•LEWINSVILLE CENTER•

SPECIAL EXCEPTION AMENDMENT APPLICATION

AND

VIRGINIA CODE, SECTION 15.2 - 2232 DETERMINATION SUBMISSION

FAIRFAX COUNTY, VIRGINIA

SEA-94-D-002

SHEET INDEX

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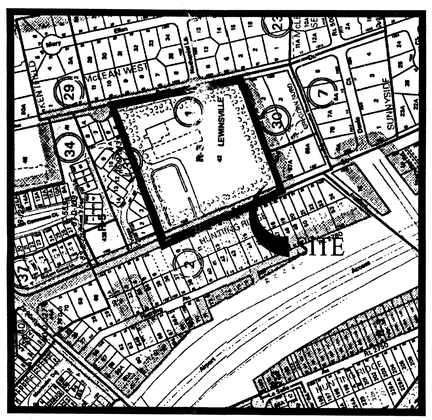
A-3.1 SITE PHOTOS
A-3.2 SITE PHOTOS
A-4.1 PHOTOMETRICS STUDY

SOIL MAP
SCALE: 1"=500'



VICINITY MAP
SCALE: 1"=500'

OWNER

FAIRFAX COUNTY BOARD OF SUPERVISORS

APPLICANT/DEVELOPER

FAIRFAX COUNTY REDEVELOPEMENT AND HOUSING AUTHORITY
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
3700 PENDER AVENUE, SUITE 300
FAIRFAX, VIRGINIA 22030
CONTACT: MR. THOMAS W. ARMSTRONG
(703) 246-5190

ENGINEER

VIKA, INC.
8180 GREENSBORO DRIVE
SUITE 200
MCLEAN, VIRGINIA 22102
CONTACT: MR. JOHN F. AMATETTI
(703) 442-7800

ARCHITECT

GRIMM AND PARKER, PC
ARCHITECTS/PLANNERS
1355 BEVERLY ROAD, SUITE 105
McLEAN, VA 22101
CONTACT: MR. DOUGLAS CAMPBELL
(703) 903-9100

SOILS DATA

SOIL ID. NUMBER	SERIES NAME	FOUNDATION SUPPORT	SUBSURFACE DRAINAGE	ERODABILITY	PROBLEM CLASS
8B+	WORSHAM	POOR-, B, W, C	POOR-W	SLIGHT	A
10 B+	GLENVILLE	FAIR-B,W	MARGINAL-W	MODERATE	B
55 B1	GLENELG	GOOD	GOOD	SEVERE	C
55 B2	GLENELG	GOOD	GOOD	SEVERE	C
BLANK	BLANK	—	—	—	—

Application No. SEA 94-D-002 Staff Shulenberger
APPROVED SE/ SP PLAN
SEE DEV CONDS DATED 2/9/04
Date of (BOS) (BZA) approval 2/9/04
Sheet 1 of 11

RECEIVED
Department of Planning & Zoning
OCT 10 2003
Zoning Evaluation Division

JOHN F. AMATETTI
No. 11447
10-10-03
PROFESSIONAL ENGINEER

OCTOBER 10, 2003
JUNE 30, 2003
APRIL 18, 2003
SHEET C-1 OF 11

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NOTES

1. THE PROPERTY SHOWN HEREON IS LOCATED ON FAIRFAX COUNTY TAX ASSESSMENT MAP NO. 30-3-((1)) 42 . RECORDED IN DEED BOOK 6172 AT PAGE 839.
2. THE SUBJECT PROPERTY IS CURRENTLY ZONED R-3.
3. THE HORIZONTAL DATUM SHOWN HEREON, VIRGINIA STATE GRID NORTH, IS BASED ON FIELD SURVEY.
4. THE VERTICAL DATUM IS TIED TO USGS NGVD 88.
5. THE CONTOUR INTERVAL SHOWN IS 2' – 0".
6. THE BOUNDARY INFORMATION SHOWN HEREON IS THE RESULT OF FIELD RUN BOUNDARY SURVEY PERFORMED BY VIKA, INC. ZONE LINE FROM MAPPINGS RECORDS.
7. THE SUBJECT PROPERTY LIES WITHIN AREA III OF THE COMPREHENSIVE PLAN FOR FAIRFAX COUNTY, LAND UNIT U2.
8. PUBLIC WATER AND SANITARY SEWER ARE AVAILABLE OR WILL BE EXTENDED TO SERVE THE DEVELOPMENT.
9. STORMWATER MANAGEMENT AND WATER QUALITY FACILITIES WILL BE CONSTRUCTED ON THE SITE IN DRY PONDS AND WILL BE MAINTAINED ACCORDING TO THE APPLICABLE ORDINANCES AND PRACTICES OF FAIRFAX COUNTY UNLESS WAIVED OR MODIFIED BY THE DIRECTOR OF DPWES ADEQUATE STORM DRAINAGE SYSTEM IN ACCORDANCE WITH THE PUBLIC FACILITIES MANUAL STANDARDS AND DESIGN CRITERIA WILL BE PROVIDED.
10. TO THE BEST OF OUR KNOWLEDGE, NO GRAVE SITES OR STRUCTURES MARKING A BURIAL SITE ARE PRESENT ON THE SUBJECT PROPERTY.
11. TO THE BEST OF OUR KNOWLEDGE HAZARDOUS AND TOXIC SUBSTANCES ARE NOT KNOWN TO EXIST ON THE SUBJECT PROPERTY.
12. THE SUBJECT PROPERTIES LIES WITHIN ZONE X (AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN) IN ACCORDANCE WITH FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 5155250025 D, LAST REVISED MARCH 5, 1990. THERE IS NO COUNTY DEFINED FLOODPLAIN ON THE PROPERTY.
13. THE DEVELOPMENT OF THE SUBJECT PROPERTY SHALL SUBSTANTIALLY CONFORM TO THE LIMITS OF CLEARING AND GRADING SHOWN ON THE SE PLAT SUBJECT TO THE INSTALLATION OF UTILITY LINES AS NECESSARY, AS APPROVED BY DPW&ES AND IF NECESSARY, AS APPROVED BY URBAN FORESTER
14. SEE MAXIMUM BUILDING HEIGHT IN SITE TABULATION THIS SHEET.
15. DEVELOPMENT WILL COMMENCE UPON COMPLETION OF REQUIRED FAIRFAX COUNTY PLAN PROCESSING AND APPROVALS.
16. TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE PROPOSED USE CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS WITH THE EXCEPTION OF WAIVERS AND MODIFICATIONS REQUESTED BELOW.
17. THE LANDSCAPING SHOWN HEREON MAY CHANGE WITH FINAL ENGINEERING AND DESIGN. A DETAILED LANDSCAPE PLAN WILL BE SUBMITTED IN CONJUNCTION WITH THE SITE PLAN, WHICH SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THE LANDSCAPE FEATURES PRESENTED ON THE SE PLAT AND IN ACCORDANCE WITH THE ZONING ORDINANCE.
18. IN ACCORDANCE WITH THE ZONING ORDINANCE, MINOR MODIFICATIONS TO THE SIZES DIMENSIONS, FOOTPRINTS AND LOCATIONS OF BUILDINGS, PARKING SPACES, SIDEWALKS OPEN SPACE AND UTILITIES MAY OCCUR WITH FINAL ENGINEERING AND DESIGN. MODIFICATIONS SHALL NOT REDUCE BUILDING SETBACKS FROM PERIMETER PROPERTY LOT LINES AS SHOWN ON THE SE PLAT OR DECREASE LANDSCAPING IN SUBSTANTIAL CONFORMANCE WITH THE SE PLAT.
19. THE FOOTPRINTS REPRESENTED HEREON ARE APPROXIMATE. BUILDING FOOTPRINTS MAY BE INCREASED OR DECREASED, SO LONG AS THE MINIMUM OPEN SPACE PROVIDED IN THE TABULATION AND THE MINIMUM DIMENSIONS TO THE PERIPHERAL LOT LINES ARE NOT DIMINISHED. REVISED FOOTPRINTS WILL BE IN SUBSTANTIAL CONFORMANCE WITH SE PLAT. RETAINING WALLS MAYBE ADDED TO THE SITE PLAN AND WILL BE SPECIFIED AT THE TIME OF FINAL ENGINEERING.
20. THE PROPOSED DEVELOPMENT ON THE SUBJECT PROPERTY WILL NOT POSE ANY ADWERSE EFFECT ON ADJACENT OR NEIGHBORING PROPERTIES.
21. THE FAIRFAX COUNTY COMPREHENSIVE TRAILS PLAN DOES SHOW BIKING AND PEDIESTRIAN TRAILS ON THE SUBJECT PROPERTY.
22. IMPROVEMENTS ARE PROPOSED TO GREAT FALLS STREET BUT NOT EVERS DRIVE WITH THIS APPLICATION.
23. THERE ARE NO EASEMENTS 25 FEET OR GREATER IN WIDTH ON THIS PROPERTY.
24. THERE ARE NO ENVIRONMENTAL QUALITY CORRIDORS AS DEFINED IN THE ADOPTED COMPREHENSIVE PLAN ON THIS SITE.
26. A REQUEST FOR AN ALTERNATE USE OF A PUBLIC FACILITY IS A CATEGORY 3 SPECIAL EXCEPTION USE AND IS SUBJECT TO, AMONG OTHERS, THE SPECIAL EXCEPTION STANDARDS FOR ALL CATEGORY 3 USES CONTAINED IN SECTIONS 9-304 AND 9-311 OF THE ZONING ORDINANCE, AND THE GENERAL STANDARDS FOR SPECIAL EXCEPTIONS CONTAINED IN SECTION 9I-006 OF THE ZONING ORDINANCE.
27. EXISTING PERIMETER FENCE ALONG EASTERN, SOUTHERN AND WESTERN BOUNDARY (ADJACENT TO) PROPOSED BASEBALL FIELD) TO REMAIN. PROPOSED 4' CHAIN LINK FENCE TO ENCLOSE TOT LOT PLAY AREA. ALL OTHER EXISTING SITE FENCING TO BE REMOVED.
28. NO EXTERNAL LOUDSPEAKERS ARE PROPOSED.

WAIVERS/MODIFICATIONS

1. THE APPLICANT REQUESTS A WAIVER OF THE BIKING TRAIL THAT ADJOINS THE PROPERTY LINE ALONG GREAT FALLS STREET-ROUTE 694 AND PROPOSES TO CONSTRUCT A 4 FOOT CONCRETE SIDEWALK TO MATCH THE EXISTING SIDEWALK ON THE NORTH AND SOUTH ADJACENT PROPERTIES.

2. THE APPLICANT REQUESTS A MODIFICATION OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ALONG ALL PROPERTY BOUNDARIES IN FAVOR OF THE EXISTING AND SUPPLEMENTAL LANDSCAPING AS SHOWN ON THE SE PLAT. A MODIFICATION OF THESE REQUIREMENTS WAS PREVIOUSLY APPROVED ON THE SITE IN FAVOR OF EXISTING AND SUPPLEMENTAL LANDSCAPING WITH SE 82-D-099. THIS APPLICATION PROPOSES TO INCREASE SIGNIFICANTLY THE QUANTITY OF THE SUPPLEMENTAL LANDSCAPING.

BULK REGULATIONS

AREA ZONED R-3 :	377,130 SF	
TOTAL AREA:	377,130 SF	
MINIMUM LOT AREA REQUIRED:	10,500 SF	
LOT AREA PROVIDED:	377,130 SF IN R-3 ZONE	
MINIMUM LOT WIDTH REQUIRED:	80'	
LOT WIDTH PROVIDED:	623.23' ON GREAT FALLS STREET 630.15' ON EVERS DRIVE JDK 10-14-03	
MAXIMUM BUILDING HEIGHT:	60'	
PROVIDED:	36'	
REAR YARD:	35' OF BULK PLANE, NOT LESS THAN 25'	PROVIDED: 115'
SIDEYARD:	35' OF BULK PLANE, NOT LESS THAN 10'	PROVIDED: 47'
SIDEYARD:	35' OF BULK PLANE, NOT LESS THAN 10'	PROVIDED: 78'
FRONT YARD:	40' (SETBACK) OF BULK PLANE, NOT LESS THAN 30'	PROVIDED: 80'

SITE TABULATIONS

FLOOR AREA RATIO:	MAX ALLOWED. FAR. = 0.25
	GFA (EXISTING) 38,355 SF
	GFA (PROPOSED) 52,500 SF
	FAR. PROVIDED 90,855/377,130 = .241
OPEN SPACE REQUIRED:	N/A (OPEN SPACE REQUIRED FOR CLUSTER DEVELOPMENT ONLY)
OPEN SPACE PROVIDED:	188,565 SF (50%)

TREE COVER

TREE COVER REQUIRED =	20%
*TREE COVER PROVIDED =	20%

*LANDSCAPING WILL BE PROVIDED TO MEET THE REQUIREMENTS OF THE REVISED ARTICLE 12 OF THE FAIRFAX COUNTY PFM AT TIME OF SITE PLAN.

PARKING TABULATION

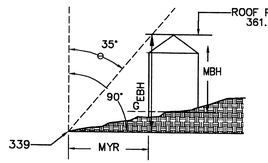
PARKING RATIO PER ZONING REQUIREMENT

A. ASSISTED LIVING	= 1 SPACE /3 BEDS
B. SENIOR CENTER	= 1 SPACE / 3 OCCUPANTS
C. ADULT DAY CARE	= .16 / OCCUPANTS
D. CHILD CARE	= .16 / OCCUPANTS
E. INDEPENDENT LIVING	= 1 SPACE / 4 APARTMENTS

PARKING CALCULATIONS

USER	SPACES PER REQUIREMENT
A. ASSISTED LIVING	
1. 60 BEDS	60/3 = 20
2. 16 EMPLOYEES	= 16
SUBTOTAL	= 36
B. SENIOR CENTER	
1. 80 OCCUPANTS	80/3 = 27
2. 3 EMPLOYEES	= 3
SUBTOTAL	= 30
C. ADULT DAYCARE	103 x .16 = 17
1. 80 ADULTS	
2. 23 EMPLOYEES	
D. CHILDCARE	249 x .16 = 40
1. 200 CHILDREN	
2. 49 EMPLOYEES	
E. INDEPENDENT	
1. 22 APARTMENTS	22 / 4 = 6
2. 1 EMPLOYEE	= 1
SUBTOTAL	= 7
TOTAL SPACES REQUIRED	130 SPACES
TOTAL SPACES PROVIDED	163 SPACES

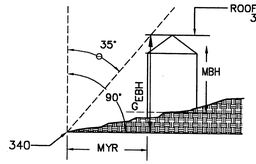
BULK PLANE ILLUSTRATION



Θ : ANGLE OF BULK PLANE = 35° (SIDE YARD) (MIN 10')
LL : LOT LINE (ELEV = 339 ±)
MYR : MINIMUM YARD REQUIREMENT 15.76' (47' PROVIDED)
EBH : EFFECTIVE BUILDING HEIGHT (22.5')
MBH : MAXIMUM BUILDING HEIGHT (37.5')
G : GRADE FOR HEIGHT CALCULATIONS = 335.5'
MYR = EBH tan Θ
EBH = MYR / tan Θ

SIDE YARD (BULK PLANE B)

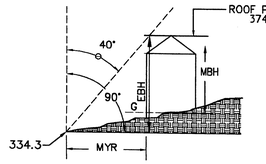
BULK PLANE ILLUSTRATION



Θ : ANGLE OF BULK PLANE = 35° (SIDE YARD) (MIN 10')
LL : LOT LINE (ELEV = 340 ±)
MYR : MINIMUM YARD REQUIREMENT 23.81' (78' PROVIDED)
EBH : EFFECTIVE BUILDING HEIGHT (34.0')
MBH : MAXIMUM BUILDING HEIGHT (37.5')
G : GRADE FOR HEIGHT CALCULATIONS= 336.5'
MYR = EBH tan Θ
EBH = MYR / tan Θ

SIDE YARD (BULK PLANE A)

BULK PLANE ILLUSTRATION

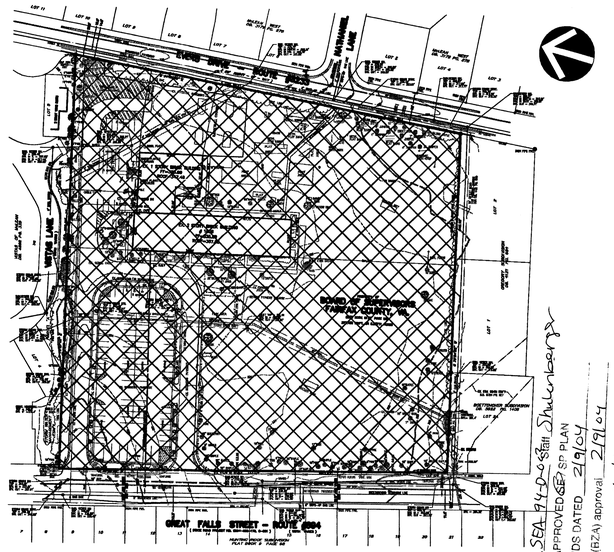


Θ : ANGLE OF BULK PLANE = 40° (FRONT YARD) (MIN 30')
LL : LOT LINE (ELEV = 334.3 ±)
MYR : MINIMUM YARD REQUIREMENT 33.31'
EBH : EFFECTIVE BUILDING HEIGHT (39.7')
MBH : MAXIMUM BUILDING HEIGHT (37.5')
G : GRADE FOR HEIGHT CALCULATIONS= 336.5'
MYR = EBH tan Θ
EBH = MYR / tan Θ

FRONT YARD (GREAT FALLS STREET)

R-3 BULK PLANE ILLUSTRATION

NOT TO SCALE



Application No. SEA 94-D-093 Staff Shannon Ng
APPROVED SE SP PLAN
SEE DEV CONDS DATED 2/9/04
Date of (BOS) (BZA) approval 2/9/04
Sheet 2 of 11

SPECIAL EXCEPTION EXHIBIT

NOT TO SCALE

LIMITS OF SPECIAL EXCEPTION (377,130 SF)

COMMONWEALTH OF VIRGINIA
JOHN F. AMATETTI
No. 11447
10-10-03
PROFESSIONAL ENGINEER

VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ CONSTRUCTION INSPECTORS
VIKA INCORPORATED
8180 GREENSBORO DRIVE, SUITE 200 ■ MCLEAN, VIRGINIA 22102
(703)442-7800 ■ FAX (703)761-2787
McLEAN, VA GERMANTOWN, MD

LEWINSVILLE CENTER

LEWINVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

NOTES, TABULATIONS AND DETAILS

VIKA REVISIONS
DATE: JUNE 30, 2003
OCTOBER 10, 2003

DATE: APRIL 18, 2003
DES. DK | DWN. DK
SCALE: NOT TO SCALE
PROJECT/FILE NO. 6307900
SHEET NO. 2 OF 11

STORM WATER MANAGEMENT NARRATIVE

THE EXISTING 8.65 ACRE SITE IS LOCATED IN THE PIMMIT RUN WATER SHED DISTRICT. THE EXISTING USES OF THE SITE ARE AS FOLLOWS: A CONGREGATE RESIDENTIAL FACILITY FOR THE ELDERLY, AN ADULT DAY HEALTH CARE CENTER, CHILDREN'S DAY CARE CENTER, PLAY AREAS INCLUDING A BASEBALL AND SOCCER FIELDS, AND A SENIOR CENTER. THE PROPOSED SITE IMPROVEMENTS INCLUDE CONSTRUCTION OF AN ADDITIONAL SPACE TO THE SENIOR CENTER, PARKING FACILITIES AND LANDSCAPING.

THE STORM WATER MANAGEMENT SYSTEM WILL CONSIST OF TWO ABOVE-GROUND, ENHANCED DETENTION PONDS, AND A SERIES OF UNDERGROUND PIPES, WHICH WILL CONVEY THE RUNOFF TO THE PONDS. BOTH PONDS ARE LOCATED AT THE SOUTH END OF THE SITE, HAVING THE CAPACITY OF 11,350 C.U.F.T AND 13,400 C.U.F.T. THE PONDS WILL COLLECT AND PROVIDE EXTENDED DETENTION OF THE RUNOFF BY TREATING IT AS PART OF THE BEST MANAGEMENT PRACTICES (BMP) ELEMENT. THE PROPOSED SYSTEM WILL PROVIDE BOTH STORM WATER QUANTITY AND QUALITY CONTROLS FOR THE SITE WHERE NONE EXIST TODAY.

AREA TABULATION

TOTAL ZONED R-3 = 377,130 SF OR 8.65771 AC

LEGEND

☼ PROPOSED SITE LIGHT

(SEE SHEET A-4.1 FOR DETAIL)

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

Application No. SEA 94-D-002 Staff Shulenberger
APPROVED (SE) / SP PLAN
SEE DEV CONDS DATED 2/9/04
Date of (BOS) (BZA) approval 2/9/04
Sheet 3 of 11

COMMONWEALTH OF VIRGINIA
JOHN F. AMATETTI
No. 11447
10-10-03
PROFESSIONAL ENGINEER

VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES
VIKA INCORPORATED
~~8180 GREENSBORO DRIVE - SUITE 200 ■ McLEAN, VIRGINIA 22102~~
(703)442-7800 ■ FAX (703)761-2787
McLEAN, VA FREDERICK, MD

LEWINSVILLE CENTER

LEWINSVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SPECIAL EXCEPTION AMENDMENT PLAT

VIKA REVISIONS	
DATE: JUNE 30,	2003
OCTOBER 10,	2003

DATE: APRIL 18, 2003
DES. DK | DWN. DK
SCALE: 1" = 40'
PROJECT/FILE NO. 6307100
SHEET NO. 3 OF 11

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SUPPLEMENTAL BUFFER PLANTING TO BE COORDINATED WITH URBAN FORESTER

NEW 6' BLACK VINYL-COATED FENCE

SCREENING PLANTINGS IN THIS AREA ALONG EVERS DRIVE TO INCLUDE UNDERSTORY SHRUBS

EXISTING ENTRY GATE TO BE CLOSED

EVERS DRIVE — ROUTE #3233 (50' RIGHT-OF-WAY)

NATHANIEL LANE

McLEAN WEST DB. 3179 PG. 278

LOT 11 LOT 10 LOT 9 LOT 8 LOT 7 LOT 6 LOT 5 LOT 4 LOT 3 LOT 2 LOT 1

PROPOSED PARKING = 19

PROPOSED PARKING = 18

PROPOSED PARKING = 3

PROPOSED PARKING = 2

PROPOSED PARKING = 20

PROPOSED PARKING = 39

PROPOSED PARKING = 24

PROPOSED PARKING = 32

EMERGENCY TURN AROUND

EX. 1 STORY BRICK BUILDING
FF=335.89
ROOF=347.49

EX. 2 STORY BRICK BUILDING
# 1609
FF=335.89
ROOF=357.85

PLAY AREA APPROX. SQ. FT. 7,500 SF

(TOT) PLAY AREA APPROX. SQ. FT. 3,500 SF

SOCCER AREA

BASEBALL FIELD

APPROXIMATE DUMPSTER LOCATION

PROPERTY OF
BOARD OF SUPERVISORS
FAIRFAX COUNTY, VA.
DEED BOOK 6172 PAGE 839
377,130 SQ.FT. OR 8.65721 ACRES

APPROXIMATE LOCATION OF ENHANCED DETENTION DRY POND. FINAL SIZE AND CAPACITY TO BE IN ACCORDANCE WITH CURRENT FAIRFAX COUNTY DESIGN CRITERIA.

APPROXIMATE LOCATION OF ENHANCED DETENTION DRY POND AT EX. STREAM. FINAL SIZE AND CAPACITY TO BE IN ACCORDANCE WITH CURRENT FAIRFAX COUNTY DESIGN CRITERIA.

STORM WATER DRY POND APPROX. 11,350 C.U.F.T.

STORM WATER MANAGEMENT

EX. STREAM

EXISTING 6' CHAIN LINK FENCE

VISTAS OF McLEAN DB. 4892 PG. 332

GREGORY SUBDIVISION DB. 4121 PG. 684

BOETTCHCHER SUBDIVISION DB. 5922 PG. 1406 LOT 2A

EX. STM. DRAIN ESM'T D.B. 5794 PG. 917

GREAT FALLS STREET — ROUTE #694
(STATE ROAD PROJECT NO. 0694-029-178, C-501) (WIDTH VARIES)

HUNTING RIDGE SUBDIVISION PLAT BOOK 9 PAGE 98

LANDSCAPE SYMBOLS

- DECIDUOUS TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- EXISTING TREE CANOPY
- TREE SAVE AREA

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

Application No. SEA 94-D-002 Staff S. Shulenberger
APPROVED SE SP PLAN
SEE DEV CONDS DATED 2/9/04
Date of (BOS) (BZA) approval 2/9/04
Sheet 4 of 11

COMMONWEALTH OF VIRGINIA
JOHN F. AMATETTI
No. 11447
10-16-03
PROFESSIONAL ENGINEER

VIKA

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES

VIKA, INCORPORATED
8180 GREENSBORO DRIVE, SUITE 200 ■ McLEAN, VIRGINIA 22102
(703)442-7800 ■ FAX (703)761-2787
FREDERICK, MD McLEAN, VA

LEWINSVILLE CENTER
LEWINSVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

LANDSCAPE PLAN

VIKA REVISIONS
DATE: JUNE 30, 2003
OCTOBER 10, 2003

DATE: APRIL 18, 2003
DES. DK | DWN. DK
SCALE: 1" = 40'
PROJECT/FILE NO. 6307101
SHEET NO. 4 OF 11

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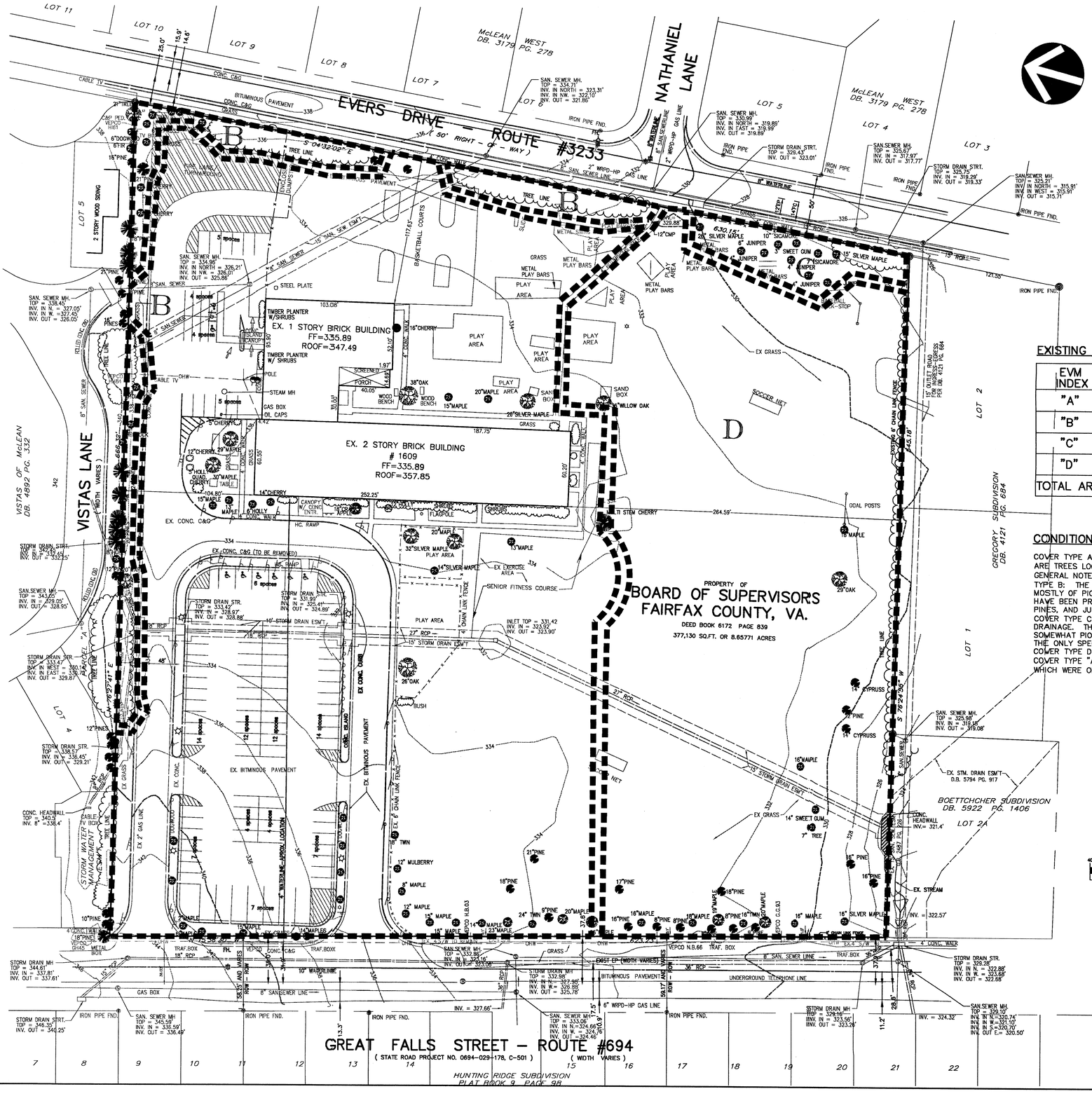

EXISTING VEGETATION TABLE

EVM INDEX	COVER TYPE	SUCCESSIONAL STAGE	AREA	COVER CONDITION	PRIMARY SPECIES	COMMENTS
"A"	DEVELOPED	N/A	5.37 ACRES	N/A	N/A	SEE DESCRIPTIONS
"B"	UPLAND FOREST	PIONEER	.28 ACRES	FAIR TO POOR	JUNIPER/CYPRESS	SEE DESCRIPTIONS
"C"	BOTTOMLAND FOREST	EARLY SUCCESSIONAL	.13 ACRES	GOOD TO FAIR	MAPLE	SEE DESCRIPTIONS
"D"	MAINTAINED GRASSLAND	N/A	2.88 ACRES	GOOD TO FAIR	TURF GRASS	SEE DESCRIPTIONS
TOTAL AREA			8.65 ACRES			

CONDITION DESCRIPTIONS:

COVER TYPE A: THE AREA CLASSIFIED AS "A" IS MOSTLY DEVELOPED WITH IMPERVIOUS SURFACES, ROOF AND ASPHALT. THERE ARE TREES LOCATED THROUGHOUT AREA "A" AND ARE INDICATED ON THE UNDERLYING SURVEYED BASE SHEET ON THE PLAN. AS A GENERAL NOTE, THE LANDSCAPE IN AREAS "A" AND "D" WILL BE PRESERVED AS DEVELOPMENT ALLOWS.
TYPE B: THE VEGETATION OF "B" CONSIST OF UPLAND FOREST HARDWOODS. THE WOODLAND IN PLACE IS SCRUBBY AND CONSIST MOSTLY OF PIONEERING PLANT SPECIES. THIS AREA IS WHAT SEPARATES THE ADJOINING LOTS AND APPEAR TO BE TREES THAT HAVE BEEN PRESERVED FROM PASS DEVELOPMENT AND HAVE COLONIZED ALONG THE EDGE. WITHIN THE EDGE ARE HEMLOCK, PINES, AND JUNIPER EVERGREENS AND DOGWOOD, SWEET GUM AND MAPLE.
COVER TYPE C: THE VEGETATION IN "C" APPEARS TO INDICATE THAT THIS AREA IS SEASONALLY FLOODED OR CONSIST OF POOR DRAINAGE. THE SOIL INDICATORS ARE SILVER MAPLE, AMERICAN SYCAMORE, AND SWEET GUM. THESE PARTICULAR SPECIES ARE SOMEWHAT PIONEERS AND THRIVE IN WET SOIL CONDITIONS. THIESE ARE THE DOMINATE SPECIES LOCATED IN THIS AREA BUT NOT THE ONLY SPECIES. OTHER SPECIES INCLUDE CHERRY AND JUNIPER.
COVER TYPE D: CONSIST OF MAINTAINED GRASS AREAS WHICH IS MAINTAINED FOR THE PURPOSE OF RECREATION. AS STATED IN COVER TYPE "A" THERE ARE WIDELY SPACE TREES ALONG GREAT FALLS ROAD WHICH CONSIST MOSTLY OF MAPLES AND PINES WHICH WERE OBVIOUSLY PLANTED. THE GROUPING IS IN "A" AND "D" AND WILL BE PRESERVE AS NEW DEVELOPMENT ALLOWS

Application No. SEA 94-D-002 Staff Shulenberger
APPROVED (SE) SP PLAN
SEE DEV CONDS DATED 2/9/04
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Sheet 5 of 11

JOHN F. AMATETTI
No. 11447
10-10-03
COMMONWEALTH OF VIRGINIA
PROFESSIONAL ENGINEER

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McLEAN, VA ■ FREDERICK, MD

LEWINSVILLE CENTER
LEWINSVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

EXISTING VEGETATION MAP

VIKA REVISIONS
DATE: JUNE 30, 2003
OCTOBER 10, 2003

DATE: ARIL 18, 2003
DES. DK | DWN. DK
SCALE: 1" = 40'
PROJECT/FILE NO. 6307EVM
SHEET NO. 5 OF 11

P:\projects\6307\dwg\GDP\6307evm-gdp.dwg 10/10/2003 12:33:07 PM EDT

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EXISTING ADULT DAYCARE

ADDITION

ADDITION

EXISTING SENIOR CENTER

EXISTING CHILD DAYCARE

STAIR

PATIO

ADDITION

ADDITION

PATIO

ADDITION

4A FIRST FLOOR PLAN
1" = 20'-0"

Application No SEA 94-D-002 staff Shulenberger
APPROVED BOS SP PLAN
SEE DEV CONDS DATED 2/9/04
Date of (BOS) (BZA) approval 2/9/04
Sheet 6 of 11

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11785 Beltsville Drive
Suite 1400
Calverton MD 20705
301.595.1000
301.595.0089 Fax
1355 Beverly Rd.
Suite 105
McLean VA 22101
703.903.9100
703.903.9755 Fax

PLAN
LEWINSVILLE_CENTER
MCLEAN,_VIRGINIA

DATE	DESCRIPTION
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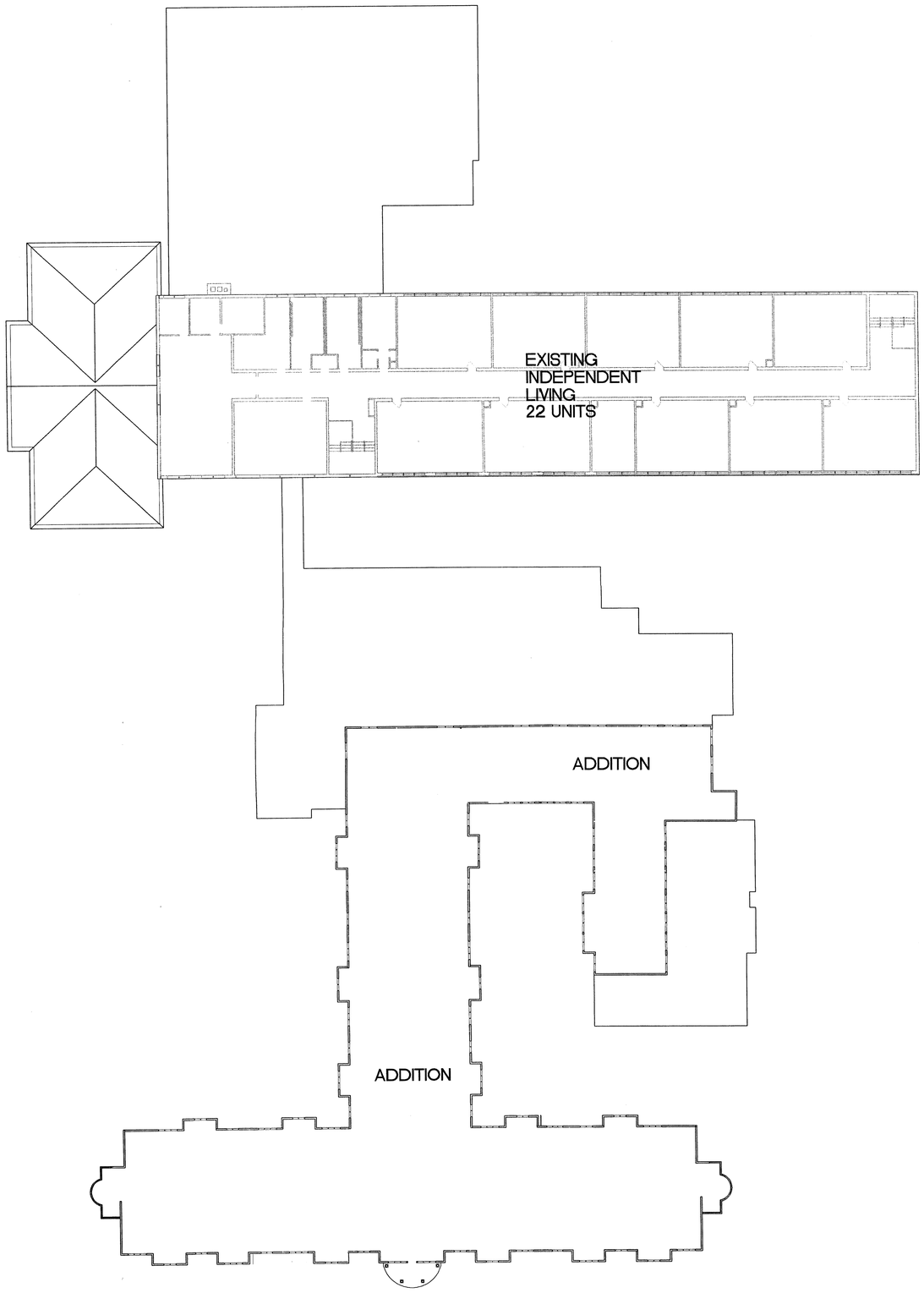

4A SECOND FLOOR PLAN
1/16" = 1'-0"

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1355 Beverly Rd.
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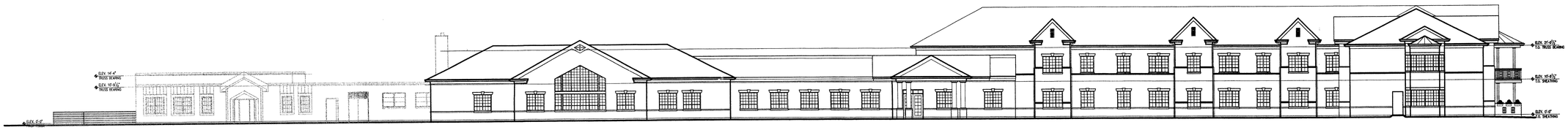
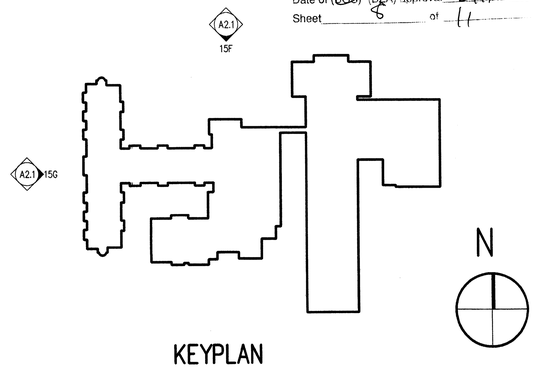
15G WEST ELEVATION
1/16" = 1'-0"



15F NORTH ELEVATION
1/16" = 1'-0"



KEYPLAN

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301.595.1000
301.595.0089 Fax
1355 Beverly Rd.
Suite 105
McLean VA 22101
703.903.9100
703.903.9755 Fax

ELEVATIONS
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FILENAME

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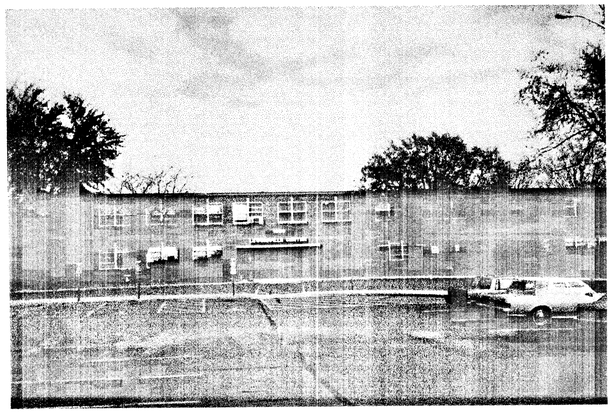

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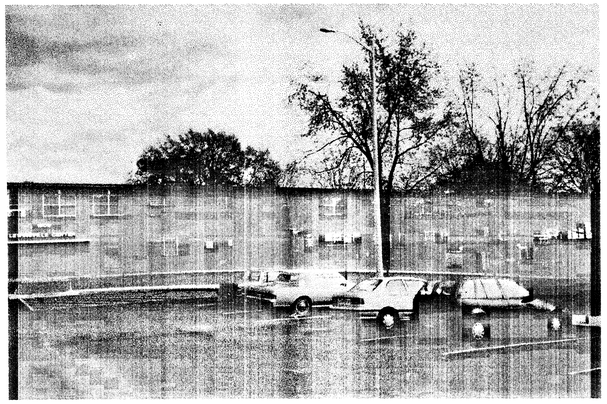

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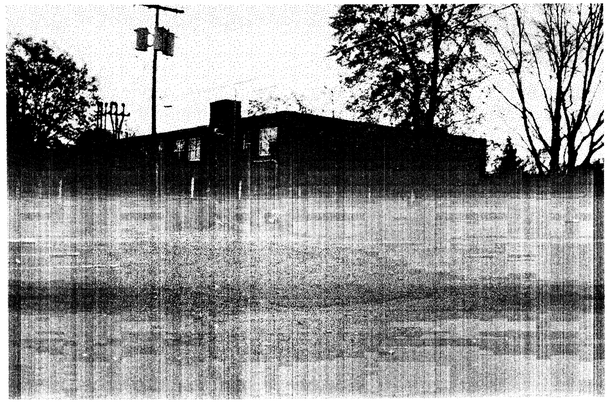

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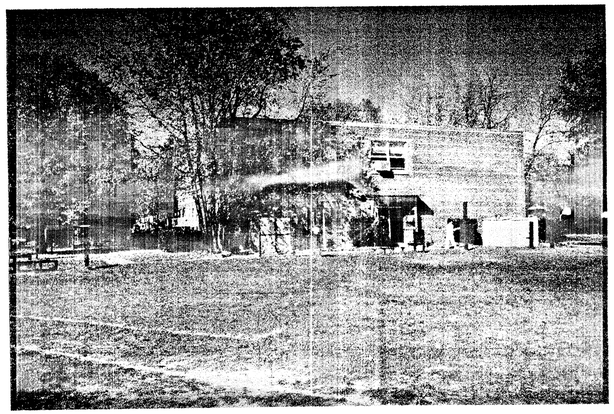

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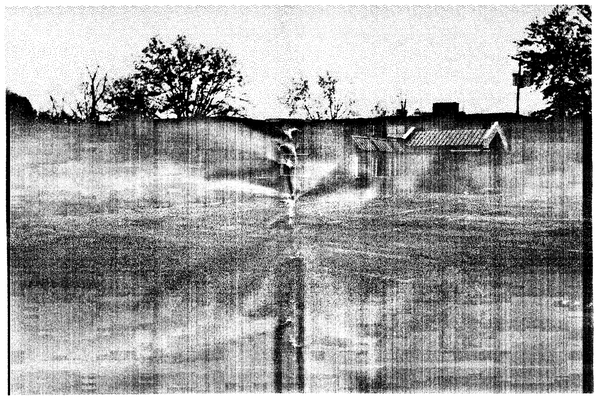

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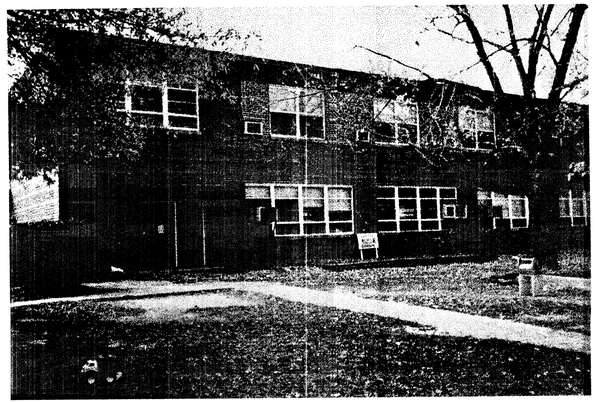

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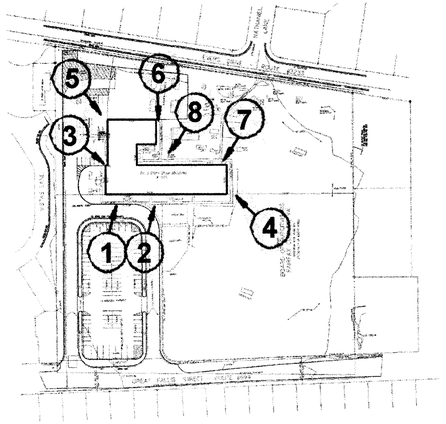

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11785 Beltsville Drive
Suite 1400
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1355 Beverly Rd.
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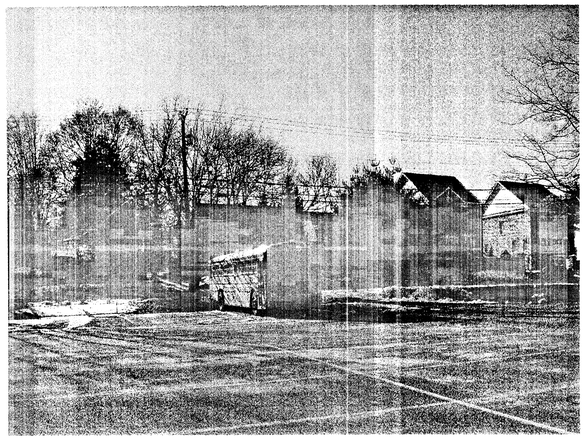

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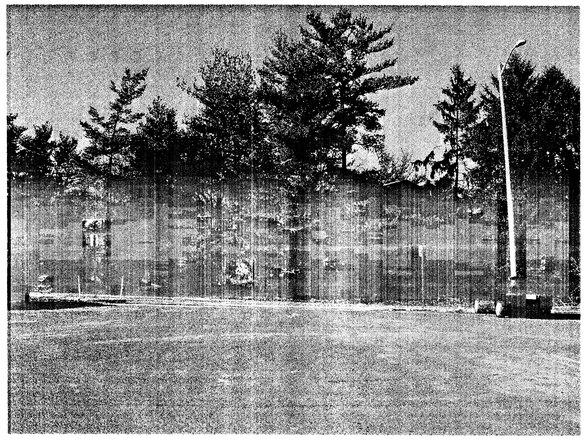

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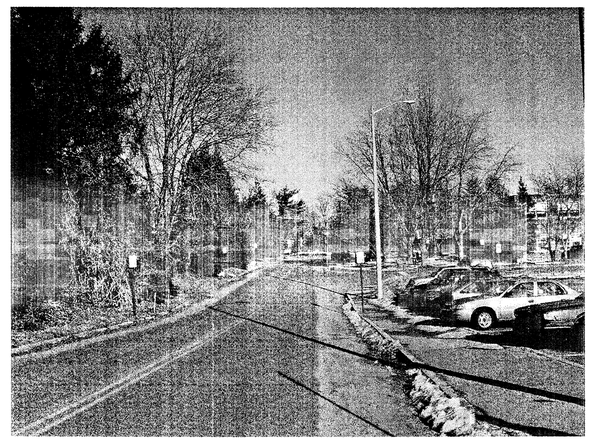

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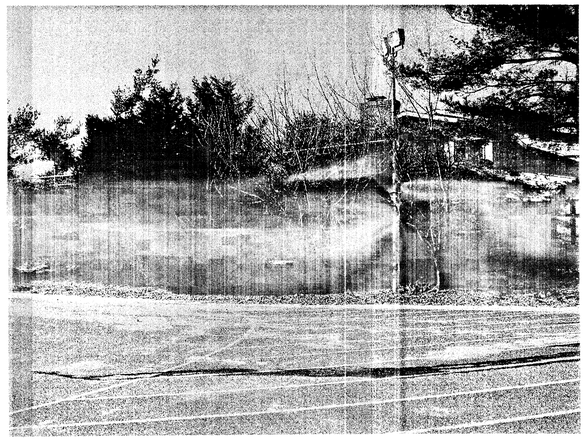

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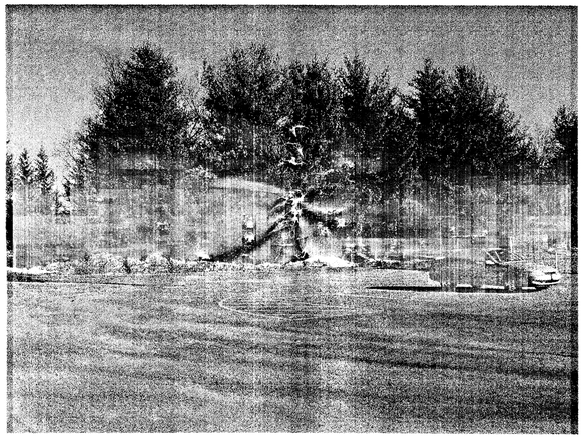

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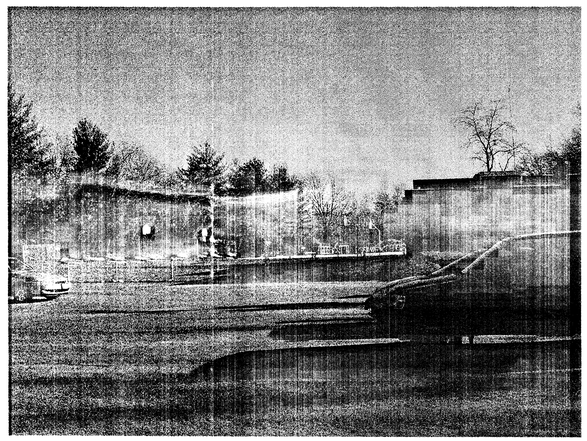

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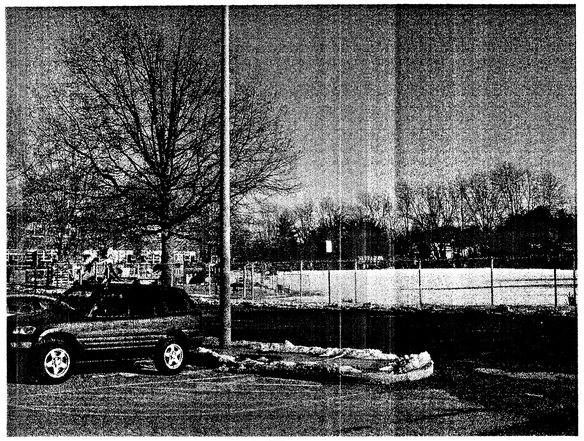

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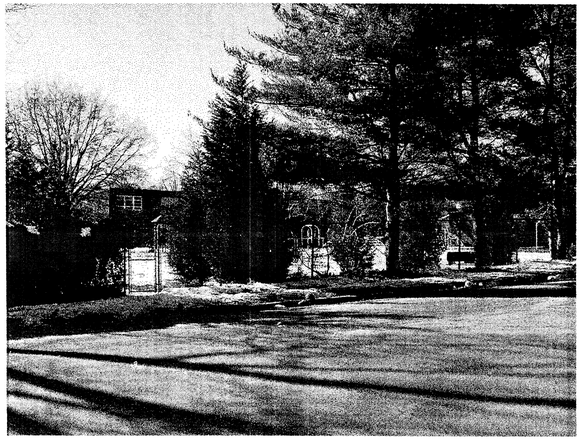

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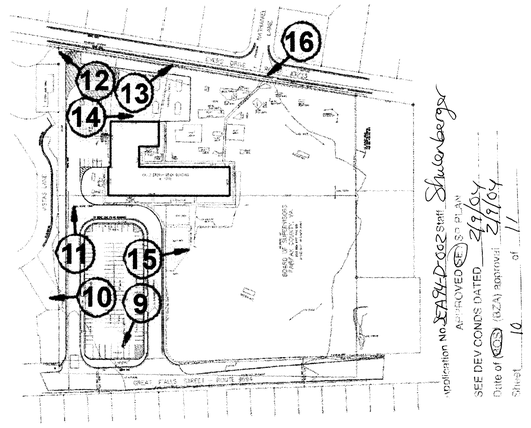

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SEE DEV CONDS DATED 2/9/04
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11785 Beltsville Drive
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Calverton MD 20705
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301.595.0089 Fax
1355 Beverly Rd.
Suite 105
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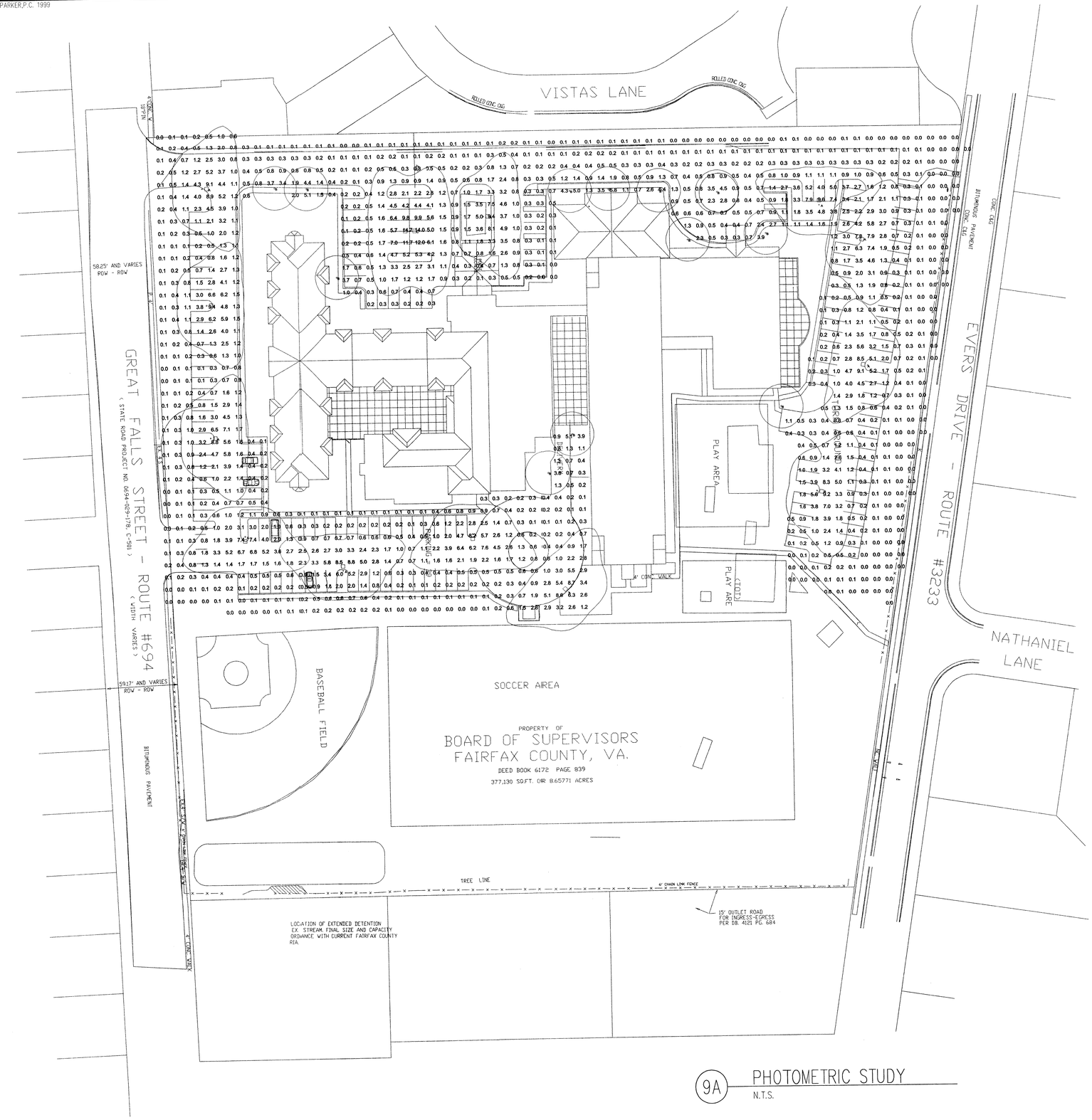

9A PHOTOMETRIC STUDY
N.T.S.

LUMINAIRE LOCATIONS

No.	Label	Location X	Location Y	Z	MH	Orientation	Tilt	Aim X	Aim Y	Aim Z
1	A	50.8	597.5	18.0	18.0	88.5	0.0	54.6	597.6	0.0
2	A	52.7	502.4	18.0	18.0	90.0	0.0	56.5	502.4	0.0
3	A	53.9	394.3	18.0	18.0	90.0	0.0	57.6	394.3	0.0
4	A	80.7	313.8	18.0	18.0	180.0	0.0	80.7	310.1	0.0
5	A	160.1	283.9	18.0	18.0	0.0	0.0	160.1	287.7	0.0
6	A	267.4	312.7	18.0	18.0	180.0	0.0	267.4	309.0	0.0
7	A	344.9	264.0	18.0	18.0	-46.4	0.0	342.2	266.6	0.0
8	B	329.5	361.8	12.0	12.0	0.0	0.0	329.5	361.8	0.0
9	B	349.8	393.2	12.0	12.0	0.0	0.0	349.8	393.2	0.0
10	B	110.3	597.1	12.0	12.0	0.0	0.0	110.3	597.1	0.0
11	B	135.9	596.4	12.0	12.0	0.0	0.0	135.9	596.4	0.0
12	C	220.3	560.7	18.0	18.0	90.0	0.0			
13	B	159.7	523.5	12.0	12.0	0.0	0.0	159.7	523.5	0.0
14	A	280.5	571.4	18.0	18.0	88.8	0.0	284.2	571.5	0.0
15	B	351.4	591.4	12.0	12.0	0.0	0.0	351.4	591.4	-6.0
16	B	382.8	592.5	12.0	12.0	0.0	0.0	382.8	592.5	-6.0
17	B	424.2	590.6	12.0	12.0	0.0	0.0	424.2	590.6	-6.0
18	B	447.2	550.4	12.0	12.0	0.0	0.0	447.2	550.4	-6.0
19	B	511.2	555.0	12.0	12.0	0.0	0.0	511.2	555.0	-6.0
20	B	471.7	588.7	12.0	12.0	0.0	0.0	471.7	588.7	-6.0
21	A	555.3	577.2	18.0	18.0	0.0	0.0	555.3	580.9	0.0
22	A	586.0	549.6	18.0	18.0	100.6	0.0	589.6	548.9	0.0
23	A	592.9	446.1	18.0	18.0	-78.7	0.0	589.2	446.8	0.0
24	A	549.6	344.5	18.0	18.0	99.9	0.0	553.2	343.9	0.0
25	B	521.6	413.6	12.0	12.0	0.0	0.0	521.6	413.6	0.0

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LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
□ o	A	12	PFL260-250MH	We-Ef Street Light Fixture	1-250MH	14110-1.IES	20000	0.72	275
◯	B	12	AOP500-100MH	We-Ef Pedestrian Fixture	1-100 MH	47224-1.IES	7800	0.72	115
□ □	C	1	PFL260-250MH	We-Ef Street Light Fixture	1-250MH	14110-1.IES	20000	0.72	550

STATISTICS

Description	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	1.2 fc	14.7 fc	0.0 fc	N / A	N / A
Parking Field & Drive Lanes	1.6 fc	14.7 fc	0.1 fc	147.0:1	16.2:1

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