S4-092-H

"HAYWOOD"
ZONED: R-1
USE: RESIDENTIAL

OLLEY LANE RTE. 787
R/W WIDTH VARIES

"LITTLE RIVER GLEN"
(PARCEL 41A)
ZONED: R-2
USE: SPECIAL EXCEPTION FOR ELDERLY HOUSING (MULTI-FAMILY) AND SENIOR CENTER
ALL EXISTING STRUCTURES TO REMAIN

"SUSSEX"
ZONED: R-2
USE: RESIDENTIAL

"LEE MEADOWS"
ZONED: R-1
USE: RESIDENTIAL

"WESTCHESTER SEC. I"
ZONED: R-2
USE: RESIDENTIAL

LITTLE RIVER TURNPIKE RTE. 236
WIDTH VARIES

PROPOSED LIMITS OF PRESERVATION AREA

PRESERVATION AREA

LANDSCAPE BERMS TO BE PROVIDED AND PLANTED PRIMARILY WITH EVERGREEN TREES TO BE CONSISTENT WITH THE EXISTING ENTRANCE TREATEMENT FOR LITTLE RIVER GLEN

PROPOSED ROAD DEDICATION FOR PUBLIC STREET PURPOSES

TIE INTO EX. CURB & S/W

TIE INTO EX. CURB AND SIDEWALK

PROP. FACE OF CURB

PROP. R/W

EX. CURB

ROSE GARDEN

PROPOSED 5' WIDE CONC. STAIRS WITH HANDRAILS

LIMITS OF CLEARING AND GRADING

LOADING SPACE 12' X 12' DUMPSTER PAD

PROPOSED 3RD WALK AND RESIDENT GARDEN

PROPOSED TRANSITIONAL SCREENING 50' WIDTH 4' TO 6' HIGH WOOD FENCE TO MEANDER WITH EXISTING VEGETATION (TYPE 2 SCREENING IS REQUIRED) NEW PLANTINGS TO SUPPLEMENT EXISTING

EX. SENIOR CENTER
1 STORY
MAX. HEIGHT 29'

EX. INDEPENDENT LIVING
10,050 SQ.FT. PER FLOOR
MAX. HEIGHT 29'

EX. INDEPENDENT LIVING
10,050 SQ.FT. PER FLOOR
MAX. HEIGHT 29'

PROPOSED TRANSITIONAL SCREENING AND NOISE ATTENUATION (TYPE 1 REQUIRED)

COMMUNITY GARDENING

FLOWERS, BIRDS, & BUTTERFLIES

POND MAINT. ROAD

PROPOSED STORM SEWER

EX. 20' STORM DRAINAGE ESMT. (D.B. 0069, PG. 401)

EX. STM SEW.

PROPOSED DRY POND #4

12' X 12' DUMPSTER PAD

COMMUNITY GARDENING

OPTIONAL SHED

EMERGENCY ACCESS (GRASS PAVERS)

PROP. 10' SANITARY SEWER EASEMENT

PROP. SAN. SEWER

C

* PARTIAL BASEMENT

REFLECTING POND

HERB GARDEN

ACTIVE RECREATION AREA (SHUFFLEBOARD)

ACTIVE RECREATION AREA (CROQUET FIELD)

ACTIVE RECREATION AREA (HORSE SHOE PIT)

PROPOSED WET POND (SWM)

EMERGENCY ACCESS AND POND MAINT. ROAD

FUTURE 25' LANDSCAPE STRIP SUBJECT TO VDOT APPROVAL

25' PRESERVATION AREA

PROPOSED TREE LINE

PROPOSED 50' TRANSITIONAL SCREENING TO BE PROVIDED. 6' HIGH WOOD FENCE TO BE CONSTRUCTED WITHIN 50 FT. STRIP.

PROPOSED LIMITS OF PRESERVATION AREA

N13°33'03"E 448.01'

S84°05'56"E 30.27'

N13°32'43"E

651.46'

C1 N66°29'46"E 2.96

S76°35'53"E 216.19'

S76°15'23"E 254.20'

S12°34'49"W 38.12'

S12°35'25"W 1098.39'

S40°08'55"E

N76°25'47"W

856.59'

±130'

±190'

496.58'

395.23'

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

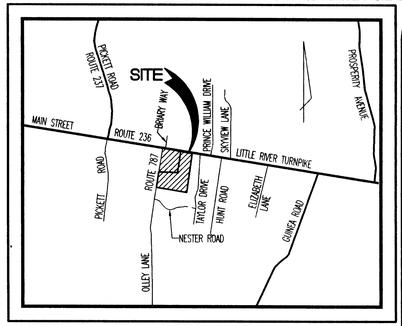
NORTH

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
NOV 4 1997
ZONING EVALUATION DIVISION

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	52.00'	32.11'	16.58'	31.60'	N31°14'03.5"E	35°22'40"

VICINITY MAP
SCALE: 1"=2,000'



RZA 87-A-011; PCA 87-A-001
RZ-96-B-021; SEA 87-A-017
Application No. _____ Staff _____
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 1-6-98
Date of (BOS) (PC) approval 3-7-98
Sheet 1 of 4

BUILDING LEGEND

A — ADULT DAY CARE AND ASSOCIATED USES
11,800 SQ. FT.
(WITH A MIN. OF 7,500 SQ.FT. FOR DAY CARE FACILITIES)
MAX. HEIGHT 20'
1 STORY

B — ASSISTED LIVING FACILITY
40,000 SQ. FT.
60 UNITS (BEDS)
MAX HEIGHT 20'
1 STORY

C — ELDERLY HOUSING (INDEPENDENT LIVING)
10,050 SQ.FT. PIER FLOOR
MAX. HEIGHT 29'
2-STORY

ALL 5 NEW ELDERLY HOUSING BUILDINGS WILL EACH HAVE 450 SQ. FT. OF SERVICE PROVIDER SPACE.

EXISTING SENIOR CENTER (APPROXIMATELY 113'X113')

EXISTING INDEPENDENT LIVING BUILDING-SEE TYPICAL, BUILT 1990 (ALL 4 BUILDINGS)

PROPOSED LANDSCAPING

EXISTING VEGETATION

PRESERVATION AREA: SPACE WHERE GRADING AND CLEAR CUTTING WILL NOT BE ALLOWED. EXISTING AND HEALTHY TREES WILL REMAIN ONLY DISEASED AND/ OR DYING VEGETATION WILL BE REMOVED AT THE DIRECTION OF THE URBAN FORESTER.

RINKER-DETWILER & ASSOCIATES, P.C.
ENGINEERING SURVEYING LAND PLANNING
9240-B MOSBY STREET, MANASSAS, VIRGINIA 22110
PHONE : (703) 368-7373 METRO : (703) 591-6812 TOLL FREE: 1-800-296-4444

COMMONWEALTH OF VIRGINIA
JACK E. RINKER
No. 3958
11-2-97
CERTIFIED PROFESSIONAL ENGINEER

GENERALIZED DEVELOPMENT PLAN/
SPECIAL EXCEPTION AMENDMENT PLAT

LITTLE RIVER GLEN EXPANSION

BRADDOCK DISTRICT
FAIRFAX COUNTY, VIRGINIA

REVISIONS:
August 27, 1996
September 30, 1996
October 14, 1996
November 8, 1996
December 3, 1996
December 13, 1996
December 18, 1996
APRIL 7, 1997
OCTOBER 31, 1997

DATE: APRIL 1996
SCALE: 1" = 50'
DESIGN: DSD
DRAFT: TCD
CHECKED BY: ETC
ARCH:
JOB NUMBER: 94-092-H
SHEET 1 OF 2

DRAWING NAME: M:\WORK\94092\GDP\NEW-GDP 11-3-97 2:29:34 pm EST

94-092-H

TABULATIONS

AREAS:

EX. LITTLE RIVER GLEN (PCA 87-A-011)	7.28 ACRES
PROP. LITTLE RIVER GLENN II (PCA 89-A-001)	13.86 ACRES
EX. 15' OUTLET ROAD (RZ 96-B-021)	0.18 ACRES
ENTIRE PROJECT (SEA 87-A-017)	21.32 ACRES

USES:

ELDERLY HOUSING	
EXISTING	120 UNITS
PROPOSED	150 UNITS
TOTAL	270 UNITS
SENIOR CENTER (EX.)	11,500 SQ. FT.
ADULT DAY CARE & ASSOC. USES (PROP.)	11,800 SQ. FT.
ASSISTED LIVING (PROP.) [60 UNITS / BEDS]	40,000 SQ. FT.
	51,800 SQ. FT.

DENSITY / INTENSITY:

FLOOR AREA RATIO = BUILDING AREA / SITE AREA

1) SENIOR CENTER:
BUILDING AREA / AREA USED = 11,500 SQ. FT. / 46,000 SQ. FT. = 0.25

FAR ALLOWED IN R-3: 0.25

2) ADULT DAY CARE & ASSOCIATED USES AND 3) ASSISTED LIVING: 11,800 SQ. FT. + 40,000 SQ. FT.

BUILDING AREA / AREA USED = 51,800 SQ. FT. / 288,000 SQ. FT. = 0.18

FAR ALLOWED IN R-2: 0.20

DENSITY= DWELLING UNITS / ACRE

1) EX. ELDERLY HOUSING / PCA 87-A-011: 120 UNITS
TOTAL AREA: 7.28 OR 317,207 SQ. FT.
SR. CTR. AREA: - 46,000 SQ. FT.
271,207 SQ. FT. OR 6.23 AC.

120 UNITS / 6.23 AC. = 19.26 DU. / AC. FOR EX. ELDERLY HOUSING

ALLOWED DENSITY: 24 DU. / AC. (4 X 5 + 20% FOR ADU'S)

2) PROP. ELDERLY HOUSING / PCA 89-A-001 AND RZ 96-B-021 : 150 UNITS
TOTAL AREA: 14.04 AC. OR 611,791 SQ. FT.
ADULT DAY CARE & ASSOC. USES AND ASSISTED LIVING AREA - 288,000 SQ. FT.
323,791 SQ. FT. OR 7.43 AC.

150 UNITS / 7.43 AC. = 20.19 DU. / AC. FOR PROP. ELDERLY HOUSING

ALLOWED DENSITY : 24 DU. / AC. (4 X 5 + 20% FOR ADU'S)

OPEN SPACE:

REQUIRED (PER SECT. 9-306, PARA. 8): 35%
OR (.35 X 21.32 AC.) = 7.46 AC.

PROVIDED: 13.10 AC.
OR (13.10 / 21.32 AC.) 61%

PARKING:

REQUIRED:

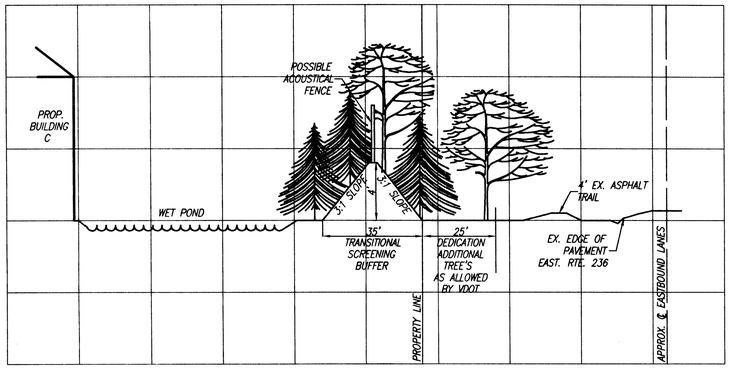
1) SENIOR CENTER (45 SPACES / 100 OCCUPANTS, PLUS EMPLOYEES) OR 45 + 5 =	50 SPACES
2) ELDERLY HOUSING (1 SPACE / 4 UNITS, PLUS EMPLOYEES) OR 270 UNITS / 4 + 18 EMPLOYEES =	86 SPACES
3) ASSISTED LIVING (1 SPACE / 3 RESIDENTS, PLUS EMPLOYEES) OR 60 / 3 + 20 =	40 SPACES
4) ADULT DAY CARE & ASSOC. USES (1 SPACE / 3 PARTICIPANTS, PLUS EMPLOYEES) OR 50 / 3 + 13 =	30 SPACES
TOTAL REQUIRED:	206 SPACES

PROVIDED:

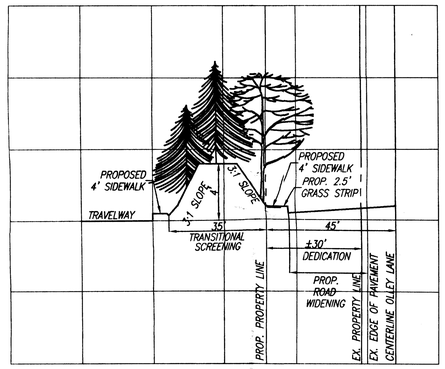
EXISTING: (85 REG. + 10 HC.)	95 SPACES
PROPOSED (164 REG. + 21 HC)	185 SPACES
TOTAL PROVIDED:	280 SPACES

NOTES

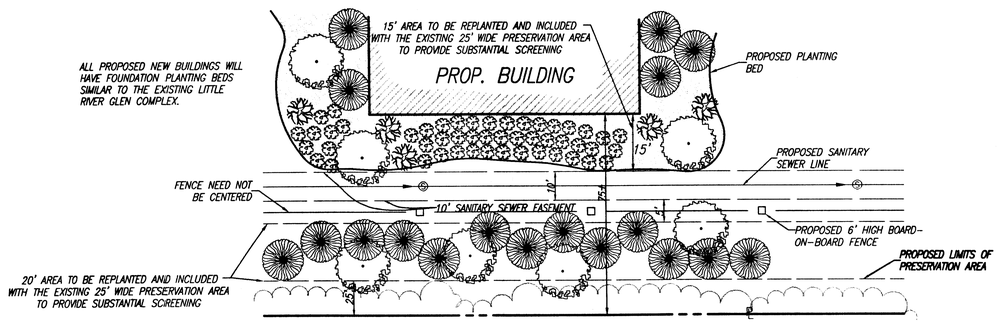
1. THIS REQUEST IS FOR THE FOLLOWING:
   A) A PROFFER CONDITION AMENDMENT (PCA 87-A-011) TO MODIFY THE PROFFERS FROM THE ORIGINAL REZONING OF LITTLE RIVER GLEN;
   B) A PROFFER CONDITION AMENDMENT (PCA 89-A-001) TO REVISE THE PROFFERS WHICH PERMITTED SINGLE FAMILY HOMES TO ALLOW THE EXPANSION OF LITTLE RIVER GLEN II FOR ELDERLY HOUSING.
   C) A REZONING (RZ 96-B-021) FOR A 15' WIDE OUTLET ROAD FROM R-1 TO R-2 FOR INCLUSION INTO THIS PROPOSED PROJECT; AND
   D) A SPECIAL EXCEPTION AMENDMENT (SEA 87-A-017) TO MODIFY THE DEVELOPMENT CONDITIONS FOR THE ORIGINAL LITTLE RIVER GLEN AND TO INCLUDE THE EXPANSION AREA FOR ADDITIONAL ELDERLY HOUSING, ASSISTED HOUSING, ADULT DAY CARE AND ASSOC. USES
2. THE SITE IS LOCATED ON FAIRFAX COUNTY TAX MAP 58-4-((1)), PARCELS 41A, 43, 44, 45, AND 47 AND AS A STREET NAMED LONG PLACE AND AS A 15' WIDE OUTLET ROAD.
3. BOUNDARY INFORMATION IS TAKEN FROM DEEDS AND PLATS OF RECORD AND DOES NOT REPRESENT A FIELD-RUN SURVEY BY RDA. NO TITLE REPORT WAS FURNISHED.
4. TOPOGRAPHIC INFORMATION IS AT 2 FOOT INTERVALS AND WAS TAKEN FROM FAIRFAX COUNTY AERIAL MAPS.
5. THIS SITE WILL BE SERVED BY PUBLIC WATER AND SANITARY SEWER.
6. THERE ARE NO ENVIRONMENTAL QUALITY CORRIDOR (EQC), 100-YEAR FLOOD PLAIN, OR RESOURCE PROTECTION AREAS LOCATED ON THIS SITE.
7. THIS SITE IS APPROXIMATELY 25% WOODED PRIMARILY WITH SCRUB VEGETATION. SOME SPECIMEN TREES DO EXIST AND WHERE FEASIBLE, WILL BE PRESERVED. IN ADDITION, EFFORTS WILL BE MADE TO RELOCATE THE EXISTING VEGETATION FROM WITHIN THE CLEARING LIMITS, TO SUPPLEMENT THE PROPOSED TRANSITIONAL SCREENING AREAS AT THE PERIMETER OF THIS SITE. THE LIMITS OF CLEARING AND GRADING AS GENERALLY SHOWN ON THIS PLAT ARE SUBJECT TO FINAL ENGINEERING. A DETAILED LANDSCAPE PLAN WILL BE PROVIDED WITH THE FINAL SITE PLAN TO BE REVIEWED AND APPROVED BY DEM.
8. ACCORDING TO THE DEEDS OF THIS PROPERTY, THE COUNTY'S PUBLISHED ZONING AND TOPOGRAPHY MAPS, AND FROM AN ONSITE VISIT, NO DELINEATION OF ANY GRAVE, OBJECT OR STRUCTURE MARKING A BURIAL WAS INDICATED ON THIS SITE.
9. BASED ON PRELIMINARY INVESTIGATION, NO HAZARDOUS WASTES, TOXIC SUBSTANCES HAVE BEEN GENERATED, UTILIZED, TREATED OR DISPOSED OF ON THIS SITE. STORAGE TANKS AND/OR CONTAINERS ARE NOT PROPOSED FOR THIS SITE.
10. THE SIGN WILL BE SIMILAR TO THE EXISTING SIGNS.
11. PUBLIC STREET IMPROVEMENTS WILL BE PROVIDED ALONG OLLEY LANE (ROUTE 787) TO ESTABLISH ADEQUATE SIGHT DISTANCE AND IMPROVE INGRESS AND EGRESS TO THE PROPERTY. DEDICATION OF 45' FROM THE EXISTING CENTERLINE OF OLLEY LANE WILL ALSO BE PROVIDED.
12. BENCHES WILL BE PROVIDED AT A MAXIMUM DISTANCE OF 50' ALONG ALL INTERIOR PEDESTRIAN WALKWAYS.
13. STORM WATER DETENTION AND CHESAPEAKE BAY REQUIREMENTS WILL BE PROVIDED IN ACCORDANCE WITH FAIRFAX COUNTY REGULATIONS.. THE SWM FACILITIES WILL BE GENERALLY LOCATED AS SHOWN. ANY WAIVERS OR SAFETY FEATURES REQUIRED TO ESTABLISH THE WET POND WILL BE ACQUIRED PRIOR TO SITE PLAN APPROVAL.
14. THE APPLICANT REQUESTS THAT DENSITY CREDIT BE APPROVED FOR ANY ADDITIONAL STREET DEDICATION CONVEYED TO THE COUNTY WITH THE APPROVAL OF THIS REQUESTED SEA, REZONING AND PCA'S.
15. A WAIVER/MODIFICATION OF THE BARRIER REQUIREMENTS IS REQUESTED IN ACCORDANCE WITH SECTION 13-304 PARAGRAPHS 3 AND 12 OF THE FAIRFAX COUNTY ZONING ORDINANCE, ALONG THE WESTERN (ROUTE 787) AND NORTHERN (ROUTE 236) TRANSITIONAL SCREENING YARDS. A MODIFICATION OF THE BARRIER REQUIREMENTS IS REQUESTED FOR THE EASTERN AND SOUTHERN BOUNDARY TO ALLOW FLEXIBILITY IN THE PLACEMENT OF THE BARRIER, AS NOTED.
16. MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENTS IN ACCORDANCE WITH SECTION 13-304 PARAGRAPH 3 OF THE FAIRFAX COUNTY ZONING ORDINANCE IS REQUESTED. THIS MODIFICATION IS REQUESTED ALONG THE NORTHERN BOUNDARY (ROUTE 236) WHERE TRANSITIONAL SCREENING TYPE 1 (25') IS REQUIRED, AND BERMS, POSSIBLY WITH BARRIERS, WILL BE PROVIDED FOR NOISE ATTENUATION AS WELL AS SCREENING. SUBSTANTIAL SCREENING AND BUFFERING WILL BE PROVIDED AS GENERALLY SHOWN ON THE PLAN AND ILLUSTRATED ON THIS SHEET.
17. IT IS REQUESTED THAT A WAIVER BE GRANTED FOR THE REQUIRED SERVICE DRIVE ALONG ROUTE 236 (LITTLE RIVER TURNPIKE) [SECTION 17-201, PARAGRAPH 3A].



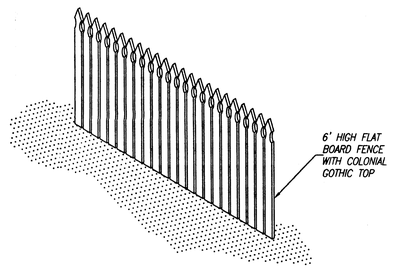
BUFFERING ALONG RTE. 236
(NO SCALE)



OLLEY LANE ROAD IMPROVEMENTS
& BUFFERING
(NO SCALE)



TYPICAL SCREENING ALONG EASTERN PROPERTY LINE
(NO SCALE)



TYPICAL FENCE ALONG PROPERTY LINE
(NO SCALE)

RDA 87-A-011 ; RDA-87-A-001
RZ-96-B-021 ; SEA 87-A-017
Application No. _____ Staff DM JAMES
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 1-6-98
Date of (BOS) (PC) approval 3-9-98
Sheet 2 of 4

RINKER-DETWILER & ASSOCIATES, P.C.
ENGINEERING SURVEYING LAND PLANNING
9240-B MOSBY STREET, MANASSAS, VIRGINIA 22110
PHONE : (703) 368-7373 METRO : (703) 591-6812 TOLL FREE: 1-800-296-4444

COMMONWEALTH OF VIRGINIA JACK E. RINKER No. 3958 CERTIFIED PROFESSIONAL ENGINEER 11-2-97

GENERALIZED DEVELOPMENT PLAN/ SPECIAL EXCEPTION AMENDMENT PLAT

LITTLE RIVER GLEN EXPANSION

BRADDOCK DISTRICT
FAIRFAX COUNTY, VIRGINIA

REVISIONS:
August 27, 1996
September 30, 1996
October 14, 1996
December 18, 1996
April 7, 1997
OCTOBER 31, 1997

DATE: APRIL 1996
SCALE: N/A
DESIGN: DSD
DRAFT: CAD
CHECKED BY: ETC
ARCH: --
JOB NUMBER: 94-092-H
SHEET 2 OF 2

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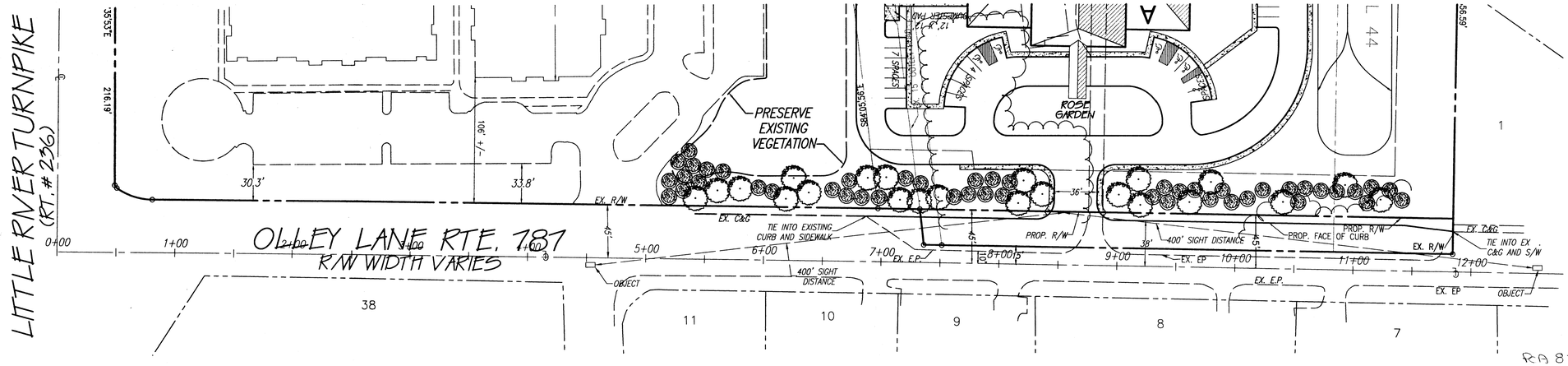
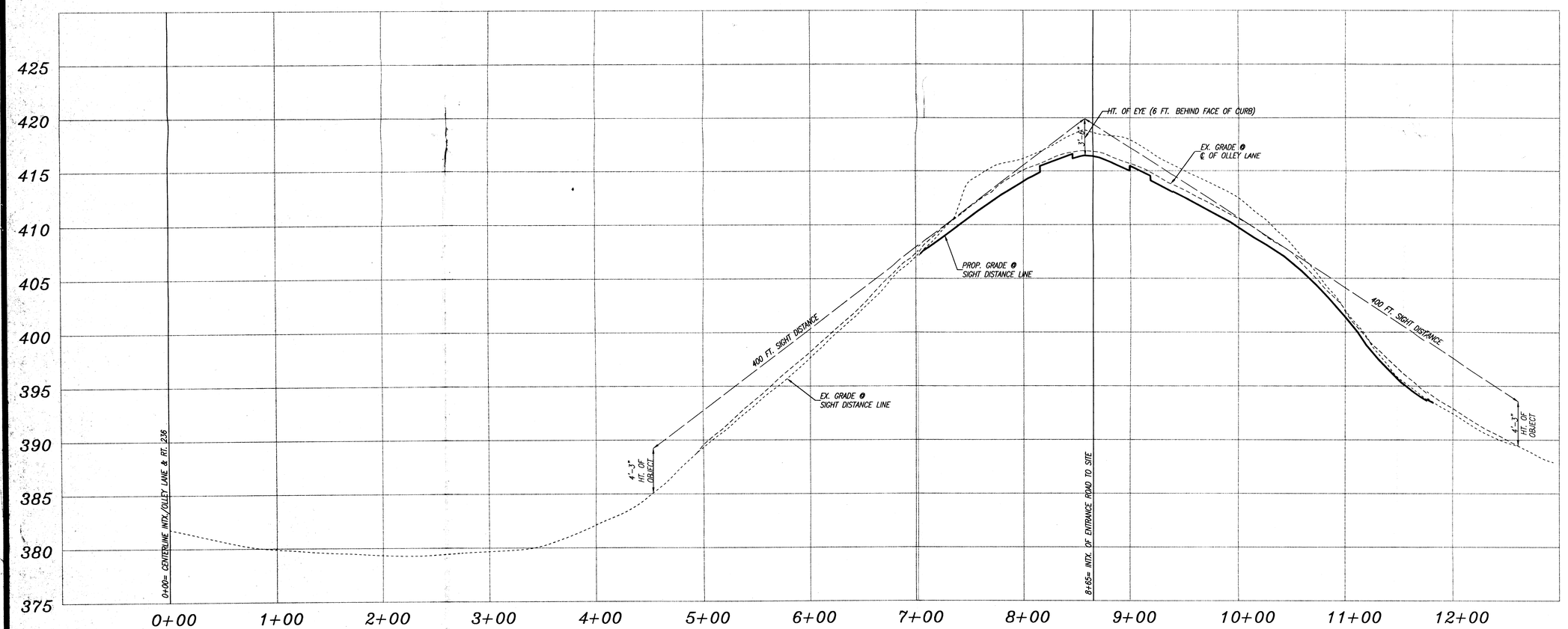


RCA 87-A-011; RCA 89-A-001
RZ-96-B-021; SEA 87-A-017

Application No._____ Staff DM JAMES
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 1-6-98
Date of (BOS) (PC) approval 3-9-98
Sheet 3 of 4



EXISTING TOPOGRAPHY TAKEN FROM INFORMATION-OF-RECORD

RINKER-DETWILER & ASSOCIATES, P.C.
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9240-B MOSBY STREET, MANASSAS, VIRGINIA 22110
PHONE : (703) 368-7373 METRO : (703) 591-6812 TOLL FREE: 1-800-296-4444

COMMONWEALTH OF VIRGINIA
JACK E. RINKER
No. 3958
CERTIFIED PROFESSIONAL ENGINEER

SIGHT DISTANCE EXHIBIT

LITTLE RIVER GLEN EXPANSION

BRADDOCK DISTRICT
FAIRFAX COUNTY, VIRGINIA

REVISIONS:

DATE: FEBRUARY 1997
SCALE: 1" = 50' 1" = 5'
DESIGN: DSD
DRAFT: MES
CHECKED BY: ETC
ARCH:
JOB NUMBER: 94-092-H
SHEET 1 OF 1

94-092-H

46-048

94-092-H

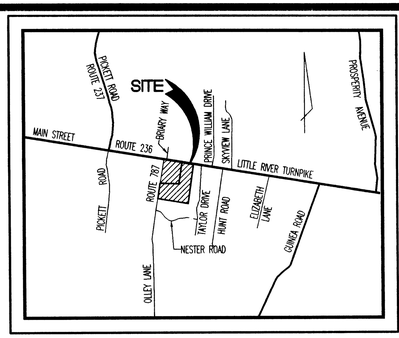
EX. EP

EX. EP

EX. CURB

R-3

R-2



VICINITY MAP
SCALE: 1"=2,000'

LEGEND

DENOTES OPEN SPACE
R-2 DISTRICT: 9.2 AC
R-3 DISTRICT: 3.9 AC
TOTAL OPEN SPACE 13.1 AC

DENOTES AREA USED FOR SENIOR CENTER 46,000 SQ. FT.

DENOTES AREA USED FOR ASSISTED HOUSING AND ADULT DAY CARE WITH ASSOC. USES 288,000 SQ. FT.

NOTE

PHASE I WILL INCLUDE THE TRANSITIONAL SCREENING, STORM WATER MANAGEMENT PONDS, NECESSARY UNDERGROUND UTILITIES AND THE LOOP ROAD, INCLUDING ENTRY OFF OLLEY LANE; AND EITHER ELDERLY HOUSING BUILDINGS AND ASSOCIATED USES, CLOSEST TO LITTLE RIVER TURNPIKE OR THE ASSISTED LIVING AND ADULT DAY CARE AND ASSOCIATED USES, DEPENDING UPON AVAILABLE FUNDING AND MARKET CONSTRAINTS. PHASE II WILL CONSIST OF THE UNCONSTRUCTED HOUSING TYPE PROPOSED.

RA 87-A-011; RA 87-A-001
RZ-96-B-021; SEA 87-A-017

Application No._____ Staff DM JAMES
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 1-6-98
Date of (BOS) (PC) approval 3-9-98
Sheet 4 of 4

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

NORTH

RINKER-DETWILER & ASSOCIATES, P.C.
ENGINEERING SURVEYING LAND PLANNING
9240-B MOSBY STREET, MANASSAS, VIRGINIA 22110
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COMMONWEALTH OF VIRGINIA
JACK E. RINKER
No. 3958
PROFESSIONAL ENGINEER
CERTIFIED PROFESSIONAL

OPEN SPACE/PHASING/FAR AREAS EXHIBIT

LITTLE RIVER GLEN EXPANSION

BRADDOCK DISTRICT
FAIRFAX COUNTY, VIRGINIA

REVISIONS:

REV. OPEN SPACE
10/20/1997
OCTOBER 31, 1997

DATE: APRIL 1997
SCALE: 1" = 50'
DESIGN: DSD
DRAFT: MES
CHECKED BY: ETC
ARCH:
JOB NUMBER: 94-092-H
SHEET 1 OF 1

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