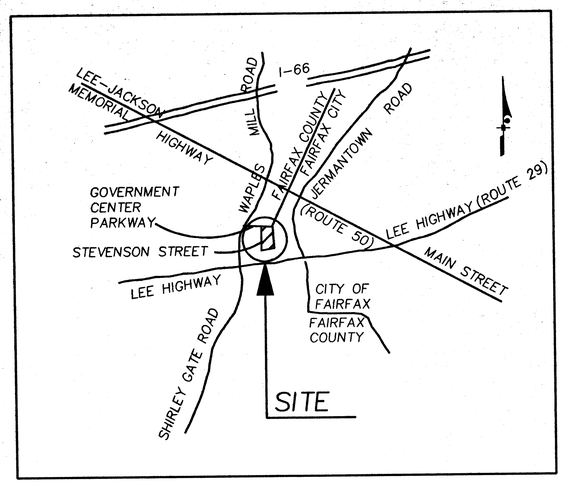
ZONING REQUIREMENTS – R-12 DISTRICT

FOR SINGLE FAMILY ATTACHED DWELLINGS:

MINIMUM LOT AREA:	NO REQUIREMENT
MINIMUM LOT WIDTH:	18 FEET
MAXIMUM BUILDING HEIGHT:	35 FEET
MINIMUM YARD REQUIREMENTS:	
FRONT:	15 DEGREE ANGLE OF BULK PLANE, BUT NOT LESS THAN 5 FEET
SIDE:	15 DEGREE ANGLE OF BULK PLANE, BUT NOT LESS THAN 10 FEET
REAR:	30 DEGREE ANGLE OF BULK PLANE, BUT NOT LESS THAN 20 FEET
MAXIMUM DENSITY:	12 DWELLING UNITS PER ACRE
MINIMUM OPEN SPACE:	23% OF THE GROSS AREA

FOR ALL OTHER STRUCTURES:

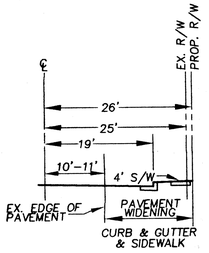
MINIMUM LOT AREA:	10,000 SQUARE FEET
MINIMUM LOT WIDTH:	INTERIOR LOT: 75 FEET CORNER LOT: 100 FEET
MAXIMUM BUILDING HEIGHT:	65 FEET
MINIMUM YARD REQUIREMENTS:	
FRONT:	25 DEGREE ANGLE OF BULK PLANE, BUT NOT LESS THAN 20 FEET
SIDE:	25 DEGREE ANGLE OF BULK PLANE, BUT NOT LESS THAN 10 FEET
REAR:	25 DEGREE ANGLE OF BULK PLANE, BUT NOT LESS THAN 25 FEET
MAXIMUM FLOOR AREA RATIO:	0.70
MINIMUM OPEN SPACE:	23% OF GROSS AREA



VICINITY MAP
SCALE: 1"=2000'

NOTES:

1. THE PROPERTY DELINEATED ON THIS PLAN IS LOCATED ON ASSESSMENT MAP NO. 56-2 ((3)) LOTS 9, 10, 11, 12 AND 13. (TOTAL AREA: 3.86 ACRES)
2. CURRENT ZONE: R-1; RESIDENTIAL DISTRICT, ONE DWELLING UNIT/ACRE
3. PROPOSED ZONE: R-12; RESIDENTIAL DISTRICT, TWELVE DWELLING UNITS/ACRE
4. A WAIVER OF THE MINIMUM DISTRICT SIZE FOR THE R-12 DISTRICT IS REQUESTED TO ALLOW THE PROPOSED DISTRICT TO BE ESTABLISHED WITH AN AREA LESS THAN 4 ACRES.
5. PROPOSED USES: LOTS 9 & 10 – PUBLIC USE/ADULT CARE RESIDENCE FOR MENTALLY-DISABLED PERSONS
   LOTS 11, 12 & 13 – SINGLE-FAMILY DETACHED/TOWNHOUSE RESIDENTIAL
6. OWNER/APPLICANT: FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY
   3700 PENDER DRIVE
   FAIRFAX, VIRGINIA 22030
7. TOPOGRAPHY BASED ON FIELD SURVEY; DATUM: USGS; CONTOUR INTERVAL = 1 FOOT. BOUNDARY DATA FROM INFORMATION OF RECORD.
8. EROSION AND SILTATION CONTROLS IN ACCORDANCE WITH APPLICABLE STANDARDS AND SPECIFICATIONS WILL BE PROVIDED WITH FINAL SITE PLANS.
9. AIR QUALITY PERMIT, IF REQUIRED, SHALL BE OBTAINED PRIOR TO AIR CIRCULATION, GRADING OR CONSTRUCTION.
10. STORMWATER MANAGEMENT/BMP REQUIREMENTS APPLICABLE TO THIS PROPERTY ARE TO BE MET OFFSITE BY PROPOSED FAIRFAX COUNTY REGIONAL STORMWATER MANAGEMENT/BMP POND D-47.
11. THE LIMITS OF EXISTING TREE COVER ON THE PROPERTY ARE AS DELINEATED ON THIS PLAN. THE EXISTING TREES CONSIST PRIMARILY OF MIXED DECIDUOUS AND CONIFER SPECIES. IT IS ANTICIPATED THAT ALL EXISTING TREES WILL BE REMOVED WITH DEVELOPMENT AND THE LIMITS OF CLEARING WILL BE CONCIDENT WITH THE PERIMETER PROPERTY LINES.
12. SOLID WASTE STORAGE IS TO BE PROVIDED ON THE ADULT CARE RESIDENCE SITE IN A LARGE CONTAINER, AND ON THE TOWNHOUSE RESIDENTIAL SITE IN INDIVIDUAL CONTAINERS. IN BOTH CASES, COLLECTION WILL OCCUR ON A TWICE-WEEKLY BASIS BY A PRIVATE COLLECTION SERVICE AND DISPOSED OF AT A PUBLIC LANDFILL, IN FAIRFAX COUNTY, OF THE COLLECTORS CHOICE.
13. THERE ARE NO BURIAL OR GRAVE SITES KNOWN TO EXIST ON THIS PROPERTY.
14. WITH RESPECT TO THE PROPOSED TOWNHOUSE DEVELOPMENT, THE NUMBER OF LOTS, LOT SIZES, UNIT SIZES AND LAYOUT ARE PRELIMINARY AND SUBJECT TO CHANGE WITH FINAL DESIGN, PROVIDED THAT THE NUMBER OF UNITS SHALL NOT EXCEED 19 AND ALL REQUIREMENTS APPLICABLE TO DEVELOPMENT IN THE R-12 DISTRICT SHALL BE MET.
15. CONFORMANCE WITH TREE COVER REQUIREMENTS TO BE ESTABLISHED WITHI THE RESPECTIVE SITE PLANS FOR DEVELOPMENT OF THE PROPERTY.
16. THE LOCATIONS AND SCOPE OF THE PROPOSED UTILITIES SHOWN HEREON ARE PRELIMINARY AND SUBJECT TO CHANGE WITH FINAL DESIGN. INTERNAL STORM DRAIN AND UTILITY LAYOUTS NOT SHOWN ON TOWNHOUSE SITE.
17. INTERIOR SITE LIGHTING FOR THE ADULT CARE FACILITY SITE WILL BE PROVIDED UTILIZING COLONIAL STYLE POLE LIGHTING (FAIRFAX COUNTY STANDARD RIF-3).
18. AN EASEMENT WILL BE ESTABLISHED AT THE SOUTH END OF THE PROPERTY AT TIME OF SITE PLAN TO PERMIT THE FUTURE USE OF THIS PORTION OF THIE PROPERTY FOR EXTENSION OF A TRAVEL LANE TO PARCEL 14 AND/OR 15 BY THE DEVELOPER OF THESE PROPERTIES SUBJECT TO A PRIOR REZONING OF ONE OR BOTH OF THE PROPERTIES TO PERMIT RESIDENTIAL USE COMPATIBLE WITH THAT PROPOSED ON THIS PROPERTY.



TYPICAL SECTION FOR WIDENING OF STEVENSON STREET
NOT TO SCALE

TABULATION – ADULT CARE RESIDENCE

SITE AREA:	1.22 ACRES
BUILDING AREA:	19,256 SQUARE FEET
FLOOR AREA RATIO:	0.364
NUMBER OF RESIDENTS:	36
BUILDING HEIGHT:	28'
OPEN SPACE:	0.45 ACRES, OR 37 PERCENT

PARKING TABULATION:

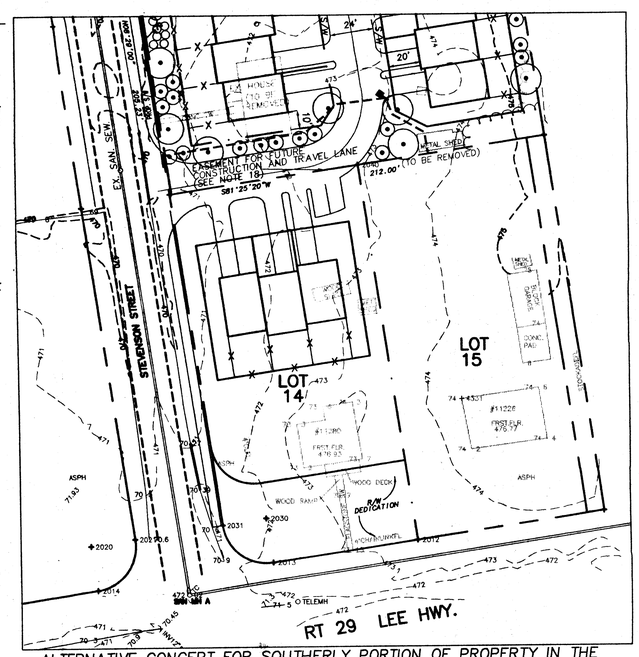
PARKING REQUIRED:	NO SPECIFIC ORDINANCE REQUIREMENT
PARKING PROVIDED:	35 SPACES, INCLUDING 2 HANDICAPPED SPACES

TABULATION – TOWNHOUSE RESIDENTIAL

SITE AREA:	1.64 ACRES
NUMBER OF UNITS:	18 DWELLING UNITS
DENSITY:	11.0 DWELLING UNITS/ACRE
BUILDING HEIGHT:	35 FEET MAXIMUM
OPEN SPACE:	0.42 ACRES, OR 25 PERCENT (MIN)

PARKING TABULATION:

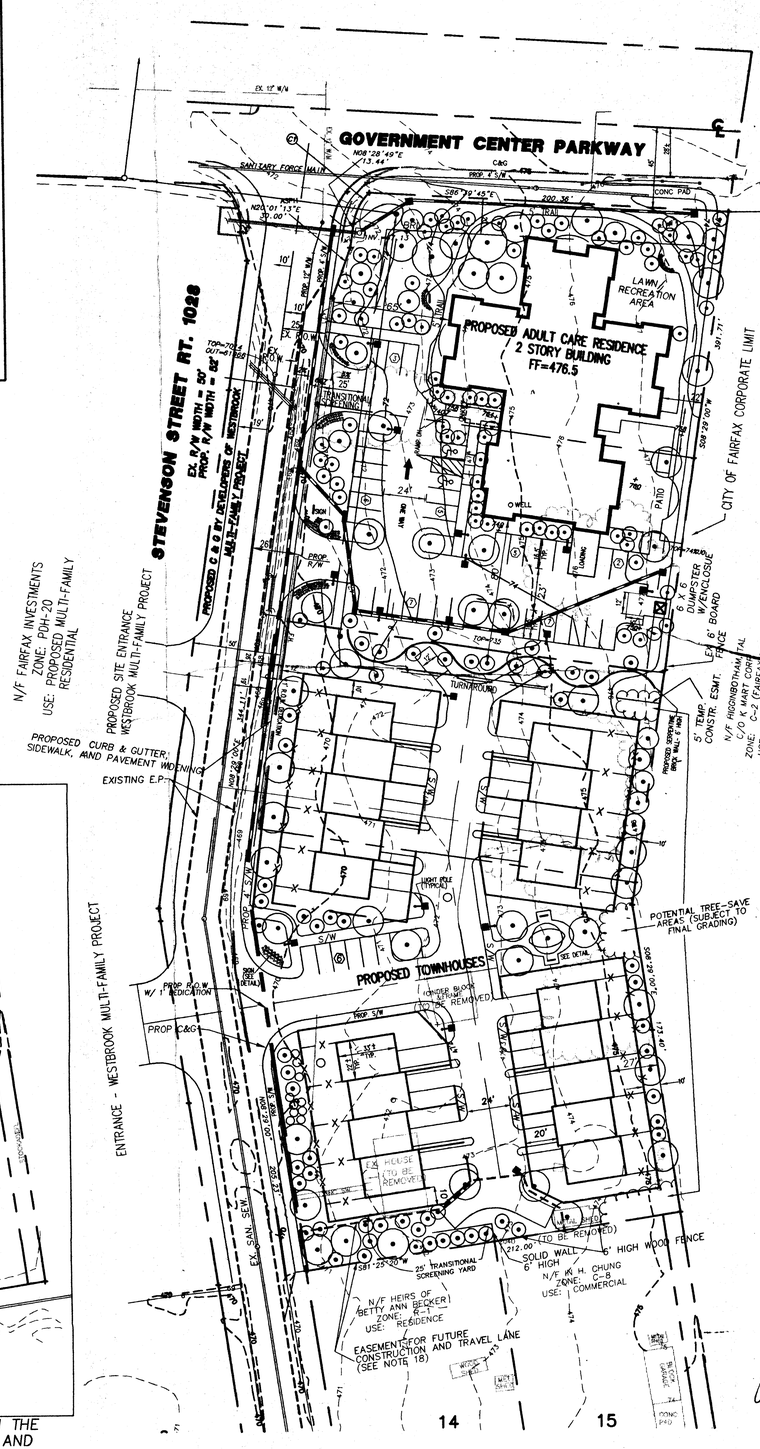
PARKING REQUIRED:	18 UNITS @ 2.3 SPACES/UNIT = 42 SPACES
PARKING PROVIDED:	42 SPACES (INCLUDES 1 GARAGE AND 1 DRIVEWAY SPACE ON EACH LOT)



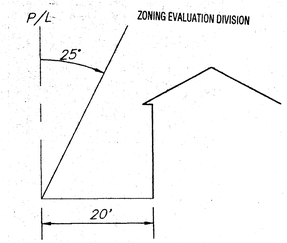
ALTERNATIVE CONCEPT FOR SOUTHERLY PORTION OF PROPERTY IN THE EVENT THAT ADJACENT LOT 14 IS ACQUIRED BY THE APPLICANT AND REZONED PRIOR TO DEVELOPMENT OF THE SUBJECT PROPERTY.
SCALE: 1"=40'

CURVE TABLE

NO.	DELTA	CHORD BEARING	TAN. LENGTH	RADIUS	LENGTH	C.LENGTH
C1	38°13'26"	N27°35'43"E	10.40'	30.00'	20.01'	19.64'

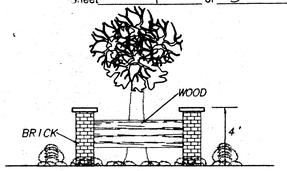


RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
MAR 4 - 1997
ZONING EVALUATION DIVISION

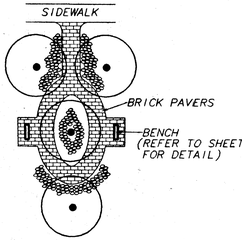


ANGLE OF BULK PLANE DIAGRAM
AT GOVERNMENT CENTER PARKWAY FRONTAGE
H: 1"=20'
V: 1"=20'

Application No. RZ 1991-SU-033 Staff S. Johnson
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED —
Date of (BOS) (PC) approval 4-7-97
Sheet — of 3



DETAIL OF ENTRY SIGNAGE– TOWNHOUSE AREA
NOT TO SCALE



DETAIL OF CENTRAL LANDSCAPE FEATURE– TOWNHOUSE AREA
NOT TO SCALE

LANDSCAPE LEGEND

- SHADE TREE/LARGE DECIDUOUS TREE (3" MIN. CALIPER/3 1/2" MIN. CALIPER)*
- FLOWERING TREE/MEDIUM DECIDUOUS TREE (3" MIN. CALIPER/3 1/2" MIN. CALIPER)*
- CONIFER/EVERGREEN TREE (6' MIN. HEIGHT/8' MIN. HEIGHT)*
- SHRUBS

* INDICATES MIN. SIZE FOR SITE/MIN. SIZE WITHIN 20' OF PUBLIC STREET RIGHT OF WAY.

COMMONWEALTH OF VIRGINIA
WILLIAM C. PUTMAN
No. 6013
3-27-97
PROFESSIONAL ENGINEER

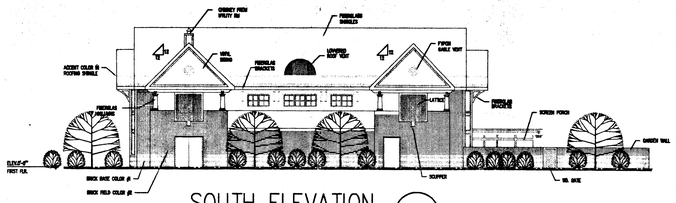
REVISIONS	DATE
COUNTY STAFF COMMENTS	02/26/97
COUNTY STAFF COMMENTS	01/08/97
ADDITIONAL SHEETS/LEGEND	11/27/96
COUNTY STAFF COMMENTS	11/13/96

BENGTSON, DeBELL & ELKIN, LTD.
ENGINEERS • SURVEYORS • PLANNERS • LANDSCAPE ARCHITECTS
P.O. BOX 429, 5900 CENTREVILLE ROAD, CENTREVILLE, VIRGINIA 22020
(703) 631-9630
OFFICE LOCATIONS
◆ CHESTERFIELD COUNTY, VIRGINIA ◆ FAIRFAX COUNTY, VIRGINIA ◆ PRINCE WILLIAM COUNTY, VIRGINIA ◆ VIRGINIA BEACH, VIRGINIA ◆ MONTGOMERY COUNTY, MARYLAND ◆ LOUDOUN COUNTY, VIRGINIA
BDE

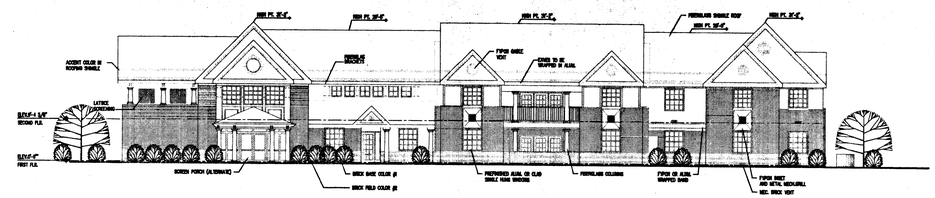
GENERALIZED DEVELOPMENT PLAN
FAIRFAX COUNTY ADULT CARE FACILITY SITE/ FAIRFAX COUNTY REDEVELOPMENT & HOUSING AUTHORITY PROPERTY
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE: 07/26/96	
SCALE: 1"=40'	
DESIGN: JJJ	DRAWN: DB
CHECK: WCP	CHECK: WCP
JOB NO.: 95123	
P.R. NO.: 5501329500	
SHEET 1 OF 3	
FILE NO.: C-3589	

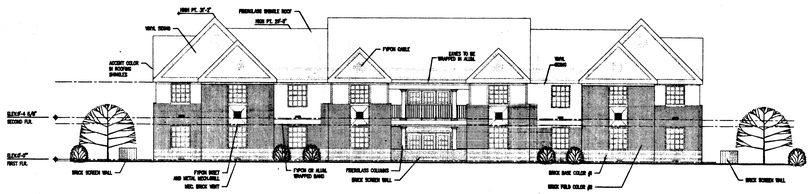
Z GRIMM AND PARKER,P.C. 1995



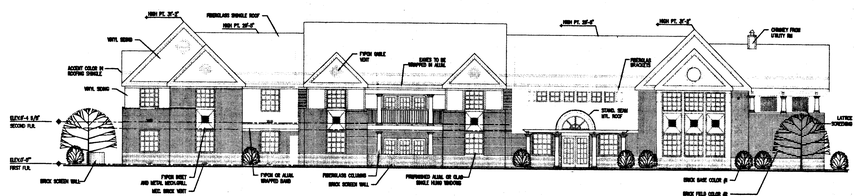
SOUTH ELEVATION (9)
1/16" = 1'-0"



EAST ELEVATION (8)
1/16" = 1'-0"

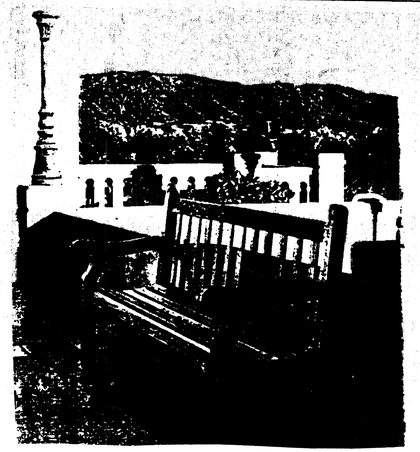


NORTH ELEVATION (7)
1/16" = 1'-0"



WEST ELEVATION (6)
1/16" = 1'-0"

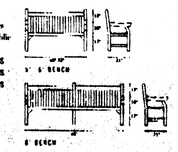
BUILDING ELEVATIONS



Gloucester Bench

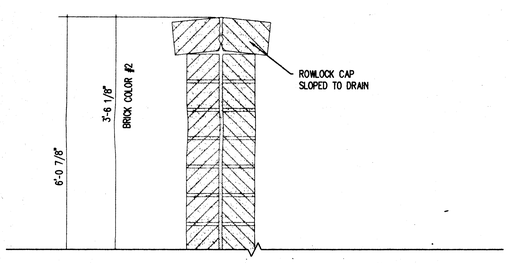
Our Gloucester series is much loved after outdoor furniture that has withstood the tests of time, weather, and heavy use in English parks. Perfectly proportioned for use in large-scale settings such as museums and public gardens, this classic design features substantial legs, wide rails, and boldly scrolled arms. All three bench lengths have high backs and dished seats; the 8' bench is reinforced with an additional center leg. Exceptionally durable and graceful, the Gloucester series sets the standard for public seating.

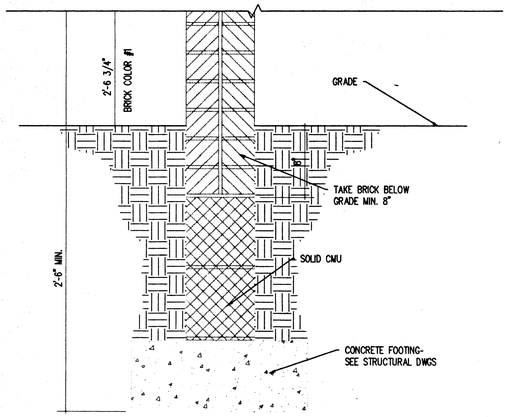
5 BENCH #G5405 68 LBS
6 BENCH #G5410 77 LBS
8 BENCH #G5412 99 LBS



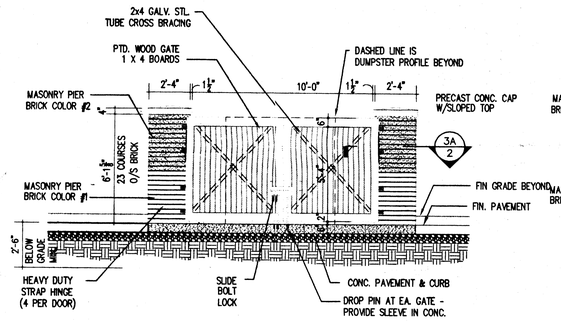
SITE SEATING

11785 Beltsville Drive
Suite 1400
Calverton MD 20705
301.595.1000
301.595.0089 Fax



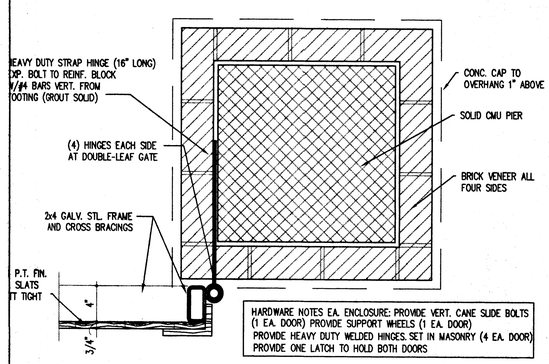


SECTION THRU SERPENTINE SITE WALL
SCALE = 1 1/2" = 1'-0"

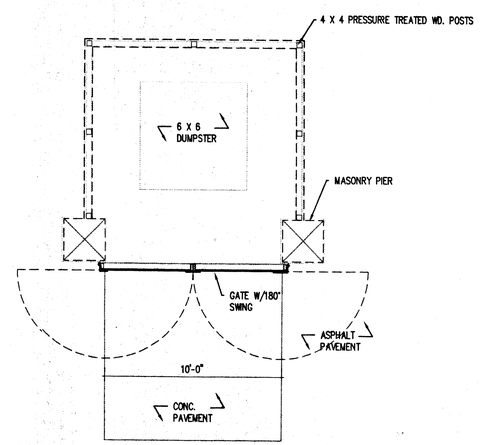


FRONT ELEVATION (3)
1/4" = 1'-0"

SIDE ELEVATION (2)
1/4" = 1'-0"



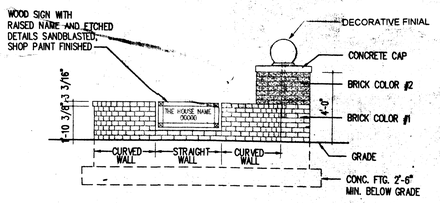
PLAN DTL AT GATE HINGE (3A)
1 1/2" = 1'-0"



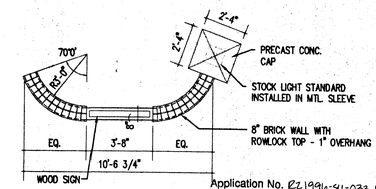
PLAN OF TRASH ENCLOSURE AND GATE (1)
1/4" = 1'-0"

TRASH ENCLOSURE DETAILS

NOTE: PARKING LOT LIGHTING WILL BE VIRGINIA POWER STANDARD "COLONIAL" TYPE FIXTURE - MOUNTED ON 10' POLES



ELEVATION (5)
1/4" = 1'-0"



PLAN (4)
1/4" = 1'-0"

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APPROVED DEVELOPMENT PLAN
(CDP) (GDP) (CDP) (FDP)
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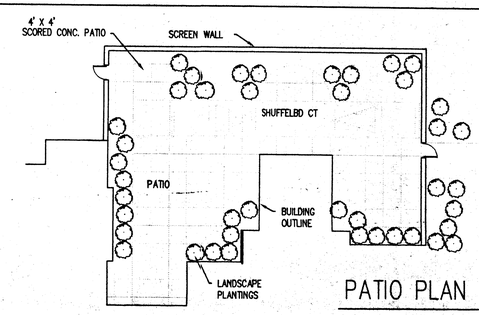
Sheet 2 of 3

SITE ENTRY SIGNAGE



PATIO PLAN

Grimm and Parker Architects

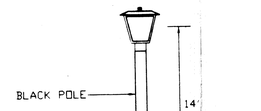
ELEVATIONS AND DETAILS
ADULT CARE RESIDENCE
FAIRFAX COUNTY, VIRGINIA

REVISED 1/27/97

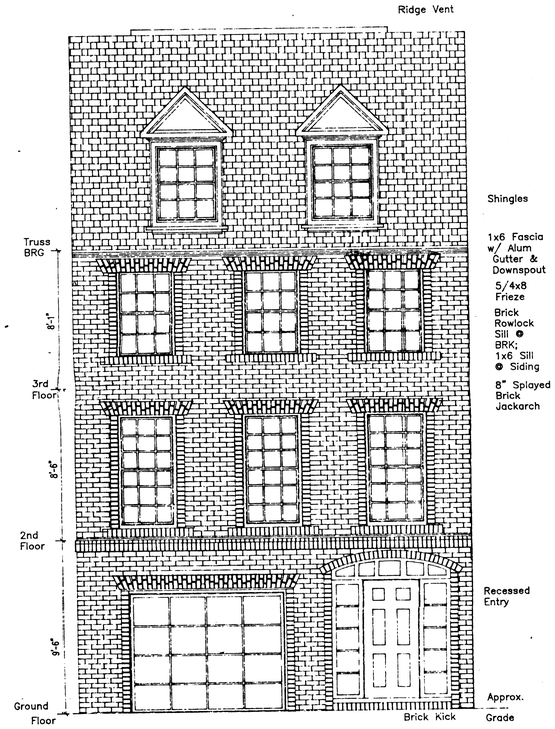
Z GRIMM AND PARKER,P.C. 1995

2

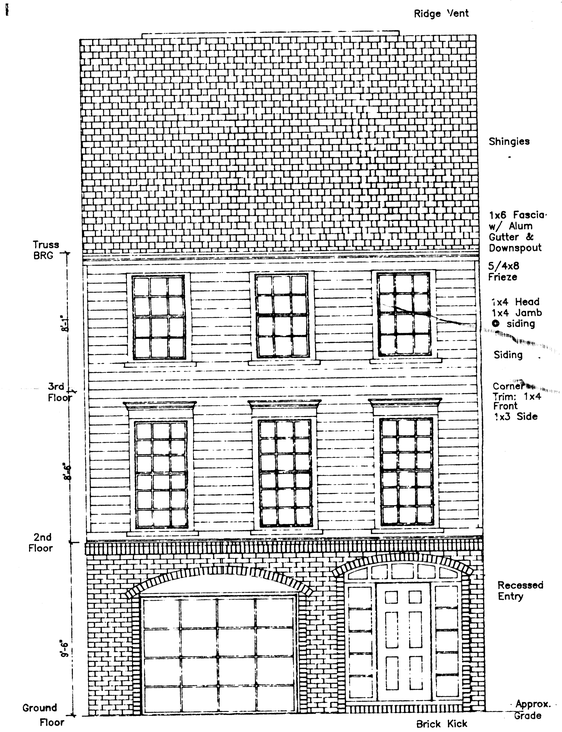
GDP SUBMISSION



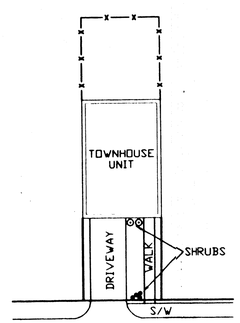
TYPICAL LIGHTING FIXTURE FOR
ADULT CARE RESIDENCE AND TOWNHOUSE SITES



TYPICAL FRONT ELEVATION
Scale: 1/4" = 1'-0" Unit A



TYPICAL FRONT ELEVATION
Scale: 1/4" = 1'-0" Unit B



TYPICAL UNIT LANDSCAPE CONCEPT
SCALE: 1"=20'

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(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED —
Date of (BOS) (PC) approval 4-7-97
Sheet 3 of 3

ELEVATIONS

DRAWN BY: Todd A. Roberts
DATE: AUGUST 16, 1996
REVISIONS:
CHECKED BY:
SHEET 1 of 3

FAIRFAX COUNTY DEPARTMENT OF
HOUSING AND COMMUNITY DEVELOPMENT
3700 PENDER DRIVE SUITE 300
FAIRFAX, VIRGINIA 22030
FAX (703) 246-5115