PRINTED

JUL 2 6 1995

Dewberry & Davis

TABULATION

EXISTING ZONING	R-1, C-8 AND I-5
PROPOSED ZONING	PDH-20
LAND AREA	7.84± AC
PROPOSED USE	MULTIPLE FAMILY DWELLING UNITS
PROPOSED NUMBER OF UNITS*	154
BASE NUMBER OF UNITS	140
AFFORDABLE DWELLING UNITS	10
BONUS UNITS	4
PROPOSED DENSITY WITHOUT BONUS UNITS AND ADUs*	17.8 DU/AC
PROPOSED DENSITY WITH BONUS UNITS AND ADUs	19.6 DU/AC
PARKING SPACES REQUIRED	247
PARKING SPACES PROVIDED**	261
OPEN SPACE REQUIRED (31%)	2.43± AC
OPEN SPACE PROVIDED (50%)	3.92± AC
DEVELOPED RECREATIONAL OPEN SPACE	3,643± SF
MAXIMUM BUILDING HEIGHT	
MULTIPLE FAMILY DWELLINGS	(3 STORIES) 45 FT
GARAGES	(1 STORY) 25 FT

* SEE NOTE 10.

** SEE NOTES 6 AND 11.

NOTES

1. THE PROPERTY THAT IS THE SUBJECT OF THIS CONCEPTUAL/FINAL DEVELOPMENT PLAN (CDP/FDP) IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS 56-2 ((1)) 41, 42 43 AND 56-2 ((3)) 1 AND 3-8.

   THE CDP/FDP ACCOMPANIES AN APPLICATION TO REZONE THE SUBJECT PROPERTY FROM THE R-1, C-8 AND I-5 DISTRICTS TO THE PDH-20 DISTRICT TO ENABLE THE DEVELOPMENT OF 154 MULTIPLE FAMILY DWELLING UNITS.

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

3. THE TOPOGRAPHY SHOWN HEREON IS AT A CONTOUR INTERVAL OF TWO (2) FEET FROM AERIAL TOPOGRAPHY BY OTHERS. DEWBERRY & DAVIS ASSUMES NO RESPONSIBILITY FOR DESIGN OR CONSTRUCTION CHANGES CAUSED BY INACCURACIES IN THE TOPOGRAPHIC INFORMATION.

4. STORMWATER DETENTION AND BEST MANAGEMENT PRACTICES (BMPs) 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 AND BMPs WILL BE PROVIDED BY PROPOSED REGIONAL STORMWATER MANAGEMENT POND D47 IN ACCORDANCE WITH SECTION 6-0402.6(b) OF THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL. IF THE REGIONAL POND CANNOT BE UTILIZED, STORMWATER MANAGEMENT AND BMP's WILL BE PROVIDED ON SITE IN ACCORDANCE WITH THE IMPROVEMENTS REPRESENTED ON THE GRAPHIC. THE PROPOSED DEVELOPMENT PROGRAM WILL GENERATE A VOLUME REQUIREMENT OF 40,000 CUBIC FEET BASED ON PRELIMINARY ENGINEERING. THE VOLUME REQUIREMENT IS APPROXIMATE AND SUBJECT TO REVISION AT THE TIME OF FINAL ENGINEERING.

5. THE LIMITS OF CLEARING AND GRADING AND THE LANDSCAPED OPEN SPACE AREAS REPRESENTED ON THE GRAPHIC ARE PRELIMINARY AND SUBJECT TO MINOR MODIFICATION AT TIME OF FINAL ENGINEERING AND DESIGN. LANDSCAPING AND TREE COVER WILL BE PROVIDED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF ARTICLE 13.

6. THE APPLICANT RESERVES THE RIGHT TO DEVELOP A LESSER NUMBER OF DWELLING UNITS THAN THAT NUMBER REPRESENTED IN THE TABULATION AND REDUCE THE NUMBER OF PARKING SPACES AND AFFORDABLE DWELLING UNITS ACCORDINGLY.

7. IN ACCORDANCE WITH PAR. 4 OF SECT. 16-403 OF THE ZONING ORDINANCE, MINOR MODIFICATIONS TO THE SIZES, DIMENSIONS, FOOTPRINTS AND LOCATIONS OF BUILDINGS, SIDEWALKS/TRAILS, AND UTILITIES MAY OCCUR WITH FINAL ENGINEERING AND DESIGN.

8. IT IS TO BE UNDERSTOOD THAT ADDITIONAL SITE FEATURES SUCH AS GAZEBOS, TRELLISES, ENTRANCE SIGNS, PLANTERS, FENCES AND/OR WALLS NOT REPRESENTED HEREON MAY BE PROVIDED.

9. ARCHITECTURAL SKETCHES ARE NOT AVAILABLE AT THIS TIME.

10. THE PROPOSED NUMBER OF DWELLING UNITS AND RELATED DENSITY HAVE BEEN ESTABLISHED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN PART 8 OF ARTICLE 2 OF THE ZONING ORDINANCE. THE BASE NUMBER OF DWELLING UNITS IS 140. BASED ON THE PROVISIONS IN PART 8 OF ARTICLE 2, AN ADDITIONAL 14 AFFORDABLE DWELLING UNITS (ADUs) AND BONUS UNITS ARE REQUIRED, OF WHICH TEN (10) SUCH UNITS WILL BE ADUs.

11. AT A MINIMUM, PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE. THE APPLICANT RESERVES THE RIGHT TO PROVIDE MORE THAN THE MINIMUM REQUIRED NUMBER OF PARKING SPACES.

12. ADEQUATE RECEIVING FACILITIES, RATHER THAN LOADING SPACES, WILL BE PROVIDED FOR THE PROPOSED MULTIPLE FAMILY DWELLING UNITS IN ACCORDANCE WITH THE PROVISION SET FORTH IN PAR. 14 OF SECT. 11-202 OF THE ZONING ORDINANCE.

13. A WAIVER OF THE 600 FOOT MAXIMUM LENGTH FOR PRIVATE STREETS IN RESIDENTIAL DEVELOPMENTS AS PRESCRIBED BY PART 3 OF ARTICLE 11 OF THE ZONING ORDINANCE IS HEREBY REQUESTED.

14. A WAIVER OF THE SERVICE DRIVE REQUIREMENT ALONG LEE HIGHWAY, ROUTE 29, IS HEREBY REQUESTED.

15. THE PROPOSED PUBLIC IMPROVEMENT TO STEVENSON STREET WILL BE DEDICATED AND CONSTRUCTED IN CONJUNCTION WITH THE SITE DEVELOPMENT PROGRAM.

16. THE PROPOSED DEVELOPMENT WILL INCLUDE A SWIMMING POOL AS A COMMUNITY FACILITY AND SPECIAL AMENITY. THE MAJOR OPEN SPACE AREAS AND THE APPROXIMATE LOCATION OF THE SWIMMING POOL ARE REPRESENTED ON THE GRAPHIC. THERE ARE NO PUBLIC FACILITIES ASSOCIATED WITH THE PROPOSED DEVELOPMENT PROGRAM. THE OPEN SPACE CALCULATIONS HAVE BEEN BASED ON THE PROVISIONS SET FORTH IN SECT. 2-309 OF THE ZONING ORDINANCE.

17. THERE IS NO TRANSITIONAL SCREENING OR BARRIER REQUIRED ALONG THE NORTHERN AND A PORTION OF THE SOUTHERN BOUNDARY OF THE PROPERTY. A WAIVER OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENT ALONG THE WESTERN AND EASTERN AND A PORTION OF THE SOUTHERN PROPERTY LINES IS REQUESTED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN PAR. 5 AND 6 OF SECT. 13-304 OF THE ZONING ORDINANCE.

18. THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES ON THE PROPERTY THAT ARE WORTHY OF PROTECTION OR PRESERVATION.

19. THERE IS NO FLOODPLAIN, ENVIRONMENTAL QUALITY CORRIDOR (EQC), OR RESOURCE PROTECTION AREA (RPA) LOCATED ON THE SUBJECT PROPERTY.

20. THERE ARE NO UTILITY EASEMENTS LOCATED ON THE SUBJECT PROPERTY THAT HAVE A WIDTH OF TWENTY-FIVE (25) FEET OR MORE.

21. NOTWITHSTANDING THE REPRESENTATION PRESENTED ON THE GRAPHIC, CONNECTIONS TO OFF-SITE SANITARY SEWER AND WATER MAY BE MADE AT DIFFERENT LOCATIONS BASED ON FINAL ENGINEERING.

22. THE PROPOSED DEVELOPMENT OF MULTIPLE FAMILY DWELLING UNITS ON THE SUBJECT PROPERTY WILL NOT POSE ANY ADVERSE EFFECTS ON ADJACENT OR NEIGHBORING PROPERTIES.

23. THE EXISTING INDUSTRIAL BUILDING LOCATED ON THE PROPERTY WAS BUILT IN 1970. THE EXISTING DWELLINGS LOCATED ON LOTS 1 AND 3-7 WERE BUILT BETWEEN 1948 AND 1950. ALL OF THE BUILDINGS AND RELATED SITE IMPROVEMENTS WILL BE DEMOLISHED TO INCLUDE THE EXISTING DRIVEWAY LOCATED ON PARCELS 42 AND 41 THAT SERVED THE INDUSTRIAL USE LOCATED ON PARCEL 43.

24. A STATEMENT CONFIRMING THE OWNERSHIP OF THE SUBJECT PROPERTY IS FURNISHED UNDER SEPARATE COVER.

25. THE PROPOSED DEVELOPMENT COMPLIES WITH THE APPLICABLE DEVELOPMENT CRITERIA AND THE ADOPTED COMPREHENSIVE PLAN OF THE COUNTY. THE SITE IS LOCATED IN SUB-UNIT Q10 OF THE FAIRFAX CENTER AREA OF THE COMPREHENSIVE PLAN. THE COMPREHENSIVE PLAN RECOMMENDS RESIDENTIAL USE AT 20 DWELLING UNITS PER ACRE AT THE OVERLAY LEVEL SHOULD THE SUB-UNIT BE REDEVELOPED.

26. SUBJECT TO MARKET CONDITIONS, IT IS CURRENTLY ANTICIPATED THAT CONSTRUCTION OF THE PROPOSED DEVELOPMENT WILL COMMENCE AS SOON AS ALL NECESSARY COUNTY APPROVALS AND PERMITS ARE OBTAINED. IT IS CURRENTLY ANTICIPATED THAT THE DEVELOPMENT WILL BE CONSTRUCTED AS ONE SECTION.

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

28. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES STORED ON THE SUBJECT PROPERTY. FURTHER, THE PROPOSED USE WILL NOT GENERATE, UTILIZE, STORE, TREAT OR DISPOSE OF SUCH SUBSTANCES ON THE PROPERTY.

29. ALTHOUGH THE CDP/FDP IS PRESENTED AS ONE DOCUMENT, IT IS UNDERSTOOD THAT THE CDP WILL BE THE ENTIRE PLAN RELATIVE TO THE POINTS OF ACCESS, THE TOTAL NUMBER AND TYPE OF UNITS AND GENERAL LOCATION OF BUILDINGS AND OPEN SPACE AREAS, AND THAT THE APPLICANT HAS THE OPTION TO REQUEST A FINAL DEVELOPMENT PLAN AMENDMENT (FDPA) FROM THE PLANNING COMMISSION IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECT. 16-402 OF THE ZONING ORDINANCE.

30. EXCEPT WHERE WAIVERS HAVE BEEN NOTED ABOVE, TO THE BEST OF OUR KNOWLEDGE, THE PROPOSED DEVELOPMENT OF THE SUBJECT PROPERTY CONFORMS TO ALL CURRENT APPLICABLE LAND DEVELOPMENT ORDINANCES, REGULATIONS AND ADOPTED STANDARDS.

Application No. RZ 95-Y-006 Staff LKIRST

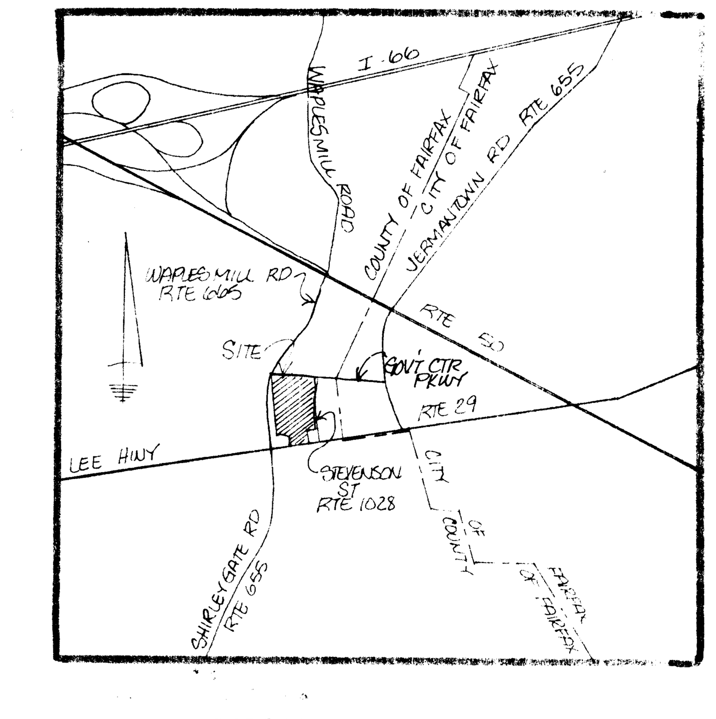
APPROVED DEVELOPMENT PLAN

(DP) (GDP) (CDP) (FDP)

SEE PROFFERS DATED 7-26-95

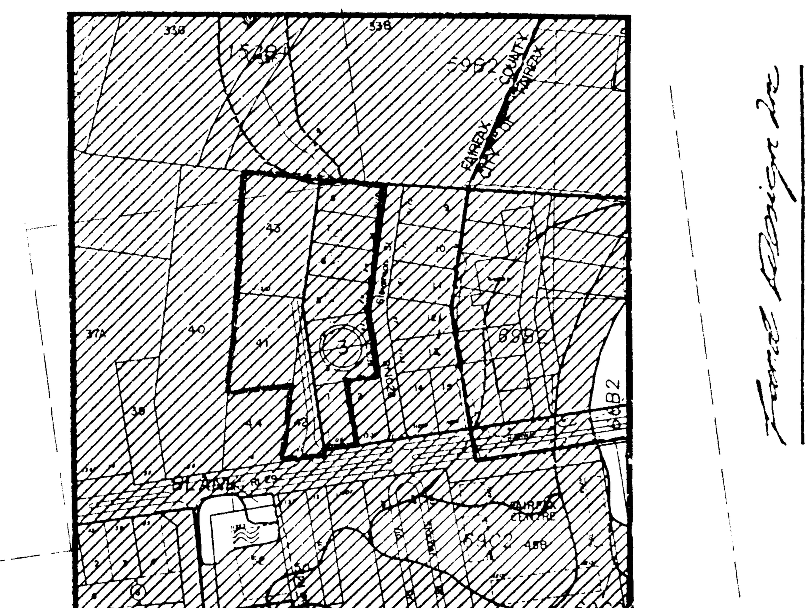
Date of (BOS) (PC) approval 9-11-95

1 of 2



VICINITY MAP

1" = 2000'



SOILS MAP

1" = 500'

59B2 ORANGE SILT LOAM, UNDULATING PHASE

152B+ ELBERT ORANGE GROUP

LEGEND

- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING WATERMAIN
- PROPOSED WATERMAIN
- EXISTING VEGETATION
- APPROXIMATE LIMITS OF CLEARING AND GRADING
- 6' ASPHALT TRAIL
- PROPOSED 4'± WIDE SIDEWALK (IN ACCORDANCE WITH COMPREHENSIVE TRAILS PLAN)
- POSSIBLE DUMPSTER LOCATION
- PROPOSED DRESSING ROOMS -1 STORY MAX. HT.=24'
- PROPOSED LIFEGUARD ROOM -1 STORY MAX. HT.=24'
- PROPOSED GARAGE/CARPORT

LANDSCAPE LEGEND

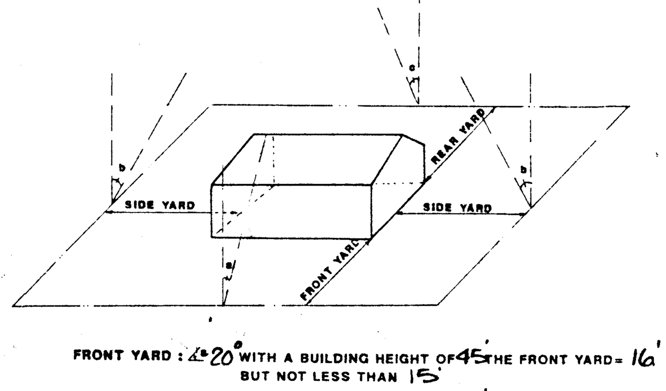
- PROPOSED DECIDUOUS TREE 2"-2½" CAL. MIN.
- PROPOSED ORNAMENTAL TREE 6'-8' HT. MIN.
- PROPOSED EVERGREEN TREE 6'-7' HT. MIN.

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
JUL 2 6 1995
ZONING EVALUATION DIVISION

ANGLE OF BULK PLANE

(R-20 DISTRICT, ADU DEVELOPMENT)

MINIMUM REQUIRED YARD FOR BUILDING WITH 45' HEIGHT



FRONT YARD : ∠a 20° WITH A BUILDING HEIGHT OF 45 THE FRONT YARD= 16' BUT NOT LESS THAN 15'

SIDE YARD : ∠b 15° WITH A BUILDING HEIGHT OF 45 THE SIDE YARD= 12' BUT NOT LESS THAN 10'

REAR YARD : ∠c 20° WITH A BUILDING HEIGHT OF 45 THE REAR YARD= 16' BUT NOT LESS THAN 20'

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RZ 95-Y-008

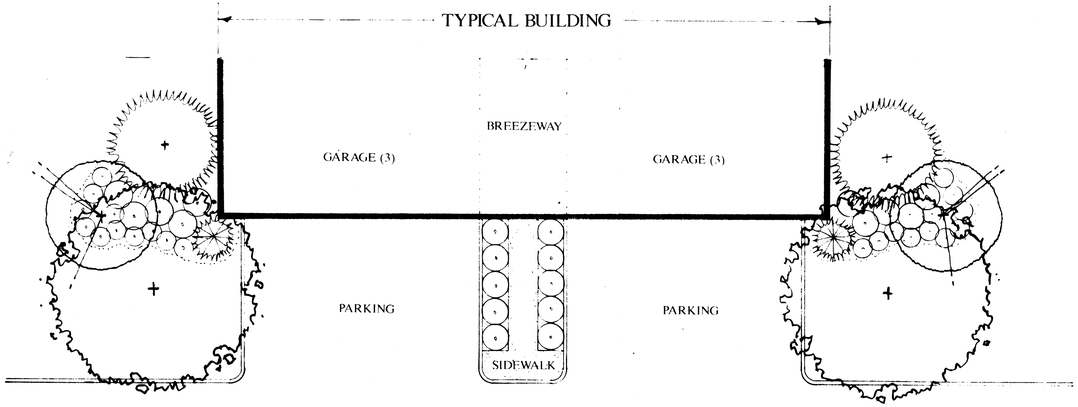
CONCEPTUAL/FINAL DEVELOPMENT PLAN

FAIRFAX INVESTMENTS/WAPLES MILL ROAD

SULLY DISTRICT

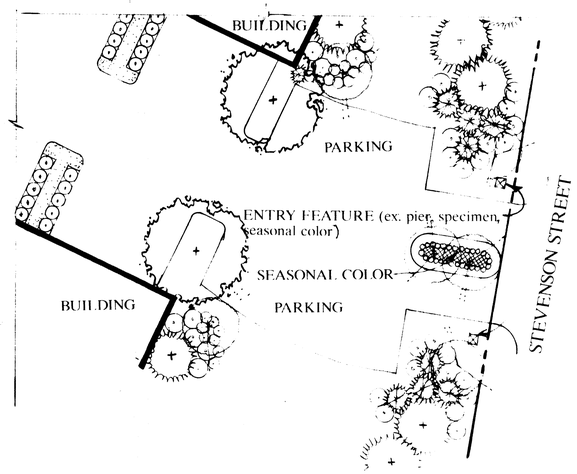
FAIRFAX COUNTY, VIRGINIA

Revision Date	
1-25-95	Drawn By: CG
4-3-95	Designed By: OTHERS
4-17-95	Checked By: PGY
5-12-95	Engineer: RLL
5-23-95	Date: 12-27-94
6-15-95	Scale: 1" = 50'
7-26-95	Plan Number: HY425 PLAN F6611 CFDP
	Zoned
	Sheet: 1 of 2
	File Number: M-9078



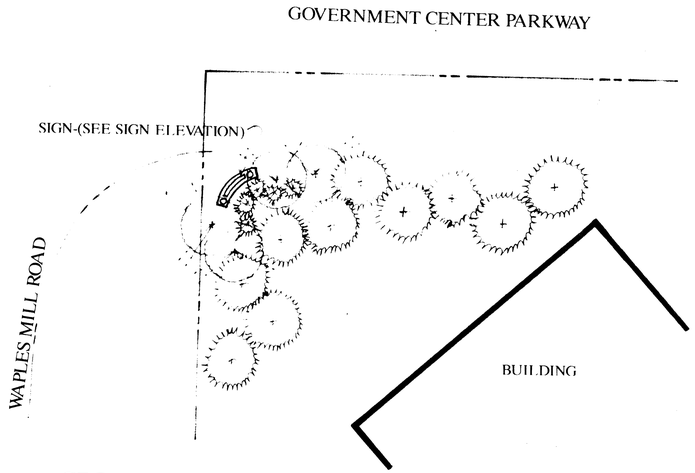
TYPICAL BUILDING LANDSCAPE

SCALE: 1"=10'



MAIN ENTRY LANDSCAPE

SCALE: 1"=20'



SIGN LANDSCAPE

SCALE: 1"=20'

PLANT LEGEND

- DECIDUOUS CANOPY TREE
- SMALL FLOWERING ORNAMENTAL TREE
- LARGE EVERGREEN TREE
- MEDIUM SMALL EVERGREEN TREE
- DECIDUOUS EVERGREEN SHRUBS

POTENTIAL PLANT SPECIES

DECIDUOUS / CANOPY TREE 3" - 4" CALIPER

- LONDON PLANE
- SUGAR MAPLE
- RED MAPLE
- NORTHERN RED OAK
- ZELKOVA 'VILLAGE GREEN'
- LITTLELEAF LINDEN

SMALL FLOWERING / ORNAMENTAL TREE 8' - 10' HT.

- CRABAPPLE
- CHERRY
- DOGWOOD
- RIVER BIRCH
- SAUCER MAGNOLIA

LARGE EVEGREEN TREE 6' - 10' HT.

- WHITE PINE
- AUSTRIAN PINE
- LEYLAND CYPRESS
- NORWAY SPRUCE

MEDIUM / SMALL EVERGREEN TREE 8' - 12' HT.

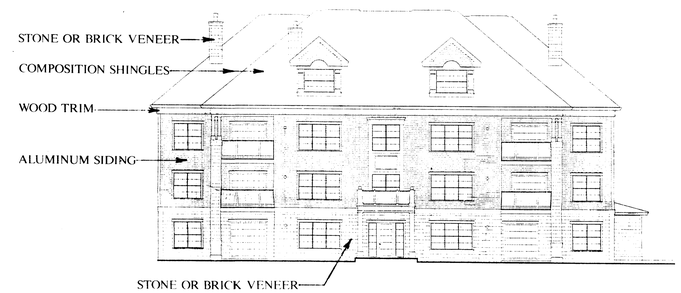
- FOSTER HOLLY
- NELLIE R. STEVENS HOLLY
- HEMLOCK
- DARK GREEN AMERICAN ARBORVITAE

DECIDUOUS AND EVERGREEN SHRUBS AT BUILDINGS 24" - 30" HT.

- VIBURNUMS
- JAPANESE HOLLY
- SCHIP LAUREL
- YEWS
- BURNING BUSH

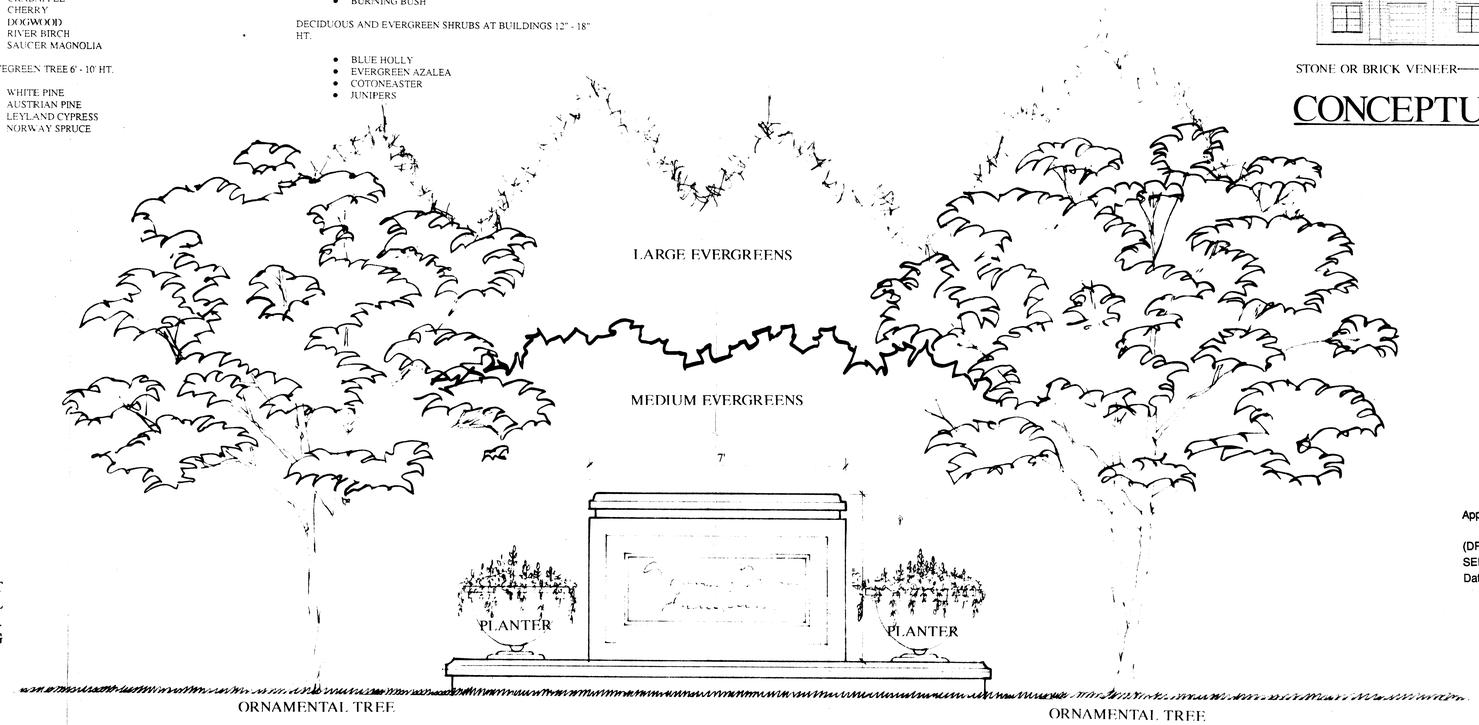
DECIDUOUS AND EVERGREEN SHRUBS AT BUILDINGS 12" - 18" HT.

- BLUE HOLLY
- EVERGREEN AZALEA
- COTONEASTER
- JUNIPERS



CONCEPTUAL ARCHITECTURE

NTS



ENTRY SIGN ELEVATION

NTS

THE PLANS, ELEVATIONS AND DETAILS PRESENTED ON THIS SHEET ARE PRELIMINARY AND INTENDED TO REPRESENT THE GENERAL CHARACTER AND THEME OF THE PROPOSED DEVELOPMENT. MINOR MODIFICATIONS MAY OCCUR WITH FINAL ENGINEERING AND DESIGN.

Application No. RZ 95-Y-008 Staff LKRST
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 7-26-95
Date of (BOS) (PC) approval 9-11-95
2 of 2

Revision Date
5-23-95
6-15-95
7-26-95

Dewberry & Davis
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Land Design Inc.
Landscape Architecture Land Planning Urban Design

CONCEPTUAL/FINAL DEVELOPMENT PLAN
FAIRFAX INVESTMENTS/WAPLES MILL ROAD
SULLY DISTRICT FAIRFAX COUNTY, VA

Drawn By	EJA
Designed By	EJA
Checked By	PGY
Engineer	
Date	5-12-95
Scale	SEE DETAILS
Plan Number	HY425 PLAN F6611 CFDP
Zoned	
Sheet	2 OF 2
File Number	M-9078