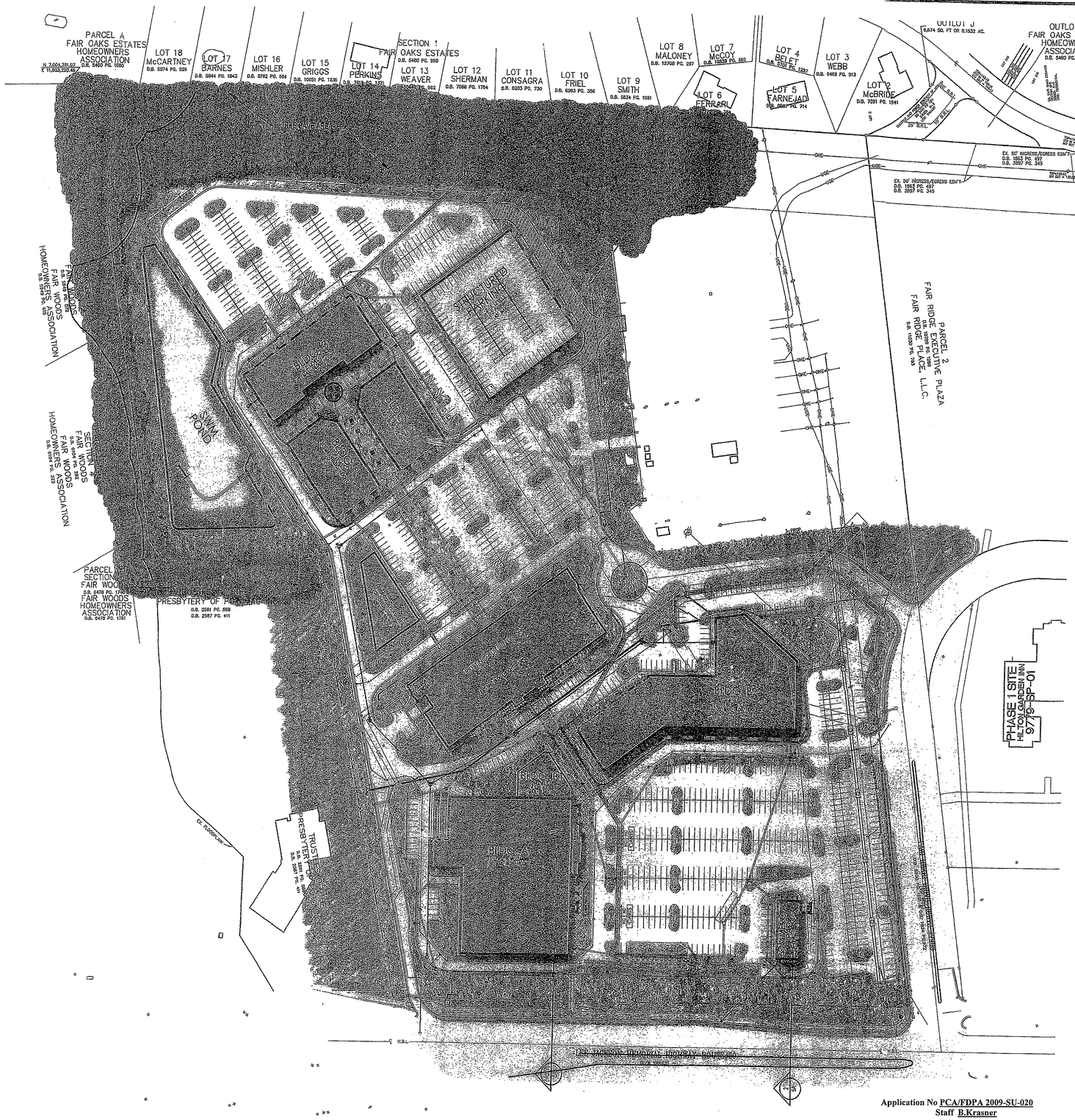
key plan

COMMONWEALTH OF VIRGINIA
CLAYTON C. TOOK
No.026790
5/23/11
PROFESSIONAL ENGINEER

Application No PCA/FDPA 2009-SU-020
Staff B.Krasner

APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 9/12/2011
Date of (BOS) (PC) Approval 10-18-2011
Sheet 19 of 20

A4



TYPICAL PLANT PALETTE

Botanical Name	Common Name	Size
CANOPY TREES		
Acer rubrum 'October Glory'	October Glory Red Maple	3" cal.
Fraxinus americana	Seedless Green Ash	3" cal.
Liquidambar styraciflua	Sweetgum	3" cal.
Zelkova serrata	Zelkova	3" cal.
Quercus phellos	Willow Oak	3" cal.
Quercus rubra	Red Oak	3" cal.
ORNAMENTAL / EVERGREEN TREES		
Cercis canadensis	Eastern Redbud	8'-10' ht.
Cornus florida	Flowering Dogwood	8'-10' ht.
Lagerstroemia indica 'Natchez'	Crape Myrtle	8'-10' ht.
Magnolia soulangiana	Saucer Magnolia	8'-10' ht.
Magnolia virginiana	Sweetbay Magnolia	8'-10' ht.
Thuja occidentalis 'Nigra'	Dark American Arborvitae	6'-8' ht.
Ilex opaca	American Holly	6'-8' ht.
Pinus Nigra	Austrian Pine	8'-10' ht.
SHRUBS		
Berberis thunbergii	Barberry	30"-36"
Cornus sericea	Red Twig Dogwood	30"-36"
Euonymus alatus 'Compactus'	Compact Burning Bush	30"-36"
Ilex glabra	Compact Burning Bush	30"-36"
Ilex x meserveae 'Blue Princess'	Blue Princess Holly	30"-36"
Prunus laurocerasus	Skip Laurel	30"-36"
Viburnum dentatum	Arrowwood Viburnum	30"-36"

LEGEND

APPROXIMATE LIMITS OF GRADING AND CLEARING

PROPOSED SHADE TREE

PROPOSED FLOWERING ORNAMENTAL TREE

PROPOSED EVERGREEN TREE

PROPOSED EVERGREEN SHRUB

LANDSCAPING SUMMARY

REQUIRED TREE COVER

TOTAL SITE AREA =	35.39 Ac.	= 1,541,373 SF
BUILDING FOOTPRINT AREA =		= 222,189 SF
NET SITE AREA =	30.28 Ac.	= 1,319,184 SF
TREE COVER REQUIRED (10%) =	3.03 Ac.	= 131,918 SF

PROVIDED TREE COVER:

EXISTING TREESAVE AREA = (100,000 SF x 1.25) =	125,000 SF
PROPOSED LANDSCAPING =	45,000 SF
TOTAL =	170,000 SF

PLANTINGS SHOWN ARE CONCEPTUAL AND SUBJECT TO REVISION WITH FINAL SITE PLAN. TOTAL PROVIDED CANOPY WILL BE A MINIMUM OF 131,918 SF.

COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
No. 035790
5/23/11
PROFESSIONAL ENGINEER

NOTES

1. ALL PLANTINGS LOCATED IN UTILITY EASEMENTS TO BE APPROVED BY VIRGINIA POWER PRIOR TO INSTALLATION.

2. PURSUANT TO PARAGRAPH (3) OF SECTION 13-304 OF THE ZONING ORDINANCE, A MODIFICATION / WAIVER OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ALONG THE WESTERN SIDE OF THE PROPERTY ADJACENT TO THE FAIR WOODS SUBDIVISION IS HEREBY REQUESTED. THE PROPOSED SWM POND AND THE 50' UNDISTURBED BUFFER CONSISTING OF EXISTING WOODLANDS WILL MINIMIZE ANY ADVERSE IMPACT ON THE ADJACENT COMMUNITY.

3. PURSUANT TO PARAGRAPH (3) OF SECTION 13-304 OF THE ZONING ORDINANCE, A MODIFICATION / WAIVER OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ALONG THE NORTHERN SIDE OF THE PROPERTY ADJACENT TO THE FAIR OAKS ESTATES SUBDIVISION IS HEREBY REQUESTED. THE 125' UNDISTURBED BUFFER CONSISTING OF EXISTING WOODLANDS WILL MINIMIZE ANY ADVERSE IMPACT ON THE ADJACENT COMMUNITY.

4. REQUIRED INTERIOR GREEN AREA FOR PARKING STRUCTURE TO BE PROVIDED IN OPEN SPACE BETWEEN GARAGE AND ADJACENT CURB.

80 40 0 80
SCALE FEET

Application No PCA/FDPA 2009-SU-020
Staff B.Krasner

APPROVED DEVELOPMENT PLAN
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Date of (BOS) (PC) Approval 10-18-2011
Sheet 20 of 20

No.	DATE	DESCRIPTION	REV.BY	APPROVED	DATE
		REVISION APPROVED BY DIVISION OF DESIGN REVIEW			

PLAN DATE
08-10-06
09-05-06
09-26-06

URBAN ENGINEERING & ASSOC., INC.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-8060

COMMONWEALTH OF VIRGINIA
ERIC J. SIEGEL
No. 040462
09-26-06
PROFESSIONAL ENGINEER

LANDSCAPE RENDERING
VIRGINIA ELECTRIC AND POWER COMPANY
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE: MAY, 2005
SCALE: 1"=80'
C.I. = NA

SHEET 14 OF 14

FILE No. MISC-1463