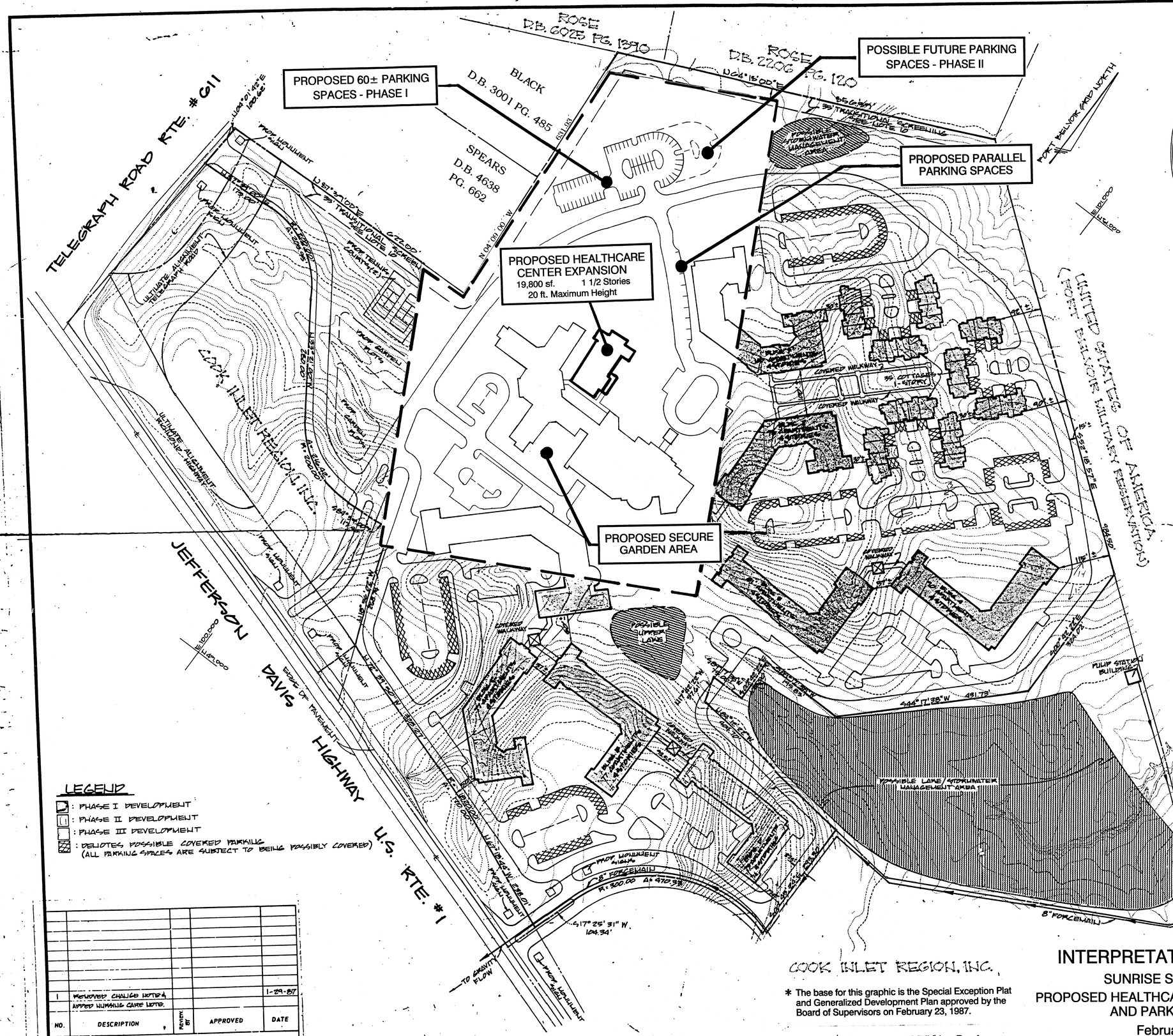

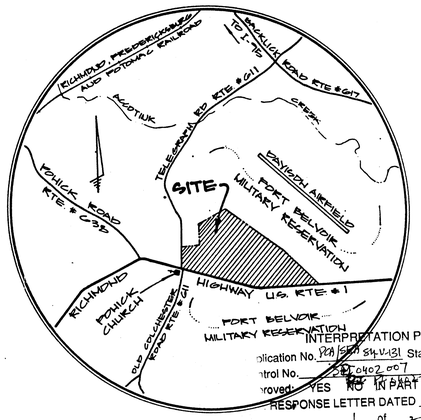

VICINITY MAP
SCALE: 1" = 2,000'

INTERPRETATION PLAN
Application No. 89-S-084-V-131 Staff ES
Control No. 89-0402-007
Approved: YES NO IN PART (circle one)
RESPONSE LETTER DATED 3/11/04
1 of 2

GENERAL NOTES:

1. The land shown hereon is located on Fairfax County Tax Map 115-2 ((1)) a part of Parcel 1, but actually shown on 108-1, 108-2, 108-3 and 108-4.
2. Telegraph Road, Route 611 is within an easement recorded in Deedbook 1289, Page 418 of the land records of Fairfax County.
3. Richmond Highway, U.S. Route 1, through Fort Belvoir Military Reservation is by permit signed by the Secretary of War, dated March 25, 1933, per plans held by the Quarter Master General, Project 71AW.
4. This project is to be served by public sanitary sewer. Fairfax County; via the 456 review process, has previously approved the construction of the sanitary sewer pump station.
5. A special exception is required for the intended use of a life care facility and the nursing care facility.
6. A special exception for building height is required for the clock tower. Proposed clock tower height is 75 feet.
7. This project is to be served by public sewer and by public water supply via the Fairfax County Water Authority.
8. Parking; including handicapped parking, to be provided in accordance with the Fairfax County Public Facilities Manual.
9. Maximum building height is 65 feet.
10. Transistional screening as shown shall be provided in accordance with Section 13-109 Type 2; D, E, or F of the Fairfax County Zoning Ordinance.
11. Stormwater management shall be provided in accordance with Fairfax County requirements.
12. Siltation/Erosion Control measures shall be installed and maintained throughout the duration of construction in accordance with Fairfax County/State of Virginia Requirements.

THE FAIRFAX
SITE TABULATION

SITE DEVELOPMENT

Site Area	53.045 Acres
Present Zoning	R-C
Proposed Zoning	R-5
Allowable Density	1060.9 Dwelling Units
Proposed Density	700 Dwelling Units 665 Apartments & 35 Cottages 175 Health Care Beds

ACCESSORY NURSING CARE FACILITY APPROX. 88,000 sf

BULK REGULATIONS (Per Fairfax County Zoning Ordinance)

Maximum Building Height:
Single Family Dwellings - 35 Feet
All Other Structures - 65 Feet

Front Yard:
Controlled by a 30° angle of bulk plane, but no less than 20 feet.

Side Yard:
Controlled by a 25° angle of bulk plane, but no less than 10 feet.

Rear Yard:
Controlled by a 25° angle of bulk plane, but no less than 25 feet.

COMMONWEALTH OF VIRGINIA
R. E. HENDRICKSON
NO. 055260
PROFESSIONAL ENGINEER

NO.	DESCRIPTION	REVISED BY	APPROVED	DATE
1	REMOVED CHANGE NOTE 4 ADDED NURSING CARE NOTE.			1-29-87

—REVISION APPROVED BY:
DIVISION OF DESIGN REVIEW

COOK INLET REGION, INC.

* The base for this graphic is the Special Exception Plat and Generalized Development Plan approved by the Board of Supervisors on February 23, 1987.

INTERPRETATION GRAPHIC *

SUNRISE SENIOR LIVING
PROPOSED HEALTHCARE CENTER EXPANSION AND PARKING SPACES
February 2004

Dewberry & Davis
Engineers Architects Planners Surveyors
12508 LAKE RIDGE DR. WOODBRIDGE, VA. 22192
☎ (703) 690-1985

AMENDED SPECIAL EXCEPTION PLAT AND GENERALIZED DEVELOPMENT PLAN
THE FAIRFAX
MOUNT VERNON MAGISTERIAL DISTRICT
FAIRFAX COUNTY, VIRGINIA

Scale	1" = 100'
Sheet	1 of 1
Date	SEPT. 2, 1986
File Number	U-471 FW

AREA OF SEPERATE GDPA / SEA FOR INFORMATION ONLY EXISTING – "THE FAIRFAX" (NO CHANGE PROPOSED)

AREA OF INTERPRETATION*
* SEE SHEET 2

MATCH LINE – SEE SHEET 3

SINGLE-FAMILY ATTACHED DWELLINGS (22' WIDE, 2 CAR GARAGE)

SINGLE-FAMILY DETACHED DWELLINGS (SEE NOTE 20)

APPROX. LOCATION OF PROPOSED FENCE (LOCATION MAY BE ADJUSTED AT TIME OF INSTALLATION)

SINGLE-FAMILY ATTACHED DWELLINGS (22' WIDE, 1 CAR GARAGE)

CLUSTERED SINGLE-FAMILY DETACHED DWELLINGS (SEE NOTE 20)

Possible Low Stone Wall

Construction ℄ per VDOT plan #0001-029-F20

Possible Development Entry Fountain

Possible Entry Wall and Sign

LEGEND

- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- EXISTING VEGETATION
- APPROXIMATE LIMITS OF CLEARING & GRADING
- PROPOSED LARGE DECIDUOUS TREE
- PROPOSED EVEGREEN TREE
- SPECIAL PAVING

CURVE TABLE						
NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	BEARING
1	1820.00'	05°21'06"	170.00'	85.06'	169.94'	N69°59'17"W
2	150.00'	52°13'25"	136.72'	73.52'	132.04'	N46°33'08"W
3	200.00'	23°42'48"	82.77'	41.92'	82.16'	S45°12'23"E
4	200.00'	62°00'00"	216.42'	120.17'	206.02'	S84°21'00"E

* The base for this graphic is the Special Exception Amendment Plat and Generalized Development Plan Amendment approved by the Board of Supervisors on April 24, 2000.

ANGLE OF BULK PLANE–SINGLE FAMILY ATTACHED

MINIMUM REQUIRED YARD FOR BUILDING WITH 45' HEIGHT

FRONT YARD : ∠1A 15' WITH A BUILDING HEIGHT OF 45', THE FRONT YARD = 12' BUT NOT LESS THAN 5'

SIDE YARD : ∠1B 15' WITH A BUILDING HEIGHT OF 45', THE SIDE YARD = 12' BUT NOT LESS THAN 8'

REAR YARD : ∠1C 25' WITH A BUILDING HEIGHT OF 45', THE REAR YARD = 21' BUT NOT LESS THAN 16'

NOTE:
THERE IS NO ANGLE OF BULK PLANE REQUIRRD FOR THE PDH DISTRICT. THIS GRAPHIC DEPICTION OF THE R-8 DISTRICT (ADU) REQUIREMENTS IS FOR REFERENCE ONLY IN CONSIDERATION OF THE PROPOSED DWELLING UNITS AT THE PERIPHERAL BOUNDARY LINES AND THE DESIGN STANDARD SET FORTH IN PAR. 1 OF SECTION 16-102 OF THE ZONING ORDINANCE. THERE IS NO ANGLE OF BULK PLANE REQUIREMENT FOR THE PROPOSED SINGLE FAMILY DETACHED DWELLING UNITS.

INTERPRETATION PLAN
Application No. PCA/SEA 84-V-131 Staff KS
Control No. 92D 0402 007
Approved: YES NO IN PART (circle one)
RE: RESPONSE LETTER DATED 3/16/04
2 of 2

RECEIVED
Department of Planning & Zoning
FEB 19 2004
Zoning Evaluation Division

INTERPRETATION GRAPHIC *

SUNRISE SENIOR LIVING
PROPOSED HEALTHCARE CENTER EXPANSION AND PARKING SPACES
February 2004

COMMONWEALTH OF VIRGINIA
J. THOMAS TANNER, JR.
No. 9765
6-24-99
PROFESSIONAL ENGINEER

REV. 06/24/99
REV. 05/20/99
REV. 05/12/99
REV. 04/23/99
REV. 2/4/99
REV. 10/19/98

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

AS APPROVED BY THE BOARD OF SUPERVISORS ON APRIL 24, 2000

RZ/FDP 1998-MV-059

CONCEPTUAL/FINAL DEVELOPMENT PLAN
JCE/COOK INLET
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

DRAWN BY	MC/MEH
DESIGNED BY	DMC
CHECKED BY	PGY
DATE	9/8/98
SCALE	1" = 100'
PLAN NUMBER	
ZONED	
SHEET	2 OF 11
FILE NUMBER	M-9924

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DesignJet 755CM Hewlett-Packard HP-GL/2 devices, ADI 4.3 - for Autodesk by HP