FAIRFAX COUNTY

VIRGINIA

OFFICE OF THE CLERK
BOARD OF SUPERVISORS
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035-0072

Tel: 703-324-3151 • Fax: 703-324-3926 • TTY: 703-324-3903
www.fairfaxcounty.gov/gov/bos/clerkhomepage.htm
Email: clerktothebos@fairfax county.gov

May 26, 2005

Kara M. Whisler
Walsh, Colucci, Lubeley, Emrich & Terpak, PC
2200 Clarendon Boulevard, 13th Floor
Arlington, Virginia 22201-3359

RE: Proffered Condition Amendment Number PCA 1999-MV-025
(Concurrent with SEA 99-V-020)

Dear Ms.Whisler:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on May 9, 2005, approving Proffered Condition Amendment PCA 1999-MV-025 in the name of Minnieland Private Day School, Incorporated, to amend proffers for RZ 1999-MV-025 previously approved for commercial development to allow a child care center in a shopping center with an overall Floor Area Ratio (FAR) of 0.19, subject to the proffers dated April 1, 2005, The shopping center is located in the southeast quadrant of the intersection of Lorton Market Street and Lorton Road (Tax Map 107-4 ((23)) E 4 and E 5, consisting of approximately 22.20 acres located in Mount Vernon District.

The Board also modified the transitional screening requirements, as previously approved, along the northern, eastern, and southern boundaries and waived the barrier requirements, as previously approved, along all boundaries.

Sincerely,

Patti M. Hicks
Deputy Clerk to the Board of Supervisors

PMH/ns

cc: Chairman Gerald E. Connolly
Supervisor Gerald W. Hyland, Mount Vernon District
Janet Coldsmith, Director, Real Estate Div., Dept. of Tax Administration
Barbara A. Byron, Director, Zoning Evaluation Div., DPZ
Leslie B. Johnson, Deputy Zoning Administrator for Zoning Permit Review Branch
Thomas Conry, Dept. Mgr. - GIS - Mapping/Overlay
Angela K. Rodeheaver, Section Chief, Trnsprt'n. Planning Div.
Charles Strunk, Project Planning Section, Dept. of Transportation
Michelle Brickner, Deputy Director, DPWES
Kenny King, Proffer Administrator, Plans & Document Control, OSDS, DPWES
Deloris Harris, DPWES
Department of Highways - VDOT
Kirk Holley, Park Planning Branch Mgr., FCPA
District Planning Commissioner
Jack Seamon, Acting Director, Facilities Mgmt. Div., DPWES
Gary Chevalier, Office of Capital Facilities, Fairfax County Public Schools

PCA 1999-MV-025

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Government Center at Fairfax, Virginia, on the 9th day of May, 2005, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROFFERED CONDITION AMENDMENT PCA 1999-MV-025
(CONCURRENT WITH SEA 99-V-020)

WHEREAS, Minnieland Private Day School, Incorporated filed in the proper form an application to amend the proffers for RZ 1999-MV-025 hereinafter described, by amending conditions proffered and accepted pursuant to Virginia Code Ann. § 15.2-2303(a), and

WHEREAS, at a duly called public hearing the Planning Commission considered the application and the propriety of amending the Zoning Ordinance in accordance therewith, and thereafter did submit to this Board it recommendation, and

WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

NOW, THEREFORE, BE IT ORDAINED, that that certain parcel of land situated in the Mount Vernon District, and more particularly described as follows (see attached legal description):

Be, and hereby is further restricted by the amended conditions proffered and accepted pursuant to Virginia Code Ann., § 15.2-2303(a), which conditions are incorporated into the Zoning Ordinance as it affects said parcel, and

BE IT FURTHER ENACTED, that the boundaries of the Zoning Map heretofore adopted as a part of the Zoning Ordinance be, and they hereby are, amended in accordance with this enactment, and that said zoning map shall annotate and incorporate by reference the additional conditions governing said parcels.

GIVEN under my hand this 9th day of May, 2005.

Patti M. Hicks

Patti M. Hicks
Deputy Clerk to the Board of Supervisors

NOTES

1. THE PROPERTY DELINEATED HEREON IS LOCATED ON FAIRFAX COUNTY TAX ASSESSMENT MAP NO. 107-4 ((23)) E1, E2, E3 AND IS ZONED C-1.

2. THIS PROPERTY IS NOW IN THE NAME OF:
   ELMWOOD RETAIL LLC
   DB 13940 PG. 24

   ELMWOOD TOWNHOUSE LLC
   DB 14168 PG. 166

3. BOUNDARY AND NORTH MERIDIAN INFORMATION AS SHOWN HEREON ARE BASED ON EXISTING LAND RECORDS AND A SURVEY BY BOWMAN CONSULTING GROUP.

4. TITLE REPORT FURNISHED BY MERIT TITLE COMPANY DATED DECEMBER 31, 1998, FILE # F-97-0614.

5. IRON PIPES SET FOR MONUMENTATION SHALL BE SET IN THE GROUND AT ALL LOT CORNERS, ANGLE POINTS IN THE OUTER LINES OF THE SUBDIVISION AND AT ALL POINTS OF ANGLES AND CURVATURES IN THE RIGHT OF WAY OF ALL STREETS WITHIN THE SUBDIVISION AND IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF FAIRFAX COUNTY, VIRGINIA. PFM 2-0105.
   —o— DENOTES IRON PIPE TO BE SET.

6. THE PROPERTY SHOWN HEREON LIES IN ZONE "X" (AREA DETERMINED TO BE OUTSIDE 500 YEAR FLOODPLAIN.) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP FOR UNINCORPORATED AREAS OF FAIRFAX COUNTY, VIRGINIA, COMMUNITY-PANEL NUMBER 515525-0125D, MAP REVISED MARCH 5, 1990.

7. THERE ARE NO KNOWN GRAVES OR BURIAL SITES ON THE PROPERTY.

8. ALL PREVIOUSLY RECORDED RIGHTS-OF-WAY, EASEMENTS OR OTHER INTEREST OF THE COUNTY REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SHOWN ON THIS PLAT.

9. ENGINEERING GEOLOGY AND/OR SOIL REPORTS HAVE BEEN REVIEWED AND APPROVED BY THE DIRECTOR OF ENVIRONMENTAL MANAGEMENT FOR THE PROPERTY DESCRIBED HEREIN AND ARE AVAILABLE FOR REVIEW IN THE OFFICE OF SITE DEVELOPMENT SERVICES. SITE CONDITIONS ARE OF SUCH NATURE THAT LAND SLIPPAGE OR FOUNDATION PROBLEM POSSIBILITIES REQUIRED THE SUBMITTAL OF SOILS REPORTS. A COPY OF SAID SOIL REPORT IS AVAILABLE IN THE OFFICE OF SITE DEVELOPMENT SERVICES.

PROFFERS

Minnieland Private Day School, Inc.

PCA 1999-MV-025

April 1, 2005

Pursuant to Section 15.2-2303(A), Code of Virginia, 1950, as amended, subject to the Board of Supervisors approving this Proffered Condition Amendment for Tax Map 107-4 ((23)) E4 and E5 (the "Property"), Minnieland Private Day School, Inc. (the "Applicant") and owners, for themselves, their successors and assigns, hereby reaffirm the previous proffers applicable to the Property accepted pursuant to the approval of RZ 1999-MV-025 and dated April 18, 2000, which will remain in full force and effect, except as amended as follows:

Replace Existing Proffer 1.a. to reflect updated plan/plat information:

1. **GENERALIZED DEVELOPMENT PLAN**

   a. Subject to the provisions of Section 18-204 of the Fairfax County Zoning Ordinance thereinafter referred to as "Zoning Ordinance", development of the Property shall be in substantial conformance with the GDP/SEA plat, prepared by Bowman Consulting Group, Ltd., dated November 5, 2004, as revised through March 14, 2005.

Amend Existing Proffer 3, to add use in list of permitted uses.

3. Uses

   a. The following additional use is permitted within the buildings shown on the GDP/SEA plat:

   - *Child Care Center*

[SIGNATURES BEGIN ON THE FOLLOWING PAGE]

J:\LEOPOLD\1542.89 Minnieland\Proffers\FINAL Proffers 4.1.05cln.doc

APPLICANT/LESSEE

MINNIELAND PRIVATE DAY SCHOOL, INC.

Jacqueline M. Leopold

By: Jacqueline M. Leopold
Its: President

[SIGNATURES CONTINUE ON NEXT PAGE]

TITLE OWNER OF TAX MAP 107-4 ((23)) E4/
LESSOR

ELMWOOD RETAIL L.L.C.

By: Lorton Valley, L.C., Its Sole Member

By: KSI Services, Inc., Its Manager

By: Robert C. Kettler
Its: Chairman

[SIGNATURES CONTINUE ON NEXT PAGE]

TITLE OWNER OF TAX MAP 107-4 ((23)) E5/
LESSOR

ELMWOOD TOWNHOUSE L.L.C.

By: Lorton Valley, L.C., Its Sole Member

By: KSI Services, Inc., Its Manager

By: Robert C. Kettler
Its: Chairman

[SIGNATURES END]

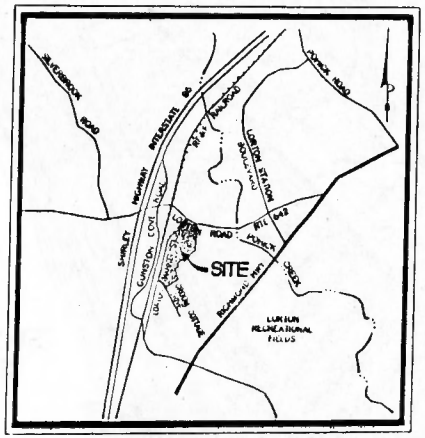
LORTON STATION SOUTH COMMERCIAL CENTER

ADDITION OF CHILD CARE CENTER USE TO PREVIOUSLY PROFFERED PLAN

MOUNT VERNON DISTRICT FAIRFAX COUNTY, VIRGINIA

PARTIAL PROFFERED CONDITION AMENDMENT
PARTIAL SPECIAL EXCEPTION AMENDMENT

PCA 1999-MV-025
RZ 1999-MV-025
SE 99-V-020



VICINITY MAP
SCALE: 1" = 2mi

APPLICANT:

MINNIELAND PRIVATE DAY SCHOOL, INC.
4300 PRINCE WILLIAM PARKWAY
WOODBRIDGE, VA 22129

PREPARED BY:

BOWMAN CONSULTING GROUP, LTD.
14020 THUNDERBOLT PLACE, SUITE 300
CHANTILLY, VA. 20151

AGENT:

WALSH, COLUCCI, LUBELEY, EMRICH & TERPAK, PC
COURTHOUSE PLAZA
2200 CLARENDON BLVD
THIRTEENTH FLOOR
ARLINGTON, VA 22201

COMMONWEALTH OF VIRGINIA
JOHN F. BOVATS
No. 18446
3-14-05
PROFESSIONAL ENGINEER

SHEET INDEX

1. COVER SHEET **(NEW SHEET)**
2. PARTIAL PROFFERED CONDITION AMENDMENT/SE AMENDMENT **(COPIED SHEET FROM PREVIOUS PCA/RZ/SE)**
2A. NOTES & TABULATIONS **(NEW SHEET)**
3. SITE FURNISHING AND SIGNAGE **(COPIED SHEET FROM PREVIOUS PCA/RZ/SE)**
4. SCHEMATIC ARCHITECTURAL ELEVATIONS AND PLAN VIEWS **(COPIED SHEET FROM PREVIOUS PCA/RZ/SE)**
5. SCHEMATIC ARCHITECTURAL ELEVATIONS AND PLAN VIEWS **(COPIED SHEET FROM PREVIOUS PCA/RZ/SE)**
5A. PROFFER INTERPRETATIONS **(NEW SHEET)**
6. SPECIAL EXCEPTION USES - 50' SCALE **(COPIED SHEET FROM PREVIOUS PCA/RZ/SE)**
6A. SPECIAL EXCEPTION USE - CHILD CARE CENTER **(NEW SHEET)**
7. LANDSCAPE DETAILS AND SECTION A-A **(COPIED SHEET FROM PREVIOUS PCA/RZ/SE)**
8. OVERALL PEDESTRIAN CIRCULATION ILLUSTRATIVE **(COPIED SHEET FROM PREVIOUS PCA/RZ/SE)**

Bowman CONSULTING

COVER SHEET
LORTON STATION
SOUTH COMMERCIAL CENTER
(MINNIELAND DAY SCHOOL)
MOUNT VERNON DISTRICT FAIRFAX COUNTY, VIRGINIA

SE-99-V-020-
COUNTY PROJECT NUMBER

PLAN STATUS

DATE	DESCRIPTION
11/5/99	SUBMITTED TO COUNTY
01/11/00	SUBMITTED TO COUNTY
02/11/05	SUBMITTED TO COUNTY
02/14/05	SUBMITTED TO COUNTY

DESIGN	MMM	MMB
DRAWN	GHBJ	

SCALE: N. AS NOTED
JOB NO. 1299-11-001
DATE: AUGUST, 2004
FILE NO. 1299-D-ZP-001

SHEET 1 OF 8

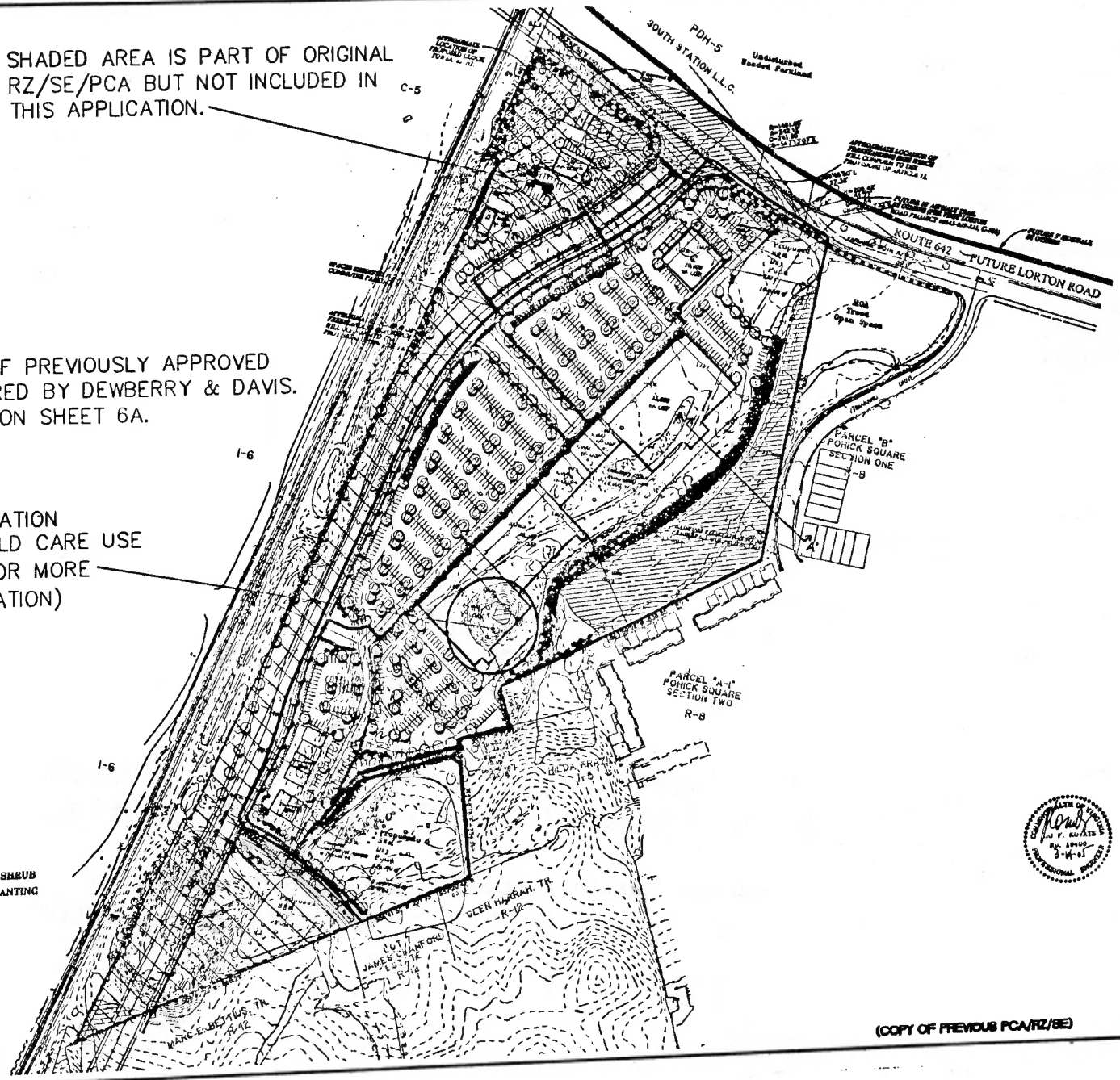
Cad file name: P:\1299 - LORTON STATION SOUTH\1299-11-001 (PLAN)\Planning\Plans and Submissions\DWGS\COVER-GDPA.dwg

SHADED AREA IS PART OF ORIGINAL RZ/SE/PCA BUT NOT INCLUDED IN THIS APPLICATION.

SEE SHEET 2A FOR NOTES & TABULATIONS

NOTE:
THIS SHEET IS A COPY OF PREVIOUSLY APPROVED PROFFERED PLAN PREPARED BY DEWBERRY & DAVIS. CHANGES ARE DEPICTED ON SHEET 6A.

APPROXIMATE LOCATION OF PROPOSED CHILD CARE USE (SEE SHEET 6A FOR MORE DETAILED INFORMATION)



LEGEND

- PROPOSED SHADE/STREET TREES
- PROPOSED ORNAMENTAL TREE
- PROPOSED EVERGREEN TREE
- PROPOSED EVERGREEN AND/OR DECIDUOUS SHRUB
- PROPOSED LOW GROUNDCOVER/SEASONAL PLANTING
- LIMITS OF CLEARING AND GRADING
- EXISTING WETLANDS
- EXISTING WATER
- WATER
- SANITARY SEWER
- EXISTING SANITARY SEWER
- SIDEWALK
- PROPOSED VDOT TRAIL
- SPACES RESERVED FOR COMMUTER PARKING

Bowman CONSULTING

Bowman Consulting Group, Ltd.
14001 Thunderbolt Place
Suite B
Chantilly, Virginia 20151
Phone: (703) 464-1000
Fax: (703) 481-9310
www.bowmanconsulting.com
© Bowman Consulting Group, Ltd.

PARTIAL PCA / SPECIAL EXCEPTION AMENDMENT
LORTON STATION
SOUTH COMMERCIAL CENTER
(MINNIELAND DAY SCHOOL)
FAIRFAX COUNTY, VIRGINIA
MOUNT VERNON DISTRICT

SE-99-V-020-
COUNTY PROJECT NUMBER

COMMONWEALTH OF VIRGINIA
JAY K. RUNYAN
REG. NO. 3-14-05
PROFESSIONAL ENGINEER

CERTIFIED LANDSCAPE ARCHITECT
JAY K. RUNYAN
REG. NO. 3/14/05
COMMONWEALTH OF VIRGINIA

PLAN STATUS	
DATE	DESCRIPTION
3/14/05	SUBMITTED IN SUMMIT
3/21/05	RESUBMITTED IN SUMMIT
4/11/05	RESUBMITTED IN SUMMIT
5/11/05	RESUBMITTED IN SUMMIT

DATE	DESCRIPTION

SG
DESIGN
SCALE
JOB No. 1299-11-001
DATE: AUGUST, 2004
FILE No. 1299-11-001

SHEET 2 OF 8

Cad file name : P:\1299 - LORTON STATION SOUTH\1299-11-001 (PLN)\Planning Plans and Submissions\DRGS\GDPA 02.dwg

NOTES:

1. THIS PARTIAL PROFFERED CONDITION AMENDMENT PLAT & SPECIAL EXCEPTION AMENDMENT (PCA/SEA) ACCOMPANIES AN APPLICATION TO PERMIT A CATEGORY 3 QUASI-PUBLIC USE OF A CHILD CARE CENTER.

2. THE SUBJECT PROPERTY IS CURRENTLY ZONED TO THE C-6 ZONING DISTRICT AND IS LOCATED IN THE MOUNT VERNON MAGISTERIAL DISTRICT.

3. THE SUBJECT PROPERTY WAS ORIGINALLY APPROVED PURSUANT TO RZ 1999-MV-025 AND SE 1999-V-020 ON APRIL 20, 2000, WHICH INCLUDED THE REZONING OF 32.87 ACRES. SITE PLAN 4005-SP-11-2 WAS APPROVED BY FAIRFAX COUNTY ON SEPTEMBER 3, 2004 AND IS CURRENTLY UNDER CONSTRUCTION. THE PROPERTY SUBJECT TO THIS PARTIAL PCA/SE IS CURRENTLY IDENTIFIED AS FAIRFAX COUNTY TAX MAP 107-4 ((24)) E4 AND E5 AND CONTAINS 22.2 ACRES.

4. THE TOPOGRAPHY SHOWN HEREIN IS AT A CONTOUR INTERVAL OF TWO (2) FEET FROM AERIAL PHOTOGRAPHY BY AIR SURVEY, INCORPORATED EXCEPT PART OF PARCEL 107-4 ((1)) E4. TOPOGRAPHY FOR THIS PARCEL WAS EXTRAPOLATED FROM TEN (10) AND TWO (2) FOOT AERIAL CONTOURS ON A PORTION OF THE SITE. THIS TOPOGRAPHY AND SITE LAYOUT IS PER THE PREVIOUS APPLICATION PREPARED BY DEWBERRY & DAVIS.

5. THE BOUNDARY INFORMATION SHOWN HEREON IS FROM A FIELD RUN SURVEY BY DEWBERRY & DAVIS EXCEPT FOR PARCEL 107-1 ((1)) PART E4 WHICH WAS TAKEN FROM EXISTING RECORDS. THE METES & BOUNDS SHOWN ON SHEET 2A IS FROM A PLAT PREPARED BY BOWMAN CONSULTING, AND RECORDED IN DB 16162/PG 1764.

6. STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) REQUIREMENTS FOR THIS SITE ARE PROVIDED WITHIN THE APPROVED PLANS FOR LORTON MARKET STREET (FAIRFAX COUNTY PLAN # 4005-SP-01-A-1). THESE ABOVE GROUND FACILITIES ARE GENERALLY SHOWN IN THE LOCATIONS DEPICTED ON SHEET 2 OF THIS PLAN.

7. THE LANDSCAPING AND OPEN SPACE AREAS REPRESENTED ON SHEET 2 ARE GRAPHICALLY DEPICTED PER THE ORIGINAL APPLICATION. THIS INFORMATION IS SUBJECT TO MINOR MODIFICATIONS AT TIME OF FINAL ENGINEERING AND DESIGN. LANDSCAPING AND TREE COVER WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 13 OF THE ZONING ORDINANCE. CHANGES TO SHEET 2 OF THE PLAN ARE REFLECTED ON SHEET 6A (CATEGORY 3 USES).

8. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO UTILITY EASEMENTS HAVING A WIDTH OF TWENTY-FIVE (25) OR GREATER LOCATED ON WITHIN THE SUBJECT PROPERTY OF THIS AMENDMENT.

9. THERE ARE NO EXISTING STRUCTURES ON THE SUBJECT PROPERTY OF THIS AMENDMENT. HOWEVER, A SITE PLAN (FFX. CO. #4005-SP-11-2) HAS BEEN APPROVED.

10. THE PROPOSED NORTH/SOUTH SPINE ROAD IS DEDICATED AS A PUBLIC STREET (LORTON MARKET STREET).

11. THERE ARE NO TRAILS REQUIRED BY THE COMPREHENSIVE PLAN IMMEDIATELY ADJACENT TO THE SUBJECT PROPERTY.

12. THERE IS NO FLOODPLAIN WITHIN THE SUBJECT PROPERTY AS DESIGNATED BY THE FEDERAL INSURANCE ADMINISTRATION, UNITED STATES GEOLOGICAL SURVEY OR FAIRFAX COUNTY. THERE IS NO RESOURCE PROTECTION AREAS (RPA) OR ENVIRONMENTAL QUALITY CORRIDOR (EQC) WITHIN THE SUBJECT PROPERTY.

13. THE VAST MAJORITY OF THE SITE HAS BEEN CLEARED AND WILL BE REGRADED. THE EXISTING WETLANDS ON THE EASTERN EDGE OF THE PROPERTY WILL BE PRESERVED AND PROTECTED.

14. IN CONJUCTION WITH THIS APPLICATION, THE APPLICANT IS REQUESTING A MODIFICATION OF THE SUBMISSION REQUIREMENTS TO WAIVE THE REQUIREMENTS FOR A CERTIFIED PLAT, A LEGAL DESCRIPTION OF THE PROPERTY AND AN EXISTING VEGETATION MAP FOR BOTH THE PARTIAL PCA AND SE.

15. THE MINIMUM YARD REQUIREMENTS SET FORTH IN THE C-6 DISTRICT REGULATIONS OF THE ZONING ORDINANCE ARE AS FOLLOWS:

FRONT YARD:	CONTROLLED BY A 45° ANGLE OF BULK PLANE, BUT NOT LESS THAN 40 FEET.
SIDE YARD:	NO REQUIREMENT.
REAR YARD:	20 FEET.

16. PURSUANT TO THE PREVIOUSLY APPROVED PROFFERS, APPLICATION AND SITE PLAN (RZ 1999-MV-025/PCA 1996-MV-037-2/SE 99-V-020), A WAIVER OF THE BARRIER REQUIREMENTS WAS GRANTED IN ACCORDANCE WITH SECT. 13-304 OF THE ZONING ORDINANCE ALONG THE EASTERN PROPERTY LINE.

17. PURSUANT TO THE PREVIOUSLY APPROVED PROFFERS, APPLICATION AND SITE PLAN (RZ 1999-MV-025/PCA 1996-MV-037-2/SE 99-V-020), A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENTS AND A WAIVER OF THE BARRIER ALONG THE SOUTHERN BOUNDARY WAS GRANTED IN ACCORDANCE WITH SECT. 13-304 OF THE ZONING ORDINANCE. IT IS NOTED THAT ADDITIONAL LANDSCAPING WILL BE PROVIDED ON THE PARCEL IMMEDIATELY SOUTH OF THIS BOUNDARY AS PART OF RZ 1999-MV-007.

18. THE SUBJECT PROPERTY IS LOCATED IN SUBUNIT E-8 OF THE LORTON-SOUTH ROUTE 1 PLANNING SECTOR OF THE ADOPTED COMPREHENSIVE PLAN FOR A MIX OF USES. THE PROPOSED DEVELOPMENT IS CONSISTENT WITH THAT RECOMMENDATION.

19. AT A MINIMUM PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE. THE DEVELOPER RESERVES THE RIGHT TO PROVIDE MORE THAN THE NUMBER OF PARKING SPACES PRESENTED HEREON PROVIDED THAT THE AMOUNT OF OPEN SPACES IS NOT DECREASED.

20. IT IS NOTED THAT ACCESS TO AND FROM LOT 44 AS SHOWN HEREON IS BUT ONE OPTION. THE DEVELOPER RESERVES THE RIGHT TO PROVIDE A DIFFERENT ACCESS POINT(S) PROVIDED IT IS AGREED UPON BY THE OWNERS OF LOT 44 AND APPROVED BY DPWES.

21. A STATEMENT THAT CONFIRMS THE OWNERSHIP OF THIS SUBJECT PROPERTY AND THE NATURE OF THE DEVELOPER'S INTEREST IN SAME IS PROVIDED IN AN AFFIDAVIT SUBMITTED SEPARATELY.

22. THE FOOTPRINT OF THE BUILDINGS SHOWN HEREON MAY BE MODIFIED IN ACCORDANCE WITH PAR. 4 OF SECT 9-004 AND PAR. 5 SECT. 16-204 OF THE ZONING ORDINANCE. THE SIZES AND SHAPES OF THE BUILDINGS ARE PRELIMINARY AND MAY CHANGE AS A RESULT OF FINAL ENGINEERING AND/OR ARCHITECTURAL DESIGN. THE TOTAL GROSS FLOOR AREAS AND THE BUILDING HEIGHTS PRESENTED IN THE TABULATIONS ARE TO BE CONSIDERED MAXIMUMS. THE DEVELOPER RESERVES THE RIGHT TO DEVELOP A LESSER AMOUNT OF GROSS FLOOR AREA FROM THE TOTAL PRESENTED IN THE TABULATION AND THE BUILDING FOOTPRINTS AND ASSOCIATED PARKING LOT LAYOUT WILL BE MODIFIED ACCORDINGLY. ADDITIONAL PARKING SPACES MAY BE PROVIDED WHERE A BUILDING FOOTPRINT IS REDUCED, SHIFTED OR MODIFIED SO LONG AS THE AREA OF LANDSCAPED OPEN SPACE PROVIDED IS NOT DECREASED. IT IS UNDERSTOOD THAT SUCH DEVIATIONS ARE PERMITTED PROVIDED THE RESULTS ARE IN SUBSTANTIAL CONFORMANCE WITH THIS PLAN.

23. ADDITIONAL SITE FEATURES SUCH AS PLANTERS, ENTRANCE SIGNS, TRASH/RECYCLING FACILITIES AND/OR WALLS NOT REPRESENTED HEREON MAY BE PROVIDED.

24. DEVELOPMENT OF THE PROPERTY HAS AND WILL COMMENCE WHEN ALL REQUIRED APPROVALS AND PERMITS HAVE BEEN OBTAINED. IT IS CURRENTLY ANTICIPATED THAT DEVELOPMENT OF THE AMENDED PORTION OF THIS APPLICATION WILL COMMENCE UPON RECEIPT OF THE REQUIRED APPROVALS AND PERMITS. HOWEVER, THIS MAY CHANGE SUBJECT TO MARKET CONDITIONS.

25. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRAVES LOCATED ON THE PROPERTY SUBJECT TO THIS AMENDMENT.

26. TO THE BEST OF KNOWLEDGE, WITH THE EXCEPTION OF THE PROPOSED SERVICE STATION, THE USES REPRESENTED HEREON WILL NOT GENERATE, UTILIZE, STORE, TREAT AND/OR DISPOSE OF ANY HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 116.4, 302.4, AND 355; ANY HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA/DEPARTMENT OF WASTE MANAGEMENT VR 672-10-1 – VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS; AND/OR ANY PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280. HOWEVER, ANY SUCH SUBSTANCES THAT MAY BE UTILIZED, STORED AND/OR DISPOSED OF IN CONJUNCTION WITH THE USES WILL BE IN ACCORDANCE WITH SAID REGULATIONS.

27. WITH THE EXCEPTION OF THE PRESERVATION OF EXISTING VEGETATION ON THE EASTERN PORTION OF THE SITE, THERE ARE NO AREAS THAT HAVE SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION OR PRESERVATION ON THE SITE.

28. THERE IS NO COMMUNITY OR PUBLIC FACILITIES BEING PROPOSED IN CONJUNCTION WITH THE DEVELOPMENT OF THIS PROPERTY.

29. PUBLIC IMPROVEMENTS HAVE INCLUDED THE CONSTRUCTION AND DEDICATION OF LORTON MARKET STREET AND RESERVATION OF LAND AREA FOR A FUTURE SANITARY SEWER LINE TO BE CONSTRUCTED BY OTHERS.

30. ARCHITECTURAL SKETCHES OF THE PROPOSED BUILDING ARE INCLUDED AS PART OF THE SUBMISSION DOCUMENTS.

31. WITH THE EXCEPTION OF THE WAIVERS REQUESTED ABOVE, TO THE BEST OF OUR KNOWLEDGE, THE PROPOSED DEVELOPMENT OF THE SUBJECT PROPERTY CONFORMS TO ALL CURRENT APPLICABLE LAND DEVELOPMENT ORDINANCE, REGULATIONS AND ADOPTED STANDARDS.

32. THE SUBJECT PROPERTY WILL BE SERVED BY EXISTING PUBLIC WATER AND SEWER FACILITIES. IF NECESSARY THESE FACILITIES WILL BE IMPROVED BY THE DEVELOPER OR PUBLIC UTILITY AS APPROPRIATE.

SITE TABULATIONS - OVERALL SHOPPING CENTER
ORIGINAL APPROVAL (CASE # RZ-1999-MV-025)

CURRENT ZONING			C-6
TOTAL LAND AREA			32.87 ± AC
APPROVED GROSS FLOOR AREA			187,750 SF
SHOPPING CENTER (MAIN BUILDING)		134,500 SF	
SPECIAL EXCEPTION USES (PADS A, B & C)		16,250 SF	
NON-RETAIL		37,000 SF	
TOWNHOUSE OFFICE	21,000 SF		
SHOPPING CENTER (MAIN BUILDING)	16,000 SF		
PERMITTED MAXIMUM FLOOR AREA RATIO			0.40
APPROVED FLOOR AREA RATIO			0.13
MAXIMUM BUILDING HEIGHT PERMITTED/PROPOSED			40 FT*
PARKING SPACES REQUIRED			737
RETAIL (150,750 ÷ 1,000 x 4)		603	
OFFICE & OTHER NONRETAIL USES (37,000 ÷ 1,000 x 3.6)		134	
PARKING SPACES PROVIDED			912 **
OPEN SPACE REQUIRED (15%)			4.84 ± AC
OPEN SPACE PROVIDED (30%)			10.00 ± AC

* EXCLUSIVE OF THE PROPOSED 66± FOOT CLOCK TOWER

** THERE ARE APPROXIMATELY 66 SPACES RESERVED FOR COMMUTER PARKING DURING NORMAL WORKING HOURS INCLUDED IN THIS TOTAL

SITE TABULATIONS - PARTIAL PCA/SEA PORTION OF SHOPPING CENTER ONLY
MAIN BUILDING (INCLUDING CHILD CARE CENTER) AND PAD C ONLY

LAND AREA			22.2 ± AC
GROSS FLOOR AREA			181,500 SF
SHOPPING CENTER MAIN BUILDING		171,500 SF	
RETAIL	127,900 SF		
SPECIAL EXCEPTION USE - CHILD CARE CENTER	6,600 SF		
NONRETAIL	37,000 SF		
PAD C		10,000 SF	
FLOOR AREA RATIO - PARCELS E4 & E5 (181,500 ÷ 43,560 = 4.16) / 22.2 AC			0.19

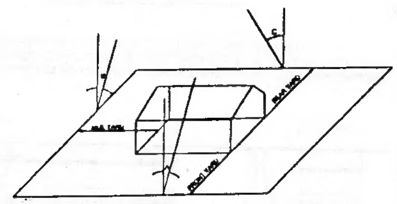
NOTE: CHILD CARE CENTER IS TO BE LOCATED WITHIN 6,600 SQ FT OF THE 181,500 SQ FT OF GROSS FLOOR AREA APPROVED PURSUANT TO RZ 1999-MV-025.

REVISED PARKING TABULATIONS - OVERALL SHOPPING CENTER

PARKING REQUIRED		737
SHOPPING CENTER RETAIL & CHILD CARE (150,750 SF ÷ 1,000 x 4.	603	
NONRETAIL (37,000 SF ÷ 1,000 x 3.6)	134	
PARKING PROVIDED*		885

* THERE ARE APPROXIMATELY 66 SPACES RESERVED FOR COMMUTER PARKING DURING NORMAL WORKING HOURS INCLUDED IN THE TOTAL. SEE SHEET 6A FOR PARKING TABS SPECIFIC TO THE CHILD CARE CENTER.

NOTE: THERE ARE NO CHANGES TO ZONING, TOTAL LAND AREA OR OPEN SPACE TABULATION FOR THE OVERALL SITE.



ANGLE OF BULK PLANE DETAIL

BULK REGULATION

MAXIMUM BUILDING HEIGHT:	60'
PROPOSED BUILDING HEIGHT:	40' ±
MINIMUM YARD REQUIREMENTS:	
FRONT YARD:	45° BUT NOT LESS THAN 40'
SIDE YARD:	NO REQUIREMENT
REAR YARD:	20'
MAXIMUM FLOOR AREA RATIO:	0.40

PLANT LIST

TREES TO CONSIST OF BUT NOT LIMITED TO THE FOLLOWING:

DECIDUOUS SHADE TREES	ORNAMENTAL TREES
QUERCUS PALUSTRIS	CORNUS KOUSA
ACER RUBRUM VAR.	PRUNUS [illegible]
ACER SACCHARUM	**SHRUBS**
PLATANUS OCCIDENTALIS	AZALEA 'GIRARD' VAR.
QUERCUS PHELLOS	CORNUS SERICEA
TILIA CORDATA	EUONYMUS ALATA
ZELKOVA SERRATA	MAHONIA [illegible]
	PIERIS JAPONICA
	PINUS MUGO 'MOPS'

EVERGREEN TREES

- CUPRESSOCYPARIS LEYLANDII
- PINUS NIGRA
- PINUS STROBUS
- PSEUDOTSUGA MENZIESII

TREE COVER TABULATIONS

GROSS SITE AREA	967,313 SF OR 22.2 AC
EXCLUSION AREAS: BUILDING FOOTPRINTS	-134,382 SF
ADJUSTED GROSS SITE AREA	832,931 SF
REQUIRED TREE COVER (10%)	83,293 SF
TREE PRESERVATION AREA (57,187 X 1.25)	71,484 SF
PROVIDED TREE COVER	+55,250 SF
TOTAL TREE COVER PROVIDED	126,744 SF

INTERIOR PARKING LOT LANDSCAPING

AREA OF PARKING LOT	386,400 SF OR 8.87 AC
LANDSCAPING REQUIRED (5%)	19,340 SF OR 0.44 AC
LANDSCAPING PROVIDED (6%)	24,000 SF OR 0.55 AC

Bowman
CONSULTING

Bowman Consulting Group, Ltd.
14020 Thunderbolt Place, Suite 300
Chantilly, Virginia 20151
Phone: (703) 464-1000
Fax: (703) 481-9720
www.bowmanconsulting.com
© Bowman Consulting Group, Ltd.

NOTES & TABULATIONS
LORTON STATION
SOUTH COMMERCIAL CENTER
(MINNIELAND DAY SCHOOL)
MOUNT VERNON DISTRICT — FAIRFAX COUNTY, VIRGINIA

SE-99-V-020-
COUNTY PROJECT NUMBER

[Seal: CERTIFIED LANDSCAPE ARCHITECT, COMMONWEALTH OF VIRGINIA, 3/14/05]
[Seal: COMMONWEALTH OF VIRGINIA, [illegible] F. KOVATS, No. 19408, PROFESSIONAL ENGINEER, 3-14-05]

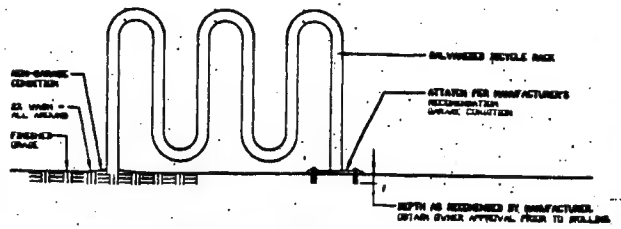
PLAN STATUS

11/5/04	SUBMITTED TO COUNTY
01/13/05	SUBMITTED TO COUNTY
02/16/05	SUBMITTED TO COUNTY
03/14/05	SUBMITTED TO COUNTY
DATE	DESCRIPTION

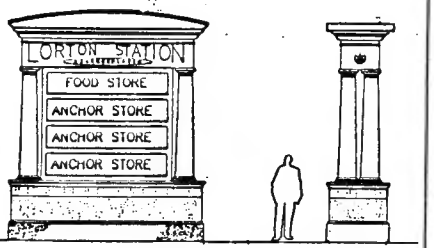
SG	RPW	MWB
DESIGN	DRAWN	CHKD
SCALE	H: NO SCALE V:	
JOB No.	1299-11-001	
DATE:	AUGUST, 2004	
FILE No.	1299-D-ZP-001	

(NEW SHEET) SHEET 2A OF 8

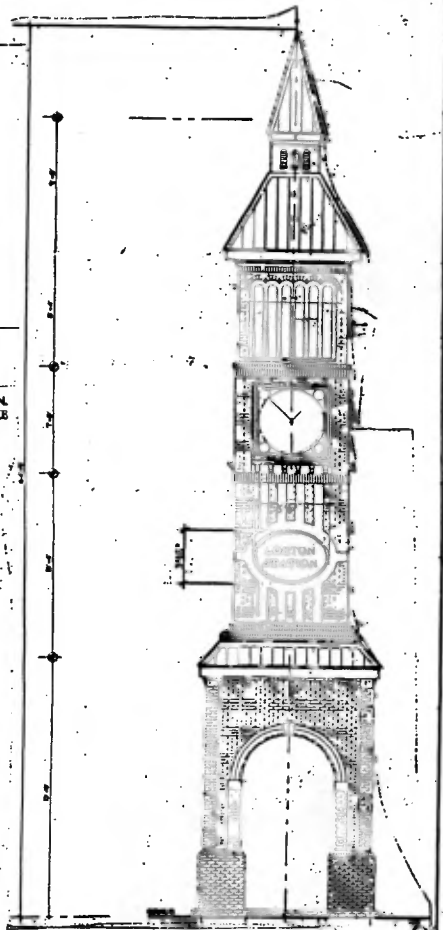
Cad file name: P:\1299 - LORTON STATION SOUTH\1299-11-001 (PLN)\Planning\Plans and Submissions\DWGS\NOTES TABULATIONS.dwg



Bicycle Rack



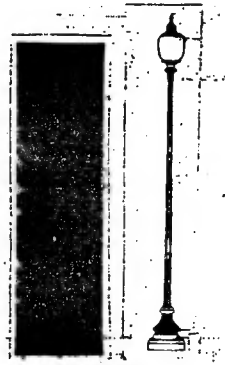
SIGN DETAILS, TYPEFACE AND MATERIALS ARE SUBJECT TO FINAL DESIGN. THE SIGN WILL COMPLY TO THE SPECIFICATIONS OF ARTICLE 12 OF THE ZONING ORDINANCE OR A SPECIAL EXCEPTION WILL BE FILED.



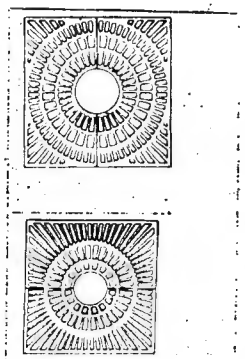
Community Monument / Sign

Note: Design and materials subject to modification/refinement.

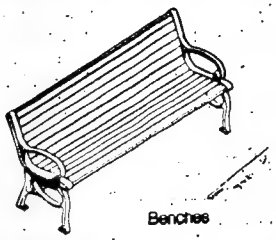
Ornamental/Landscape Pots



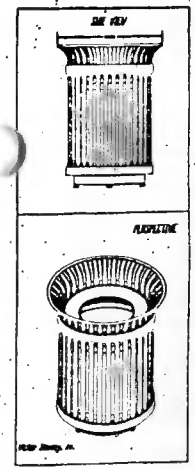
Light Poles



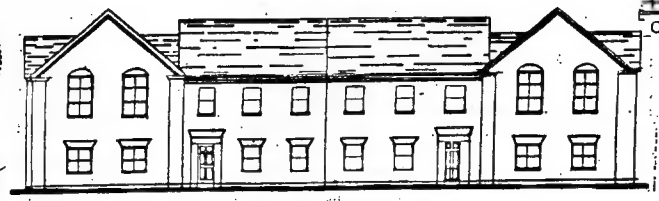
Tree Grates



Benches



Trash Receptacles



Office Townhouse - Illustrative Elevation

SEALED FOR AUTHENTICITY

SHEET INCLUDED IN PROFFERED GDP FOR RZ 1999 MV-025

Dewberry & Davis
Engineers
Planners
Surveyors
Landscape Architects
8401 Arlington Blvd., Fairfax, Va. 22031
(703) 849-0100 FAX (703) 849-0518

SITE FURNISHINGS AND SIGNAGE

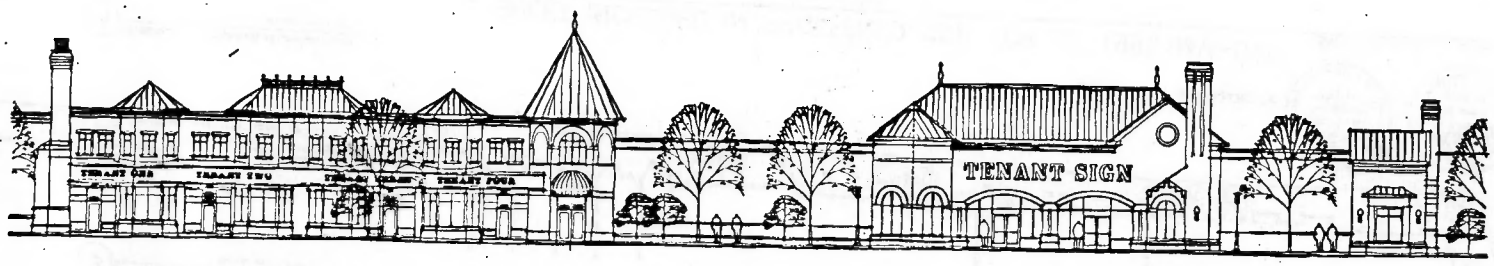
LORTON SOUTH STATION COMMERCIAL CENTER

FAIRFAX COUNTY, VIRGINIA

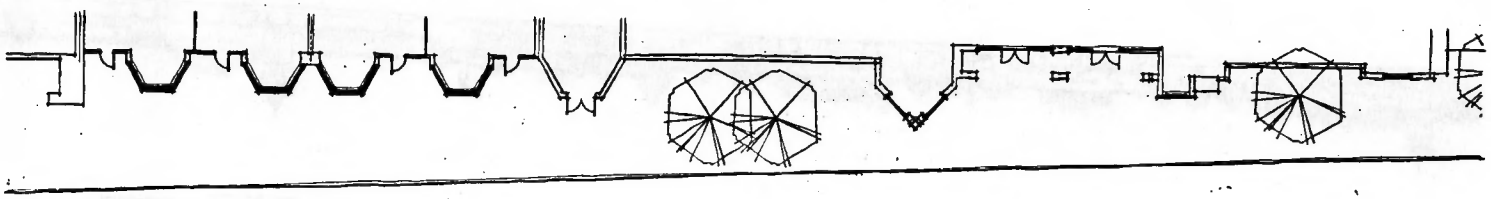
MOUNT VERNON DISTRICT

N/A

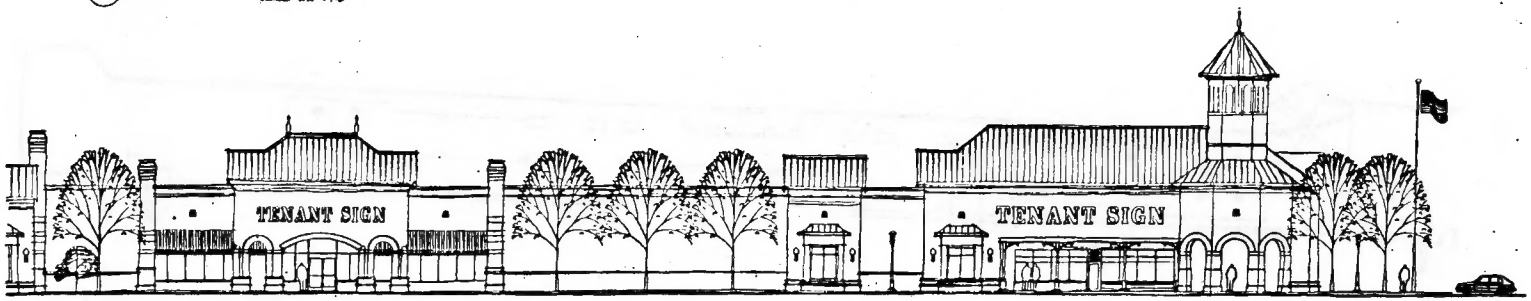
3 of 8



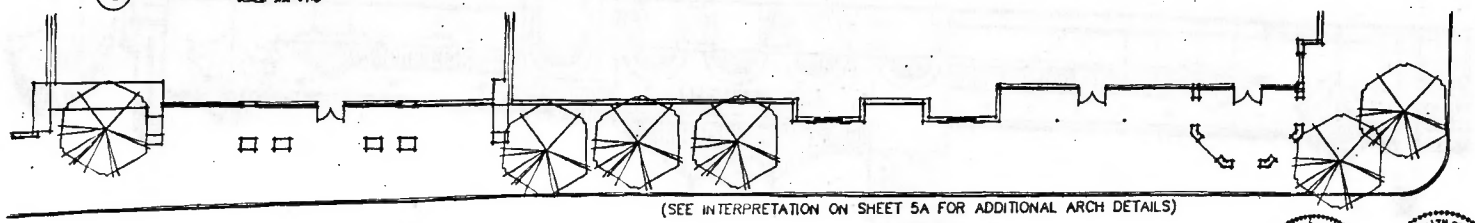
1 PARTIAL ILLUSTRATIVE ELEVATION



2 PARTIAL ILLUSTRATIVE SIDEWALK PLAN



3 PARTIAL ILLUSTRATIVE ELEVATION



(SEE INTERPRETATION ON SHEET 5A FOR ADDITIONAL ARCH DETAILS)

4 PARTIAL ILLUSTRATIVE SIDEWALK PLAN

SEALED FOR AUTHENTICITY

SHEET INCLUDED IN PROFFERED GDP FOR RZ 1999 MV-025

SHEET 5D OF 5 BCG# 1299-11-001

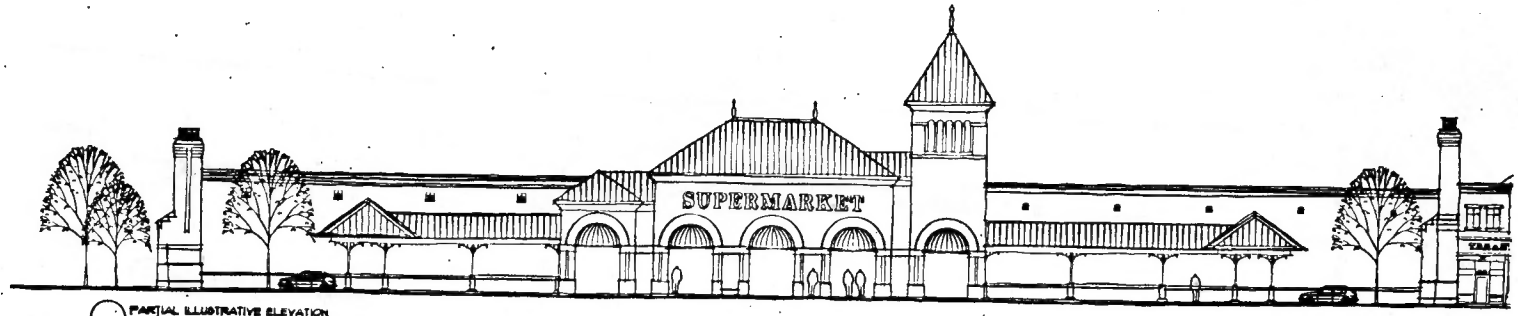
ARCHITECTS

ILLUSTRATIVE ELEVATIONS

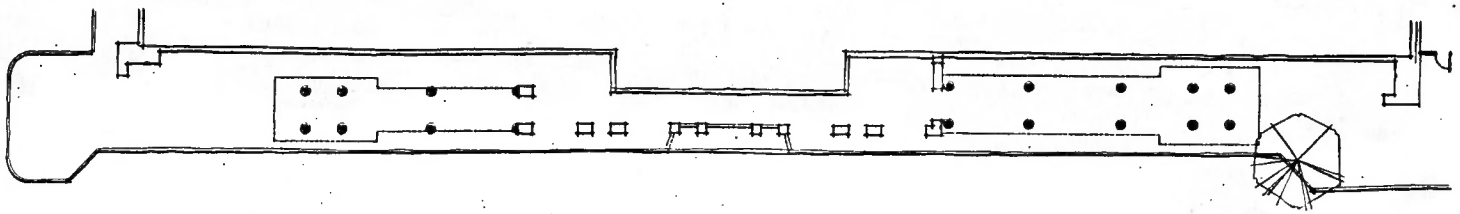
LORTON STATION
RETAIL CENTER
FAIRFAX COUNTY, VIRGINIA

99073

4

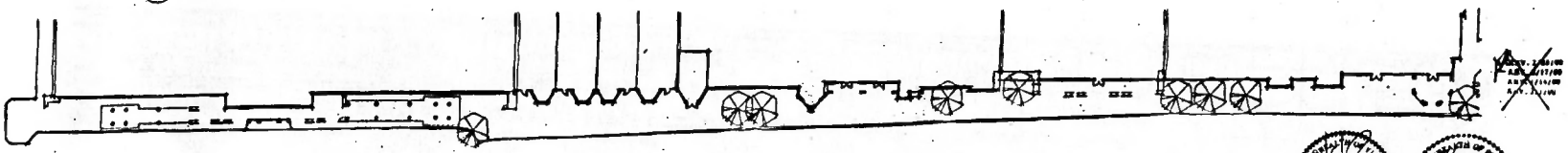


1 PARTIAL ILLUSTRATIVE ELEVATION



2 PARTIAL SIDEWALK PLAN

3 OVERALL ILLUSTRATIVE ELVATION



4 OVERALL ILLUSTRATIVE SIDEWALK PLAN

SEALED FOR AUTHENTICITY

SHEET INCLUDED IN PROFFERED GDP FOR RZ 1999 MV-025

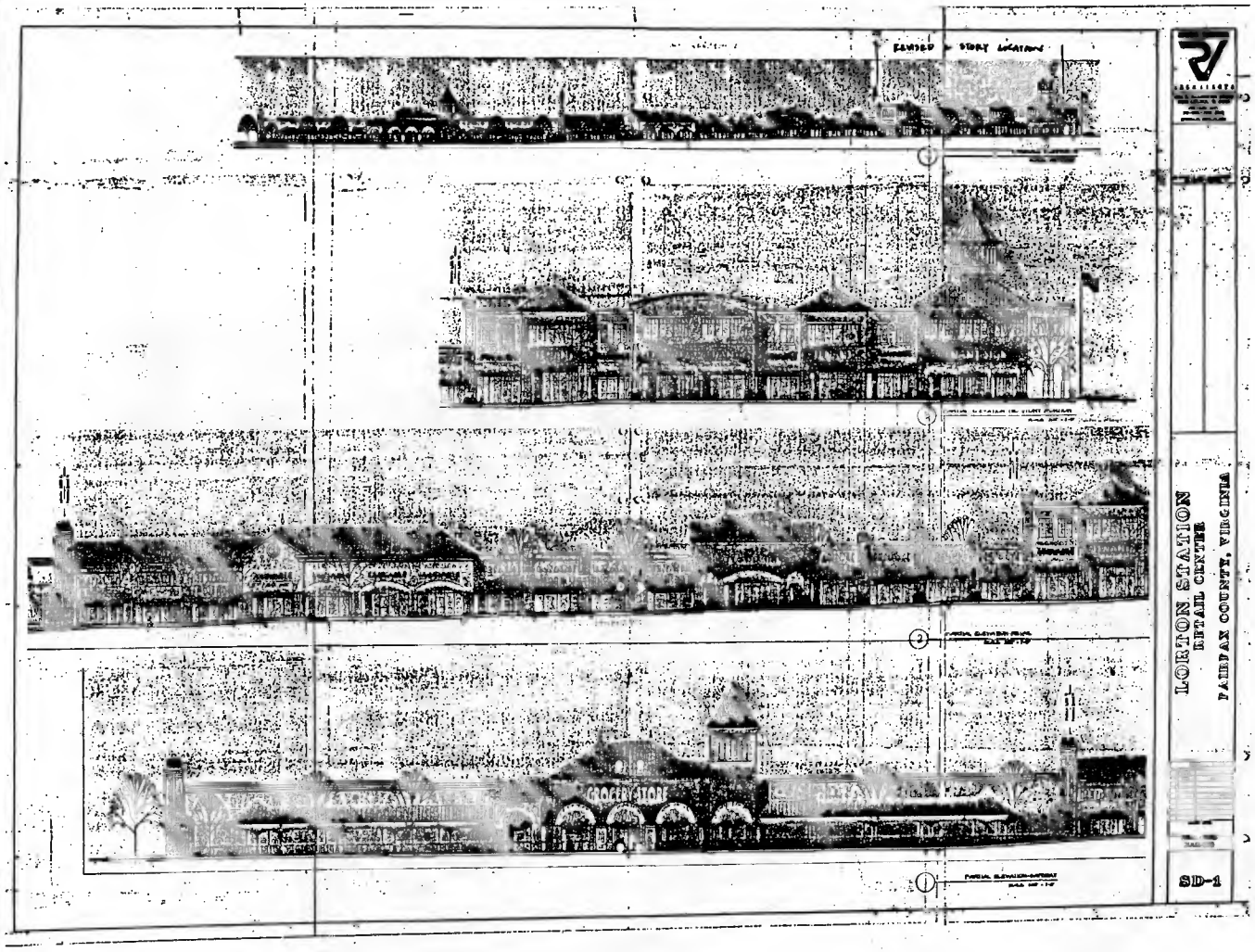
SHEET 5E OF 5 BCG# 1299-11-001

ROUNDS VANDUZER ARCHITECTS

ILLUSTRATIVE ELEVATIONS

LORTON STATION SOUTH
RETAIL DEVELOPMENT
FAIRFAX COUNTY, VIRGINIA

5



FAIRFAX COUNTY
VIRGINIA

DEPARTMENT OF PLANNING AND ZONING
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509

(703) 324-1289 TTY 711 (Virginia Relay Center) Fax (703) 324-1926

March 26, 2004

Charles J. Kinder
KSI
8484 Westpark Road
Vienna, VA 22182

Re: Proffer Interpretation for RZ 1999-MV-026, Stonewall, L.L.C.: Relocation of 2-story portion of building

Dear Mr. Kinder:

This is in response to your letter of March 11, 2004, to Mr. William Shoup requesting an interpretation of the proffers accepted by the Board of Supervisors in conjunction with the approval of the above referenced application. As I understand it, the question is whether shifting the 2-story component of the commercial building from the corner of the building to the southern end is in substantial conformance with the proffers. This determination is based on the revised building elevations contained in your letter of March 11, 2004, entitled Lorton Station Retail Center and prepared by Antonio Vasconcelos Architects which are dated. Copies of your letter and submitted graphics are attached.

The approved GDP shows the central portion of the shopping center developed as a two-story component with retail on the ground floor and offices in mid-retail area above. However, Proffer 10 of the accepted proffers states:

> "The central portion of the main commercial center building(s) shall be designed to accommodate a two-story component, as shown on the GDP/SE Plat. However, subject to an interpretation by the Zoning Administrator, the two-story component may be removed, if substantial conformance with the proposed layout and design is maintained with the intent and consistent with the elements as shown on Sheets 4 and 5 of the GDP/SE Plat."

According to your letter, the intent for your request is to accommodate the market needs. The submitted elevation shows the proposed 2-story section developed at the southern end of the center in a design consistent with the approved for this section. According to staff, you have stated that the elevation treatment, landscaping, and building materials shown on the approved GDP/SE Plat will be provided. No change to building materials is proposed. With these conditions, it is my determination that the proposed relocation of the two-story component to the southern end of the building, as depicted on your elevation exhibit, is in substantial conformance with the proffers.

This determination has been made in my capacity as the duly authorized agent of the Zoning Administrator. If you have any questions regarding this interpretation, please feel free to contact Mary Ann Godley at (703) 324-1290.

Sincerely,

Barbara A. Byron, Director
Zoning Evaluation Division, DPZ

BAB/MAG/[illegible]

Attachments: A/S

cc: Gerald W. Hyland, Supervisor, Mt. Vernon District
John E. Byers, Planning Commissioner, Mt. Vernon District
Lori Yaney, Deputy Zoning Administrator, Permit Review Branch, ZAD, DPZ
Michael Bakalis, Director, Office of Site Development Services, DPWES
Angela Rodeheaver, Section Chief for Site Analysis, DOT
Greg Guinn, Director, Environmental and Facility Inspection Division, DPWES
File: RZ 1999-MV-026, FDP/SE/DGD Lorton, Zoning File

COMMONWEALTH OF VIRGINIA
LICENSED
No. 19910
3-24-05
PROFESSIONAL ENGINEER

Bowman CONSULTING

Bowman Consulting Group Ltd.
14020 Thunderbolt Place
Suite 300
Chantilly, Virginia 20151

Phone (703) 481-9595
Fax (703) 481-9596
www.bowmanconsulting.com
© Bowman Consulting Group, Ltd.

PROFFER INTERPRETATIONS
LORTON STATION
SOUTH COMMERCIAL CENTER
(MINNIELAND DAY SCHOOL)
MOUNT VERNON DISTRICT FAIRFAX COUNTY, VIRGINIA

SE-99-
COUNTY PROJECT NUMBER

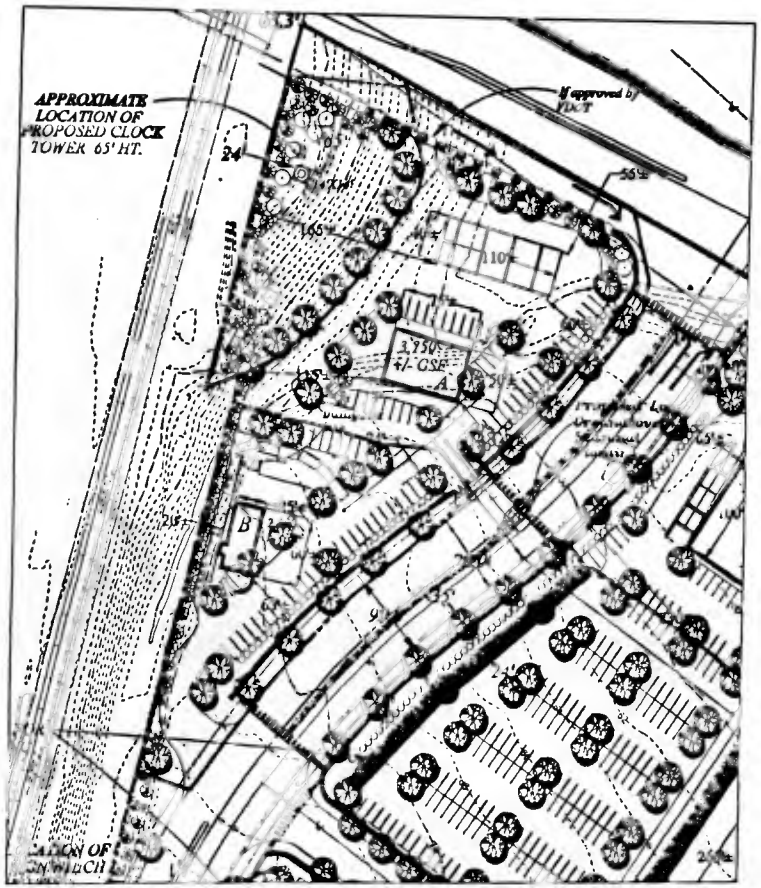
COMMONWEALTH OF VIRGINIA
LICENSED
No. 19910
3/14/05
PROFESSIONAL ENGINEER

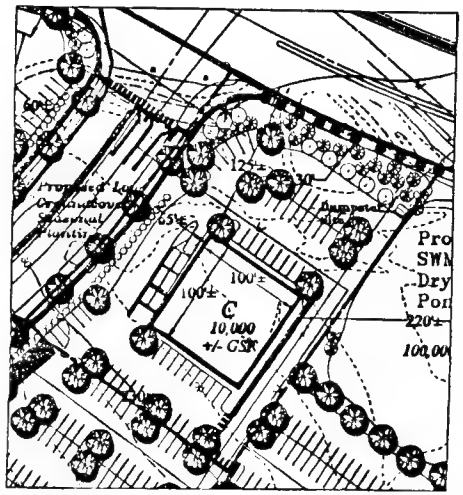
DATE	DESCRIPTION

SG DESIGN | MMM DRAWN
NOT SCALE SCALE
12-99-11-001 JOB NO.
12-99-11-001 FILE NO.
SHEET 5A OF 8

ARCHITECTURALS APPROVED PER INTERPRETATION DATED MARCH 26, 2004

(NEW SHEET)





LEGEND

- PROPOSED SHADE/STREET TREES
- PROPOSED ORNAMENTAL TREE
- PROPOSED EVERGREEN TREE
- PROPOSED EVERGREEN AND/OR DECIDUOUS SHRUB
- PROPOSED LOW GROUNDCOVER/SEASONAL PLANTING

SEALED FOR AUTHENTICITY

SHEET INCLUDED IN PROFFERED GDP FOR RZ 1999 MV-025

SHEET 5F OF 5

BCC# 1999-11-001

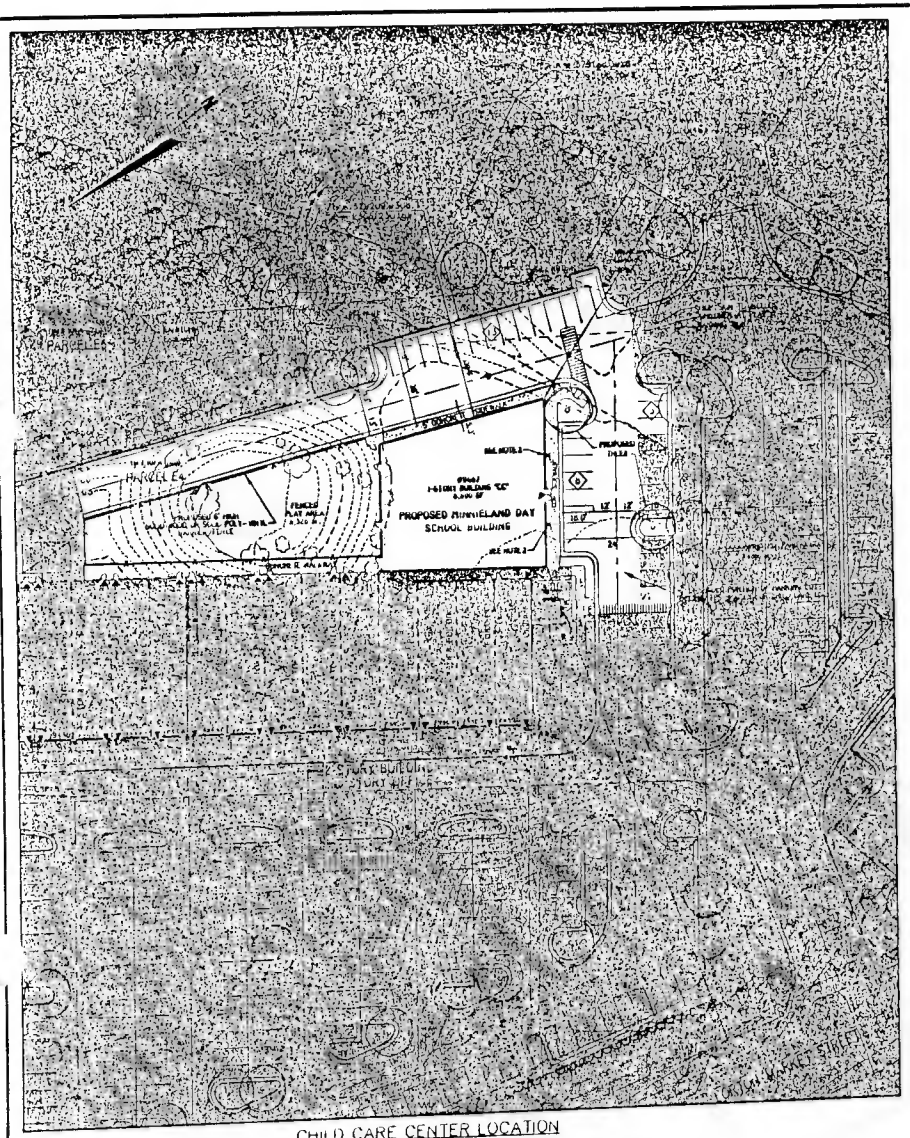
Dewberry & Davis
8401 Arlington Blvd., Fairfax, Va. 22031
(703) 849-0100 FAX (703) 849-0118
Planners Engineers Surveyors Landscape Architects

SPECIAL EXCEPTION USES - 50' SCALE

LORTON SOUTH STATION COMMERCIAL CENTER

FAIRFAX COUNTY, VIRGINIA

MOUNT VERNON DISTRICT



CHILD CARE CENTER LOCATION

SCALE: 1"=30'

SPECIAL EXCEPTION AMENDMENT NOTES:

1. THIS EXHIBIT ONLY DEMONSTRATES THE PROPOSED LOCATION OF THE CHILD CARE CENTER AND PLAY AREA AND THE RESULT IN ACCEPTABLE PARKING.
2. BUILDING LOCATIONS ARE FOR INFORMATION ONLY AND ARE SUBJECT TO CHANGE UNDER FINAL ARCHITECTURE.
3. LANDSCAPING SHOWN ON THIS PLAN IS PER FAIRFAX COUNTY # 4065-SP-11-2
4. FINAL ARCHITECTURE AND UTILITY LOCATIONS, FINAL LANDSCAPING PLANS WILL BE IN SUBSTANTIAL CONFORMANCE TO THAT WHICH IS SHOWN ARE SUBJECT TO MODIFICATION DUE TO SITE CONDITIONS AND PLANS APPROVALS.
5. PARCEL 102-4 ((1))-44 IS ZONED I-5 AND WILL BE REQUIRED TO PROVIDE TRANSITIONAL SCREENING AND BARRIER PER SECTION 13-300 OF THE ZONING ORDINANCE.
6. PLAY AREA TO BE FENCED AS SHOWN AND TO BE SHADED. PLAY AREA TO BE SURFACED WITH PROVIDED MULCH. SEE PROFILES FOR MORE INFORMATION.

CHILD CARE CENTER TABULATIONS:

GROSS FLOOR AREA CHILD CARE & NURSERY ..... 6,600 SF

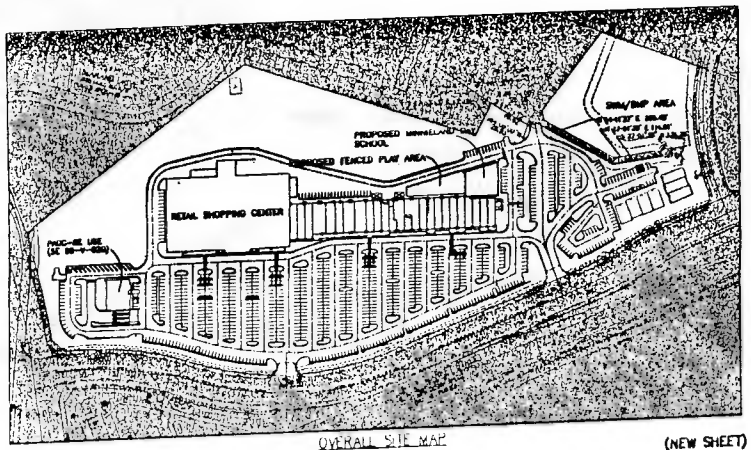
PARKING SPACES REQUIRED
CHILD CARE & NURSERY SCHOOL
0.17 SPACES PER CHILD FOR SCHOOL OF 160+
120 CHILDREN X 0.17 ..... 24 SPACES

PARKING SPACES PROVIDED: 24 SPACES+1 HANDICAPPED ACCESSIBLE SPACE

(SEE SHEET 2A FOR DETAILED TABULATIONS REGARDING APPLICATION PROPERTY)

LEGEND

- EXISTING CONTOUR
- EXISTING TREE CANOPY
- PROPOSED SIDEWALK
- EDGE OF PAVEMENT
- CENTERLINE OF HIGH-OF-WAY
- EXISTING TREELINE
- LARGE SHADE TREE (2"-2.5" CALIPER)
- ORNAMENTAL TREE (1"-1.5" CALIPER)
- EVERGREEN TREE (6'-7' HEIGHT)
- STOP SIGNS
- PARKING SIGNS



OVERALL SITE MAP

SCALE: 1"=100'

NOTE: LAYOUT REFLECTS SITE PLAN # 4065-SP-11-2

(NEW SHEET)

NOTE:

1. SIGNS TO BE UTILIZED TO INDICATE PARKING ONLY FOR CHILD CARE CENTER USE.
2. SIGNS TO BE UTILIZED TO INDICATE PARKING ONLY FOR UNSP-01/PLX-UK.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)

1 inch = 30 ft.

Bowman CONSULTING

Bowman Consulting Group, Ltd.
14020 Thunderbolt Place
Suite 300
Chantilly, Virginia 20151
Phone: (703) 464-1000
Fax: (703) 464-9616
www.BowmanConsulting.com

SPECIAL EXCEPTION AMENDMENT EXHIBIT

LORTON STATION
SOUTH COMMERCIAL CENTER
(MINNIELAND DAY SCHOOL)
FAIRFAX COUNTY, VIRGINIA

MOUNT VERNON DISTRICT

SE-99-V-020
COUNTY PROJECT NUMBER

COMMONWEALTH OF VIRGINIA
JOHN F. BOVATS JR.
No. 19406
3-14-01
PROFESSIONAL ENGINEER

LORTON STATION LLC
No. 000000
3/14/05
SIGNATURE OF OWNER OR AUTHORIZED AGENT

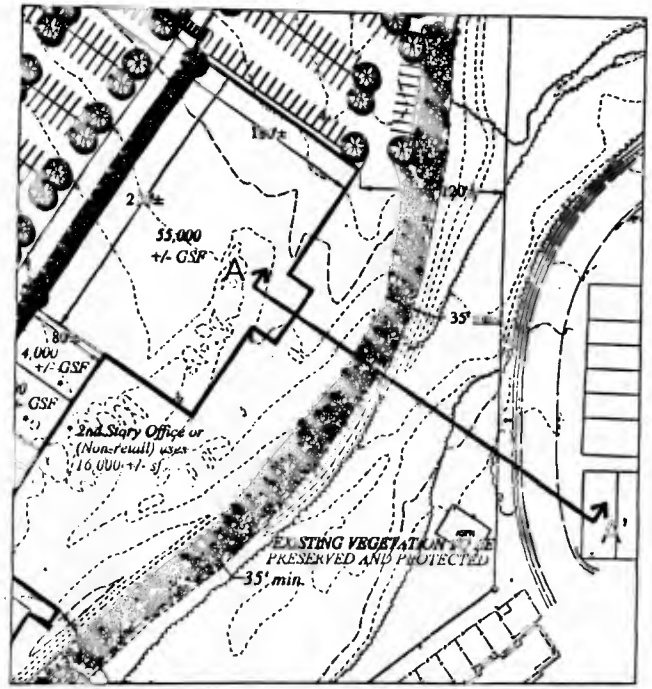
PLAN STATUS	
11/9/04	SUBMITTED TO COUNTY
01/13/05	SUBMITTED TO COUNTY
02/14/05	SUBMITTED TO COUNTY
03/14/05	SUBMITTED TO COUNTY

DATE	DESCRIPTION

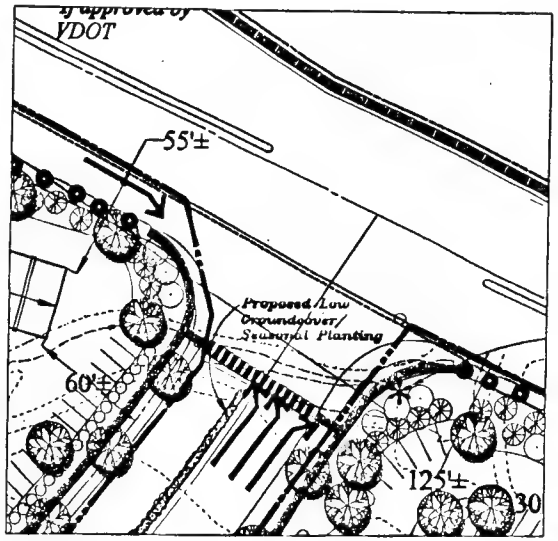
JG	MMH	MWB
DESIGN	DRAWN	CHKD
SCALE	H: AS NOTED V:	
JOB NO.	1266-11-001	
DATE:	AUGUST, 2004	
FILE NO.	1266-V-ZP-001	

SHEET 6A OF 8

Cad file name : P:\1266 - LORTON STATION SOUTH\1266-11-001 (PLAN\Planning\Plans and Submissions\DRAWIN\Special Exception Exhibit.dwg



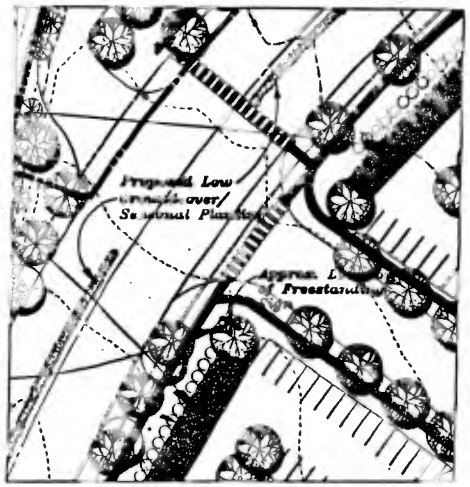
ENLARGEMENT
SCALE: 1" = 50'



ENTRY ENLARGEMENT
SCALE: 1" = 30'

LEGEND

- PROPOSED SHADE/STREET TREES
- PROPOSED ORNAMENTAL TREE
- PROPOSED EVERGREEN TREE
- PROPOSED EVERGREEN AND/OR DECIDUOUS SHRUB
- PROPOSED LOW GROUNDCOVER/SEASONAL PLANTING



LANDSCAPE ENLARGEMENT
SCALE: 1" = 30'

SECTION A–A'
SCALE: 1" = 20'

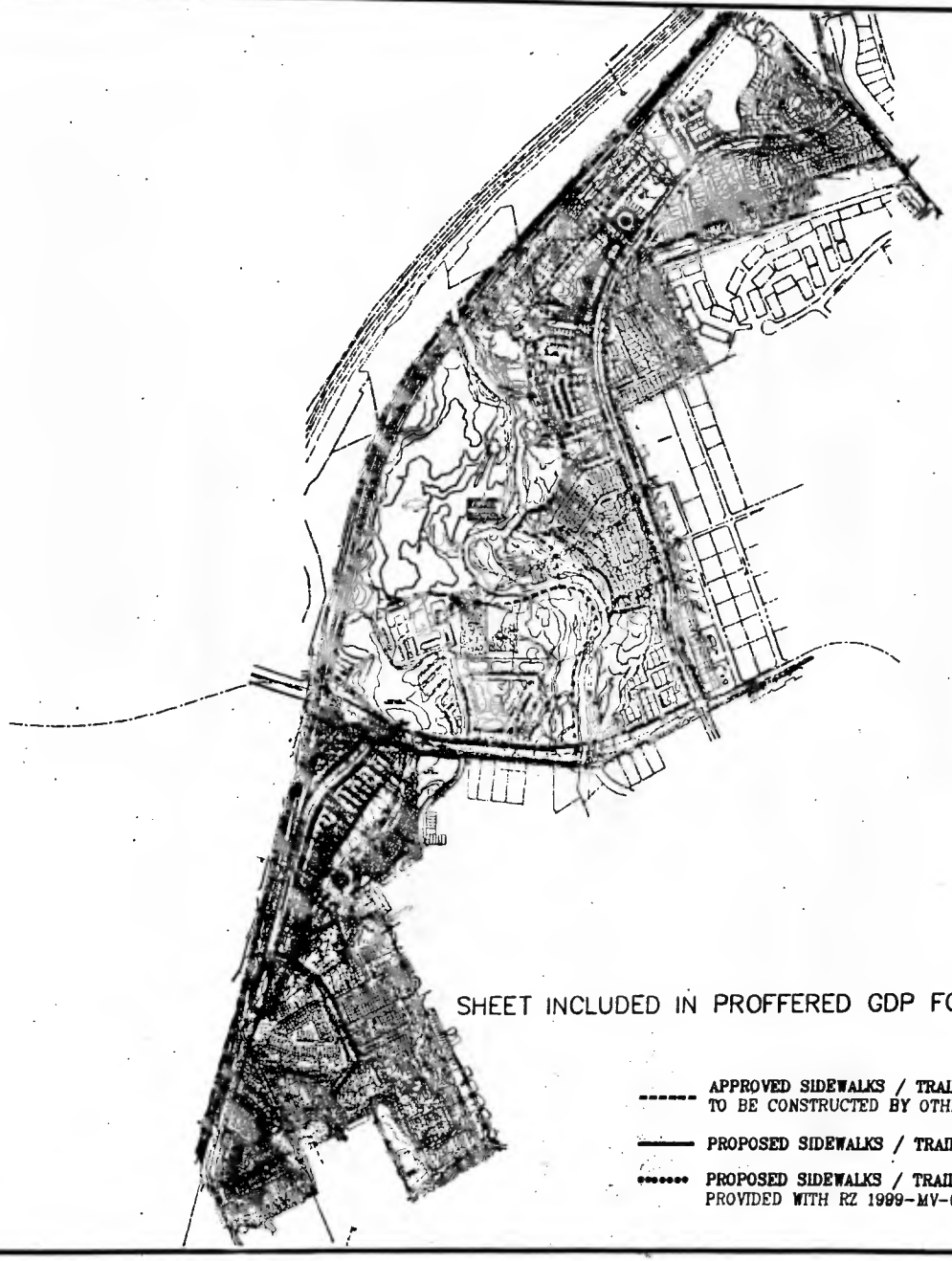
SEALED FOR AUTHENTICITY

SHEET INCLUDED IN PROFFERED GDP FOR RZ 1999 MV–025

SHEET 5G OF 5
BCG# 1299-11-001

Dewberry & Davis
Engineers
Planners
Surveyors
Landscape Architects
5401 Arlington Blvd., Fairfax, Va. 22031
(703) 849-0100 FAX (703) 849-0118

LANDSCAPE DETAILS AND SECTION A-A'
LORTON SOUTH STATION COMMERCIAL CENTER
FAIRFAX COUNTY, VIRGINIA
MOUNT VERNON DISTRICT



SEALED FOR AUTHENTICITY

SHEET INCLUDED IN PROFFERED GDP FOR RZ 1999 MV-025

APPROVED SIDEWALKS / TRAILS TO BE CONSTRUCTED BY OTHERS

PROPOSED SIDEWALKS / TRAILS

PROPOSED SIDEWALKS / TRAILS TO BE PROVIDED WITH RZ 1999-MV-057

SHEET 5H OF 5

BCG# 1299-11-001

Dewberry & Davis

8401 Arlington Blvd., Fairfax, Va. 22031

(703) 849-0100 FAX (703) 849-0118

Engineers
Planners
Surveyors
Landscape
Architects

OVERALL PERDESTRAIN CIRCULATION ILLUSTRATIVE

LORTON SOUTH STATION COMMERCIAL CENTER

MOUNT VERNON DISTRICT FAIRFAX COUNTY, VIRGINIA