

PARKING TABULATION

CHILD CARE OR NURSERY SCHOOL			
0.16 SP/CHILD FOR CENTER WITH MAX. DAILY ENROLLMENT OF 100 CHILDREN OR MORE	190 OR		31 SPACES
SCHOOL, ELEMENTARY OR INTERMEDIATE, PUBLIC OR PRIVATE SCHOOL OF GENERAL EDUCATION			
BASED ON REVIEW BY DIRECTOR, BUT NO LESS THAN 1 SPACE PER FACILITY AND STAFF MEMBER AND OTHER FULL-TIME EMPLOYEE, PLUS 4 SPACES FOR VISITORS			
NUMBER OF FACILITY/EMPLOYEES VISITORS	25 OR 4 OR		25 SPACES 4 SPACES
MEDICAL CARE FACILITY (NURSING OR CONVALESCENT FACILITY)			
1 SPACE PER 3 RESIDENTS, PLUS ONE ADDITIONAL SPACE FOR EACH EMPLOYEE			
NUMBER OF RESIDENTS NUMBER OF EMPLOYEES	60 OR 7 OR		20 SPACES 7 SPACES
TOTAL PARKING REQUIRED			87 SPACES
TOTAL PARKING PROVIDED			87 SPACES

FLOOR AREA RATIO CALCULATIONS (.20 MAX.)

EXISTING BUILDING #1	24,027 GSF	2,232.18 (GSM)
EXISTING BUILDING #2	2,175 GSF	202.06 (GSM)
PROPOSED BUILDING #3 (EXISTING 2,813 SQ. FT. BUILDING TO BE DEMOLISHED)	14,995 GSF	1,393.09 (GSM)
EXISTING BUILDING #4	TO BE DEMOLISHED	
EXISTING BUILDING #5	TO BE DEMOLISHED	
EXISTING BUILDING #6	6,356 GSF	590.49 (GSM)
PROPOSED ADDITION	940 GSF	87.33 (GSM)
EXISTING BUILDING #7	216 GSF	20.07 (GSM)
EXISTING BUILDING #9	3,091 GSF	287.16 (GSM)
PROPOSED BUILDING #10 (CELLAR AREA NOT INCLUDED)	7,925 GSF	736.26 (GSM)
TOTAL GROSS SQUARE FOOT/GSM	59,725 GSF	5,548.64 (GSM)
TOTAL SITE AREA	298,626 SF	27,743.26 (GSM)
FLOOR AREA RATIO (FAR)	0.199	

EXISTING BUILDINGS TO REMAIN UNLESS OTHERWISE NOTED.

**ORDINANCE TABULATION FOR PROPOSED R-2 REZONING
CATEGORY 3 SPECIAL EXCEPTION**

TOTAL AREA INCLUDED IN REZONING/SPECIAL EXCEPTION APPLICATION = 6.8555 ACRES OR 298,626 SF			
3-206 LOT SIZE REQUIREMENTS	REQUIRED/PERMITTED	PROVIDED	
AVERAGE LOT AREA	N/A	N/A	
MINIMUM LOT AREA	18,000 SQ FT	298,626 SQ FT	
MINIMUM LOT WIDTH	100 FEET	520.44 FEET	
3-207 BULK REGULATIONS			
MAXIMUM BUILDING HEIGHT	60 FEET	34.5 FEET (MEDICAL FACILITY)	
MINIMUM YARD REQUIREMENTS			
FRONT YARD	CONTROLLED BY A 45 DEGREE ANGLE OF BULK PLANE, BUT NOT LESS THAN 35 FEET	143.4 FEET	
SIDE YARD	CONTROLLED BY A 40 DEGREE ANGLE OF BULK PLANE, BUT NOT LESS THAN 15 FEET	92.32 FEET	
REAR YARD	CONTROLLED BY A 40 DEGREE ANGLE OF BULK PLANE, BUT NOT LESS THAN 25 FEET	25.1 FEET	
MAXIMUM FLOOR AREA RATIO	0.20 59,725.2 GROSS SQ FT	0.199 59,725 GROSS SQ FT	
OPEN SPACE	N/A		
13-202 INTERIOR PARKING LOT LANDSCAPING			
PARKING LOT AREA	38,859 SQ FT	2,193 SQ FT	
PARKING LOT LANDSCAPING	1,943 SQ FT 5%	2,193 SQ FT 5.64%	

USABLE OUTDOOR RECREATION AREA REQUIREMENTS

9-309 CHILD CARE AND NURSERY SCHOOLS 100 SQ. FT. PER CHILD	190 CHILDREN OR	19,000 SQ. FT.
9-310 PRIVATE SCHOOL OF GENERAL AND SPECIAL EDUCATION		
200 SQ. FT. PER CHILD IN GRADES K - 3	145 CHILDREN OR	29,000 SQ. FT.
430 SQ. FT. PER CHILD IN GRADES 4 - 12	115 CHILDREN OR	49,450 SQ. FT.
TOTAL : 450 CHILDREN AVAILABLE AREA:		97,450 SQ. FT * 49,630 SQ. FT

*** OUTDOOR RECREATION PERIOD FOR CHILD CARE AND GRADES K-3 WILL BE STAGGERED WITH GRADES 4-8.**

WAIVERS AND MODIFICATIONS REQUESTED CONCURRENT WITH REZONING APPROVAL

WAIVER OF TRANSITIONAL SCREENING YARD 2 AND BARRIER REQUIREMENT D, F OR E REQUESTED ALONG A PORTION OF THE NORTHERN YARD IN ACCORDANCE WITH PROVISION UNDER ZONING ORDINANCE 13-304-2.3 AND 12.

REAFFIRMATION OF TRANSITIONAL SCREENING YARD PREVIOUSLY REAFFIRMED UNDER SEA-86-P-1011-4 APPROVED ON JUNE 7, 1993:

MODIFICATION OF TRANSITIONAL SCREENING ALONG EAST, WEST AND SOUTH TO THAT SHOWN ON SEA 86-P-101-4 IN ACCORDANCE WITH PROVISION UNDER ZONING ORDINANCE 13-304-3.

MODIFICATION OF BARRIER ALONG EAST, WEST AND SOUTH IN FAVOR OF EXISTING FENCE SHOWN ON SEA 86-P-101-4 IN ACCORDANCE WITH PROVISION UNDER ZONING ORDINANCE 13-304-3.

SANITARY SEWER DATA

MANHOLE	FEET	METER
MANHOLE S-1		
TOP	288.55	87.950
8" STUB INV IN FROM WEST	275.85	84.079
4" INV IN FROM SCHOOL	276.00	84.125
8" INV IN FROM S-2	276.24	84.198
8" INV OUT TO EAST	275.61	84.006
MANHOLE S-2		
TOP	287.90	87.752
8" INV IN	280.54	85.509
8" INV OUT	279.65	85.237
MANHOLE S-3		
TOP	294.40	89.733
8" INV IN	283.57	86.432
8" INV OUT	283.50	86.411
MANHOLE S-4		
TOP	302.83	92.303
8" INV IN	284.78	86.801
8" INV OUT	284.73	86.786
MANHOLE S-5		
TOP	310.08	94.513
4" INV IN FROM SOUTHEAST	294.28	89.697
INV IN FROM BUILDING	294.39	89.730
8" INV OUT	294.26	89.691
MANHOLE 5-A		
TOP	319.36	97.341
4" INV IN FROM BUILDING 3	308.71	94.095
4" INV IN FROM BUILDING 2	308.57	94.052
4" INV OUT	308.35	93.985

STORM SEWER DATA

END SECTION #	FEET	METER
END SECTION # 1		
15" INV OUT	277.93	84.713
CURB INLET # 2		
TOP	289.35	88.194
15" INV IN	282.30	86.045
15" INV OUT	282.05	85.969
CURB INLET # 3		
TOP	294.42	89.739
15" INV IN FROM #4	288.87	88.048
15" INV IN FROM #7	289.17	88.139
15" INV OUT	288.57	87.956
CURB INLET # 4		
TOP	305.30	93.056
15" INV IN	300.55	91.608
15" INV OUT	299.75	91.364
CURB INLET # 5		
TOP	306.36	93.385
INV IN FROM SW	302.08	92.074
15" INV OUT	301.38	91.861
CURB INLET # 7		
TOP	308.57	94.052
15" INV OUT	304.02	92.665
END SECTION # 8		
15" INV OUT	277.87	84.695
CURB INLET # 9		
TOP	287.27	87.560
15" INV IN	280.04	85.356
15" INV OUT	279.02	85.045
CURB INLET # 9A		
TOP	287.55	87.645
15" INV IN	281.95	85.939
15" INV OUT	281.55	85.817
CURB INLET # 10		
TOP	286.89	87.444
15" INV IN	282.59	86.134
15" INV OUT	282.54	86.118
CURB INLET # 11		
TOP	287.21	87.542
15" INV OUT	283.06	86.277
END SECTION # 12		
15" INV OUT	278.89	85.006
POND STRUCTURE # 13		
TOP	284.71	86.780
INV IN FROM POND	279.16	85.088
15" INV OUT	279.16	85.088
END SECTION # 15		
INV OUT	283.62	86.448
CURB INLET # 16		
TOP	303.19	92.412
15" INV OUT	290.44	88.526
6' x 6' BOX CULVERT INV OUT	277.75	84.658

METRIC NOTE: METRIC MEASURE EQUIVALENTS ARE SHOWN IN BRACKETS AND UNLESS OTHERWISE NOTED ARE EXPRESSED IN METERS.

LEGEND

PROPOSED	EXISTING
264	264
+ 264.50	+ 264.50
TC	TC
BC	BC
TW	TW
BW	BW
HP	HP
EP	EP
MH	MH
WV	WV
WM	WM
GM	GM
TCB	TCB
LP	LP
LP/S	LP/S
CG-2	CG-2
CG-6	CG-6
S	S
SL	SL
C.O.	C.O.
W	W
F	F
UE	UE
T	T
G	G
TRANSFORMER	TRANSFORMER
HANDICAP RAMP (CG-12)	HANDICAP RAMP (CG-12)
TREES	TREES
GUARDRAIL	GUARDRAIL
FENCE	FENCE
TRAFFIC FLOW	TRAFFIC FLOW
LIGHT	LIGHT
LIMITS OF CLEARING AND GRADING	LIMITS OF CLEARING AND GRADING
PROPOSED 2" CAL SHADE TREE	
PROPOSED 8'-9" EVERGREEN TREE	

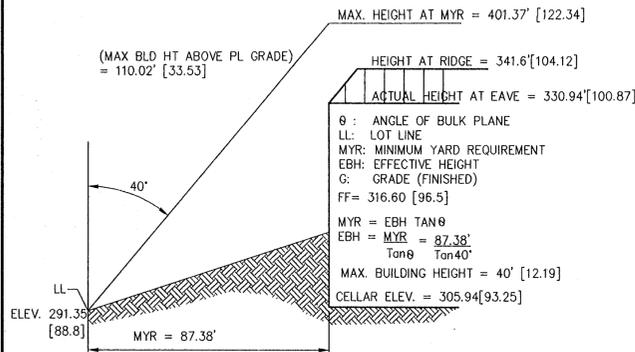
NOTES:

- AREA OF REZONING /SPECIAL EXCEPTION AMENDMENT APPLICATION = 298,626 SQUARE FEET OR 6.8555 ACRES. 27,743.26 SQUARE METERS OR 2.774326 HECTARES
- OWNER: PAUL J. AND TERESA M. KLAASSEN
213 APPLE BLOSSOM
VIENNA, VIRGINIA
DEED BOOK 9774, PAGE 1425
- THE PROPERTY DELINEATED HEREON IS LOCATED ON TAX ASSESSMENT MAP 48-4-001- PARCEL 49 AND IS CURRENTLY ZONED R-1
- BOUNDARY AND TOPOGRAPHY IS A RESULT OF FIELD SURVEY BY THIS FIRM. NO TITLE REPORT FURNISHED. THIS PLAN DOES NOT NECESSARILY SHOW ALL COVENANTS, RESTRICTIONS AND EASEMENTS WHICH MAY AFFECT THE PROPERTY.
- THIS PLAN CONFORMS TO THE FAIRFAX COUNTY COMPREHENSIVE PLAN.
- THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER FACILITIES.
- BUILDING, PARKING LOT AND UTILITY LOCATIONS ARE SUBJECT TO ADJUSTMENTS DUE TO FINAL SITE PLAN AND ENGINEERING CONSIDERATIONS. PROPOSED TREE LOCATIONS, LIMITS OF CLEARING AND GRADING, AND AREA OF EXISTING VEGETATION TO BE PRESERVED ARE SUBJECT TO ADJUSTMENT DUE TO FINAL ENGINEERING. FINAL BUILDING FOOTPRINT CONFIGURATION TO BE DETERMINED DURING SITE PLAN REVIEW, BUT SHALL REMAIN IN SUBSTANTIAL ACCORD AS DEPICTED.
- NO TRAILS ARE REQUIRED ALONG THE FRONTAGE OF THIS SITE PER THE COUNTYWIDE TRAILS PLAN.
- THIS PROPERTY IS LOCATED IN ZONE AE, AREAS DETERMINED TO BE SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 100 YEAR FLOOD, AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR FAIRFAX COUNTY, VIRGINIA (COMMUNITY PANEL NUMBER 515520-0100-D), REVISED MARCH 5, 1990.
- THIS PROPERTY IS LOCATED IN A HIGHWAY CORRIDOR OVERLAY DISTRICT.
- NO UTILITY EASEMENTS HAVING A WIDTH OF 25 FEET OR MORE ARE KNOWN TO EXIST ON THIS PROPERTY.
- MINOR MODIFICATION TO CONTROL STRUCTURE I3, LOCATED WITH LIMITS OF FLOOD PLAIN EASEMENT, MAY BE REQUIRED. NO SUBSTANTIAL CLEARING AND GRADING WITHIN FLOOD PLAIN LIMITS IS PROPOSED WITH THIS APPLICATION.
- NO BURIAL PLACES ARE KNOWN TO BE ON-SITE.
- PROPOSED APPROXIMATE DEVELOPMENT SCHEDULE:
SITE PLAN PROCESS - THROUGH FALL, 1999
BREAK GROUND, ROUGH GRADE AND UTILITY INSTALLATION - WINTER, 1999
BUILDING CONSTRUCTION - SPRING, 2000
- RPA LIMITS SHOWN PER CHESAPEAKE BAY PRESERVATION AREA MAP PREPARED BY FX. CO. OCP DATED 3/93 AND ARE NOT THE RESULT OF FIELD MAPPING BY THIS FIRM.

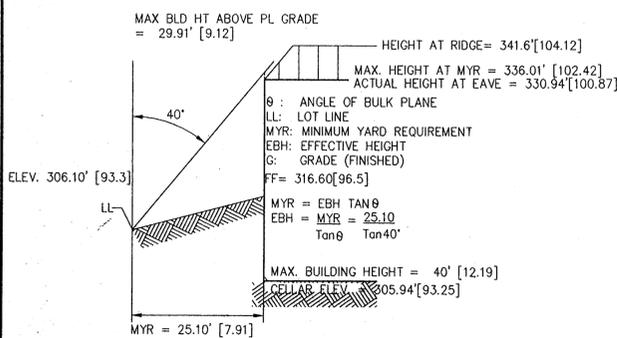
METRIC CONVERSIONS

- 1 METER = 3.28083333 FEET
- 1 SQUARE METER = 10.76386736 SQUARE FEET
- 1 FOOT = 0.30480061 METER

Concurrent w/SEA 86-P-101-5
Application No. R-1998-PP018 Staff C. Lewis
APPROVED DEVELOPMENT PLAN
(DPY) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 10-6-99
Date of (BOS) (PC) approval 1-10-00
Sheet 2 of 2



BUILDING #10 ANGLE OF BULK PLANE FROM SIDE YARD
N.T.S.



BUILDING #10 ANGLE OF BULK PLANE FROM REAR
N.T.S.

GENERALIZED DEVELOPMENT PLAN / SPECIAL EXCEPTION AMENDMENT PLAN

WALTER L. PHILLIPS
INCORPORATED
CIVIL ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 FAX (703) 533-1801

NO.	DESCRIPTION	DATE	APPROVED

TALENT HOUSE
SUNRISE RETIREMENT HOMES
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA