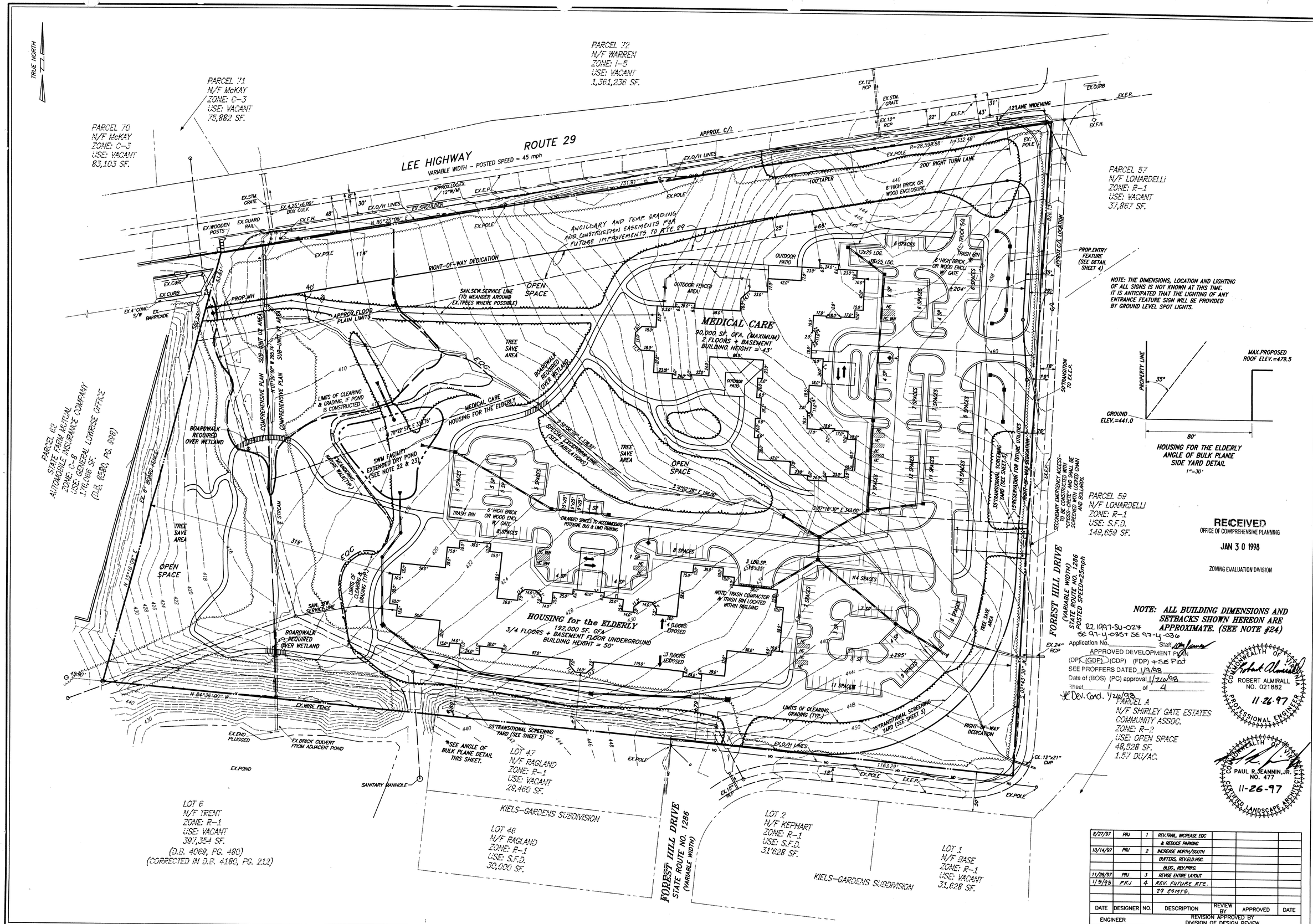

DATE	DESIGNER	NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE
8/27/97	PRJ	1	REV.TRANL, INCREASE EOC & REDUCE PARKING			
10/14/97	PRJ	2	INCREASE NORTH/SOUTH BUFFERS, REV.ELD.HSG. BLDG., REV.PRKG.			
11/26/97	PRJ	3	REVISE ENTIRE LAYOUT			
1/9/98	PRJ	4	REV. FUTURE RTE. 29 ESMTS.			

ENGINEER

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

LAND Design CONSULTANTS

8569-E SUDLEY ROAD
MANASSAS, VA. 20110
(703) 631-8387
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SCALE: 1"=50'

SHEET 1 OF 4

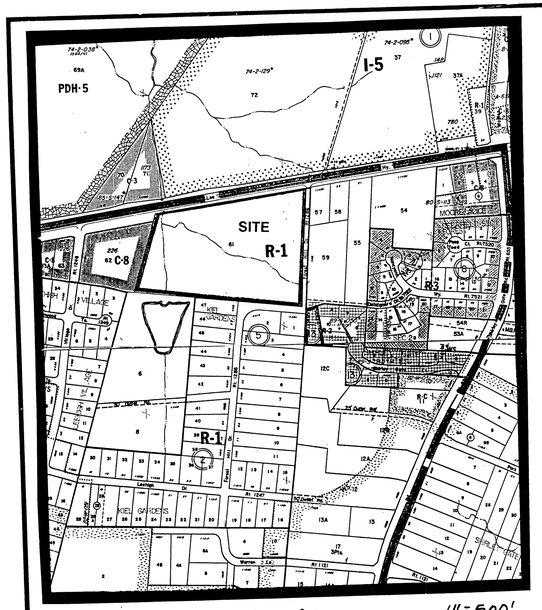
DATE: APRIL 1997

FILE NUMBER:

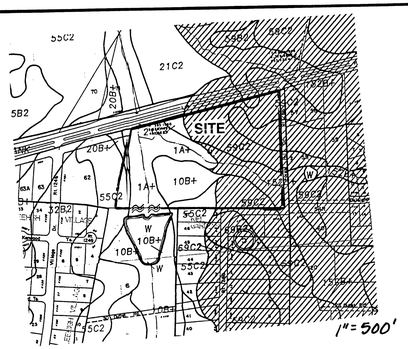
GENERAL DEVELOPMENT PLAN and SPECIAL EXCEPTION PLAT

FAIR OAKS SENIOR CAMPUS

SULLY DISTRICT – FAIRFAX COUNTY, VIRGINIA



VICINITY MAP 1" = 500'



SOILS MAP AND DATA

SOIL NO	SOIL NAME	PROBLEM CLASS	FOUNDATION SUPPORT	DRAINAGE	EROSION POTENTIAL	OTHER NOTES
1	MIXED ALLUVIAL	A	POOR	POOR	SLIGHT	HYD
10	GLENVILLE	B	FAIR	MARGINAL	MODERATE	---
20	MEADOWVILLE	B	FAIR	MARGINAL	MODERATE	---
21	MANOR	C	GOOD	GOOD	SEVERE	---
55	GLENELG	C	GOOD	GOOD	SEVERE	---
59	ORANGE	A	POOR	POOR	MODERATE	AS
152	ELBERT ORANGE	A	POOR	POOR	SLIGHT	HYD,AS

ZONING TABULATIONS

SITE AREA: = 17.2538 ACRES OR 751,574 S.F.
AREA WITHIN SUB-UNIT U2 = 1.7500 ACRES OR 76,230 S.F.
AREA WITHIN SUB-UNIT V1 = 15.5038 ACRES OR 675,344 S.F.

AREA FOR THE HOUSING FOR THE ELDERLY SPECIAL EXCEPTION: 8.9893 ACRES OR 391,574 S.F.

AREA FOR THE MEDICAL CARE SPECIAL EXCEPTION: 8.2645 ACRES OR 360,000 S.F.

*FOR THE PURPOSES OF ESTABLISHING SEPARATE AREAS FOR WHICH TO TABULATE F.A.R. (MEDICAL CARE) VERSES DENSITY/ACRE (HOUSING FOR THE ELDERLY), A LINE HAS BEEN SHOWN ON THE GDP TO DELINEATE A SEPARATION BETWEEN USES.

DENSITY CALCULATIONS:
HOUSING FOR THE ELDERLY:

AREA WITHIN SUB-UNIT U2 = 1.75 ACRES
2 DU/AC (PER COMP. PLAN) X 4 (MULTIPLIER) X 10% (ADU'S)* = 8.8 DU/AC
1.75 ACRES X 8.8 DU/AC = 15.4 UNITS

AREA WITHIN SUB-UNIT V1 = 7.2393 ACRES
3 DU/AC PER (COMP. PLAN) X 4 (MULTIPLIER) X 10% (ADU'S)* = 13.2 DU/AC
9.44 ACRES X 13.2 DU/AC = 95.56 UNITS

TOTAL AREA = 8.9893 ACRES WITH 110 UNITS PERMITTED
TOTAL DENSITY = 12.24 DU/AC (110 DU MAXIMUM PROVIDED)*

*APPLICANT RESERVES THE RIGHT TO MODIFY THE ADU COMPONENT TO COMPLY WITH THE ADU REGULATIONS IN EFFECT AT THE TIME OF SITE PLAN APPROVAL. PROVIDED, HOWEVER, IN NO EVENT SHALL THE TOTAL NUMBER OF UNITS IN THE HOUSING FOR THE ELDERLY EXCEED 110 UNITS.

MEDICAL CARE:
AREA WITHIN SUB-UNIT V1 = 8.2645 ACRES (360,000 S.F.)
0.25 COMP. PLAN F.A.R. X 360,000 S.F. = 90,000 GROSS S.F. PERMITTED

TOTAL AREA = 90,000 GROSS S.F. PROVIDED (OR LESS)
TOTAL DENSITY = 0.25 FAR (OR LESS)

OPEN SPACE:
HOUSING FOR THE ELDERLY:
REQUIRED = 215,366 S.F. (55%)
PROVIDED = 236,530 S.F. MIN. (60%)
MEDICAL CARE:
REQUIRED = NONE
PROVIDED = 171,750 S.F. (47%)

MINIMUM YARD REQUIREMENTS:
FRONT = 40' ABP, BUT NOT LESS THAN 30 FEET
SIDE = 35' ABP, BUT NOT LESS THAN 10 FEET
REAR = 35' ABP, BUT NOT LESS THAN 25 FEET

ADDITIONAL STANDARDS FOR MINIMUM YARD REQUIREMENTS:

HOUSING FOR THE ELDERLY: WHERE THE FRONT, SIDE OR REAR YARD ABUTS OR IS ACROSS THE STREET FROM AN AREA RECOMMENDED IN THE COMPREHENSIVE PLAN FOR 0.2 TO 8 DU/AC - 50 FEET.

MEDICAL CARE: NO BUILDING SHALL BE LOCATED CLOSER THAN 45 FEET TO ANY STREET LINE OR CLOSER THAN 100 FEET TO ANY LOT LINE WHICH ABUTS AN R-A THROUGH R-4 DISTRICT .

THE PROPOSED BUILDINGS MEET OR EXCEED THESE SETBACKS AS SHOWN ON THE GDP.

HOUSING FOR THE ELDERLY:
MAXIMUM = 50 FEET
PROVIDED = 50 FEET OR LESS

MEDICAL CARE:
MAXIMUM = 60 FEET
PROVIDED = 43 FEET APPROXIMATELY

PARKING FOR HOUSING FOR THE ELDERLY:

OFF-STREET PARKING:
REQUIRED:
1 SP / 4 DU, PLUS ONE / EMPLOYEE ON A MAJOR SHIFT
110 UNITS = 28 SPACES
28 EMPLOYEES = 28 SPACES
56 SPACES REQUIRED*
3 ACCESSIBLE SPACES (13' X 18')
1 VAN ACCESSIBLE SPACES (18' X 18')

PROVIDED:
118 STANDARD SPACES (8 ½' X 18' OR 16 ½' WITH OVERHANG)
5 ACCESSIBLE SPACES
2 VAN ACCESSIBLE SPACES
125 TOTAL PARKING SPACES PROVIDED

OFF-STREET LOADING:
REQUIRED:
1 SPACE / 10,000 GROSS SQUARE FEET PLUS ONE PER ADDITIONAL 100,000 S.F.
PROVIDED:
3 LOADING SPACES

PARKING FOR MEDICAL CARE:

OFF-STREET PARKING:

REQUIRED:
1 SPACE / 2 PATIENTS (80 MAX. UNITS) PLUS ONE PER EMPLOYEE
80 UNITS = 40 SPACES
45 EMPLOYEES = 45 SPACES
85 SPACES REQUIRED *
4 ACCESSIBLE SPACES
1 VAN ACCESSIBLE SPACE

PROVIDED:
91 STANDARD SPACES (8 ½' X 18' OR 16 ½' WITH OVERHANG)
5 ACCESSIBLE SPACES
1 VAN ACCESSIBLE SPACES
97 TOTAL PARKING SPACES PROVIDED

OFF-STREET LOADING:

REQUIRED:
1 SPACE / 10,000 GROSS S.F. PLUS ONE PER ADDITIONAL 100,000 S.F.

PROVIDED:
2 LOADING SPACES

NOTES:

1. THE PROPERTY DELINEATED ON THIS SHEET IS LOCATED ON FAIRFAX COUNTY TAX MAP # 56-2 ((1)) PARCEL 61.

2. THE CURRENT PROPERTY OWNER IS THE FAIRFAX NURSING CENTER, INC. AS RECORDED IN DEEDBOOK 9714, PAGE 1773 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.

   THE APPLICANT / DEVELOPER IS:
   FAIRFAX NURSING CENTER, INC.
   10701 MAIN STREET
   FAIRFAX, VA. 22030
   ATTENTION: ROBERT BAINUM
   (703) 272-7705

3. THE BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A FIELD RUN SURVEY BY RINKER-DETWILER AND ASSOCIATES, DATED MAY 28 , 1996.

4. THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON AN AERIAL SURVEY, COMPILED BY RINKER-DETWILER AND ASSOCIATES, DATED JUNE 15, 1996. THE CONTOUR INTERVAL EQUALS TWO FEET.

5. A TITLE POLICY HAS BEEN FURNISHED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, POLICY NUMBER 207-302958 DATED MAY 30, 1996.

6. ALL CONSTRUCTION SHALL CONFORM TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS OF FAIRFAX COUNTY AND VDOT EXCEPT AS REQUESTED HEREIN. THE FOLLOWING WAIVERS SHALL BE REQUESTED CURRENTLY WITH THIS APPLICATION:

   A WAIVER OF THE ONSITE STORM WATER DETENTION REQUIREMENTS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE DEPARTMENT OF ENVIRONMENTAL MANAGEMENT (DEM).

   ADDITIONALLY, THE APPLICANT RESERVES THE RIGHT TO APPLY FOR ADDITIONAL WAIVERS OR MODIFICATIONS AT THE TIME OF SITE PLAN PREPARATION / SUBMISSION (SEE LANDSCAPE NOTES ADDITIONALLY).

7. EROSION AND SEDIMENTATION CONTROL SHALL BE INSTALLED PRIOR TO ANY CLEARING, GRADING OR CONSTRUCTION AS PER REQUIREMENTS OF THE STATE OF VIRGINIA AND THE CODE OF FAIRFAX COUNTY.

8. LAND DESIGN CONSULTANTS, INC. IS NOT AWARE OF ANY UTILITY EASEMENTS WHICH EXISTS ON THE SUBJECT PROPERTY WITH A WIDTH OF 25' OR MORE.

9. MAINTENANCE OF THE OPEN SPACE AREAS WITHIN THIS SITE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

10. THE SITE SHALL BE SERVED BY PUBLIC WATER AND SANITARY SEWER. ALL BUILDINGS WITHIN THIS DEVELOPMENT SHALL PROVIDE SANITARY SEWER SERVICE BY GRAVITY FLOW AS NO PUMPING SHALL BE ALLOWED.

11. THE COMPREHENSIVE PLAN RECOMMENDS DEVELOPMENT OF THE PROPERTY AT A DENSITY OF UP TO 3 DWELLING UNITS PER ACRE (OR 0.25 FAR) IN THE V1 SUB-UNIT AND UP TO 2 DWELLING UNITS PER ACRE (OR 0.20 FAR) IN THE U2 SUBUNIT OF THE FAIRFAX CENTER AREA PLANNING DISTRICT.

12. A RESOURCE PROTECTION AREA (RPA) DOES NOT EXIST ONSITE.

13. A 100 YEAR MINOR FLOODPLAIN AS DEFINED BY THE FAIRFAX COUNTY ZONING ORDINANCE DOES EXIST ONSITE IN THE APPROXIMATE LOCATION AS SHOWN HEREON.

14. AN ENVIRONMENTAL QUALITY CORRIDOR (EQC) EXISTS ONSITE AS SHOWN HEREON.

15. IN ACCORDANCE WITH THE FAIRFAX COUNTY TRAILS PLAN, A TRAIL IS NOT REQUIRED. HOWEVER, THE APPLICANT INTENDS TO PROVIDE 6' WIDE ASPHALT NATURE WALKS AS GENERALLY SHOWN HEREON. NOTE THAT THE LAYOUT OF THESE WALKWAYS WILL BE FINALIZED IN THE FIELD BY THE OWNER AND LANDSCAPE ARCHITECT. THE APPLICANT IS COMMITTED TO MEANDERING THE WALKWAYS AROUND EXISTING TREES IN WOODED AREAS SUCH THAT THE NATURAL CHARACTER OF THE WOODED AREAS IS PRESERVED.

16. LAND DESIGN CONSULTANTS IS NOT AWARE OF ANY BURIAL SITES LOCATED ON THE SUBJECT PROPERTY.

17. ALL PUBLIC STREET IMPROVEMENTS SHOWN HEREON SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH FAIRFAX COUNTY SPECIFICATIONS (AS MODIFIED HEREON) AND THE VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND DEDICATED / CONVEYED IN FEE SIMPLE TO THE BOARD OF SUPERVISORS FOR PUBLIC STREET PURPOSES.

18. A GEOTECHNICAL REPORT WILL BE SUBMITTED FOR REVIEW BY FAIRFAX COUNTY CONCURRENTLY WITH THE FINAL SITE PLAN, IF REQUIRED BY DEM.

19. NO HAZARDOUS OR TOXIC SUBSTANCES TO BE GENERATED, UTILIZED, STORED, TREATED AND/OR DISPOSED OF HAVE BEEN OBSERVED ON THE SUBJECT PROPERTY.

20. DEVELOPMENT OF THIS PROJECT SHALL COMMENCE AT SUCH TIME AS APPROPRIATE COUNTY APPROVALS HAVE BEEN OBTAINED AND SUBJECT TO THE DISCRETION OF THE OWNER/DEVELOPER.

21. SIDEWALK IS PROVIDED WITHIN THE SITE AS SHOWN HEREON.

22. AS REFERENCED IN NOTE #6 ABOVE, THE APPLICANT SHALL APPLY FOR A WAIVER OF THE ONSITE STORM WATER DETENTION REQUIREMENTS FOR THIS PROJECT. THE APPLICANT BELIEVES THAT SUITABLE JUSTIFICATION FOR A WAIVER OF THIS REQUIREMENT IS PROVIDED SINCE REGIONAL STORM WATER DETENTION POND D77 IS PROPOSED DOWNSTREAM. SHOULD THE WAIVER BE GRANTED, THIS AREA WILL BECOME OPEN SPACE AND THE WOODED AREA WITHIN THE POND OUTLINE WILL BE PRESERVED. IF THE POND IS REQUIRED, THEN THE LIMITS OF CLEARING AND NATURE WALK MUST BE REVISED TO ACCOMODATE THE POND.

23. BEST MANAGEMENT PRACTICES (BMP'S) ARE MET IN CONSIDERATION OF THE AFOREMENTIONED PLANNED REGIONAL STORM WATER DETENTION POND D77 PROPOSED DOWNSTREAM OF THE SUBJECT PROPERTY.

24. MINOR MODIFICATIONS TO THE APPROVED GDP MAY BE PERMITTED IN ACCORDANCE WITH THE FAIRFAX COUNTY ZONING ORDINANCE SO LONG AS THEY ARE IN SUBSTANTIAL CONFORMANCE WITH THE GDP AS DETERMINED BY THE ZONING ADMINISTRATOR OR HER AGENTS AND IS A RESULT OF MINOR ARCHITECTURAL CHANGES, TOPOGRAPHIC ISSUES AND / OR FINAL ENGINEERING DESIGN ISSUES AND CRITERIA.

25. THE APPLICANT SHALL PROVIDE, WITH THE FINAL SITE PLAN, A STORM DRAINAGE EASEMENT ALONG THE WESTERN SWALE WITHIN THE EQC TO ENCUMBER STORM DRAINAGE AS WELL AS THE ONSITE DRAINAGE PONDING AREA REQUIRED FOR REGIONAL POND D77.

Application No. RZ 1997-SU-027 SE 97-Y-036 + SE 97-Y-036 Staff D.M. James
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) + SE Plat
SEE PROFFERS DATED 1/9/98
Date of (BOS) (PC) approval 1/26/98
Sheet 2 of 4
* Dev. Cond. dated 1/26/98

COMMONWEALTH OF VIRGINIA
PAUL R. EANNIN, JR.
NO. 477
11-26-97
4-8-97
10-14-97
CERTIFIED LANDSCAPE ARCHITECT

COMMONWEALTH OF VIRGINIA
ROBERT ALMIRALL
NO. 021882
11-26-97
4-8-97
10-14-97
PROFESSIONAL ENGINEER

DATE	DESIGNER	NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE
1/6/98	PRJ	5	REV. FUTURE RTE. 29 ESMTS. ON SHT. 1 & 3.			
8-27-97	PRJ	1	REVISE TABS			
10-14-97	PRJ	2	ADD NOTE 25, REVISE TABS.			
11-26-97	PRJ	3	ADD REVISED TABULATIONS			
12/15/97	KDS	4	REV. NOTE 24, REMOVE SERV. DR. WK. NOTE			

ENGINEER

REVISION APPROVED BY : DIVISION OF DESIGN REVIEW

Design CONSULTANTS
ENGINEERS
PLANNERS
SURVEYORS
8569E SUDLEY ROAD
MANASSAS, VA. 22110
(703) 631-8387

NOTES and CORRESPONDENCE

GENERAL DEVELOPMENT PLAN and SPECIAL EXCEPTION PLAT

FAIR OAKS SENIOR CAMPUS

SULLY DISTRICT - FAIRFAX COUNTY, VIRGINIA

Scale AS SHOWN

Sheet 2 of 4

Date: APRIL 1997

File Number 9606610-03 B

PLANT SYMBOLS	
SYMBOL	PLANT TYPE
	LARGE DECIDUOUS TREE
	LARGE EVERGREEN TREE
	MEDIUM EVERGREEN TREE
	ORNAMENTAL TREE
	ORNAMENTAL SHRUB
	SEASONAL COLOR
	THEME GARDEN (SEE NOTE 4)
	FOUNDATION/BUILDING PLANTING (SEE NOTE 3)

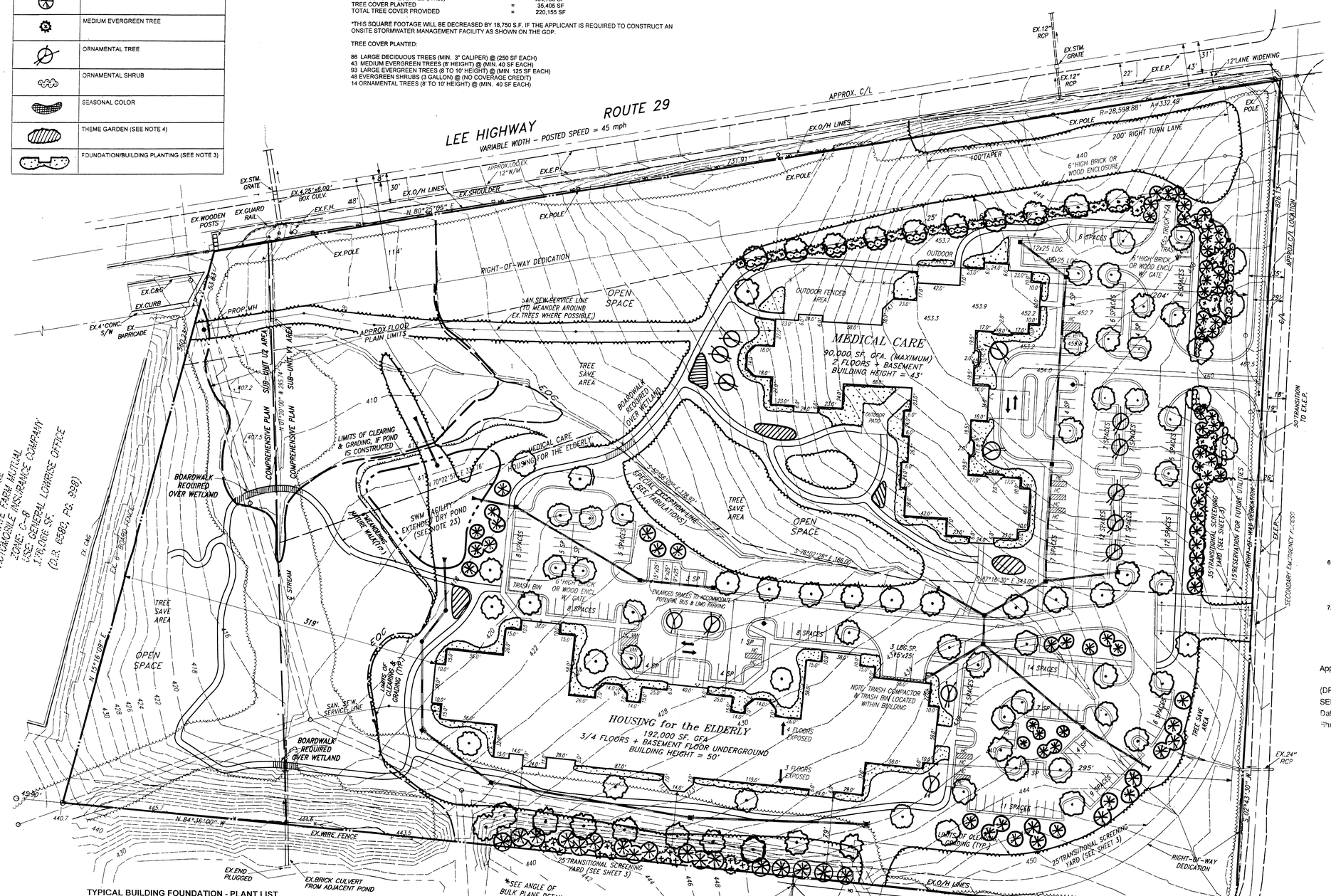
TREE COVER CALCULATIONS:

SITE AREA	=	90,800 SF
DEDUCTIBLE (90,000 S.F FOOTPRINT AREA)	=	73,200 SF
ADJUSTED SITE AREA	=	678,374 SF
TREE COVER REQUIRED (20%)	=	135,675 SF
TREE COVER PRESERVED (X1.25)*	=	184,750 SF
TREE COVER PLANTED	=	35,405 SF
TOTAL TREE COVER PROVIDED	=	220,155 SF

*THIS SQUARE FOOTAGE WILL BE DECREASED BY 18,750 S.F. IF THE APPLICANT IS REQUIRED TO CONSTRUCT AN ONSITE STORMWATER MANAGEMENT FACILITY AS SHOWN ON THE GDP.

TREE COVER PLANTED:

86 LARGE DECIDUOUS TREES (MIN. 3" CALIPER) @ (250 SF EACH)
43 MEDIUM EVERGREEN TREES (8' HEIGHT) @ (MIN. 40 SF EACH)
93 LARGE EVERGREEN TREES (8 TO 10' HEIGHT) @ (MIN. 125 SF EACH)
48 EVERGREEN SHRUBS (3 GALLON) @ (NO COVERAGE CREDIT)
14 ORNAMENTAL TREES (8' TO 10' HEIGHT) @ (MIN. 40 SF EACH)



TYPICAL BUILDING FOUNDATION - PLANT LIST

DECIDUOUS SHRUB	DECIDUOUS TREES	GROUND COVER	EVERGREENS SHRUBS	EVERGREEN TREES
Azaleas Species	American Sycamore	Ajuga (Carpet Bugle)	Glossy Abelia	Balsam Fir
Burning Bush Euonymus	Crape Myrtle Tree	Andorra Compact Juniper	Heather	Canadian Hemlock
Crimson Pygmy Barberry	Crimson King Maple	Annual Phlox	Japanese Camellia	Colorado Blue Spruce
Forsythia	Flowering Crabapple	Coral Beauty Cotoneaster	Moonlight Scotch Broom	White Pine
Mock Orange	Laceleaf Japanese Maple	Fountain Grass	Blue Fescue	Leyland Cypress
Orange Berried Pyracantha	Northern Red Oak	Hardy Pampass Grass	Winterberry Holly	
Persian Lilac	Norway Maple	Japanese Blood Grass	Foster's Holly	
Plantain Lily	October Glory Maple	Mondo Grass	Nellie R. Stevens Holly	
Quince	Pin Oak	Lily Turf	Mugo Pine	
Red Tip Photinia	Pink Flowering Dogwood	Variegated Japanese Silver Grass	Moonlight Scotch Broom	
Spirea	Purpleleaf Plum	Rock Cotoneaster	Autumn Fern	
Variegated Chinese Ligustrum	Red Bud		Holly Fern	
	Japanese Maple		Southern Wood Fern	
	Royally Crabapple		Ostrich Fern	
	Shademaster Honey Locust		Spreading Yew	
	Silver Maple		Roundleaf Japanese Holly	
	Skyline Honeylocust		Wisteria	
	Snowdrift Crabapple			
	Southern Magnolia			
	Southern Red Oak			
	Star Magnolia			
	Sugar Maple			
	Sweet Gum			
	Thornless Honeylocust			
	Tulip Tree			
	Weeping Willow			
	White Flowering Dogwood			

THIS SHEET IS FOR LANDSCAPING PURPOSES ONLY !!

LANDSCAPING NOTES:

1. ALL LANDSCAPING SHOWN HEREON SHALL MEET THE MINIMUM REQUIREMENTS OF FAIRFAX COUNTY, VDOT AND THE AMERICAN ASSOCIATION OF NURSERYMEN.

2. THE LANDSCAPING PROVIDED HEREON IS TO DEMONSTRATE COMPLIANCE WITH THE FOLLOWING REGULATIONS:

   - MINIMUM TREE CANOPY COVERAGE
   - TRANSITIONAL SCREENING
   - INTERIOR PARKING LOT LANDSCAPING
   - PERIPHERAL PARKING LOT LANDSCAPING

3. NOTE THAT THE APPLICANT IS COMMITTED TO PROVIDING QUALITY LANDSCAPING THROUGHOUT THE SUBJECT PROPERTY WHICH SHALL INCLUDE FOUNDATION PLANTINGS AROUND THE BUILDINGS, SEASONAL PLANTING BEDS AND FUNCTIONAL PLANTINGS TO PROVIDE SCREENING OR AESTHETICS. SINCE THESE ADDITIONAL PLANTING AREAS ARE NOT SPECIFICALLY REQUIRED BY CODE, THE APPLICANT RESERVES THE RIGHT TO PROVIDE FINAL DETAILS FOR SUCH LANDSCAPING AT A LATER DATE. HOWEVER, THE APPLICANT HAS PROVIDED CONCEPTUAL DETAIL FOR SUCH LANDSCAPING AS FOLLOWS:

   THE APPLICANT SHALL PROVIDE PERIMETER LANDSCAPING AROUND EACH PROPOSED BUILDING IN THE CONCEPTUAL AREAS SHOWN ON THE GDP. THESE BEDS WILL BE SUBJECT TO FINE TUNING BASED UPON THE FINAL PLANTING DESIGN AND FINAL ARCHITECTURAL FEATURES. GENERALLY, THIS LANDSCAPING SHALL INCLUDE THE FOLLOWING FEATURES:

   A) ALL BEDS SHALL BE PREPARED WITH A SUITABLE TOP SOIL MIXTURE AND SHALL BE RAISED A MINIMUM OF SIX INCHES.

   B) ALL BEDS SHALL BE MULCHED WITH PREMIUM HARDWOOD SHREDDED MULCH FOR A THICKNESS OF TWO INCHES AT THE TIME OF PLANTING.

   C) ALONG THE BASE OF THE BUILDING, WITHIN THE CONCEPTUAL BED, AT LEAST ONE EVERGREEN SHRUB WITH A MINIMUM HEIGHT OF 18"AT THE TIME OF PLANTING SHALL BE PROVIDED FOR EVERY FIVE LINEAR FEET. IT IS EXPECTED THAT THIS PLANT MATERIAL BE CREATIVELY GROUPED AND NOT PLANTED IN CONTINUOUS ROWS.

   D) A SECOND TIER OF PLANTINGS SHALL BE PROVIDED IN FRONT OF THE EVERGREENS DESCRIBED ABOVE. THIS SECOND TIER SHALL CONSIST OF ONE EVERGREEN SHRUB EVERY THREE LINEAR FEET WITH A MINIMUM ONE GALLON CONTAINER SIZE AT THE TIME OF PLANTING.

   E) THE APPLICANT INTENDS TO ACCENT THESE PLANTING BEDS WITH SEASONAL PLANTINGS, PERENNIALS, ORNAMENTAL GRASSES AND OTHER SUPPLEMENTARY PLANTING AS WELL.

   F) A LIST HAS BEEN INCLUDED ON THIS SHEET WHICH DESCRIBES THE TYPE OF PLANT MATERIAL WHICH MAY BE PROVIDED AGAINST THE BASE OF THE BUILDINGS AND IN THE SECOND TIER.

4. IN ADDITION TO THE PLANTING DESCRIBED ABOVE, THE APPLICANT HAS DEPICTED FIVE CONCEPTUAL AREAS FOR THEME GARDENS TO BE PROVIDED WITHIN THE OPEN SPACE AREAS FOUND ONSITE. THESE GARDENS WILL BE FOR THE ENJOYMENT OF THE RESIDENTS AND MAY CHANGE PERIODICALLY. THESE THEME GARDENS MAY INCLUDE, BUT ARE NOT LIMITED TO A:

   - BERRY GARDEN
   - ROCK GARDEN
   - HERB GARDEN
   - WILDFLOWER GARDEN
   - BUTTERFLY GARDEN
   - ROSE GARDEN

5. IN ACCORDANCE WITH THE ZONING ORDINANCE, TRANSITIONAL SCREENING (Z.O. SECTION 13-300) IS REQUIRED AS FOLLOWS:

   MEDICAL CARE: TRANSITIONAL SCREENING TWO (35') WITH BARRIER D, E, OR F.

   HOUSING FOR THE ELDERLY: TRANSITIONAL SCREENING ONE (25') WITH BARRIER D, E, OR F.

   HOWEVER, THE APPLICANT HEREBY REQUESTS THAT THE BOARD OF SUPERVISORS MODIFY THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS FOR EACH USE IN FAVOR OF THE CONCEPT SHOWN HEREON.

   IN LIEU OF PROVIDING CLOSELY SPACED TREES AT A MINIMUM HEIGHT OF SIX FEET, THE APPLICANT HAS PROVIDED A COMBINATION OF EXISTING TREES, AN ENTRY WALL FEATURE, ACCENT EVERGREEN SHRUBS, SEASONAL PLANTING AREAS AND TALLER TREE SPECIMENS IN AN ATTRACTIVE MANNER. THE WIDTHS OF THE SCREENING AREAS HAVE REMAINED AS REQUIRED (25' AND 35') AND THE ONLY UNPLANTED OR OPEN AREAS ARE THOSE OCCUPIED BY UTILITY EASEMENTS OR 2:1 STEEP SLOPES. REGARDING THE STEEP SLOPES, THE APPLICANT RESERVES THE RIGHT TO PLANT GROUNDCOVER PLANT MATERIAL ON THE SLOPE IN THE FUTURE IF STABILIZATION OF THE SLOPE IS REQUIRED. OTHER THAN THE FEATURE WALL, THE APPLICANT DOES NOT PROPOSE ANY ADDITIONAL BARRIER UNLESS THE APPLICANT DECIDES TO PROVIDE A PERIMETER FENCE IN THE FUTURE.

6. INTERIOR PARKING LOT LANDSCAPING:

TOTAL AREA OF PARKING LOT			
5%	INTERIOR LANDSCAPING REQUIRED	=	112,606 S.F.
5%	INTERIOR LANDSCAPING PROVIDED (MIN.)	=	5,630 S.F.
*** THIS REQUIREMENT HAS BEEN MET ***			5,630 S.F.

7. PERIPHERAL PARKING LOT LANDSCAPING:

   REQUIRED ALONG THE NORTHERN BOUNDARY OF THE PARKING AREA ADJACENT TO ROUTE 29.

   REQUIRED: 5 TREES (170 LINEAR FT. WITH ONE TREE PER 40 FT.)
   PROVIDED: 5 TREES

RZ 1997-SU-029
SE 97-U-035 + SE 97-U-036
Application No.(s) Staff D.M. James

APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) + SE Plat
SEE PROFFERS DATED 1/9/98
Date of (BOS) (PC) approval 1/26/98
Sheet 3 of 4
* Dev. Conditions dated 1/26/98

COMMONWEALTH OF VIRGINIA
ROBERT ALMIRALL
NO. 021882
11-26-97
PROFESSIONAL ENGINEER

COMMONWEALTH OF VIRGINIA
PAUL R. DEANNIN, JR.
NO. 477
11-26-97
CERTIFIED LANDSCAPE ARCHITECT

DATE	DESIGNER	NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE
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10/14/97	PRJ	2	INCREASE NORTH/SOUTH BUFFERS, REV.ELD.HSG. BLDG., REV.PRKG. + ADD HEDGEROW.			
11/26/97	PRJ	3	REVISE ENTIRE LAYOUT			
1/5/98	PRJ	4	REV. FUTURE RTE. 29 EQMTS.			
ENGINEER			REVISION APPROVED BY DIVISION OF DESIGN REVIEW			

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ENGINEERS PLANNERS SURVEYORS

GENERAL DEVELOPMENT PLAN and SPECIAL EXCEPTION PLAT
FAIR OAKS SENIOR CAMPUS
SULLY DISTRICT – FAIRFAX COUNTY, VIRGINIA

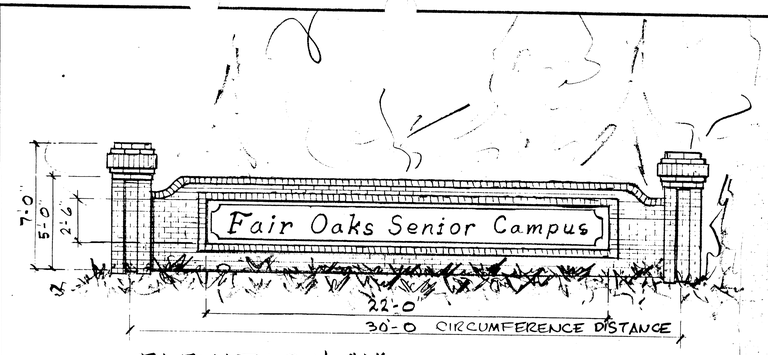
REVISIONS

SCALE: 1"=50'

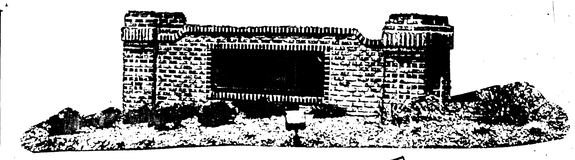
SHEET 3 OF 4

DATE: APRIL 1997

FILE NUMBER:

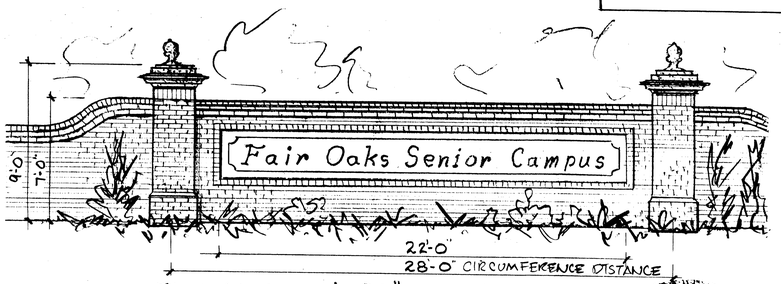


ELEVATION "A"

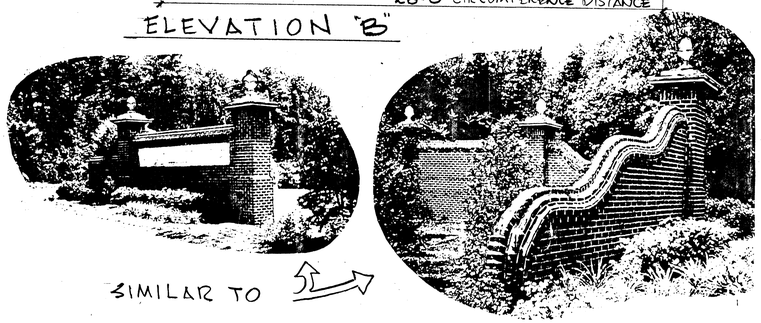


SIMILAR TO ⇧

OPTION "A" *



ELEVATION "B"

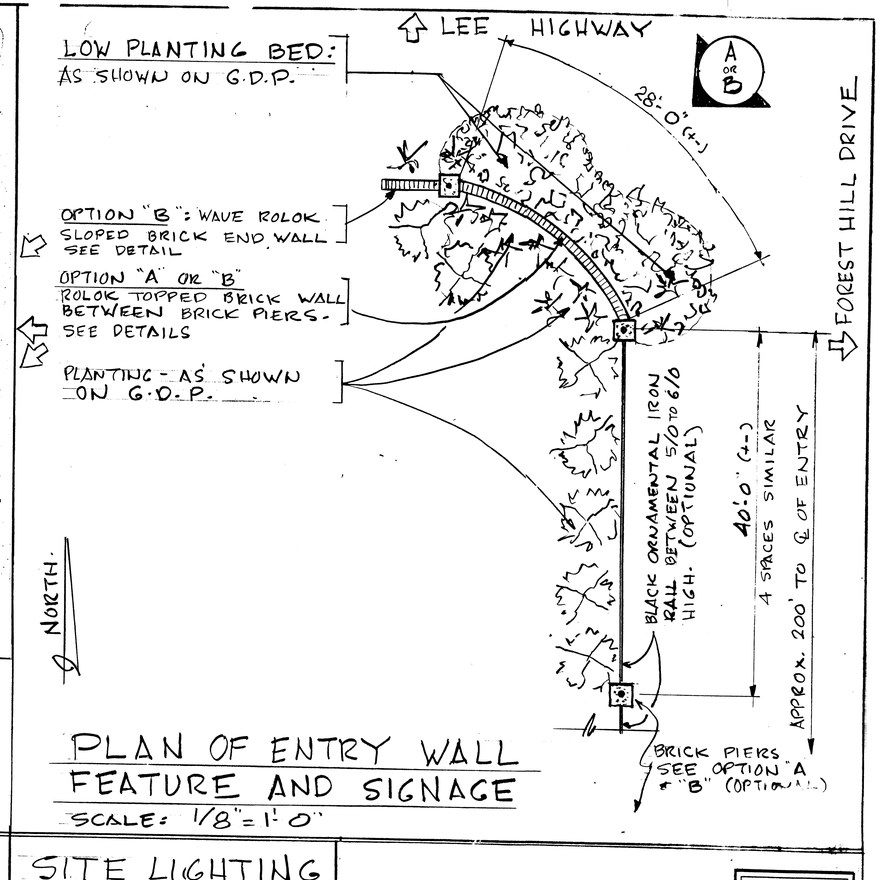


SIMILAR TO ⇧

OPTION "B" *

* DEVELOPER OPTION

ENTRY FEATURE DETAIL (1 / A-1)



PLAN OF ENTRY WALL FEATURE AND SIGNAGE

SCALE: 1/8" = 1'-0"

SALDITT & ASSOCIATES
Architects
2301 GALLOWS ROAD, SUITE # 230
VIENNA, VIRGINIA 22027
TEL: (703) 641-9844 FAX: (703) 641-9873

ENTRY FEATURE DETAILS

FAIR OAKS SENIOR CAMPUS

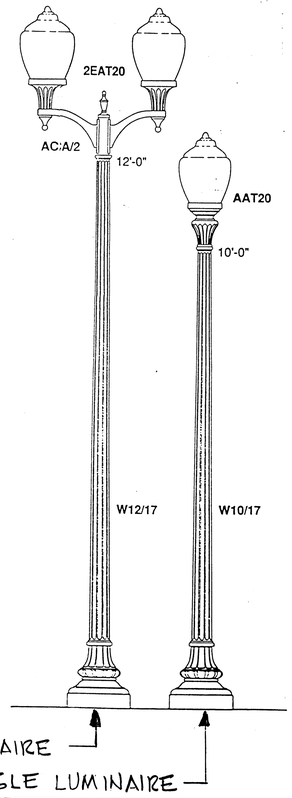
SULLY DISTRICT, FAIRFAX COUNTY, VIRGINIA

SITE LIGHTING DETAILS

JUNE 6, 1997

11-26-97

4 OF 4



OPTIONAL STYLE LUMINAIRE

SITE LIGHTING DETAILS

DETAILS SHOWN ARE PROPRIATARY. LIGHTING WILL BE DESIGNED FOR COMPETITIVE BID THEREFORE VARIATIONS IN DETAIL SHOULD BE ANTICIPATED.

RZ 1997-SU-027
SE 97-4-035
Application No. ~~SE 97-4-036~~ Staff D.M. Jones
APPROVED DEVELOPMENT PLAN
(DP) (SDP) (CDP) (FDP) + SE Plat
SEE PROFFERS DATED 1/9/98
Date of (BOS) (PC) approval 1/26/98
Sheet 4 of 4
* Dev. Conditions, dated 1/26/98

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■ SYMBOL FROM SITE PLAN

SIDEWALK & PATH BOLLARD LIGHTS

SPECIFICATIONS

DESCRIPTION The bollard shall be all aluminum construction with a 12-flute shaft cand a classic tapered and fluted base. The bollard shall bee provided with an optical assembly mounted inside the shaft , providing a I.E.S. Type V distribution with a cast aluminum ball or dome top.

MATERIALS The bollard and top shall be heavy wall, copper free, cast aluminum produced from certified ASTM 356.1 ingot per ASTM B179-95a or ASTM B26-95. The castings shall be formed true to thve pattern with complete detail. The fluted shaft shall be an aluminum extrusion, 6061 alloy, heat treated to 16 temper. The lens shall be white acrylic. All exposed hardware shall toe tamper resistant stainless steel. Anchor bolts to be compliletely hot dip galvanized.

CONSTRUCTION The bollard shall be one-piece construction, with a removable top. Thve optical assembly shall be secured inside the shaft . All exposed welds shall bee ground smooth. All welding shall be per ANSI//AWS D1.2-90. All welders shall be certified per Section 5 of /ANSI/AWS D1.2-90.

DIMENSIONS The bollard shall be 3'- 3" or 3'- 6" in height with a 14" diameter base , a 5" diameter shaft, and a 5" diameter ball or 5.5" diameter dome top.

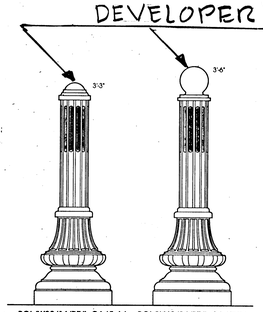
INSTALLATION The bollard shall be provided with four 1/2" diameter by 18" long, hot dip galvanized L-type anchor bolts to be installed on an 11" bbolt circle. A door shall be provided in the base for anchorage and wiring access. The bollard top shall be removable for optical assembly access.

LIGHT SOURCE The lighted bollards shall be furnished with an H.I.D. ballast and socket assembly. Sockets shall be glazed porcelain medium base, wwith a copper alloy nickel plated screw shell and center contact. The ballast shall be a core and coil, high power factor, regulating type.

For finish specifications and color options, see **"Finish"** section in catalog.

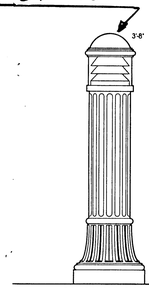
WASHINGTON Series
Cast Aluminum Lighted Bollard

DEVELOPER'S OPTION



BOL/W39/14/DT/L-CA/finish BOL/W42/14/BT/L-CA/finish

CAPITOL Series
Cast Iron Lighted Bollard



BOL/C44/13/L-CI/finish

SPECIFICATIONS

DESCRIPTION The bollard shall be cast iron construction with a deep, 16-flute pattern and classic tapered and fluted base. The bollard shall be provided with an optical assembly consisting of a lens and reflector assembly providing an I.E.S. Type V distribution, and a cast aluminum dome top.

MATERIALS The bollard material shall be ASTM-A48 Class 30 cast iron. The optical assembly top shall be heavy wall cast aluminum produced from certified ASTM 356.1 ingot per ASTM B179-95a or ASTM B26-95. The castings shall be formed true to the pattern with complete detail. The lens shall be acrylic and the reflector shall be anodized aluminum. All exposed hardware shall be tamper resistant stainless steel. Anchor bolts to be completely hot dip galvanized.

CONSTRUCTION The bollard shall be made from a one-piece casting. The optical assembly shall be attached to the bollard with four tamper resistant set screws.

DIMENSIONS The bollard shall be 3'- 8" in height with a 13" diameter base, a 7.5" diameter shaft and an 8" diameter lens.

INSTALLATION The bollard shall be provided with four 1/2" diameter by 18" long, hot dip galvanized, L-type anchor bolts to be installed on a 10" diameter bolt circle. A door shall be provided in the base for anchorage access.

LIGHT SOURCE The lighted bollard shall be furnished with an H.I.D. ballast and socket assembly. Sockets shall be glazed porcelain medium base, with a copper alloy nickel plated screw shell and center contact. The ballast shall be a core and coil, high power factor, regulating type. The bollard shall be UL listed and labeled as suitable for wet locations.

For finish specifications and color options, see **"Finish"** section in catalog.

FOR INFORMATION PURPOSES ONLY !!

DATE	DESIGNER	NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE
1/9/98	PRJ	2	REV. PUT RTE. 29 CONTD, SHT. 1 & 3			
11-26-97	PRJ	1	ADD THIS SHEET			

ENGINEER — REVISION APPROVED BY : DIVISION OF DESIGN REVIEW

⊕ SYMBOL FROM SITE PLAN

STREET LIGHTS

(PRIMARY) - DOUBLE LUMINAIRE

(SECONDARY AREAS) - SINGLE LUMINAIRE