

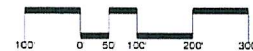


Patton Harris Rust & Associates, pc  
Engineers, Surveyors, Planners, Landscape Architects

**P<sub>H</sub>RA**

14532 Lee Road  
Chantilly, VA 20151-1679  
T 703.449.6720  
F 703.449.6714

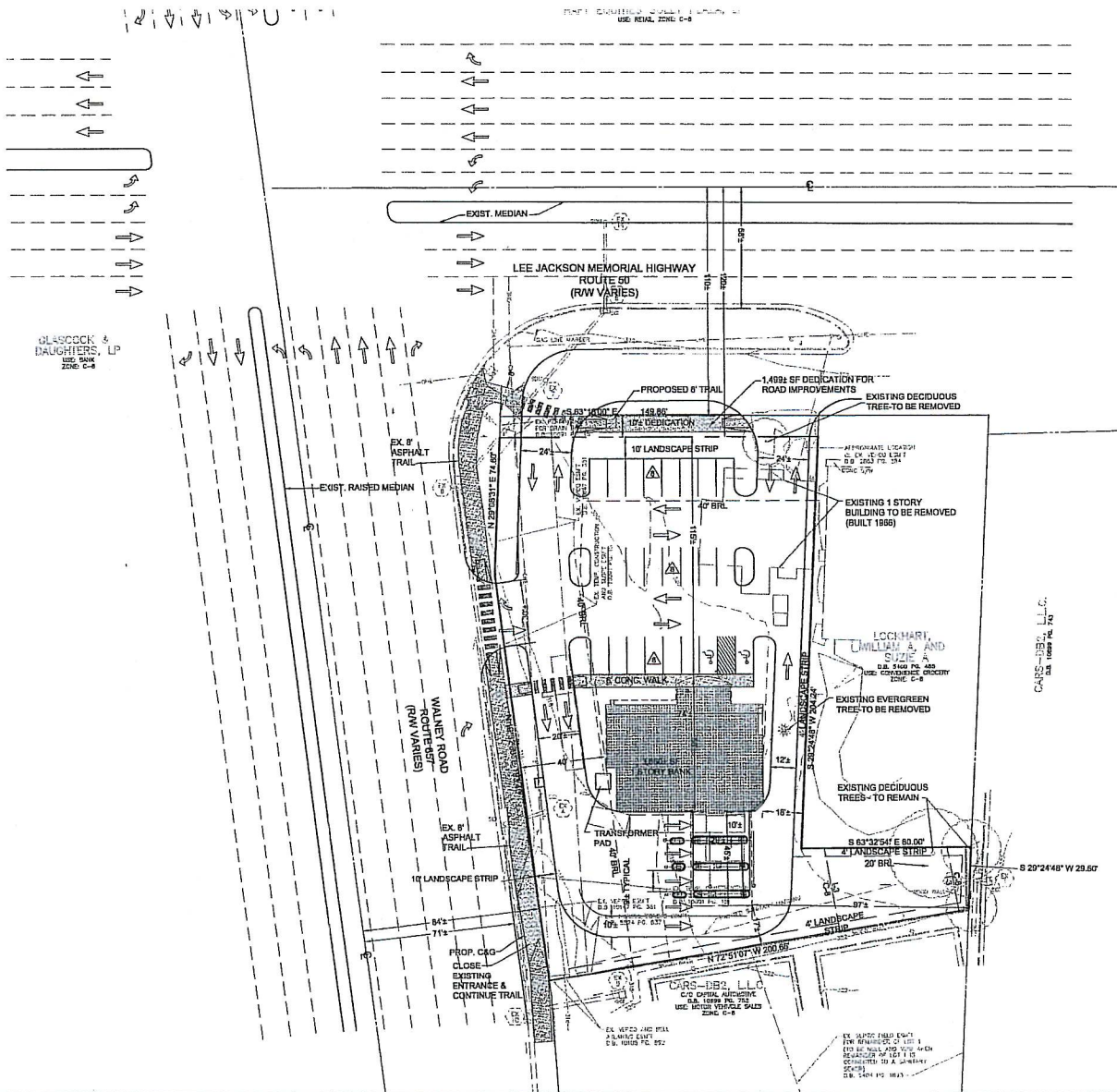
AERIAL EXHIBIT  
**COMMERCE BANK - CHANTILLY**  
SULLY DISTRICT FAIRFAX COUNTY, VIRGINIA



Date: FEBRUARY 12,  
2007  
Scale: 1"=100'  
14785-1-0



DESIGN	REL	SURVEY	ALTA
DRAWN	IPD	DATE	JAN. 2, 2007
CHECKED	DHS	SCALE	AS SHOWN
SHEET	1 OF 6	FILE NO.	14785-1-0



#### EXISTING VEGETATION COVER TYPE SUMMARY

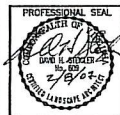
COVER TYPE	PRIMARY / UNDERSTORY SPECIES	SUCCESSIONAL STAGES	CONDITION	TOTAL AREA
DEVELOPED (ENTIRE SITE)	PARKING AREA & PERIPHERAL LANDSCAPING - MAPLE & JUNIPER	N/A	GOOD/FAIR	0.88+ AC.

#### EXISTING VEGETATION NARRATIVE

The lot lines of this site are the limits of clearing and grading. The existing site contains three deciduous trees and one evergreen tree. Two deciduous trees will remain. One deciduous and one evergreen tree will be removed.



NO.	DESCRIPTION	REVISION	DATE	REVISED	REVISED	APPROVED	DATE
1	ADD EVN SUMMARY		2/8/07				



**SPECIAL EXCEPTION**  
**COMMERCE BANK - CHANTILLY**  
 SULLY DISTRICT  
 FAIRFAX, VA

**TITLE**  
**SPECIAL EXCEPTION PLAT**

**Patton Harris Rust & Associates, pc**  
 Engineers. Surveyors. Planners. Landscape Architects.  
 14532 Lee Road  
 Chantilly, VA 20151-1079  
 T 703.449.8700  
 F 703.449.6714

DESIGN	REL	SURVEY	ALTA
DRAWN	IPD	DATE	JAN. 2, 2007
CHECKED	DHS	SCALE	1" = 25'
SHEET	2 OF 6	FILE NO.	14785-1-0

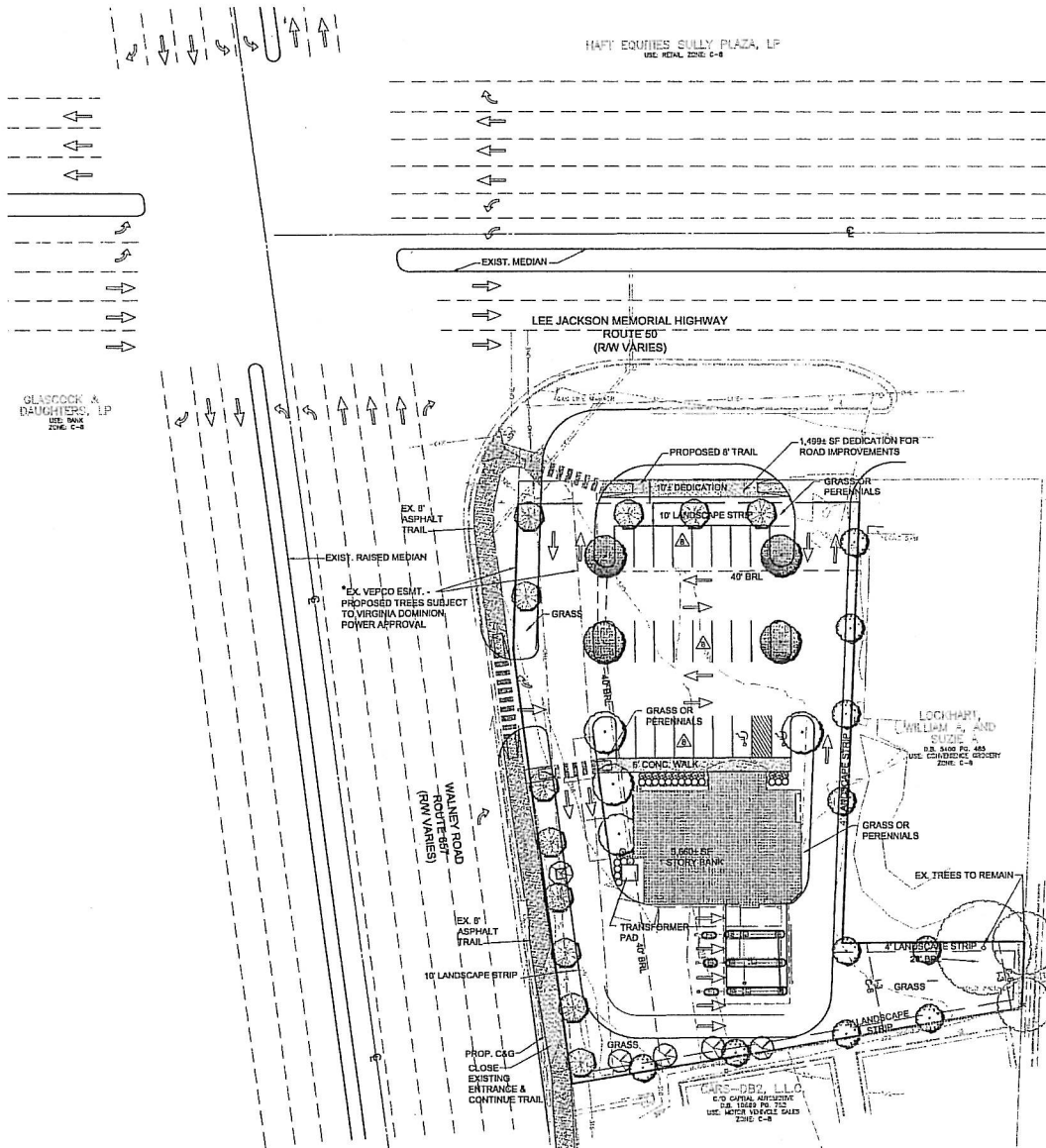
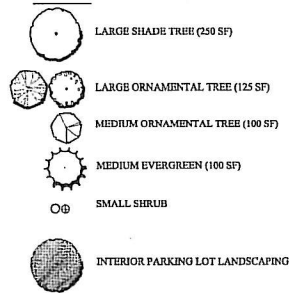
## TREE COVER CALCULATIONS

GROSS SITE AREA:	38,399 SF
LAND DEDICATIONS:	1,499 SF
BUILDING FOOTPRINT:	3,660 SF
ADJUSTED SITE AREA:	33,240 SF
TREE COVER REQUIRED (10%):	3,324 SF
TREE COVER PROVIDED:	
8 - 3" Cal., Cat. IV Deciduous Trees (250 SF/EA):	2,000 SF
21 - 3" Cal., Cat. II Deciduous Trees (125 SF/EA):*	2,625 SF
4 - 2" Cal., Cat II Deciduous Trees (100 SF/EA):	400 SF
TOTAL TREE COVER PROVIDED (15%):*	5,025 SF

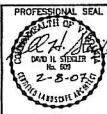
## INTERIOR PARKING LOT CALCULATIONS

INTERIOR PARKING LOT AREA	18,484 SF
TREE COVER REQUIRED (3%):	925 SF
TREE COVER PROVIDED:	
4 - 3" Cal., Cat. IV Deciduous Trees (250 SF/EA):	1,000 SF
TOTAL TREE COVER PROVIDED (5.4%):	1,000 SF

## PLANT LEGEND



NO.	DESCRIPTION	DATE	REVISED	REVISED	APPROVED	DATE
1	ADD EVM SUMMARY	2/8/07				
	REVISION					



PROJECT  
**SPECIAL EXCEPTION**  
**COMMERCE BANK - CHANTILLY**  
 SULLY DISTRICT  
 FAIRFAX, VA

TITLE  
**LANDSCAPE PLAN**

Patton Harris Rust & Associates, pc  
 Engineers, Surveyors, Planners, Landscape Architects.  
**P\_H\_R+A**  
 14537 Lee Road  
 Chantilly, VA 20151-1679  
 T 703.449.6700  
 F 703.449.6714

DESIGN	REL	SURVEY	ALTA
DRAWN	IPD	DATE	JAN. 2, 2007
CHECKED	DHS	SCALE	1" = 25'
SHEET	3 OF 6	FILE NO.	14785-1-0



# WATER QUALITY CONTROL (BMP) NARRATIVE:

THE AREA OF ANALYSIS IS THE SITE AREA AFTER DEDICATION I.E. 0.85 ACRES. BMP REQUIREMENTS FOR THIS SITE ARE PROPOSED TO BE MET WITH ONE FILTERTERRA DEVICE TREATING 0.18 ACRES.

PER AMENDMENT TO PPM 6-0400 (STORMWATER RUNOFF QUALITY CONTROL CRITERIA) SECTION 6-401.2 (6-400) 26, FOR REDEVELOPMENT OF ANY PROPERTY NOT CURRENTLY SERVED BY ONE OR MORE BMPs, THE REQUIRED REDUCTION IN PHOSPHORUS LOADS WILL BE COMPUTED FOR EACH SITE BASED ON THE FOLLOWING FORMULA:

$[1 - 0.9 \times (\text{PRE} / \text{POST})] \times 100 = \% \text{ P REMOVAL (BUT NOT LESS THAN 10\% WHERE "PRE" IS THE PREDEVELOPMENT PERCENT IMPERVIOUS AREA AND "POST" IS THE POSTDEVELOPMENT PERCENT IMPERVIOUS AREA.)}$

PERCENT PHOSPHORUS REMOVAL REQUIREMENT NOW BEING:  
 $[1 - 0.9 (\text{PRE} \approx \text{IMPERVIOUS AREA}) / (\text{POST} \approx \text{IMPERVIOUS AREA})] \times 100 = \% \text{ P REMOVAL REQ.}$

$\text{PRE} \approx \text{IMPERVIOUS AREA} = 0.71 \text{ AC} / 0.85 \text{ AC} = 83.5\%$

$\text{POST} \approx \text{IMPERVIOUS AREA} = 0.60 \text{ AC} / 0.85 \text{ AC} = 70.6\%$

$[1 - 0.9 (0.83) / (0.71)] \times 100 = -6.50\% \text{ (USE } = 10\% \text{ REMOVAL REQUIREMENT)}$

THE 10 % PHOSPHORUS REMOVAL REQUIREMENT IS PROPOSED TO BE FULFILLED BY THE USE OF FILTERTERRA - STORMWATER BIORETENTION FILTRATION SYSTEMS. ONE FILTERTERRA CAN TREAT 0.25 AC WITH 70% PHOSPHORUS REMOVAL EFFICIENCY. ONE FILTERTERRA DEVICE PROVIDES 18.03 % PHOSPHORUS REMOVAL, AND SATISFIES 10% REQUIRED PHOSPHORUS REMOVAL (SEE BMP COMPUTATIONS, THIS SHEET). ALSO, A MAP IS PROVIDED TO BETTER EXPLAIN OUR BMP ANALYSIS AND COMPUTATIONS.

## BMP FACILITY DESIGN CALCULATIONS

### I. WATERSHED INFORMATION

Part 1: LIST OF SUBAREAS AND "C" FACTORS USED

SUBAREA DESIGNATION AND DESCRIPTION	C	AC
F1 ONSITE AREA TO FILTERTERRA	0.80	0.18
A1 ONSITE IMPERVIOUS AREA NOT TREATED	0.90	0.42
Ap ONSITE PERVIOUS AREA NOT TREATED	0.35	0.25

USE DA: 0.85 AC = TOTAL SITE AREA (AFTER DEDICATION)

Part 2: COMPUTE WEIGHTED AVERAGE "C" FACTOR FOR THE SITE

AREA OF THE SITE:	(a)	0.85	AC			
SUBAREA DESIGNATION	C	X	AC	=	PRODUCT	
F1 ONSITE AREA TO FILTERTERRA	0.80	X	0.18	=	0.16	
A1 ONSITE IMPERVIOUS AREA NOT TREATED	0.90	X	0.42	=	0.38	
Ap ONSITE PERVIOUS AREA NOT TREATED	0.35	X	0.25	=	0.09	
			TOTAL	=	0.63 (b)	
			WEIGHTED POST DEVELOPMENT "C" FACTOR =	(b)/(a)-(c) =	0.74	

FAIRFAX COUNTY PPM 6-401.26 STATES THAT A SITE PLAN QUALIFIES AS REDEVELOPMENT WHEN THE NET INCREASE WITHIN AN RMA (AS WE ARE) LESS THAN 20%.

$C_{pre} = 0.81$  IMPERV.  $A_{pre} = 0.71 \text{ AC}$   $[1 - 0.9 (\text{"pre"} / \text{"post"})] \times 100 = \% \text{ P REMOVAL (BUT NO LESS THAN 10\%)}$   
 $C_{post} = 0.74$  IMPERV.  $A_{post} = 0.60 \text{ AC}$  where "pre" is the predevelopment percent impervious area and "post" is the postdevelopment percent impervious area.  
 $50 \% \text{ P REMOVAL} = 10 \%$

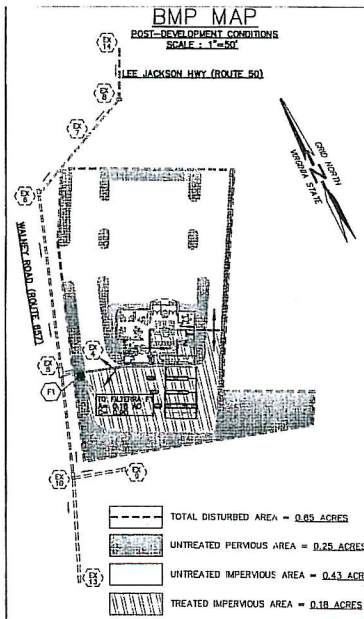
Part 3: COMPUTE THE TOTAL PHOSPHORUS REMOVAL FOR THE SITE

SUBAREA DESIGNATION (1)	BMP TYPE (2)	REMOVAL EFF (3)	AREA RATIO (4)	"C" FACTOR RATIO (5)	PRODUCT (6)
F1	ONSITE AREA TO FILTERTERRA	70	0.18 / 0.85	0.80 / 0.74	18.03
					TOTAL SITE PHOSPHORUS REMOVAL = (a) 18.03

Part 4: DETERMINE COMPLIANCE WITH PHOSPHORUS REMOVAL REQUIREMENT

(A) SELECT CHESAPEAKE BAY PRESERVATION AREA (REDEVELOPMENT) REQUIREMENT  
 $[1 - 0.9 \times (\text{pre} / \text{post})] \times 100 = \% \text{ P REMOVAL REQ.} = (a) \frac{10}{18.03} \geq \text{LINE 4(a)}$   
 (B) IF LINE 3(a)  $\geq$  LINE 4(a) THEN PHOSPHORUS REMOVAL REQUIREMENT IS SATISFIED. OK

BMP STATEMENT:  
 A PPM MODIFICATION REQUEST TO USE "FILTERTERRA" AS AN INNOVATIVE BMP IS BEING PROCESSED FOR APPROVAL CONCURRENTLY WITH THIS SPECIAL EXCEPTION APPLICATION.



**STORMWATER MANAGEMENT (BMP) NARRATIVE:**  
 THE AREA OF ANALYSIS IS ASSUMED TO BE THE SITE AREA AFTER DEDICATION UNDER EXISTING CONDITIONS. RUNOFF FROM THE EXISTING ANTAY'S RESTAURANT SITE IS NOT DETAINED FOR PEAK-RUNOFF CONTROL. THE IMPROVEMENTS PROPOSED BY THE NEW COMMERCE BANK HAVE BEEN CALCULATED TO REDUCE THE IMPERVIOUS COVER, AND AS SUCH, WILL NOT INCREASE SITE RUNOFF (SEE COMPUTATIONS BELOW).  
 SITE AREA BEFORE DEDICATION = 38,399 SqFt. OR 0.88 ACRES  
 SITE AREA AFTER DEDICATION = 36,900 SqFt. OR 0.85 ACRES  
 SITE AREA (DEDICATED) = 1,499 SqFt. OR 0.03 ACRES  
 PRE-DEVELOPED DISTURBED AREA = 36,900 SqFt. OR 0.85 ACRES  
 IMPERVIOUS AREA = 26,871 SqFt. OR 0.69 ACRES  
 PERVIOUS AREA = 10,829 SqFt. OR 0.25 ACRES  
 $C_{post} = (0.35 \times 0.18) + (0.90 \times 0.72) = 0.81$   
 POST-DEVELOPED DISTURBED AREA = 36,900 SqFt. OR 0.85 ACRES  
 IMPERVIOUS AREA = 26,871 SqFt. OR 0.69 ACRES  
 PERVIOUS AREA = 10,829 SqFt. OR 0.25 ACRES  
 $C_{post} = (0.35 \times 0.32) + (0.70 \times 0.32) = 0.74$   
 -PRIOR TO REDEVELOPMENT, THE EXISTING RUNOFF COEFFICIENT (C FACTOR) WAS 0.81 FOR THE 0.85 ACRES DISTURBED AREA.  
 -AFTER RE-DEVELOPMENT, THE PROPOSED RUNOFF COEFFICIENT (C FACTOR) IS 0.74 FOR THE 0.85 ACRES DISTURBED AREA.  
 -PER LETTER TO THE INDUSTRY #21-04, (ABBREVIATED STORMWATER DETENTION WAIVER PROCEDURE), STORMWATER DETENTION FOR THIS SITE PLAN IS NOT INCLUDED OR REQUIRED BECAUSE OF THE DECREASE IN RUNOFF.  
 BMP STATEMENT:  
 REDEVELOPMENT CHANGING IS NOT REQUIRED BECAUSE THE IMPERVIOUS AREA AFTER RE-DEVELOPMENT IS REDUCED.

## OUTFALL NARRATIVE:

DESCRIPTION:  
 THE COMMERCE BANK, CHANTILLY SITE PLAN PROPOSES A NEW BUILDING, TRAVELWAY, PARKING, DEDICATION AREA, AND DEMOLITION OF THE EXISTING ANTAY'S RESTAURANT BUILDING. THE DEVELOPMENT SITE IS LOCATED AT THE INTERSECTION OF LEE JACKSON HWY (RTE 50) AND WALNEY ROAD (RTE 687). THE SITE AREA OF THIS ANALYSIS IS THE SITE AREA (AFTER DEDICATION) I.E. 0.85 ACRES.

OUTFALL ANALYSIS FLOW PATH:  
 THE STUDY POINT IS DETERMINED IN ACCORDANCE WITH PPM REQUIREMENTS 6-030.9 AS WELL AS ZONING REQUIREMENTS FOR SPECIAL EXCEPTION APPLICATIONS, THAT STATES THAT THE ANALYSIS FLOW PATH FOR ADEQUATE OUTFALL OUTFALL EXTENDS TO A POINT AT WHICH THE TOTAL DRAINAGE AREA IS AT LEAST 100 TIMES GREATER THAN THE CONTRIBUTING DRAINAGE AREA OF THE DEVELOPMENT SITE.

FOR THE COMMERCE BANK, CHANTILLY, THE STUDY POINT IS LOCATED AT SECTION A-A (ENTRANCE OF THE TRIPLE 60" RCP CULVERTS), AND THE EXISTING SWM WET POND APPROVED UNDER SULLYFIELD BUSINESS PARK, FFAX #484-S0-011. THE DEVELOPMENT SITE IS PART OF 90 ACRES SHED THAT FLOWS SOUTHWEST THROUGH AN EXISTING CONCRETE DITCH, TRIPLE 60" CULVERTS, TRIPLE 60" CULVERTS, AN ON-SITE SWM WET POND, THROUGH A 60" CULVERT UNDER SULLY ROAD (RTE 28), AND FINALLY TO SCHNEIDER BRANCH THAT IS PART OF THE CUB RUN WATERSHED.

THE FLOW PATH EXISTS THE SITE WITH A FLOW OF APPROXIMATELY 4.80 CFS (A = 0.85 ACRES, C = 0.85) THROUGH AN EXISTING CLOSED CONDUIT UNDER WALNEY ROAD TO AN EXISTING 60" CULVERT BEFORE IT EXITS TO THE OPEN EXISTING CONCRETE DITCH FOR ABOUT A LENGTH OF 200' INCLUDING 80' OF TRIPLE 60" CULVERTS AND 120' OF TRIPLE 60" CULVERTS. REFER TO THE MINOR SYSTEM DIVIDES CONTRIBUTING AREA TABULATIONS, EXISTING OUTFALL CONCRETE DITCH CALCULATIONS, AND EXISTING OUTFALL CULVERTS CALCULATIONS ON THIS SHEET.

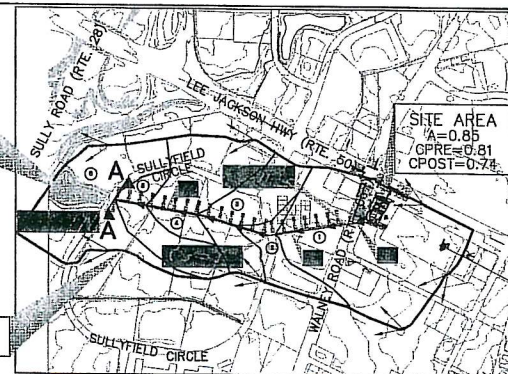
SUMMARY:  
 THE INFORMATION PROVIDED ON THIS SHEET INDICATES THAT THE OUTFALL CHANNEL DOWNSTREAM OF THE SITE CONSISTS OF A CLOSED CONDUIT SYSTEM, A CONCRETE TRAPEZOIDAL DITCH (SEE SECTION ON THIS SHEET), AND ROADWAY CULVERT CROSSINGS ALL OF WHICH ARE IN SERVICABLE CONDITIONS. WHERE THE CONTRIBUTING DRAINAGE AREA IS 100 X GREATER THAN THE AREA OF THE PROPOSED DEVELOPMENT, THE OUTFALL IS STABLE AND HAS SUFFICIENT CAPACITY TO CARRY THE ANTICIPATED DISCHARGE FROM THE SITE.

OUTFALL ADEQUACY STATEMENT:  
 BASED ON THE COMPUTATIONS BELOW, THE EXISTING OUTFALL CONCRETE CHANNEL/CIRCULAR CULVERTS WITHIN THE FLOW PATH HAVE SUFFICIENT CAPACITY TO CONVEY THE ANTICIPATED DISCHARGE. THEREFORE, IT IS OUR OPINION THAT THE DEVELOPMENT CONDITIONS WOULD NOT CAUSE ADVERSE IMPACTS TO DOWNSTREAM PROPERTIES.

## DRAINAGE MAP SCALE: 1" = 500'

EXISTING SWM FACILITY  
 BMP VOLUME = 235,227 CF  
 DETENTION STORAGE = 638,000 CF

SHED AREA  
 A = 90 AC



## MINOR SYSTEM DIVIDES

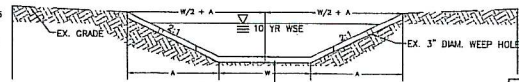
NO.	FROM	TO	AREA (ACRES)	VELOCITY (FT/S)	LENGTH (FT)	DEPTH (FT)	VELOCITY (FT/S)	LENGTH (FT)	DEPTH (FT)
1	10	10	0.85	0.85	0.85	0.85	0.85	0.85	0.85
2	10	10	0.85	0.85	0.85	0.85	0.85	0.85	0.85
3	10	10	0.85	0.85	0.85	0.85	0.85	0.85	0.85
4	10	10	0.85	0.85	0.85	0.85	0.85	0.85	0.85
5	10	10	0.85	0.85	0.85	0.85	0.85	0.85	0.85
6	10	10	0.85	0.85	0.85	0.85	0.85	0.85	0.85

## EXISTING OUTFALL CONCRETE DITCH CALCULATIONS

STATION	STATION	AREA (AC)	VELOCITY (FT/S)	LENGTH (FT)	DEPTH (FT)	VELOCITY (FT/S)	LENGTH (FT)	DEPTH (FT)
FROM	TO	AREA (AC)	VELOCITY (FT/S)	LENGTH (FT)	DEPTH (FT)	VELOCITY (FT/S)	LENGTH (FT)	DEPTH (FT)
20+75	25+10	0.30	4	6.40	5	34.10	210.72	2.67
24+00	24+50	0.75	8	6.00	5	5.37	243.90	2.67
21+50	18+00	1.50	8	5.00	5	10.45	308.47	2.29
18+00	12+50	0.60	8	7.20	5	12.94	180.43	3.42
12+50	10+00	1.20	8	6.30	5	8.04	149.11	3.11
							452.52	17.17

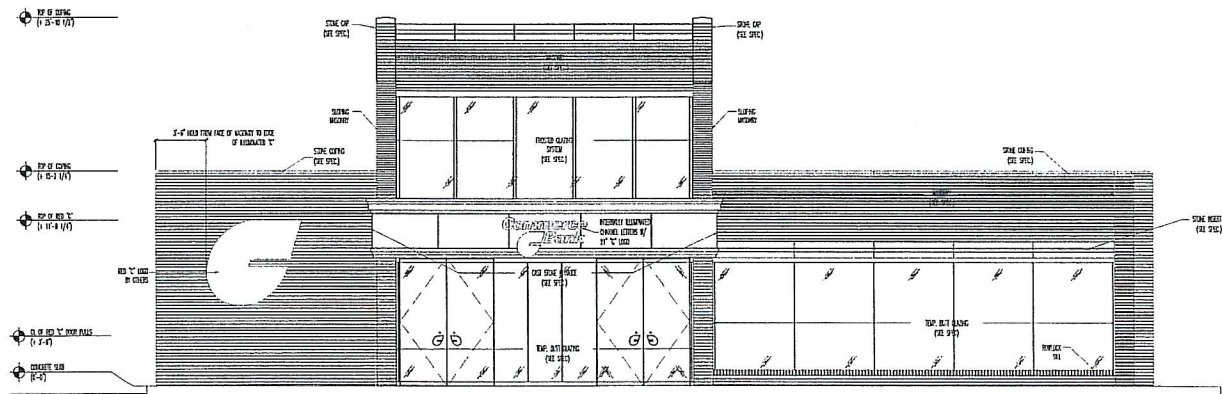
## EXISTING OUTFALL CULVERTS CALCULATIONS

		D													
		(CFS)	CAPACITY	VELOCITY	SLOPE	LENGTH		IN	IN	OUT	DESCRIPTION				
FROM	TO	10 YR	(CFS)	(FT/S)	%	(FT)	n	IN	IN	OUT					
ND 6	ND 5	210.72	353.26	9.39	0.46	80	0.013	308.42	300.05		TWIN 60" RCP CULVERTS UNDER SULLYFIELD CIRCLE				
ND 4	ND 3	438.11	557.94	10.49	0.51	70	0.013	283.97	283.61		TRIPLE 60" RCP CULVERTS UNDER SULLYFIELD CIRCLE				



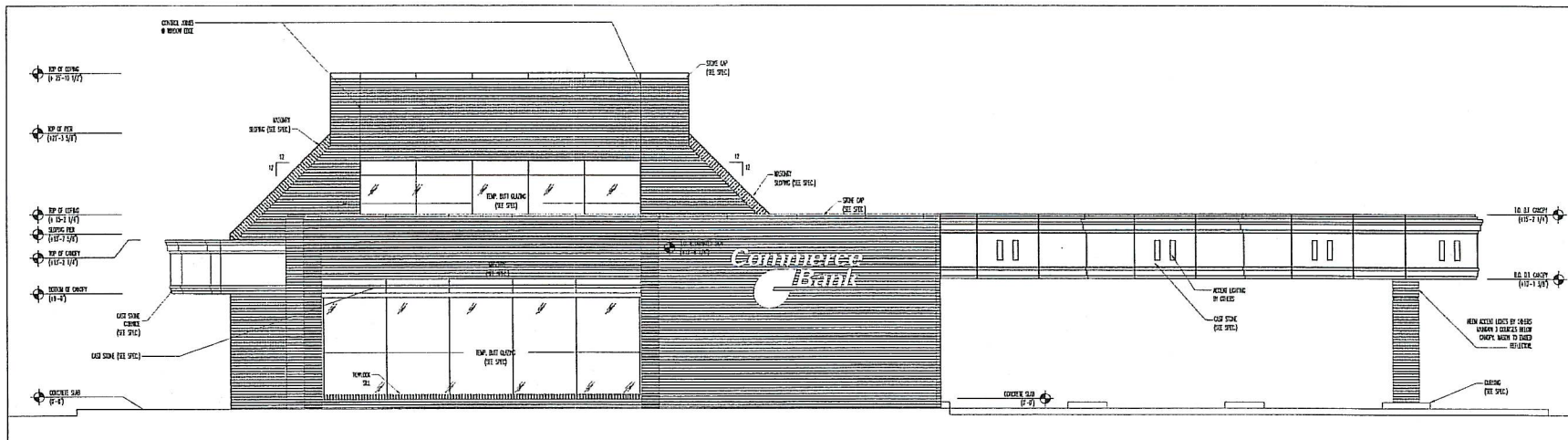
SECTION A-A  
 STATION 10+80 TO 30+75  
 DETAIL: STORM OUTFALL END VIEW EX. CONCRETE CHANNEL BED  
 SCALE: N.T.S.

MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EXCEPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS  
 The following information is required to be shown or provided in all zoning applications, or a waiver request of the information required with the application what be stated. Note: Waivers will be acted upon separately. Failure to adequately address the information requested may result in a delay in processing this application.  
 The information is required under the following Ordinance Superseding:  
 Special Permits (6-011.21 & 6.2)  
 Chapter Subdivision (6-012.10 & 10.2)  
 Development Plans (6-013.20 & 6.4)  
 PDP P. Policies (except PDC) (6-012.10 & 10.2)  
 Special Exceptions (6-011.21 & 6.2)  
 Conditional Use Permits (6-022.24 (1) & (10))  
 PDC Plan (6-013.20 & 6.4)  
 Amendments (6-012.10 & 10.2)  
 1. Fill in all a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100').  
 2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and road practices, road culverts, access roads, the outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet \_\_\_\_\_.  
 3. Provide:  
 Facility Name/Type & Size  
 On-site area  
 Off-site area  
 Drainage area (total)  
 Footprint area (ft)  
 Storage volume (ft)  
 If pond, dem height (ft)  
 N/A  
 N/A  
 N/A  
 N/A  
 N/A  
 N/A  
 4. On-site drainage channels, outfalls and pipe systems are shown on Sheet \_\_\_\_\_.  
 5. Road limit and outlet pipe systems are shown on Sheet \_\_\_\_\_.  
 6. Maintenance access (road) to stormwater management facility(ies) only as shown on Sheet \_\_\_\_\_.  
 7. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet \_\_\_\_\_.  
 8. A "stormwater management narrative" which contains a description of how detention and flood management practices mechanisms will be met as provided on Sheet \_\_\_\_\_.  
 9. A description of the existing condition of each numbered facility extended downstream from the site to a point which is at least 100 times the area or which has a drainage area of at least one square mile (0.36 sq mi) as provided on Sheet \_\_\_\_\_.  
 10. A description of how the facility(ies), including known changes to contributing drainage areas (i.e. drainage diversions), of the Public Facilities Manual will be satisfied is provided on Sheet \_\_\_\_\_.  
 11. A description of how the facility(ies) will be satisfied is provided on Sheet \_\_\_\_\_.  
 12. A description of how the facility(ies) will be satisfied is provided on Sheet \_\_\_\_\_.  
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 178. A description of how the facility(ies) will be satisfied is provided on Sheet \_\_\_\_\_.  
 179. A description of how the facility



2 FRONT ELEVATION

NTS



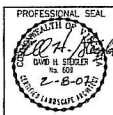
1 SIDE ELEVATION

1/4" = 1'-0"

THIS DRAWING IS ISSUED FOR INFORMATION ONLY  
TO SHOW THE GENERAL ARCHITECTURAL INTENT  
AND CHARACTER OF THE PROPOSED BUILDING

**INTERARCH**  
11000 Arden Way, Suite 100,  
McLean, VA 22104  
855.439.0000  
Fax: 855.439.9005

REVISION	DATE	REVISED BY	APPROVED BY
ADD EVAL SUMMARY	7/8/07		
DESCRIPTION			



PROJECT  
**SPECIAL EXCEPTION**  
**COMMERCE BANK - CHANTILLY**  
SULLY DISTRICT  
FAIRFAX, VA

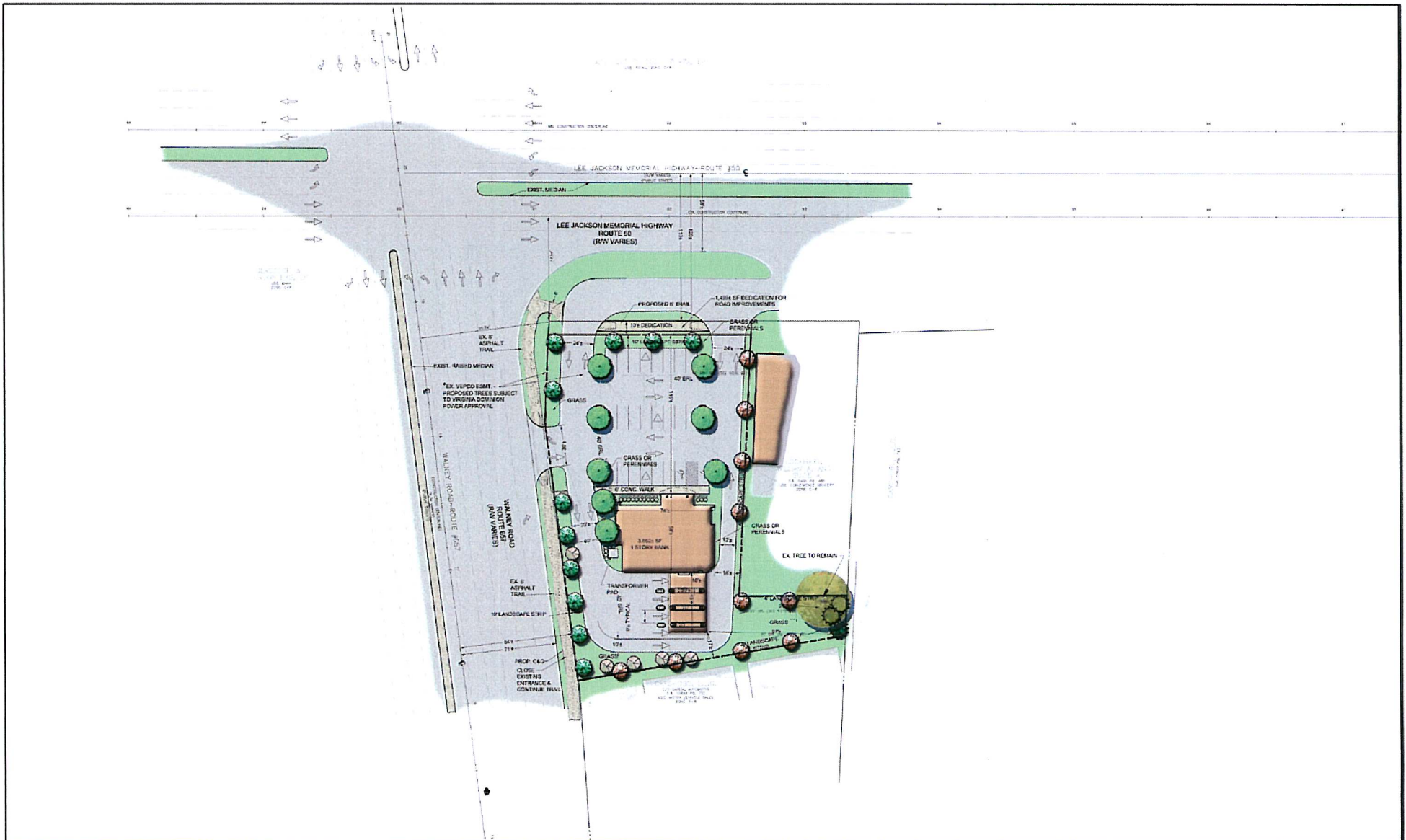
TITLE  
**FRONT & SIDE  
ELEVATIONS**

**Patton Harris Rust & Associates, pc**  
Engineers, Surveyors, Planners, Landscape Architects.  
**PHRA**  
14532 Lee Road  
Chantilly, VA 20151-1679  
T 703.449.6700  
F 703.449.6714

DESIGN	REL	SURVEY	ALTA
DRAWN	IPD	DATE	JAN. 2, 2007
CHECKED	DHS	SCALE	AS SHOWN
SHEET	5 OF 6	FILE NO.	14785-1-0







NO.	DESCRIPTION	DATE	REVISED	REVISION	APPROVED	DATE



PROJECT  
**SPECIAL EXCEPTION**  
**COMMERCE BANK - CHANTILLY**  
 SULLY DISTRICT  
 FAIRFAX, VA

FILE  
**PROPOSED PLAN**

**Patton Harris Rust & Associates, pc**  
 Engineers, Surveyors, Planners, Landscape Architects  
**PHRA**  
 14532 Lee Road  
 Chantilly, VA 20151-1679  
 T 703.440.6700  
 F 703.440.6714

DESIGN	SURVEY
DRAWN	DATE
CHECKED	SCALE
SHEET	FILE NO.
OF	14785-1-0





Chantilly Store

Route 50 & Walney Road - Chantilly, VA

EXTERIOR  
RENDERING  
NOT TO SCALE

02.07.07





1 FRONT ELEVATION

NTS



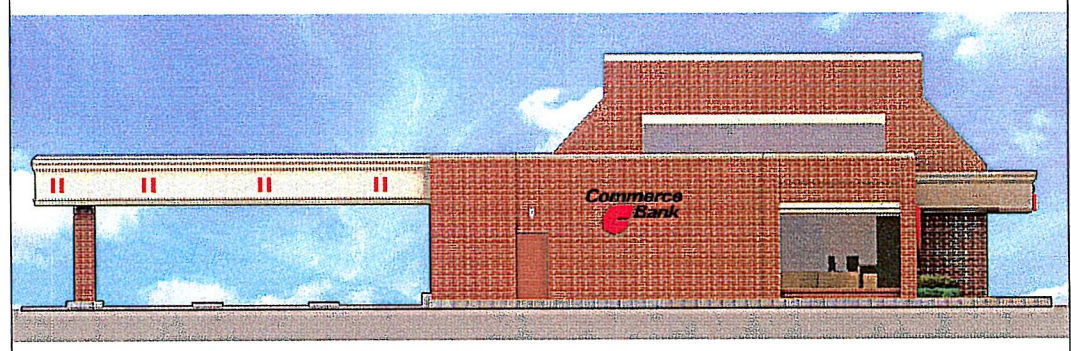
2 RIGHT SIDE ELEVATION

NTS



3 REAR ELEVATION

NTS



4 LEFT SIDE ELEVATION

NTS



Chantilly Store  
Route 50 & Walney Road - Chantilly, VA  
02.07.07

RED BRICK  
LIMESTONE  
GLASS  
BELGIAN BLOCK

