BENGTSON, DeBELL & ELKIN, LTD.

CONCEPTUAL/FINAL DEVELOPMENT PLAN

CHILD CARE CENTER

CHAIKEN PROPERTY

SULLY DISTRICT

FAIRFAX COUNTY, VIRGINIA

DECEMBER 1998

REVISED: JUNE, 1999
REVISED: JULY 16, 1999
REVISED: AUGUST 3, 1999
REVISED: AUGUST 27, 1999
REVISED: SEPTEMBER 2, 1999
REVISED: SEPTEMBER 21, 1999

ZONING REQUIREMENTS PDH-8 DISTRICT

MINIMUM LOT SIZE:	NO REQUIREMENT
MINIMUM LOT WIDTH:	NO REQUIREMENT
MAXIMUM BUILDING HEIGHT:	65 FEET (19.8m) FOR STRUCTURES OTHER THAN RESIDENTIAL
ACTUAL BUILDING HEIGHT:	20 FEET (5m)
MINIMUM YARD REQUIREMENTS:	(FFOR STRUCTURES OTHER THAN RESIDENTIAL)
FRONT:	30° ANGLE OF BULK PLANE, BUT NOT LESS THAN 20 FEET
SIDE:	25° ANGLE OF BULK PLANE, BUT NOT LESS THAN 10 FEET
REAR:	25° ANGLE OF BULK PLANE, BUT NOT LESS THAN 25 FEET

FLOOR AREA RATIO:
MAXIMUM: 0.55 = 28,510 S.F. (2649 s.m.)
ACTUAL: 0.135 = 7000 S.F. (650.32 s.m.)

TABULATION

TOTAL SITE AREA: 1.19 ACRES(0.48 ha) (PDH-8)

GROSS BUILDING FLOOR AREA (CHILD CARE): 7000 SQ. FT. (650.32 s.m.)
CELLAR FLOOR AREA (CHILD CARE): 7000 SQ. FT. (650.32 s.m.)

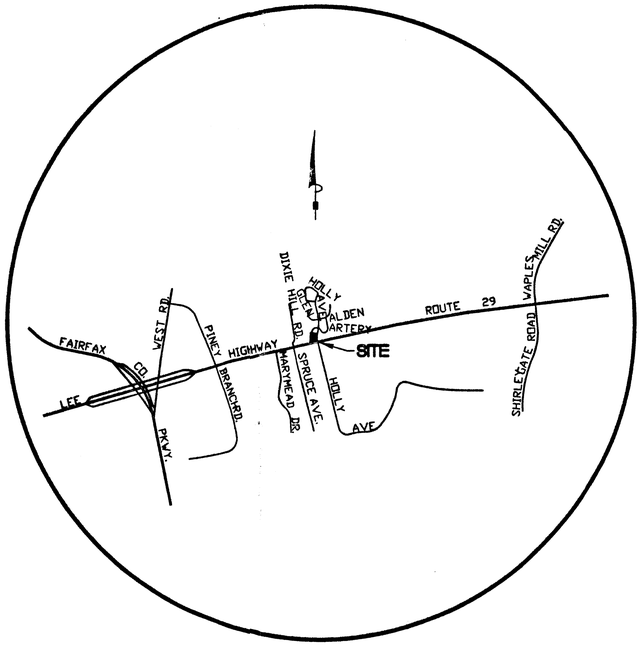
OPEN SPACE REQUIRED: 20% = 10,367 S..F. (963 s.m.)
OPEN SPACE PROVIDED: 60% = 31,090 S..F. (2888 s.m.)
OUTDOOR PLAY AREA: 5,500 S.F. (510.97 s.m.)

PARKING TABULATION

PARKING REQUIRED:

150 CHILDREN @ 0.16 SPACES/CHILD = 24 SPACES

PARKING PROVIDED: 29 SPACES



VICINITY MAP

SCALE: 1"=2000'

NOTES

1. THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON ASSESSMENT MAP NO. 56-1 ((1)) 39A
2. CURRENT ZONE: PDH-8
   THIS PROPERTY WAS THE SUBJECT OF RZ 80-S-088
3. PROPOSED USE: CHILD CARE FACILITY FOR MAXIMUM OF 150 CHILDREN
4. OWNER: ALBERT CHAIKEN/TRUSTEE
   700 PRINCESS STREET
   ALEXANDRIA, VIRGINIA 22214
5. APPLICANT: GLEN ALDEN, L.L.C. (CONTRACT PURCHASER)
   C/O WEBER AND ASSOCIATES REALTY, INC.
   9300 GRANT AVENUE, SUITE 102
   MANASSAS, VIRGINIA 20110
6. DATUM: USGS; CONTOUR INTERVAL: 2 FEET; TOPOGRAPHY BASED ON AERIAL SURVEY.
7. SILTATION AND EROSION CONTROL IN ACCORDANCE WITH APPLICABLE STANDARDS AND SPECIFICATIONS WILL BE PROVIDED WITH FINAL SITE PLAN.
8. AIR QUALITY PERMIT, IF REQUIRED, SHALL BE OBTAINED PRIOR TO ANY CLEARING AND GRADING OR CONSTRUCTION.
9. STORM WATER MANAGEMENT/BMP REQUIREMENTS APPLICABLE TO THIS PROPERTY ARE TO BE MET BY AN EXISTING OFF-SITE DRY POND.
10. THE LIMITS OF EXISTING TREE COVER ON THE SITE ARE AS DELINEATED ON THIS PLAN. EXISTING TREE COVER CONSISTS OF MIXED DECIDUOUS AND CONIFER SPECIES.
11. SOLID WASTE STORAGE IS TO BE PROVIDED BY A LARGE CONTAINER AND COLLECTED TWICE WEEKLY BY A PRIVATE COLLECTION SERVICE AND DISPOSED OF AT A PUBLIC LANDFILL OF THE COLLECTOR'S CHOICE IN FAIRFAX COUNTY.
12. NO CONSTRUCTION OF ROAD IMPROVEMENTS OR PEDESTRIAN TRAILS ASSOCIATED WITH THE HOLLY AVENUE FRONTAGE ARE REQUIRED.
13. THERE ARE NO BURIAL OR GRAVE SITES KNOWN TO EXIST ON THIS PROPERTY.
14. THIS PROPERTY IS TO BE SERVED BY PUBLIC WATER AND SANITARY SEWER FACILITIES.
15. BOUNDARY BASED ON INFORMATION OF RECORD. NO TITLE REPORT FURNISHED.
16. BUILDING FOOTPRINT IS APPROXIMATE AND MAY CHANGE IN DIMENSION BASED ON FINAL ARCHITECTURAL PLANS, IN WHICH CASE THE MAXIMUM GROSS FLOOR AREA OF 7000 SQ. FT. WOULD NOT BE EXCEEDED.
17. THE PROPOSED DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS.
18. STORMWATER MANAGEMENT/BMP REQUIREMENT TO BE MET UTILIZING EXISTING OFF-SITE FACILITIES ON THE ADJOINING ALDEN GLEN PROJECT WHICH WERE DESIGNED TO ACCOMODATE RUNOFF FROM THIS PROPERTY. STORM RUNOFF FROM THE PROPERTY WILL BE DISCHARGED INTO THE EXISTING STORM SEWER SYSTEM ON THE ALDEN GLEN PROJECT AND THIS OUTFALL IS ADEQUATE TO ACCOMODATE THIS ADDITIONAL RUNOFF.
19. UTILITIES SHOWN HEREON ARE PRELIMINARY AND SUBJECT TO CHANGE WITH FINAL DESIGN.
20. NO PORTION OF THIS PROPERTY IS WITHIN A 100 YEAR FLOOD PLAIN, RESOURCE PROTECTION AREA OR ENVIRONMENTAL QUALITY CORRIDOR. THE ENTIRE PROPERTY IS WITHIN A DESIGNATED RESOURCE MANAGEMENT AREA.

Application No. RZA 80-S-088 Staff S. Mikulas
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 9-21-99
Date of (BOS) (PC) approval 1-24-00
Sheet 1 of 2

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
SEP 24 1999
ZONING EVALUATION DIVISION

COMMONWEALTH OF VIRGINIA
WILLIAM C. PUTMAN
No. 6013
9-23-99
PROFESSIONAL ENGINEER

BENGTSON, DeBELL & ELKIN, LTD.
ENGINEERS, SURVEYORS, PLANNERS & LANDSCAPE ARCHITECTS
4160 PLEASANT VALLEY ROAD, CHANTILLY, VA. 20151 (703) 631-9630
CHANTILLY, LEESBURG, WOODBRIDGE, VIRGINIA BEACH & RICHMOND, VIRGINIA
SILVER SPRING, MARYLAND

JOB: 98D040 WO: DU01809800 SHEET 1 OF 2 C-3899

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OWNER: ALDEN GLEN COMMUNITY ASSOC.
ZONE: PDH-8
USE: OPEN SPACE, TOWNHOUSE/RESIDENTIAL

LANDSCAPE LEGEND

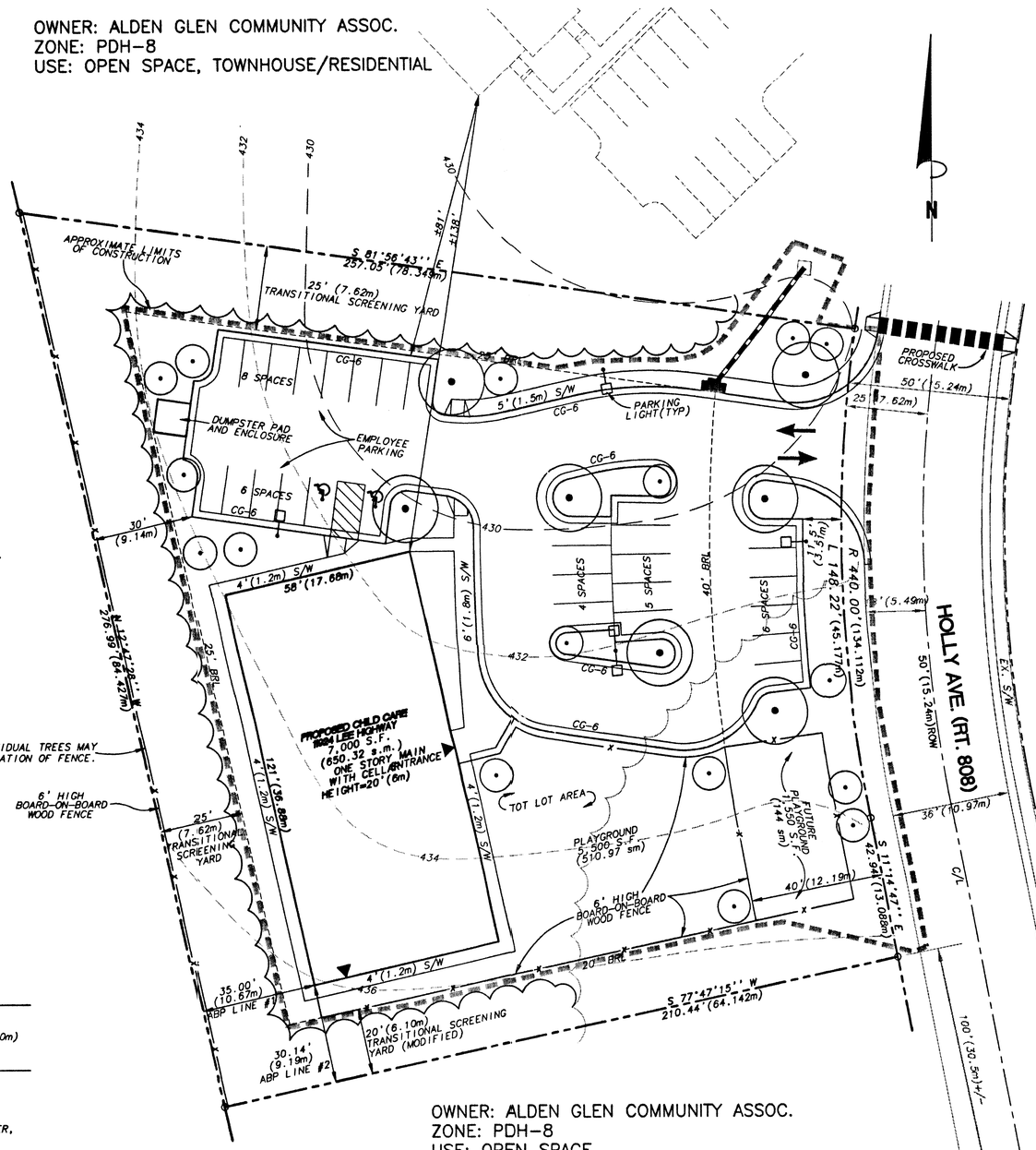
LARGE DECIDUOUS TREE (2-1/2" - 3" CAL.) (65mm-75mm CAL.)

MEDIUM DECIDUOUS OR EVERGREEN TREE (2-1/2" - 3" CAL. OR 6'-8') (65mm-75mm CAL. OR 1.8m-2.4m)

OWNER: MSW, INC.
ZONE: R-1
USE: MOTEL

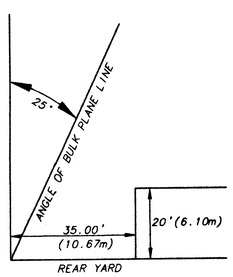
LIMITEID REMOVAL OF INDIVIDUAL TREES MAY BE NECIESSARY IOR INSTALLATION OF FENCE.

6' HIGH BOARD-ON-BOARD WOOD FENCE

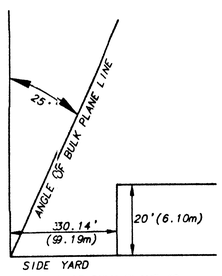


OWNER: ALDEN GLEN COMMUNITY ASSOC.
ZONE: PDH-8
USE: OPEN SPACE, TOWNHOUSE/RESIDENTIAL

OWNER: ALDEN GLEN COMMUNITY ASSOC.
ZONE: PDH-8
USE: OPEN SPACE



ANGLE OF BULK PLANE #1



ANGLE OF BULK PLANE #2

BUILDING ELEVATIONS WILL CHANGE WITH RESPECT TO THE PROPERTY LINE ELEVATIONS WHEN THE FINAL SITE PLAN IS SUBMITTED. HOWEVER, THE ANGLE OF BULK PLANE REQUIREMENTS WILL BIE HONORED.

THE PROPOSED TREELINE IS APPROXIMATE. ADDITIONAL PLANTINGS WILL BE PROVIDED WITH THE SITE PLAN IN ORDER TO AUGMENT THE TREES REMAINING AFTER CONSTRUCTION.

20 0 20 40 60
Scale 1" = 20'

Application No. PRA 90-S-088 Staff: Johnson
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 9.21.99
Date of (BOS) (PC) approval 1.24.00
Sheet 2 of 2

BENGTSON, DeBELL & ELKIN, LTD.
ENGINEERS • SURVEYORS • PLANNERS • LANDSCAPE ARCHITECTS
4160 PLEASANT VALLEY ROAD, CHANTILLY, VA 20151-1226
(703) 631-9630
OFFICE LOCATIONS
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VIRGINIA BEACH, VIRGINIA
MONTGOMERY COUNTY, MARYLAND
LOUDOUN COUNTY, VIRGINIA
CHESTERFIELD COUNTY, VIRGINIA
FAIRFAX COUNTY, VIRGINIA
BDE

COMMONWEALTH OF VIRGINIA
WILLIAM C. PUTMAN
No. 6013
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PROFESSIONAL ENGINEER

CONCEPTUAL\FINAL DEVELOPMENT PLAN
CHILD CARE CENTER
CHAIKEN PROPERTY

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

REVISIONS	DATE
REV. LAYOUT	09/21/99
REV. LAYOUT	09/02/99
REV. SIDEWALK	08/03/99
COUNTY REV.	07/16/99
COUNTY REV.	06/30/99

DATE: MAY 1999	
SCALE: 1"=20'	
DESIGN: JDW	DRAWN: JDW
CHECK: JLM	CHECK: JLM
JOB NO.: 980040	
P.R. NO.: DU01809800	
SHEET 2 OF 2	
FILE NO.: C-3899	

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