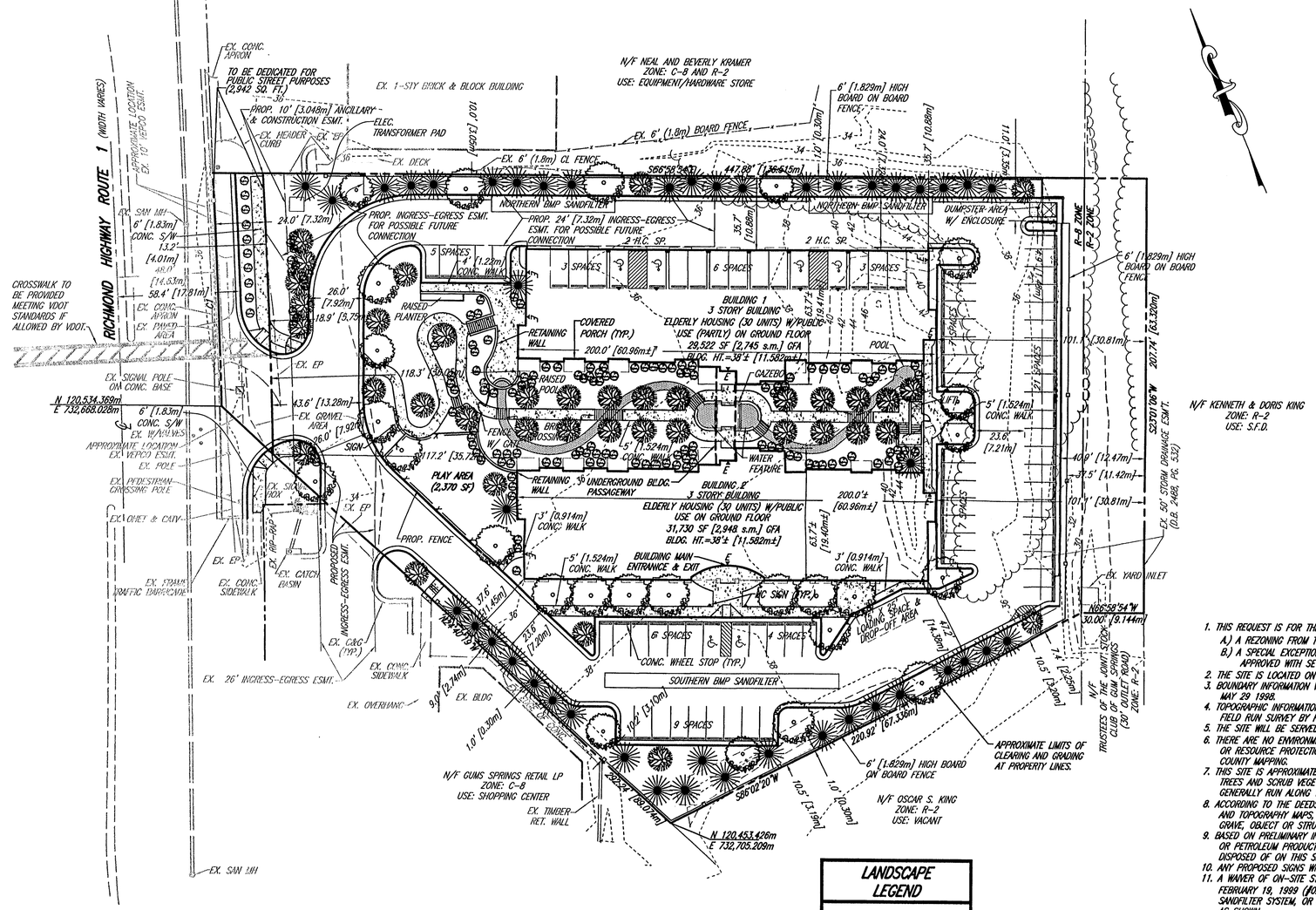
98-022-HB

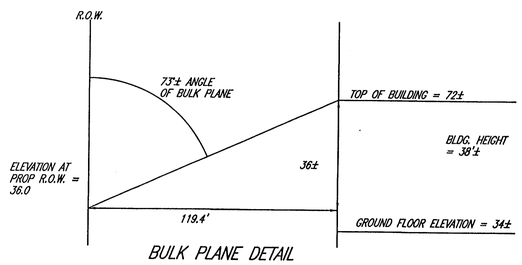
GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	4,496.24' [1,370.457m]	111.18' [33.888m]	55.59' [16.944m]	111.17' [33.885m]	N20°30'09"E	01°25'00"





BULK PLANE DETAIL
ALONG RICHMOND HIGHWAY
(NOT TO SCALE)

LANDSCAPE LEGEND

- SHADE TREES
- EVERGREENS
- ORNAMENTALS
- SHRUBS
- EX TREELINE

ALL TREES SHALL BE BALLED AND BURLAPED.
-SHADE TREES SHALL GENERALLY BE 2½"-3½" CALIPER
-EVERGREENS SHALL GENERALLY BE 1½"-2" CALIPER
-ORNAMENTALS SHALL GENERALLY BE 1"-2" CALIPER
-SHRUBS SHALL GENERALLY BE 24"-30" HIGH

SITE TABULATIONS

SITE AREA:
EXISTING SITE AREA: . . . . . 102,544 SQ. FT. OR 2.3541 AC.
AREA TO BE DEDICATED: . . . . . 2,942 SQ. FT. OR 0.0675 AC.
PROPOSED SITE AREA: . . . . . 99,602 SQ. FT. OR 2.2866 AC.

ZONING-EXISTING: . . . . . R-8 RESIDENTIAL DISTRICT
R-2 RESIDENTIAL DISTRICT
HIGHWAY CORRIDOR OVERLAY DISTRICT
RICHMOND HIGHWAY COMMERCIAL REVITALIZATION DISTRICT

ZONING-PROPOSED: . . . . . R-8 RESIDENTIAL DISTRICT
HIGHWAY CORRIDOR OVERLAY DISTRICT
RICHMOND HIGHWAY COMMERCIAL REVITALIZATION DISTRICT

USE-PROPOSED: . . . . . ELDERLY HOUSING - 60 UNITS
AND PUBLIC USE (CHILD CARE/TRAINING)

BLDG. AREAS:
ELDERLY HOUSING & ANCILLARY USES 49,467 SQ. FT.
PUBLIC USE (CHILD CARE/TRAINING) 11,785 SQ. FT.
GROSS FLOOR AREA 61,252 SQ. FT.

DENSITY/INTENSITY:
A. FLOOR AREA RATIO=. . . . . BLDG. AREA USED FOR PUBLIC USE / SITE AREA USED FOR PUBLIC USE
MAX FAR ALLOWED IN R-8: . . . . . 0.55 FOR USES OTHER THAN RESIDENTIAL
PROPOSED FAR: . . . . . 0.50 or 11,785 SQ. FT. / 23,570 SQ. FT.
[FAR FOR ENTIRE SITE: . . . . . 0.12 or 11,785 SQ. FT. / 102,544 SQ. FT.]

B. DENSITY= . . . . . DWELLING UNITS / ACRE (SITE AREA - AREA FOR PUBLIC USE)
MAX DENSITY ALLOWED FOR ELDERLY HOUSING: . . . . . 8 DU./AC. (COMP PLAN) x 4 (SECT. 9-306) x 20% (ADU'S)=38.4 DU./AC.
DENSITY PROPOSED: . . . . . 60 DU'S / (102,544-23,570) / 43,560 OR 33.1 DU./AC.

OPEN SPACE-REQUIRED: . . . . . 25% OR (0.25 x 99,602 =) 24,901 SQ. FT.

OPEN SPACE-PROVIDED: . . . . . 41% OR 40,900 SQ. FT.
(INCLUDING 2,370 SQ. FT. PLAY AREA)

PARKING:
REQUIRED:
1.) ELDERLY HOUSING
(1 SPACE / 4 UNITS, PLUS EMPLOYEES)
60 UNITS / 4 + 2 EMPLOYEES = 17 SPACES
2.) PUBLIC USE - CHILD CARE
(0.19 SPACES / CHILD)
0.19 SPACES x 50 CHILDREN = 9.5 SPACES
3.) PUBLIC USE - SCH OF SPECIAL ED. (TRAINING)
(2 SPACES / 3 EMPLOYEES + SUFFICIENT NUMBER TO ACCOMODATE ALL)
4 EMPLOYEES / 3 x 2 + 22 = 24.7 SPACES
TOTAL REQUIRED: . . . . . 52 SPACES

PROVIDED:
1.) ELDERLY HOUSING: . . . . . 36 SPACES
(INCLUDING 16 COVERED SPACES)
2.) PUBLIC USE - CHILD CARE: . . . . . 10 SPACES
3.) PUBLIC USE - SCH OF SPECIAL ED. (TRAINING): . . . 31 SPACES
TOTAL PROVIDED: . . . . . 77 SPACES

PARKING NOTE: ALL COVERED PARKING SPACES ARE 9.0' x 18.0'. ALL PARKING SPACES LOCATED OUTSIDE OF THE BUILDING ARE 8.5' x 18.0'.

NOTES

1. THIS REQUEST IS FOR THE FOLLOWING:
   A.) A REZONING FROM THE R-2 AND R-8 TO R-8;
   B.) A SPECIAL EXCEPTION AMENDMENT TO MODIFY THE DEVELOPMENT CONDITIONS APPROVED WITH SE 99-V-001.
2. THE SITE IS LOCATED ON FAIRFAX COUNTY TAX MAP 101-2-((1)) PARCEL 73.
3. BOUNDARY INFORMATION WAS TAKEN FROM A FIELD RUN SURVEY BY RDA ON MAY 29 1998.
4. TOPOGRAPHIC INFORMATION IS AT 2 FOOT INTERVALS AND WAS DERIVED FROM A FIELD RUN SURVEY BY RDA ON MAY 29, 1998.
5. THE SITE WILL BE SERVED BY PUBLIC WATER AND SANITARY SEWER.
6. THERE ARE NO ENVIRONMENTAL QUALITY CORRIDORS (EQC), 100-YEAR FLOODPLAIN, OR RESOURCE PROTECTION AREAS LOCATED ON THIS SITE, ACCORDING TO FAIRFAX COUNTY MAPPING.
7. THIS SITE IS APPROXIMATELY 10% WOODED PRIMARILY WITH HARDWOOD DECIDUOUS TREES AND SCRUB VEGETATION. THE LIMITS OF CLEARING AND GRADING WILL GENERALLY RUN ALONG THE PROPERTY LINES.
8. ACCORDING TO THE DEEDS OF THIS PROPERTY, THE COUNTY'S PUBLISHED ZONING AND TOPOGRAPHY MAPS, AND FROM AN ONSITE VISIT, NO DELINEATION OF ANY GRAVE, OBJECT OR STRUCTURE MARKING A BURIAL WAS INDICATED ON THIS SITE.
9. BASED ON PRELIMINARY INVESTIGATION, NO HAZARDOUS WASTES, TOXIC SUBSTANCES, OR PETROLEUM PRODUCTS HAVE BEEN GENERATED, UTILIZED, TREATED OR DISPOSED OF ON THIS SITE.
10. ANY PROPOSED SIGNS WILL CONFORM TO COUNTY REGULATIONS.
11. A WAIVER OF ON-SITE STORMWATER DETENTION WAS GRANTED BY DPWES ON FEBRUARY 19, 1999 (#020623). BMP'S WILL BE PROVIDED BY AN UNDERGROUND SANDFILTER SYSTEM, OR EQUIVALENT AS APPROVED BY FAIRFAX COUNTY, GENERALLY AS SHOWN.
12. MODIFICATIONS OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ARE REQUESTED IN ACCORDANCE WITH SECTION 13-304, PARAGRAPHS 3 & 7 OF THE FAIRFAX COUNTY ZONING ORDINANCE, ALONG THE SOUTHERN, EASTERN AND PART OF THE NORTHEASTERN PROPERTY LINES. LANDSCAPING/SCREENING IS TO BE PROVIDED AS SHOWN.
13. IT IS REQUESTED THAT A WAIVER BE GRANTED FOR THE REQUIRED SERVICE DRIVE ALONG ROUTE 1, RICHMOND HIGHWAY. AS DEPICTED, THIS SITE WILL PROVIDE INTERPARCEL ACCESS TO THE SOUTH BY EXTENDING THE EXISTING 26' WIDE INGRESS-EGRESS EASEMENT ONTO THE ADJACENT SHOPPING CENTER AND TO THE NORTH IN TWO LOCATIONS, AS DEPICTED.
14. A WAIVER IS REQUESTED FOR THE MINIMUM DISTRICT SIZE (5 ACRES) IN ACCORDANCE WITH SECTION 9-610, OF THE FAIRFAX COUNTY ZONING ORDINANCE.
15. THIS SITE WILL BE DEVELOPED AT SUCH TIME AS ALL REQUIRED PERMITS ARE APPROVED.
16. NO TRAILS ARE REQUIRED BY THE ADOPTED COMPREHENSIVE PLAN FOR THIS SITE. AN EXISTING SIDEWALK FROM THE GUM SPRINGS CENTER WILL BE EXTENDED ALONG THE SITE FRONTAGE. DEDICATION ALONG ROUTE 1, RICHMOND HIGHWAY WILL ALSO BE PROVIDED, AS SHOWN.
17. ON DECEMBER 9, 1998, THE FAIRFAX COUNTY PLANNING COMMISSION FOUND THIS PROPOSAL FOR ELDERLY HOUSING, TO BE SUBSTANTIALLY IN ACCORDANCE WITH THE ADOPTED COMPREHENSIVE PLAN UNDER THE PROVISIONS OF SECTION 15.2-2232 OF THE CODE OF VIRGINIA.
18. A MODIFICATION IS REQUESTED TO ALLOW THE PROPOSED BUILDINGS TO BE LESS THAN THE 50' REQUIRED SETBACK ALONG THE NORTHERN AND SOUTHEASTERN PROPERTY LINE, AS SPECIFIED IN SECTION 9-306, PARAGRAPH 10 OF THE FAIRFAX COUNTY ZONING ORDINANCE.
19. ALL DIMENSIONS ARE APPROXIMATE. RETAINING WALLS MAY BE CONSTRUCTED THROUGHOUT THE SITE, AND ARE SUBJECT TO FINAL ENGINEERING.
20. EXCEPT AS NOTED, THE PROPOSED DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND STANDARDS.

Application No. PC2000-MV-014 Staff CAB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 6/28/00
Date of (BOS) (PC) approval 7/24/00
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APPROVED (SE) SP PLAN
SEE DEV CONDS DATED 6/28/00
Date of (BOS) (BZA) approval 7/24/00
Sheet ___ | ___ of 6

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
MAY 17 2000
ZONING EVALUATION DIVISION

RINKER-DETWILER & ASSOCIATES, P.C.
ENGINEERING SURVEYING LAND PLANNING
9240-B MOSBY STREET, MANASSAS, VIRGINIA 20110
PHONE : (703) 368-7373 METRO : (703) 591-6812 FAX : (703) 968-9027

COMMONWEALTH OF VIRGINIA
WILLIAM E. MISSELL
No. 025596
5-1-00
PROFESSIONAL ENGINEER

GENERALIZED DEVELOPMENT PLAN/
SPECIAL EXCEPTION AMENDMENT PLAT

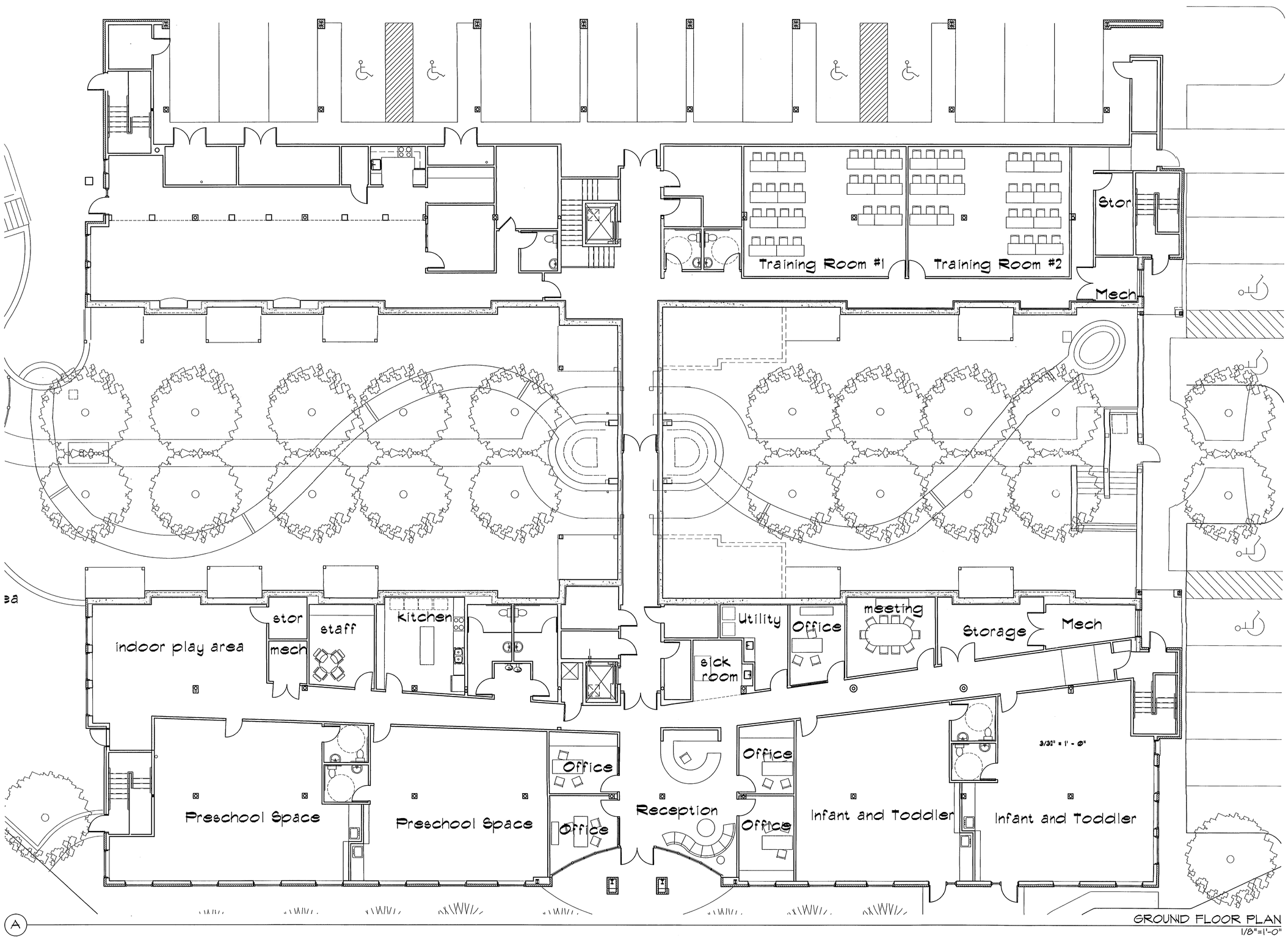
GUM SPRINGS GLEN

MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

REVISIONS:
5/17/00

DATE: FEBRUARY 2000
SCALE: 1"=30'
DESIGN: WEM
DRAFT: EJK
CHECKED BY: ETC
ARCH: ORLING
JOB NUMBER: 98-022-HB
SHEET 1 OF 6

DRAWING NAME: udp-rna-c gwg RINKER 17 MAY 2000 15:21



GROUND FLOOR PLAN
1/8"=1'-0"

Application No. 22200-IN-014 Staff CAB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 6/28/00
Date of (BOS) (PC) approval 7/24/00
Sheet 2 of 6

rust orling and neale architects

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1215 Cameron Street
Alexandria, Virginia 22314
703-836-3205

GUM SPRINGS GLEN

ELDERLY HOUSING & HEAD START

FAIRFAX COUNTY DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

Application No. SE 99-V-70 Staff CAB
APPROVED SE / SP PLAN
SEE NOV CONDS DATED 6/28/00
Date of (BOS) (BZA) approval 7/24/00
Sheet 2 of 6

99003A

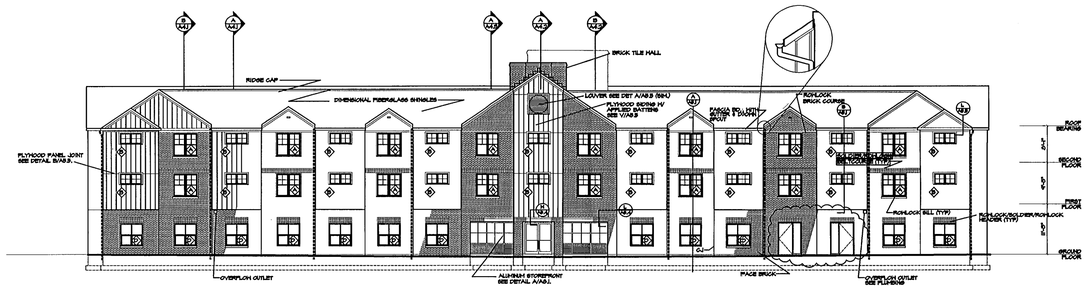
Revisions

Date	Description
1/31/00	DESIGN DEVELOPMENT
1/11/00	HEAD START REVIEW
7/14/99	FOR PERMIT
3/10/99	VHDA REVIEW

GROUND FLOOR PLAN

Sheet No.

2 OF 6



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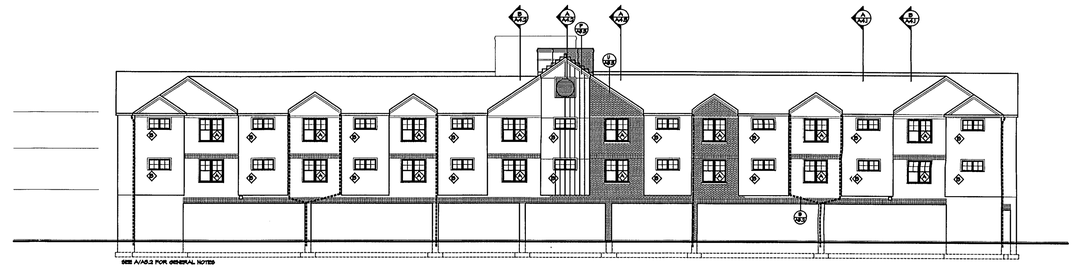
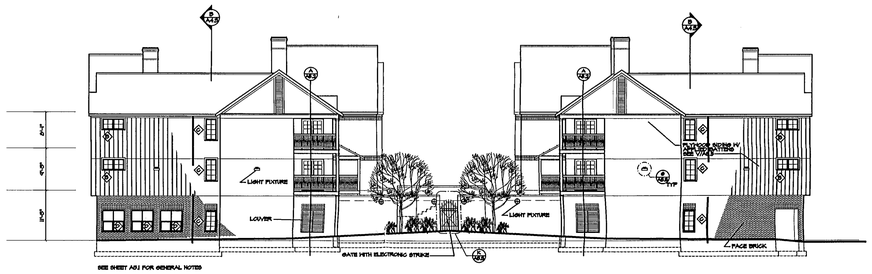


GARAGE PARKING ELEVATION



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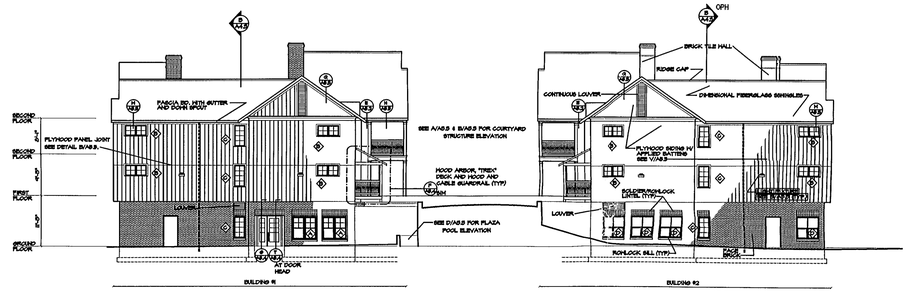
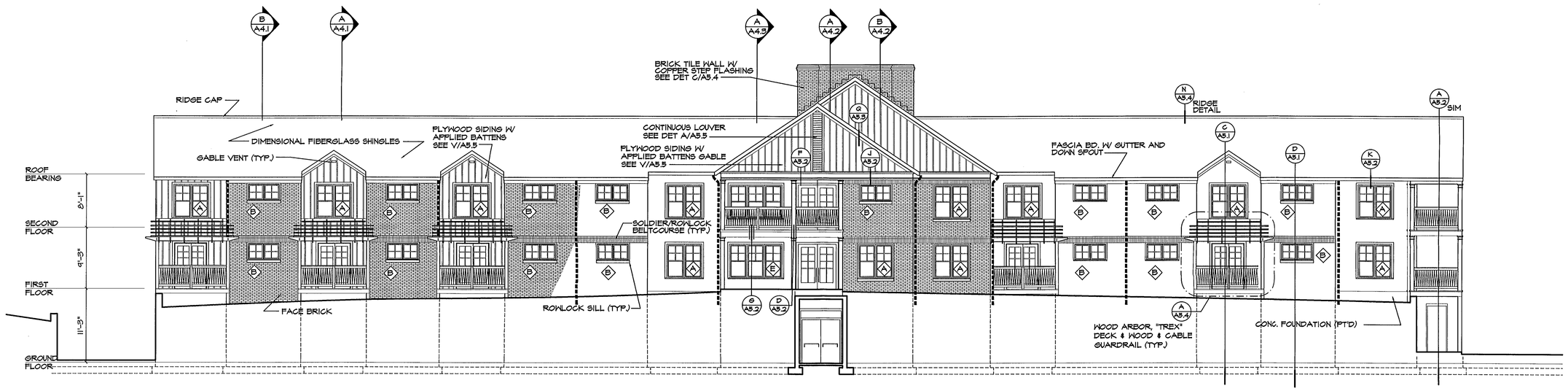


RICHMOND HIGHWAY ELEVATION



COURTYARD ELEVATION

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Application No. RZ-2000-MV-014 Staff
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(DP) (CDP) (FDP)
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GUM SPRINGS GLEN

ELDERLY HOUSING & HEAD START

FAIRFAX COUNTY DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

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APPROVED (SE) / SP PLAN
SEE COND DATED 6/28/00
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BUILDING ELEVATIONS

Sheet No.

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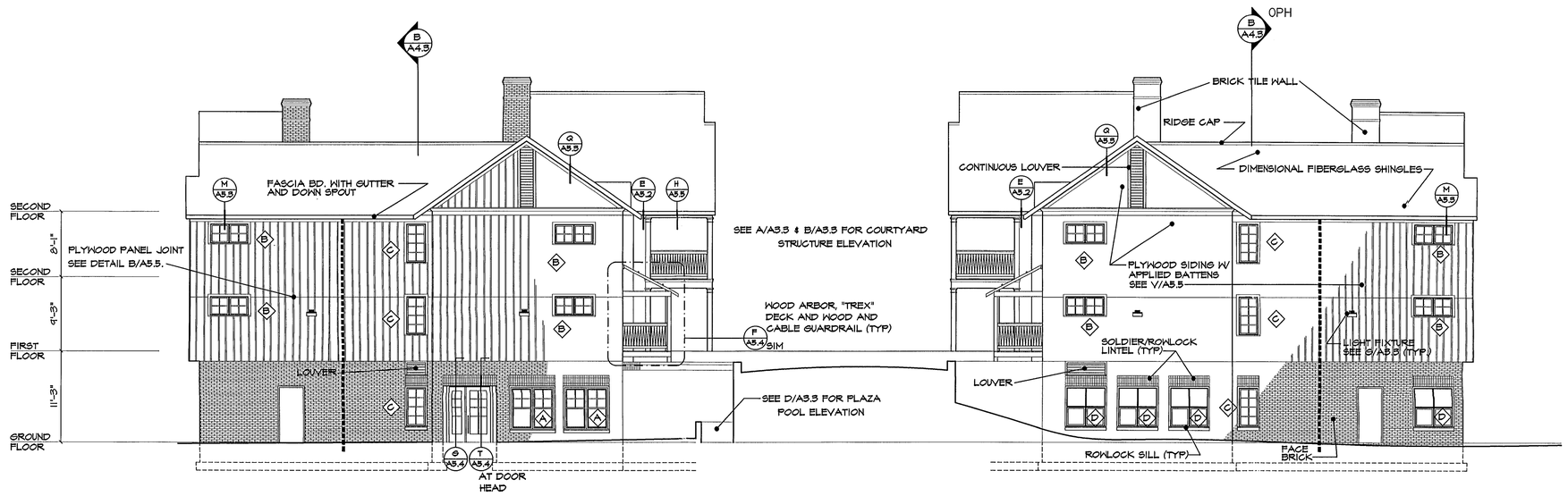
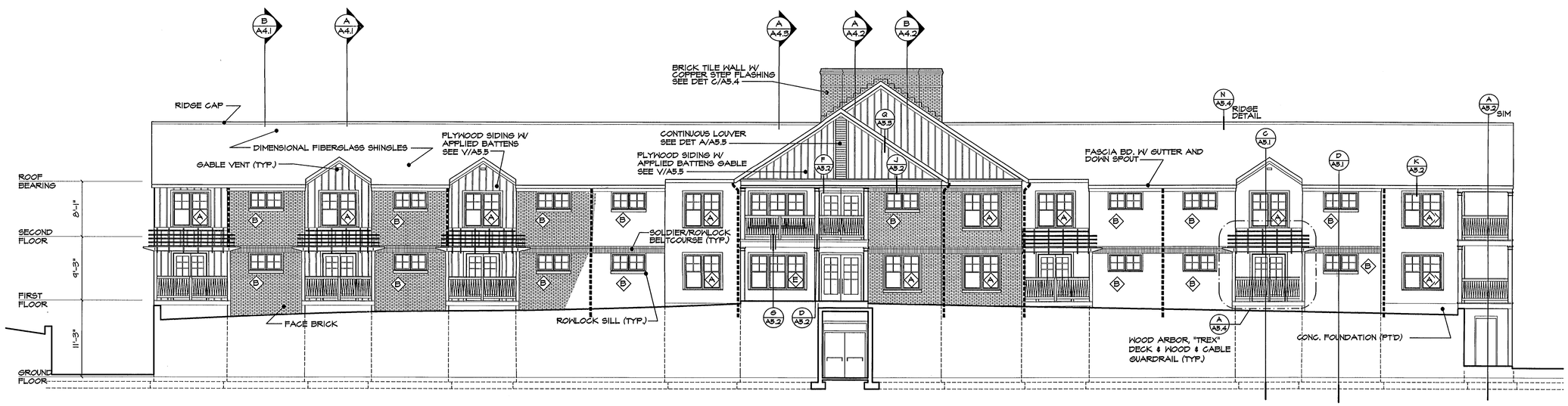


WEST ELEVATION

B

1/8"=1'-0"



SOUTH COURTYARD ELEVATION

A

NORTH COURTYARD ELEVATION OPPOSITE HAND

1/8"=1'-0"

Application No. RZ 2000-MV-014 Staff CAB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
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GUM SPRINGS GLEN

ELDERLY HOUSING & HEAD START

FAIRFAX COUNTY DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

Application No. SEA 99-V-001 Staff CAB
APPROVED SE/SP PLAN
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Revisions

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3/10/99	VHDA REVIEW

EXTERIOR ELEVATIONS

Sheet No.

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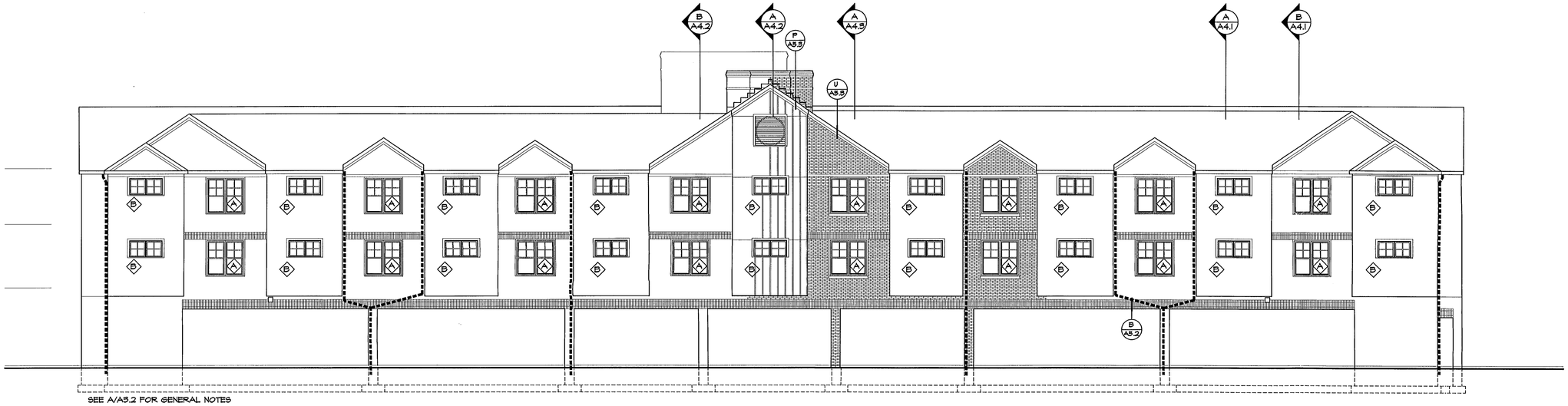

A

NORTH ELEVATION
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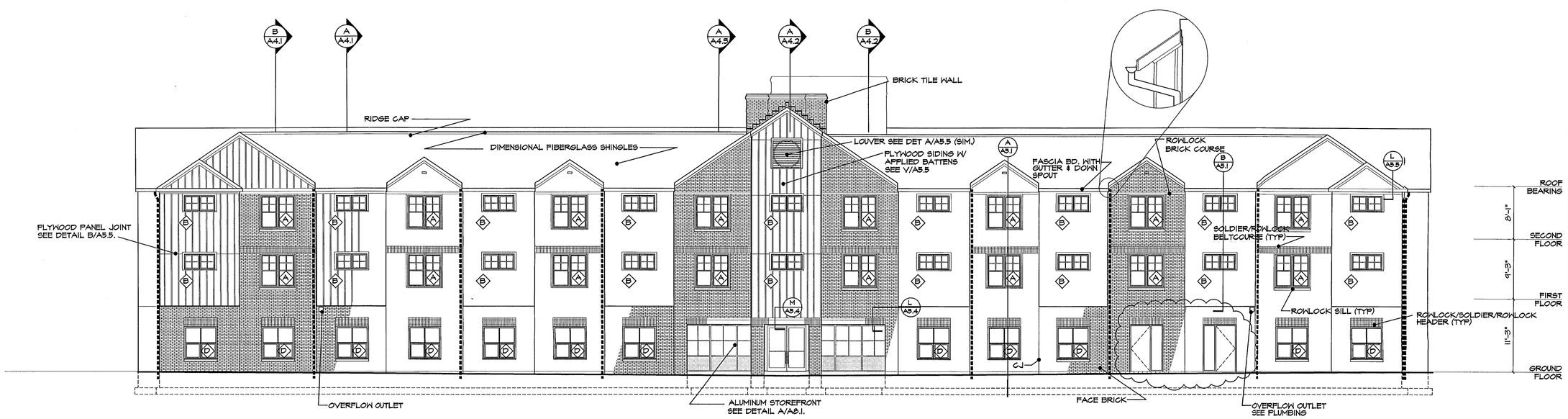

A

SOUTH ELEVATION
1/8"=1'-0"

Application No. FS-2000-MV-013 Staff
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) 6/28/00
SEE PROFFERS DATED
Date of (BOS) (PC) approval 7/24/00
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GUM SPRINGS GLEN

ELDERLY HOUSING & HEAD START

FAIRFAX COUNTY DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

Application No. SEA 99-V-003 Staff
APPROVED SE SP PLAN
SEE CONDS DATED 6/28/00
Date of (BOS) (BZA) approval 7/24/00
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Revisions

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1/11/00	HEAD START REVIEW
7/14/99	FOR PERMIT
3/10/99	VHDA REVIEW

EXTERIOR ELEVATIONS

Sheet No.

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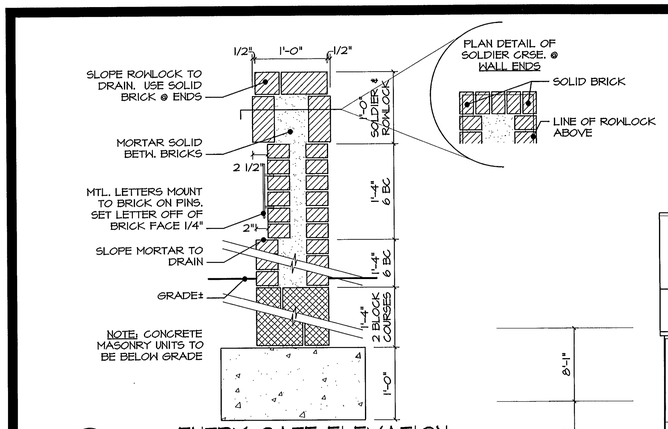

M ENTRY GATE ELEVATION
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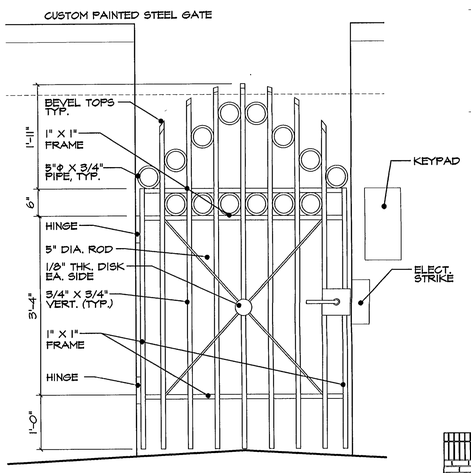

K ENTRY GATE ELEVATION
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SEE SHEET A3.1 FOR GENERAL NOTES

L EAST ELEVATION
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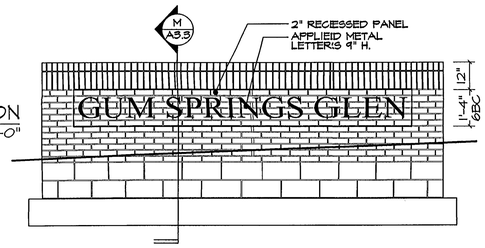

J MONUMENT SIGN ELEVATION
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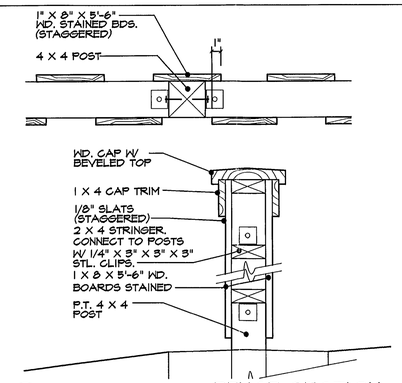

H FENCE SECTION
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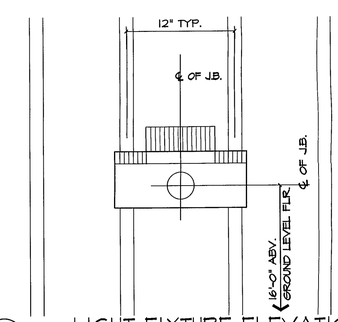

G LIGHT FIXTURE ELEVATION
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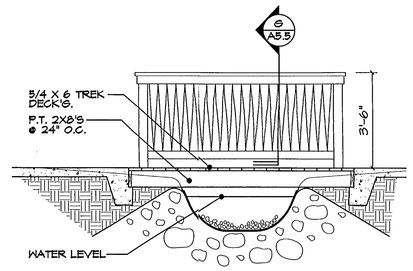

F BRIDGE SECTION
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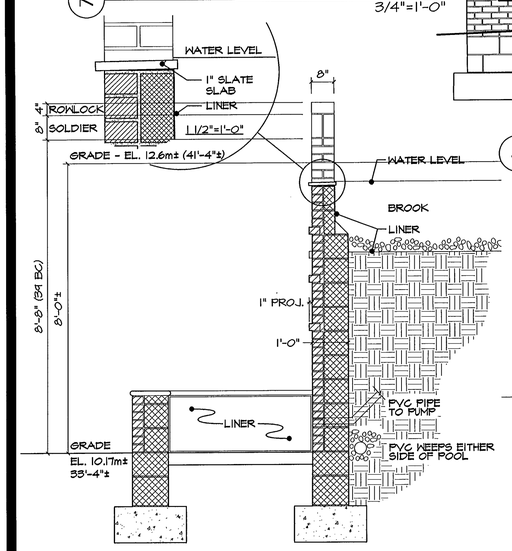

E POOL SECTION
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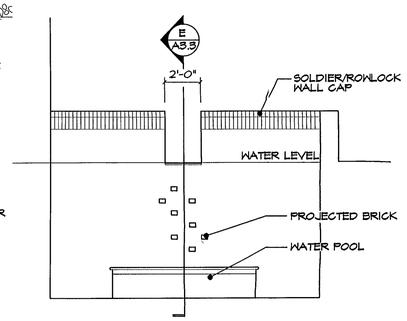

D POOL ELEVATION
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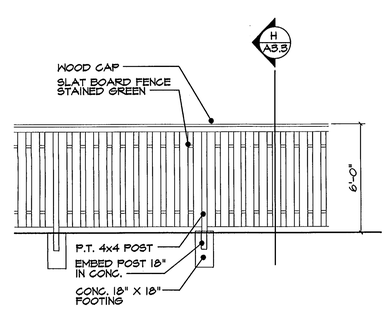

C TYP. FENCE ELEVATION
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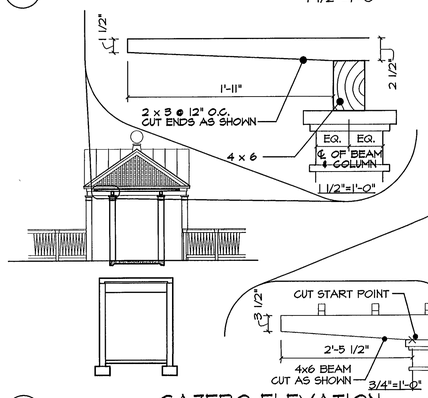

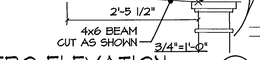

B GAZEBO ELEVATION
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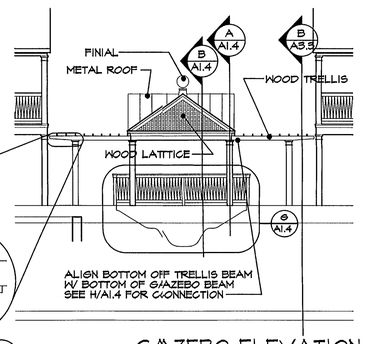

A GAZEBO ELEVATION
1/8"=1'-0"

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703-836-3205

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(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 6/26/00
Date of (BOS) (PC) approval 7/24/00
Sheet 6 of 6

GUM SPRINGS GLEN

ELDERLY HOUSING & HEAD START

FAIRFAX COUNTY DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

Application No. SE 99-V-001 Staff CAB
APPROVED (SE) SP PLAN
SEE PROFFERS CONDS DATED 6/23/00
Date of (BZA) approval 7/24/00
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99003A

Revisions

Date	Description
1/31/00	DESIGN DEVELOPMENT
1/11/00	HEAD START REVIEW
7/14/99	FOR PERMIT
3/10/99	VHDA REVIEW

EXTERIOR ELEVATIONS

Sheet No.

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