

CHANTILLY PLACE SHOPPING CENTER

SPECIAL EXCEPTION AMENDMENT PLAT

SEA 88-S-077-5
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

GENERAL NOTES

1. THE PROPERTY THAT IS SUBJECT OF THIS SPECIAL EXCEPTION AMENDMENT IS IDENTIFIED ON FAIRFAX COUNTY TAX MAP PARCELS 44-1 (9) A, B, C, D, E, F, G. THE TOTAL LAND AREA CONSISTS OF 48.7346 ACRES. THE PROPERTY IS ZONED TO THE C-6 COMMUNITY RETAIL COMMERCIAL DISTRICT. THIS SPECIAL EXCEPTION AMENDMENT (SEA) IS SOLELY TO REQUEST A WAIVER FOR AN INCREASE IN SIGN AREA AS TO ONE PROPOSED FREESTANDING SIGN FOR THE SHOPPING CENTER PURSUANT TO SECTION 9-620 OF THE ZONING ORDINANCE. ALL PREVIOUS SE AND SEA APPROVALS FOR THE SUBJECT PROPERTY (SE 88-2-077 AND SEA'S 88-S-077-1 THRU -4) ARE NOT AFFECTED BY THIS APPLICATION AND NO CHANGES TO THEM ARE PROPOSED WITH THIS APPLICATION.
2. THE SPECIAL EXCEPTION AMENDMENT PLAT REFLECTS THE EXISTING BUILDING FOOTPRINTS AND ASSOCIATED PARKING CURRENTLY LOCATED ON THE SUBJECT PROPERTY. THIS INFORMATION IS FOR ILLUSTRATIVE PURPOSES ONLY IN ORDER TO IDENTIFY THE LOCATION OF THE PROPOSED FREESTANDING SIGN IN CONTEXT WITH THE EXISTING SHOPPING CENTER. NOTWITHSTANDING THE INFORMATION SHOWN HEREON, DEVELOPMENT OF THE SUBJECT PROPERTY IS GOVERNED BY THE ZONING APPROVALS ASSOCIATED WITH RZ 88-S-026 AND SUBSEQUENT PROFFERED CONDITION AMENDMENTS AS WELL AS SE 88-S-077 AND SEA'S 88-S-077-1 THRU -4.
3. THE BOUNDARY INFORMATION SHOWN HEREON IS COMPILED FROM AN ALTA SURVEY PREPARED BY URBAN, LTD., DATED FEBRUARY, 2011.
4. THE SITE IS SERVED BY PUBLIC WATER AND SEWER.
5. TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE EXISTING BUILDINGS, WITH THE EXCEPTION OF THE SERVICE STATION, WILL NOT GENERATE, UTILIZE, STORE, TREAT OR DISPOSE ANY HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PARTS 116.4, 302.4 AND 305; 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. TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE SUBSTANCES THAT MAY BE UTILIZED, STORED AND DISPOSED OF IN CONJUNCTION WITH THE EXISTING BUILDINGS AND/OR THE MAINTENANCE OF THE BUILDINGS AND GROUNDS WILL BE IN ACCORDANCE WITH SAID REGULATIONS.
6. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO GRAVES LOCATED ON THE SUBJECT PROPERTY.
7. THERE IS NO FLOODPLAIN DESIGNATED BY THE FEDERAL INSURANCE ADMINISTRATION, UNITED STATES GEOLOGICAL SURVEY OR FAIRFAX COUNTY ON THE SITE. THERE IS NO ENVIRONMENTAL QUALITY CORRIDOR (EQC) OR RESOURCE PROTECTION AREA (RPA) ON THE SITE.
8. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO UTILITY EASEMENTS HAVING A WIDTH OR TWENTY-FIVE FEET OR MORE OR MAJOR UNDERGROUND UTILITY EASEMENTS LOCATED ON THE SUBJECT PROPERTY.



VICINITY MAP
SCALE: 1"=200'

SHEET INDEX

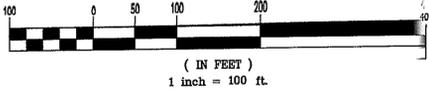
- 1 COVER SHEET
- 2 SPECIAL EXCEPTION AMENDMENT PLAT
- 3 LANDSCAPE PLAN

Application No: SEA 88-S-077-5 Staff: Krasner
 APPROVED SP PLAN
 SEE DEV CONDS DATED: 7/30/12
 Date of (BOS)(BZA) Approval: 9/25/12
 Sheet: 1 of 3
 Comments:

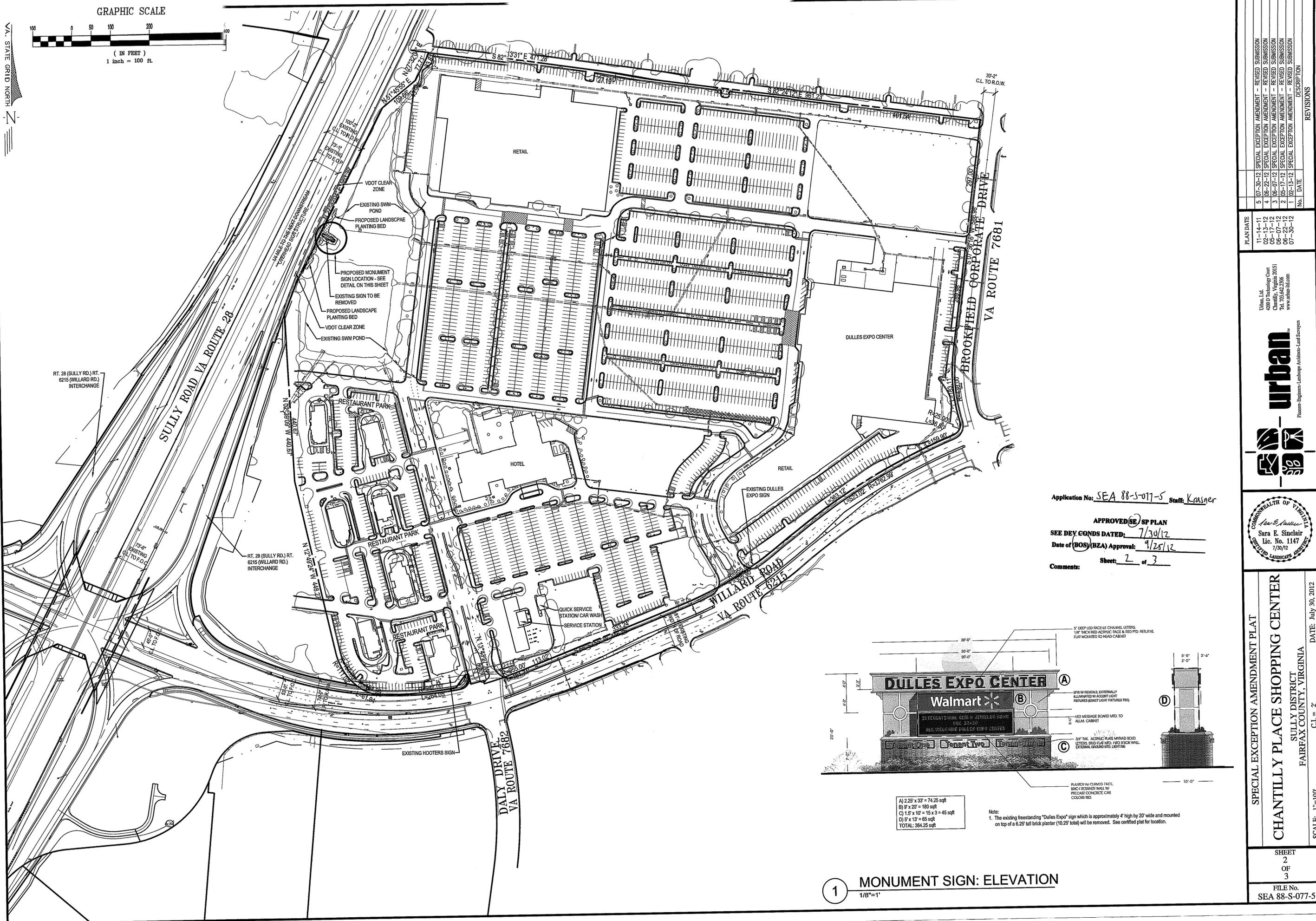
RECEIVED
Department of Planning & Zoning
JUL 31 2012
Zoning Evaluation Division

URBAN, LTD. 6000 D Technology Court Chantilly, Virginia 20151 Tel: 703.642.2906 www.urban-ld.com	
Planning Engineers - Landscape Architects - Land Surveyors	
COVER SHEET AND GENERAL NOTES CHANTILLY PLACE SHOPPING CENTER SULLY DISTRICT FAIRFAX COUNTY, VIRGINIA SCALE: AS SHOWN	
PLAN DATE 11-14-11 02-13-12 05-17-12 06-07-12 06-22-12 07-30-12	REVISIONS 5 07-30-12 SPECIAL EXCEPTION AMENDMENT - REVISED SUBMISSION 4 06-22-12 SPECIAL EXCEPTION AMENDMENT - REVISED SUBMISSION 3 06-07-12 SPECIAL EXCEPTION AMENDMENT - REVISED SUBMISSION 2 05-17-12 SPECIAL EXCEPTION AMENDMENT - REVISED SUBMISSION 1 02-13-12 SPECIAL EXCEPTION AMENDMENT - REVISED SUBMISSION No. 1 DATE DESCRIPTION
SHEET 1 OF 3 FILE No. SEA 88-S-077-5	

GRAPHIC SCALE

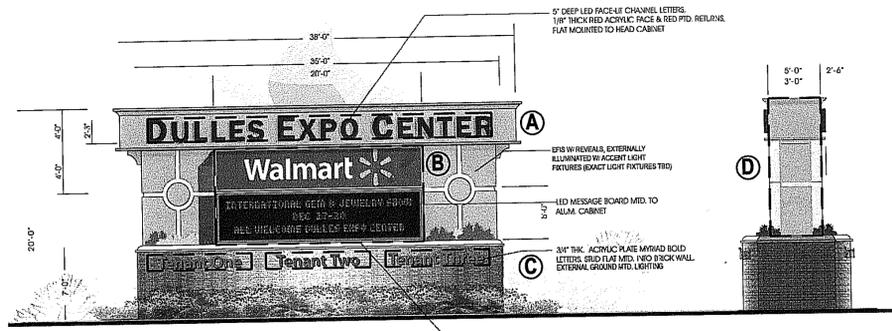


V.A. STATE GRID NORTH



Application No: SEA 88-5-077-5 Staff: Krasner

APPROVED SE/SP PLAN
 SEE DEV CONDS DATED: 7/30/12
 Date of (BOS)/(BZA) Approval: 9/25/12
 Sheet: 2 of 3
 Comments:



- A) 2.25' x 33' = 74.25 sqft
- B) 9' x 20' = 180 sqft
- C) 1.5' x 10' = 15 x 3 = 45 sqft
- D) 5' x 13' = 65 sqft
- TOTAL: 364.25 sqft

Note:
 1. The existing freestanding "Dulles Expo" sign which is approximately 4' high by 20' wide and mounted on top of a 6.25' tall brick planter (10.25' total) will be removed. See certified plat for location.

PLAN DATE	NO.	DATE	DESCRIPTION
11-14-11	5	07-30-12	SPECIAL EXCEPTION AMENDMENT - REVISED SUBMISSION
02-13-12	4	06-22-12	SPECIAL EXCEPTION AMENDMENT - REVISED SUBMISSION
05-17-12	3	06-07-12	SPECIAL EXCEPTION AMENDMENT - REVISED SUBMISSION
06-07-12	2	06-17-12	SPECIAL EXCEPTION AMENDMENT - REVISED SUBMISSION
06-22-12	1	02-13-12	SPECIAL EXCEPTION AMENDMENT - REVISED SUBMISSION
07-30-12			

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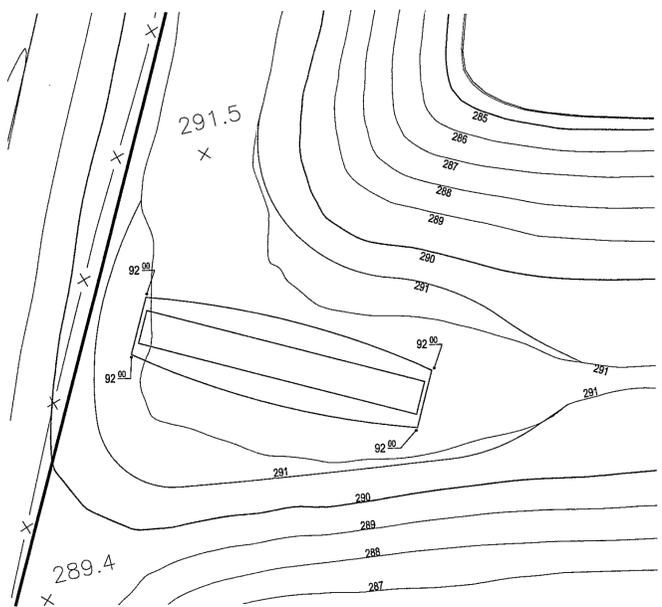


COMMONWEALTH OF VIRGINIA
 Sara E. Sinclair
 Lic. No. 1147
 7/30/12
 SEATED LANDSCAPE ARCHITECT

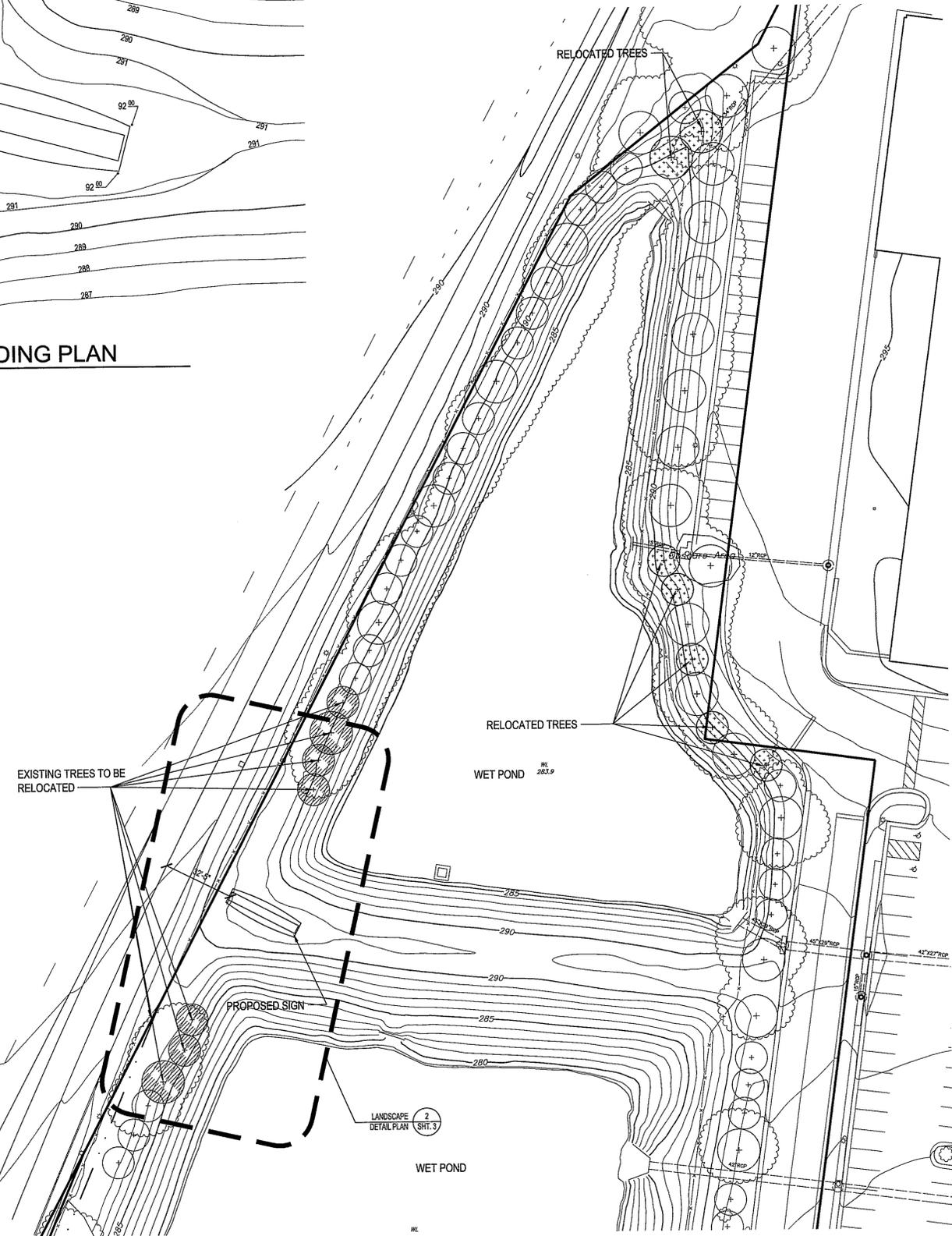
SPECIAL EXCEPTION AMENDMENT PLAN
CHANTILLY PLACE SHOPPING CENTER
 SULLY DISTRICT
 FAIRFAX COUNTY, VIRGINIA
 DATE: July 30, 2012
 SCALE: 1"=100'
 C.I. = 2

SHEET
 2
 OF
 3
 FILE No.
 SEA 88-S-077-5

1 MONUMENT SIGN: ELEVATION
 1/8"=1'



3 SIGN GRADING PLAN
Scale: 1"=10'

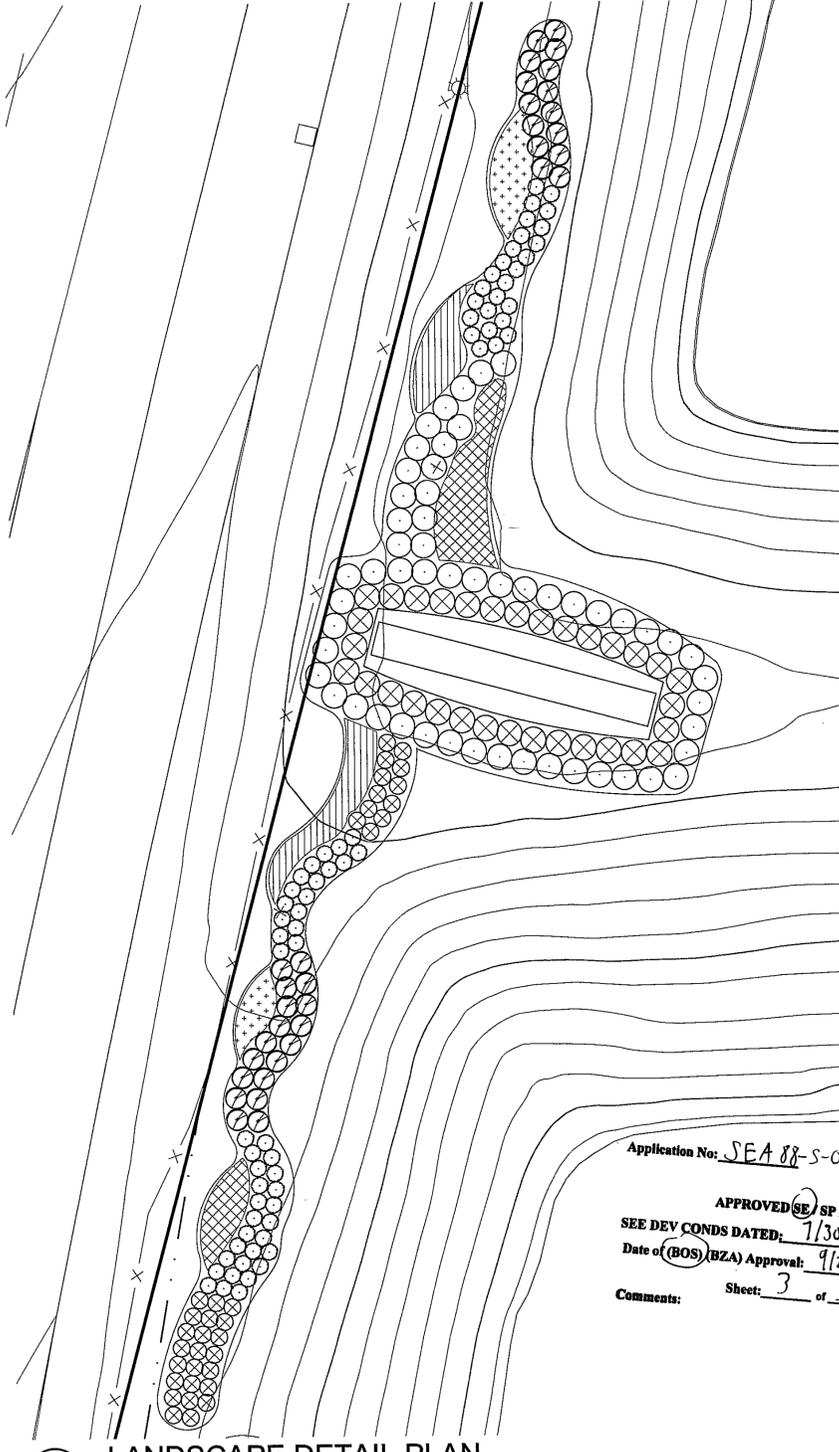


1 OVERALL LANDSCAPE PLAN
Scale: 1"=30'

TYPICAL PLANT SCHEDULE

Symbol	Botanical Name	Common Name
EXISTING TREES AND/OR VEGETATION (2"-3" CAL.)		
	Acer rubrum	Red Maple
	Cupressocyparis leylandi	Leyland Cypress
	Pinus strobus	White Pine
SHRUBS (24"-36" HT.)		
	Cotoneaster horizontalis	Rockspray Cotoneaster
	Juniperus horizontalis 'Bar Harbor'	Creeping Juniper
	Juniperus squamata 'Blue Star'	Blue Star Juniper
	Nandina domestica 'Compacta Nana'	Heavenly Bamboo
	Prunus laurocerasus 'Otto Luyken'	Cherry Laurel
GROUNDCOVER / PERENNIALS		
	Coriopsis verticillata 'Moonbeam'	Tickseed
	Hemerocallis x 'Stella D'Oro'	Daylily
	Liriope spicata 'Silver Dragon'	Creeping Lilyturf
	Sedum 'Autumn Joy'	Stoncrop
	Veronica 'Sunny Border Blue'	Speedwell

NOTE: PLANT SELECTIONS AND EXACT LOCATIONS ARE SUBJECT TO CHANGE WITH FINAL DESIGN AND ENGINEERING. SPECIES SHOWN ARE INTENDED TO DESCRIBE THE GENERAL NATURE AND QUALITY OF PLANT MATERIAL TO BE UTILIZED.



2 LANDSCAPE DETAIL PLAN
Scale: 1"=10'

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PLAN DATE	11-14-11	SPECIAL AMENDMENT - REVISED SUBMISSION	5
	02-13-12	SPECIAL EXCEPTION AMENDMENT - REVISED SUBMISSION	4
	05-17-12	SPECIAL AMENDMENT - REVISED SUBMISSION	3
	06-07-12	SPECIAL AMENDMENT - REVISED SUBMISSION	2
	06-22-12	SPECIAL AMENDMENT - REVISED SUBMISSION	1
	07-30-12	SPECIAL AMENDMENT - REVISED SUBMISSION	
No.	DATE	DESCRIPTION	

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urban
Planners - Engineers - Landscape Architects - Land Surveyors

COMMONWEALTH OF VIRGINIA
Sara F. Sinclair
Lic. No. 1147
7/30/12
REGISTERED LANDSCAPE ARCHITECT

LANDSCAPE PLAN
CHANTILLY PLACE SHOPPING CENTER
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: AS SHOWN
DATE: July 30, 2012
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SEA 88-S-077-5

SHEET
3
OF
3