GENERALIZED DEVELOPMENT PLAN

HERITAGE CENTER

(BOURJ, LTD. PROPERTY)

BRADDOCK DISTRICT

FAIRFAX COUNTY, VIRGINIA

NOVEMBER, 2000

REVISED THROUGH MAY 18, 2001

ZONING REQUIREMENTS C-4 AND C-3 DISTRICTS

MAXIMUM BUILDING HEIGHT: C-4: 120 FEET*; C-3: 90 FEET*

MINIMUM YARD REQUIREMENTS:
FRONT: CONTROLLED BY A 25 DEGREE ANGLE OF BULK PLANE, BUT NOT LESS THAN 40 FEET
SIDE: NO REQUIREMENT
REAR: C-4: 25 FEET; C-3: CONTROLLED BY A 20° ANGLE OF BULK PLANE, BUT NOT LESS THAN 25 FEET

MAXIMUM FAR: C-4: 1.65; C-3: 1.00

OPEN SPACE: 15% OF GROSS AREA REQUIRED

*SUBJECT TO ALLOWABLE INCREASE BY THE BOARD OF SUPERVISORS

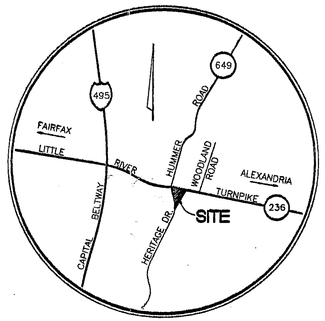
TABULATION - EXISTING C-5 SITE AREA

SITE AREA (C-5 ZONE): 0.5509 ACRES

NO BUILDING IS PROPOSED TO BE CONSTRUCTED ON THE SITE AREA PROPOSED FOR REZONING FROM C-5 TO C-4.

TABULATION - TOTAL SITE AREA

TOTAL AREA :		8.2699 ACRES
PHASE 1 (EXISTING BUILDINGS II AND III) (C-3)		4.0312 ACRES
PHASE 2 (EXISTING BUILDING I AND PROPOSED BUILDING IV) (C-4)		4.2387 ACRES
BUILDING AREAS :		
PHASE 1 - EXISTING BUILDING II	92,598 GSF	
- EXISTING BUILDING III	78,439 GSF	
SUB TOTAL	171,037 GSF	
PHASE 2 - EXISTING BUILDING I	101,376 GSF	
- PROPOSED BUILDING IV	200,750 GSF	
SUB TOTAL	302,126 GSF	
FLOOR AREA RATIO - PHASE 1:	0.97	
PHASE 2:	1.64	
COMPOSITE:	1.31	
OPEN SPACE - PHASE 1:	1.36 ACRES (34 %)	
PHASE 2:	1.31 ACRES (31 %)	
TOTAL:	2.67 ACRES (32 %)	



VICINITY MAP
SCALE: 1"=2000'

GENERAL NOTES:

1) THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON ASSESSMENT MAP NO. 70-2-01-00-0001-A AND 70-2-01-00-0009 AND 0010.

2) CURRENT ZONING: C-5, C-4, C-3 AND H-C HIGHWAY CORRIDOR DISTRICT.

3) PROPOSED ZONING: C-4, C-3 AND H-C HIGHWAY CORRIDOR DISTRICT.

4) PROPOSED USE: COMMERCIAL OFFICE (ADDITION TO EXISTING OFFICE BUILDING).

5) OWNER/APPLICANT: BOURJ, LTD.
C/O ROYAL MANAGEMENT & DEVELOPMENT
SUITE 304
7611 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003

6) DATUM: USGS; CONTOUR INTERVAL: 2 FEET; TOPOGRAPHY BASED ON AERIAL SURVEY.

7) SILTATION AND EROSION CONTROLS IN ACCORDANCE WITH APPLICABLE STANDARDS AND SPECIFICATIONS WILL BE PROVIDED WITH FINAL SITE PLAN.

8) AIR QUALITY PERMIT, IF REQUIRED, SHALL BE OBTAINED PRIOR TO ANY CLEARING AND GRADING OR CONSTRUCTION.

9) STORM WATER MANAGEMENT REQUIREMENTS APPLICABLE TO THIS PROPERTY HAVE BEEN DEEMED TO BE SATISFIED BY D.P.W. & E.S. THE PHASE 2 SITE HAS BEEN EXCEPTED FROM THE REQUIREMENTS OF THE CHESAPEAKE BAY PRESERVATION ORDINANCE.

10) THE LIMITS OF EXISTING TREE COVER ON THE SITE ARE AS DELINEATED ON THIS PLAN. EXISTING TREE COVER CONSISTS OF MIXED DECIDUOUS AND CONIFER SPECIES.

11) SOLID WASTE STORAGE IS TO BE PROVIDED BY A COMPACTOR/DUMPSTER AND COLLECTED TWICE WEEKLY BY A PRIVATE COLLECTION SERVICE AND DISPOSED OF AT A PUBLIC LANDFILL OF THE COLLECTOR'S CHOICE IN FAIRFAX COUNTY.

12) THE EXISTING SERVICE STATION AND OFFICE BUILDING ON PHASE II WERE CONSTRUCTED IN APPROXIMATELY 1970. THE SERVICE STATION IS TO BE REMOVED AND THE OFFICE BUILDING IS TO REMAIN. NO CHANGES ARE PROPOSED TO BE MADE TO THE EXISTING DEVELOPMENT ON PHASE I.

13) THERE ARE NO BURIAL OR GRAVE SITES KNOWN TO EXIST ON THIS PROPERTY.

14) THIS PROPERTY IS TO BE SERVED BY PUBLIC WATER AND SANITARY SEWER FACILITIES.

15) BOUNDARY BASED ON INFORMATION OF RECORD. NO TITLE REPORT FURNISHED.

16) THERE IS NO 100-YEAR FLOOD PLAIN, RESOURCE PROTECTION AREA OR ENVIRONMENTAL QUALITY CORRIDOR EXISTING ON PHASE 2. REFER TO SHEET 2 FOR DELINEATION OF 100 YEAR FLOOD PLAIN AND RESOURCE PROTECTION AREA ON PHASE 1.

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
MAY 18 2001
ZONING EVALUATION DIVISION

Application No. 2000-BR-041 Staff A. Parker
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 11/7/01
Date of (BOS) (PC) approval 11/19/01
Sheet 1 of 6

BURGESS & NIPLE
4160 PLEASANT VALLEY ROAD, CHANTILLY, VA 20151-1226
PH. (703) 631-9630 FAX (703) 631-6041

DATE	REVISIONS
5/4/01	ADD SHEETS 5 AND 6
3/9/01	REVISE NOTE #9
1/31/01	OPEN SPACE TABULATIONS
12/06/00	TABULATION & ADD SHEET 3
11/16/00	NOTES

COVER SHEET
GENERALIZED DEVELOPMENT PLAN
HERITAGE CENTER
(BOURJ LTD. PROPERTY)
BRADDOCK DISTRICT
FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
WILLIAM C. PUTMAN
No. 6013
5/16/01
PROFESSIONAL ENGINEER

DATE:	NOVEMBER, 2000
SCALE:	AS SHOWN
DESIGN: JLM	DRAWN: MPC
CHECK:	CHECK:
JOB NO.:	93C097
P.R. NO.:	24083
SHEET	1 OF 6
FILE NO.:	C-4102

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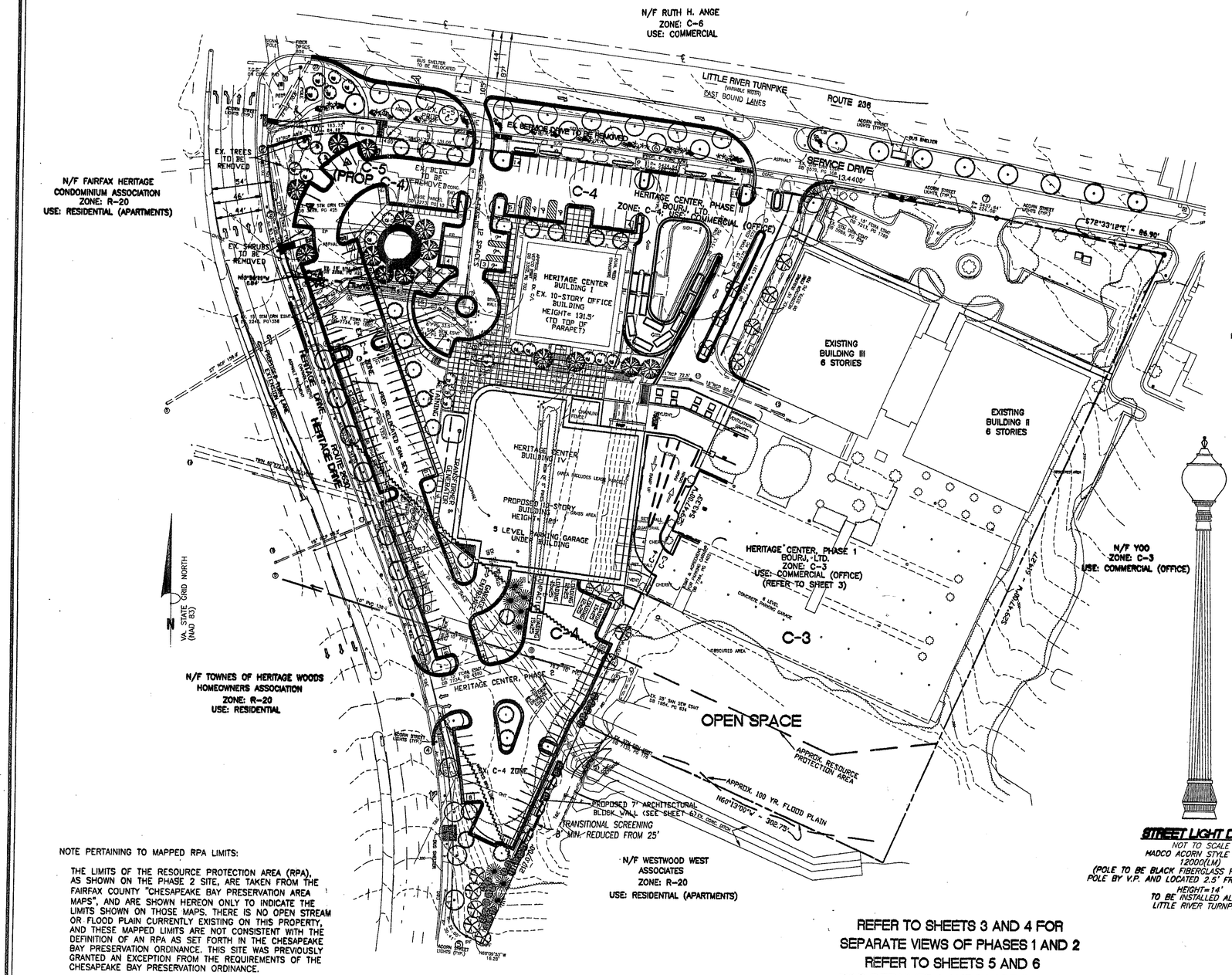
N/F RUTH H. ANGE
ZONE: C-6
USE: COMMERCIAL
LITTLE RIVER TURNPIKE
(VARIABLE WIDTH)
EAST BOUND LANES
ROUTE 236
SERVICE DRIVE
EX. SERVICE DRIVE TO BE REMOVED
EX. TREES TO BE REMOVED
EX. BLDG. TO BE REMOVED
EX. SHRUBS TO BE REMOVED
N/F FAIRFAX HERITAGE CONDOMINIUM ASSOCIATION
ZONE: R-20
USE: RESIDENTIAL (APARTMENTS)
C-5 (PROP C-4)
C-4
HERITAGE CENTER, PHASE II
BOURJ, LTD.
ZONE: C-4
USE: COMMERCIAL (OFFICE)
HERITAGE CENTER BUILDING I
EX. 10-STORY OFFICE BUILDING
HEIGHT= 131.5'
(TO TOP OF PARAPET)
EXISTING BUILDING III
6 STORIES
EXISTING BUILDING II
6 STORIES
HERITAGE CENTER BUILDING IV
PROPOSED 10-STORY BUILDING
HEIGHT= 131'
5 LEVEL UNDERGROUND PARKING GARAGE BUILDING
HERITAGE CENTER, PHASE 1
BOURJ, LTD.
ZONE: C-3
USE: COMMERCIAL (OFFICE)
(REFER TO SHEET 3)
C-3
C-4
N/F YOO
ZONE: C-3
USE: COMMERCIAL (OFFICE)
HERITAGE DRIVE
HERITAGE CENTER, PHASE 2
OPEN SPACE
APPROX. RESOURCE PROTECTION AREA
APPROX. 100 YR. FLOOD PLAIN
EX. C-4 ZONE
PROPOSED 7' ARCHITECTURAL BLOCK WALL (SEE SHEET 6) W/ CONC. SHOE
TRANSITIONAL SCREENING
8' MIN. REDUCED FROM 25'
N/F WESTWOOD WEST ASSOCIATES
ZONE: R-20
USE: RESIDENTIAL (APARTMENTS)
N/F TOWNES OF HERITAGE WOODS HOMEOWNERS ASSOCIATION
ZONE: R-20
USE: RESIDENTIAL
VA. STATE GRID NORTH (NAD 83)
S78°33'12"E - 86.90'
S73°44'00"W - 64.27'
N60°13'00"W - 302.75'
S30°07'00"E
N30°07'00"W
S60°13'00"E
S30°07'00"E
10' PUE
15' PUE
20' PUE
30' PUE
40' PUE
44'
54'
46'
41'
39'
22'
12'
25'
10' PVMT. TAPER
HERITAGE DRIVE EXTENDED
HERITAGE DRIVE
ROUTE 236 EXTENDED
EX. 8" SAN. SEW. EXIST. PVMT.
EX. 12" WTR. MAIN EXIST. PVMT.

BURGESS & NIPLE
4160 PLEASANT VALLEY ROAD, CHANTILLY, VA 20151-1226
PH. (703) 631-8639 FAX (703) 631-8691

DATE	REVISIONS
4/5/01	ADD SERVICE DRIVE

EXISTING CONDITIONS PLAN – PHASE 1

GENERALIZED DEVELOPMENT PLAN
HERITAGE CENTER
(BOURJ LTD. PROPERTY)

SHADDOCK DISTRICT
FAIRFAX COUNTY, VIRGINIA

N/F YOO

WEDGEWOOD WEST ASSOCIATES

TRUE NORTH

PARCEL 9
2.09517 ACRES

PARCEL 10
1.93606 ACRES

TOTAL
4.03123 ACRES
PHASE 1

OPEN SPACE

6 STORY BRICK BLDG
(6 TH FLOOR FINISH EXTERIOR WALLS ONLY FOR THIS PORTION OF BLDG.)

5 STORY BRICK BLDG

TOP LEVEL OF 6 LEVEL CONCRETE PARKING GARAGE

ENTRANCE

SERVICE DRIVE

LITTLE RIVER TURNPIKE
(NARRATIVE NOW)

ROUTE 236

P.O.B.

BOURJ LTD.
PARCEL 1A
PHASE 2
(SEE SHEET 4)

REFER TO SHEET 2 FOR STREETSCAPE IMPROVEMENTS AND BUS SHELTER TO BE PROVIDED ALONG THE FRONTAGE OF PHASE 1.

Scale 1" = 30'

CURVE	RADIUS	DELTA	LENGTH	TANGENT	BEARING	CHORD
1	5437.64'	02°21'40"	224.08'	112.06'	S73°44'02"E	224.06'
1A	5437.64'	00°43'59"	69.56'	34.78'	S72°55'11"E	69.56'
1B	5437.64'	01°37'41"	154.52'	77.26'	S74°08'01"E	154.51'

CURVE TABLE

Application No. 82-2000-BR-061 Staff D.P.
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 4/7/01
Date of (BOS) (PC) approval 4/30/01
Sheet 3 of 4

OPEN SPACE TABULATION – PHASE 1
TOTAL AREA – PHASE 1: 4.03 ACRES
OPEN SPACE REQUIRED: 0.80 ACRES (10%)
OPEN SPACE PROVIDED: 1.36 ACRES (34%)

NOTE: ALL IMPROVEMENTS SHOWN HEREON ARE EXISTING. NO NEW IMPROVEMENTS ARE PROPOSED ON PHASE 1, EXCEPT FOR THE STREETSCAPE IMPROVEMENTS SHOWN ON SHEET 2.

COMMONWEALTH OF VIRGINIA
WILLIAM C. PUTMAN
No. 8013
PROFESSIONAL ENGINEER

DATE:	NOVEMBER, 2000
SCALE:	1" = 30'
DESIGN:	JLM
DRAWN:	MPC
CHECK:	CHECK:
JOB NO.:	63C097
P.R. NO.:	24083
SHEET:	2 OF 6
FILE NO.:	G-6102

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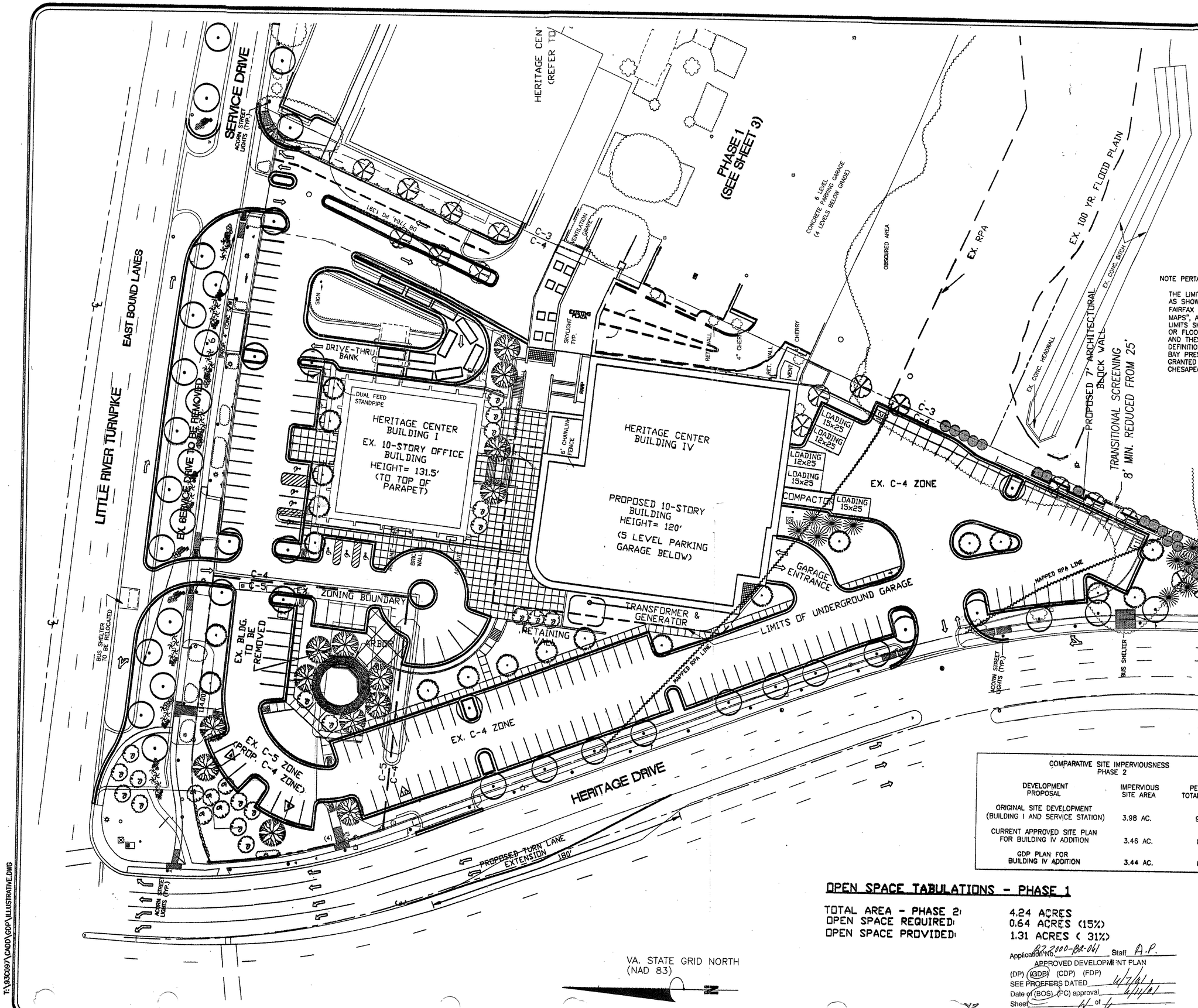

NOTE PERTAINING TO MAPPED RPA LIMITS:

THE LIMITS OF THE RESOURCE PROTECTION AREA (RPA), AS SHOWN ON THE PHASE 2 SITE, ARE TAKEN FROM THE FAIRFAX COUNTY "CHESAPEAKE BAY PRESERVATION AREA MAPS", AND ARE SHOWN HEREON ONLY TO INDICATE THE LIMITS SHOWN ON THOSE MAPS. THERE IS NO OPEN STREAM OR FLOOD PLAIN CURRENTLY EXISTING ON THIS PROPERTY, AND THESE MAPPED LIMITS ARE NOT CONSISTENT WITH THE DEFINITION OF AN RPA AS SET FORTH IN THE CHESAPEAKE BAY PRESERVATION ORDINANCE. THIS SITE WAS PREVIOUSLY GRANTED AN EXCEPTION FROM THE REQUIREMENTS OF THE CHESAPEAKE BAY PRESERVATION ORDINANCE.

COMPARATIVE SITE IMPERVIOUSNESS
PHASE 2

DEVELOPMENT PROPOSAL	IMPERVIOUS SITE AREA	PERCENT OF TOTAL SITE AREA
ORIGINAL SITE DEVELOPMENT (BUILDING I AND SERVICE STATION)	3.98 AC.	94%
CURRENT APPROVED SITE PLAN FOR BUILDING IV ADDITION	3.46 AC.	82%
GDP PLAN FOR BUILDING IV ADDITION	3.44 AC.	81%

OPEN SPACE TABULATIONS - PHASE 1

TOTAL AREA - PHASE 2:	4.24 ACRES
OPEN SPACE REQUIRED:	0.64 ACRES (15%)
OPEN SPACE PROVIDED:	1.31 ACRES (31%)

Application No. BZ 2000-BR-061 Staff A.P.
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 6/7/01
Date of (BOS) (PC) approval 6/11/01
Sheet 4 of 6

LANDSCAPE LEGEND

EVERGREEN TREES

SMALL FLOWERING TREES

DECIDUOUS SHADE TREES

REF[illegible]D SHEETS 5 AND 6 FOR [illegible]AILED LANDSCAPING

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
MAY 29 2001
ZONING EVALUATION DIVISION

ST. SCAPE & DRIVE-THRU 5/18/01
ADDITIONAL LANDSCAPING 5/4/01
ADD INPERVIOUSNESS TAB 5/4/01
ADDED MAPPED RPA 3/30/01

ILLUSTRATIVE PLAN - PHASE 2
GENERALIZED DEVELOPMENT PLAN
HERITAGE CENTER

COMMONWEALTH OF
WILLIAM C. PU
No. 6013
PROFESSIONAL E
5/29/01

DATE: NOVEMBE
SCALE: 1"=30'
DESIGN: JLM DR
CHECK: CH
JOB NO.: 93C097
P.R. NO.: 24083
SHEET 4 OF
FILE NO.: C-410

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NO	DESCRIPTION	REVIEW BY	APPROVED	DATE
	REVISION APPROVED BY DIVISION OF DESIGN REVIEW			

BURGESS & NIPLE
4160 PLEASANT VALLEY ROAD, CHANTILLY, VA. 20151-1226
PH. (703) 631-9630 FAX (703) 631-6041

NO	REVISIONS	DATE

LANDSCAPE PLAN

HERITAGE CENTER BUILDING IV

BRADDOCK DISTRICT
FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
WILLIAM C. PUTMAN
No. 6013
PROFESSIONAL ENGINEER

DATE:	DECEMBER 2000
SCALE:	1"=30'
DESIGN: LCD	DRAWN: LCD
CHECK: WCP	CHECK: WCP
JOB NO.:	93C097
P.R. NO.:	28242
SHEET	5 OF 6
FILE NO.:	C-4102

Application No. R22000-BR-041 Staff D.P.
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 4/7/81
Date of (BCS) (PC) approval 4/14/81
Sheet 5 of 6

LITTLE RIVER TURNPIKE - RTE 236 (VARIABLE WIDTH RIGHT-OF-WAY)

EAST BOUND LANES

VA STATE GRID NORTH (NAD 83)

SUBURBAN SAVINGS AND LOAN ASSOC.
ZONE: C-6
USE: RETAIL

PARCEL 10

N/F BOURJ, LTD.
ZONE: C-3
USE: COMMERCIAL (OFFICE)
6 LEVEL CONCRETE PARKING GARAGE

HERITAGE CENTER BUILDING I
EX. 10-STORY OFFICE BUILDING
HEIGHT= 131.5' (TO TOP OF PARAPET)

PARCEL 1A
4.23869 AC.
(AREA INCLUDES LEASE PARCEL)
7619 LITTLE RIVER TPKE
PROPOSED 10 STORY BUILDING
FF ELEV= 302.25
GARAGE LEVEL ELEV= 267.25 (LEVEL E)
HEIGHT=120'

10TH STORY LIMIT

APPROX. RESOURCE PROTECTION AREA/ 100 YR. FLOOD PLAIN BOUNDARY

N/F WESTWOOD WEST ASSOCIATES
ZONE: R-20
USE: RESIDENTIAL (APARTMENTS)

PROPOSED 7' ARCHITECTURAL BLOCK WALL (SEE DTL, SHEET 6 OF

HERITAGE DRIVE ROUTE 2630
POSTED SPEED LIMIT 35 MPH
VARIABLE WIDTH RIGHT-OF-WAY

400' SIGHT DISTANCE

APPROXIMATE LOCATION & WRAPPED STEEL GAS LINE

EX. TREES TO BE REMOVED

SHRUBS TO BE REMOVED

THIS PLAN IS FOR LANDSCAPE PLANTING PURPOSES ONLY

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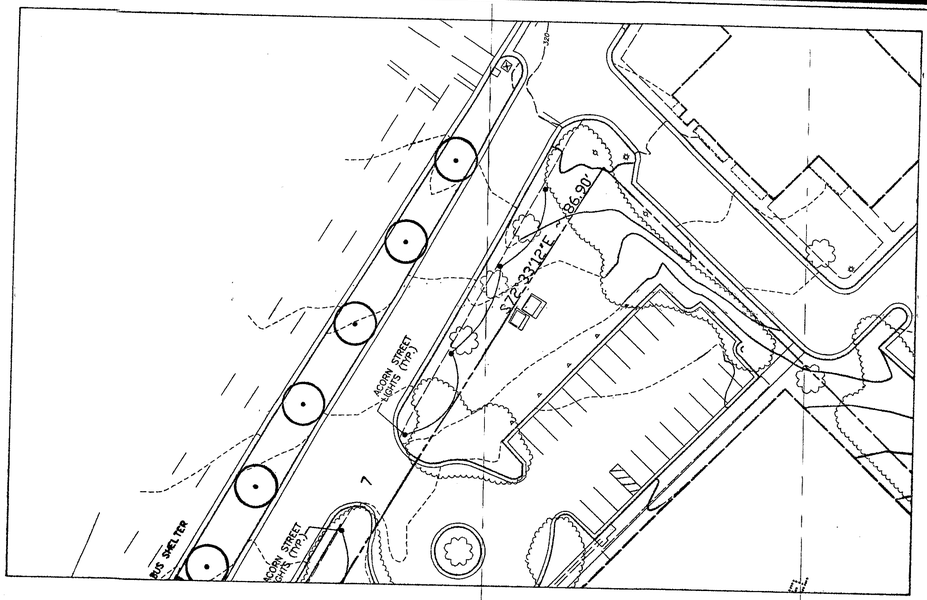


SCALE: 1" = 30'

						10 YR. COVER / TREE	SUBTL
29		CUPRESSOCYPARIS LEYLANDI	LEYLAND CYPRESS	7' – 8' HT., B & B	PER PLAN	100	2,900
10		PICEA ABIES	NORWAY SPRUCE	7' – 8' HT., B & B	PER PLAN	150	1,500
19		SOPHORA JAPONICA	JAPANESE PAGODA TREE	2" CALIPER B & B	PER PLAN	150	2,850
34		PRUNUS INCAM 'OKAME'	OKAME CHERRY	2" CALIPER B & B	PER PLAN	100	3,400
25 + *24		QUERCUS PHELLOS	WILLOW OAK	2" CALIPER B & B	PER PLAN	200	5,000
11		LIQUIDAMBER STYRACIFLUA 'ROTUNDALOBA'	FRUITLESS SWEETGUM	2" CALIPER B & B	PER PLAN	175	1,925
14		ACER RUBRUM	RED MAPLE	3" CALIPER B & B	PER PLAN	250	3,500
						TOTAL	21,075 SQ. FT.

*OFF-SITE TREES TO BE PLANTED WITHIN THE LITTLE RIVER TURNPIKE R.O.W. AS SHOWN.
** RECOMMENDED PLANTING FOR ALL MATERIAL IS MARCH – MAY & SEPTEMBER – NOVEMBER

TREE-COVER CALCULATIONS

TOTAL GROSS SITE AREA:	184,669 SF
MINUS BUILDING FOOTPRINT AREA:	37,018 SF
ADJUSTED GROSS SITE AREA:	147,671 SF
REQUIRED TREE CANOPY (10%)	14,767 SF
EXISTING TREE CANOPY PRESERVED	120 SF
CREDIT FOR SUPPLEMENTAL PLANTING	21,075 SF
TOTAL PROVIDED TREE CANOPY	21,195 SF

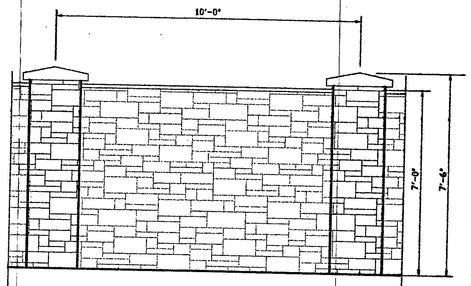
TREE-SAVE LEGEND

TP — TREE-PRESERVATION FENCE (IE SILT FENCE)

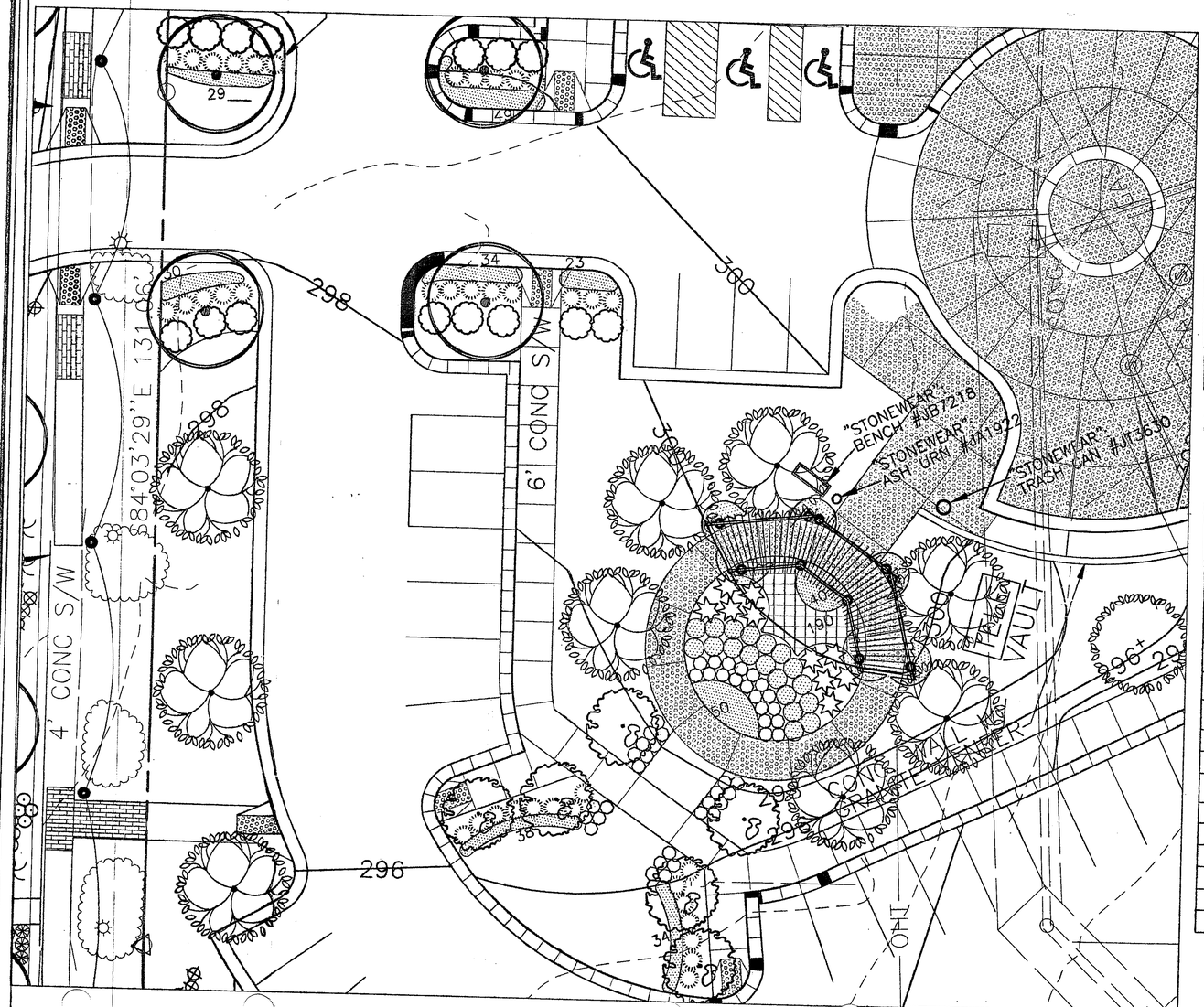
EXISTING TREES TO REMAIN

LEGEND

				PLTG. DIST. "D"=
387	SEASONAL COLOR:	DAFFODILS & PANSIES COCKTAIL BEGONIAS YELLOW CHRYSANTHEMUMS PANSIES	SPRING SUMMER FALL WINTER	6" POTS OR BULBS	1' O.C.
12		VIBURNUM OPULUS	SNOWBALL	30" HT &WD CONTAINER	4' O.C.
310		LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LIRIOPE	4" POTS	1' O.C.
146		LAVENDULA AUGUSTIFOLIA 'HIDCOTE'	HIDCOTE LAVENDER	12" MIN. HT &WD CONT.	2' O.C.
63		ILEX GLABRA	INKBERRY	18" – 24" HT &WD CONTAINER	3' O.C.
26		EUONYMUS KIAUTSCHOVIA	MANHATTAN MANHATTAN	30 – 36" HT &WD CONTAINER	5' O.C.
10		EUONYMUS ALATUS COMPACTUS	COMPACT BURNING BUSH	24 – 30" HT &WD CONTAINER	3.5' O.C.
38		ROSA "THE FAIRY"	"THE FAIRY" CARPET ROSE	18 – 24" HT &WD	3' O.C.
48		JUNIPERUS CHINENSIS	JUNIPER	30" – 36" HT. & WD	3.5' O.C.
48		PENNISETUM ALOPECUROIDES 'RUBRUM'	RED FOUNTAIN GRASS	18" MIN. HT &WD CONT.	2.5' O.C.
6		ROSA "NEW DAWN" CLIMBER	CLIMBING "NEW DAWN" ROSE	18 – 24" HT &WD	PER PLAN
3		BENCH	"STONEWEAR" #JB7218.	72" x 18"	PER PLAN
3		ASH URN	"STONEWEAR" #JA1922	24" DIA 19" HT	PER PLAN
3		TRASH RECEPTICAL	"STONEWEAR" #JT3630	36" DIA 30" HT	PER PLAN
10		VIBURNUM OPULUS 'ROSEUM'	JAPANESE SNOWBALL	24 – 30" HT &WD	3.5' O.C.
10		MISCANTUS SINENSIS	MAIDEN GRASS	24 – 30" HT &WD	3.5' O.C.



PROPOSED 7' ARCHITECTURAL BLOCK WALL AT SOUTHEAST PROPERTY LINE
N.T.S.



ENLARGED PLAN: SCAL 1" = 10'

THIS PLAN IS FOR LANDSCAPE PLANTING PURPOSES ONLY

Application No. R3 2000-BR-041 Staff A.P.
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 4/7/01
Date of (BOS) (PC) approval 4/11/01
Sheet 6 of 6

BURGESS & NIPLE
4160 PLEASANT VALLEY ROAD, CHANTILLY, VA 20151-1226
PH. (703) 631-9630 FAX (703) 631-6041

REVISIONS | DATE

LANDSCAPE PLAN

HERITAGE CENTER BUILDING IV
BRADDOCK DISTRICT
FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
WILLIAM C. PUTMAN
No. 6013
PROFESSIONAL ENGINEER

DATE: DECEMBER 2000	
SCALE: SEE VIEWS	
DESIGN: LCD	DRAWN: LCD
CHECK: WCP	CHECK: WCP
JOB NO.: 93C097	
P.R. NO.: 28242	
SHEET 6 OF 6	
FILE NO.: C-4102	

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