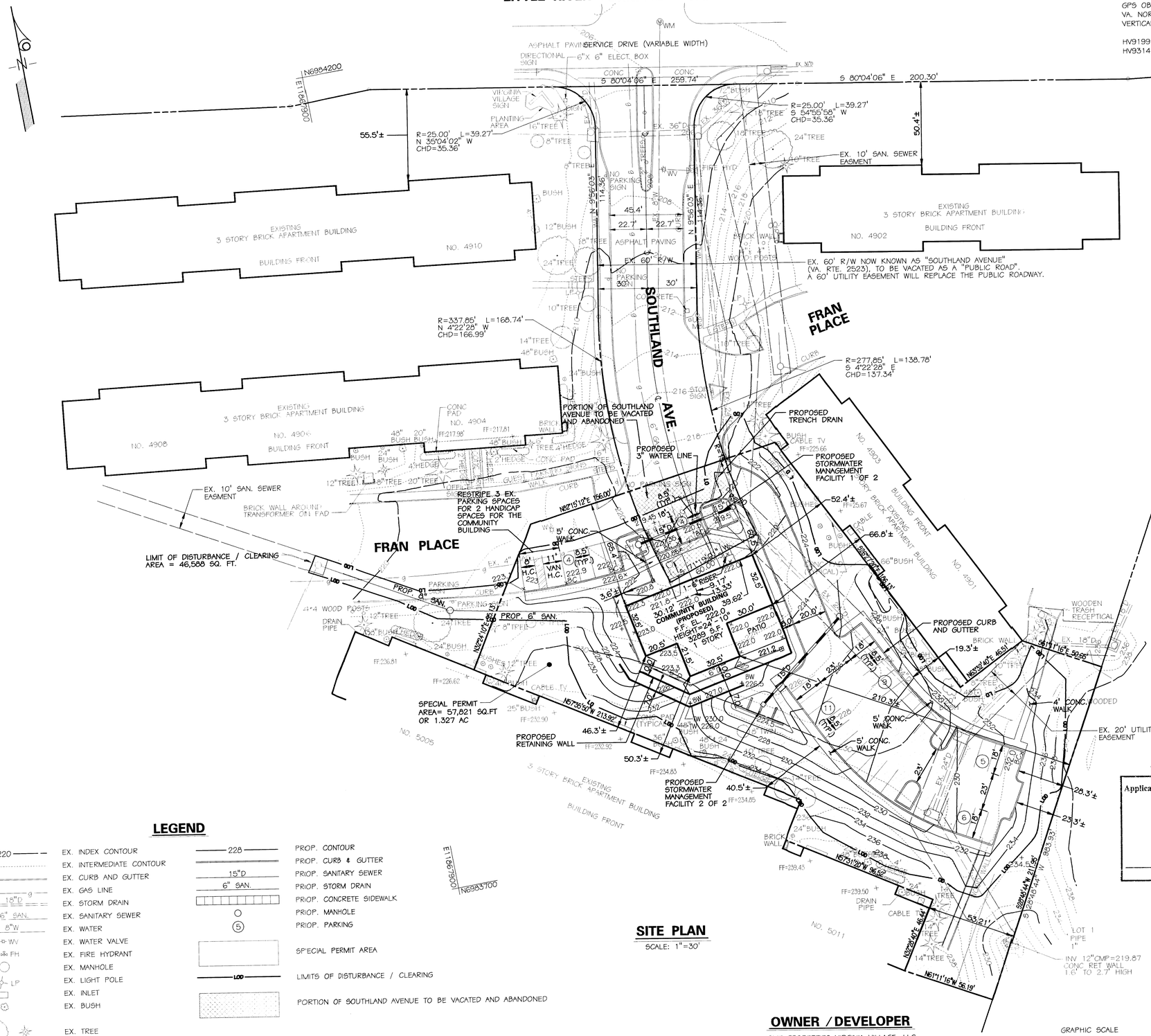
LITTLE RIVER TURNPIKE VA. ROUTE 236



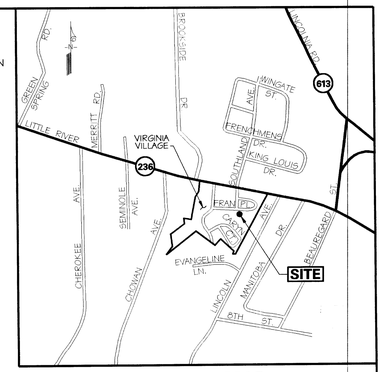
SITE PLAN

SCALE: 1"=30'

BENCHMARK DATA

THE HORIZONTAL AND VERTICAL DATUM SHOWN HEREON ARE BASED ON GPS OBSERVATIONS FROM THE FOLLOWING N.G.S. TRAVERSE POINTS
VA. NORTH HORIZONTAL NAD 1983/91
VERTICAL NAVD 1988

	NORTH	EAST	ELEV
HV9199	6979284.503	11859027.503	248.54
HV9314	6980130.270	11873168.834	124.93



VICINITY MAP

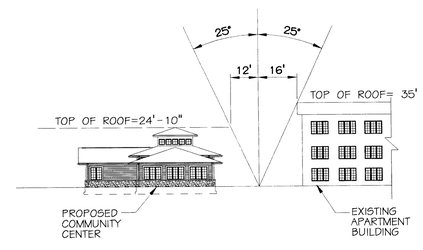
SCALE: 1" = 1000'

GENERAL NOTES

1. SITE ADDRESS: 4920 FRAN PLACE.
2. TAX MAP REFERENCE NO. 072-3-01-0054.
3. EXISTING ZONING: R-20.
4. MINIMUM YARD REQUIREMENTS:
   FRONT YARD= 20' (REQUIRED), 60.5' (PROVIDED)
   SIDE YARD= 25' (REQUIRED), 46.3' (PROVIDED)
   REAR YARD = 25' (REQUIRED), 210.3' (PROVIDED)
5. ALL EXISTING APARTMENT BUILDINGS ARE TO REMAIN. APPROXIMATE HEIGHT: 35'.
7. PROPERTY SIZE: TOTAL AREA 16.54212 AC.
8. POSTAL ADDRESS OF PROPERTY:
   4904 FRAN PLACE, UNIT #104
   ALEXANDRIA, VA 22312
9. THE EXISTING STRUCTURES ON SITE WERE CONSTRUCTED IN 1966.
10. ACCESS TO THE VIRGINIA VILLAGE APARTMENT PROPERTY IS FROM LITTLE RIVER TURNPIKE (ROUTE 236) AT SOUTHLAND AVENUE.
11. TOTAL NUMBER OF EXISTING APARTMENT UNITS: 343.
12. TOTAL NUMBER OF EXISTING PARKING SPACES: 560 (BY FIELD COUNT APRIL 22, 2003).
13. PARKING REQUIREMENTS:
    A. PARKING REQUIRED FOR THE APARTMENTS = 548.8 = 549 SPACES (343 x 1.6)
    B. EXISTING PARKING SPACES (BY FIELD COUNT) = 560 INCLUDING 5 HANDICAP SPACES
    C. PARKING SPACES REQUIRED FOR THE COMMUNITY CENTER
       1. GROSS FLOOR AREA (INTERIOR WALLS) = 3124 SQ. FT.
       2. RENTAL OFFICE AREA = 914 SQ. FT. REQUIRING 3.3 SPACES (3.6 x 0.914)
       3. MULTIPURPOSE ROOM (INCLUDING KITCHEN) = 1221 SQ. FT. - 61 OCCUPANTS REQUIRING 20.3 SPACES (1 CAR/3 OCCUPANTS)
       4. EXERCISE ROOM = 819 SQ. FT. - 9 OCCUPANTS REQUIRING 3.0 SPACES (1 CAR/ 3 OCCUPANTS)
       5. COMPUTER CENTER = 170.00 SQ. FT. WITH 5 COMPUTER TERMINALS REQUIRING 5 SPACES (1/TERMINAL)
       6. TOTAL SPACES REQUIRED = 34.6 = 35
       7. TOTAL SPACES PROPOSED = 35+2 SPACES FOR HANDICAP = 37 SPACES.
    D. TOTAL PARKING SPACES FOR THE SITE = 595 SPACES
14. THE PROPOSED COMMUNITY CENTER WILL CONNECT TO EXISTING ON SITE SANITARY SEWER AND WATER MAINS.
15. THE STONE FILLED UNDERGROUND STORMWATER MANAGEMENT FACILITIES WILL OUTFALL INTO THE EXISTING STORM DRAIN SYSTEM. THESE FACILITIES ARE FOR BOTH WATER QUALITY AND QUANTITY MANAGEMENT
16. MAXIMUM FLOOR AREA RATIO FOR USES OTHER THAN RESIDENTIAL IS 0.70 OF THE SPECIAL PERMIT AREA.
    MAXIMUM ALLOWABLE FLOOR AREA = 57,821 SQ. FT. x 0.70 = 40,475 SQ. FT.
    FLOOR AREA PROVIDED = 3289 SQ. FT.
    FLOOR AREA RATIO PROVIDED = 0.08
17. SUPERVISOR DISTRICT: 072-3.
18. OPEN SPACE REQUIRED IN AN R-20 ZONE IS 30 PERCENT OF GROSS AREA OF SPECIAL PERMIT AREA.
    SPECIAL PERMIT AREA = 57,821 SQ. FT. OR 1.327 AC.
    OPEN SPACE AREA: REQUIRED=17,346 SQ. FT. PROVIDED = 22,960 SQ.FT OR 40 PERCENT
19. TOPOIGRAPHY SHOWN IS "FIELD RUN" OBTAINED BY KCI TECHNOLOGIES APRIL 17, 2003.

Application No. SP 2004-MA-060

John P. DiGiulian
Chairman, Board of Zoning Appeals



MINIMUM YARD SETBACK DETAIL

SCALE: 1"=30'

LEGEND

EX. INDEX CONTOUR	PROP. CONTOUR
EX. INTERMEDIATE CONTOUR	PROP. CURB & GUTTER
EX. CURB AND GUTTER	PROP. SANITARY SEWER
EX. GAS LINE	PROP. STORM DRAIN
EX. STORM DRAIN	PROP. CONCRETE SIDEWALK
EX. SANITARY SEWER	PROP. MANHOLE
EX. WATER	PROP. PARKING
EX. WATER VALVE	
EX. FIRE HYDRANT	SPECIAL PERMIT AREA
EX. MANHOLE	
EX. LIGHT POLE	LIMITS OF DISTURBANCE / CLEARING
EX. INLET	
EX. BUSH	PORTION OF SOUTHLAND AVENUE TO BE VACATED AND ABANDONED
EX. TREE	

OWNER / DEVELOPER

HOME PROPERTIES VIRGINIA VILLAGE, LLC.
850 CLINTON SQUARE, ROCHESTER, NY 14604
C/O HOME PROPERTIES OF NEW YORK LP
6 GARRISON VIEW ROAD
OWINGS MILLS, MD 21117
ATTN: MR. WILLIAM BROWN, 410-356-3320

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 inch = 30ft.

COMMONWEALTH OF VIRGINIA
MARIANNE KIERNAN
No. 030051
11.1.04
PROFESSIONAL ENGINEER

DATE	REVISIONS

RECEIVED
Department of Planning & Zoning
NOV 03 2004
Zoning Evaluation Division

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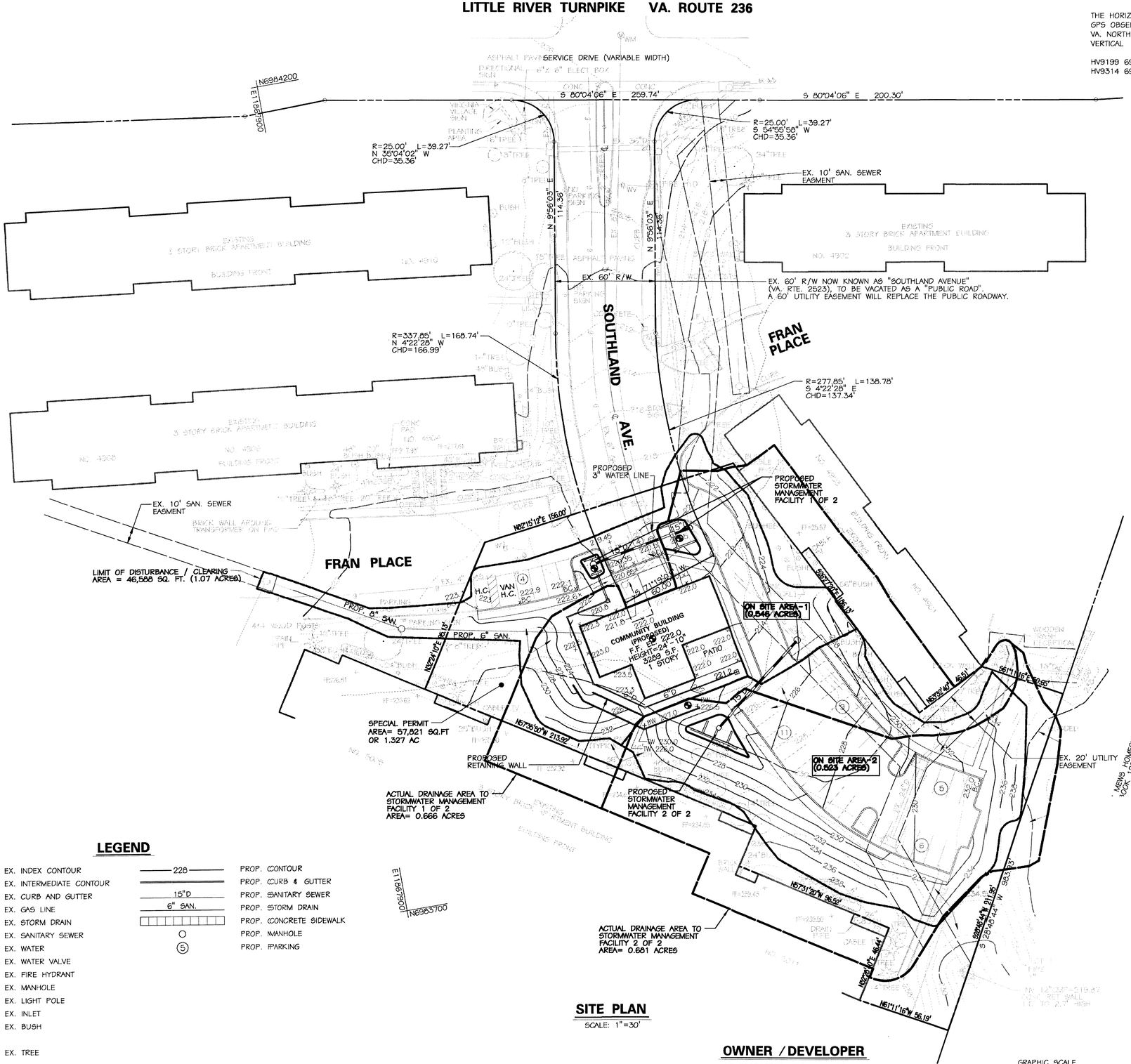
KCI TECHNOLOGIES INC.
ENGINEERS • PLANNERS • SURVEYORS
10 NORTH PARK DRIVE
HUNT VALLEY, MARYLAND 21030 (410) 316-7800

SPECIAL PERMIT PLAN FOR A COMMUNITY CENTER AT VIRGINIA VILLAGE

MASON MAGISTERIAL DISTRICT FAIRFAX COUNTY, VA

DESIGN BY: B.S.	SCALE	DATE	SHEET NUMBER	JOB NUMBER
DRAWN BY: C.S.D.	1"=30'	10-15-2004	1 OF 4	0102070
CHECKED BY: R.L.S.				

M:\2002\0102070\DRAWING\USITEPLN.DGN (C) KCI Technologies, Inc.



BENCHMARK DATA

THE HORIZONTAL AND VERTICAL DATUM SHOWN HEREON ARE BASED ON GPS OBSERVATIONS FROM THE FOLLOWING N.G.S. TRAVERSE POINTS
VA. NORTH HORIZONTAL NAD 1983/91
VERTICAL NAVD 1988

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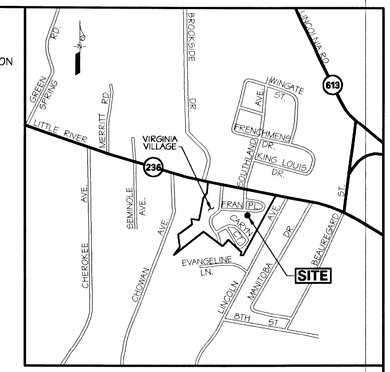
HV9314	6980130.270	11873168.834	124.93



VICINITY MAP
SCALE: 1" = 1000'

STORMWATER MANAGEMENT NOTES

FOR STORMWATER MANAGEMENT PURPOSES, THE SITE AREA HAS BEEN DELINEATED AS THE AREA WITHIN THE LIMITS OF DISTURBANCE.

STORMWATER MANAGEMENT FACITLITY 1 OF 2

PROPOSED SITE AREA: 0.546 ACRES
PROPOSED IMPERVIOUS AREA: 0.237 ACRES
SURFACE AREA OF SWM FACILITY REQUIRED/PROVIDED: 430 SF/495 SF
WATER QUALITY VOLUME REQUIRED/PROVIDED: 430 CF/436 CF
2-YEAR STORAGE VOLUME: 198 CF
10-YEAR STORAGE VOLUME: 594 CF
IT HAS BEEN PROPOSED TO INSTALL AN INFILTRATION TRENCH IN ORDER TO COMPLY WITH THE STORMWATER QUANTITY AND QUALITY REQUIREMENTS FOR THIS SITE. THE INFILTRATION TRENCH HAS BEEN PROPOSED WITHIN THE TWO ISLANDS ON EITHER SIDE OF THE PARKING LOT IN FRONT OF THE PROPOSED COMMUNITY CENTER. STORMWATER FROM THE ROOF, PARKING LOT AND OTHER AREAS WILL FLOW INTO THE PROPOSED FACILITY. THIS FACILITY HAS BEEN DESIGNED SUCH AS TO PROVIDE WATER QUALITY TREATMENT BY INFILTRATION THROUGH THE SOIL AND RECHARGE THE GROUND WATER. IT HAS ALSO BEEN DESIGNED TO STORE THE 2-YEAR AND 10-YEAR STORMS. A CONTROL STRUCTURE HAS BEEN PLACED AT THE END OF THE FACILITY TO RELEASE THE 2 & 10 YEAR STORMS AT EXISTING CONDITIONS RATES. THIS FACILITY HAS BEEN DESIGNED TO MANAGE FLOWS WITHIN THE SITE AREA. OFF-SITE FLOWS WILL BYPASS THE FACILITY BY FLOWING THROUGH AN OVERFLOW WEIR LOCATED ON TOP OF THE CONTROL STRUCTURE. THE STORMWATER WILL ULTIMATELY DRAIN TO AN EXISTING STORM DRAIN SYSTEM. THE ADEQUATEOUTFALL REQUIREMENTS OF THE PUBLIC FACILITIES MANUAL WILL BE SATISFIED SINCE THE 2 & 10 YEAR FLOWS WILL BE RELEASED AT THE EXISTING CONDITIONS RATE.

STORMWATER MANAGEMENT FACITLITY 2 OF 2

PROPOSED SITE AREA: 0.523 ACRES
PROPOSED IMPERVIOUS AREA: 0.215 ACRES
SURFACE AREA OF SWM FACILITY REQUIRED/PROVIDED: 400 SF/427 SF
WATER QUALITY VOLUME REQUIRED/PROVIDED: 391 CF/393 CF
2-YEAR STORAGE VOLUME: 170.80 CF
10-YEAR STORAGE VOLUME: 512.40 CF
IT HAS BEEN PROPOSED TO INSTALL AN INFILTRATION TRENCH IN ORDER TO COMPLY WITH THE STORMWATER QUANTITY AND QUALITY REQUIREMENTS FOR THIS SITE. THE INFILTRATION TRENCH HAS BEEN PROPOSED ON THE SOUTH OF THE PROPOSED COMMUNITY CENTER. STORMWATER FROM THE PARKING LOT AND OTHER AREAS WILL FLOW INTO THE PROPOSED FACILITY. THIS FACILITY HAS BEEN DESIGNED SUCH AS TO PROVIDE WATER QUALITY TREATMENT BY INFILTRATION THROUGH THE SOIL AND RECHARGE THE GROUND WATER. IT HAS ALSO BEEN DESIGNED TO STORE THE 2-YEAR AND 10-YEAR STORMS. A CONTROL STRUCTURE HAS BEEN DESIGNED TO RELEASE THE 2 & 10 YEAR STORMS AT EXISTING CONDITIONS RATES. THIS FACILITY HAS BEEN DESIGNED TO MANAGE FLOWS WITHIN THE SITE AREA. OFF-SITE FLOWS WILL BYPASS THE FACILITY BY FLOWING THROUGH AN OVERFLOW WEIR LOCATED ON TOP OF THE CONTROL STRUCTURE. THE STORMWATER WILL ULTIMATELY DRAIN TO AN EXISTING STORMDRAIN SYSTEM. THE ADEQUATE OUTFALL REQUIREMENTS OF THE PUBLIC FACILITIES MANUAL WILL BE MET SINCE THE 2 & 10 YEAR FLOWS WILL BE RELEASED AT THE EXISTING CONDITIONS RATE.

LEGEND

220	EX. INDEX CONTOUR
	EX. INTERMEDIATE CONTOUR
	EX. CURB AND GUTTER
g EX. 18"D g	EX. GAS LINE
EX. 6" SAN.	EX. STORM DRAIN
EX. 8"W	EX. SANITARY SEWER
WV	EX. WATER
FH	EX. WATER VALVE
	EX. FIRE HYDRANT
LP	EX. MANHOLE
	EX. LIGHT POLE
	EX. INLET
	EX. BUSH
	EX. TREE
228	PROP. CONTOUR
	PROP. CURB & GUTTER
15"D	PROP. SANITARY SEWER
6" SAN.	PROP. STORM DRAIN
	PROP. CONCRETE SIDEWALK
	PROP. MANHOLE
5	PROP. PARKING

SITE PLAN
SCALE: 1"=30'

OWNER / DEVELOPER

HOME PROPERTIES VIRGINIA VILLAGE, LLC.
850 CLINTON SQUARE, ROCHESTER, NY 14604
C/O HOME PROPERTIES OF NEW YORK LP
6 GARRISON VIEW ROAD
OWINGS MILLS, MD 21117
ATTN: MR. WILLIAM BROWN, 410-356-3320

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 inch = 30ft.

COMMONWEALTH OF VIRGINIA
MARIANNE KIERNAN
No. 030551
PROFESSIONAL ENGINEER
11-1-04

KCI TECHNOLOGIES INC.
ENGINEERS • PLANNERS • SURVEYORS
10 NORTH PARK DRIVE
HUNT VALLEY, MARYLAND 21030 (410) 316-7800

STORMWATER MANAGEMENT PLAN FOR A COMMUNITY CENTER AT VIRGINIA VILLAGE

MASON MAGISTERIAL DISTRICT · FAIRFAX COUNTY, VA

DESIGN BY: B.S.	SCALE	DATE	SHEET NUMBER	JOB NUMBER
DRAWN BY: C.S.D.	1"=30'	10-15-2004	2 OF 4	0102070
CHECKED BY: R.L.S.				

DATE	REVISIONS

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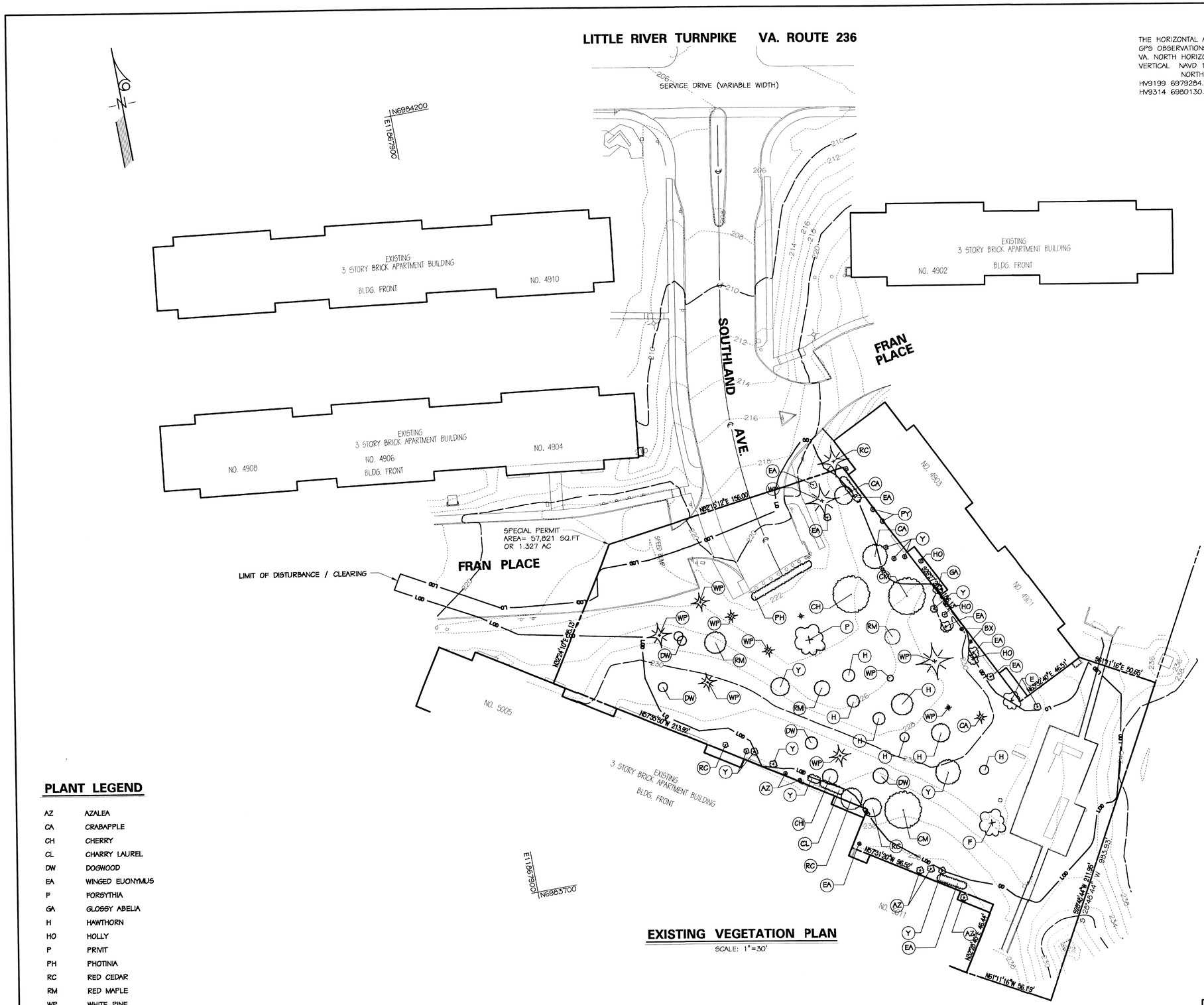

EXISTING VEGETATION PLAN

SCALE: 1"=30'

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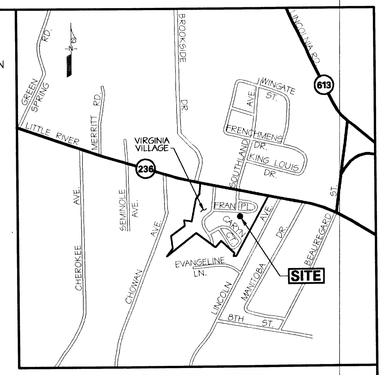

VICINITY MAP

SCALE: 1" = 1000'

GENERAL NOTES

1. EXISTING COVER CLASSIFICATION: DEVELOPED
2. SEE LANDSCAPE PLAN FOR LIMIT OF DISTURBANCE AND PROPOSED PLANTINGS.
3. MINIMUM TREE COVER REQUIREMENTS: ZONING DISTRICT R-20——10%
4. INFORMATION SHOWN OBTAINED BY FIELD SURVEY BY KCI TECHNOLOGIES, INC. APRIL 17, 2003 AND BY VISUAL INSPECTION OF THE EXISTING VEGETATION BY A LICENSED LANDSCAPE ARCHITECT.

PLANT LEGEND

AZ	AZALEA
CA	CRABAPPLE
CH	CHERRY
CL	CHARRY LAUREL
DW	DOGWOOD
EA	WINGED EUONYMUS
F	FORSYTHIA
GA	GLOSSY ABELIA
H	HAWTHORN
HO	HOLLY
P	PRIVIT
PH	PHOTINIA
RC	RED CEDAR
RM	RED MAPLE
WP	WHITE PINE
Y	YEW

OWNER / DEVELOPER

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850 CLINTON SQUARE, ROCHESTER, NY 14604
C/O HOME PROPERTIES OF NEW YORK LP
6 GARRISON VIEW ROAD
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GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 inch = 30ft.

COMMONWEALTH OF VIRGINIA
MARIANNE KIERNAN
No. 030651
11-1-04
PROFESSIONAL ENGINEER

KCI TECHNOLOGIES
KCI TECHNOLOGIES INC.
ENGINEERS • PLANNERS • SURVEYORS
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HUNT VALLEY, MARYLAND 21030 (410) 316-7800

EXISTING VEGETATION MAP FOR A COMMUNITY CENTER AT VIRGINIA VILLAGE

MASON MAGISTERIAL DISTRICT — FAIRFAX COUNTY, VA

DESIGN BY: J.T.	SCALE	DATE	SHEET NUMBER	JOB NUMBER
DRAWN BY: C.S.D.	1'=30'	10-15-2004	3 OF 4	0102070
CHECKED BY: R.L.S.				

DATE	REVISIONS

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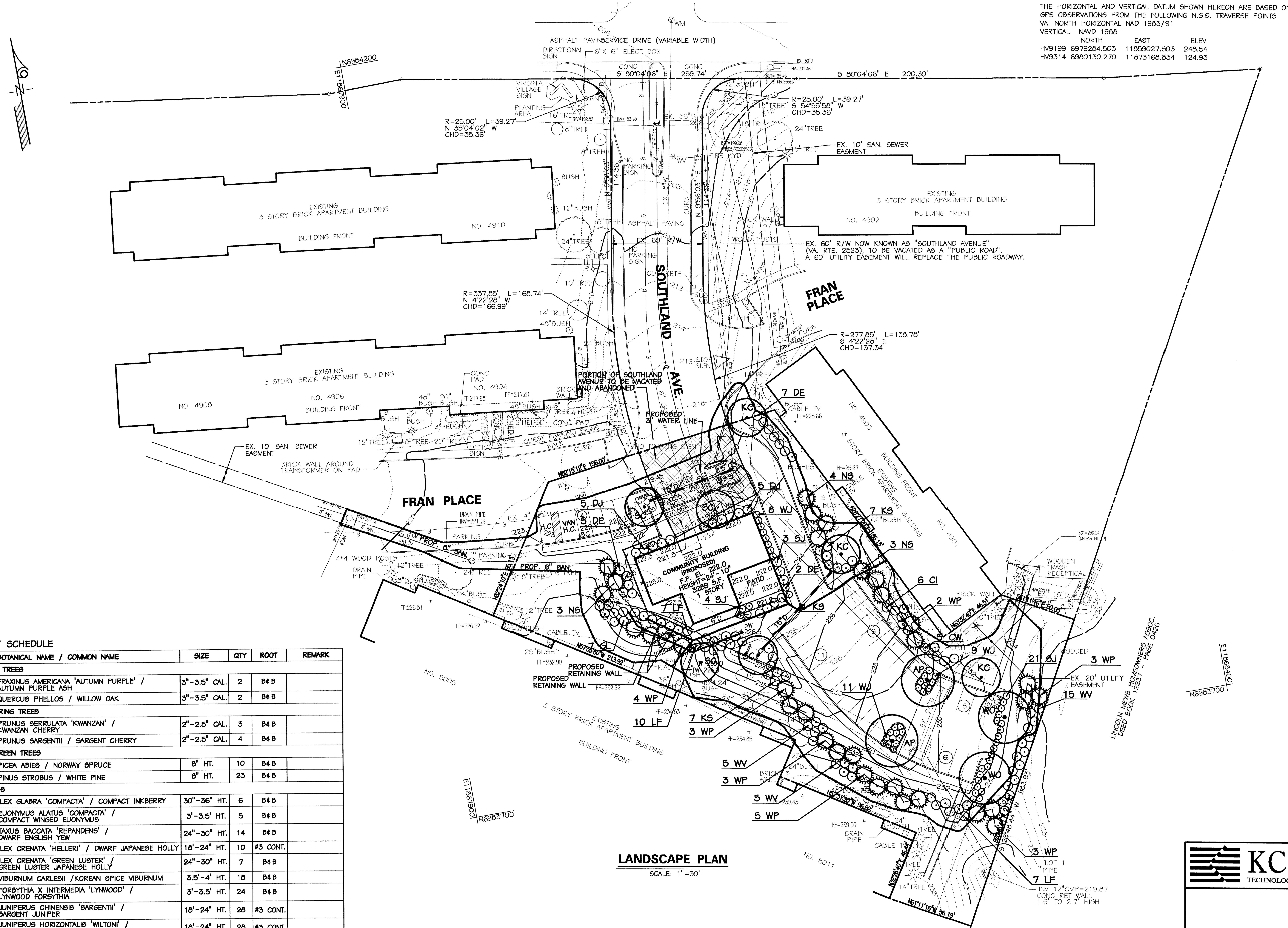

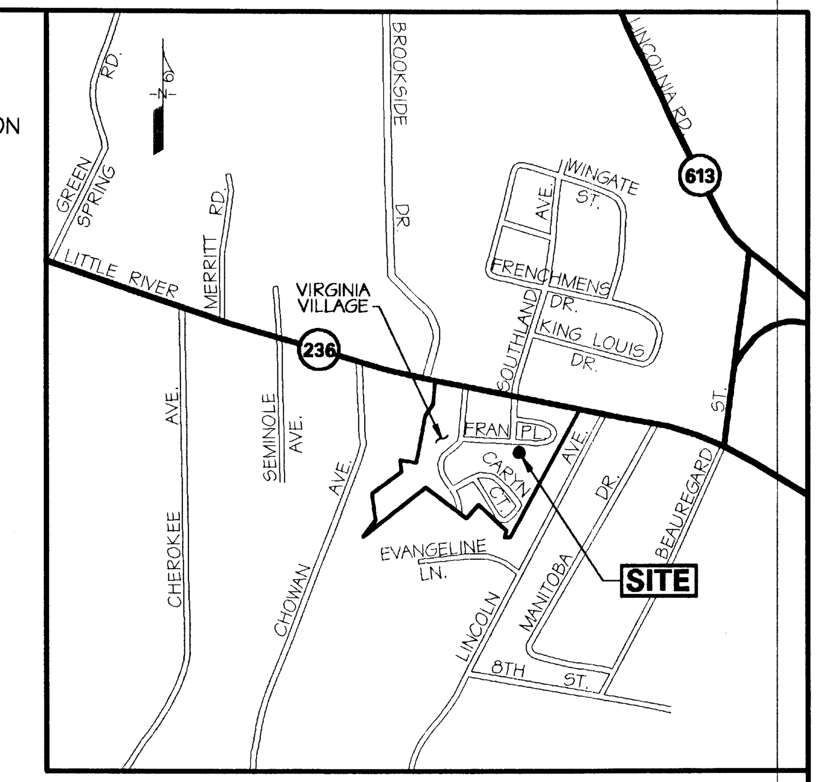

VICINITY MAP

SCALE: 1" = 1000'

PLANT SCHEDULE

KEY	BOTANICAL NAME / COMMON NAME	SIZE	QTY	ROOT	REMARK
SHADE TREES					
AP	FRAXINUS AMERICANA 'AUTUMN PURPLE' / AUTUMN PURPLE ASH	3"-3.5" CAL.	2	B&B	
WO	QUERCUS PHELLOS / WILLOW OAK	3"-3.5" CAL.	2	B&B	
FLOWERING TREES					
KC	PRUNUS SERRULATA 'KWANZAN' / KWANZAN CHERRY	2"-2.5" CAL.	3	B&B	
SC	PRUNUS SARGENTII / SARGENT CHERRY	2"-2.5" CAL.	4	B&B	
EVERGREEN TREES					
NS	PICEA ABIES / NORWAY SPRUCE	8" HT.	10	B&B	
WP	PINUS STROBUS / WHITE PINE	8" HT.	23	B&B	
SHRUBS					
CI	ILEX GLABRA 'COMPACTA' / COMPACT INKBERRY	30"-36" HT.	6	B&B	
CW	EUONYMUS ALATUS 'COMPACTA' / COMPACT WINGED EUONYMUS	3'-3.5' HT.	5	B&B	
DE	TAXUS BACCATA 'REPANDENS' / DWARF ENGLISH YEW	24"-30" HT.	14	B&B	
DJ	ILEX CRENATA 'HELLERI' / DWARF JAPANESE HOLLY	18'-24" HT.	10	#3 CONT.	
GL	ILEX CRENATA 'GREEN LUSTER' / GREEN LUSTER JAPANESE HOLLY	24"-30" HT.	7	B&B	
KS	VIBURNUM CARLESII /KOREAN SPICE VIBURNUM	3.5'-4' HT.	18	B&B	
LF	FORSYTHIA X INTERMEDIA 'LYNWOOD' / LYNWOOD FORSYTHIA	3'-3.5' HT.	24	B&B	
SJ	JUNIPERUS CHINENSIS 'SARGENTII' / SARGENT JUNIPER	18'-24" HT.	28	#3 CONT.	
WJ	JUNIPERUS HORIZONTALIS 'WILTONI' / WILTONI JUNIPER	18'-24" HT.	28	#3 CONT.	
WV	VIBURNUM X RHYTIDOPHYLLOIDES 'WILLOW WOOD' / WILLOWWOOD VIBURNUM	3'-3.5' HT.	25	B&B	

LANDSCAPE PLAN

SCALE: 1"=30'

OWNER / DEVELOPER

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DATE	REVISIONS

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MARIANNE KIERNAN
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HUNT VALLEY, MARYLAND 21030 (410) 316-7800

LANDSCAPE PLAN FOR A COMMUNITY CENTER AT VIRGINIA VILLAGE

MASON MAGISTERIAL DISTRICT FAIRFAX COUNTY, VA

DESIGN BY: J.T. DRAWN BY: C.S.D. CHECKED BY: R.L.S.	SCALE	DATE	SHEET NUMBER	JOB NUMBER
	1'=30'	10-15-2004	4 OF 4	0102070

M: \ 2002 \ 0102070 \ DRAWINGS \ ULANDPLN.DGN (c) KCI Technologies, Inc.