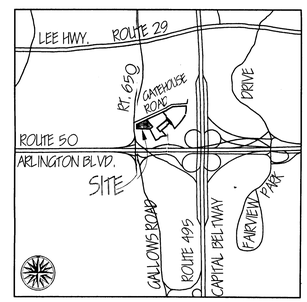
JEFFERSON PARK

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

GENERALIZED DEVELOPMENT PLAN

Application No. RZ/FDP 96-PR-038 Staff
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 3/13/97
Date of (BOS) (PC) approval 3/24/97
Sheet ___ of 7

LANDBAY C



VICINITY MAP SCALE: 1" = 2000'

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
MAR 17 1997
ZONING EVALUATION DIVISION

APPLICANT:

GREENSTAR II L.P.

8614 WESTWOOD CENTER DRIVE
VIENNA, VIRGINIA 22182

NOVEMBER 7, 1996
JANUARY 3, 1997
JANUARY 13, 1997
JANUARY 28, 1997
MARCH 10, 1997
MARCH 14, 1997

JEFFERSON PARK

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

GENERALIZED DEVELOPMENT PLAN

LANDBAY C

THE LESSARD ARCHITECTURAL GROUP Inc.

Parker – Rodriguez, Inc.
102 S. Alfred Street, Alexandria, Virginia 22314
(703) 548-5010 Fax (703) 548-6280

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

M-9158c

SHEET INDEX:

1. COVER SHEET
2. 100 SCALE OVERALL DEVELOPMENT PLAN
3. 50 SCALE DEVELOPMENT PLAN
4. CIRCULATION PLAN
5. TYPICAL GATEHOUSE ROAD ELEVATION
6. MEWS OPEN SPACE TREATMENT
7. SECTIONS: LANDBAY C TO LANDBAY B (& B TO A)

NOTES:

1. THIS GENERALIZED DEVELOPMENT PLAN (GDP) ACCOMPANIES AN APPLICATION TO REZONE THE PROPERTY FROM THE C-4 DISTRICT TO THE R-16 DISTRICT TO PERMIT THE DEVELOPMENT OF SINGLE FAMILY ATTACHED DWELLING UNITS.

2. A WAIVER OF THE MINIMUM DISTRICT SIZE REQUIREMENT OF PAR. 1 OF SECT. 3-1606 OF THE ZONING ORDINANCE IS HEREBY REQUESTED PURSUANT TO PAR. 4 OF SECT. 3-[illegible] OF THE ZONING ORDINANCE.

3. THE PROPERTY SHOWN HEREON IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS 49-4 ((1)) 62B (PART).

4. THE TOPOGRAPHY SHOWN HEREON IS AT A CONTOUR INTERVAL OF TWO (2) FEET FROM AN AERIAL PHOTOGRAPHY BY AIR SURVEY, INC. DEWBERRY & DAVIS FIELD VERIFIED THE AERIAL TOPOGRAPHY.

5. THE BOUNDARY INFORMATION PRESENTED HEREON IS FROM A FIELD SURVEY BY DEWBERRY & DAVIS.

6. SIDEWALKS AND PEDESTRIAN CIRCULATION HAVE BEEN CREATED IN CONFORMANCE WITH THE MERRIFIELD AREA URBAN DESIGN CONCEPT AS PRESENTED IN THE COMPREHENSIVE PLAN.

7. STORMWATER MANAGEMENT(SWM)/BEST MANAGEMENT PRACTICES (BMPs) WILL BE PROVIDED IN ACCORDANCE WITH FAIRFAX COUNTY ORDINANCES UNLESS MODIFIED BY PROFFER CONDITION AND/OR WAIVER TO AN EXISTING OFF-SITE FACILITY.

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

9. ALL STREETS WITHIN THE PROJECT WILL BE PRIVATE AND PRIVATELY MAINTAINED.

10. THE LANDSCAPING SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY AND MAY CHANGE WITH FINAL ENGINEERING AND DESIGN. A DETAILED LANDSCAPE PLAN WILL BE SUBMITTED IN CONJUNCTION WITH THE SITE PLAN(S) WHICH WILL BE IN SUBSTANTIAL CONFORMANCE WITH THE LANDSCAPING FEATURES PRESENTED HEREON.

11. THERE IS NO FLOODPLAIN LOCATED ON THE SITE DESIGNATED BY THE FEDERAL INSURANCE ADMINISTRATION, UNITED STATES GEOLOGICAL SURVEY OR FAIRFAX COUNTY. THERE IS NO RESOURCE PROTECTION AREAS (RPA) OR ENVIRONMENTAL QUALITY CORRIDOR (EQC) ON THIS PROPERTY.

12. A STATEMENT THAT CONFIRMS THE OWNERSHIP OF THE SUBJECT PROPERTY AND THE NATURE OF THE APPLICANT'S INTEREST IN THE SAME IS PROVIDED ON THE AFFIDAVIT SUBMITTED SEPARATELY.

13. THERE ARE NO EXISTING STRUCTURES LOCATED ON THE SUBJECT PROPERTY.

14. IN ACCORDANCE WITH PAR. 5 OF SECT. 18-204 OF THE ZONING ORDINANCE, MINOR MODIFICATIONS TO THE FOOTPRINTS, SIZES AND LOCATIONS OF THE BUILDINGS AND LOCATIONS OF SIDEWALKS AND UTILITIES MAY OCCUR WITH FINAL ENGINEERING AND DESIGN.

    IT IS TO BE UNDERSTOOD THAT THE NUMBER OF INDIVIDUAL TOWNHOUSE UNITS AND SIZES MAY VARY WITHIN EACH PROPOSED BUILDING ENVELOPE AND THE TOWNHOUSE UNITS MAY SHIFT FROM ONE GROUP OF UNITS TO ANOTHER PROVIDED IT IS IN SUBSTANTIAL CONFORMANCE WITH THIS PLAN.

    ADDITIONAL SITE FEATURES SUCH AS PLANTERS, ENTRANCE SIGNS, TRASH/RECYCLING FACILITIES AND/OR WALLS NOT REPRESENTED HEREON MAY BE PROVIDED. IN ADDITION, FEATURES SUCH AS DECKS, PATIOS, CHIMNEYS, STAIRS AND STOOPS ARE OPTIONAL FOR EACH DWELLING UNIT AND WILL BE SPECIFIED ON THE PLANS REQUIRED TO ACCOMPANY THE APPLICATIONS FOR BUILDING PERMITS.

15. IT IS CURRENTLY ANTICIPATED THAT DEVELOPMENT OF THE PROPERTY WILL COMMENCE WHEN ALL REQUIRED APPROVALS AND PERMITS HAVE BEEN OBTAINED. HOWEVER, THIS MAY CHANGE WITH MARKET CONDITIONS.

16. THE SUBJECT PROPERTY IS IN THE SUB-UNIT K-5 OF THE MERRIFIELD SUBURBAN CENTER IN THE JEFFERSON PLANNING DISTRICT AND IS PLANNED FOR OFFICE AND HOTEL USES WITH RESIDENTIAL OPTIONAL USES RANGING IN DENSITY FROM 16 TO 20 UNITS TO 20 TO 30 UNITS WITH THE SATISFACTION OF SPECIFIC CONDITIONS.

17. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRAVES ON THE SITE.

18. TO THE BEST OF OUR KNOWLEDGE, THE PROPOSED USE 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.

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

20. THERE ARE NO COMMUNITY AND PUBLIC FACILITIES PROPOSED.

21. THE PROPOSED DEVELOPMENT IS PART OF THE LARGER JEFFERSON PARK DEVELOPMENT. SPECIAL AMENITIES FOR THIS DEVELOPMENT (LAND BAY C) INCLUDE A TRAIL SYSTEM AND A POOL AND CLUB HOUSE WHICH WILL BE LOCATED ON LAND BAY A OF JEFFERSON PARK.

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

23. EXCEPT WHERE NOTED HEREON, 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.

TABULATION:

CURRENT ZONING	C-4
PROPOSED ZONING	R-16
TOTAL SITE AREA	3.19± AC
PROPOSED NUMBER OF DWELLING UNITS	49
MAXIMUM DENSITY PERMITTED	16.00 DU/AC
MAXIMUM DENSITY PROPOSED	15.36 DU/AC
PARKING SPACES REQUIRED/PROVIDED (49 UNITS X 2.3 SPACES/UNIT)	113
OPEN SPACE REQUIRED/PROVIDED (30%)	0.96 AC

LEGEND

- APPROXIMATE LIMITS OF CLEARING AND GRADING
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING WATERMAIN
- PROPOSED WATERMAIN
- PROPOSED SIDEWALK
- PROPOSED 10' HEIGHT NOISE BARRIER WALL
- PROPOSED 30' HEIGHT NOISE BARRIER WALL
- EXISTING VEGETATION
- 2020 NOISE CONTOURS (1st. FLOOR)
- 2020 NOISE CONTOURS (2nd. FLOOR)
- PROPOSED 6' HEIGHT MASONRY WALL REFER TO POSSIBLE WALL ELEVATION PANEL OPTIONS
- PROPOSED PAR COURSE STATION
- PROPOSED TREE SAVE AREA

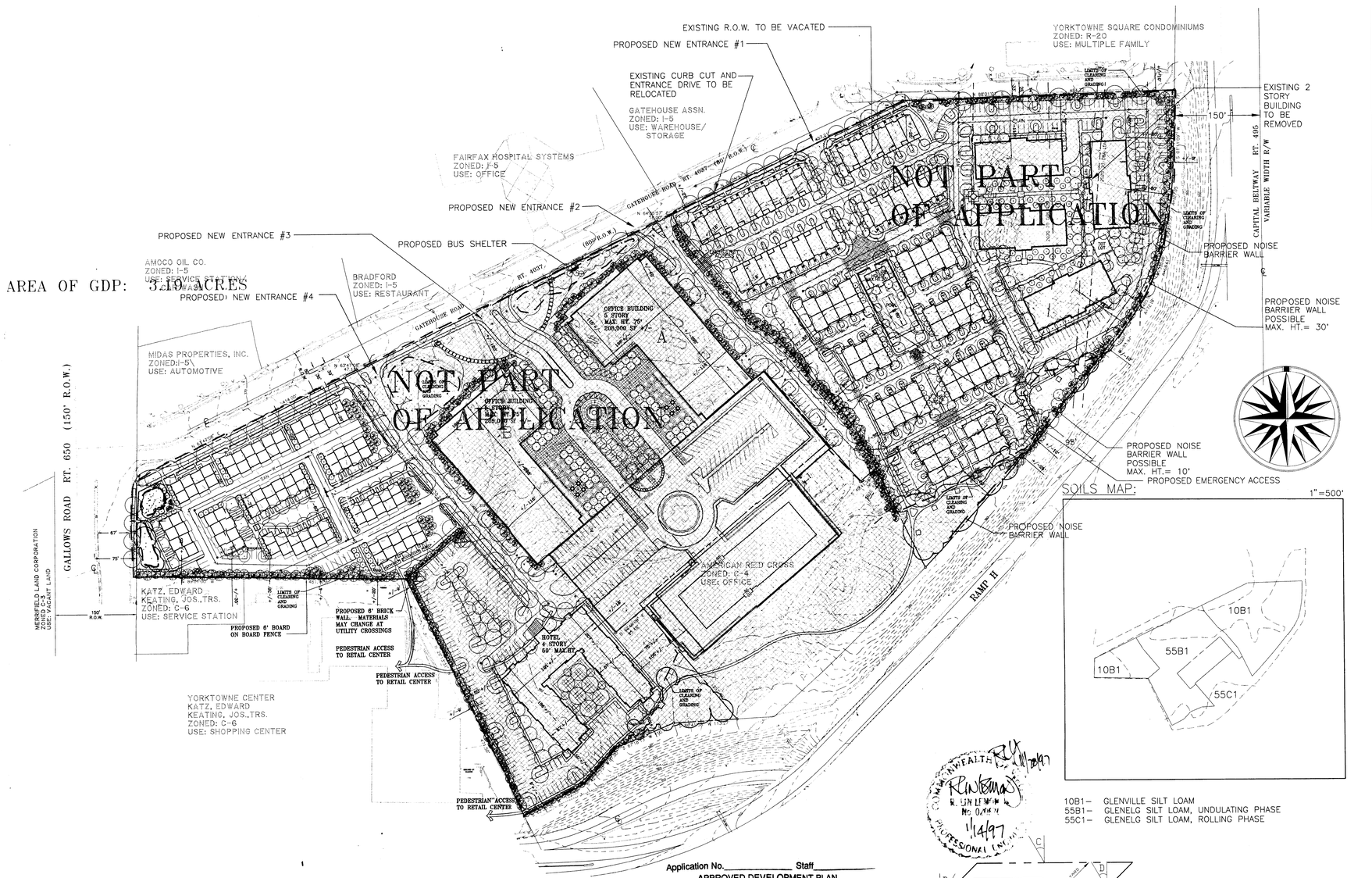
UNIT TYPE LEGEND

- PROPOSED ALLEY SERVED TOWNHOMES 4 STORIES, MAX. HT. 50'

LANDSCAPE LEGEND

- PROPOSED LARGE DECIDUOUS TREE 3" – 3 1/2" CAL. MIN.
- PROPOSED MEDIUM DECIDUOUS TREE 2" – 2 1/2" CAL. MIN.
- PROPOSED ORNAMENTAL TREE 8' – 10' HT. MIN.
- PROPOSED EVERGREEN TREE 8' – 10' HT. MIN.
- PROPOSED EVERGREEN SHRUB/HEDGE 24–36" HT. MIN.
- PROPOSED DECIDIOUS SHRUB/ORNAMENTAL HEDGE 24–36" HT. MIN.

AREA OF GDP: 3.19 ACRES



SOILS MAP: 1"=500'

10B1– GLENVILLE SILT LOAM
55B1– GLENELG SILT LOAM, UNDULATING PHASE
55C1– GLENELG SILT LOAM, ROLLING PHASE

COMMONWEALTH OF VIRGINIA R. W. LINTEMUTH No. 0[illegible] 1/14/97 PROFESSIONAL ENGINEER

Application No._____ Staff_____

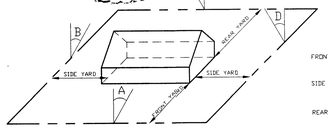
APPROVED DEVELOPMENT PLAN

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

SEE PROFFERS DATED_____

Date of (BOS) (PC) approval_____

Sheet_____ of _____



FRONT YARD : A 15' WITH A BUILDING HEIGHT OF 50' THE FRONT YARD = 13' BUT NOT LESS THAN 5'

SIDE YARD : B 15' WITH A BUILDING HEIGHT OF 50' THE SIDE YARD = 13' BUT NOT LESS THAN 10'

REAR YARD : C 30' WITH A BUILDING HEIGHT OF 50', THE REAR YARD =29' BUT NOT LESS THAN 20'

DETAIL

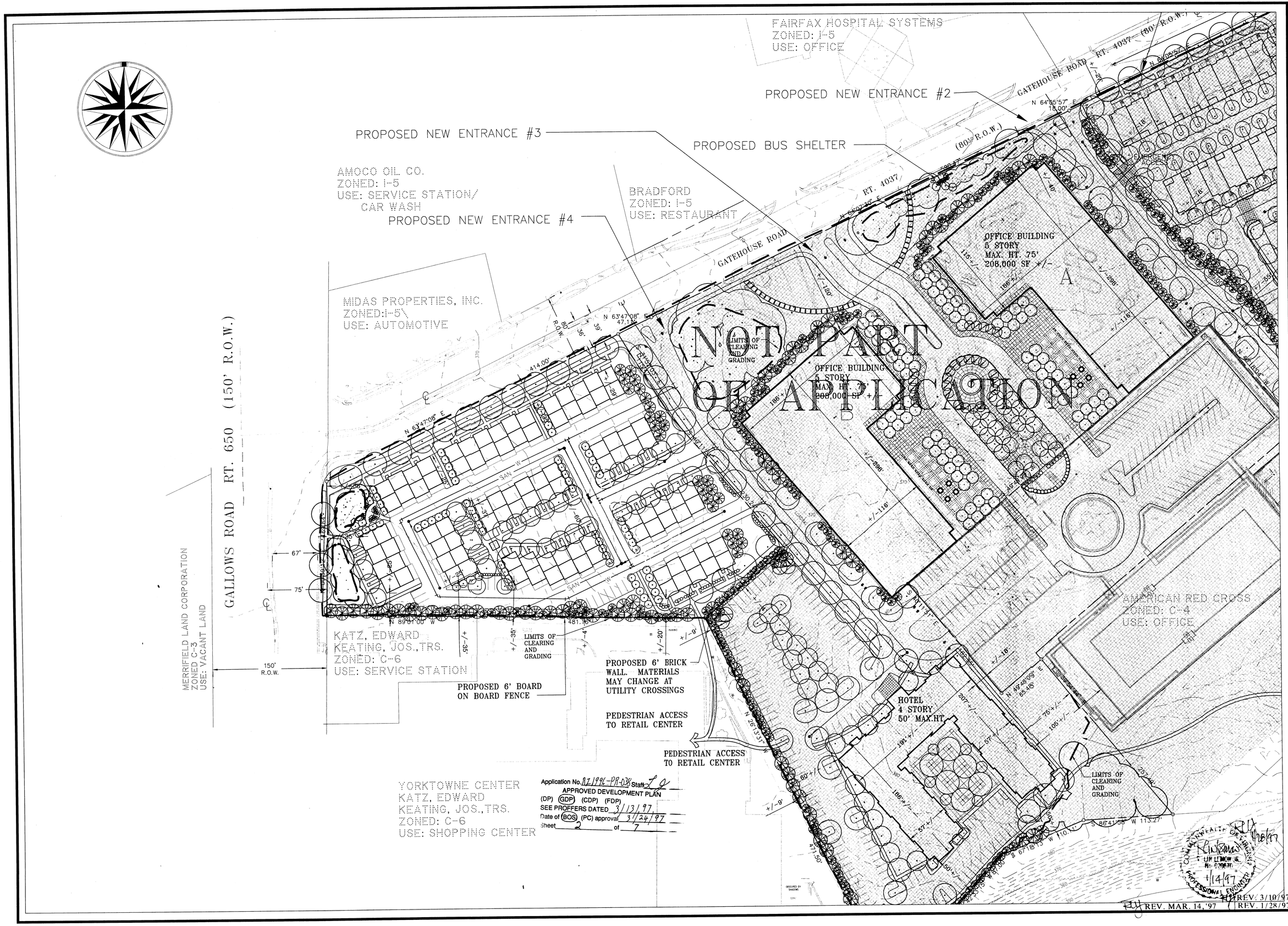
MINIMUM REQUIRED YARD FOR BUILDING WITH 50' HEIGHT

RLY REV. 3/10/97
REV. 1/28/97
RLY REV. MAR. 14, '97

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

OVERVIEW
JEFFERSON PARK
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

Drawn By	MWT
Designed By	---
Checked By	LAM
Date	NOV. 7, '96 REV. JAN. 3,'97 REV. JAN. 13,'97
Scale	1' = 100'
Plan Number	
Zoned	
Sheet	2 of 7
File Number	M-9158c



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Architects
Engineers
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8401 Arlington Blvd., Fairfax, Va. 22031
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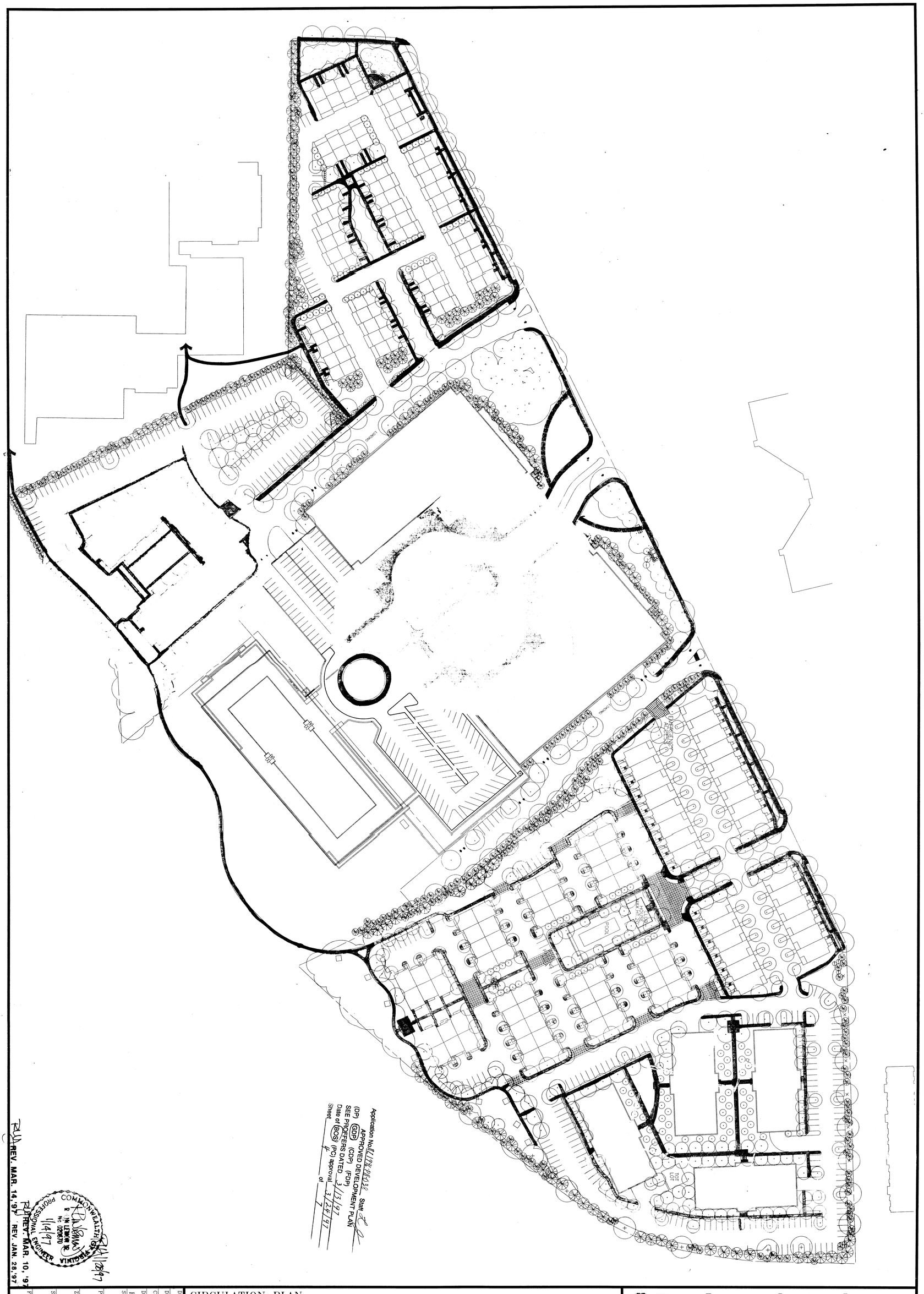
JEFFERSON PARK
PROVIDENCE DISTRICT — FAIRFAX COUNTY, VIRGINIA

Drawn By	MWT
Designed By	
Checked By	LAM
Date NOV. 7, '96 REV. JAN. 3, '97 REV. JAN. 13, '97	
Scale	1' = 50'
Plan Number	
Zoned	
Sheet	3 of 7
File Number	M-9158c



Application No. 8/1994-PR-038 Staff
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(DP) GDP (CDP) (FDP)
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Sheet 4 of 7

COMMONWEALTH OF VIRGINIA
R. M. LEWIN JR.
No. 020670
PROFESSIONAL ENGINEER
1/14/97

REV. MAR. 14, '97 REV. JAN. 28, '97
REV. MAR. 10, '97

Drawn By	MWT
Designed By	---
Checked By	LAM
Date	JAN. 3, '97
REV.	JAN. 13, '97
Scale	1" = 60'
Plan Number	
Zoned	
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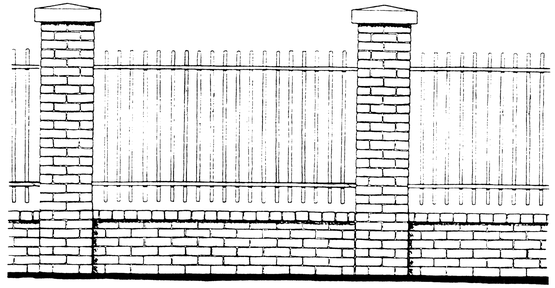
CIRCULATION PLAN

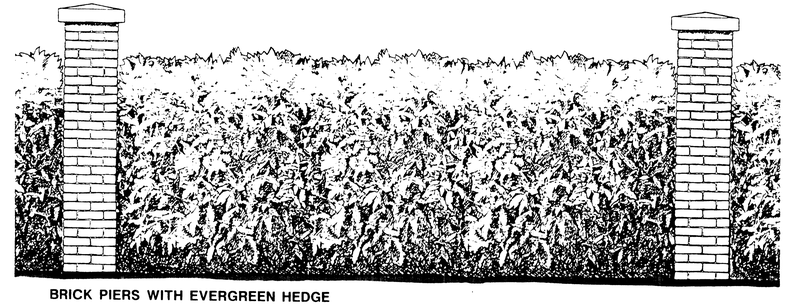
JEFFERSON PARK

PROVIDENCE DISTRICT FAIRFAX COUNTY, VIRGINIA

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



BRICK PIERS WITH WROUGHT IRON FENCE



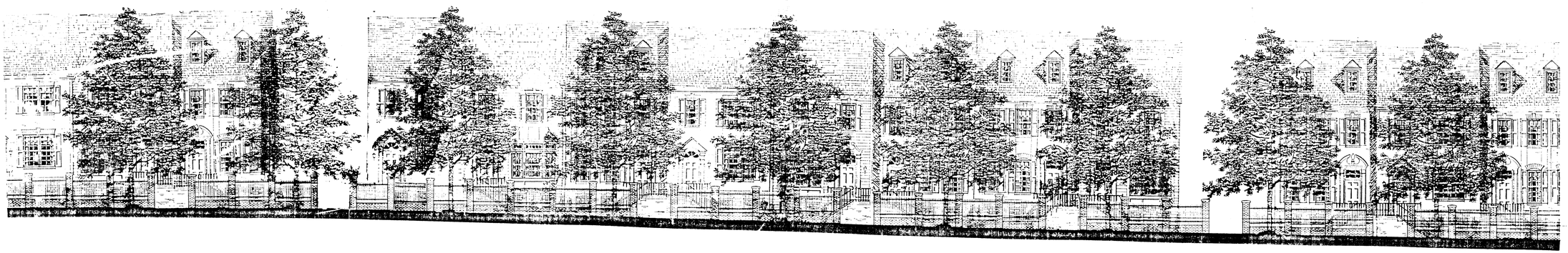
BRICK PIERS WITH EVERGREEN HEDGE

ParkerRodriguez, Inc.

Planning
Urban Design
Landscape Architecture

102 South Alfred Street
Alexandria, VA 22314
703 548 5010
703 548 6280 fax

Dewberry & Davis
Architects
Engineers
Planners
Surveyors
8401 Arlington Blvd., Fairfax, Va. 22031
(703) 819-0100 FAX (703) 819-0118



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COMMONWEALTH OF VIRGINIA
R. LIN LEBOW
No. 020670
PROFESSIONAL ENGINEER
1/3/97

REVISION DATE
REV. JAN. 3, '97
REV. JAN. 13,'97
REV. JAN. 28,'97
REV. MAR. 10, '97
REV. MAR. 14,'97

TYPICAL GATEHOUSE ROAD ELEVATION

JEFFERSON PARK

PROVIDENCE DISTRICT

FAIRFAX COUNTY, VIRGINIA

Drawn By	CA
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Scale	1" = 10'
Plan Number	
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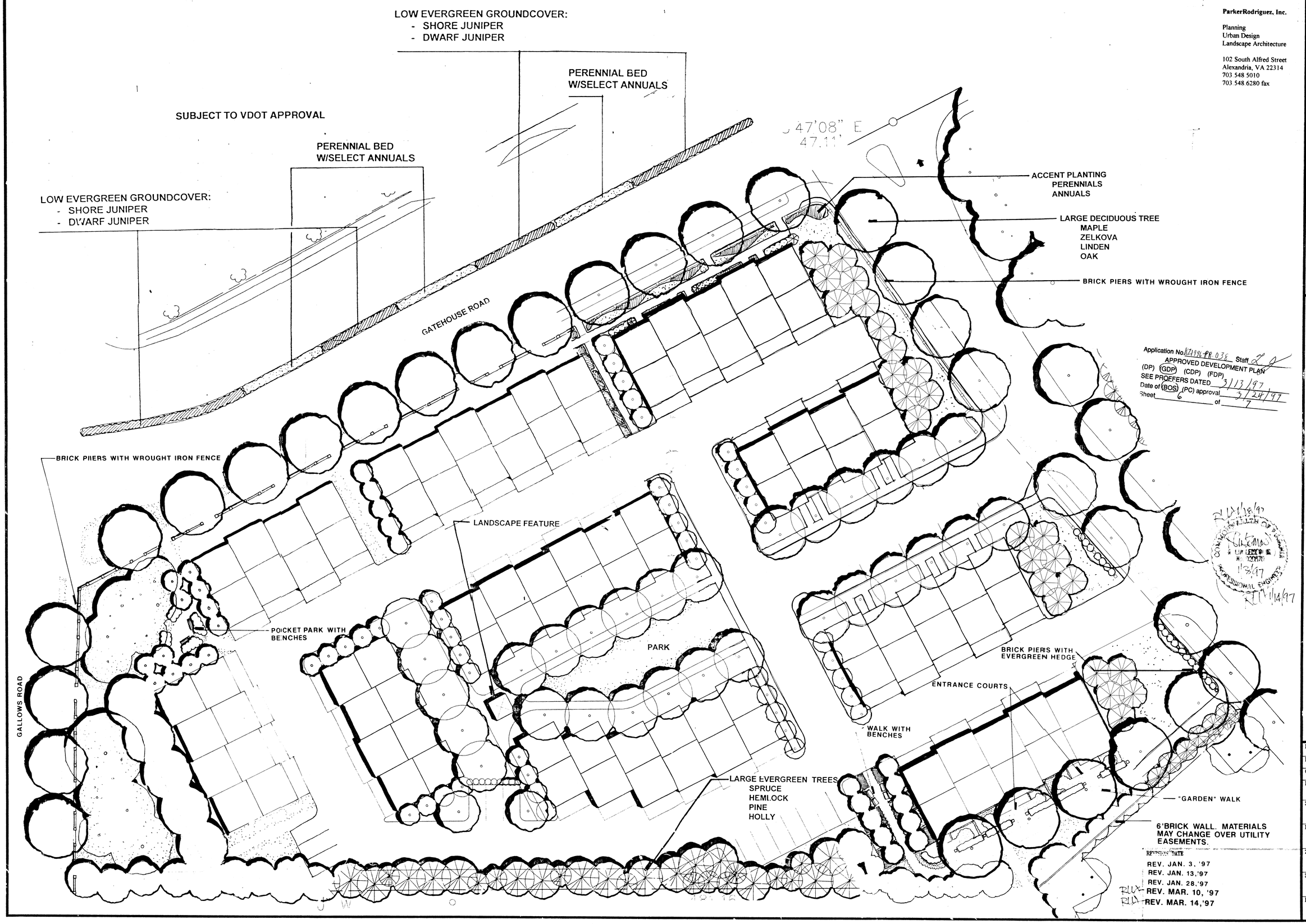

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102 South Alfred Street
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703 548 6280 fax

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

LANDSCAPING AND MEWS OPEN SPACE TREATMENT

JEFFERSON PARK

PROVIDENCE DISTRICT FAIRFAX COUNTY, VIRGINIA

Drawn By	CA
Designed By	CA/TR
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Date	NOV. 7, '96
Scale	1" = 20'
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LANDBAY A

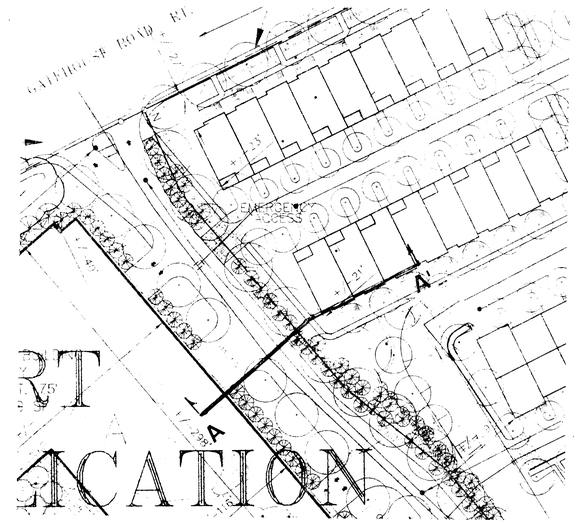
LANDBAY B

1"=20'

A'

SECTION LANDBAY B (OFFICE BUILDING) TO LANDBAY A (STACKED TOWNES)

A



PLAN

1"=50'

PROPOSED LARGE DECIDUOUS TREE
3" - 3 1/2" CAL. MIN.

PROPOSED MEDIUM DECIDUOUS TREE
2" - 2 1/2" CAL. MIN.

PROPOSED ORNAMENTAL TREE
8' - 10' HT. MIN.

PROPOSED EVERGREEN TREE
8' - 10' HT. MIN.

PROPOSED EVERGREEN SHRUB HEDGE
24-36" HT. MIN.

PROPOSED DECIDUOUS SHRUB/ORNAMENTAL HEDGE
24-36" HT. MIN.

NOT P
OF AP

LANDBAY B

LANDBAY C

B

SECTION LANDBAY C (ALLEY SERVED TOWNES) TO LANDBAY B (OFFICE BUILDING)

1"=20'

B'

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JAN. 28,'97
RLJ MAR. 10, '97
RLJ MAR. 14,'97

RLJ 1/28/97 RLJ 1/14/97

COMMONWEALTH OF VIRGINIA
R. LIN LEMON JR.
No. 029670
PROFESSIONAL ENGINEER

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

FAIRFAX COUNTY, VIRGINIA

SECTIONS
JEFFERSON PARK

PROVIDENCE DISTRICT

MWT
MWT
LAM

JAN. 3 '97

AS SHOWN

7 7

M-915.3c