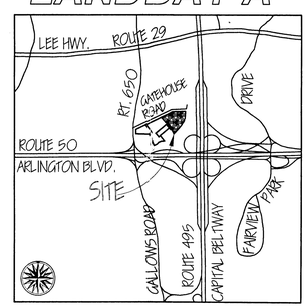
JEFFERSON PARK

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

CONCEPTUAL / FINAL DEVELOPMENT PLAN / SPECIAL EXCEPTION PLAT

LANDBAY A



VICINITY MAP SCALE: 1" = 2000'

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

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2. 100 SCALE OVERALL DEVELOPMENT PLAN
3. 50 SCALE DEVELOPMENT PLAN
4. AREA OF SPECIAL EXCEPTION
5. CIRCULATION PLAN
6. RESIDENTIAL ELEVATIONS
7. TYPICAL GATEHOUSE ROAD ELEVATION- STACKED TOWNHOME UNITS
8. MULITFAMILY UNITS OPEN SPACE TREATMENTS
9. CENTRAL OPEN SPACE SPINE & POOL AREA
10. SECTIONS: LANDBAY A TO LANDBAY B (& B TO C)

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MAR 17 1997
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Application No. RZ 95-P-39 Staff L
APPROVED DEVELOPMEINT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 3/13/97
Date of (BOS) (PC) approval 3/24/97
Sheet 1 of 10

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
MAR 17 1997
ZONING EVALUATION DIVISION

JEFFERSON PARK
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA
CONCEPTUAL / FINAL DEVELOPMENT PLAN / SPECIAL EXCEPTION PLAT
LANDBAY A

THE LESSARD ARCHITECTURAL GROUP Inc.
8229 BOONE BOULEVARD • SUITE 640 • VIENNA, VA 22182 • 703/790-9141 • FAX 703/790-9328

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

COMMONWEALTH OF VIRGINIA PROFESSIONAL ENGINEER

M-9158a

NOTES:

1. THIS CONCEPTUAL/ FINAL DEVELOPMENT PLAN (CDP/FDP) ACCOMPANIES AN APPLICATION FOR A REZONING OF THE PROPERTY TO THE PDH-30 DISTRICT TO PERMIT THE DEVELOPMENT OF A MIXTURE OF MULTIPLE FAMILY DWELLING UNITS AND SINGLE FAMILY ATTACHED DWELLING UNITS.

   THIS SPECIAL EXCEPTION (SE) PLAT ACCOMPANIES AN APPLICATION FOR A SPECIAL EXCEPTION, AS PROVIDED FOR IN SECT. 9-609 OF THE ZONING ORDINANCE, TO PERMIT TEMPORARY PARKING IN AN R DISTRICT FOR THE AMERICAN RED CROSS BUILDING ON THE ADJACENT SITE UNTIL SUCH TIME AS THEIR PARKING STRUCTURE IS CONSTRUCTED.

2. THE PROPERTY SHOWN HEREON IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS 49-4 ((1)) 61, 61A, 62D (PART) AND A PORTION OF GATEHOUSE ROAD (ROUTE #037) WHICH IS TO BE ABANDONED/VACATED.

3. 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.

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

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

6. STORMWATER MANAGEMENT(SWM)/BEST MANAGEMENT PRACTICES (BMPs) WILL BE PROVIDED IN ACCORDANCE WITH FAIRFAX COUNTY ORDINANCES UNLESS MODIFIED BY PROFFER CONDITION AND/OR WAIVER. IN VIEW OF THE FACT THAT THE MAJORITY OF THE STORMWATER IS PROPOSED TO BE CONVEYED TO A REGIONAL POND IN FAIRVIEW PARK, A WAIVER OF ON-SITE DETENTION/BMP WILL BE REQUESTED.

7. 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.

8. THE RESIDENTIAL ELEMENT SHALL CONTAIN A MAXIMUM OF 278 UNITS. THERE WILL BE 118 SINGLE FAMILY ATTACHED UNITS, AND 160 MULTIPLE FAMILY UNITS. ALL UNITS WILL BE PARKED IN ACCORDANCE WITH THE ZONING ORDINANCE PROVISIONS APPLICABLE TO UNIT TYPE.

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

10. APPROVAL BY THE DIRECTOR OF THE DEPARTMENT OF ENVIRONMENTAL MANAGEMENT (DEM) IS HEREBY REQUESTED FOR PRIVATE STREETS WHICH EXCEED 600 FEET IN LENGTH AS PROVIDED FOR IN PAR. 2 OF SECT. 11-302 OF THE ZONING ORDINANCE.

11. 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.

12. THERE IS NO FLOODPLAIN LOCATED ON THE SITE DESIGNATED BY THE FEDERAL INSURANCE ADMINISTRATION, UNITED STATES GEOLOGICAL SURVEY OR FAIRFAX COUNTY NOR IS THERE ANY RESOURCE PROTECTION AREA (RPA) OR ENVIRONMENTAL QUALITY CORRIDOR (EQC) ON THIS PROPERTY.

13. 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.

14. THERE IS AN EXISTING TWO (2) STORY OFFICE BUILDING ON THE SITE WHICH WAS CONSTRUCTED DURING THE 1960-1970 TIME FRAME. THIS STRUCTURE HAS NO HISTORIC VALUE AND WILL BE REMOVED AS PART OF THE DEVELOPMENT PROCESS.

15. MINOR DEVIATIONS TO THE FOOTPRINTS, SIZES AND LOCATIONS OF THE BUILDINGS PRESENTED HEREON MAY RESULT FROM FINAL ENGINEERING AND DESIGN. FEATURES SUCH AS DECKS, PATIOS, CHIMNEYS, STAIRS AND STOOPS ARE OPTIONAL FOR EACH DWELLING AND WILL BE SPECIFIED ON THE PLANS REQUIRED TO ACCOMPANY THE APPLICATIONS FOR BUILDING PERMITS. IT IS UNDERSTOOD THAT SOME OF THESE UNITS MAY HAVE GARAGES WHICH WILL BE SPECIFIED ON THE BUILDING PERMIT PLANS AS WELL. IT IS FURTHER 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. THE APPLICANT ALSO RESERVES THE RIGHT TO VARY THE SIZE, FOOTPRINT AND LOCATION OF THE MULTIPLE FAMILY UNITS PROVIDED OPEN SPACE AND DISTANCE(S) FROM THE PERIPHERAL LOT LINES IS NOT DIMINISHED. HOWEVER, THE TOTAL NUMBER OF DWELLING UNITS WITHIN THE DEVELOPMENT WILL NOT INCREASE. IT IS UNDERSTOOD THAT SUCH DEVIATIONS ARE PERMITTED PROVIDED THE RESULTS ARE IN SUBSTANTIAL CONFORMANCE WITH THIS PLAN.

16. DEVELOPMENT OF THE PROPERTY AS SHOWN HEREON WILL BE PHASED AND IS EXPECTED TO COMMENCE WHEN ALL REQUIRED PERMITS HAVE BEEN OBTAINED. HOWEVER, THE SPECIFIC DEVELOPMENT PHASING SCHEDULE IS CONTINGENT UPON MARKET CONDITIONS.

17. MAXIMUM BUILDING HEIGHTS:
   - MULTIPLE FAMILY: 50 FEET
   - SINGLE FAMILY ATTACHED: 50 FEET
   - CLUBHOUSE: 20 FEET

18. THE SUBJECT PROPERTY IS IN THE SUBUNIT 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.

19. AS PROVIDED FOR IN PAR. 3 OF SECT. 2-414 OF THE ZONING ORDINANCE, A DEVIATION OF THE 200 FOOT MINIMUM DISTANCE BETWEEN THE RESIDENTIAL DWELLINGS AND INTERSTATE 495 IS HEREBY REQUESTED.

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

21. A WAIVER OF THE 200 SQUARE FOOT PRIVACY YARD IS HEREBY REQUESTED FOR ALL THE SINGLE FAMILY ATTACHED UNITS.

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

23. THERE ARE NO COMMUNITY AND PUBLIC FACILITIES PROPOSED.

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

25. SPECIAL AMENITIES FOR THIS DEVELOPMENT INCLUDE A TRAIL SYSTEM AND A POOL AND CLUB HOUSE.

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

27. 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.

28. 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 AND I-5
PROPOSED ZONING	PDH-30
AREA OF C-4 DISTRICT	0.76± AC
AREA OF I-5 DISTRICT	9.21± AC
TOTAL SITE AREA	9.97± AC
AREA OF SE	9.97± AC
TOTAL NUMBER OF PROPOSED DWELLING UNITS	278
MULTIPLE FAMILY UNITS	160
SINGLE FAMILY ATTACHED	118
MAXIMUM DENSITY PERMITTED WITH ADUs	36 DU/AC
MAXIMUM DENSITY PROPOSED WITH ADUs AND BONUS UNITS	27.8 DU/AC
MAXIMUM DENSITY PROPOSED WITHOUT ADUs AND BONUS UNITS	25.98 DU/AC
NUMBER OF DWELLING UNITS SUBJECT OF THE AFFORDABLE DWELLING UNIT PROGRAM	118
PROPOSED NUMBER OF AFFORDABLE DWELLING UNITS (118 BASE UNITS X 0.125 = 14.75)	15 *
PARKING SPACES REQUIRED	528
MULTIPLE FAMILY (160 X 1.6)	256
SINGLE FAMILY ATTACHED (118 X 2.3)	272
PARKING SPACES PROVIDED	534
OPEN SPACE REQUIRED/PROPOSED (40%)	3.98± AC
DEVELOPED RECREATIONAL OPEN SPACE	5.00± AC

* THE AFFORDABLE DWELLING UNITS WILL BE PROVIDED IN THE FORM OF MULTIPLE FAMILY UNITS.

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 STACKED TOWNHOMES, 4 STORIES, MAX. HT. 50'
- PROPOSED BACK TO BACK TOWNHOMES, 4 STORIES, MAX. HT. 50'
- PROPOSED MULTIFAMILY UNITS, 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.

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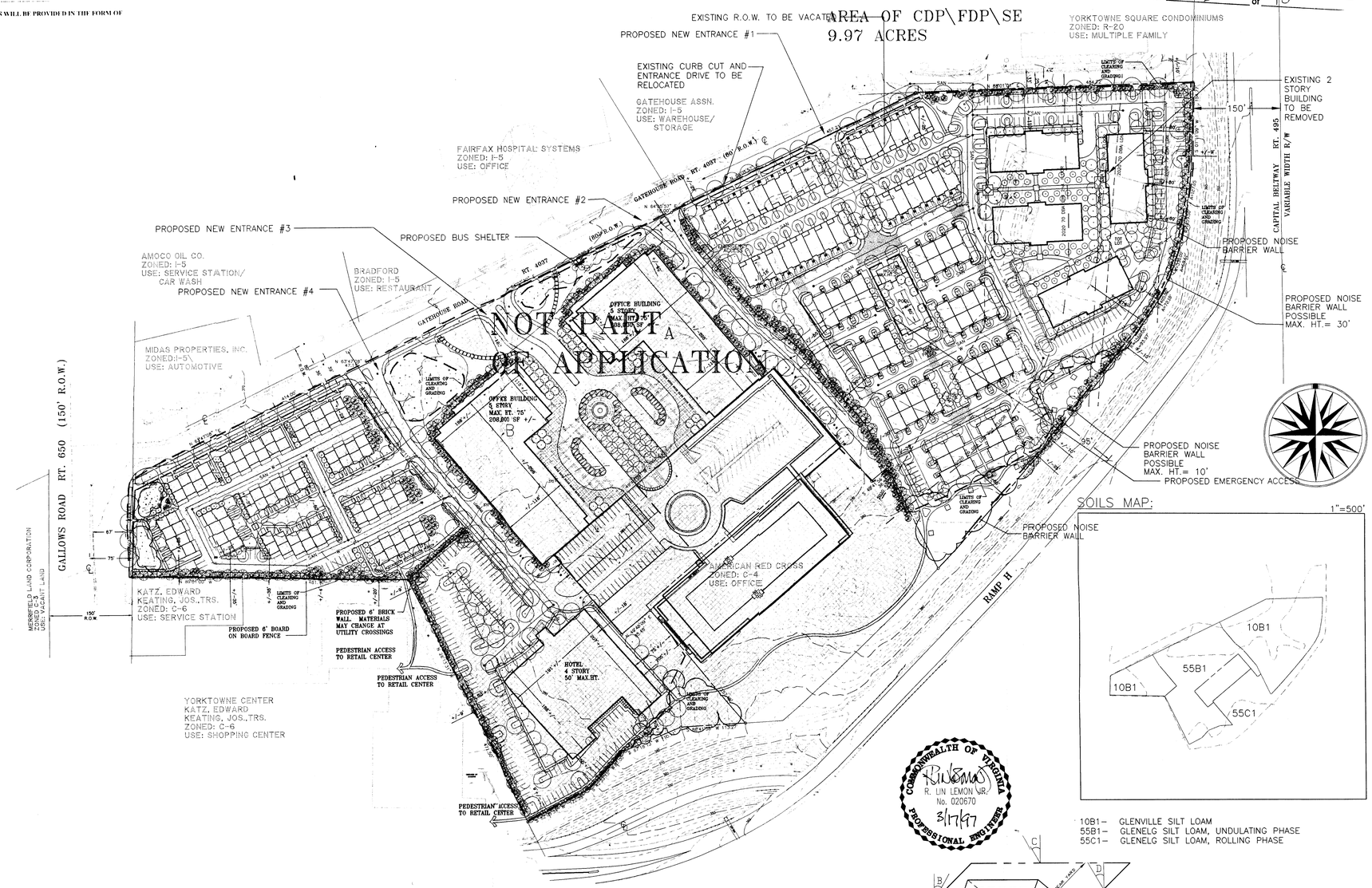
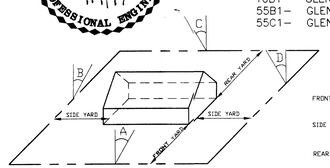


SOILS MAP: 1"=500'

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

COMMONWEALTH OF VIRGINIA
R. LIN LEMON JR.
No. 020670
3/17/97
PROFESSIONAL ENGINEER

NOTE:
THE SUBJECT PROPERTY IS PART OF A PDH-30 DEVELOPMENT. THE MINIMUM REQUIRED YARD IS A CONSIDERATION ONLY AT THE PERIPHERAL LOT LINES. THE MINIMUM YARDS ARE BASED ON THE R-30 DISTRICT REEQUIREMENTS WHICH MOST CLOSELY CHARACTERIZE THE PROPOSED DEVELOPMENT.



FRONT YARD : ◿ A 20' WITH A BUILDING HEIGHT OF 50' THE FRONT YARD = 18' BUT NOT LESS THAN 15'
SIDE YARD : ◿ B 15' WITH A BUILDING HEIGHT OF 15' THE SIDE YARD = 13' BUT NOT LESS THAN 10'
REAR YARD : ◿ C 15' WITH A BUILDING HEIGHT OF 50', THE REAR YARD =13' BUT NOT LESS THAN 15'

DETAIL
MINIMUM REQUIRED YARD FOR BUILDING WITH 50' HEIGHT

REV. MAR. 14,'97
REV. MAR. 10,'97
REV. JAN. 28,'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'
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EXISTING R.O.W. TO BE VACATED

PROPOSED NEW ENTRANCE #1

EXISTING CURB CUT AND ENTRANCE DRIVE TO BE RELOCATED

GATEHOUSE ASSN.
ZONED: I-5
USE: WAREHOUSE/ STORAGE

YORKTOWNE SQUARE CONDOMINIUMS
ZONED: R-20
USE: MULTIPLE FAMILY

AIRFAX HOSPITAL SYSTEMS
ZONED: I-5
USE: OFFICE

PROPOSED NEW ENTRANCE #2

BUS SHELTER

GATEHOUSE ROAD RT. 4037 (80' R.O.W.)

RT. 4037 (80' R.O.W.)

LIMITS OF CLEARING AND GRADING

EXISTING 2 STORY BUILDING TO BE REMOVED

150'

CAPITAL BELTWAY RT. 495
VARIABLE WIDTH R/W

LIMITS OF CLEARING AND GRADING

PROPOSED NOISE BARRIER WALL

TOT LOT

CLUB HOUSE MAX.HT. 20'

POOL

EMERGENCY ACCESS

OFFICE BUILDING
4 STORY
MAX. HT. 75'
208,000 SF +/-

NOT PART OF APPLICATION

PROPOSED NOISE BARRIER WALL POSSIBLE MAX. HT.= 30'

OFFICE BUILDING
5 STORY
MAX. HT. 75'
208,000 SF +/-

95'

PROPOSED NOISE BARRIER WALL POSSIBLE MAX. HT.= 10'

PROPOSED EMERGENCY ACCESS

LIMITS OF CLEARING AND GRADING

PROPOSED NOISE BARRIER WALL

AMERICAN RED CROSS
ZONED: C-4
USE: OFFICE

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COMMONWEALTH OF VIRGINIA
R. LIN LEMON JR.
No. 020670
3/17/97
PROFESSIONAL ENGINEER

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

Dewberry & Davis
Architects
Engineers
Planners
Surveyors
8401 Arlington Blvd., Fairfax, Va. 22031
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CONCEPTUAL / FINAL DEVELOPMENT PLAN / SPECIAL EXCEPTION

JEFFERSON PARK

PROVIDENCE DISTRICT

FAIRFAX COUNTY, VIRGINIA

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Date	NOV. 7, '96 REV. JAN. 3, '97 REV. JAN. 13, '97
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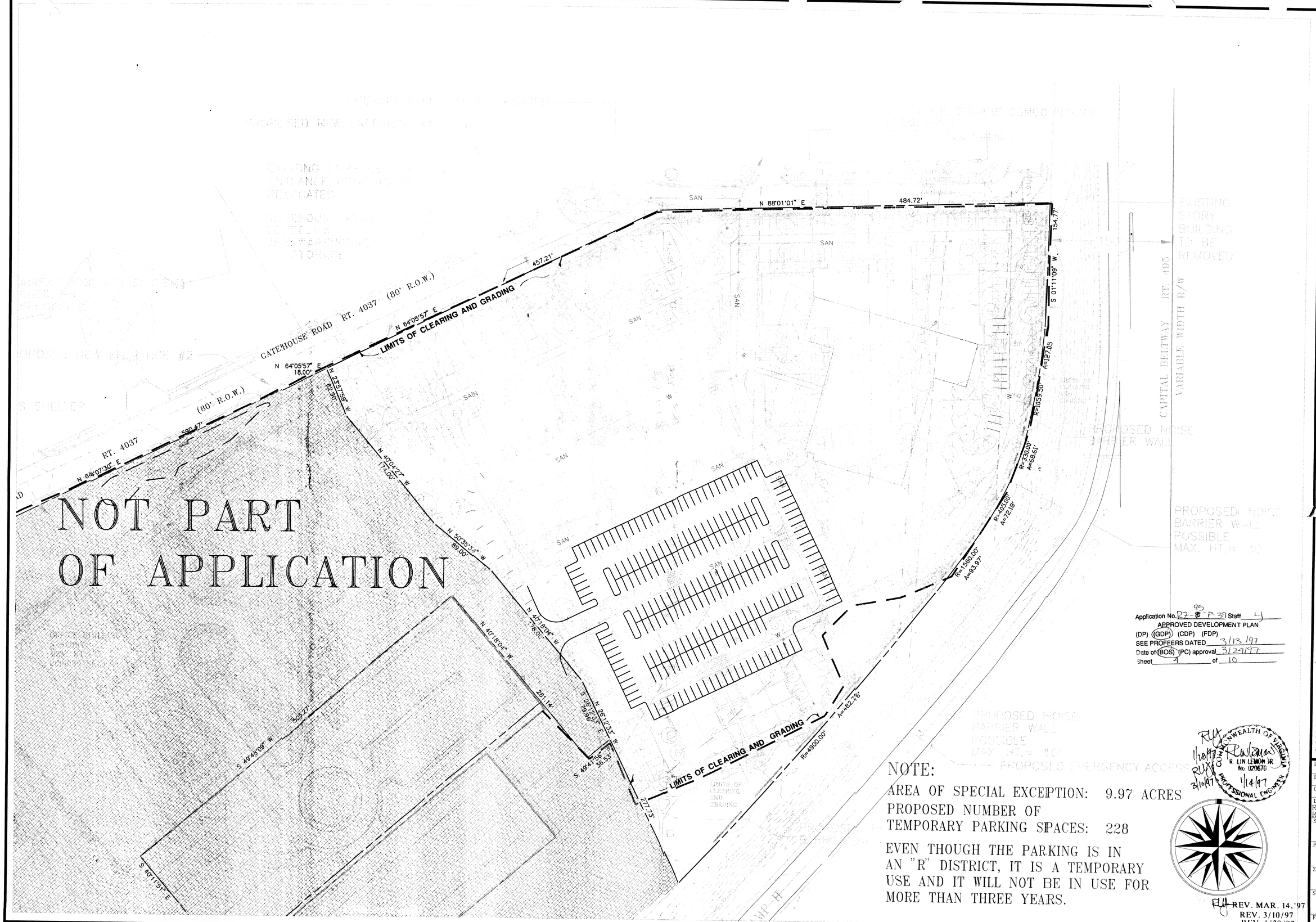

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NOTE:

AREA OF SPECIAL EXCEPTION: 9.97 ACRES

PROPOSED NUMBER OF TEMPORARY PARKING SPACES: 228

EVEN THOUGH THE PARKING IS IN AN "R" DISTRICT, IT IS A TEMPORARY USE AND IT WILL NOT BE IN USE FOR MORE THAN THREE YEARS.

COMMONWEALTH OF VIRGINIA
R. LIN LEMON JR.
No. 020670
PROFESSIONAL ENGINEER
1/14/97

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

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CONCEPTUAL / FINAL DEVELOPMENT PLAN / SPECIAL EXCEPTION

JEFFERSON PARK

PROVIDENCE DISTRICT FAIRFAX COUNTY, VIRGINIA

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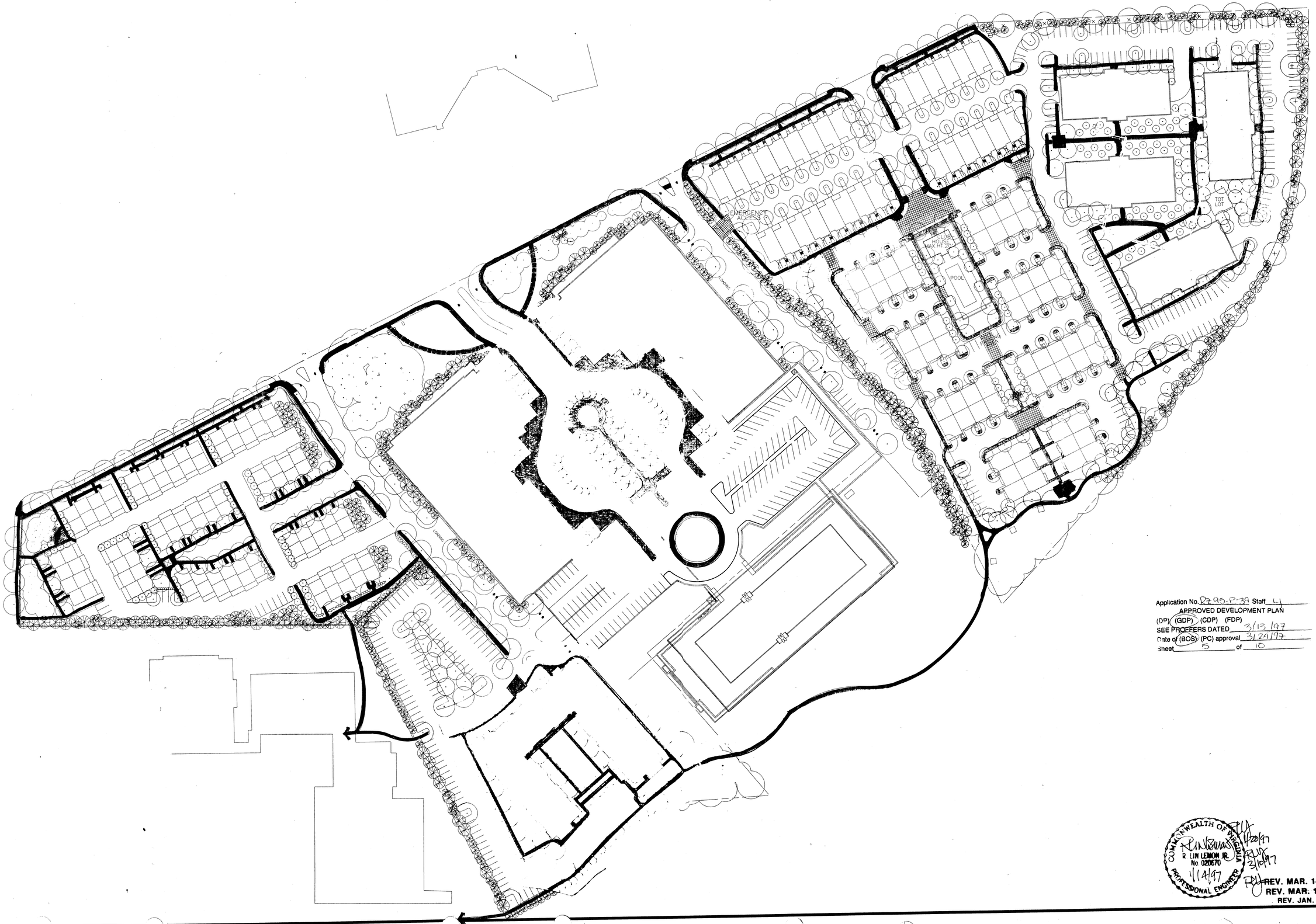

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COMMONWEALTH OF VIRGINIA
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RLL 1/20/97
RLL 2/10/97
RLL REV. MAR. 14,'97
REV. MAR. 10, '97
REV. JAN. 28,'97

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CIRCULATION PLAN
JEFFERSON PARK
FAIRFAX COUNTY, VIRGINIA
PROVIDENCE DISTRICT

Drawn By	MWT
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Date	JAN. 3, '97 REV. JAN. 13,'97
Scale	1' = 60'
Plan Number	
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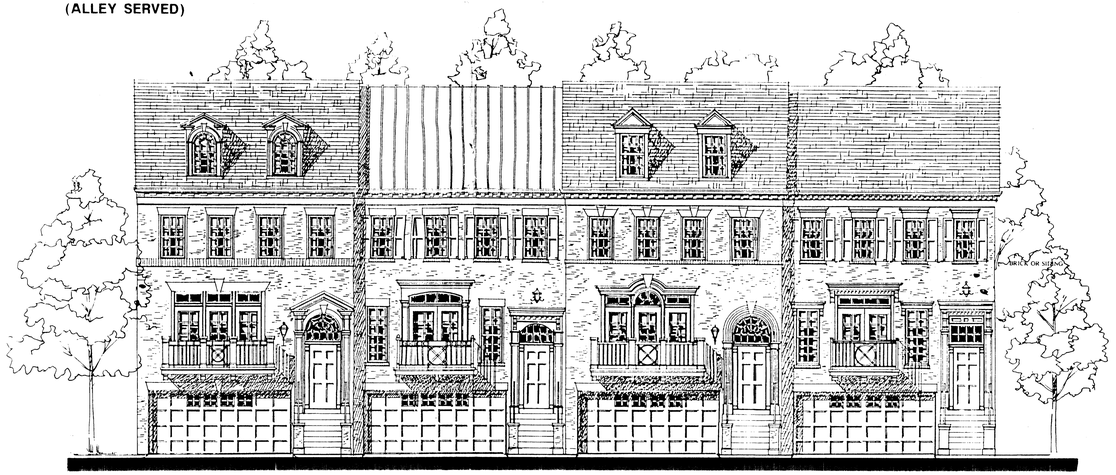
ELEVATION — SCALE 1/16"=1'0"

SINGLE FAMILY ATTACHED STACKED TOWNHOMES
(ALLEY SERVED)

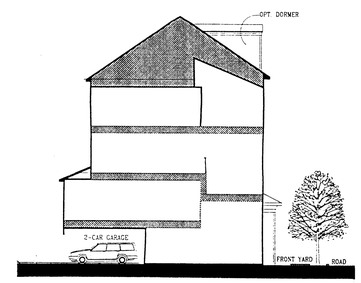


ELEVATION — SCALE 1/16"=1'0"

BACK TO BACK TOWNHOMES

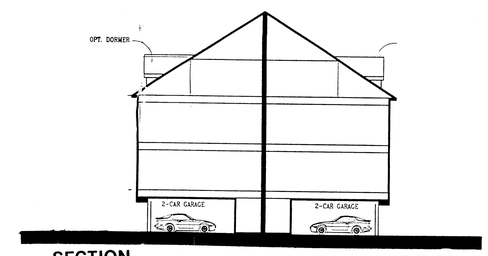
ELEVATION — SCALE 3/32"=1'0"

MULTI FAMILY



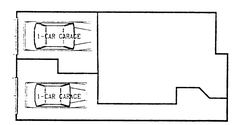
SECTION — NOT TO SCALE

SINGLE FAMILY ATTACHED (ALLEY SERVED)
STACKED TOWNHOMES



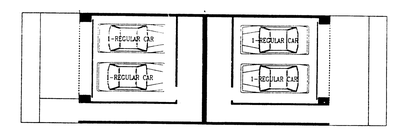
SECTION — NOT TO SCALE

BACK TO BACK TOWNHOME



PLAN — NOT TO SCALE

SINGLE FAMILY ATTACHED (ALLEY SERVED)
STACKED TOWNHOMES



PLAN — NOT TO SCALE

BACK TO BACK TOWNHOME

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

FAIRFAX COUNTY, VIRGINIA

RESIDENTIAL ELEVATIONS

JEFFERSON PARK

PROVIDENCE DISTRICT

Revision Date	
JAN. 3, '97	
JAN. 13,'97	
JAN. 28,'97	
MAR. 10, '97	
MAR. 14,'97	

Drawn By	OTHERS
Designed By	OTHERS
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Engineer	
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RLJ 1/28/97 RLJ 1/14/97 RLJ 3/13/97 RLJ 3/10/97 RLJ 11/7/96

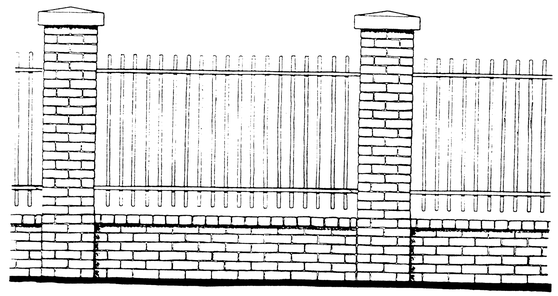
14-A

N005102

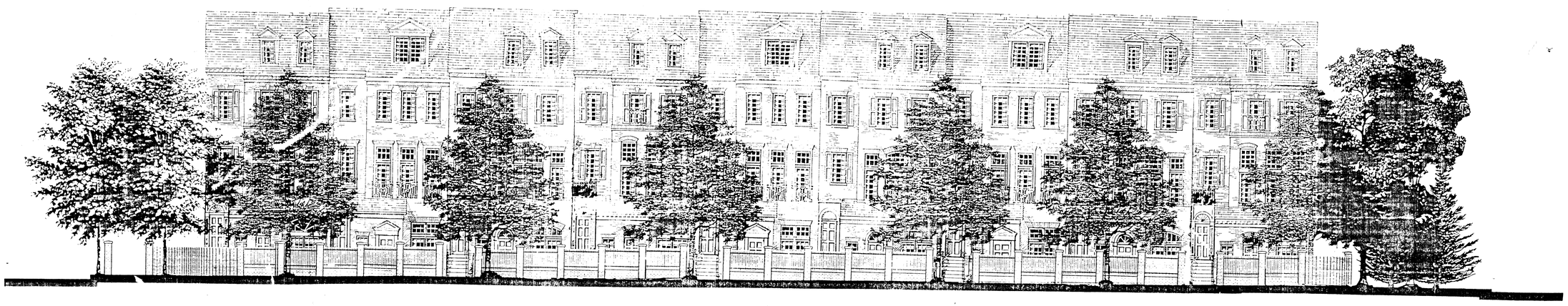
ParkerRodriguez, Inc.

Planning
Urban Design
Landscape Architecture

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



BRICK PIERS WITH WROUGHT IRON FENCE



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RLY 1/28/97 RLY 1/8/97 RLY 3/10/97
RLY 11/7/96 10/4/96 RLY 1/14/97

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

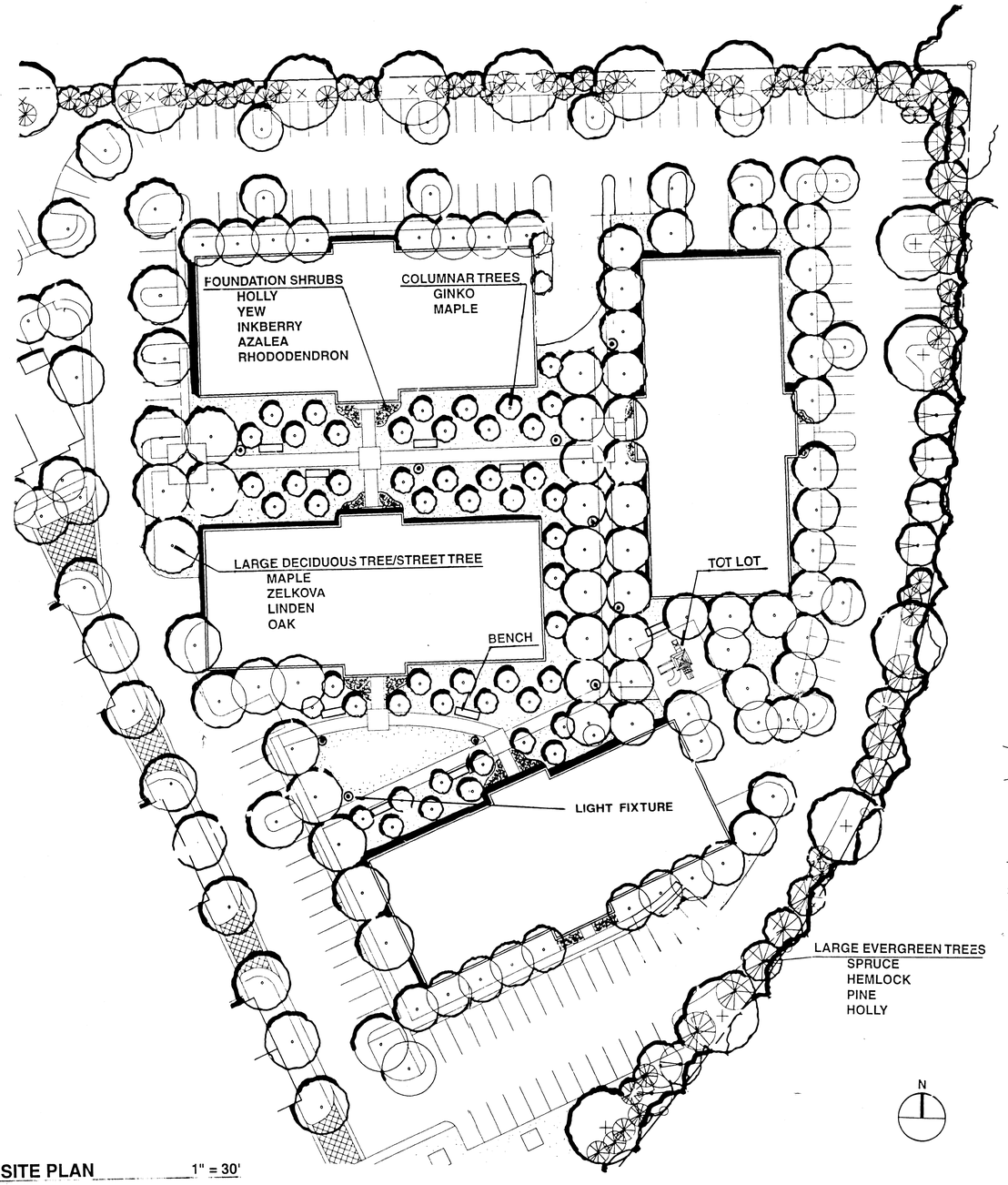
Dewberry & Davis
Architects
Engineers
Planners
Surveyors
8401 Arlington Blvd., Fairfax, Va. 22031
(703) 849-0100 FAX (703) 849-0118

TYPICAL GATEHOUSE ROAD ELEVATION– STACKED TOWNHOUSE UNITS

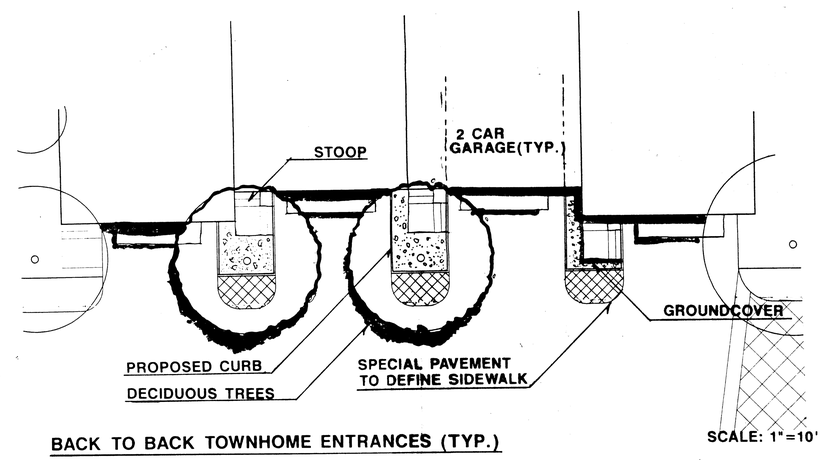
JEFFERSON PARK

PROVIDENCE DISTRICT FAIRFAX COUNTY, VIRGINIA

Drawn By	CA
Designed By	CA/TR
Checked By	TR
Date	NOV. 7, '96
Scale	1' = 10'
Plan Number	
Zoned	
Sheet	7 of 10
File Number	M-9158a

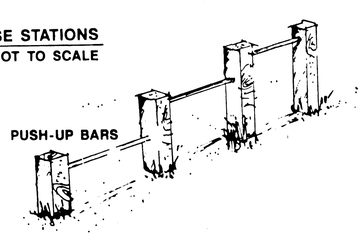


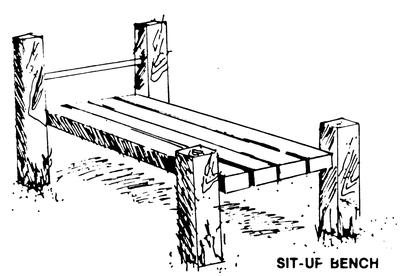
MULTIFAMILY SITE PLAN 1" = 30'



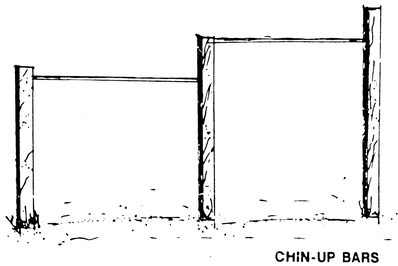
BACK TO BACK TOWNHOME ENTRANCES (TYP.)

TYPICAL PAR COURSE STATIONS
NOT TO SCALE





SIT-UP BENCH



CHIN-UP BARS

Application No. RZ-95-P-39 Staff LJ
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 3/13/97
Date of (BOS) (PC) approval 3/24/97
Sheet 8 of 10

RLH 3/10/97
RLH 1/3/97
RLH 1/28/97
RLH 1/14/97
RLH 11/7/96
REV. MAR. 14,'97
REV. MAR. 10, '97
REV. JAN. 28,'97
REV. JAN. 13,'97
REV. JAN. 3, '97

ParkerRodriguez, Inc.
Planning
Urban Design
Landscape Architecture
102 South Alfred Street
Alexandria, VA 22314
703.548.5010
703.548.6280 fax

HOH ASSOCIATES, INC.
LANDSCAPE ARCHITECTS

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

MULTIFAMILY UNITS OPEN SPACE TREATMENT

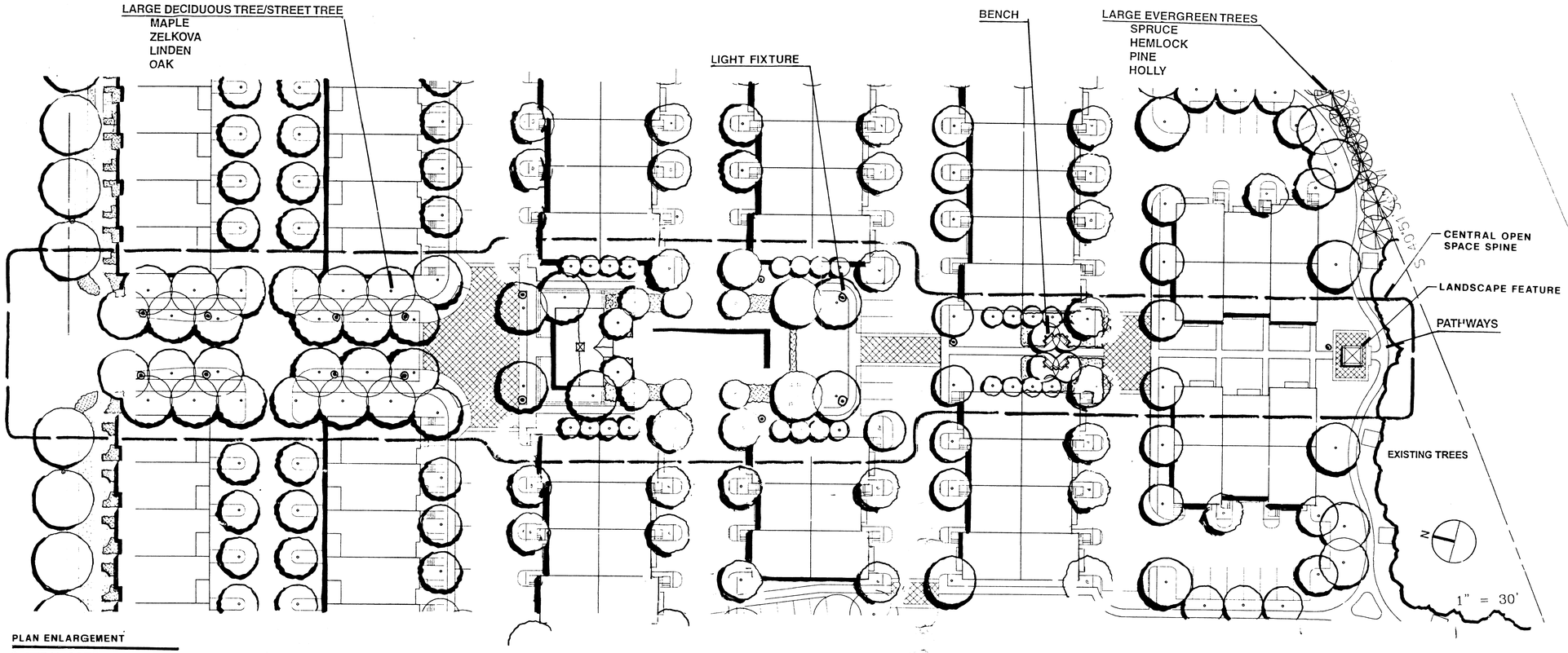
JEFFERSON PARK

PROVIDENCE DISTRICT

FAIRFAX COUNTY, VIRGINIA

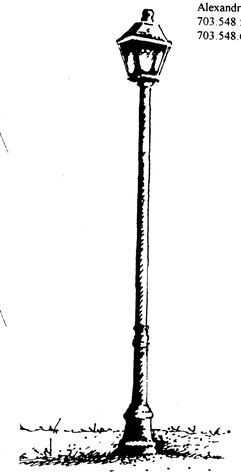
Drawn By	AK TR
Designed By	CF
Checked By	TR
Date	NOV. 7, '96
Scale	
Plan Number	
Zoned	
Sheet	8 of 10
File Number	M-9158a

14-A



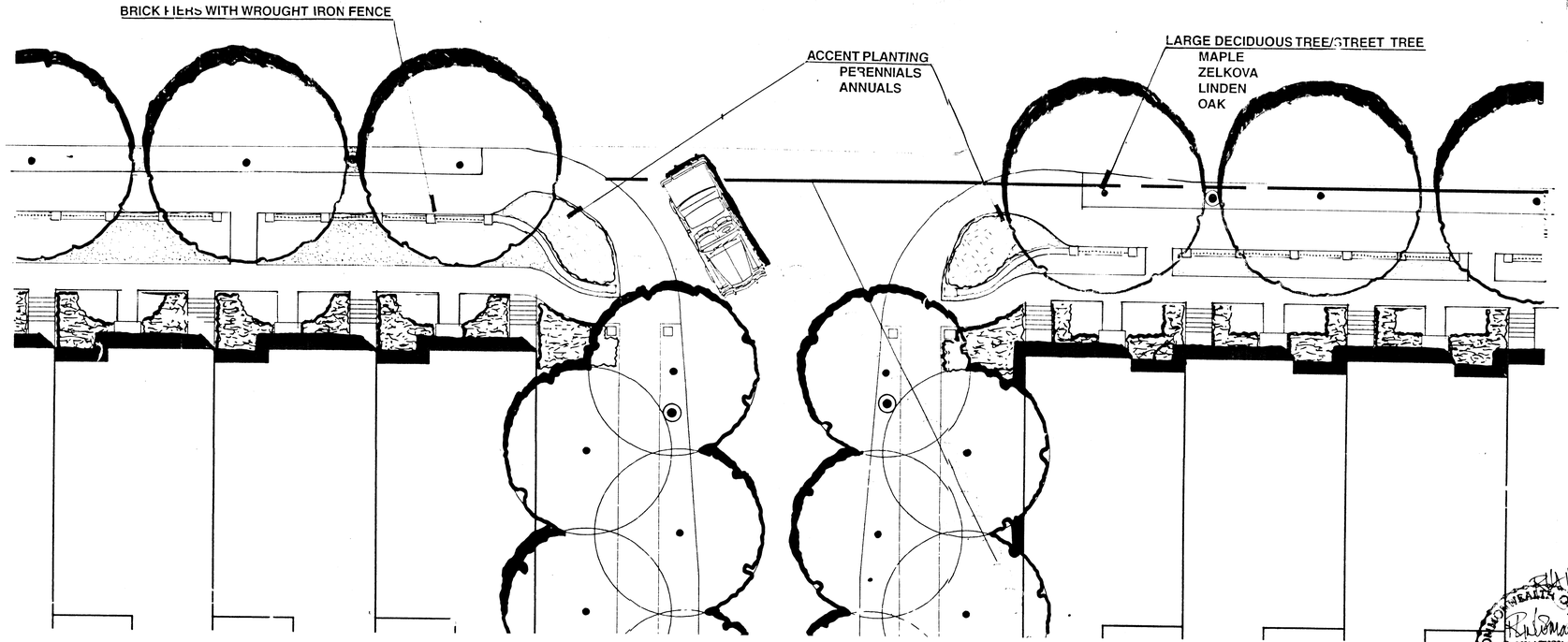
PLAN ENLARGEMENT

CENTRAL OPEN SPACE SPINE



LIGHTING FIXTURE

TRASH RECEPTICAL



PLAN ENLARGEMENT

GATEHOUSE ROAD EASTERN ENTRANCE

SCALE: 1"=10'-0"

Application No. RZ 95 P 39 Staff L

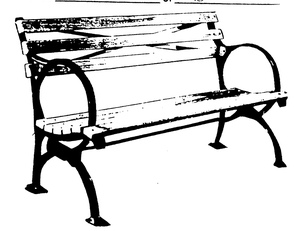
APPROVED DEVELOPMENT PLAN

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

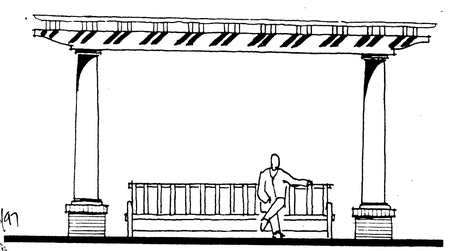
SEE PROFFERS DATED 3/13/97

Date of (BOS) (PC) approval 3/24/97

Sheet 9 of 10



BENCH



SITE FURNISHINGS

NOT TO SCALE

REV. MAR. 10, '97 REV. JAN. 13,'97

REV. MAR. 14,'97 REV. JAN. 28,'97 REV. JAN. 3, '97

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Alexandria, VA 22314
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703.548.6280 fax

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

CENTRAL OPEN SPACE SPINE & POOL AREA

JEFFERSON PARK

PROVIDENCE DISTRICT

FAIRFAX COUNTY, VIRGINIA

Drawn By SF/TRC

Designed By CA/SF

Checked By TC

NOV. 7, '96

AS NOTED

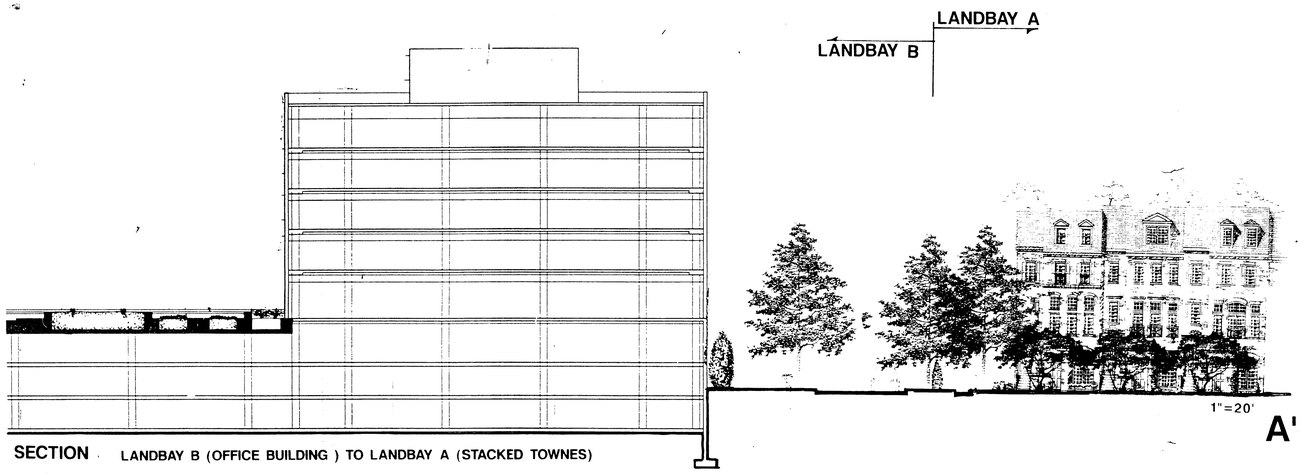
Plan Number

Zoned

Sheet 9 of 10

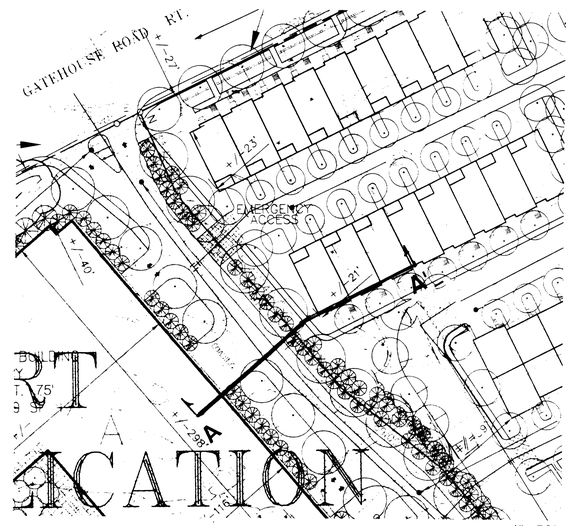
File Number M9158

14-A



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

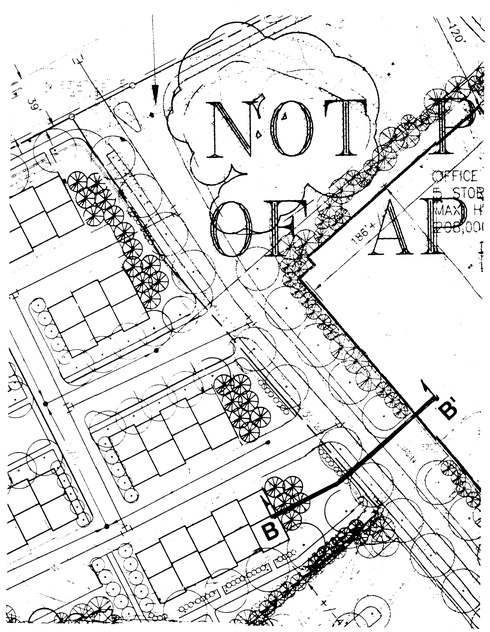
A



PLAN

LANDSCAPE LEGEND

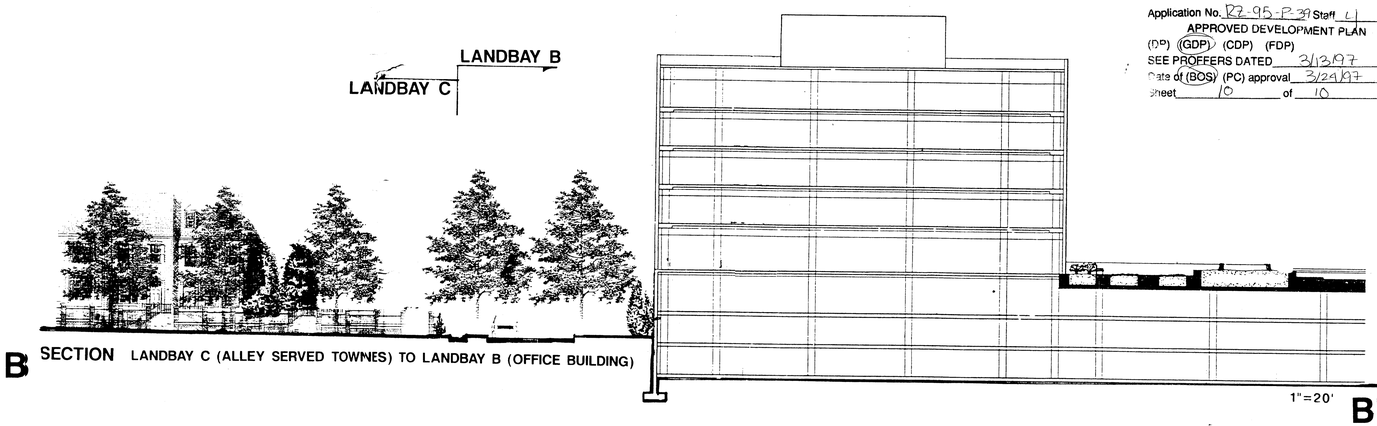
- PROPOSED LARGE DECIDUOUS TREE 3" - 3 1/2" CAL. MIN.
- PROPOSED MEDIUM DECIDUOUS TREE 2" - 2 1/2" CAL. MIN.
- PROPOSED ORNAMENTAL TREE 8' - 10' HT. MIN.
- PROPOSED EVERGREEN TREE 8' - 10' HT. MIN.
- PROPOSED EVERGREEN SHRUB/HEDGE 24-36" HT. MIN.
- PROPOSED DECIDIOUS SHRUB/ORNAMENTAL HEDGE 24-36" HT.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



PLAN

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.



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

Application No. RZ-95-P-39 Staff LI
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 3/13/97
Date of (BOS) (PC) approval 3/24/97
Sheet 10 of 10

RLL 1/28/97 RLL 1/14/97
RLL 3/10/97 1/3/97

14-A

N085023

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

SECTIONS
JEFFERSON PARK
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

Revision Date
JAN. 13,'97
JAN. 28,'97
MAR. 10, '97
MAR. 14,'97

Drawn By	MWT
Designed By	MWT
Checked By	LAM
Engineer	
Date	JAN. 3, '97
Scale	AS SHOWN
Plan Number	
Zoned	
Sheet	10 of 10
File Number	M-9158a