CONCEPTUAL / FINAL DEVELOPMENT PLAN

SUMMIT WALK

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

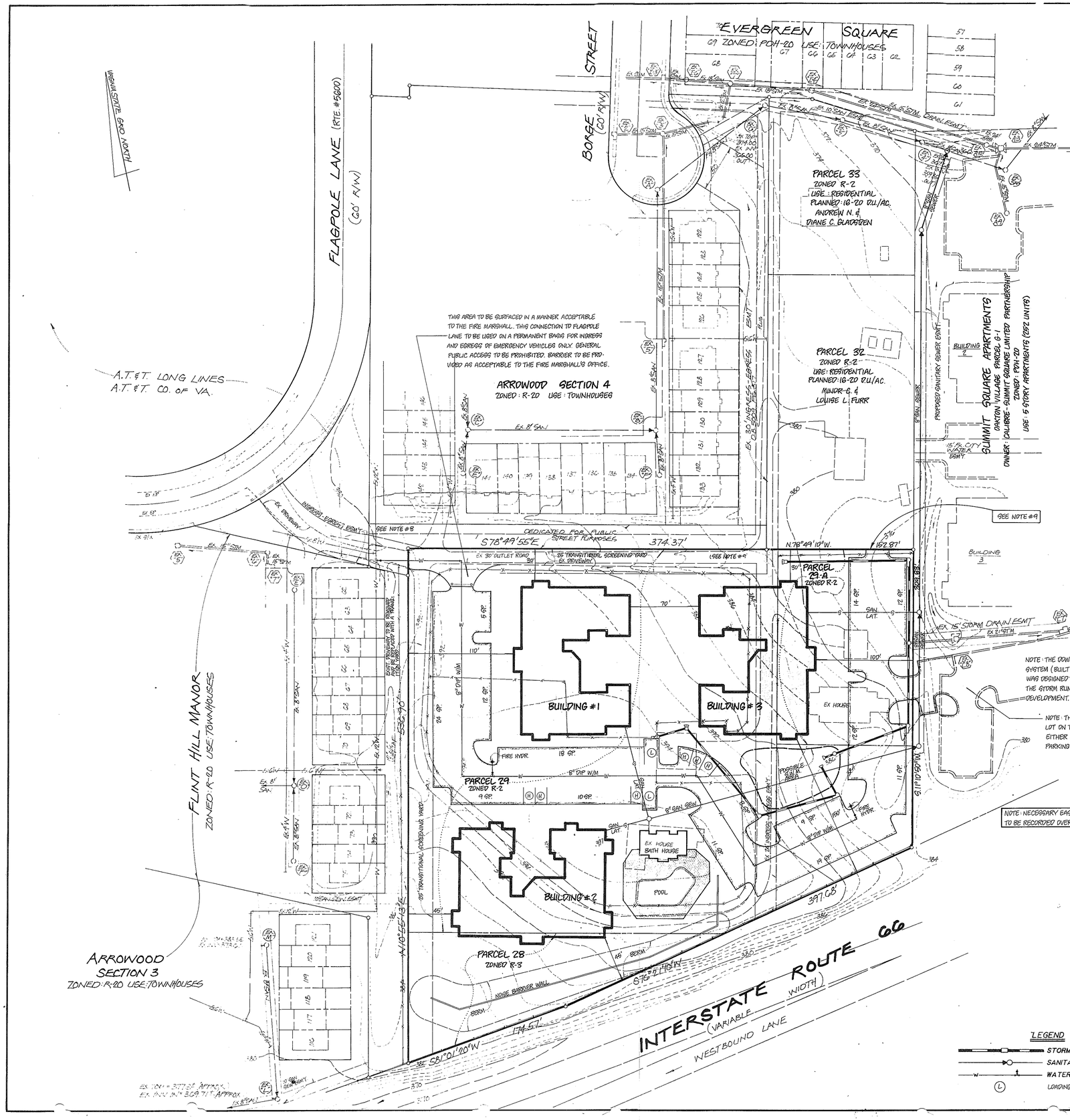
DEVELOPER :
THE CALIBRE COMPANY OF VIRGINIA, INC.
3869 PLAZA DRIVE
FAIRFAX, VIRGINIA 22030
(703) 385-4414

ENGINEER :
URBAN ENGINEERING & ASSOC., INC.
8001 FORBES PLACE
SPRINGFIELD, VIRGINIA 22151
(703) 321-9684

Application No. RZ 85-P-050
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERED CONDITIONS
Date of (BOS) (PC) approval 3-10-86 3-12-86
Staff MB
Sheet ____ of ____

SHEET INDEX

1) COVER SHEET
2) CONCEPTUAL / FINAL DEVELOPMENT PLAN
3) LANDSCAPE PLAN
4) REZONING PLAT

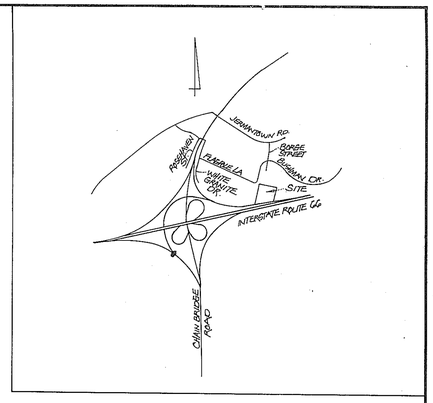


OWNERS:

PARCEL 28 EMMELINE H. PENDLETON (DB. 1991 PG. 578)
PARCEL 29 EMMELINE H. PENDLETON (DB. 1551 PG. 581)
PARCEL 29-A RAYMOND G. & ELIZABETH G. CARTER (DB. 1987 PG. 217)

CONTRACT PURCHASER/APPLICANT:

THE CALIBRE COMPANY OF VIRGINIA, INC.
3869 PLAZA DRIVE
FAIRFAX, VIRGINIA 22030
385-4414



VICINITY MAP
SCALE: 1" = 2000'

SITE DATA

TAX MAP REFERENCE:	47-4 ((1)) - 28, 29, 29-A
PROPOSED USE:	3 STORY APARTMENTS
ZONING:	EXISTING: R-2 & R-3 PROPOSED: PDH-20
AREA:	5.29421 ACRES
OPEN SPACE:	REQUIRED (35%) = 1.85 ACRES PROVIDED (56.1%) = 2.97 ACRES AREA OF DEVELOPED RECREATIONAL OPEN SPACE = 0.25 ACRE
DENSITY TABULATION:	PERMITTED BY RIGHT (20 DU/AC) = 105.9 DU. BONUS FOR PROVISION OF OPEN SPACE IN EXCESS OF THE REQUIRED: • 56.1 - 35 = 21.1% EXCESS OPEN SPACE • 21.1 × .4 = 8.44% BONUS • 8.44% × 105.9 = 8.94 BONUS DU. NUMBER OF DWELLING UNITS PERMITTED = 105.9 + 8.9 = 114.8 D.U. NUMBER OF DWELLING UNITS PROPOSED = 114 DU (66 1 BR UNITS, 48 2 B.R. UNITS) DENSITY: 21.5 DU/AC.
PARKING TABULATION:	REQUIRED: 171 SPACES (1.5 SP/UNIT) PROVIDED: 180 SPACES (1.58 SP/UNIT) H.C. SPACES: 6 (3.5% OF REQUIRED SPACES) LOADING SPACES: 2
BUILDING HEIGHT:	PROPOSED: 40' (FINISH GRADE TO MID-POINT BETWEEN RIDGE & EAVES) ALLOWED: 40'
UNIT TYPE BREAKDOWN:	1 B.R. UNITS: 66 2 B.R. UNITS: 48

Notes

1. Boundary and topography as shown are from available records and do not represent a field run survey.
2. Development of the subject property will be in substantial conformance with this conceptual/final development plan.
3. A waiver of the requirement for transitional screening between this site and Parcel 32 is hereby requested due to the fact that Parcel 32 is planned for development at 16-20 D.U./AC., in accordance with the Comprehensive Plan of Fairfax County.
4. A modification the requirement for a 200' setback from the I-66 right-of-way is hereby requested. The applicant will submit a separate statement regarding provision of noise attenuation in justification of the modification request.
5. The proposed development as shown hereon conforms to the adopted Fairfax County Comprehesive Plan. (Area planned for 16-20 D.U./AC.)
6. All yards controlled by a 25° angle of bulk plane. (20' min. front, 10' min. side, 25' min. rear.)
7. Stormwater management may be provided offsite. (In the pond adjacent to Summit Square.)
8. Applicant will request a vacation of public street right-of-way. This area will be used for emergency ingress & egress.
9. Access to Parcels #32 and #33 will be provided over parking lots until such time as Parcel #32 is redeveloped in accordance with the comprehensive plan; at which time ingress and egress would be from Borge St. in accordance with the applicants Development Plan.
10. All parking spaces to be 8.5' x 16.5': All travel aisles to be 24' wide.
11. See sheet #3 for sidewalk layout.

LEGEND

- STORM DRAINAGE SYSTEM
- SANITARY SEWER SYSTEM
- WATER DISTRIBUTION SYSTEM
- (L) LOADING SPACE

COMMONWEALTH OF VIRGINIA
BARRY B. SMITH
No. 08807
REGISTERED PROFESSIONAL ENGINEER

CONCEPTUAL/FINAL DEVELOPMENT PLAN
FOR PDH-20

SUMMIT WALK

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

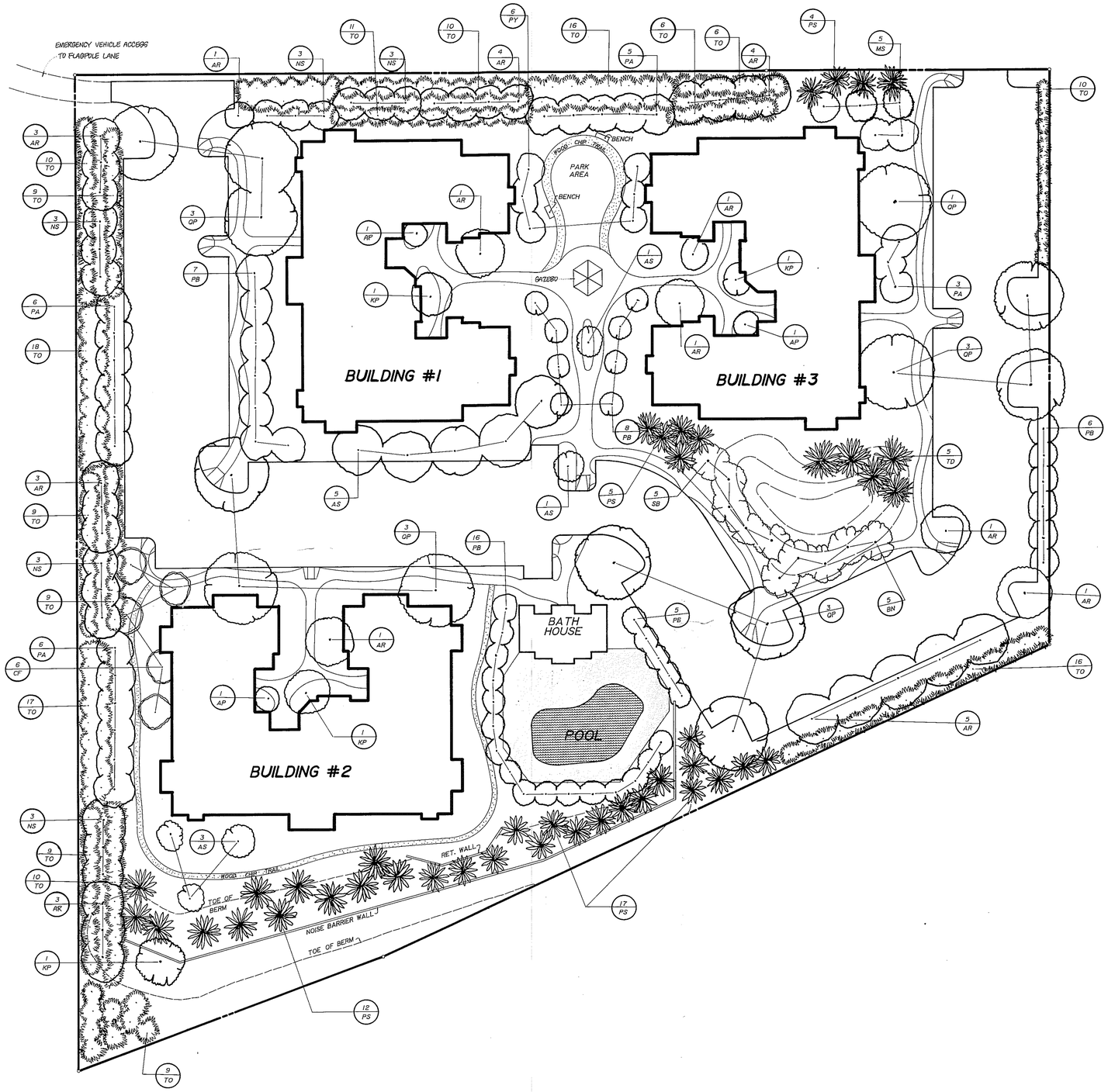
SCALE: 1" = 50' C.I.= 2'
DATE: NOV., 1985
REVISED: JAN. 15, 1986

URBAN ENGINEERING & ASSOC., INC.

ENGINEERS · LANDSCAPE ARCHITECTS SURVEYORS
8001 FORBES PLACE, SPRINGFIELD, VA. 22151
321-9684

SHEET 2 OF 4

MISC. 551-1



PLANT LIST

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONDIT.
AP	3	ACER PALMATUM ATRO	JAPANESE MAPLE	10'-12'	B&B
AR	29	ACER RUBRUM OCT.	OCTOBER GLORY MAPLE	2½"-3"CAL.	B&B
AS	10	ACER SACCHARINUM	SUGAR MAPLE	2½"-3"CAL.	B&B
BN	5	BETULA NIGRA	RIVER BIRCH	2½"-3"CAL.	B&B
CF	6	CORNUS FLORIDA	WHITE DOGWOOD	8'-10'	B&B
KP	4	KOELREUTERIA PANIC.	GOLDEN RAINTREE	2"-2½"CAL.	B&B
MS	5	MAGNOLIA SOUL.	SAUCER MAGNOLIA	8'-10'	B&B
NS	15	NYSSA SYLVATICA	BLACK GUM	2½"-3"CAL.	B&B
PS	38	PINUS STROBUS	EAST. WHITE PINE	8'-10'	B&B
PA	20	PLATANUS ACERIFOLIU.	LONDON PLANE TREE	2½"-3"CAL.	B&B
PB	42	PYRUS CALLER "BRAD"	BRADFORD PEAR	2"-2½"CAL.	B&B
PY	6	PRUNUS YEDDENSIS	YOSHINO CHERRY	8'-10'	B&B
QP	13	QUERCUS PALUSTRIS	PIN OAK	2½"-3"CAL.	B&B
SB	5	SALIX BABYLONICA	WEEPING WILLOW	2"-2½"CAL.	B&B
TD	5	TAXODIUM DISTICHUM	BALD CYPRESS	6'-8'	B&B
TO	176	THUJA OCCIDEN. NIG.	DARK AMER. ARBOVITZ	6'-8'	B&B

NOTE: THIS PLANTING PLAN PREPARED IN CONNECTION WITH GREEN THUMB ENTERPRISES INC.

NO.	DATE	DESCRIPTION	REVIEWED BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

URBAN ENGINEERING & ASSOC., INC.

CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS

8001 FORBES PLACE SPRINGFIELD, VIRGINIA 22151 Ph. 321-9684

ZONE:
SETBACKS:
FRONT:
SIDES:
REAR:

LANDSCAPE PLAN

SUMMIT WALK

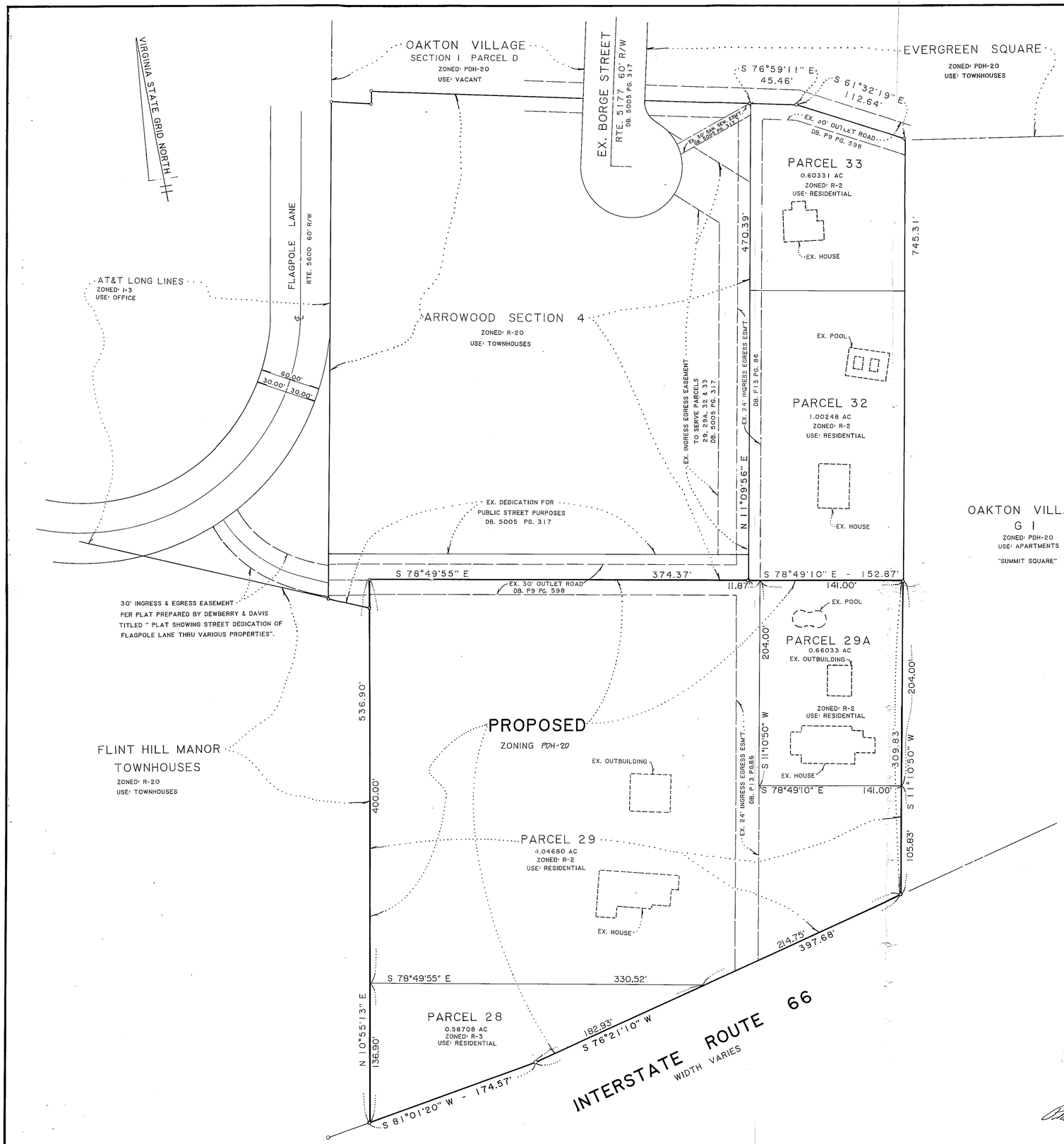
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

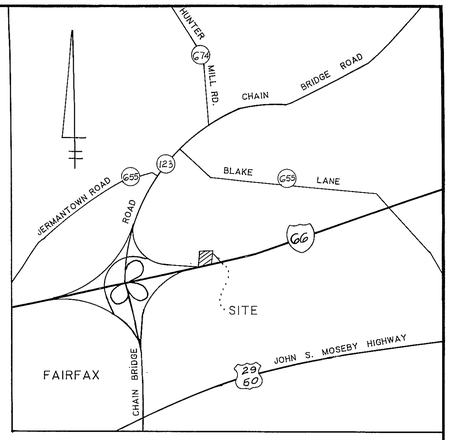
SCALE: 1"=30' C.I. NONE DATE: JANUARY, 1986

SHEET 3 OF 4

FILE No. MISC. 551-1

BRUNING 44-132 45419





VICINITY MAP
SCALE: 1" = 2,000'

OWNERS

PARCEL 28 EMMELINE H. PENDLETON DEED BOOK 1991 PG. 578, 0.58708 ACRES
PARCEL 29 EMMELINE H. PENDLETON DEED BOOK 1551 PG. 581, 4.04680 ACRES
PARCEL 29A RAYMOND S. & ELIZABETH G. CARTER DEED BOOK 1987 PG. 217, 0.66033 ACRES

TOTAL AREA = 5.29421 ACRES

CONTRACT OWNER:
THE CALIBRE COMPANY OF VIRGINIA, INC.

NOTES

1.) THE PROPERTY SHOWN HEREON IS LOCATED ON FAIRFAX COUNTY TAX ASSESSMENT MAP NO. 47-4((1)) AND IS ZONED R-2 & R-3.

2.) THE PROPERTY SHOWN HEREON WAS ESTABLISHED FROM AVAILABLE RECORDS, AND DOES NOT REPRESENT A FIELD RUN BOUNDARY SURVEY.

3.) NO TITLE REPORT FURNISHED AT TIME OF PREPARATION OF THIS PLAT, SUCH REPORT MAY REFLECT ADDITIONAL EASEMENTS AND/OR RIGHTS-OF-WAY NOT SHOWN HEREON.

RE-ZONING PLAT
FOR THE PROPERTIES OF

PENDLETON & CARTER

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = 50' DATE: MAY 1985
REVISED: NOV., 1985

URBAN ENGINEERING & ASSOC., INC.

ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS
8001 FORBES PLACE, SPRINGFIELD, VA. 22151

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