

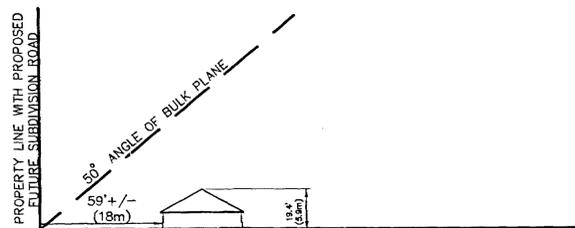
NOTES

1. THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON TAX MAP 11-2-((1)); PORTION OF PARCEL 34 AND IS CURRENTLY ZONED R-1.
2. OWNERS: RICHARD R FLEMING ET AL
22253 SAINT CLEMENTS AVE.
LEONARDTOWN, MD 20650

CONTRACT PURCHASER: CHESAPEAKE HEALTHCARE CORP.
19642 CLUB HOUSE ROAD, SUITE 620
GAITHERSBURG, MD 20886
3. BOUNDARY OF EXISTING PARCEL 34 AND TOPOGRAPHY ARE FROM A SURVEY BY PACIULLI, SIMMONS & ASSOC. DATED NOV. 9, 1998. SPECIAL EXCEPTION BOUNDARY IS BASED ON PROPOSED DIVISION TO BE RECORDED IN THE LAND RECORDS. CONTOUR INTERVAL IS 0.5 METERS. SELECTED TREES ARE SHOWN WITH ACTUAL DRIPLINE.
4. THERE ARE NO EXISTING BUILDINGS ON THE SITE.
5. REQUIRED MINIMUM YARDS FOR THE R-1 ZONING DISTRICT ARE AS FOLLOWS:
FRONT: 50° ANGLE OF BULK PLANE, BUT NOT LESS THAN 40'
SIDE: 45° ANGLE OF BULK PLANE, BUT NOT LESS THAN 20'
REAR: 45° ANGLE OF BULK PLANE, BUT NOT LESS THAN 25'

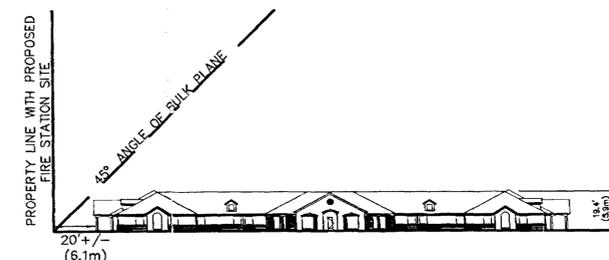
REQUIRED SETBACKS FOR MEDICAL CARE FACILITIES:
STREET SETBACK: 45'
ADJACENT TO R-1 THRU R-4 ZONING: 100'
TRANSITIONAL SCREENING YARD: 35' ABUTTING SINGLE-FAMILY DWELLINGS
6. PUBLIC WATER AND SEWER WILL BE EXTENDED TO SERVE THE SITE.
7. STORM WATER MANAGEMENT QUANTITY AND QUALITY CONTROL IS PROVIDED DOWNSTREAM OF THIS SITE IN REGIONAL POND #D-4. A WAIVER OF THE REQUIREMENT TO PROVIDE ON-SITE DETENTION WILL BE REQUESTED.
8. THERE IS NO FLOOD PLAIN, RPA, OR ENVIRONMENTAL QUALITY CORRIDOR AS DEFINED IN THE ADOPTED COMPREHENSIVE PLAN.
9. THERE ARE NO TRAIL REQUIREMENTS ON THIS SITE.
10. NO GRAVE OR BURIAL SITE IS KNOWN TO EXIST ON THIS PROPERTY.
11. BUILDING DIMENSIONS ARE PRELIMINARY AND ARE SUBJECT TO MINOR ADJUSTMENTS WITH FINAL BUILDING DESIGN.
12. ENTRANCE SIGNAGE AND LOCATION WILL BE IN CONFORMANCE WITH ARTICLE 12.
13. 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. ALONG THE NORTHERN PROPERTY LINE APPLICANT HEREBY REQUESTS A MODIFICATION OF THE 100' SETBACK FROM ADJACENT R-1 ZONED LAND BASED ON ITS USE FOR A FIRE STATION (SEC. 9-308).
 - b. ALONG THE SOUTHERN PROPERTY LINE APPLICANT HEREBY REQUESTS A MODIFICATION OF THE 100' SETBACK FROM ADJACENT R-1 ZONED LAND BASED ON THE PROPOSED STREET (SEC. 9-308).
 - c. IN ACCORDANCE WITH SEC. 13-304 PARAGRAPHS 2 & 3; APPLICANT HEREBY REQUESTS A MODIFICATION OF THE TRANSITIONAL SCREENING IN FAVOR OF THE TREE SAVE & PLANTING SHOWN ON THIS PLAN. APPLICANT ALSO REQUESTS MODIFICATION OF THE BARRIER REQUIREMENTS IN FAVOR OF THE COURTYARD FENCING SHOWN ON THIS PLAN.
 - d. APPLICANT HEREBY REQUESTS A WAIVER OF A DEDICATED LOADING SPACE DUE TO LOW VOLUME OF DELIVERIES AND VAN-SIZE TRUCKS AND USE OF FRONT DROP-OFF AREA FOR DELIVERY PARKING.
14. APPLICANT RESERVES RIGHT TO APPLY FOR VARIANCE FOR 8' HIGH FENCE SURROUNDING INTERIOR COURTYARDS IN LIEU OF BERM & FENCE.
15. APPLICANT RESERVES RIGHT TO INTERRUPT THE TRANSITIONAL SCREENING YARD FOR UTILITY CROSSINGS.

CHESAPEAKE HEALTHCARE OF RESTON



GRAPHIC DEPICTION OF ANGLE OF BULK PLANE
AT FRONT YARD ADJACENT TO
PROPOSED FUTURE SUBDIVISION ROAD

SCALE: 1:500



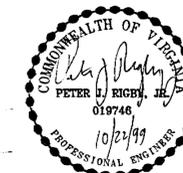
GRAPHIC DEPICTION OF ANGLE OF BULK PLANE
AT SIDE YARD ADJACENT TO PROPOSED FIRE STATION

SCALE: 1:500

TABULATION

LAND AREA: 5.06 AC. OR 220,626 S.F. (20,497 sq m)
 GFA: 27,918 S.F. (2594 sq m)
 MAX. PERMITTED F.A.R.: 0.15
 PROPOSED F.A.R.: 0.13
 OPEN SPACE: 3.8 AC. (1,565 HA.) OR 75%
 PARKING REQUIRED:
 1 SP./3 RESIDENTS x 64 RES. = 21.3 SP.
 1 SP./EMPLOYEE = 16 SP.
 38 SP.
 PARKING PROVIDED: 38 SP.

RECEIVED
 DEPARTMENT OF PLANNING AND ZONING
 OCT 22 1999
 ZONING EVALUATION DIVISION



Application No. SE-98-H-060 Staff LJ
 APPROVED SP / SP PLAN
 SEE DEV CONDS DATED 11-10-99
 Date of (BOS) (BZA) approval 1-10-00
 next 1 of 2

REV. 9/1/99
 REV. 9/27/99
 REV. 10/19/99
 REV. 10/21/99

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CHESAPEAKE HEALTHCARE
RESTON
 PROVIDENCE DISTRICT FAIRFAX COUNTY, VIRGINIA

SPECIAL
EXCEPTION PLAT
SE-98-H-060

SCALE: AS NOTED
 DATE: 5/27/99
 DRN: NC
 CKD:
 SHEET 1 OF 2
 FILE NO:
99F-3078-2

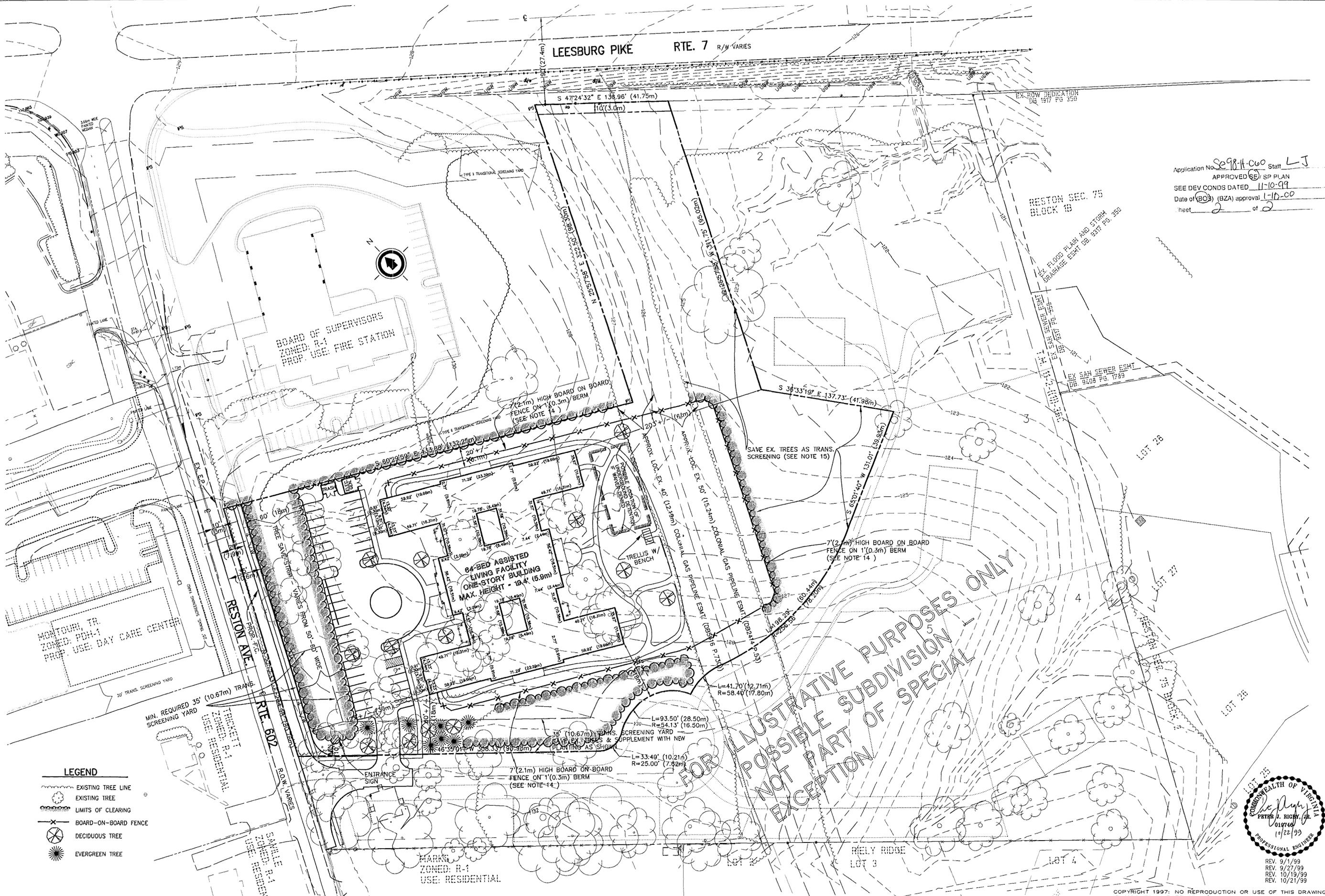


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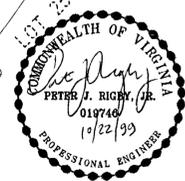
CHESAPEAKE HEALTHCARE RESTON
 HUNTER HILL DISTRICT FAIRFAX COUNTY, VIRGINIA

SPECIAL EXCEPTION PLAN
 SE-98-H-060

Application No. SE-98-H-060 Staff LJ
 APPROVED (RE) SP PLAN
 SEE DEV CONDS DATED 11-10-99
 Date of (BO) (BZA) approval 1-10-00
 sheet 2 of 2



- LEGEND**
- EXISTING TREE LINE
 - EXISTING TREE
 - LIMITS OF CLEARING
 - BOARD-ON-BOARD FENCE
 - DECIDUOUS TREE
 - EVERGREEN TREE



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