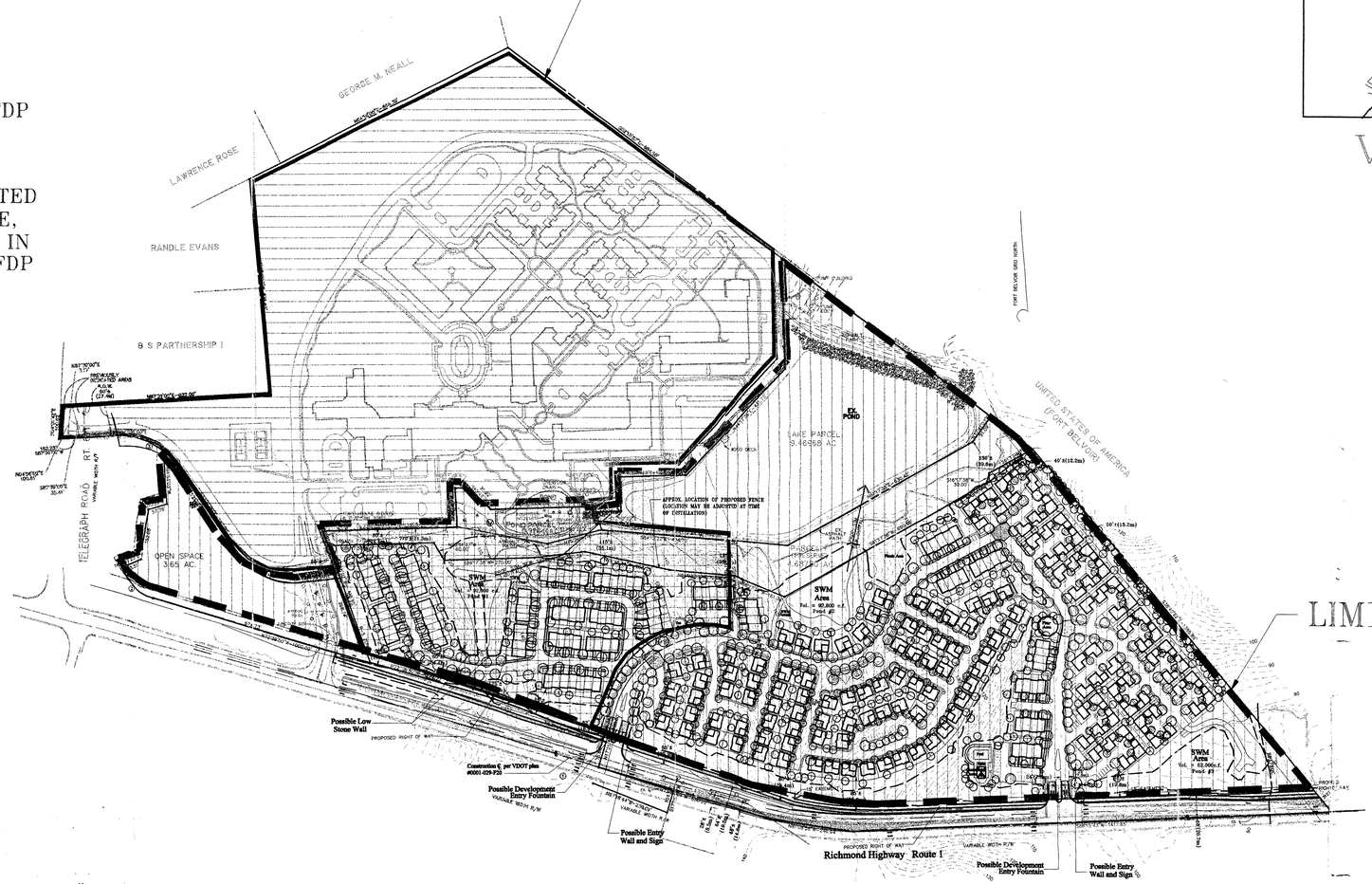
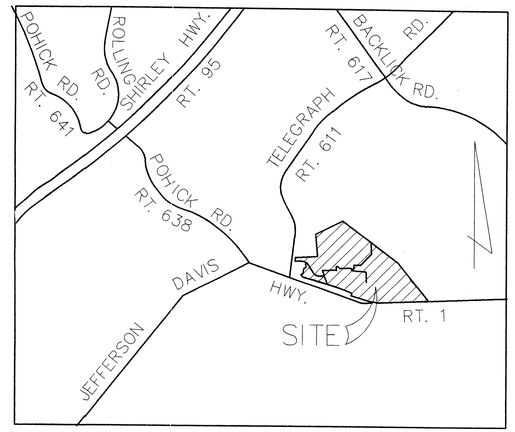
CURVE TABLE						
NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	BEARING
1	1820.00'	05°21'06"	170.00'	85.06'	169.94'	N69°59'17"W
2	200.00'	62°00'00"	216.42'	120.17'	206.02'	N64°21'00"W
3	200.00'	59°00'00"	205.95'	113.15'	196.97'	N62°51'00"W
4	300.00'	89°49'32"	470.33'	299.09'	423.62'	S62°20'17"W

ORIGINAL AREA OF GDP & SE

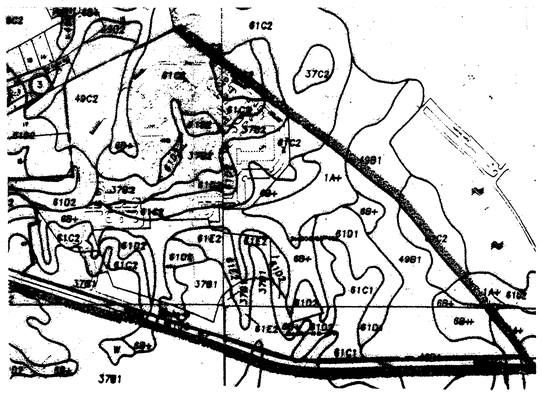
AREA OF CDP & FDP

AREA TO BE DELETED FROM GDP & SE, TO BE INCLUDED IN AREA OF CDP & FDP





VICINITY MAP
SCALE : 1"= 2,000'



SOILS MAP
Scale: 1" = 500'

SOILS LEGEND

1A+	MIXED ALLUVIAL LAND
6B+	HYATTSVILLE FINE SANDY LOAM
37B1	BELTSVILLE SILT LOAM, UNDULATING PHASE
37B2	BELTSVILLE SILT LOAM, UNDULATING PHASE
44B1	CAROLINE SILT LOAM, *UNDULATING* PHASE
44C2	CAROLINE SILT LOAM, ROLLING PHASE
49B1	LUNT FINE SANDY LOAM, UNDULATING PHASE
49C2	LUNT FINE SANDY LOAM, ROLLING PHASE
61C1	ROLLING LAND, LOAMY AND GRAVELLY SEDIMENTS
61C2	ROLLING LAND, LOAMY AND GRAVELLY SEDIMENTS
61D1	HILLY LAND, LOAMY AND GRAVELLY SEDIMENTS
61D2	HILLY LAND, LOAMY AND GRAVELLY SEDIMENTS
61E2	STEEP LAND, LOAMY AND GRAVELLY SEDIMENTS

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SHEET 1 – COMPOSITE PLAN
SHEET 2 – CONCEPTUAL/FINAL DEVELOPMENT PLAN
SPECIAL EXCEPTION AMENDMENT PLAT
SHEET 3 – NOTES AND TABULATION
SHEET 4 – CURRENTLY APPROVED COMPOSITE DEVELOPMENT PROGRAM
SHEET 5 – SECTIONS–RTE 1 ULTIMATE IMPROVEMENTS
SHEET 6 – SITE DETAILS
SHEET 7 – TYPICAL SINGLE FAMILY DETACHED LANDSCAPE AND HARDSCAPE
SHEET 8 – TYPICAL SINGLE FAMILY ATTACHED LANDSCAPE AND HARDSCAPE
SHEET 9 – TYPICAL ENTRY FOUNTAIN DETAIL
SHEET 10 – TYPICAL CLUSTERED SINGLE–FAMILY
DETACHED LANDSCAPE AND HARDSCAPE
SHEET 11 – TYPICAL HARDSCAPE AND LANDSCAPE ELEVATIONS AND DETAILS

RZ/FDP Application No(s): 1998-MV-059 Staff: R. Bratton
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 4/6/00
Date of (BOS) (PC) approval 4/24/00
Sheet 1 of 11
SEE ALSO SEA 84-V-131 + PCA 84-V-131

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
JUN 2 4 1999
ZONING EVALUATION DIVISION

COMMONWEALTH OF VIRGINIA
W. THOMAS TANNER, JR.
No. 9765
6-24-99
PROFESSIONAL ENGINEER

REV.	06/24/99
REV.	05/20/99
REV.	05/12/99
REV.	04/23/99
REV.	2/4/99
REV.	10/19/98

Dewberry & Davis
Engineers
Planners
Surveyors
Landscape
Architects
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☎(703) 849-0100 FAX(703) 849-0118

SEA 84-V-131 GDPA for PCA 84-V-131
CDP/FDP for RZ/FDP 1998-MV-059

THE FARIFAX AND JCE/COOK INLET

FAIRFAX COUNTY, VIRGINIA
MOUNT VERNON DISTRICT

COMPOSITE PLAN

DRAWN BY	JMC/MEH
DESIGNED BY	DMC
CHECKED BY	PGY
DATE	9/8/98
SCALE	1" = 200'
PLAN NUMBER	
ZONED	
SHEET	1 OF 11
FILE NUMBER	M-9924

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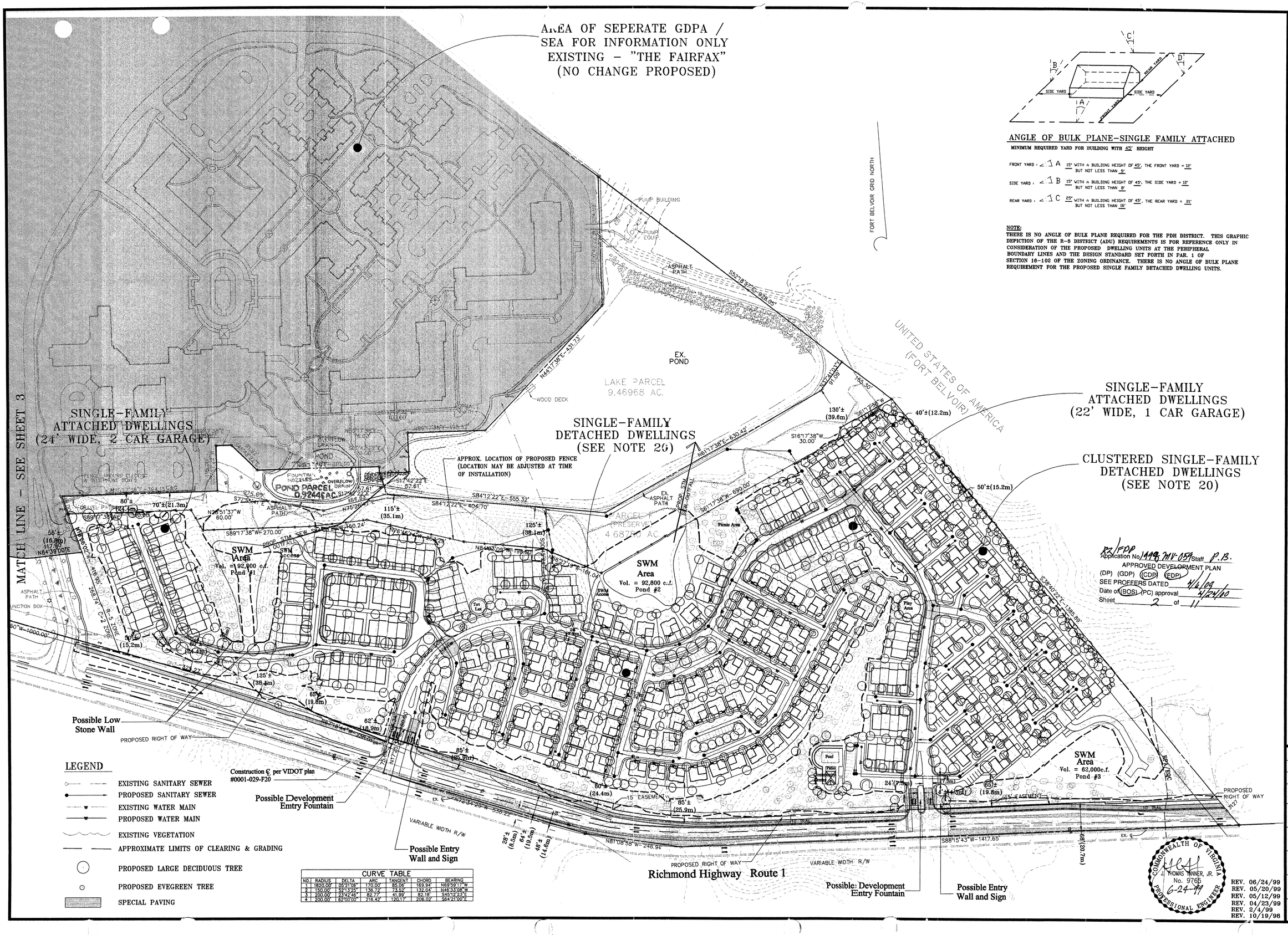

ANGLE OF BULK PLANE-SINGLE FAMILY ATTACHED

MINIMUM REQUIRED YARD FOR BUILDING WITH 45' HEIGHT

FRONT YARD : ∠ A 15' WITH A BUILDING HEIGHT OF 45', THE FRONT YARD = 12' BUT NOT LESS THAN 5'

SIDE YARD : ∠ B 15' WITH A BUILDING HEIGHT OF 45', THE SIDE YARD = 12' BUT NOT LESS THAN 8'

REAR YARD : ∠ C 25' WITH A BUILDING HEIGHT OF 45', THE REAR YARD = 21' BUT NOT LESS THAN 16'

NOTE:
THERE IS NO ANGLE OF BULK PLANE REQUIRED FOR THE PDH DISTRICT. THIS GRAPHIC DEPICTION OF THE R-8 DISTRICT (ADU) REQUIREMENTS IS FOR REFERENCE ONLY IN CONSIDERATION OF THE PROPOSED DWELLING UNITS AT THE PERIPHERAL BOUNDARY LINES AND THE DESIGN STANDARD SET FORTH IN PAR. 1 OF SECTION 16-102 OF THE ZONING ORDINANCE. THERE IS NO ANGLE OF BULK PLANE REQUIREMENT FOR THE PROPOSED SINGLE FAMILY DETACHED DWELLING UNITS.

RZ/FDP Application No. 1998-MV-059 Staff P.B.
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 4/6/09
Date of (BOS) (PC) approval 4/24/00
Sheet 2 of 11

LEGEND

- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- EXISTING VEGETATION
- APPROXIMATE LIMITS OF CLEARING & GRADING
- PROPOSED LARGE DECIDUOUS TREE
- PROPOSED EVEGREEN TREE
- SPECIAL PAVING

CURVE TABLE

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(703) 849-0100 FAX (703) 849-0118

RZ/FDP 1998-MV-059

FAIRFAX COUNTY, VIRGINIA

CONCEPTUAL/FINAL DEVELOPMENT PLAN

JCE/COOK INLET

MOUNT VERNON DISTRICT

DRAWN BY	MC/MEH
DESIGNED BY	DMC
CHECKED BY	PGY
DATE	9/8/98
SCALE	1" = 100'
PLAN NUMBER	
ZONED	
SHEET	2 OF 11
FILE NUMBER	M-9924

COMMONWEALTH OF VIRGINIA
J. THOMAS TANNER, JR.
No. 9765
6-24-99
PROFESSIONAL ENGINEER

REV. 06/24/99
REV. 05/20/99
REV. 05/12/99
REV. 04/23/99
REV. 2/4/99
REV. 10/19/98

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HP DesignJet 755CM Hewlett-Packard HP-GL/2 devices, ADI 4.3 - for Autodesk by HP

NOTES:

1. THE PROPERTY THAT IS THE SUBJECT OF THIS CONCEPTUAL DEVELOPMENT PLAN (CDP), FINAL DEVELOPMENT PLAN (FDP) IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS 108-1 ((1)) 47 AND 47A. THE PROPERTY CONSISTS OF 60.55 ACRES AND IS CURRENTLY ZONED R-5 AND C-2. THE CDP/FDP ACCOMPANIES AN APPLICATION TO REZONE THE PROPERTY TO THE PDH-4 DISTRICT.

   AS REPRESENTED ON SHEET 5 OF THIS DOCUMENT, CURRENT ZONING APPROVALS FOR THE TOTAL PROPERTY THAT IS THE SUBJECT OF THIS CDP/FDP AND TWO COMPANION APPLICATIONS, PCA 84-V-131 AND SEA 84-V-131, WILL PERMIT THE ESTABLISHMENT OF A 700 UNIT HOUSING FOR THE ELDERLY PROJECT TO INCLUDE A NURSING CARE FACILITY OF UP TO 93,695 SQUARE FEET AND A TOTAL OF 495,000 SQUARE FEET OF LOW-RISE OFFICE BUILDINGS.

2. THE BOUNDARY INFORMATION IS FROM A FIELD SURVEY PREPARED BY DEWBERRY & DAVIS.

3. THE TOPOGRAPHY SHOWN ON THE GRAPHIC IS AT A CONTOUR INTERVAL OF TWO (2) FEET PREPARED FROM AN AIR SURVEY. DEWBERRY & DAVIS ASSUMES NO RESPONSIBILITY FOR DESIGN OR CONSTRUCTION CHANGES CAUSED BY INACCURACIES IN THE TOPOGRAPHIC INFORMATION.

4. THERE ARE NO STRUCTURES LOCATED ON THE SUBJECT PROPERTY.

5. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO MAJOR UNDERGROUND UTILITY EASEMENTS LOCATED ON THE SUBJECT PROPERTY AND NO UTILITY EASEMENT THAT HAS A WIDTH GREATER THAN TWENTY-FIVE (25) FEET.

6. THERE IS NO FLOODPLAIN DESIGNATED BY THE FEDERAL INSURANCE ADMINISTRATION, UNITED STATES GEOLOGICAL SURVEY OR FAIRFAX COUNTY LOCATED ON THE SUBJECT PROPERTY. THERE IS, HOWEVER, A SMALL ENVIRONMENTAL QUALITY CORRIDOR (EQC) AND RESOURCE PROTECTION AREA (RPA) AS NOTED ON THE GRAPHIC IN THE FAR EASTERN TIP OF THE SUBJECT PROPERTY.

7. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRAVES LOCATED ON THE SUBJECT PROPERTY.

8. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES LOCATED OR STORED ON THE SUBJECT PROPERTY, AND TO THE BEST OF OUR KNOWLEDGE THE PROPOSED DEVELOPMENT WILL NOT GENERATE, UTILIZE, STORE, TREAT OR DISPOSE OF SUCH SUBSTANCES ON THE PROPERTY.

9. A STATEMENT THAT CONFIRMS THE OWNERSHIP OF THE TOTAL SUBJECT PROPERTY IS FURNISHED ON A SEPARATE ASSOCIATED DOCUMENT.

10. THE SUBJECT PROPERTY IS LOCATED IN THE FORT BELVOIR COMMUNITY PLANNING SECTION (LP4) OF THE LOWER POTOMAC PLANNING DISTRICT IN AREA IV OF THE FAIRFAX COUNTY COMPREHENSIVE PLAN. THE COMPREHENSIVE PLAN RECOMMENDATION FOR THE SUBJECT PROPERTY WAS THE SUBJECT OF APR 97-IV-14 LP WHICH WAS ADOPTED BY THE BOARD OF SUPERVISORS ON NOVEMBER 24, 1997.

    THE COMPREHENSIVE PLAN RECOMMENDS 700 UNITS OF HOUSING FOR THE ELDERLY, A 93,695 SQUARE FOOT NURSING CARE FACILITY AND LOW-RISE OFFICE BUILDINGS AT A MAXIMUM FLOOR AREA RATIO OF 0.21 OR 495,000 GROSS SQUARE FEET FOR THE SUBJECT PROPERTY. AS AN OPTION, PARCELS 47 AND 47A MAY BE CONSIDERED FOR RESIDENTIAL USE AT A DENSITY OF FOUR (4) TO SIX (6) DWELLING UNITS PER ACRE SUBJECT TO SEVERAL CONDITIONS THAT ARE SPECIFIED IN THE PLAN. THE PROPOSED DEVELOPMENT PROGRAM IS IN CONFORMANCE WITH THE COMPREHENSIVE PLAN RECOMMENDATION FOR THE SUBJECT PROPERTY.

11. THE COMPREHENSIVE PLAN RECOMMENDS A BICYCLE TRAIL ON THE NORTHERN SIDE OF RICHMOND HIGHWAY (ROUTE 1) AND ON THE EASTERN SIDE OF TELEGRAPH ROAD (ROUTE 611) ACROSS THE FRONTAGES OF THE SUBJECT PROPERTY.

12. THERE ARE NO PUBLIC FACILITIES PLANNED WITH THE PROPOSED DEVELOPMENT PROGRAM. AS NOTED ON THE GRAPHIC, THERE ARE SEVERAL PROPOSED COMMUNITY FACILITIES TO INCLUDE A COMMUNITY CENTER AND SWIMMING POOL, A PICNIC AREA, A TOT LOT, A PLAY AREA AND A COMPREHENSIVE ON-SITE TRAIL SYSTEM. THESE RECREATIONAL FACILITIES WILL BE PROVIDED ON SITE TO SATISFY THE REQUIREMENT SET FORTH IN SECT. 6-110 OF THE ZONING ORDINANCE.

    IN ADDITION TO THE CONSIDERABLE OPEN SPACE AREAS THAT ARE PROVIDED THROUGHOUT THE PROPOSED DEVELOPMENT, THE WESTERN PORTION OF PARCEL 47 WHICH REPRESENTS APPROXIMATELY 3.65 ACRES, WILL BE DEDICATED AS OPEN SPACE AS A SPECIAL AMENITY.

13. PARKING SPACES WILL BE PROVIDED FOR THE PROPOSED DEVELOPMENT IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN ARTICLE 11 OF THE ZONING ORDINANCE. MORE SPECIFICALLY, THE SINGLE FAMILY DETACHED DWELLING UNITS WILL BE PROVIDED WITH A MINIMUM OF TWO (2) SPACES PER UNIT; AND THE SINGLE FAMILY ATTACHED UNITS WILL BE PROVIDED WITH A MINIMUM OF 2.3 SPACES PER UNIT. APPROXIMATELY EIGHTEEN (18±) PARKING SPACES WILL BE PROVIDED FOR THE PROPOSED COMMUNITY CENTER AND POOL.

    IT IS TO BE NOTED THAT SOME OF THE SINGLE FAMILY ATTACHED DWELLING UNITS WILL HAVE TWO-CAR GARAGES, BOTH OF WHICH WILL BE COUNTED TO SATISFY THE PARKING REQUIREMENT. IN SAID INSTANCES THE DRIVEWAY MAY NOT BE 18 FEET IN LENGTH AND CONSEQUENTLY, SAID DRIVEWAYS WILL NOT BE USED TO SATISFY THE PARKING REQUIREMENT.

    LIKEWISE, THE SINGLE FAMILY DETACHED DWELLING UNITS WILL HAVE TWO-CAR GARAGES, BOTH OF WHICH WILL BE COUNTED TO SATISFY THE PARKING REQUIREMENT. IN SAID INSTANCES, THE DRIVEWAYS MAY NOT BE 18 FEET IN LENGTH AND CONSEQUENTLY, SAID DRIVEWAYS WILL NOT BE USED TO SATISFY THE PARKING REQUIREMENT.

    THERE ARE MORE PARKING SPACES REPRESENTED ON THE GRAPHIC THAN ARE REPRESENTED IN THE TABULATION. THE APPLICANT RESERVES THE RIGHT TO PROVIDE MORE OR LESS SPACES THAN REPRESENTED IN THE TABULATION WITH THE UNDERSTANDING THAT THE MINIMUM NUMBER OF SPACES WILL BE PROVIDED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS SET FORTH IN ARTICLE 11 OF THE ZONING ORDINANCE AND THE OPEN SPACE AREA AS REPRESENTED IN THE TABULATION IS NOT DIMINISHED.

14. STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMPs) WILL BE PROVIDED FOR THE PROPOSED DEVELOPMENT PROGRAM IN THREE (3) PROPOSED DRY PONDS ON SITE AS REPRESENTED ON THE GRAPHIC. THE EXACT CONFIGURATIONS AND ESTIMATED SIZES AND VOLUMES REPRESENTED FOR THE DETENTION FACILITIES ARE PRELIMINARY AND SUBJECT TO REVISION BASED ON FINAL ENGINEERING. AS AN ALTERNATIVE, BMP'S FOR THE PROPOSED DEVELOPMENT MAY BE PROVIDED IN THE EXISTING LAKE ON THE PROPERTY AT THE OPTION OF THE APPLICANT BASED ON FINAL ENGINEERING AS MAY BE APPROVED BY FAIRFAX COUNTY.

15. AS NOTED ABOVE, THE WESTERN PORTION OF PARCEL 47, APPROXIMATELY 3.65 ACRES, WILL BE DEDICATED AS AN OPEN SPACE SCENIC ASSET TO HELP PROTECT THE VISUAL APPROACH TO THE HISTORIC POHICK CHURCH. OTHER THAN THE EXISTING TREE COVER ON THE SUBJECT PROPERTY, THERE ARE NO OTHER NATURAL FEATURES OR SCENIC ASSETS DESERVING OF PROTECTION OR PRESERVATION.

16. GIVEN THE SURROUNDING LAND USE PATTERN, THE PROPOSED DEVELOPMENT PROGRAM AND THE PROPOSED OPEN SPACE DEDICATION FOR THE PROTECTION OF THE HISTORIC POHICK CHURCH, THERE WILL BE NO ADVERSE EFFECTS ON ADJACENT OR NEIGHBORING PROPERTIES. ALTHOUGH TECHNICALLY THERE IS NO TRANSITIONAL SCREENING YARD REQUIREMENT PROMPTED BY THE PROPOSED RESIDENTIAL DEVELOPMENT PROGRAM, A SUBSTANTIAL BUFFER UTILIZING EXISTING TREE COVER IS PROPOSED ADJACENT TO THE HOUSING FOR THE ELDERLY FACILITY (THE FAIRFAX) AND ALONG ROUTE 1.

17. THE OPEN SPACE CALCULATION PRESENTED IN THE TABULATION HAS BEEN ESTABLISHED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECT. 2-309 OF THE ZONING ORDINANCE. THE PROPOSED OPEN SPACE WILL BE BOTH DEDICATED AND COMMON OPEN SPACE TO BE DEEDED TO A HOMEOWNERS ASSOCIATION. THE PROPOSED USE OF THE OPEN SPACE WILL BE BOTH ACTIVE AND PASSIVE RECREATION AND STORMWATER MANAGEMENT. IT IS TO BE UNDERSTOOD THAT THERE MAY BE UTILITY LINES WITHIN AND CROSSING THE OPEN SPACE AREAS WHICH WILL BE KEPT TO A MINIMUM PURSUANT TO SOUND/STANDARD ENGINEERING PRACTICE.

18. THE DENSITY PRESENTED IN THE TABULATION HAS BEEN ESTABLISHED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECT. 2-308 OF THE ZONING ORDINANCE. THE AFFORDABLE DWELLING UNIT CALCULATIONS HAVE BEEN ESTABLISHED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN PART 8 OF ARTICLE 2 OF THE ZONING ORDINANCE. IT IS TO BE UNDERSTOOD THAT IF A LESSER NUMBER OF MARKET RATE UNITS ARE DEVELOPED, THE ADU CALCULATIONS WILL BE ADJUSTED ACCORDINGLY.

19. THE PROPOSED DEVELOPMENT WILL BE SERVED BY PUBLIC WATER AND SEWER THAT CURRENTLY EXIST/WILL BE EXTENDED TO THE PROPERTY AS REPRESENTED ON THE GRAPHIC.

20. THE DWELLING UNITS REPRESENTED ON THE GRAPHIC ARE ILLUSTRATIVE AND SUBJECT TO VARYING FOOTPRINTS AND MINIMUM YARDS BASED ON MARKET CONDITIONS AND FINAL ARCHITECTURE AND ENGINEERING.

    THE TOTAL NUMBER OF UNITS WILL NOT EXCEED 256 WITH A BREAKDOWN BY UNIT TYPE AS FOLLOWS:

SMALL LOT AND CLUSTER SINGLE FAMILY DETACHED	148±
SINGLE FAMILY ATTACHED (TOWNHOUSE)	108±
TOTAL	256±

    IT IS TO BE UNDERSTOOD THAT THE NUMBER OF EACH TYPE OF UNIT MAY INCREASE OR DECREASE WITH A DEVIATION IN CHANGE IN UNIT TYPE NOT TO EXCEED FIVE PERCENT (5%), BUT IN NO EVENT WILL THE TOTAL NUMBER OF DWELLINGS EXCEED 256 UNITS. AS PRESENTED IN NOTE 13 ABOVE, ALL UNITS WILL BE PARKED IN ACCORDANCE WITH THE APPLICABLE STANDARDS SET FORTH IN ARTICLE 11 OF THE ZONING ORDINANCE.

    AS NOTED ABOVE, THE LOCATION OF THE UNITS ON THE LOTS ARE NOT TO BE SCALED TO ESTABLISH MINIMUM YARDS ON EACH LOT. DISTANCES BETWEEN UNITS AND MINIMUM YARDS ON LOTS WILL BE ESTABLISHED ON THE SITE PLAN(S) AND GRADING PLANS IN ACCORDANCE WITH THE PROVISIONS OF THE PDH DISTRICT. IN NO INSTANCE, HOWEVER, WILL ANY WALL OF A SINGLE FAMILY DETACHED DWELLING BE LOCATED CLOSER THAN SIX (6) FEET TO THE WALL OF AN ADJACENT SINGLE FAMILY DETACHED DWELLING. IN ADDITION, THE DISTANCES SPECIFIED ON THE GRAPHIC TO THE PERIPHERAL BOUNDARY LINES WILL BE DEEMED TO BE MINIMUM DISTANCES.

    LASTLY, IT IS TO BE UNDERSTOOD THAT MINOR MODIFICATIONS FROM THE CDP/FDP MAY BE PERMITTED AS DETERMINED BY THE ZONING ADMINISTRATOR IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN PAR. 4 OF SECT. 16-403 OF THE ZONING ORDINANCE.

21. IT IS TO BE UNDERSTOOD THAT ADDITIONAL BUILDING FEATURES SUCH AS, BUT NOT LIMITED TO, DECKS, STOOPS, PATIOS, BALCONIES, BAY WINDOWS AND CHIMNEYS ARE NOT REPRESENTED ON THE GRAPHIC AND MAY BE PROVIDED IN ACCORDANCE WITH NOTE 20 ABOVE AND THE APPLICABLE PROVISIONS OF THE ZONING ORDINANCE. IT IS ALSO TO BE UNDERSTOOD THAT THE PATIOS AND OTHER FEATURES THAT ARE PRESENTED ON THE ATTACHED DETAIL SHEETS MAY BE PROVIDED IN ALTERNATE LOCATIONS ADJACENT TO THE PROPOSED DWELLINGS.

    IN ADDITION, SITE FEATURES SUCH AS GAZEBOS, TRELLISES, ENTRANCE SIGNS, FLAGPOLES, FENCES AND WALLS NOT REPRESENTED ON THE GRAPHIC MAY BE PROVIDED. FENCES OR WALLS OF VARYING HEIGHTS MAY ALSO BE PROVIDED TO ATTENUATE NOISE GENERATED BY TRAFFIC ON ROUTE 1 AND SAID FENCES AND/OR WALLS MAY ALSO SERVE AS PRIVACY FENCES FOR ADJACENT DWELLING UNITS.

22. ARCHITECTURAL SKETCHES OF THE PROPOSED RESIDENTIAL UNITS ARE REPRESENTED ON SHEET 10.

23. CONSTRUCTION OF ALL REQUIRED PUBLIC IMPROVEMENTS WILL BE PERFORMED IN CONJUNCTION WITH THE NORMAL APPROVAL AND LAND DEVELOPMENT PROCESS.

24. REQUEST IS HEREBY MADE FOR A WAIVER OF THE SERVICE DRIVE THAT IS REQUIRED ALONG THE ROUTE 1 FRONTAGE OF THE SUBJECT PROPERTY.

25. AT THIS TIME, IT IS ANTICIPATED THAT DEVELOPMENT OF THE PROPERTY WILL COMMENCE AS SOON AS ALL NECESSARY APPROVALS AND PERMITS ARE OBTAINED; HOWEVER, THIS MAY CHANGE WITH MARKET CONDITIONS. A PHASING SCHEDULE FOR THE PROPOSED DEVELOPMENT PROGRAM HAS NOT BEEN PREPARED TO DATE.

26. NOTWITHSTANDING THE CONCEPTUAL DEVELOPMENT PLAN (CDP) AND FINAL DEVELOPMENT PLAN (FDP) ARE PRESENTED ON ONE DOCUMENT, THE CDP SHALL CONSTITUTE THE ENTIRE PLAN RELATIVE TO THE POINTS OF ACCESS, THE TOTAL NUMBER OF DWELLING UNITS AND THE GENERAL LOCATION OF OPEN SPACE AREAS. THE APPLICANT RESERVES THE RIGHT TO REQUEST ONLY FINAL DEVELOPMENT PLAN AMENDMENTS FROM THE PLANNING COMMISSION IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECT. 16-402 OF THE ZONING ORDINANCE.

27. OTHER THAN AS QUALIFIED IN THE ABOVE NOTES, TO THE BEST OF OUR KNOWLEDGE, THE PROPOSED DEVELOPMENT CONFORMS TO ALL CURRENT APPLICABLE LAND DEVELOPMENT ORDINANCES, REGULATIONS AND ADOPTED STANDARDS.

TABULATION:

EXISTING ZONING	R-5, C-2
PROPOSED ZONING	PDH-4
LAND AREA	60.55 AC
PROPOSED NUMBER OF UNITS (SEE NOTE 20)	256*
SINGLE FAMILY DETACHED	148±
SINGLE FAMILY ATTACHED (TOWNHOUSE)	108±
AFFORDABLE DWELLING UNITS	(3)
PERMITTED DENSITY	4.8 - 7.2 DU/AC
PROPOSED DENSITY WITH AFFORDABLE DWELLING UNITS	4.23 DU/AC
PROPOSED DENSITY WITHOUT AFFORDABLE DWELLING UNITS	4.18 DU/AC
MAXIMUM BUILDING HEIGHTS SINGLE FAMILY DETACHED AND ATTACHED DWELLINGS (3 STORIES)	40 FT
MINIMUM PARKING SPACES REQUIRED/PROVIDED (SEE NOTE 13)	545
SINGLE FAMILY DETACHED (148 UNITS x 2.0 SPACES =	296 SPACES)
SINGLE FAMILY ATTACHED (108 UNITS x 2.3 SPACES =	249 SPACES)
OPEN SPACE REQUIRED (18%)	10.90 AC
OPEN SPACE PROVIDED (25%**)	15.14 AC

* AFFORDABLE DWELLING UNITS (ADUs) AND RELATED BONUS UNITS ARE PROPOSED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN PART 8 OF ARTICLE 2: OF THE ZONING ORDINANCE. THE ADUs WILL BE PROVIDED IN THE FORM OF SINGLE FAMILY ATTACHED DWELLING UNITS. THE ADU CALCULATIONS ARE AS FOLLOWS:

COMPREHENSIVE PLAN RECOMMENDATION: 4-6 DU/AC

BONUS: 20% 4.8 - 7.2 DU/AC
10% 4.4 - 6.6 DU/AC

PROPOSAL: 256 DUs ON 60.55 ACRES = 4.23 DU/AC
148 SINGLE FAMILY DETACHED
108 SINGLE FAMILY ATTACHED

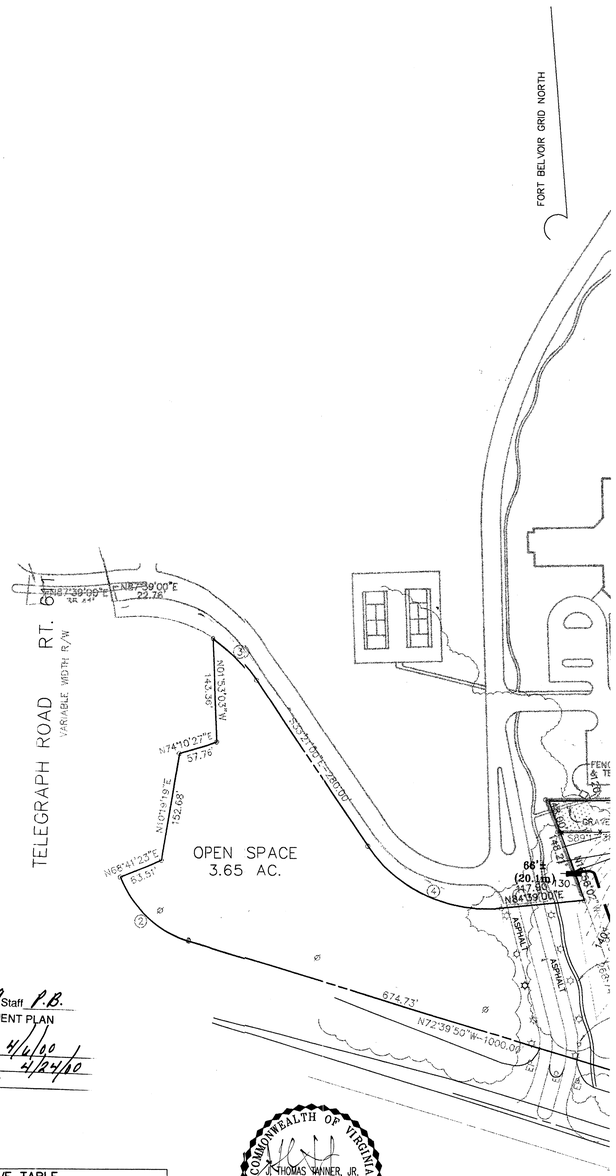
FORMULA::

Single family:

$\frac{4.23 - 4}{7.2 - 4.8} \times 12.5 = \frac{0.23}{2.4} \times 12.5 = 1.20\%$

256 units x 1.20% = 3 ADUs

** THE 25% (15.14 AC) OPEN SPACE LAND AREA DOES NOT INCLUDE THE OPEN SPACE AREA NORTH OF THE PROPOSED FENCE.



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Sheet 3 of 11

COMMONWEALTH OF VIRGINIA
THOMAS SANNER, JR.
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RZ/FDP 1998-MV-059

FAIRFAX COUNTY, VIRGINIA

NOTES AND TABULATION

JCE/COOK INLET

MOUNT VERNON DISTRICT

SHEET 2 - MATCH LINE - SEE SHEET

DRAWN BY	JMC/MEH
DESIGNED BY	DMC
CHECKED BY	PGY
DATE	9/3/98
SCALE	1" = 100'
PLAN NUMBER	
ZONED	
SHEET	3 OF 11
FILE NUMBER	M-9924

Q:\PROJECT\jce_inc\cookinlet\delcdp\sheetN01.dwg Thu Jun 24 07:56:33 1999 mheath-landscape architecture
HP Designjet 755CM Hewlett-Packard HP-GL/2 devices, ADI 4.3 - for Autodesk by HP

EXISTING -"THE FAIRFAX"
EXISTING/PROPOSED ZONE: R-5

CURRENTLY APPROVED COMPOSITE DEVELOPMENT PROGRAM

RZ 84-V-131
SE 84-V-131
RZ 86-V-092

(FOR INFORMATION ONLY)

HOUSING FOR THE ELDERLY	700 UNITS
NURSING CARE FACILITY	93,695 SF
LOW-RISE OFFICE	495,000 SF

RZ/FDP Application No. 1998-MV-059 Staff B.B.
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 4/4/00
Date of (BOS) (PC) approval 4/24/00
Sheet 2 of 11

CURRENTLY APPROVED
COOK INLET OFFICE DEVELOPMENT
EXISTING ZONE: C-2
PROPOSED ZONE: PDH-8

CURRENTLY APPROVED
"THE FAIRFAX" PHASE II
EXISTING ZONE: R-5
PROPOSED ZONE: PDH-8

PARKING STRUCTURE

MICHAUD HIGHWAY (U.S. RTE. 1)

RICHMOND HIGHWAY

0' 100' 200' 400'

(NOTE: THIS PLAN REFLECTS THE COMPOSITE GENERALIZED DEVELOPMENT PLAN PREPARED BY VVKIR DATED 9/10/86)

APPROVED PLAN FOR "THE FAIRFAX" AND COOK INLET OFFICE DEVELOPMENT

REV. 06/24/99 REV. 04/23/99 REV. 5-20-99 REV. 0 /99 REV. 2/4/99 REV. 5-13-99 Rev. C /99 Rev. 10/19/98

4-23-99 10-22-98

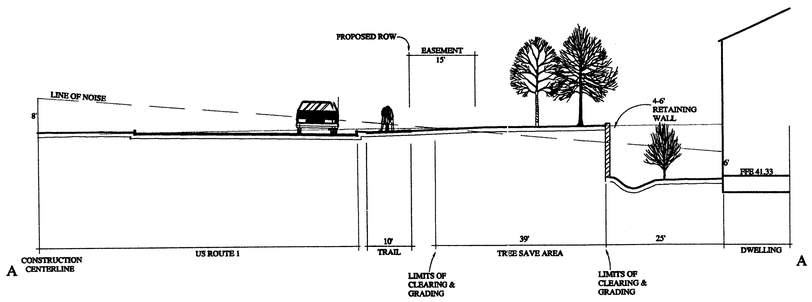
COMMONWEALTH OF VIRGINIA
No. 9765
D.J. THOMAS TANNER, JR.
9-08-98
ENGINEER

Dewberry & Davis
Architects
Engineers
Planners
Surveyors

CURRENTLY APPROVED COMPOSITE DEVELOPMENT PROGRAM
THIS SHEET FOR INFORMATION ONLY.
ICE/COOK INLET
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

Drawn By	JC
Designed By	DMC
Checked By	PGY
Date	9-8-98
Scale	NOT TO SCALE
Plan Number	
Zoned	
Sheet	4 OF 11
File Number	M-9924

13



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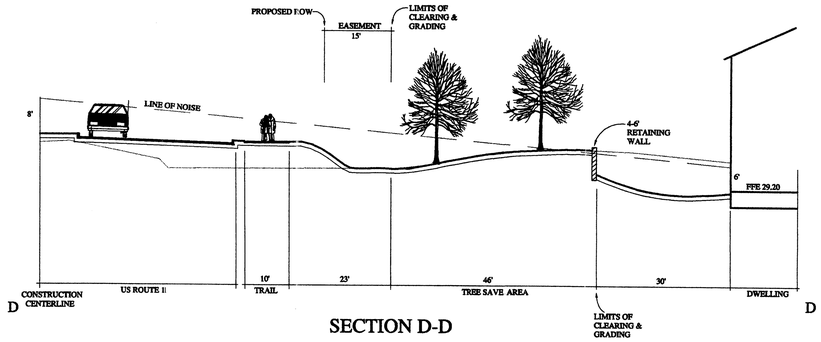

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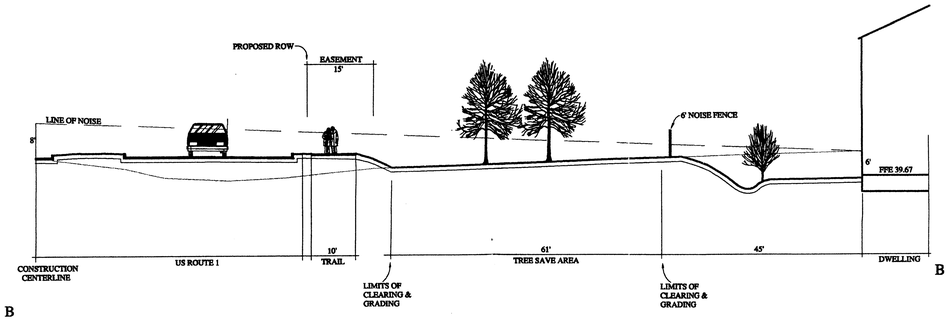

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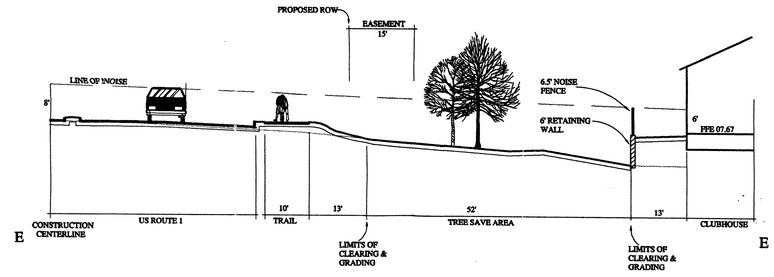

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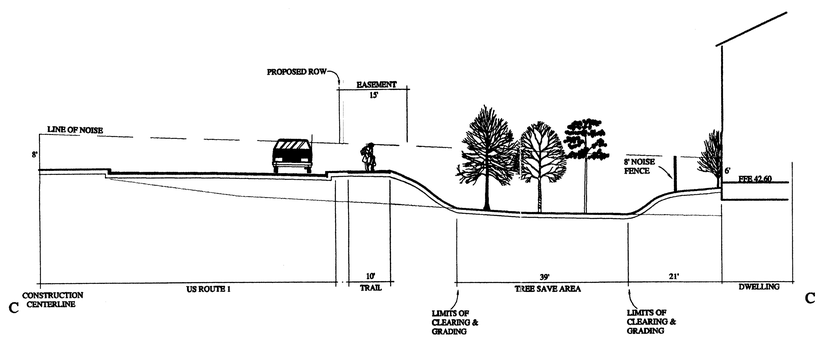

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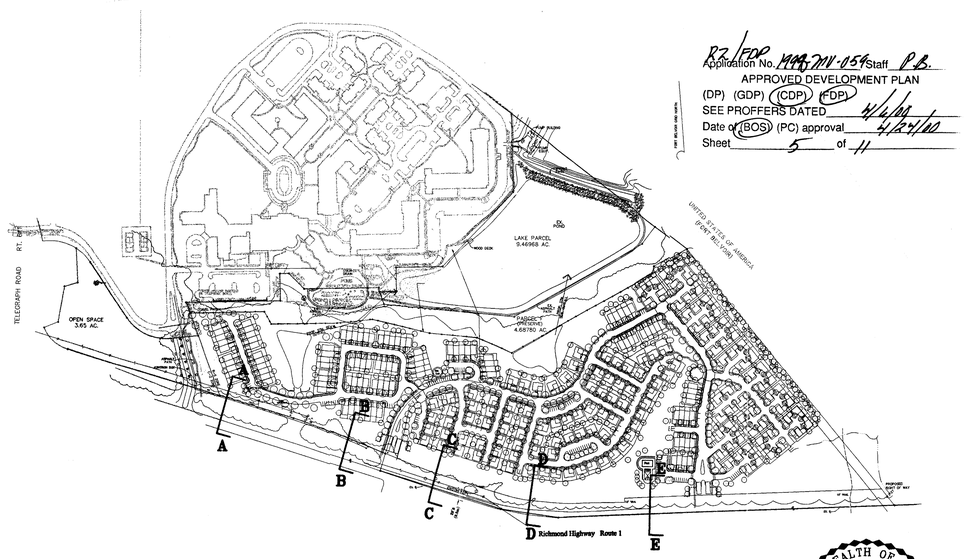

RZ/FDP
Application No. 1998-MV-059 Staff P.B.
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 4/6/00
Date of (BOS) (PC) approval 4/24/00
Sheet 5 of 11

COMMONWEALTH OF VIRGINIA
J. THOMAS TANNER, JR.
No. 9765
6-24-99
PROFESSIONAL ENGINEER

THE DISTANCES AND ELEVATIONS SHOWN ON THIS SHEET ARE PRELIMINARY AND SUBJECT TO ADJUSTMENT WITH FINAL ENGINEERING.

Rev. 06/24/99
Rev. 05/20/99
Rev. /12/99

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SEA 84-V-131 PCA 84-V-131
RZ/FDP 1998-MV-059

FAIRFAX COUNTY, VIRGINIA

SECTIONS - RTE 1 ULTIMATE IMPROVEMENTS

JCE/COOK INLET

MOUNT VERNON DISTRICT

DRAWN BY	MEH
DESIGNED BY	
CHECKED BY	PGY
DATE	04/23/99
SCALE	1/16" = 1'-0"
PLAN NUMBER	
ZONED	
SHEET	5 OF 11
FILE NUMBER	M-9924

\PROJECT\jce,inc\cookinlet\delcdp\sheetsec.dwg Thu Jun 24 11:12:50 1999 mheath-landscape architecture
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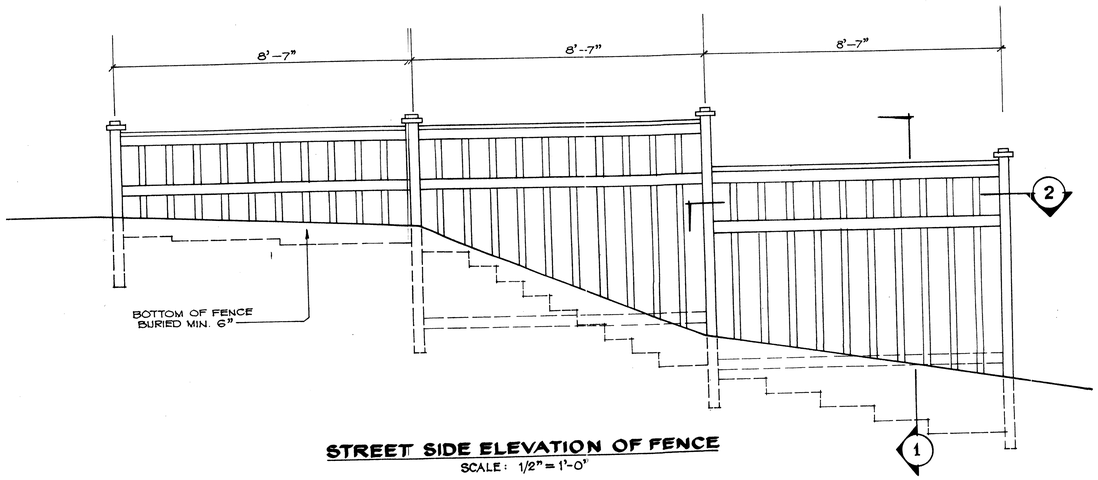
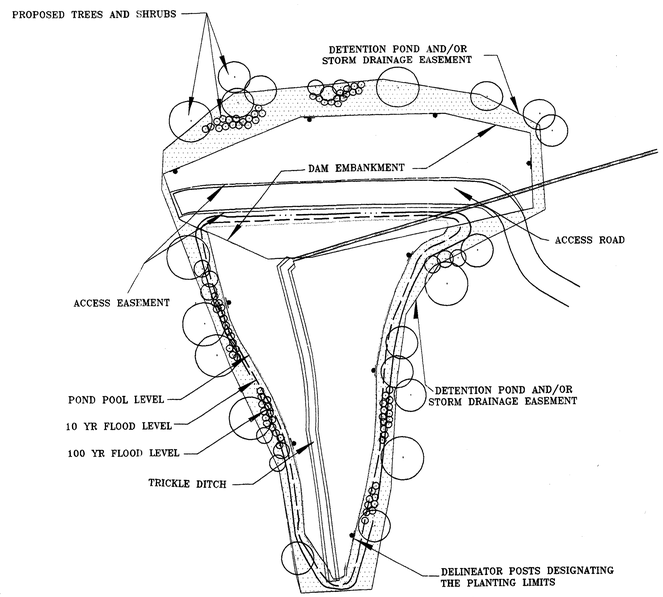
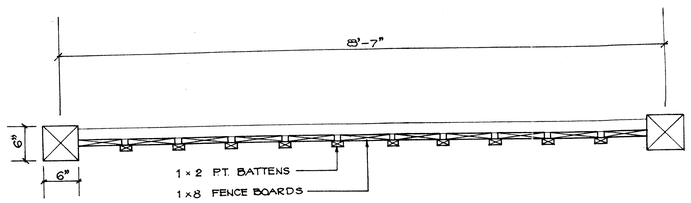


STREET SIDE ELEVATION OF FENCE
SCALE: 1/2" = 1'-0"

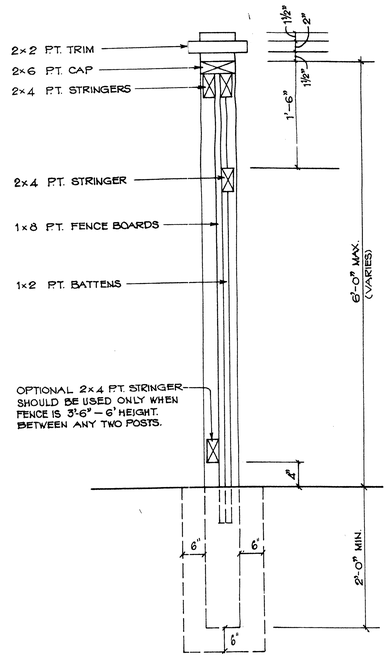


TYPICAL EXTENDED DRY POND
NOT TO SCALE

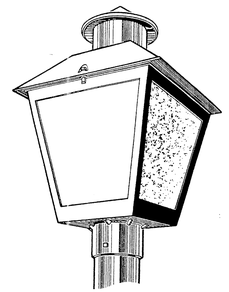
NOTE: NO TREES, SHRUBS OR OTHER WOODY PLANTS WILL BE PLANTED ON THE DAM EMBANKMENT, EMERGENCY SPILLWAY OR WITHIN AN AREA EXTENDING 20 FEET BEYOND THE EMBANKMENT TOE AND ABUTMENT CONTACTS. IN ADDITION, NO TREES, SHRUBS OR OTHER WOODY PLANTS WILL BE PLANTED IN ACCESS EASEMENTS OR CLOSER THAN 10 FEET TO OTHER STRUCTURAL ELEMENTS SUCH AS THE OUTFALL, HEADWALL STRUCTURES, CHANNELS OR STORM SEWERS.



TYPICAL FENCE DETAIL (2)
SCALE: 1" = 1'-0"



TYPICAL FENCE DETAIL (1)
SCALE: 1" = 1'-0"



Typical Site Lighting

RZ/FDP 1998-MV-059 Staff P.B.
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 4/6/00
Date of (BOS) (PC) approval 4/24/00
Sheet 6 of 11

THE DETAILS AND TYPICAL FEATURES REPRESENTED ON THIS SHEET ARE PRELIMINARY. THEY ARE PRESENTED TO ILLUSTRATE THE GENERAL CHARACTER AND THEME OF THE PROPOSED DEVELOPMENT PROGRAM. THEY WILL BE REFINED AND SUBJECT TO MINOR MODIFICATIONS WITH FINAL ENGINEERING AND LANDSCAPE DESIGN.

COMMONWEALTH OF VIRGINIA
J. THOMAS TANNER, JR.
No. 9765
5-13-99
PROFESSIONAL ENGINEER

JT 5-20-99 JT 6-24-99

REV. 06/24/99
REV. 05/20/99
Rev. [illegible]/99

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RZ/FDP 1998-MV-059

FAIRFAX COUNTY, VIRGINIA

SITE DETAILS
JCE/COOK INLET
MOUNT VERNON DISTRICT

DRAWN BY	MEH
DESIGNED BY	
CHECKED BY	PGY
DATE	04/23/99
SCALE	NA
PLAN NUMBER	
ZONED	
SHEET	6 OF 11
FILE NUMBER	M-9924

PROJECT\jce, inc\cookinlet\deliver\sheetdet.dwg Thu Apr 22 17:24:22 1999 sheath-landscape architecture
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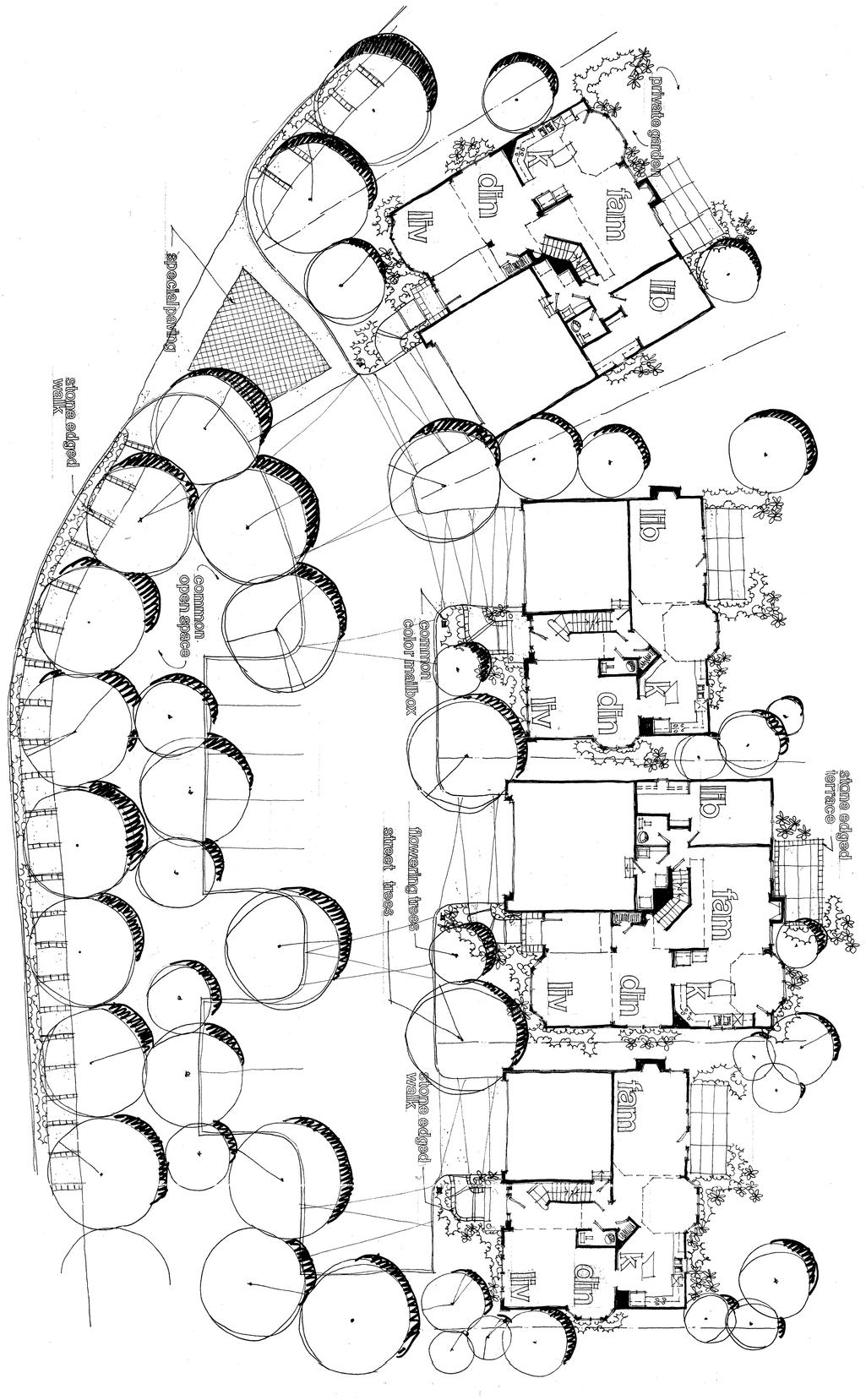
DesignJet 755CM Hewlett-Packard HP-GL/2 devices, ADI 4.3 - for Autodesk by HP



RZ/FDP 1998-MV-059 Staff Recommendation
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 4/6/99
Date of (BOS) (PC) approval 4/19/99
Sheet 1 of 11

JCE

S.B.11

COOK INLET

1401 CHAIN BRIDGE ROAD ■ #302 McLEAN, VIRGINIA 22101 ■ 703-893-0102 ■ FAX 703-893-0106
Devereaux & Associates
ARCHITECTS AND PLANNERS

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preliminary not for construction

4-23-99 REV. 6-24-98 REV. 5-20-98 REV. 06/24/99 REV. 5/20/99 2/99

PROFESSIONAL ENGINEER COMMONWEALTH OF VIRGINIA THOMAS J. MANOS JR. No. 9924
4-23-99

For Information Only

THE LANDSCAPE AND HARDSCAPE ELEMENTS REPRESENTED ON THIS SHEET ARE PRELIMINARY. THEY ARE PRESENTED TO ILLUSTRATE THE GENERAL CHARACTER AND THEME OF THE PROPOSED TYPICAL SINGLE FAMILY DETACHED DWELLING DEVELOPMENT PROGRAM. THE ELEMENTS WILL BE REFINED AND SUBJECT TO MINOR MODIFICATIONS WITH FINAL ENGINEERING AND LANDSCAPE DESIGN.

DESIGNED BY	MEH
DRAWN BY	
CHECKED BY	PGY
DATE	04/23/99
SCALE	NA
PLAN NUMBER	
ZONED	
SHEET	7 OF 11
FILE NUMBER	9924

TYPICAL - SINGLE-FAMILY DETACHED
LANDSCAPE AND HARDSCAPE

JCE/COOK INLET

MOUNT VERNON DISTRICT

RZ/FDP 1998-MV-059

FAIRFAX COUNTY, VIRGINIA

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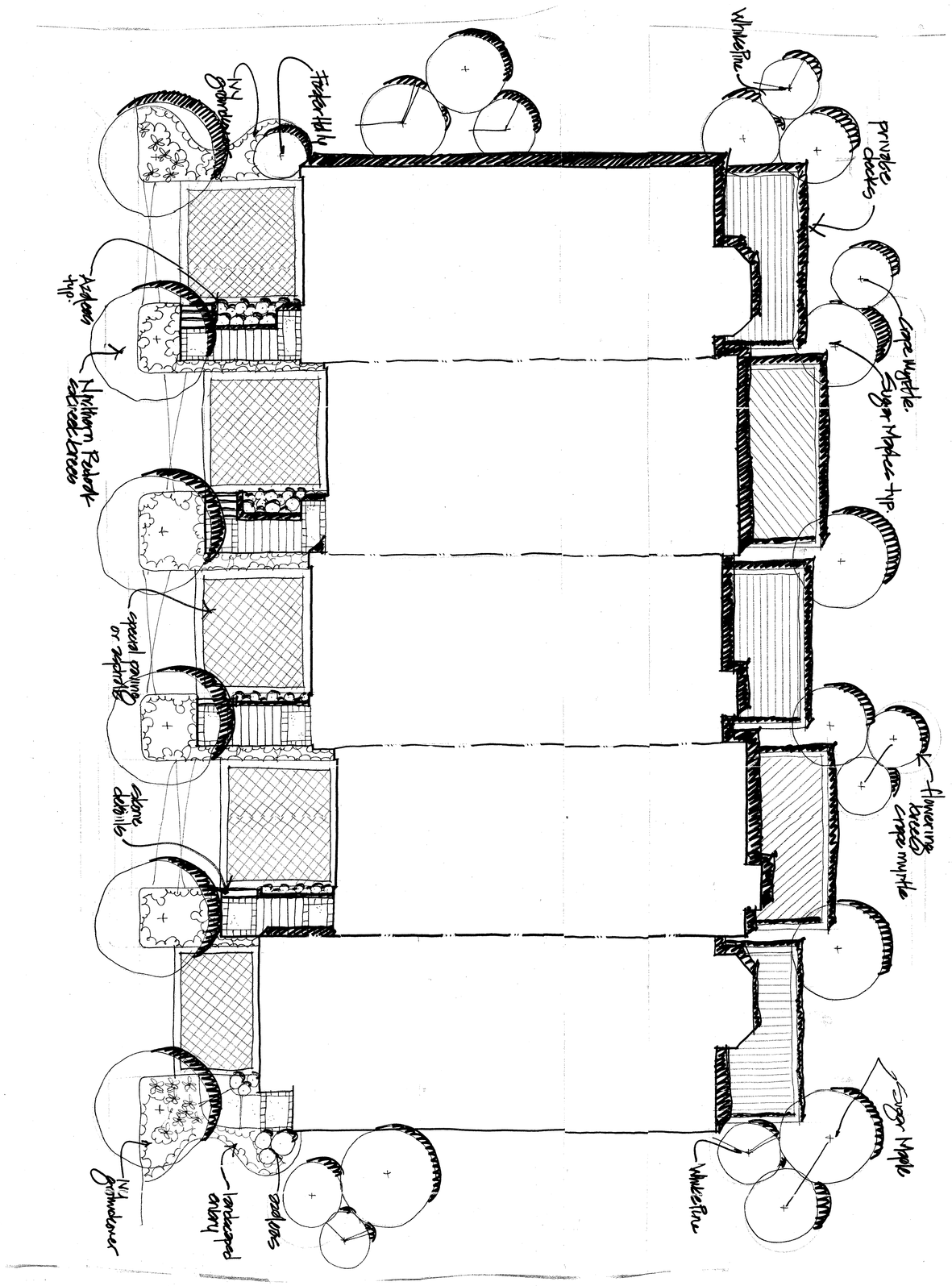

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RZ/FDP Application No. 1998-MV-059 Staff P.B.
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 4/6/99
Date of (BOS) (PC) approval 4/24/99
Sheet 8 of 11

COMMONWEALTH OF VIRGINIA
J. THOMAS TANNER, JR.
No. 9565
4-23-99
PROFESSIONAL ENGINEER

For Information Only

THE LANDSCAPE AND HARDSCAPE ELEMENTS REPRESENTED ON THIS SHEET ARE PRELIMINARY. THEY ARE PRESENTED TO ILLUSTRATE THE GENERAL CHARACTER AND THEME OF THE PROPOSED SINGLE FAMILY ATTACHED DWELLING DEVELOPMENT PROGRAM. THE EXACT PAVING MATERIALS AND SPECIES OF TREES AND SHRUBS WILL BE REFINED AND SUBJECT TO MINOR MODIFICATIONS WITH FINAL ENGINEERING AND LANDSCAPE DESIGN.

DRAWN BY	MEH
DESIGNED BY	
CHECKED BY	PGY
DATE	04/23/99
SCALE	NA
PLAN NUMBER	
ZONED	
SHEET	8 OF 11
FILE NUMBER	M-9924

TYPICAL - SINGLE-FAMILY ATTACHED LANDSCAPE AND HARDSCAPE

JCE/COOK INLET

MOUNT VERNON DISTRICT

RZ/FDP 1998-MV-059

FAIRFAX COUNTY, VIRGINIA

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PROJECT\jce.inc\cookinlet\deliver\sheetd11.dwg Wed May 12 10:02:19 1999 mheath-landscape architecture
DesignJet 755CM Hewlett-Packard HP-GL/2 devices, ADI 4.3 - for Autodesk by HP

JCE

JT 6-24-99
JT 5-20-99

REV. 06/24/99
REV. 05/20/99

4.10.99

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COMMONWEALTH OF VIRGINIA
J. THOMAS TANNER, JR.
No. 9765
5-13-99
PROFESSIONAL ENGINEER

For Information Only

Application No. RZ/FDP 1998-MV-059 Staff C.B.
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 4/6/99
Date of (BOS) (PC) approval 4/26/99
Sheet 9 of 11

THE LANDSCAPE AND HARDSCAPE ELEMENTS REPRESENTED ON THIS SHEET ARE PRELIMINARY. THEY ARE PRESENTED TO ILLUSTRATE THE GENERAL CHARACTER AND THEME OF THE PROPOSED CLUSTERED SINGLE FAMILY DETACHED DWELLING DEVELOPMENT PROGRAM. THE EXACT PAVING MATERIALS AND SPECIES OF TREES AND SHRUBS WILL BE REFINED AND SUBJECT TO MINOR MODIFICATIONS WITH FINAL ENGINEERING AND LANDSCAPE DESIGN.

DRAWN BY	MEH
DESIGNED BY	
CHECKED BY	PGY
DATE	05/12/99
SCALE	NA
PLAN NUMBER	
ZONED	
SHEET	9 OF 11
FILE NUMBER	M-9924

TYPICAL - CLUSTERED SINGLE-FAMILY DETACHED LANDSCAPE AND HARDSCAPE

RZ/FDP 1998-MV-059

JCE/COOK INLET

MOUNT VERNON DISTRICT

FAIRFAX COUNTY, VIRGINIA

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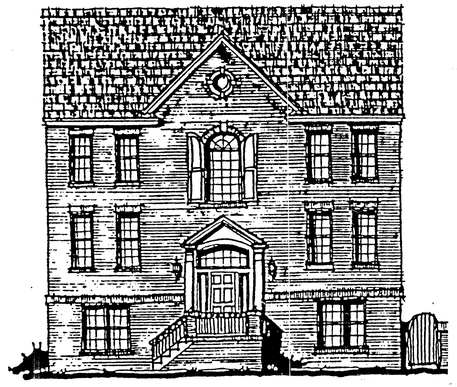
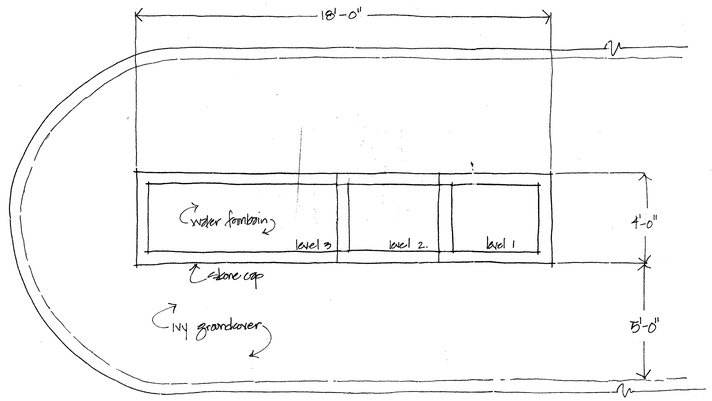


TYPICAL CLUSTERED SINGLE-FAMILY DETACHED HOUSING

NTS

TYPICAL SINGLE-FAMILY DETACHED HOUSING

NTS



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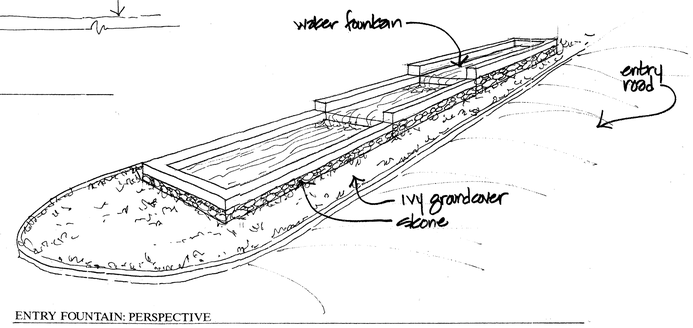

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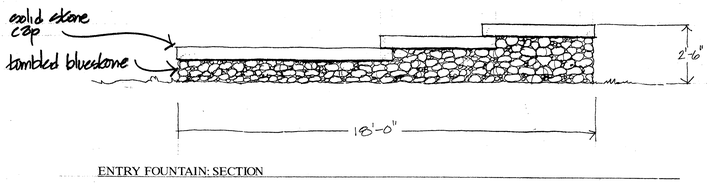

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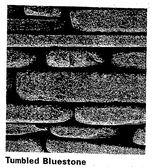
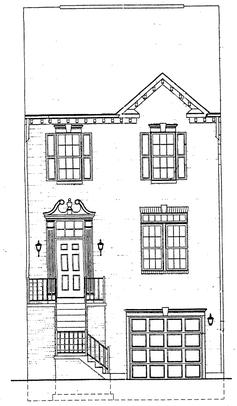
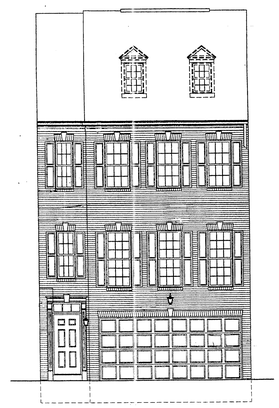


Tumbled Bluestone

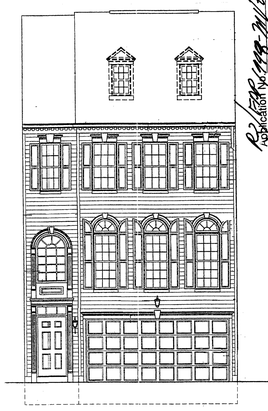
22' BRICK



22' SIDING



24' BRICK



24' SIDING

TYPICAL SINGLE-FAMILY ATTACHED HOUSING

NTS

THE HARDSCAPE FEATURE AND BUILDING ELEVATIONS REPRESENTED ON THIS SHEET ARE PRELIMINARY. THEY ARE PRESENTED TO ILLUSTRATE THE GENERAL CHARACTER AND ARCHITECTURAL THEME OF THE PROPOSED DEVELOPMENT PROGRAM. THE FEATURE, MATERIALS AND ELEVATIONS WILL BE REFINED AND SUBJECT TO MINOR MODIFICATIONS WITH FINAL ENGINEERING, AND LANDSCAPE AND ARCHITECTURAL DESIGN.

Application No(s): RZ/FDP 1998-MV-059
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED
Date of (BOS) (PC) approval
Sheet of

Staff

For Information Only

COMMONWEALTH OF VIRGINIA
J. THOMAS TANNER, JR.
No. 9763
PROFESSIONAL ENGINEER
5-13-99

COOK INLET

JCE

preliminary not for construction

REV. 06/24/99
REV. 5/20/99 REV. 05/12/99 REV. 05/04/.

6-24-99
5-20-99

Dewberry & Davis
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(703) 849-0100 FAX(703) 849-0118
Engineers Planners Surveyors Landscape Architects

RZ/FDP 1998-MV-059

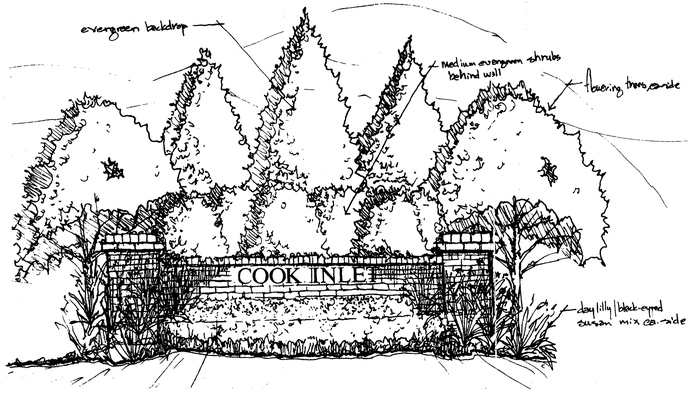
TYPICAL - ENTRY FOUNTAIN DETAIL AND ARCHITECTURAL ELEVATIONS

JCE/COOK INLET

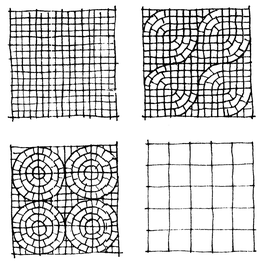
MOUNT VERNON DISTRICT

FAIRFAX COUNTY, VIRGINIA

DRAWN BY	MEH
DESIGNED BY	
CHECKED BY	PGY
DATE	04/23/99
SCALE	NA
PLAN NUMBER	
ZONED	
SHEET	10 OF 11
FILE NUMBER	M-9924

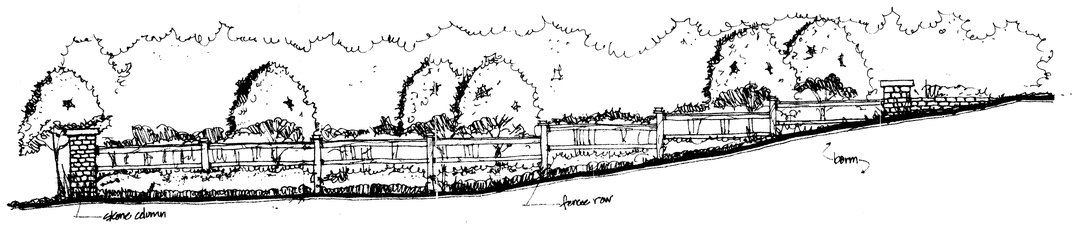


ELEVATION STONE ENTRY WALL AND PLANTING



COMMUNITY PAVEMENT PATTERNS

STONE WALL AT STORM WATER MANAGEMENT POND



FENCE AND BERM ELEVATION ALONG RT. 1

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RZ/FDP 1998-MV-059

FAIRFAX COUNTY, VIRGINIA

TYPICAL - HARDSCAPE AND LANDSCAPE ELEVATIONS AND DETAILS

JCE/COOK INLET

MOUNT VERNON DISTRICT

DRAWN BY	MEH
DESIGNED BY	
CHECKED BY	PGY
DATE	05/12/99
SCALE	NA
PLAN NUMBER	
ZONED	
SHEET	11 OF 11
FILE NUMBER	M-9924

THE LANDSCAPE AND HARDSCAPE ELEMENTS AND DETAILS REPRESENTED ON THIS SHEET ARE PRELIMINARY. THEY ARE PRESENTED TO ILLUSTRATE THE GENERAL CHARACTER AND THEME OF THE PROPOSED DEVELOPMENT PROGRAM. THE ELEMENTS AND DETAILS WILL BE REFINED AND SUBJECT TO MINOR MODIFICATIONS WITH FINAL ENGINEERING AND LANDSCAPE DESIGN.

APPROVED DEVELOPMENT PLAN
Application No. _____ Staff _____
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED _____
Date of BOS / PC approval _____
Sheet _____ of _____

preliminary not for construction

For Information Only

COMMONWEALTH OF VIRGINIA
J. THOMAS WANNER, JR.
No. 9765
5-13-99
PROFESSIONAL ENGINEER

6-24-99
5-20-99

REV. 06/24/99
REV. 05/20/99

COOK INLET

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Designjet 755CM Hewlett-Packard HP-GL/2 devices, ADI 4.3 - for Autodesk by HP