CONCEPTUAL DEVELOPMENT PLAN / CONCEPTUAL DEVELOPMENT PLAN AMENDMENT/ FINAL DEVELOPMENT PLAN

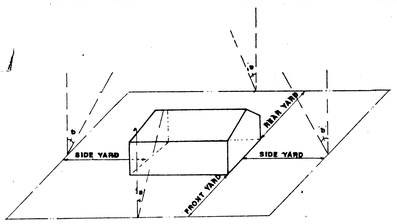
PCA 82-L-030-9
FDP 82-L-030-7
RZ 1996-L-034
FDP 1996-L-034

SILVER LAKE

NOTE:

THE SUBJECT PROPERTY IS A PDH DEVELOPMENT. THE MINIMUM REQUIRED YARD IS A CONSIDERATION ONLY AT THE PERIPHERAL LOT LINES OF THE DEVELOPMENT. THE MINIMUM YARDS ARE BASED ON THE R-8 DISTRICT REQUIREMENTS WHICH MOST CLOSELY CHARACTERIZE THE PROPOSED DEVELOPMENT.

MINIMUM REQUIRED YARD FOR BUILDING WITH 50' HEIGHT



FRONT YARD : ∠ 30° WITH A BUILDING HEIGHT OF 50' THE FRONT YARD = 29', BUT NOT LESS THAN 20'.

SIDE YARD : ∠ 25° WITH A BUILDING HEIGHT OF 50' THE SIDE YARD = 23', BUT NOT LESS THAN 10'.

REAR YARD : ∠ 25° WITH A BUILDING HEIGHT OF 50' THE REAR YARD = 23', BUT NOT LESS THAN 25'.

NOTES:

1. THE PROPERTY THAT IS THE SUBJECT OF THE CONCEPTUAL DEVELOPMENT PLAN AMENDMENT (CDPA) IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS 91-1 ((12)) PARCEL O

   THE PROPERTY THAT IS THE SUBJECT OF THE FINAL DEVELOPMENT PLAN (FDP) 82-L-030-7 IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS 91-1 ((12)) PARCEL O (PART).

2. THE PROPERTY THAT IS THE SUBJECT OF THE CONCEPTUAL DEVELOPMENT PLAN (CDP) IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS 91-3 ((9)) 1, 2 AND 3. THE CDP ACCOMPANIES AN APPLICATION TO REZONE THIS PROPERTY FROM THE R-1 DISTRICT TO THE PDH-8 DISTRICT. THE PROPERTY WHICH IS SUBJECT TO FDP 1996-L-034 IS IDENTIFIED AS 91-3 ((9)) 3 (PART).

3. THE TITLE OWNER AND APPLICANT OF THE PROPERTY FOR PCA 82-L-090 AND FDP 82-L-030-7 IS SILVER LAKE, INC. BY DEED RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY DEED BOOK 7787, PAGE 569

   FOR THE CDP/REZONING (RZ 1996-L-034), THE TITLE OWNER OF TAX MAP REFERENCE 91-3 ((9)) 1 IS ROY L. SEA AND THE TITLE OWNER OF TAX MAP REFERENCE 91-3 ((9)) 2 AND 3 IS INOVA SERVICES, INC. THE APPLICANT FOR THIS CDP/REZONING IS SILVER LAKE, INC.

4. THE BOUNDARY INFORMATION SHOWN HEREON IS FROM EXISTING RECORDS. DEWBERRY & DAVIS ASSUMES NO RESPONSIBILITY FOR DESIGN OR CONSTRUCTION CHANGES CAUSED BY INACCURACIES IN SAID BOUNDARY INFORMATION.

5. THE TOPOGRAPHY SHOWN HEREON IS AT A CONTOUR INTERVAL OF TWO FEET BY AIR SURVEY BY OTHERS. DEWBERRY & DAVIS ASSUMES NO RESPONSIBILITY FOR DESIGN OF CONSTRUCTION CHANGES CAUSED BY INACCURACIES IN SAID TOPOGRAPHIC INFORMATION.

6. STORMWATER DETENTION WILL BE PROVIDED IN ACCORDANCE WITH FAIRFAX COUNTY ORDINANCES UNLESS MODIFIED BY PROFFERED CONDITION AND/OR WAIVER. AT THIS TIME, IT IS ANTICIPATED THAT STORMWATER MANAGEMENT/BEST MANAGEMENT PRACTICES WILL BE SATISFIED BY AN ON-SITE DRY POND AS REPRESENTED HEREON.

7. THE FOOTPRINTS OF THE BUILDINGS SHOWN HEREON ARE PRELIMINARY AND SUBJECT TO MINOR MODIFICATION WITH FINAL ENGINEERING AND DESIGN IN ACCORDANCE WITH PAR. 4 OF SECT. 16-403 OF THE ZONING ORDINANCE. THE SIZES AND SHAPES OF THE BUILDINGS ARE PRELIMINARY AND MAY VARY AND THE EXACT LOCATIONS OF THE BUILDINGS, MAY CHANGE AS A RESULT OF FINAL ENGINEERING AND ARCHITECTURAL DESIGN, AND FINAL TENANT NEGOTIATIONS. THE TOTAL GROSS FLOOR AREA AND THE BUILDING HEIGHTS PRESENTED HEREON ARE TO BE CONSIDERED MAXIMUMS. THE APPLICANT RESERVES THE RIGHT TO DEVELOP A LESSER AMOUNT OF GROSS FLOOR AREA FROM THE TOTAL REPRESENTED IN THE TABULATION AND THE BUILDING FOOTPRINT(S) AND ASSOCIATED PARKING LOT LAYOUT(S) WILL BE MODIFIED ACCORDINGLY. ADDITIONAL PARKING SPACES MAY BE PROVIDED WHERE THE BUILDING FOOTPRINTS ARE REDUCED, SHIFTED OR MODIFIED SO LONG AS TO NOT ENCROACH INTO AREAS DEPICTED LANDSCAPED OPEN SPACE AS DETERMINED BY THE URBAN FORESTER.

8. IN ACCORDANCE WITH PAR. 4 OF SECT. 16-403 OF THE ZONING ORDINANCE, MINOR MODIFICATIONS TO THE LOCATIONS OF SIDEWALKS AND UTILITIES MAY OCCUR WITH FINAL ENGINEERING AND DESIGN.

9. THE MAXIMUM HEIGHT OF ANY BUILDING WILL BE 50 FEET EXCEPT AS OTHERWISE NOTED.

10. THE SITE WILL BE SERVED BY PUBLIC WATER AND SEWER AS SHOWN HEREON.

11. IT IS TO BE UNDERSTOOD THAT ADDITIONAL SITE FEATURES SUCH AS PLANTERS, ENTRANCE SIGNS, TRASH/RECYCLING FACILITIES AND/OR WALLS NOT REPRESENTED HEREON MAY BE PROVIDED. IT IS TO BE FURTHER UNDERSTOOD THAT ARCHITECTURAL FEATURES SUCH AS BALCONIES AND STAIRWELLS MAY ALSO BE PROVIDED.

12. LANDSCAPING WILL BE PROVIDED IN SUBSTANTIAL CONFORMANCE WITH THE LANDSCAPING SHOWN HEREON SUBJECT TO FINAL ENGINEERING AND DESIGN.

13. PURSUANT TO PAR. 12 OF SECT. 13-304 OF THE ZONING ORDINANCE, A WAIVER OF THE BARRIER REQUIREMENT ALONG THE BEULAH STREET FRONTAGE OF THE PROPERTY IS HEREBY REQUESTED. FURTHER, PURSUANT TO PAR. 2 OF SECT. 13-304 OF THE ZONING ORDINANCE, A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENT ALONG BEULAH STREET IS REQUESTED IN FAVOR OF THAT SHOWN HEREON.

14. PURSUANT TO PAR. 3 OF SECT. 13-304 OF THE ZONING ORDINANCE, A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENTS ALONG THE NORTHERN, EASTERN AND SOUTHERN BOUNDARIES IS HEREBY REQUESTED IN FAVOR OF THAT PRESENTED HEREON. FURTHER, PURSUANT TO PAR. 12 OF SECT. 13-304 OF THE ZONING ORDINANCE, A WAIVER OF THE BARRIER REQUIREMENT ALONG THESE PROPERTY BOUNDARIES IS HEREBY REQUESTED.

15. THE NUMBER OF PARKING SPACES REPRESENTED IN THE TABULATION IS BASED ON PRELIMINARY ESTIMATES. IT IS TO BE UNDERSTOOD THAT THE NUMBER OF PARKING SPACES MAY BE INCREASED OR DECREASED IN ACCORDANCE WITH NOTE 7 FROM THE NUMBERS REPRESENTED IN THE TABULATION AND FROM THOSE SHOWN ON THE GRAPHIC BASED ON THE FINAL DEVELOPMENT PROGRAM AS LONG AS THE OPEN SPACE PROVIDED IS NOT DIMINISHED. A FINAL NUMBER OF PARKING SPACES WILL BE DETERMINED AT THE TIME OF SITE PLAN SUBMISSION AND WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE, AS DETERMINED BY DEM.

    THE NUMBER AND LOCATION OF ACCESSIBLE PARKING SPACES AND LOADING SPACES TO BE PROVIDED WILL BE DETERMINED AT THE TIME OF SITE PLAN SUBMISSION AND WILL BE IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE.

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

17. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITY EASEMENTS HAVING A WIDTH OF TWENTY-FIVE (25) FEET OR MORE LOCATED ON THE SUBJECT PROPERTY.

18. THERE IS NO FLOODPLAIN DESIGNATED BY THE FEDERAL INSURANCE ADMINISTRATION, UNITED STATES GEOLOGICAL SURVEY, OR FAIRFAX COUNTY. ACCORDING TO THE FAIRFAX COUNTY CHESAPEAKE BAY PRESERVATION MAP REVISED THROUGH MARCH 21, 1994, THERE IS NO RESOURCE PROTECTION AREA (RPA) ON THIS PROPERTY.

19. TO THE BEST OF OUR KNOWLEDGE, THE PROPOSED USES 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 PARTS 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.

    THERE ARE NO EXISTING STRUCTURES ON THE PROPERTY THAT IS THE SUBJECT OF THE PCA AND FDP. HOWEVER, THERE ARE DWELLING UNITS LOCATED ON EACH OF THE THREE PARCELS THAT ARE THE SUBJECT OF THE REZONING/FDP APPLICATION. THESE DWELLINGS WERE CONSTRUCTED IN THE 1960/1970 TIME FRAME AND ARE NOT ARCHITECTURALLY OR HISTORICALLY SIGNIFICANT. THESE STRUCTURES WILL BE USED AS DWELLING UNITS UNTIL SUCH TIME AS THE PROPERTY IS DEVELOPED AT WHICH TIME THEY WILL BE DEMOLISHED.

20. THE PROPOSED SIGNS WILL CONFORM TO ARTICLE 12 OF THE ZONING ORDINANCE TO INCLUDE THE POSSIBILITY OF PROCESSING A COMPREHENSIVE SIGN PLAN.

21. THE COMPREHENSIVE PLAN TRAILS MAP IDENTIFIES A COUNTRYWIDE BICYCLE/PEDESTRIAN TRAIL ALONG THE FRONTAGE OF BEULAH STREET (ROUTE 613) WHICH WILL BE PROVIDED BY OTHERS AS SHOWN ON THE GRAPHIC.

22. IT IS CURRENTLY ANTICIPATED THAT CONSTRUCTION OF THE PROPOSED DEVELOPMENT WILL BE PHASED AND WILL COMMENCE AS SOON AS ALL NECESSARY APPROVALS AND PERMITS ARE OBTAINED. HOWEVER, THIS SCHEDULE MAY CHANGE WITH MARKET CONDITIONS.

23. THE CDP AND THE CDPA SHALL CONSTITUTE THE ENTIRE PLAN RELATIVE TO OPEN SPACE, THE POINTS OF ACCESS, THE USES AND/OR THE TOTAL GROSS FLOOR AREA ONLY.

24. THE FDP SHALL CONSTITUTE THE ENTIRE PLAN RELATIVE TO THE ELEMENTS OF THE ARRANGEMENT AND LOCATION OF STRUCTURES REFLECTED IN THE LAYOUT AND THE SITE IMPROVEMENTS SHOWN THEREON.

    IN THE EVENT THE DEVELOPER SEEKS MODIFICATION TO THESE FDP ELEMENTS THAT ARE BEYOND THE SCOPE OF PAR. 4 OF SECT. 16-403, THE DEVELOPER SHALL HAVE THE OPTION TO REQUEST AN FDP OR, AS APPLICABLE, AN FDPA FOR THE ENTIRE PLAN, OR PORTIONS THEREOF, IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECT. 16-402 OF THE ZONING ORDINANCE AND A CDPA/PCA WILL NOT BE REQUIRED, SO LONG AS THE CDP/CDPA ELEMENTS REFERENCED ABOVE ARE NOT SUBSTANTIALLY MODIFIED.

25. ARCHITECTURAL ELEVATIONS OF THE PROPOSED ELDERLY HOUSING UNITS HAVE BEEN PROVIDED. ARCHITECTURAL ELEVATIONS FOR THE OTHER BUILDINGS ARE NOT AVAILABLE AT THIS TIME.

26. TO THE BEST OF OUR KNOWLEDGE, EXCEPT WHERE NOTED HEREON, THE PROPOSED DEVELOPMENT OF THE SUBJECT PROPERTY CONFORMS TO ALL CURRENT APPLICABLE LAND DEVELOPMENT ORDINANCES, REGULATIONS AND ADOPTED STANDARDS.

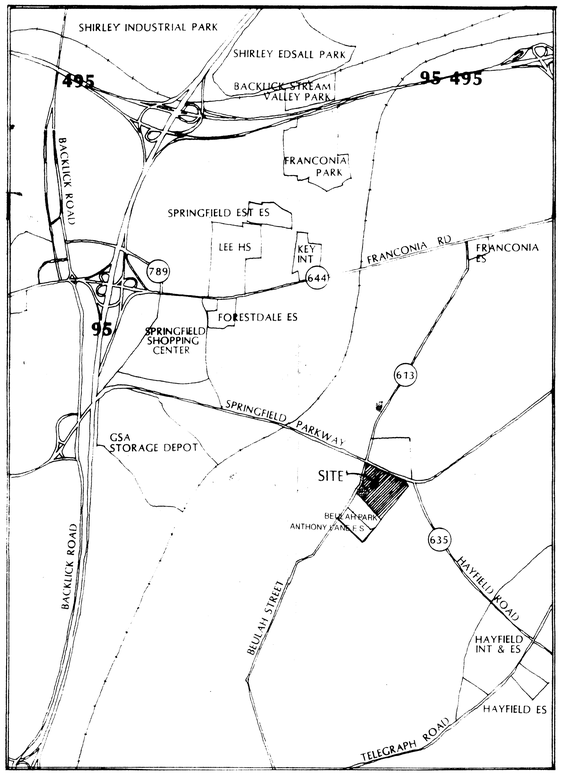
27. THERE ARE NO AREAS THAT HAVE SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION OR PRESERVATION ON THE SITE.

28. THERE ARE NO PUBLIC IMPROVEMENTS PROPOSED WITH THIS DEVELOPMENT.

29. THERE ARE NO SPECIAL AMENITIES PROPOSED WITH THIS DEVELOPMENT.

30. THERE ARE NO DEVELOPED RECREATIONAL FACILITIES PROPOSED WITH THIS DEVELOPMENT.

VICINITY MAP



SCALE: 1" = 2000'

SHEET INDEX

1. COVER SHEET
2. TABULATIONS
3. CONCEPTUAL DEVELOPMENT PLAN
4. FINAL DEVELOPMENT PLAN
5. LANDSCAPE PLAN
6. SECTIONS AND SITE AMENITIES

TABULATION

TABULATION FOR ENTIRE DEVELOPMENT:
(SEE SHEET 2 FOR INDIVIDUAL TABULATIONS)

TOTAL SITE AREA	25.58± AC
AREA OF CONCEPTUAL DEVELOPMENT PLAN AMENDMENT (CDPA)	22.76± AC
AREA OF FINAL DEVELOPMENT PLAN (FDP)	18.15± AC
AREA OF REZONING/CONCEPTUAL DEVELOPMENT PLAN (CDP)	2.82 ± AC
EXISTING ZONING	PDH-8 AND R-1
PROPOSED ZONING	PDH-8

PROPOSED USES

LOT	PROPOSED USE	GROSS FLOOR AREA	
A	EATING ESTABLISHMENT	6,000± SF	D
B	RETAIL SALES ESTABLISHMENT OPTIONAL USE: EATING ESTABLISHMENT	12,000± SF	
C	DRIVE-IN BANK OPTIONAL USES: EATING ESTABLISHMENT AND RETAIL SALES ESTABLISHMENT	3,500± SF	E F G

PROPOSED GROSS FLOOR AREA	37,000± SF [2]
PROPOSED FAR	0.04
TOTAL PARKING SPACES REQUIRED	561 [3]
EATING ESTABLISHMENT (TWO) (1 SPACE PER 4 SEATS PLUS 1 SPACE PER 2 EMPLOYEES WITH SEATING AT TABLE AND 1 SPACE PER 2 SEATS PLUS 1 SPACE PER 2 EMPLOYEES WHEN SEATING AT COUNTER) 370 TABLE SEATS ÷ 4 = 93 20 COUNTER SEATS ÷ 2 = 10 58 EMPLOYEES ÷ 2 = 29	132
RETAIL SALES ESTABLISHMENT (1 SPACE PER 200 SF OF NET GROSS FLOOR AREA FOR THE FIRST 1,000 SF PLUS 6 SPACES FOR EACH ADDITIONAL 1,000 SF) 12,000 GFA X 0.80 = 9,600 NFT FLOOR AREA 1,000 ÷ 200 = 5 SPACES 8,600 - 1,000 = 8.6 X 6 = 51.6 OR 52 SPACES	57
FINANCIAL INSTITUTION (4 SPACES PER 1,000 SF OF GROSS FLOOR AREA PLUS ADDITIONAL SPACES FOR OFFICE AREA) 2,500 SF - 1,000 X 4 = 10 1,000 SF X 3.6 = 4	14
CHILD CARE CENTER (0.16 SPACE PER CHILD FOR A CENTER WHICH HAS A MAXIMUM DAILY ENROLLMENT OF 100 OR MORE) 155 CHILDREN X 0.16 = 25	25
HOUSING FOR THE ELDERLY (1 SPACE PER 4 UNITS PLUS 1 SPACE PER EMPLOYEE ON MAJOR SHIFT) 610 UNITS ÷ 4 = 153 + 180 EMPLOYEES = 333	333
TOTAL PARKING SPACES PROVIDED	630 [3]
OPEN SPACE REQUIRED (25%)	6.39 AC
OPEN SPACE PROVIDED (30+%)	7.67± AC

EATING ESTABLISHMENT OPTIONAL USES: FINANCIAL INSTITUTION AND RETAIL SALES ESTABLISHMENT	7,500± SF
CHILD CARE CENTER	8,000± SF
ELDERLY HOUSING/INDEPENDENT LIVING	272 UNITS
HOUSING FOR THE ELDERLY [4]	338 UNITS [1]
MEDICAL CARE FACILITY [4]	500 BEDS [1]

FOOTNOTES:

1. IT IS TO BE UNDERSTOOD THAT LAND BAY G MAY CONSIST OF 338 HOUSING UNITS FOR THE ELDERLY OR 500 BEDS FOR A MEDICAL CARE FACILITY OR A COMBINATION THEREOF CONSISTING OF NO MORE THAN 475 UNITS/BEDS SUBJECT TO APPROVAL OF A FINAL DEVELOPMENT PLAN.
2. DOES NOT INCLUDE HOUSING FOR THE ELDERLY ON LAND BAY F OR FUTURE USES ON LAND BAY G.
3. SEE NOTE 15.
4. SUBJECT TO OBTAINING THE NECESSARY PERMITTING AND LICENSING APPROVALS, USE OF PARCEL G SHALL BE LIMITED TO THE FOLLOWING USES: ELDERLY HOUSING, NURSING HOME, NURSING FACILITY, INTERMEDIATE CARE FACILITY, EXTENDED CARE FACILITY, ASSISTED LIVING FACILITY AND/OR A CONTINUING CARE RETIREMENT COMMUNITY. MEDICAL OFFICES ARE PROHIBITED (TO INCLUDE THE OFFICE OF A PHYSICIAN OR DENTIST AS DEFINED UNDER THE TERM "OFFICE" IN ARTICLE 20 OF THE ZONING ORDINANCE), EXCEPT INSOFAR AS THEY ARE AN ACCESSORY USE TO ANY OF THE ABOVE USES. USE OF PARCEL G FOR A HOSPITAL, OUT-PATIENT SURGERY CENTER, URGENT CARE CENTER OR EMERGENCY CARE CENTER AS A PRIMARY/SECONDARY OR ACCESSORY USE IS ALSO PROHIBITED.

PRINTED
APR 29 1997
Dewberry & Davis

RZ/FDP #1997-LE-034
FDP 82-L-030-7
Application No. PCA 82-L-030-9 Staff PB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 4/21/97
Date of (BOS) (PC) approval 6/4/97
Sheet 1 of 6

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
APR 30 1997
ZONING EVALUATION DIVISION

RYKO DEVELOPMENT
8180 GREENSBORO DR., SUITE 1110
McLEAN, VA 22102

Revision Date
7/24/96
8/29/96
10/2/96
10/14/96
1/03/97
1/27/97
2/20/97
4/29/97 RLJ

Drawn By	JMC
Designed By	OTHERS
Checked By	LAM
Engineer	RP
Date	7-25-95
Scale	N/A
Plan Number	SW169 PLAN F9089 CFDP
Zoned	
Sheet	1 of 6
File Number	M-9198

Dewberry & Davis
Architects Engineers Planners Surveyors
8401 Arlington Blvd., Fairfax, VA 22031
☎ 703 849-0100

COVER SHEET / GENERAL NOTES / VICINITY MAP
SILVER LAKE
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

14-A
N29078

TABULATION FOR CDPA:

SITE AREA ..... 22.76± AC
ZONING PDH-8

PROPOSED USES

LOT	PROPOSED USE	GROSS FLOOR AREA
A	EATING ESTABLISHMENT	6,000± SF
B	RETAIL SALES ESTABLISHMENT	12,000± SF
	OPTIONAL USE: EATING ESTABLISHMENT	
C	DRIVE-IN BANK	3,500± SF
	OPTIONAL USES: EATING ESTABLISHMENT AND RETAIL SALES ESTABLISHMENT	
D	EATING ESTABLISHMENT	7,500± SF
	OPTIONAL USES: RETAIL SALES ESTABLISHMENT AND FINANCIAL INSTITUTION	
E	CHILD CARE CENTER	8,000± SF
F	ELDERLY HOUSING/INDEPENDENT LIVING	272 UNITS
G	HOUSING FOR THE ELDERLY [1]	338 UNITS [1]
	MEDICAL CARE FACILITY [1]	500 BEDS [1]

PROPOSED GROSS FLOOR AREA ..... 37,000± SF [2]

PROPOSED FAR ..... 0.04 [2]

TOTAL PARKING SPACES REQUIRED ..... 376 [3]

EATING ESTABLISHMENT (TWO) 132
(1 SPACE PER 4 SEATS PLUS 1 SPACE PER 2 EMPLOYEES WHEN SEATING AT TABLE AND 1 SPACE PER 2 SEATS PLUS 1 SPACE PER 2 EMPLOYEES WHEN SEATING AT COUNTER)
370 TABLE SEATS ÷ 4 = 93
20 COUNTER SEATS ÷ 2 = 10
58 EMPLOYEES ÷ 2 = 29

RETAIL SALES ESTABLISHMENT 57
(1 SPACE PER 200 SF OF NET GROSS FLOOR AREA FOR THE FIRST 1,000 SF PLUS 6 SPACES FOR EACH ADDITIONAL 1,000 SF)
12,000 GFA X 0.80 = 9,600 NET FLOOR AREA
1,000 ÷ 200 = 5 SPACES
8,600 ÷ 1,000 = 8.6 X 6 = 51.6 OR 52 SPACES

FINANCIAL INSTITUTION 14
(4 SPACES PER 1,000 SF OF GROSS FLOOR AREA PLUS ADDITIONAL SPACES FOR OFFICE AREA)
2,500 SF ÷ 1,000 X 4 = 10
1,000 SF X 3.6 = 4

CHILD CARE CENTER 25
(0.16 SPACE PER CHILD FOR A CENTER WHICH HAS A MAXIMUM DAILY ENROLLMENT OF 100 OR MORE)
155 CHILDREN X 0.16 = 25

HOUSING FOR THE ELDERLY 148
(1 SPACE PER 4 UNITS PLUS 1 SPACE PER EMPLOYEE ON MAJOR SHIFT)
272 UNITS ÷ 4 = 68 + 80 EMPLOYEES = 148

TOTAL PARKING SPACES PROVIDED ..... 464 [3]

OPEN SPACE REQUIRED (25%) ..... 5.69 AC
OPEN SPACE PROVIDED (30±%) ..... 6.82± AC

FOOTNOTES:

1. IT IS TO BE UNDERSTOOD THAT LAND BAY G MAY CONSIST OF 338 HOUSING UNITS FOR THE ELDERLY OR 500 BEDS FOR A MEDICAL CARE FACILITY OR A COMBINATION THEREOF CONSISTING OF NO MORE THAN 475 UNITS/BEDS SUBJECT TO APPROVAL OF A FINAL DEVELOPMENT PLAN.

   IT IS NOTED THAT THE NUMBER OF BEDS REPRESENTED HEREON INCLUDES THE NUMBER OF BEDS WHICH ARE WITHIN THE AREA SUBJECT OF THE REZONING/CDP.

2. DOES NOT INCLUDE HOUSING FOR THE ELDERLY ON LAND BAY F OR FUTURE USES ON LAND BAY G.

3. SEE NOTE 15.

4. SUBJECT TO OBTAINING THE NECESSARY PERMITTING AND LICENSING APPROVALS, USE OF PARCEL G SHALL BE LIMITED TO THE FOLLOWING USES: ELDERLY HOUSING, NURSING HOME, NURSING FACILITY, INTERMEDIATE CARE FACILITY, EXTENDED CARE FACILITY, ASSISTED LIVING FACILITY AND/OR A CONTINUING CARE RETIREMENT COMMUNITY. MEDICAL OFFICES ARE PROHIBITED (TO INCLUDE THE OFFICE OF A PHYSICIAN OR DENTIST AS DEFINED UNDER THE TERM "OFFICE" IN ARTICLE 20 OF THE ZONING ORDINANCE), EXCEPT INSOFAR AS THEY ARE AN ACCESSORY USE TO ANY OF THE ABOVE USES. USE OF PARCEL G FOR A HOSPITAL, OUT-PATIENT SURGERY CENTER, URGENT CARE CENTER OR EMERGENCY CARE CENTER AS A PRIMARY/SECONDARY OR ACCESSORY USE IS ALSO PROHIBITED.

TABULATION FOR FDP:

SITE AREA ..... 18.15± AC
AREA OF FDP 82-L-034 ..... 17.75± AC
AREA OF FDP 1996-L-034 ..... 0.40± AC

ZONING PDH-8

PROPOSED USES

LOT	PROPOSED USE	GROSS FLOOR AREA
A	EATING ESTABLISHMENT	6,000± SF [1]
B	RETAIL SALES ESTABLISHMENT	12,000± SF [1]
C	DRIVE-IN BANK	3,500± SF
D	EATING ESTABLISHMENT	7,500± SF
E	CHILD CARE CENTER	8,000± SF
F	ELDERLY HOUSING/INDEPENDENT LIVING	272 UNITS

PROPOSED GROSS FLOOR AREA ..... 37,000± SF [1]

TOTAL PARKING SPACES REQUIRED ..... 376 [1]

EATING ESTABLISHMENT (TWO) 132
(1 SPACE PER 4 SEATS PLUS 1 SPACE PER 2 EMPLOYEES WHEN SEATING AT TABLE AND 1 SPACE PER 2 SEATS PLUS 1 SPACE PER 2 EMPLOYEES WHEN SEATING AT COUNTER)
370 TABLE SEATS ÷ 4 = 93
20 COUNTER SEATS ÷ 2 = 10
58 EMPLOYEES ÷ 2 = 29

RETAIL SALES ESTABLISHMENT 57
(1 SPACE PER 200 SF OF NET GROSS FLOOR AREA FOR THE FIRST 1,000 SF PLUS 6 SPACES FOR EACH ADDITIONAL 1,000 SF)
12,000 GFA X 0.80 = 9,600 NET FLOOR AREA
1,000 ÷ 200 = 5 SPACES
8,600 ÷ 1,000 = 8.6 X 6 = 51.6 OR 52 SPACES

FINANCIAL INSTITUTION 14
(4 SPACES PER 1,000 SF OF GROSS FLOOR AREA PLUS ADDITIONAL SPACES FOR OFFICE AREA)
2,500 SF ÷ 1,000 X 4 = 10
1,000 SF X 3.6 = 4

CHILD CARE CENTER 25
(0.16 SPACE PER CHILD FOR A CENTER WHICH HAS A MAXIMUM DAILY ENROLLMENT OF 100 OR MORE)
155 CHILDREN X 0.16 = 25

HOUSING FOR THE ELDERLY 148
(1 SPACE PER 4 UNITS PLUS 1 SPACE PER EMPLOYEE ON MAJOR SHIFT)
272 UNITS ÷ 4 = 68 + 80 EMPLOYEES = 148

TOTAL PARKING SPACES PROVIDED ..... 464 [3]

OPEN SPACE REQUIRED (25%) ..... 5.09± AC
OPEN SPACE PROVIDED (40±%) ..... 7.0± AC

FOOTNOTES:

1. IT IS TO BE UNDERSTOOD THAT THE SIZE OF THE PROPOSED BUILDINGS ON LAND BAYS A AND B MAY BE MODIFIED PROVIDED THAT THE TOTAL GROSS FLOOR AREA FOR BOTH BUILDINGS DOES NOT EXCEED 18,000 SQUARE FEET.

2. DOES NOT INCLUDE HOUSING FOR THE ELDERLY ON LAND BAY F.

3. SEE NOTE 15.

TABULATION FOR REZONING/CDP:

SITE AREA ..... 2.82 ± AC

EXISTING ZONING R-1
PROPOSED ZONING PDH-8

PROPOSED USES [2]
HOUSING FOR THE ELDERLY [1] ..... 338 UNITS [1]
MEDICAL CARE FACILITY [1] ..... 500 BEDS [1]

PROPOSED GROSS FLOOR AREA ..... 253,715± SF

PARKING SPACES REQUIRED/PROPOSED ..... 333 [3]

OPEN SPACE REQUIRED (25%) ..... 0.70 AC
OPEN SPACE PROPOSED (30%±) ..... 0.84± AC

FOOTNOTE:

1. IT IS TO BE UNDERSTOOD THAT LAND BAY G MAY CONSIST OF 338 HOUSING UNITS FOR THE ELDERLY OR 500 BEDS FOR A MEDICAL CARE FACILITY OR A COMBINATION THEREOF CONSISTING OF NO MORE THAN 475 UNITS/BEDS SUBJECT TO APPROVAL OF A FINAL DEVELOPMENT PLAN.

2. THESE USES ARE ALLOCATED FOR PARCEL G WHICH INCLUDES THE AREA SUBJECT TO THE REZONING/CDP AND A PORTION OF THE CDPA.

3. SEE NOTE 15.

4. SUBJECT TO OBTAINING THE NECESSARY PERMITTING AND LICENSING APPROVALS, USE OF PARCEL G SHALL BE LIMITED TO THE FOLLOWING USES: ELDERLY HOUSING, NURSING HOME, NURSING FACILITY, INTERMEDIATE CARE FACILITY, EXTENDED CARE FACILITY, ASSISTED LIVING FACILITY AND/OR A CONTINUING CARE RETIREMENT COMMUNITY. MEDICAL OFFICES ARE PROHIBITED (TO INCLUDE THE OFFICE OF A PHYSICIAN OR DENTIST AS DEFINED UNDER THE TERM "OFFICE" IN ARTICLE 20 OF THE ZONING ORDINANCE), EXCEPT INSOFAR AS THEY ARE AN ACCESSORY USE TO ANY OF THE ABOVE USES. USE OF PARCEL G FOR A HOSPITAL, OUT-PATIENT SURGERY CENTER, URGENT CARE CENTER OR EMERGENCY CARE CENTER AS A PRIMARY/SECONDARY OR ACCESSORY USE IS ALSO PROHIBITED.

TABULATION FOR PARCEL G

SITE AREA ..... 10.59 AC

EXISTING ZONING ..... PDH-8 AND R-1
PROPOSED ZONING PDH-8

PROPOSED USES
HOUSING FOR THE ELDERLY [3] ..... 338 UNITS [1]
MEDICAL CARE FACILITY [3] ..... 500 BEDS [1]

PROPOSED GROSS FLOOR AREA ..... 253,715± SF

PROPOSED FAR 0.55

PARKING SPACES REQUIRED 185
(1 SPACE PER 4 UNITS PLUS 1 SPACE PER EMPLOYEE ON MAJOR SHIFT)
338 UNITS ÷ 4 = 85 + 100 EMPLOYEES = 185
PARKING SPACES PROPOSED ..... 189 [2]

OPEN SPACE REQUIRED (25%) ..... 2.64 AC
OPEN SPACE PROPOSED (30±%) ..... 3.17± AC

FOOTNOTES:

1. IT IS TO BE UNDERSTOOD THAT LAND BAY G MAY CONSIST OF 338 HOUSING UNITS FOR THE ELDERLY OR 500 BEDS FOR A MEDICAL CARE FACILITY OR A COMBINATION THEREOF CONSISTING OF NO MORE THAN 475 UNITS/BEDS SUBJECT TO APPROVAL OF A FINAL DEVELOPMENT PLAN.

2. SEE NOTE 15.

3. SUBJECT TO OBTAINING THE NECESSARY PERMITTING AND LICENSING APPROVALS, USE OF PARCEL G SHALL BE LIMITED TO THE FOLLOWING USES: ELDERLY HOUSING, NURSING HOME, NURSING FACILITY, INTERMEDIATE CARE FACILITY, EXTENDED CARE FACILITY, ASSISTED LIVING FACILITY AND/OR A CONTINUING CARE RETIREMENT COMMUNITY. MEDICAL OFFICES ARE PROHIBITED (TO INCLUDE THE OFFICE OF A PHYSICIAN OR DENTIST AS DEFINED UNDER THE TERM "OFFICE" IN ARTICLE 20 OF THE ZONING ORDINANCE), EXCEPT INSOFAR AS THEY ARE AN ACCESSORY USE TO ANY OF THE ABOVE USES. USE OF PARCEL G FOR A HOSPITAL, OUT-PATIENT SURGERY CENTER, URGENT CARE CENTER OR EMERGENCY CARE CENTER AS A PRIMARY/SECONDARY OR ACCESSORY USE IS ALSO PROHIBITED.

COMMONWEALTH OF VIRGINIA
R. LIN LEMON JR.
NO. 020676
2/21/97
PROFESSIONAL ENGINEER

RZ/FDP 1996-LE-034
FDP 82-L-030-7
Application No. PCA 82-L-030-7 Staff PB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 4/29/97
Date of (BOS)/(PC) approval 6/9/97
Sheet 2 of 6

Revision Date
10/14/96
1/3/97
1/15/97
1/27/97
2/20/97
4/29/97 RLM

Dewberry & Davis
Architects
Engineers
Planners
Surveyors
8401 Arlington Blvd., Fairfax, VA 22031
☎ 703.849.0100

FAIRFAX COUNTY, VIRGINIA

TABULATIONS, SITE FEATURES

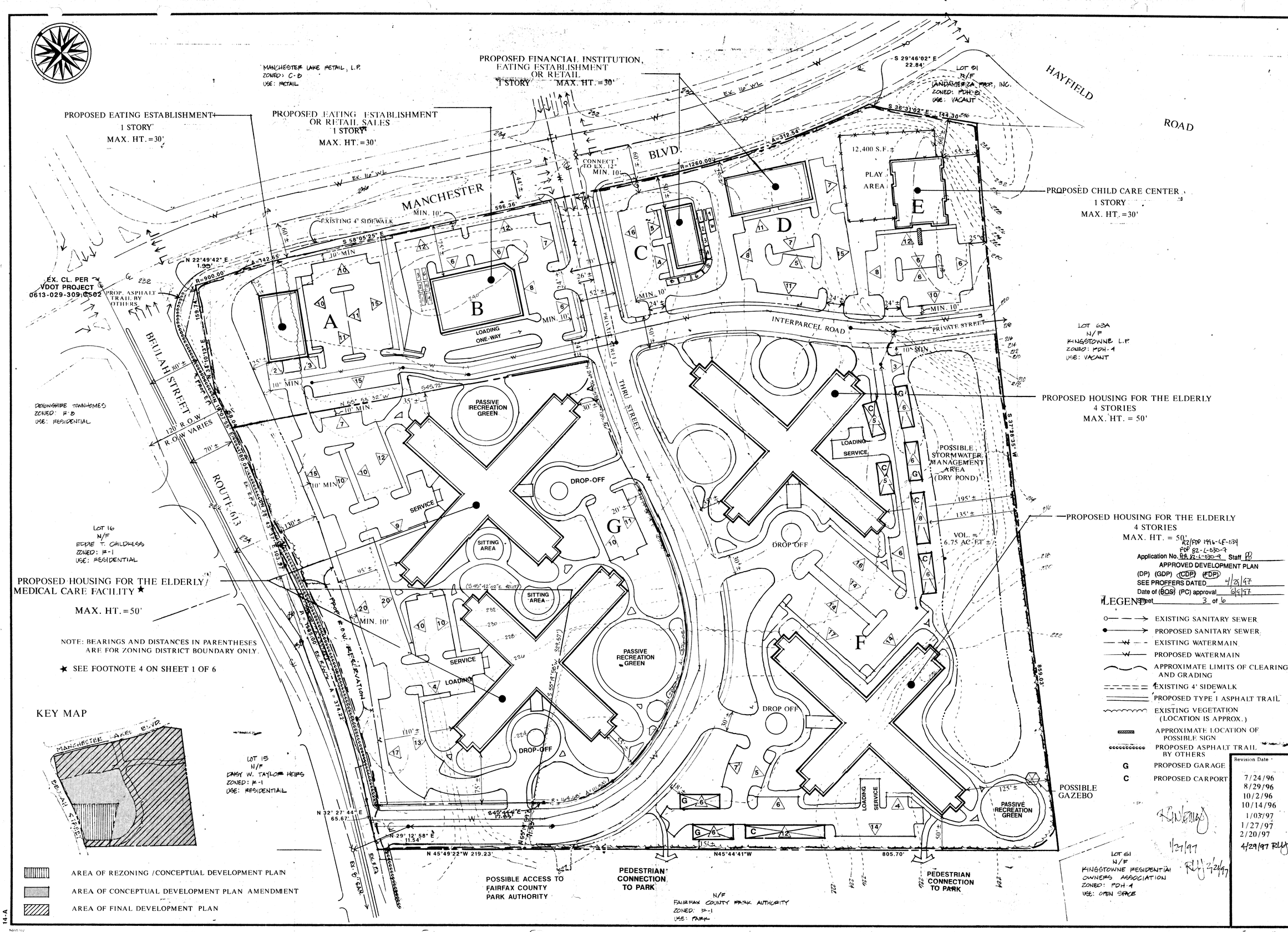
SILVER LAKE

LEE DISTRICT

Drawn By	JMC
Designed By	
Checked By	LAM
Engineer	
Date	10/2/96
Scale	N/A
Plan Number	
Zoned	
Sheet	2 of 6
File Number	M-9198

14-A

N085023



Application No. RZ/FDP 1996-LE-034 FDP 82-L-030-7 PCA 82-L-030-9 Staff PB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 4/29/97
Date of (BOS) (PC) approval 6/9/97
Sheet 3 of 6

Revision Date
7/24/96
8/29/96
10/2/96
10/14/96
1/03/97
1/27/97
2/20/97
4/29/97 RLJ

1/27/97 RLJ 2/21/97

Dewberry & Davis
Architects Engineers Planners Surveyors
8401 Arlington Blvd., Fairfax, VA 22031
703 849-0100

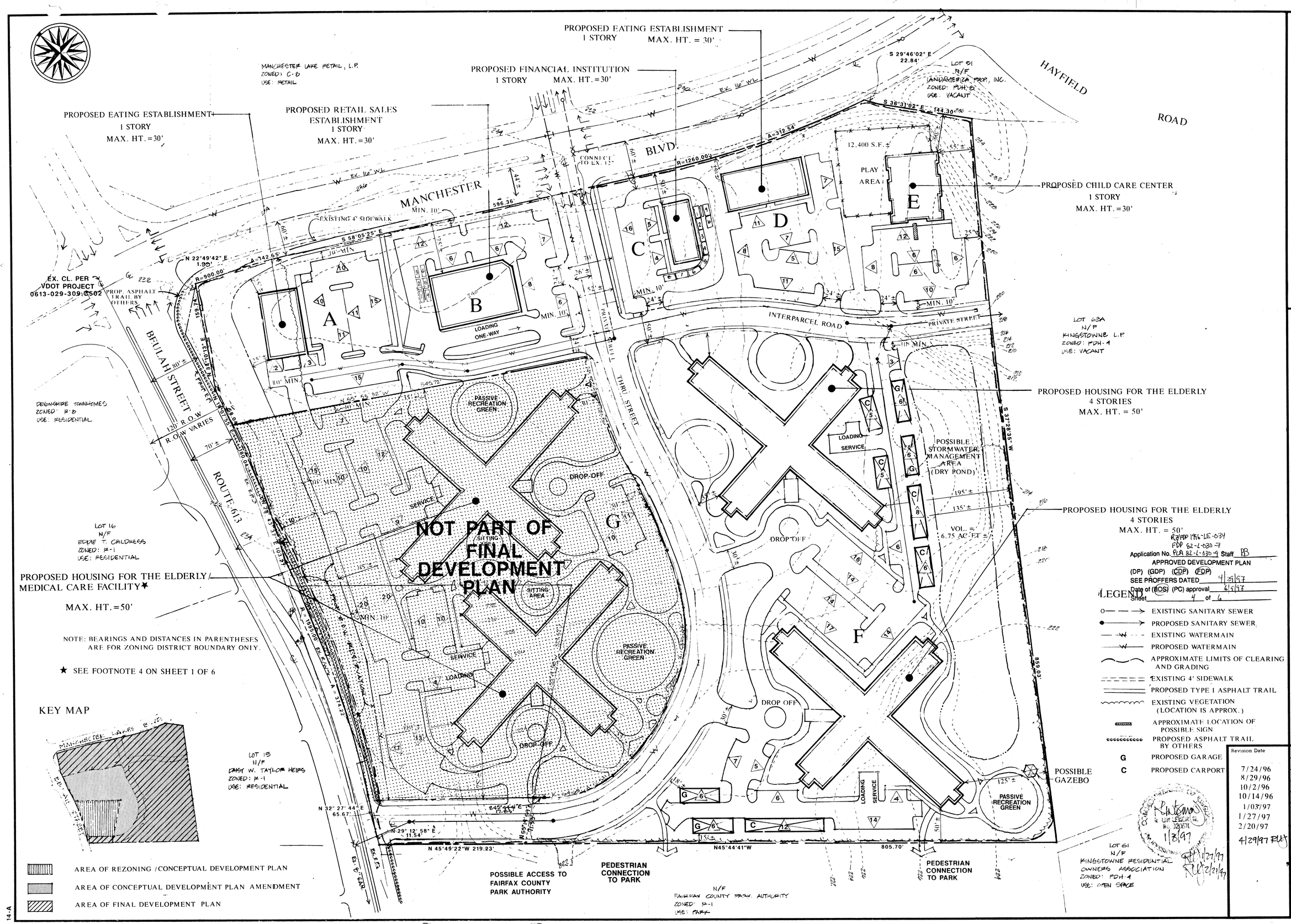
PCA 82-L-030-9
FDP 82-L-030-7

FAIRFAX COUNTY, VIRGINIA

CONCEPTUAL DEVELOPMENT PLAN
SILVER LAKE
LEE DISTRICT

Drawn By	JMC
Designed By	CG/DMC
Checked By	LAM
Engineer	RP
Date	7-25-95
Scale	1" = 60'
Plan Number	
Zoned	
Sheet	3 of 6
File Number	M-9198

14-A



Application No. PCA 82-L-030-9 Staff PB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 4/29/97
Date of (BOS) (PC) approval 6/9/97
Sheet 4 of 6

Revision Date
7/24/96
8/29/96
10/2/96
10/14/96
1/03/97
1/27/97
2/20/97
4/29/97

Architects
Engineers
Planners
Surveyors

Dewberry & Davis
8401 Arlington Blvd., Fairfax, VA 22031
703 849-0100

PCA 82-L-030-9
FDP 82-L-030-7

FAIRFAX COUNTY, VIRGINIA

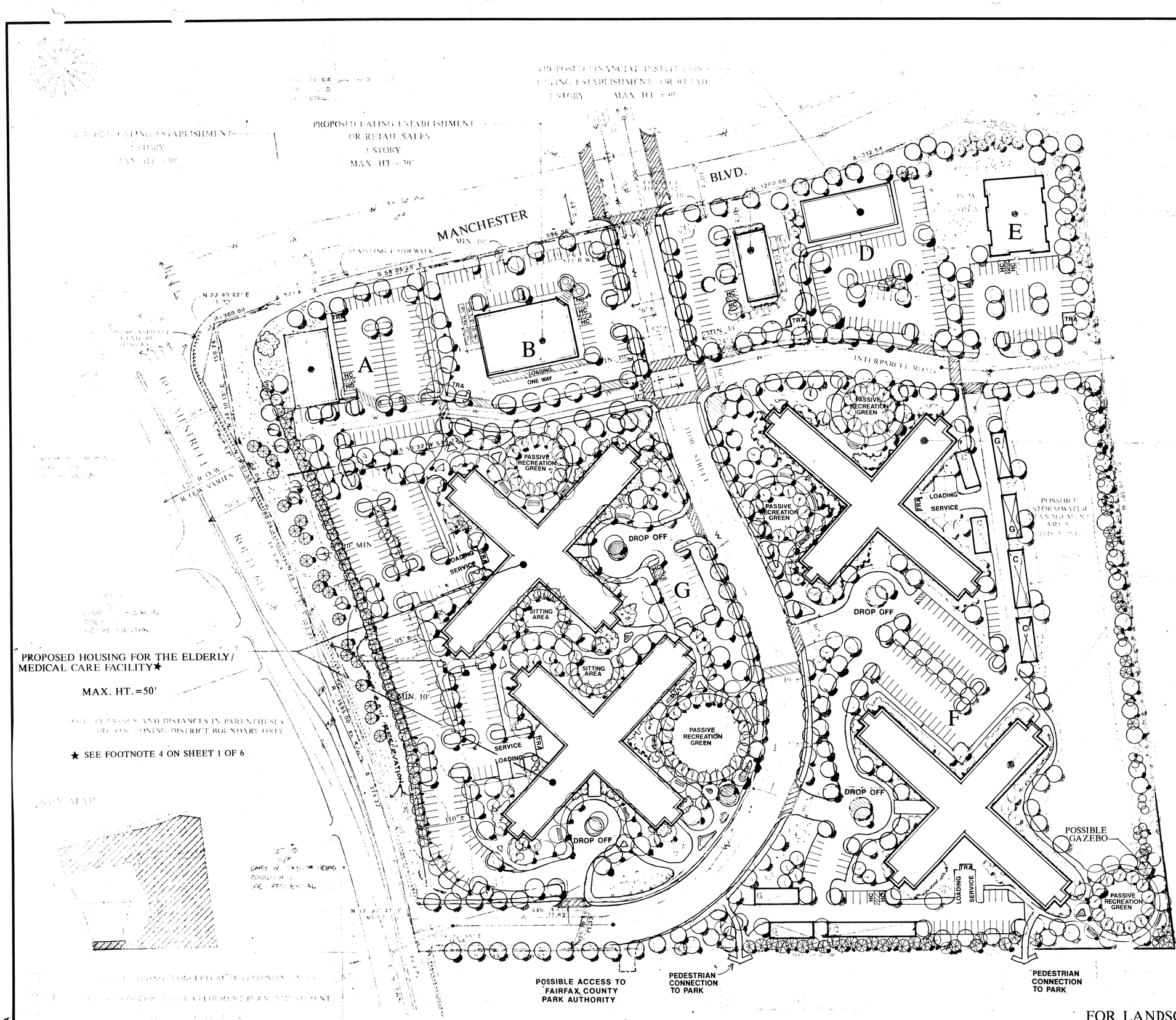
FINAL DEVELOPMENT PLAN

SILVER LAKE

LEE DISTRICT

Drawn By	JMC
Designed By	CG/DMC
Checked By	LAM
Engineer	RP
Date	7-25-95
Scale	1" = 60'
Plan Number	
Zoned	
Sheet	4 of 6
File Number	M-9198

14-A



RZ/FDP 1996-LE-054
FDP 82-L-030-7
Application No. RZA 82-L-030-9 Staff PB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 4/28/97
Date of (BOS) (PC) approval 6/9/97
Sheet 5 of 6

LANDSCAPE LEGEND

- PROPOSED DECIDUOUS TREE 2"-2½" CAL. MIN.
- PROPOSED ORNAMENTAL TREE 6'-8' HT. MIN.
- PROPOSED EVERGREEN TREE 6'-7' HT. MIN.
- PROPOSED EVERGREEN AND OR DECIDUOUS SHRUBS 18"-24" SPD. MIN.
- PROPOSED ANNUALS AND OR GROUNDCOVER
- PROPOSED PEDESTRIAN CROSSWALK
- HC PROPOSED HANDICAPPED PARKING SPACE
- TRA PROPOSED TRASH COLLECTION LOCATION
- PROPOSED BENCH LOCATION (TYP.)

FOR LANDSCAPE PURPOSES ONLY!

COMMONWEALTH OF VIRGINIA R. LIN LEDBETTER No. 022670 PROFESSIONAL ENGINEER 1/3/97

REVISION DATES
7/24/96
8/29/96
10/2/96
10/14/96
1/3/97
1/27/97
2/20/97
4/29/97

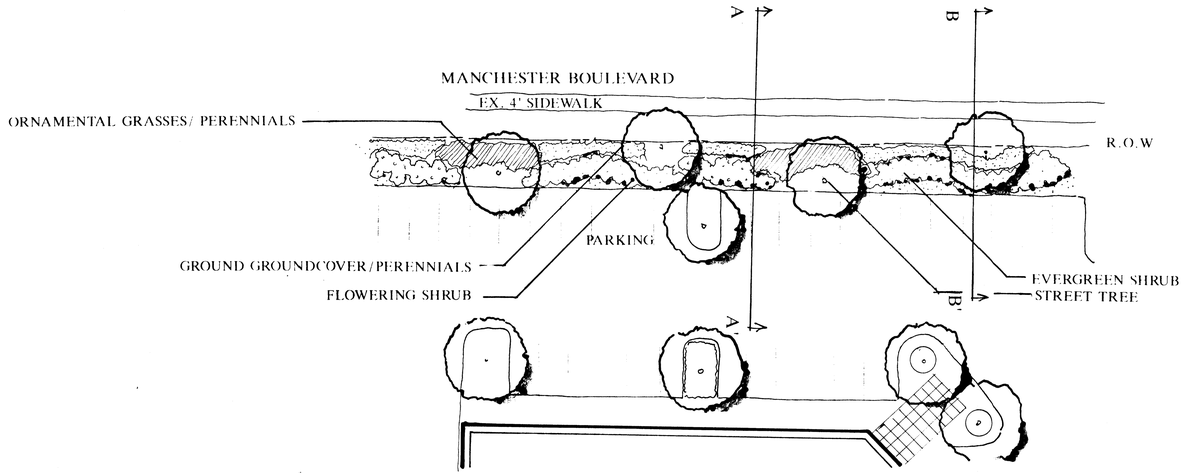
Dewberry & Davis
Architects Engineers Planners Surveyors
8401 Arlington Blvd., Fairfax, VA 22031
☎ 703 849-0100

FAIRFAX COUNTY, VIRGINIA

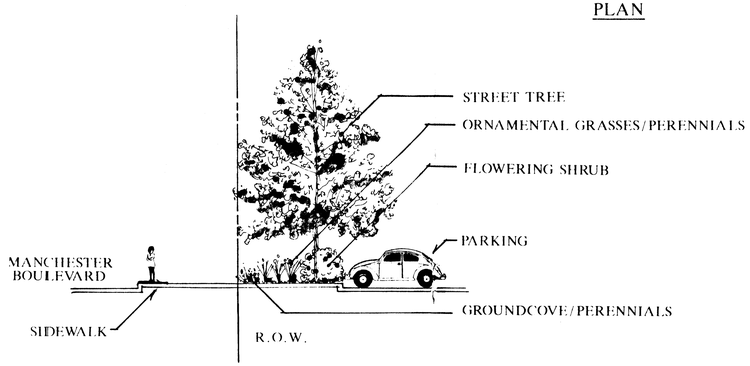
LANDSCAPE PLAN
SILVERLAKE
LEE DISTRICT

Drawn By	MWT
Designed By	DMC/MWT
Checked By	LAM
Engineer	RP
Date	7/25/95
Scale	1"=60'
Plan Number	
Zoned	
Sheet	5 of 6
File Number	M-9198

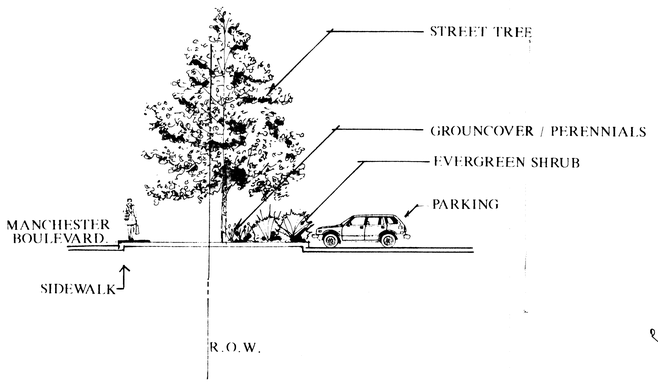
14-A
N085023



PLAN



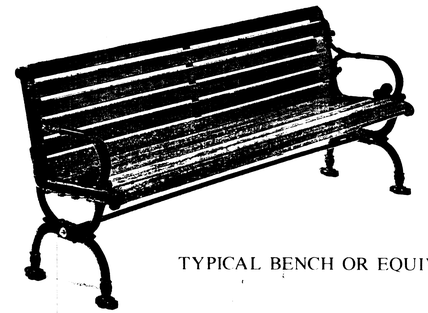
SECTION A-A'



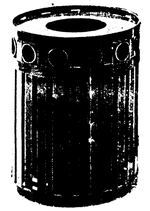
SECTION B-B'

SECTIONS / LANDSCAPE TREATMENT ALONG MANCHESTER BOULEVARD

NOT TO SCALE

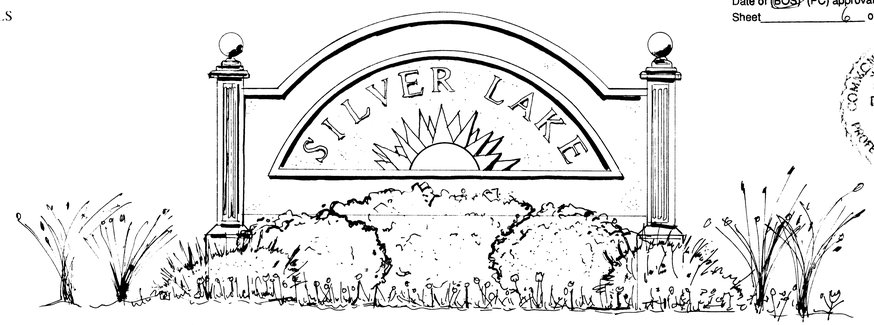


TYPICAL BENCH OR EQUIVALENT



TYPICAL TRASH RECEPTACLE OR EQUIVALENT

TYPICAL STYLE LIGHT OR EQUIVALENT



TYPICAL ENTRANCE SIGN FEATURE WITH ACCENT PLANTING

SITE AMENITIES

NOT TO SCALE

RZ/FDP 1996-LE-034
FDP 82-L-030-7
Application No. PCA 82-L-030-9 Staff RB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 4/21/97
Date of (BOS) (PC) approval 6/5/97
Sheet 6 of 6

Revision Date
4/29/97 RLY

Dewberry & Davis
Architects
Engineers
Planners
Surveyors
8401 Arlington Blvd., Fairfax, VA 22031
☎ 703 849-0100

FAIRFAX COUNTY, VIRGINIA

SECTIONS / SITE AMENITIES

SILVERLAKE

LEE DISTRICT

Drawn By	MWT
Designed By	JMC
Checked By	LAM
Engineer	RP
Date	2-20-97
Scale	NOT TO SCALE
Plan Number	
Zoned	
Sheet	6 of 6
File Number	M-9198

14-A

N085023