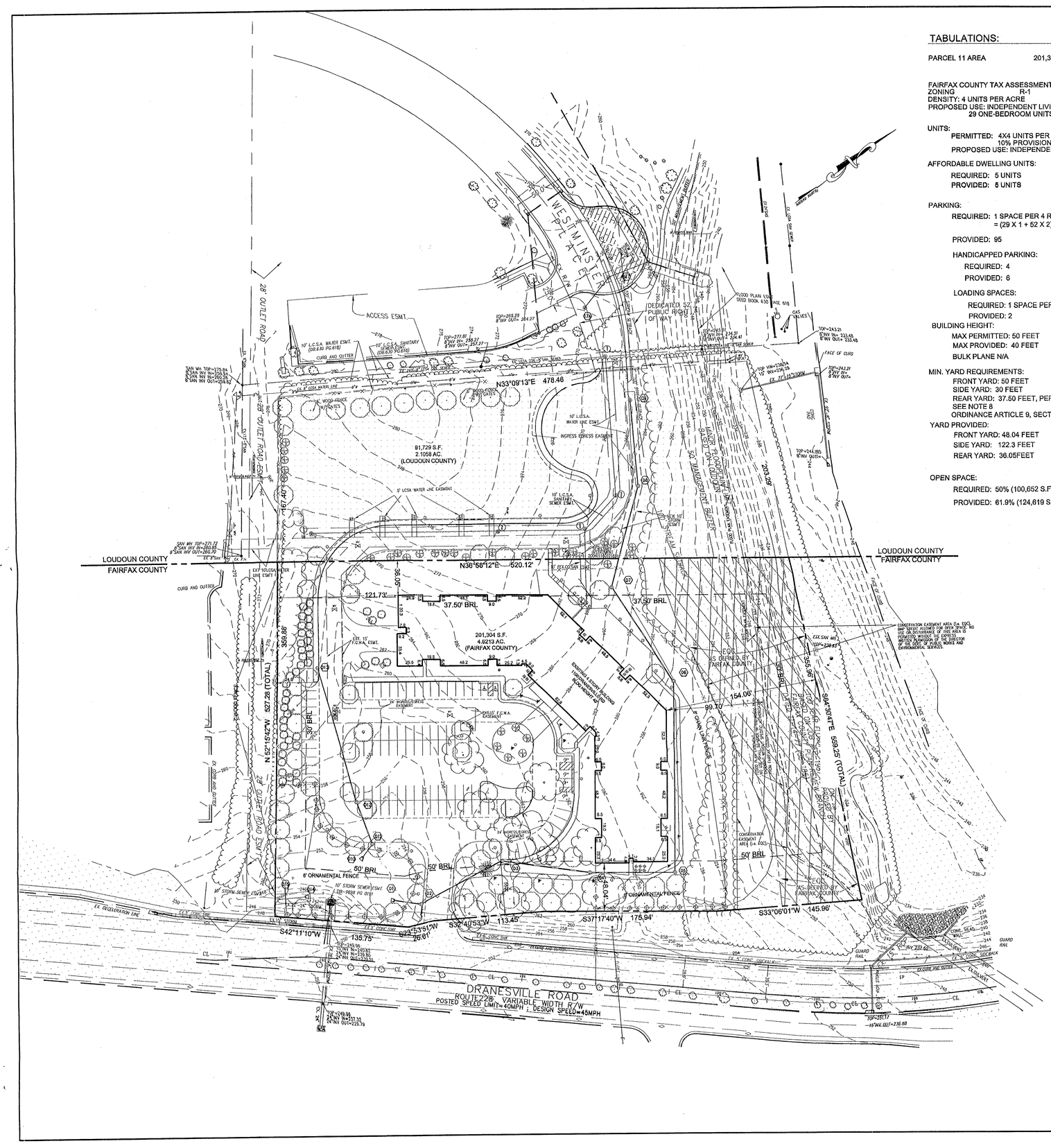


TABULATIONS:

PARCEL 11 AREA 201,304 S.F. OR 4.6213 ACRES

FAIRFAX COUNTY TAX ASSESSMENT MAP 6-3 ((1)) PARCEL 11
ZONING
R-1
DENSITY: 4 UNITS PER ACRE
PROPOSED USE: INDEPENDENT LIVING FACILITY
29 ONE-BEDROOM UNITS, 51 TWO-BEDROOM UNITS

UNITS:
PERMITTED: 4X4 UNITS PER ACRE X 4.6213 ACRES = 73.9 UNITS +
10% PROVISIONAL INCREASE (7.39 UNITS) = 81 UNITS
PROPOSED USE: INDEPENDENT LIVING FACILITIES

AFFORDABLE DWELLING UNITS:
REQUIRED: 5 UNITS
PROVIDED: 5 UNITS

PARKING:
REQUIRED: 1 SPACE PER 4 RESIDENTS PLUS ONE SPACE PER EACH EMPLOYEE
= (29 X 1 + 52 X 2)/4 + 12 = 45

PROVIDED: 95

HANDICAPPED PARKING:
REQUIRED: 4
PROVIDED: 6

LOADING SPACES:
REQUIRED: 1 SPACE PER 1ST 10,000 S.F. + 1 SPACE PER 100,000 S.F. = 2
PROVIDED: 2

BUILDING HEIGHT:
MAX PERMITTED: 50 FEET
MAX PROVIDED: 40 FEET
BULK PLANE N/A

MIN. YARD REQUIREMENTS:
FRONT YARD: 50 FEET
SIDE YARD: 30 FEET
REAR YARD: 37.50 FEET, PER BOARD OF SUPERVISIORS
SEE NOTE 8
ORDINANCE ARTICLE 9, SECTION 306, PARAGRAPH 10 (A)

YARD PROVIDED:
FRONT YARD: 48.04 FEET
SIDE YARD: 122.3 FEET
REAR YARD: 36.05FEET

OPEN SPACE:
REQUIRED: 50% (100,652 S.F.)
PROVIDED: 61.9% (124,619 S.F.)

INTERIOR PARKING LOT LANDSCAPING

AREA OF PARKING LOT: 42,038 S.F.
INTERIOR LANDSCAPING REQUIRED: 2,102 S.F.
INTERIOR LANDSCAPING PROVIDED: 4,460 S.F.

PERIPHERAL PARKING LOT LANDSCAPING

LENGTH ABBUTTING STREET R.O.W.: 278 FT.
TREES REQUIRED: 1/40 FT. = 7
TREES PROVIDED: 26
WIDTH REQUIRED: 10 FT.
WIDTH PROVIDED: 51.5 FT.
LENGTH NOT ABBUTTING STREET R.O.W.: 180 FT.
TREES REQUIRED: 1/50 FT. = 4
TREES PROVIDED: 6 DECIDUOUS TREES
WIDTH REQUIRED: 4 FT.
WIDTH PROVIDED: 25 FT.

TRANSITIONAL SCREENING

ADJACENT USES: RETAIL, MULTIFAMILY, BOWLING ALLEY
NO TRANSITIONAL SCREENING REQUIRED

TREE COVER CALCULATION

ZONING R-1
TOTAL SITE AREA: 201,304 S.F. (4.6213 ACRES)
TREE COVER REQUIRED (20%): 40,260 S.F.
EXISTING TREE COVER
TO BE PRESERVED:
IN RPA: 36,640 S.F.
OUTSIDE RPA: 16,644 S.F.

CREDIT FOR 10 YEAR GROWTH
(X 1.25 OUTSIDE RPA) 20,805 S.F.

TREE COVER PLANTED: 24,400 S.F.
TOTAL TREE COVER PROVIDED: 81,845 S.F.

TREE SCHEDULE

	QTY.	SIZE	10 YR. S.F.	TOTAL S.F.
LARGE DECIDUOUS TREE	77	2-2 1/2" CAL.	200	15,400
MEDIUM EVERGREEN TREE	60	6-8' HT.	150	9,000

TOTAL 24,400 S.F.

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

NOTES:

1. THE ENTRANCE OF DRANESVILLE ROAD WILL BE RIGHT TURN IN AND RIGHT TURN OUT ONLY
2. THE TOPO REFLECTS PRE CONSTRUCTION CONDITIONS TOPOGRAPHY IS FIELD RUN CONTOURS ARE 2' INTERVALS
3. THIS SITE HAS NO IMPACT ON BURIAL SITES
4. WATER AND SEWER SERVICE PROVIDED BY PUBLIC UTILITIES
5. GROSS FLOOR AREA 110,488.00 SF PER SITE PLAN
6. NET FLOOR AREA 110,233.00 SF PER SITE PLAN
7. THERE IS NO NEW CONSTRUCTION PROPOSED AND THE STORM WATER MANAGEMENT PLAN IS NOT BEING AMENDED
8. BOARD OF SUPERVISORS PREVIOUSLY APPROVED A REDUCTION IN THE REAR YARD FROM 50' TO 37.5' PER SPECIAL EXCEPTION 01-D-022 ON 09/09/02
9. UNLESS OTHERWISE NOTED ALL EASEMENTS IN FAIRFAX COUNTY ARE RECORDED IN BOOK. 14964 PAGE. 787
10. THIS SPECIAL EXCEPTION IS FOR FAIRFAX COUNTY ONLY AND DOES NOT APPLY TO LOUDOUN COUNTY.

LEGEND:
- EXISTING FENCE
- EXSITING FLOOD LIGHTS
- EXSITING LIGHT POLE
- PROPOSED DECIDUOUS TREE
- EXISTING TREE
- EVERGREEN TREE
- FLOWERING TREE
- BRICK POST
- EQC *
- RPA *

ation No. SEA 01-D-022 staff CDL
APPROVED (SE) SP PLAN
SEE DEV CONDS DATED 11-29-06
Date of (BOS) (BZA) approval 12-4-2006
Sheet 1 of 4

RECEIVED
Department of Planning & Zoning
NOV 15 2006
Zoning Evaluation Division

Huntley, Nyce & Associates, Ltd.
SURVEYING • CIVIL ENGINEERING • LAND PLANNING
Chantilly * (703) 750-3490
14-42B ALBEMARLE POINT PLACE
SUITE 100
CHANTILLY, VIRGINIA 20151
FAX:703-378-5899
Arlington * (703) 532-4924
Leesburg * (703) 779-4905
Warrenton * (540) 347-2100

COMMONWEALTH OF VIRGINIA
CHRISTOPHER H. CHRUGHES
No. 002414
11-14-06
SIGNATURE

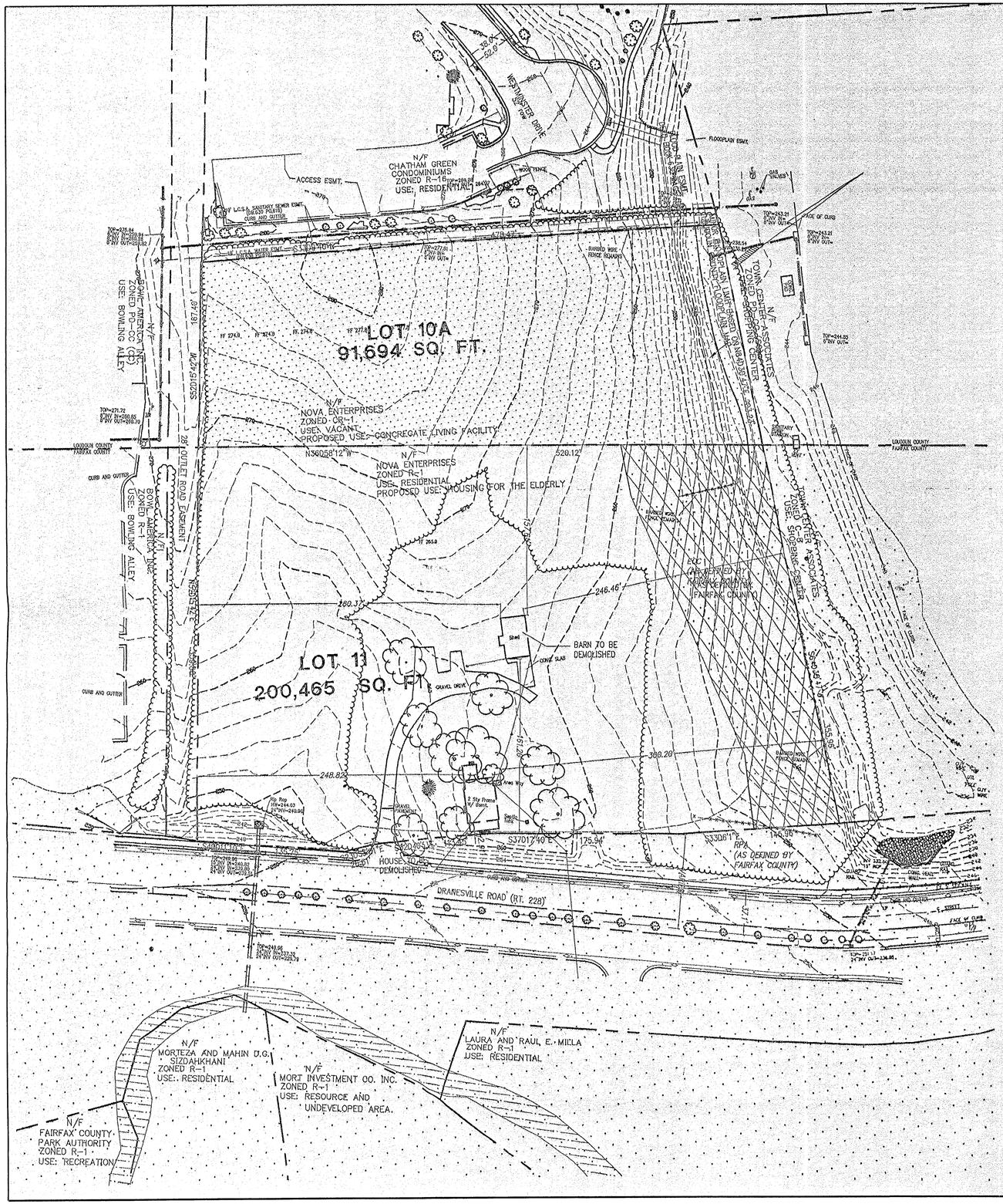
SUGARLAND HILL APARTMENTS INDEPENDENT LIVING FACILITIES

DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SPECIAL EXCEPTION PLAT CATEGORY 3, USE 4: SE 01-D-022-01
INDEPENDANT LIVING FACILITY

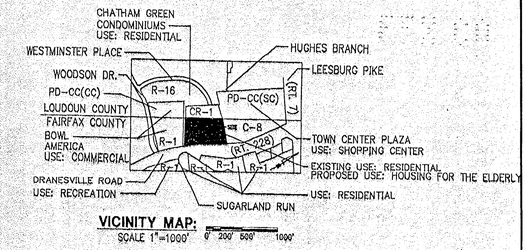
SCALE: 1" = 50'
DATE: 06-21-06
REVISIONS:
07-20-06
07-24-06
08-01-06
11-03-06
11-14-06

SHEET 1 OF 4
FILE NO. RP-3687

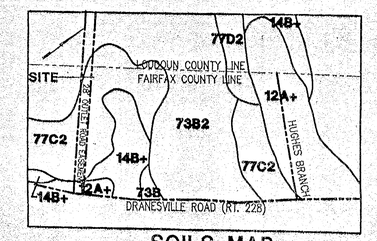


NOTES:

1. THE PROPERTY DELINEATED ON THIS PLAT IS SHOWN ON FAIRFAX COUNTY TAX MAP REFERENCE 6-3 ((1)) PARCEL 11 AND ON THE LOUDOUN COUNTY TAX MAP REFERENCE 82-10A (PARCEL ID 014-28-8074).
2. THE PROPERTY DELINEATED ON THIS PLAT IS OWNED BY NOVA ENTERPRISES, 112 ELDEN STREET, SUITE S, HERNDON, VA
3. THE PROPERTY DELINEATED ON THIS PLAT CONSISTS OF 6.70 ACRES. 31% OF THE PROPERTY IS LOCATED IN LOUDOUN COUNTY, AND 69% OF THE PROPERTY IS LOCATED IN FAIRFAX COUNTY. THE AREA OF THE FAIRFAX COUNTY PARCEL WAS MEASURED USING THE RECORDED METES AND BOUNDS AND DIFFERS FROM THE TAX ASSESSMENT RECORDS.
4. THE SUBJECT PROPERTY IS LOCATED IN "A" (AREA WITH NO BASE FLOOD ELEVATIONS DETERMINED) AND FLOOD ZONE "X" (AREA THAT IS OUTSIDE THE 500 YEAR FLOOD PLAIN) AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 515525 0050 D, FOR FAIRFAX COUNTY, AND LOUDOUN COUNTY, VIRGINIA AND REVISED MARCH 5TH, 1990.
5. THE PROPERTY IS SERVICED BY PUBLIC WATER AND SEWER.
6. THE EXISTENCE OF VEGETATED OR TIDAL WETLANDS, WATERS OF THE U.S. AND/OR HAZARDOUS WASTES HAS BEEN NEITHER INVESTIGATED NOR CONFIRMED DURING THE PERFORMANCE OF THIS SURVEY.
7. THIS PLAN IS FOR CONCEPTUAL MASTER MASTER PLANNING PURPOSES ONLY. BUILDING FOOTPRINTS, PARKING AREAS SHOWN ARE DIAGRAMMATIC AND SUBJECT TO CHANGE, BASED ON FINAL ARCHITECTURAL ENGINEERING AND DESIGN.
8. THERE ARE NO CEMETERIES LOCATED ON THIS PROPERTY.
9. TOPOGRAPHIC INFORMATION WAS TAKEN FROM SURVEY BY WILES MENSCH CORP.
10. SOILS INFORMATION WAS TAKEN FROM FAIRFAX COUNTY SOILS MAP.
11. CONSTRUCTION DATE OF EXISTING HOUSE AND BARN NOT KNOWN. BOTH EXISTING STRUCTURES TO BE DEMOLISHED.
12. STORMWATER MANAGEMENT BY DRY DETENTION POND.
13. EXISTING TREES TO REMAIN WILL BE PROTECTED BY SUPER SILT FENCE AT THEIR DRIP LINES.
14. WATER AND SANITARY SEWER UTILITY INFORMATION TAKEN FROM CHATHAM GREEN PLANS DATED 10/17/96. STORM SEWER UTILITY INFORMATION TAKEN FROM VDOT PLANS DATED JULY 1995.



VICINITY MAP:
SCALE 1"=1000'



SOILS MAP
SCALE: 1"=200'

Application No. SE 01-D-022 Staff Maryland
APPROVED SE / SP PLAN
SEE DEV CONDS DATED 8-30-02
Date of (BOS) (BZA) approval 9-9-02
Sheet 2 of 4

Application No. SEA 01-D-022 Staff CDC
APPROVED SE / SP PLAN
SEE DEV CONDS DATED 11-29-06
Date of (BOS) (BZA) approval 12-4-06
Sheet 2 of 4

COMMONWEALTH OF VIRGINIA
BARRY A. BRYSON
REG. 000947
LICENSED LANDSCAPE ARCHITECT
6/11/02

SE 01-D-022

SPECIAL EXCEPTION PLAT CATEGORY 3, USE 4: SE 01-D-022-01
INDEPENDANT LIVING FACILITY

COMMONWEALTH OF VIRGINIA
H. CHRISTOPHER HUGHES
No. 002414
11-14-06
LAND SURVEYOR

I HEREBY CERTIFY THAT THIS SHEET IS PART OF SPECIAL EXCEPTION PLAT SE 01-D-022-01, PREPARED BY HUNTLEY, NYCE AND ASSOCIATES, LTD.
SHEETS 2, 3 AND 4 WERE TAKEN FROM SPECIAL EXCEPTION PLAT SE-01-D-022, PREPARED BY THE WILES MENSCH CORPORATION AND APPROVED SEPTEMBER 9, 2002 AND ARE ATTACHED FOR INFORMATION PURPOSES ONLY.

DATE: 11-03-06

SHEET **2** OF **4**

50' 40' 30' 20' 10' 0 50' 100'
1" = 50'-0"

REV	DATE	DESCRIPTION	BY
5	6/13/02	REV. PER COUNTY COMMENTS	BB
4	5/17/02	REV. PER SURVEY & COUNTY COMMENTS	BB
3	10/31/01	ADDITION OF FENCE	BB
2	10/23/01	REVISED PER COUNTY COMMENTS	BB
1	10/11/01	REVISION TO STORMWATER MANAGEMENT	BB

WILES MENSCH CORPORATION
Planning, Engineering, Surveying, & Landscape Architecture
11860 SUNRISE VALLEY DRIVE
SUITE 200
RESTON, VIRGINIA 20191
Voice: (703) 391-7600
Fax: (703) 264-0595
info@wilesmensch.com

SUGARLAND HILL HOUSING FOR THE ELDERLY

1100 DRANESVILLE ROAD
DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA
AND
STERLING MAGISTERIAL DISTRICT
LOUDOUN COUNTY, VIRGINIA

DRAWING TITLE: EXISTING CONDITIONS

JOB NO. 985-2

SCALE: 1"=50' | DATE: 7/18/01 | SHEET C.2

FILE NO. RP-3687

REC'D
3 3 2004
FFX CO

PARTIAL FRONT ELEVATION

COMMONWEALTH OF VIRGINIA
H. CHRISTOPHER HUGHES
No. 002414
11-14-06
LAND SURVEYOR

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Application No. SE 01-D-022 Staff Maybond
APPROVED SE SP PLAN
SEE DEV CONDS DATED 8-30-02
Date of (BOS) (BZA) approval 9-9-02
Sheet 3 of 4

Application No. SEA 01-D-022 Staff CDL
APPROVED SE SP PLAN
SEE DEV CONDS DATED 11-29-06
Date of (BOS) (BZA) approval 12-4-06
Sheet 3 of 4

FOR ILLUSTRATIVE PURPOSES ONLY

EDG ARCHITECTS
7768 Woodmont Ave. Suite 200 Bethesda, MD 20814 (301) 654-0058

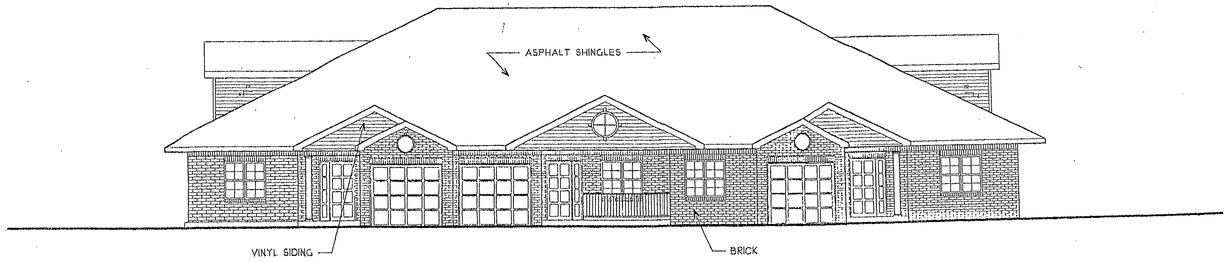
SUGARLAND HILL SENIOR APARTMENTS

CONCEPT ELEVATION

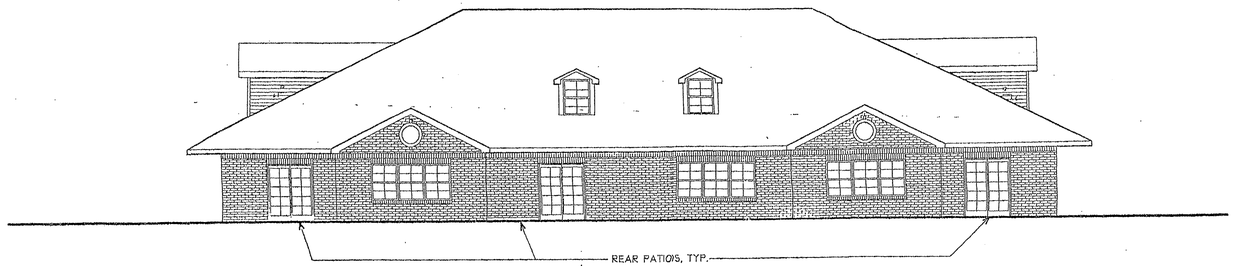
SPECIAL EXCEPTION PLAT CATEGORY 3, USE 4: SE 01-D-022-01
INDEPENDANT LIVING FACILITY

SCALE: 1/8" = 1'-0"

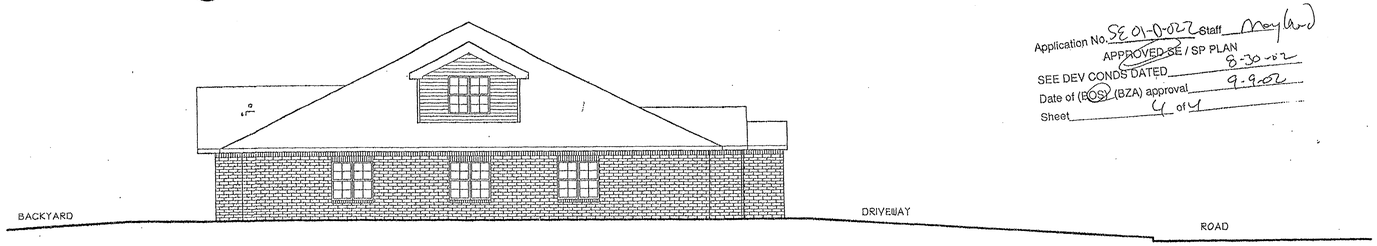
SHEET 3 OF 4
DATE: 11-03-06
29 OCT 2001



FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION

Application No. SE 01-D-022 Staff Maylan
APPROVED SE / SP PLAN
SEE DEV CONDS DATED 8-30-02
Date of (BOS) (BZA) approval 9-9-02
Sheet 4 of 4

FOR ILLUSTRATIVE PURPOSES ONLY

EDG ARCHITECTS
2 BETHESDA METRO CENTER, Suite 707 Bethesda, MD 20814 (301) 654-0058

SUGARLAND HILL VILLAS

CONCEPT ELEVATIONS

SCALE: 1/8"=1'-0"

22 APR 2002

C.33

Application No. SE 01-D-022 Staff CDL
APPROVED SE / SP PLAN
SEE DEV CONDS DATED 11-29-06
Date of (BOS) (BZA) approval 12-4-06
Sheet 4 of 4

COMMONWEALTH OF VIRGINIA
H. CHRISTOPHER HUGHES
No. 02414
11-14-06
LAND SURVEYOR

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INDEPENDANT LIVING FACILITY

SHEET 4 OF 4
DATE: 11-03-06

FILE NO. RP-3687