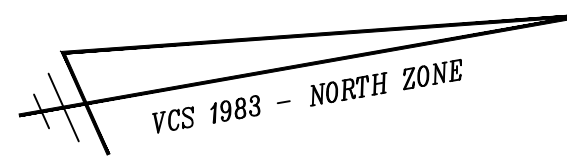
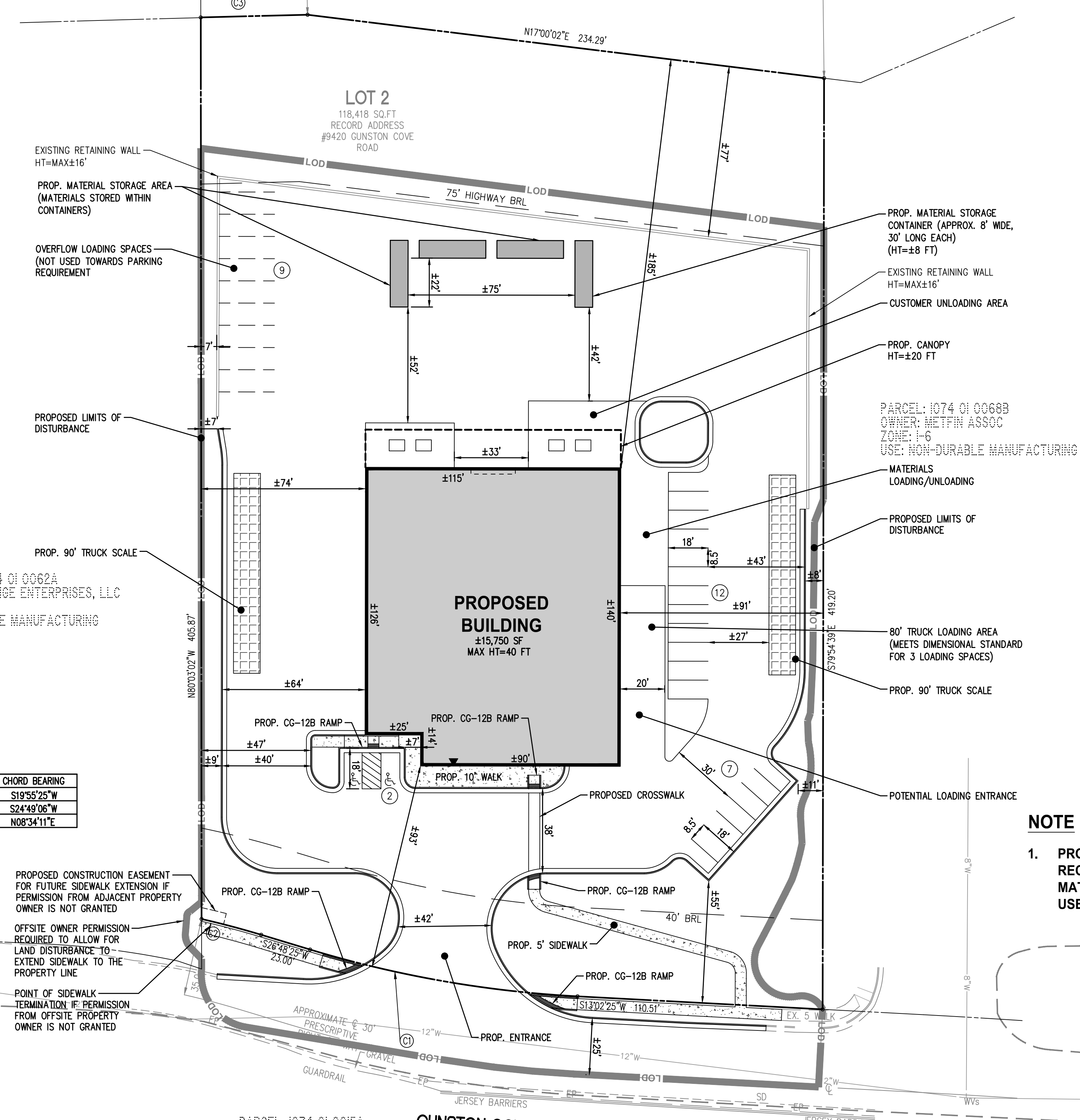


HENRY G. SHIRLEY MEMORIAL  
HIGHWAY U.S. INTERSTATE ROUTE 95  
NORTH BOUND LANES  
(VARIABLE WIDTH LIMITED ACCESS HIGHWAY)



PROPOSED	DESCRIPTION	EXISTING
	CURB & GUTTER CG-2	
	TRANSITION FROM CG-6 TO CG-6R	
	SANITARY SEWER	
	SANITARY LATERAL	
	CLEAN OUT	
	STORM SEWER	
	WATER MAIN	
	FIRE HYDRANT	
	PLUG	
	OVERHEAD WIRES	
	UTILITY POLE	
	UNDERGROUND ELECTRIC	
	TELEPHONE	
	GAS MAIN	
	ELECTRICAL	
	TRANSFORMER	
	HANDICAP RAMP (CG-12)	
	GUARDRAIL	
	FENCE	
	TRAFFIC FLOW	
	LIGHT	
	DOOR	
	TREES	
	CONTOURS 260 264	
	SPOT ELEVATION	
	DRAINAGE FLOW DIRECTION	
	TOP OF CURB	
	BOTTOM OF CURB	
	TOP OF WALL	
	BOTTOM OF WALL	
	HIGH POINT	
	TEST PIT	
	LIMITS OF CLEARING AND GRADING	



PARCEL: 1074 01 0062A  
OWNER: ORANGE ENTERPRISES, LLC  
ZONE: I-6  
USE: DURABLE MANUFACTURING

PARCEL: 1074 01 0068B  
OWNER: METFIN ASSOC  
ZONE: I-6  
USE: NON-DURABLE MANUFACTURING

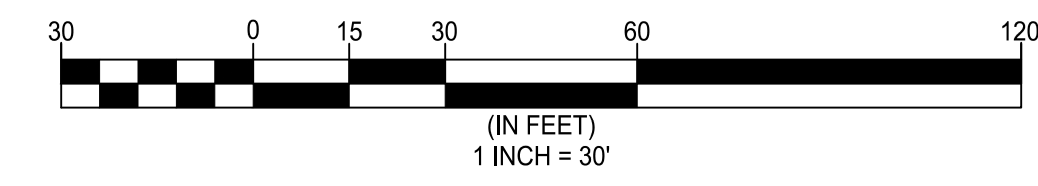
PARCEL: 1074 01 0015A  
OWNER: VA PASSENGER RAIL AUTHORITY  
ZONE: R-1  
USE: RAILROAD, ROW, TERMINALS, MAINTENANCE

**CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
1	510.00'	122.54'	13°46'00"	61.57'	122.25'	S19°55'25"W
2	400.00'	27.77'	3°58'38"	13.89'	27.76'	S24°49'06"W
3	20,687.75'	48.10'	0°08'00"	24.05'	48.10'	N08°34'11"E

**NOTE**

1. PROPOSED SITE CONDITIONS SHOWN ACCOMMODATE A RECYCLING CENTER, STORAGE YARD, OR BUILDING MATERIALS STORAGE AND SALES AREA, WHICH EVER USE IS CHOSEN TO BE ESTABLISHED.



**GENERALIZED DEVELOPMENT PLAN AND PROFFER CONDITION AMENDMENT**

**9420 GUNSTON COVE ROAD**

MOUNT VERNON  
FAIRFAX COUNTY, VIRGINIA

Engineers • Surveyors • Planners  
Landscape Architects • Arborists

**WALTER L. PHILLIPS**  
INCORPORATED  
ESTABLISHED 1945  
DATE: 5/23/23; REV. 9/11/23; 11/13/23; 12/6/23; 12/18/23; 1/4/24

207 PARK AVENUE  
FALLS CHURCH, VIRGINIA 22046  
(703) 532-6163 Fax (703) 533-1301  
www.WLPINC.com

CHECKED: MMH  
DRAWN: MMH

NO.	DESCRIPTION	DATE	APPROVED BY