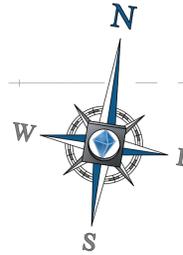


**FAIRFAX BOULEVARD-U.S. RTE. 50**  
 VARIABLE WIDTH RIGHT-OF-WAY  
 ASPHALT PAVED PUBLIC ROADWAY



**CONCEPT PLAN GENERAL NOTES**

1. THIS PLAN IS BASED ON A FIELD SURVEY BY BOHLER ENGINEERING.
2. THE CONCEPT REPRESENTED HEREIN IDENTIFIES A DESIGN CONCEPT RESULTING FROM LAYOUT PREFERENCES IDENTIFIED BY OWNER COUPLED WITH A PRELIMINARY REVIEW OF ZONING AND LAND DEVELOPMENT REQUIREMENTS AND ISSUES. THE FEASIBILITY WITH RESPECT TO OBTAINING LOCAL, COUNTY, STATE, AND OTHER APPLICABLE APPROVALS IS NOT WARRANTED AND CAN ONLY BE ASSESSED AFTER FURTHER EXAMINATION AND VERIFICATION OF SAME REQUIREMENTS AND PROCUREMENT OF JURISDICTIONAL APPROVALS.
3. THE CONCEPTUAL PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES ONLY AND IS NOT INTENDED FOR UTILIZATION AS A ZONING AND/OR CONSTRUCTION DOCUMENT. THE EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON INFORMATION THAT WAS SUPPLIED TO BOHLER ENGINEERING AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE UPON AVAILABILITY OF ADDITIONAL INFORMATION.

NONRESIDENTIAL DIMENSIONAL STANDARDS	ALLOWED/REQUIRED	PROVIDED	NOTES
YARD AREA, MINIMUM	20,000 SF	75,586 SF	
<b>YARD REQUIREMENTS</b>			
FRONT SETBACK, STREET (FAIRFAX BOULEVARD)	93' MAXIMUM 20' MINIMUM	±30' (BUILDING WALL) ±25' (DROP OFF CANOPY)	SPECIAL EXCEPTION ANTICIPATED TO ALLOW DRIVE WAY IN FRONT YARD SETBACK
SIDE SETBACK, INTERIOR (EAST PROPERTY LINE)	10'	10'	
SIDE SETBACK, INTERIOR (WEST PROPERTY LINE)	10'	10'	
REAR SETBACK, INTERIOR (SOUTH PROPERTY LINE)	25'	5' TO BUILDING WALL BELOW GRADE 25' TO BUILDING WALL ABOVE GRADE	
<b>BULK PLANE REQUIREMENTS</b>			
REAR SETBACK, INTERIOR (SOUTH PROPERTY LINE)	45° ANGLE OF BULK PLANE	65° ANGLE OF BULK PLANE (PORTION)	SPECIAL EXCEPTION ANTICIPATED TO ALLOW A PORTION OF THE UPPER LEVEL TO EXCEED THE 45° BULK PLANE REQUIREMENT
LOT WIDTH, MINIMUM	NO REQUIREMENT	N/A	
BUILDING HEIGHT, MAXIMUM	60'	60' MAXIMUM	
BUILDING COVERAGE, MAXIMUM	60% (45,352 SF)	WITHOUT COURTYARDS: ±68.0% (51,410 SF) WITH COURTYARDS: ±54.4% (41,110 SF)	SPECIAL EXCEPTION ANTICIPATED TO ALLOW LOT COVERAGE TO EXCEED 60%
LOT COVERAGE, MAXIMUM	85% (64,248 SF)	WITHOUT COURTYARDS: ±84.8% (64,086 SF) WITH COURTYARDS: ±71.2% (53,786 SF)	
FLOOR AREA, MAXIMUM	NO REQUIREMENT	±197,321 GSF	
<b>PARKING REQUIREMENTS</b>			
PARKING			
MEMORY CARE AND ASSISTED LIVING 1 SPACE / 4 BEDS 112 TOTAL BEDS / 4 = 28 SPACES			
INDEPENDENT LIVING 2 BEDROOM UNIT = 2 SPACES PER BED 1 BEDROOM UNIT = 1.5 SPACES PER BED 15 - TWO BEDROOM UNITS X 2 = 30 40 - ONE BEDROOM UNITS X 1.5 = 60 TOTAL = 90 SPACES	118 SPACES ARE REQUIRED	118 SPACES ARE PROVIDED	

**BOHLER ENGINEERING**  
 SITE CIVIL AND CONSULTING ENGINEERING  
 PROGRAM MANAGEMENT  
 LANDSCAPE ARCHITECTURE  
 SUSTAINABLE DESIGN  
 PERMITTING SERVICES  
 TRANSPORTATION SERVICES

**REVISIONS**

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

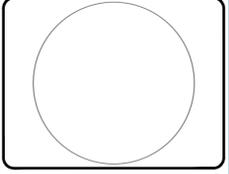
**811**  
 Know what's below.  
 Call before you dig.  
 ALWAYS CALL 811  
 It's fast. It's free. It's the law.

**FOR CONCEPT PURPOSES ONLY**

PROJECT No.: S192090  
 DRAWN BY: CJM  
 CHECKED BY: TWD / NTG  
 DATE: 10/15/19  
 CAD I.D.: NG X - PROP - S192090

**9865 FAIRFAX BOULEVARD**  
 FOR  
**CA VENTURES**  
 CONCEPTUAL GRADING  
 9865 FAIRFAX BOULEVARD  
 PROVIDENCE MAGISTERIAL DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

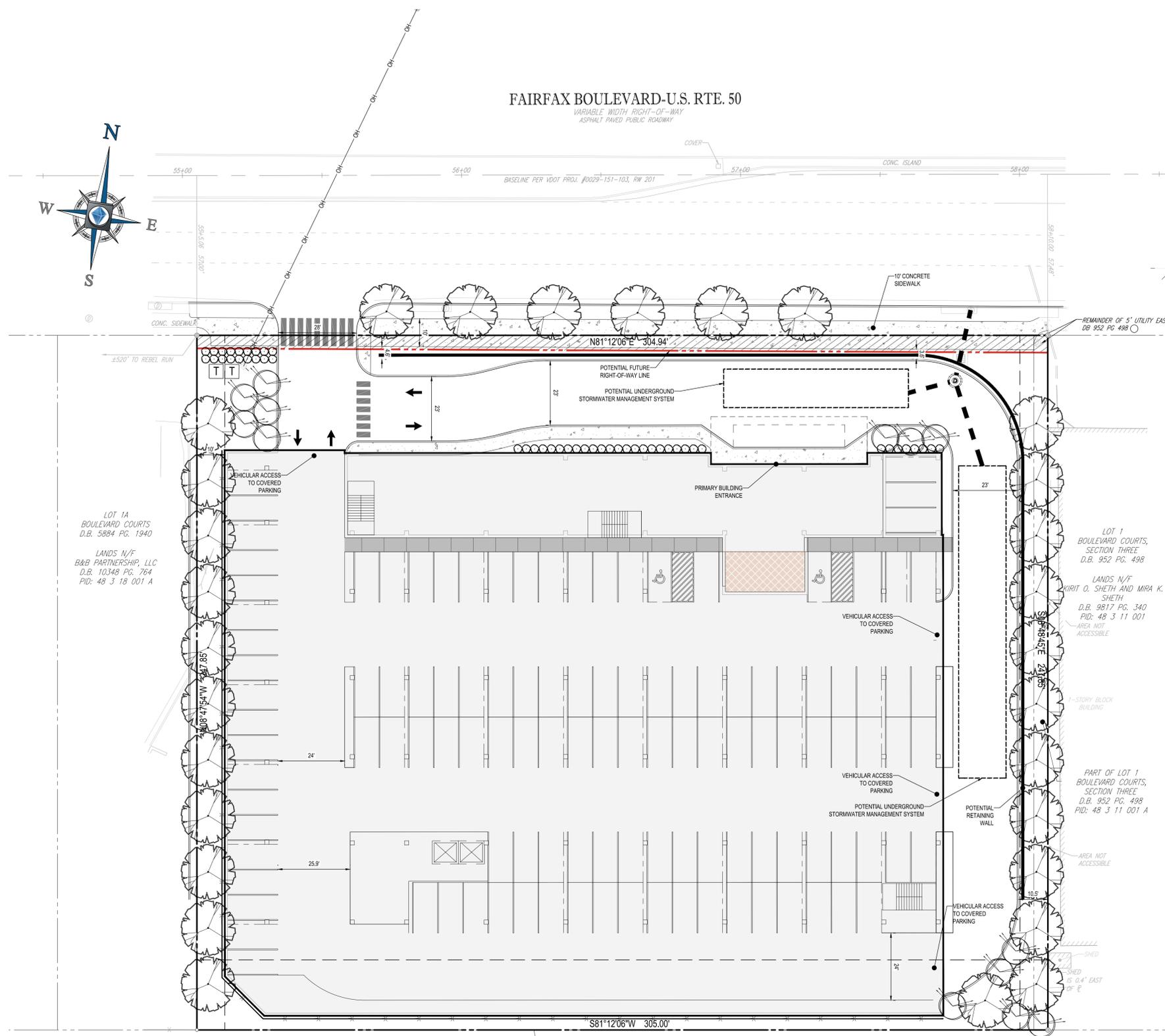
**BOHLER ENGINEERING**  
 12825 WORLDGATE DRIVE, SUITE 700  
 HERNDON, VIRGINIA 20170  
 Phone: (703) 709-9500  
 Fax: (703) 709-9501  
 VA@BohlerEng.com



SHEET TITLE:  
**CONCEPT DEVELOPMENT PLAN**

SHEET NUMBER:  
**1**

REVISION 0 - 10/15/19



C:\USERS\NICHOLOS.GEORGAS\APPDATA\LOCALTEMP\AC\PUBLISH\_6800\NG X - PROP - S192090 - LAYOUT - 20 SCALE CONCEPT