

DATE	REVISION
2016-05-17	REVISED PER COUNTY COMMENTS 16-05-11
2016-07-21	REVISED PER UPDATED DART DR AND RT 1 ROAD SECTIONS
2016-08-29	REVISED PER COUNTY COMMENTS 16-08-01
2016-09-28	REVISED PER COUNTY COMMENTS 16-09-09
2016-11-16	REVISED PER COUNTY COMMENTS 16-10-19

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COMMONWEALTH OF VIRGINIA
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 11/16/16
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CONCEPTUAL AND
 FINAL DEVELOPMENT
 PLAN

GDP / FDP
NORTH HILL
 FAIRFAX COUNTY, VIRGINIA

PROJECT NO. 15014.001.00
 SCALE:
 1"=80'
 DATE: 05-02-2016
 DESIGN: JR, JM
 DRAWN: JM
 CHECKED:
 SHEET No.

**ZONING TABULATION REQUIREMENTS
 PDH-20 (PLANNED DEVELOPMENT HOUSING DISTRICT)**

ZONING REGULATIONS REQUIREMENTS:

LOT SIZE REQUIREMENTS:
 MINIMUM DISTRICT SIZE: 2 ACRES
 MINIMUM LOT AREA: NO REQUIREMENT, 200 SF PRIVACY YARD FOR SINGLE FAMILY ATTACHED
 MINIMUM LOT WIDTH: NO REQUIREMENT

BULK REGULATION REQUIREMENTS:
 WITHIN THE PDH ZONING DISTRICT, THERE ARE NO BULK REGULATION REQUIREMENTS, EXCEPT AT THE PERIPHERAL BOUNDARIES OF THE PROPOSED DEVELOPMENT, WHERE THE MAXIMUM BUILDING HEIGHT AND MINIMUM YARD REQUIREMENTS ARE CONTROLLED BY THE STANDARDS SET FORTH IN PART I OF ARTICLE 16 OF THE ZONING ORDINANCE. WITHIN THAT SECTION, IT OUTLINES THAT THE BULK REGULATIONS AND MAXIMUM HEIGHT AT ALL PERIPHERAL BOUNDARIES OF THE PROPOSED DEVELOPMENT SHALL GENERALLY CONFORM TO THE PROVISIONS OF THE CONVENTIONAL ZONING DISTRICT WHICH MOST CLOSELY RESEMBLES THE PROPOSED DEVELOPMENT. BASED ON THE PROPOSED ZONING OF PDH-20 FOR THIS DEVELOPMENT, R-20 CONVENTIONAL ZONING MOST CLOSELY RESEMBLES PDH-20. IN GENERALLY APPLYING THE R-20 REGULATIONS AT THE PERIPHERAL BOUNDARIES ONLY FOR THE ENTIRE DEVELOPMENT, THE FRONT YARDS WILL NOT BE LESS THAN 5 FEET, THE SIDE YARDS NOT LESS THAN 5 FEET AND THE REAR YARDS NOT LESS THAN 10 FEET. AS WELL, AT THE PERIPHERAL BOUNDARIES ONLY OF THIS PROPOSED DEVELOPMENT, THE MAXIMUM HEIGHT PERMITTED WILL BE BASED ON THE ANGLE OF BULK PLANE DETAILS AS SHOWN ON SHEET 2 OF THIS PLAN SET SUBMISSION.

DENSITY: SINCE 100% OF THE PROPERTY IS COMPRISED OF MARINE CLAY, AND THERE IS A DENSITY BONUS PROVISION FOR INDEPENDENT LIVING FACILITIES, THE MAXIMUM DENSITY PERMITTED UNDER PROPOSED PDH-20 IS AS FOLLOWS:

PROPOSED 60 INDEPENDENT LIVING FACILITY UNITS ARE PERMITTED AT 4 * COMPREHENSIVE PLAN DENSITY AND 20% BONUS DENSITY BASED ON 100% ADUs (SECTION 9-306.6)

20 DU/AC * 4 = 80 DU/AC
 WITH 20% ADU BONUS = 96 DU/AC
 BASED ON 96 DU/AC, THE 60 INDEPENDENT LIVING FACILITY UNITS WILL REQUIRE 0.62 AC OF THE PROPERTY

BASED ON THE PRESENCE OF 100% MARINE CLAY, 100% DENSITY IS PERMITTED ON THE FIRST 30% OF THE PROPERTY AREA (10.46 AC), BUT NEED TO SUBTRACT 0.62 AC FROM THIS AREA PER THE INDEPENDENT LIVING FACILITY BONUS DENSITY CALCULATION ABOVE

9.84 AC * 20 DU/AC = 196 UNITS PERMITTED

BASED ON THE PRESENCE OF 100% MARINE CLAY, 50% DENSITY IS PERMITTED ON THE REMAINING 70% OF THE PROPERTY (SECTION 2-308.2)

24.42 * 10 DU/AC = 244 UNITS PERMITTED

THEREFORE, TOTAL NUMBER OF UNITS PERMITTED ON THE PROPERTY: 60 + 196 + 244 = 500 UNITS (14.3 DU/AC)

OPEN SPACE: MINIMUM 35%

TREE COVER: 10%

PARKING:
 • SINGLE-FAMILY ATTACHED - 2.7 / UNIT
 175 UNITS * 2.7 = 473 SPACES
 • MULTI-FAMILY - 1.6 / UNIT
 219 UNITS * 1.6 = 350 SPACES
 • INDEPENDENT LIVING FACILITY - 1 / 4 UNITS, PLUS 1 EMPLOYEE
 60 UNITS / 4 + 1 * 2 EMPLOYEES = 17

LOADING: 1 FOR FIRST 25,000 SF GROSS FLOOR AREA, PLUS 1 FOR EACH 100,000 SF OR MAJOR FRACTION THEREOF - 5 SPACES

PROPOSED DEVELOPMENT TABULATIONS

PROPERTY AREA (GROSS): 1,519,368 SF (34.88 AC)
 ROW DEDICATION: 114,265 SF (2.62 AC)
 NET: 1,405,103 SF (32.26 AC)

AREA IN LOTS (1-175): 169,540 SF (3.9 AC)
 AREA OUTSIDE LOTS: 1,235,563 SF (28.4 AC)

BUILDING HEIGHT: 70 FEET MAXIMUM (SEE SHEETS 16-18 FOR DETAILS)

DENSITY: 13.0 DU/AC (BASED ON THE PROPOSED DEVELOPMENT PROGRAM OF 454 TOTAL UNITS INCLUDING, 219 MULTI-FAMILY UNITS, 60 INDEPENDENT LIVING FACILITY UNITS AND 175 SINGLE FAMILY ATTACHED UNITS)

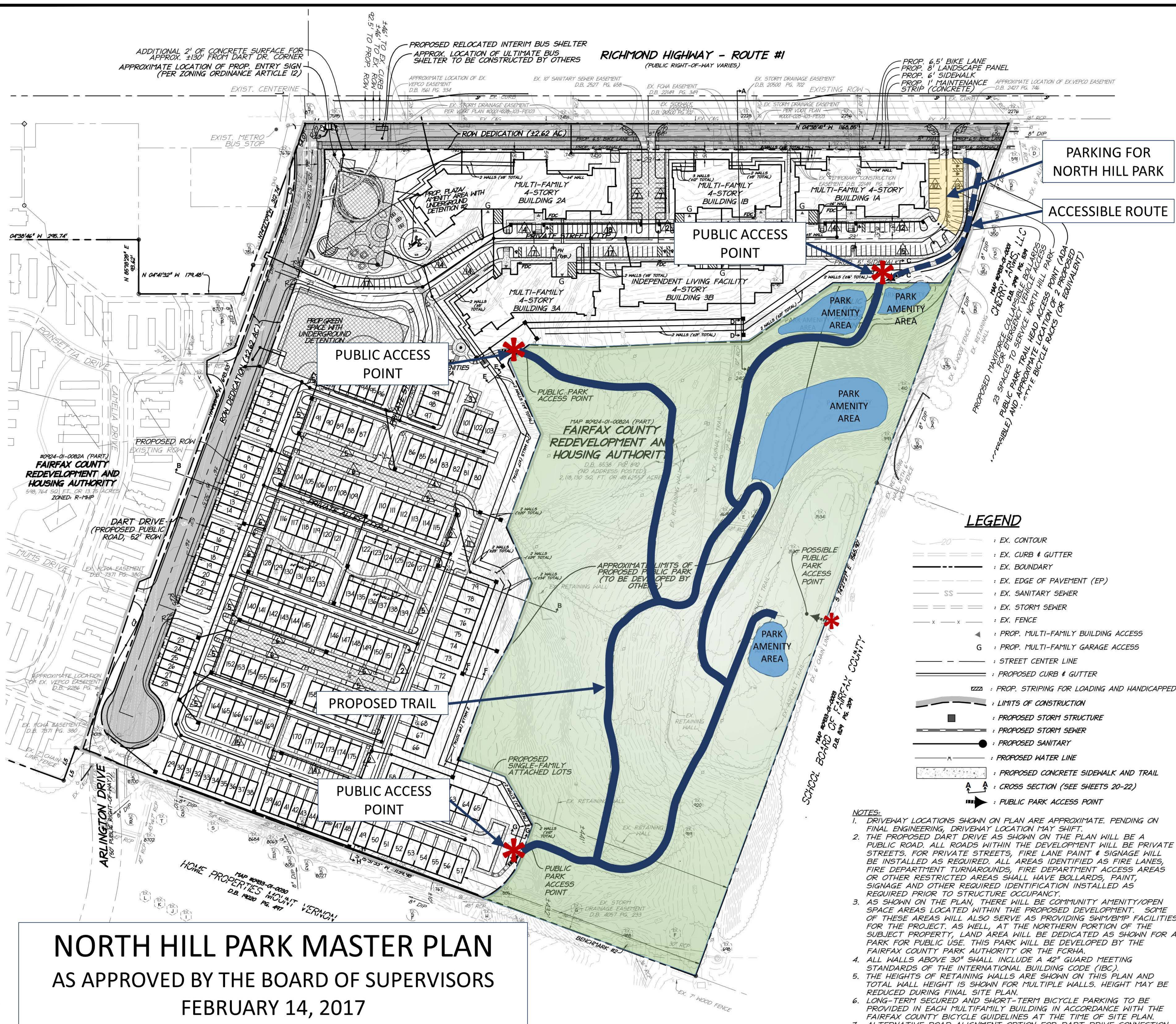
OPEN SPACE: ± 38%

DEVELOPED RECREATION OPEN SPACE:
 (PUBLIC PARK AREA TO BE DEVELOPED BY OTHERS): ± 37%

TREE COVER: ± 13%

PARKING:
 • SINGLE-FAMILY ATTACHED - 519 SPACES
 (INCLUDES 297 GARAGE SPACES, 82 DRIVENAY SPACES AND 140 STREET SPACES WITHIN TOWNHOUSE PORTION OF THE DEVELOPMENT)
 • MULTI-FAMILY & INDEPENDENT LIVING FACILITY - 377 SPACES
 (INCLUDES 198 SPACES WITHIN GARAGES OF BUILDINGS AND 179 SURFACE PARKING LOT SPACES WITHIN MULTI-FAMILY PORTION, EXCLUDING 23 PARKING SPACES FOR PARK VISITORS)

LOADING: 5 SPACES PROVIDED (ONE FOR EACH MULTI-FAMILY BUILDING)



LEGEND

- EX. CONTOUR
- EX. CURB & GUTTER
- EX. BOUNDARY
- EX. EDGE OF PAVEMENT (EP)
- EX. SANITARY SEWER
- EX. STORM SEWER
- EX. FENCE
- PROP. MULTI-FAMILY BUILDING ACCESS
- PROP. MULTI-FAMILY GARAGE ACCESS
- STREET CENTER LINE
- PROPOSED CURB & GUTTER
- PROP. STRIPING FOR LOADING AND HANDICAPPED SP.
- LIMITS OF CONSTRUCTION
- PROPOSED STORM STRUCTURE
- PROPOSED STORM SENIER
- PROPOSED SANITARY
- PROPOSED WATER LINE
- PROPOSED CONCRETE SIDEWALK AND TRAIL
- CROSS SECTION (SEE SHEETS 20-22)
- PUBLIC PARK ACCESS POINT

- NOTES:**
- DRIVEWAY LOCATIONS SHOWN ON PLAN ARE APPROXIMATE. PENDING ON FINAL ENGINEERING, DRIVEWAY LOCATION MAY SHIFT.
 - THE PROPOSED DART DRIVE AS SHOWN ON THE PLAN WILL BE A PRIVATE ROAD. ALL ROADS WITHIN THE DEVELOPMENT WILL BE PRIVATE STREETS. FOR PRIVATE STREETS, FIRE LANE PAINT & SIGNAGE WILL BE INSTALLED AS REQUIRED. ALL AREAS IDENTIFIED AS FIRE LANES, FIRE DEPARTMENT TURNAROUNDS, FIRE DEPARTMENT ACCESS AREAS OR OTHER RESTRICTED AREAS SHALL HAVE BOLLARDS, PAINT, SIGNAGE AND OTHER REQUIRED IDENTIFICATION INSTALLED AS REQUIRED PRIOR TO STRUCTURE OCCUPANCY.
 - AS SHOWN ON THE PLAN, THERE WILL BE COMMUNITY AMENITY/OPEN SPACE AREAS LOCATED WITHIN THE PROPOSED DEVELOPMENT. SOME OF THESE AREAS WILL ALSO SERVE AS PROVIDING SWM/BMP FACILITIES FOR THE PROJECT. AS WELL, AT THE NORTHERN PORTION OF THE SUBJECT PROPERTY, LAND AREA WILL BE DEDICATED AS SHOWN FOR A PARK FOR PUBLIC USE. THIS PARK WILL BE DEVELOPED BY THE FAIRFAX COUNTY PARK AUTHORITY OR THE FCRHA.
 - ALL WALLS ABOVE 30" SHALL INCLUDE A 42" GUARD MEETING STANDARDS OF THE INTERNATIONAL BUILDING CODE (IBC).
 - THE HEIGHTS OF RETAINING WALLS ARE SHOWN ON THIS PLAN AND TOTAL WALL HEIGHT IS SHOWN FOR MULTIPLE WALLS. HEIGHT MAY BE REDUCED DURING FINAL SITE PLAN.
 - LONG-TERM SECURED AND SHORT-TERM BICYCLE PARKING TO BE PROVIDED IN EACH MULTIFAMILY BUILDING IN ACCORDANCE WITH THE FAIRFAX COUNTY BICYCLE GUIDELINES AT THE TIME OF SITE PLAN.
 - ALTERNATIVE ROAD ALIGNMENT OPTION FOR DART DRIVE CONNECTION TO ARLINGTON DRIVE SHOWN ON SHEET 7 OF THIS PLAN.
 - PARK AMENITY AREAS TO BE DEVELOPED BY OTHERS WITH SMALL PARK FEATURES SUCH AS PICNIC TABLES, GRILLS, BENCHES, PLAY OR EXERCISE EQUIPMENT.

NORTH HILL PARK MASTER PLAN
 AS APPROVED BY THE BOARD OF SUPERVISORS
 FEBRUARY 14, 2017
 PURSUANT TO RZ 2016-MV-014