NOTES

1. THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON TAX MAP 71-3-((8)): PARCELS 7, 7A & 8 AND IS CURRENTLY ZONED R-1.

2. OWNER: EDWARD S. & MARIE PETROS
   7104 BRADDOCK ROAD
   ANNANDALE, VA 22003

   CONTRACT PURCHASER: MANORCARE HEALTH SERVICES, INC.
   11555 DARNESTOWN ROAD
   GAITHERSBURG, MD 20878

3. BOUNDARY AND TOPOGRAPHY ARE FROM AN EXISTING CONDITIONS SURVEY BY J. MONACO & ASSOCIATES, P.C. DATED MARCH, 1996 AND REVISED SEPT., 1996. CONTOUR INTERVAL IS 2 FEET.

4. NO TITLE REPORT FURNISHED.

5. THE THREE EXISTING HOUSES WERE BUILT IN THE 1940's AND 1950's AND RANGE IN MAXIMUM HEIGHT FROM APPROX. 16' TO 22'. ALL EXISTING HOUSES AND STORAGE BUILDINGS WILL BE DEMOLISHED.

6. REQUIRED MINIMUM YARDS FOR THE R-3 ZONING DISTRICT ARE AS FOLLOWS:
   FRONT: 40° ANGLE OF BULK PLANE, BUT NOT LESS THAN 30'
   SIDE: 35° ANGLE OF BULK PLANE, BUT NOT LESS THAN 10'
   REAR: 35° ANGLE OF BULK PLANE, BUT NOT LESS THAN 25'

   REQUIRED SETBACKS FOR MEDICAL CARE FACILITIES:

STREET SETBACK:	45'
ADJACENT TO R-1 THRU R-4 ZONING:	100'
TRANSITIONAL SCREENING YARD:	35'

7. THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.

8. STORMWATER MANAGEMENT WILL BE PROVIDED IN UNDERGROUND PIPE(S) IN ACCORDANCE WITH FAIRFAX COUNTY STANDARDS, UNLESS WAIVED OR MODIFIED BY DEM. LOCATION OF THE PIPES AND FINAL SITE ELEVATION WILL BE DETERMINED AT THE TIME OF FINAL ENGINEERING.

9. THERE IS NO FLOODPLAIN, RPA, OR ENVIRONMENTAL QUALITY CORRIDOR AS DEFINED IN THE ADOPTED COMPREHENSIVE PLAN.

10. A TYPE I ASPHALT BICYCLE TRAIL IS REQUIRED ALONG BRADDOCK ROAD, SIDE OF ROAD NOT DETERMINED.

11. NO GRAVE OR BURIAL SITE IS KNOWN TO EXIST ON THIS PROPERTY.

12. THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES ON SITE.

13. PROPOSED SPECIAL AMENITIES INCLUDE LANDSCAPED COURTYARDS, AND SOLID SCREENING WALL WITH DENSE LANDSCAPE BUFFER.

14. PROPOSED PUBLIC IMPROVEMENTS INCLUDE DEDICATION OF ADDITIONAL RIGHT-OF-WAY, CONSTRUCTION OF A RIGHT-TURN DECELERATION LANE AND CONSTRUCTION OF A PUBLIC TRAIL.

15. PROPOSED UTILITIES, INCLUDING LIGHT POLE LOCATIONS, ARE SHOWN FOR CONCEPTUAL PURPOSES ONLY AND ARE SUBJECT TO CHANGE UPON FINAL ENGINEERING.

16. BUILDING DIMENSIONS ARE PRELIMINARY AND ARE SUBJECT TO MINOR ADJUSTMENTS WITH FINAL BUILDING DESIGN.

17. DEVELOPER WISHES TO PURSUE SITE PLAN PROCESSING IN AN EXPEDITIOUS MANNER, WITH PERMITTING AND CONSTRUCTION TO BEGIN AS SOON AS THE SITE PLAN IS APPROVED.

18. ENTRANCE SIGNAGE AND LOCATION WILL BE IN CONFORMANCE WITH ARTICLE 12.

19. THE PROPOSED DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL FAIRFAX COUNTY APPLICABLE ORDINANCES, REGULATIONS, ADOPTED STANDARDS, AND ADOPTED COMPREHENSIVE PLAN, EXCEPT FOR THE FOLLOWING:

    a. APPLICANT HEREBY REQUESTS A MODIFICATION OF THE 100' SETBACK FROM ADJACENT R-1 ZONED LAND (SEC. 9-308).

    b. APPLICANT HEREBY REQUESTS A MODIFICATION OF THE REQUIREMENT THAT THIS USE BE LOCATED ON A LOT OF AT LEAST FIVE ACRES (SEC. 9-308).

    c. PER SEC. 13-304 PARAGRAPH 3 APPLICANT HEREBY REQUESTS A MODIFICATION OF THE TRANSITIONAL SCREENING ALONG THE WESTERN, NORTHERN, AND SOUTHERN PROPERTY LINES TO THE WIDTH AND TYPE OF PLANTING SHOWN ON THE PLAT AND A WAIVER OF THE BARRIER ALONG A PORTION OF SOUTHERN PROPERTY LINE AS SHOWN.

    d. APPLICANT HEREBY REQUESTS A WAIVER OF THE PFM REQUIREMENT TO PROVIDE SIDEWALKS (SEC. 8-0104) AND A MODIFICATION OF THE TYPE I TRAIL WIDTH TO 6' TO MATCH THAT PROFFERED WITH RZ-96-M-027.

    e. APPLICANT MAY APPLY FOR A WAIVER OF STORMWATER QUALITY CONTROLS (BMPs) IF SOILS ARE DETERMINED TO HAVE LOW ERODIBILITY.

20. APPLICANT RESERVES RIGHT TO APPLY FOR VARIANCE FOR 8' HIGH FENCE SURROUNDING INTERIOR COURTYARDS IN LIEU OF BERM & FENCE.

21. APPLICANT RESERVES RIGHT TO INTERRUPT THE TRANSITIONAL SCREENING YARD FOR UTILITY CROSSINGS.

TABULATION

PROPOSED ZONING: R-3

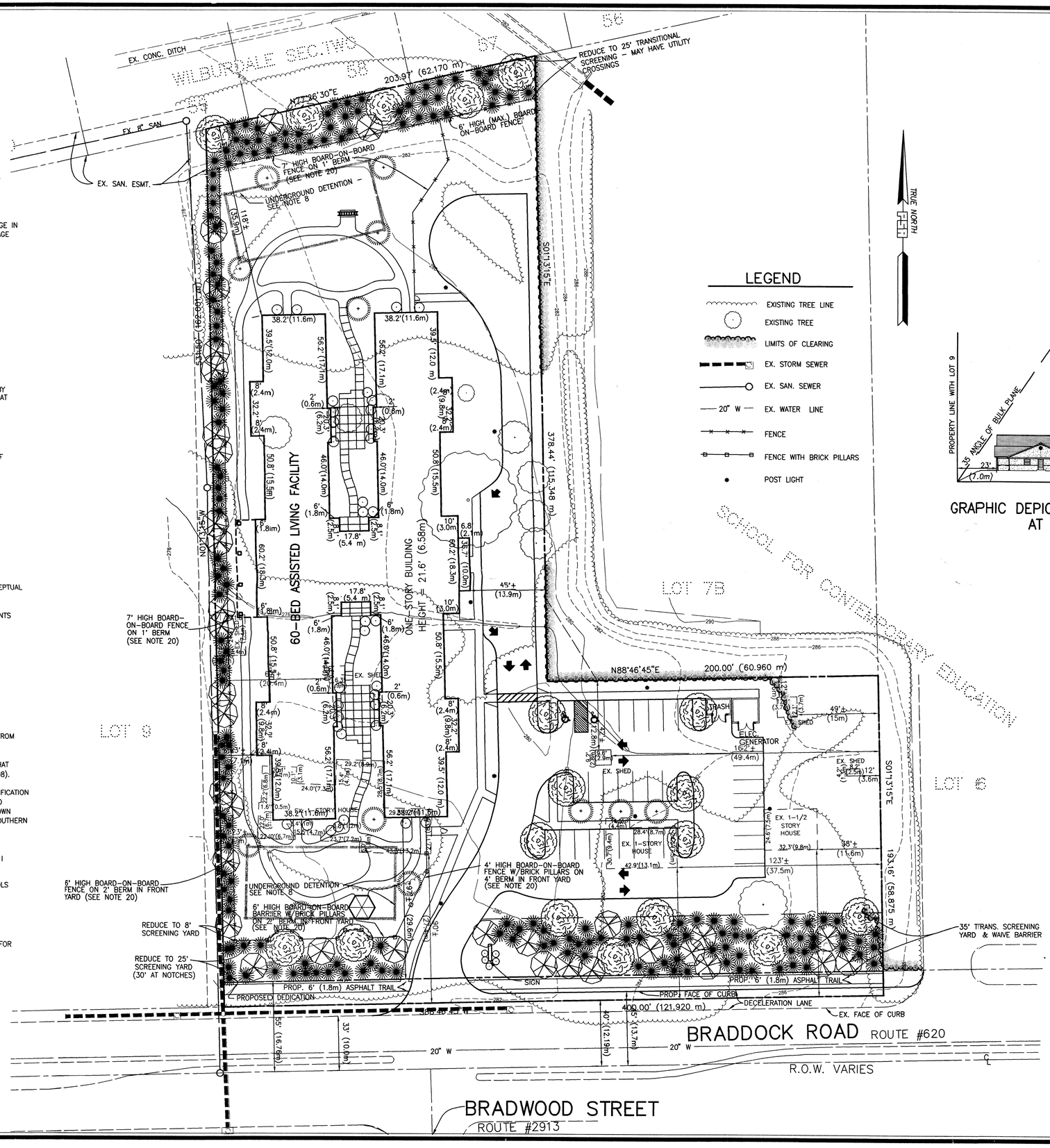
LAND AREA: 3.4191 AC. OR 148,935 S.F. (13 837 sq m)
GFA: 27,500 S.F. (2555 sq m)

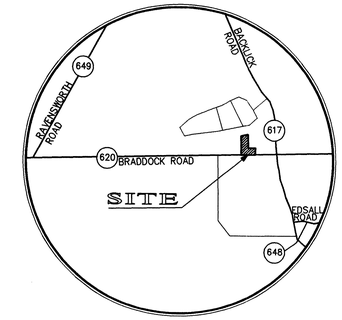
F.A.R. PERMITTED: 0.25
F.A.R. PROPOSED: 0.185

OPEN SPACE PROVIDED: 85,460 S.F. (7,940 sq m) 57%

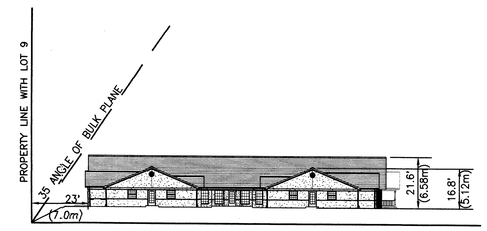
PARKING REQUIRED:
1 SP./4 D.U. x 60 "D.U." = 15 SP.
1 SP./EMPLOYEE= 18 SP.
33 SP.

PARKING PROVIDED: 34 SP.





VICINITY MAP
SCALE: 1"= 2,000'



GRAPHIC DEPICTION OF ANGLE OF BULK PLANE AT SIDE YARD

TRUE NORTH

LEGEND

- EXISTING TREE LINE
- EXISTING TREE
- LIMITS OF CLEARING
- EX. STORM SEWER
- EX. SAN. SEWER
- 20" W — EX. WATER LINE
- FENCE
- FENCE WITH BRICK PILLARS
- POST LIGHT

RZ 96-M-015
Application No. _____ Staff KA
APPROVED DEVELOPMENT PLAN
(DP) (GUP) (CDP) (FDP)
SEE PROFFERS DATED 6-10-98
Date of (BOS) (PC) approval 7-13-98
Sheet 1 of 2

PLANT LEGEND

- SHADE TREE (ULT. HT. 40'-60')
- FLOWERING TREE (ULT. HT. 25'-35')
- FLOWERING TREE (ULT. HT. 15'-25')
- MEDIUM EVERGREEN TREE (ULT. HT. 20'-40')

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
JUN 17 1998
ZONING EVALUATION DIVISION

COMMONWEALTH OF VIRGINIA
PETER J. RUBY, JR.
019736
6/17/98
PROFESSIONAL ENGINEER

REV. 6/17/98
REV. 5/21/98
REV. 4/22/98

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ARDEN COURTS OF ANNANDALE
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

CDP/SPECIAL EXCEPTION PLAT
(RZ 96-M-015 & SE 96-M-020)

SCALE: 1"=30'
DATE: 2/13/98
DRN: NJC
CKD: NJC
SHEET 1 OF 2

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98F-2879-2

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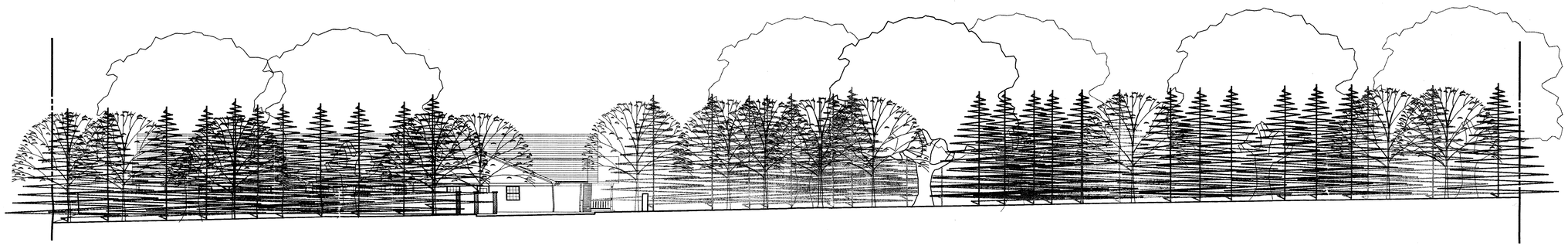
FOR ILLUSTRATIVE PURPOSES ONLY

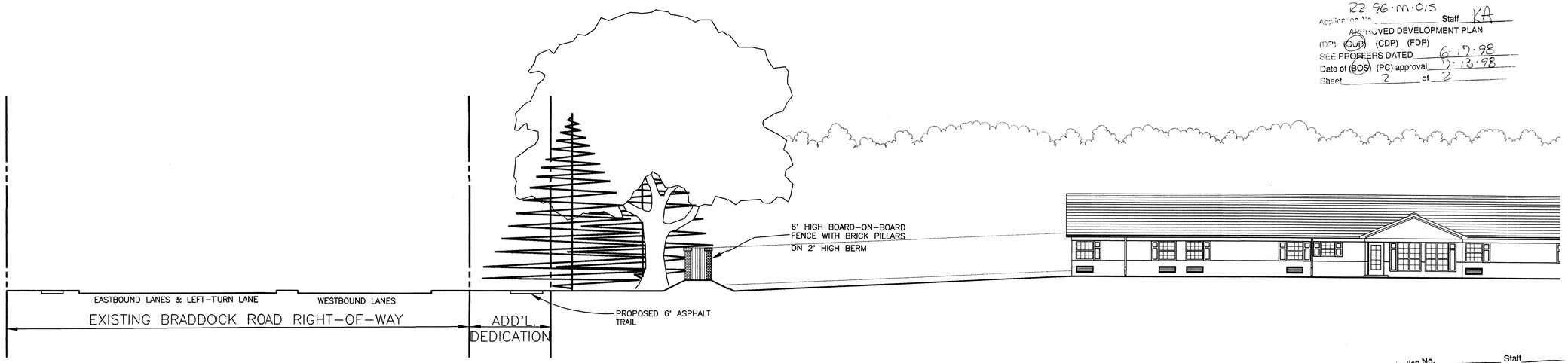
FRONT ELEVATION

NOT TO SCALE



BRADDOCK ROAD ELEVATION

SCALE: 1" = 15'



CROSS-SECTION

SCALE: 1" = 10'

Application No. RZ 96-M-015 Staff KA
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 6-17-98
Date of (BOS) (PC) approval 5-13-98
Sheet 2 of 2

Application No._____ Staff_____
APPROVED SE / SP PLAN
SEE DEV CONDS DATED_____
Date of (BOS) (BZA) approval_____
Sheet _____ of _____

REV. 6/17/98

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ARDEN COURTS OF ANNANDALE
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

CROSS-SECTION & ELEVATIONS
(RZ 96-M-015 & SE 96-M-020)

SCALE: AS NOTED
DATE: 5/21/98
DRN: NJC
CKD: NJC
SHEET 2 OF 2

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