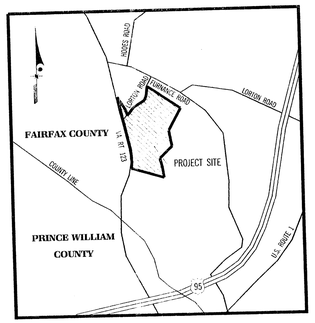
LORTON WORKHOUSE ARTS CENTER

CONCEPTUAL DEVELOPMENT PLAN/ FINAL DEVELOPMENT PLAN

FAIRFAX COUNTY, VIRGINIA
MOUNT VERNON DISTRICT

JULY 1, 2003

REVISED: JULY 10, 2003
JULY 14, 2003
JULY 22, 2003
OCTOBER 17, 2003
NOVEMBER 24, 2003
JANUARY 12, 2004
APRIL 2, 2004
APRIL 26,. 2004
MAY 27, 2004
JUNE 18, 2004
JUNE 28, 2004



VICINITY MAP
SCALE: 1" = 2000'

LAND USE ATTORNEY:

McGUIREWOODS LLP
1750 TYSONS BOULEVARD
SUITE 1800
McLEAN, VA 22102
PH. 703 - 712 - 5000 FAX 703 - 712 - 5050

PLANNER/ENGINEER:

GREENHORNE & O'MARA, INC.
3635 CONCORDE PARKWAY, SUITE 300
CHANTILLY, VIRGINIA 20151
PH. (703) 263-1220 FAX (703) 263-1221

LANDSCAPE ARCHITECT:

STUDIO 39 LANDSCAPE ARCHITECTURE, P.C.
6416 GROVEDALE DR., SUITE 100-A
ALEXANDRIA, VIRGINIA 22310
PH. (703) 719-6500 FAX (703) 719-6503

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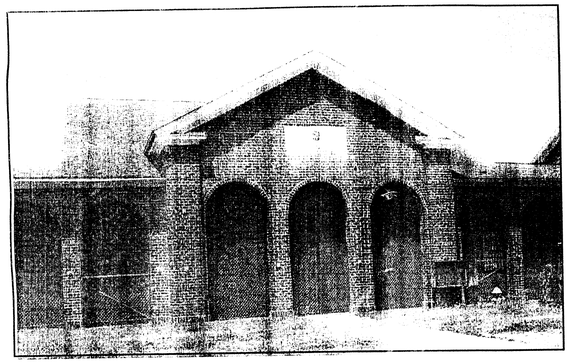
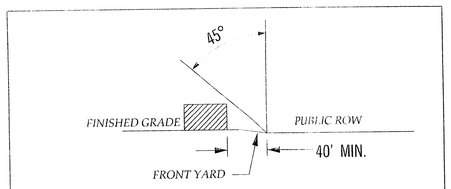


ARCHITECTURE OF EXISTING TYPICAL WORKHOUSE



ANGLE OF BULK PLANE (LORTON WORKHOUSE)

SITE TABULATIONS

EXISTING ZONING	R-C
PROPOSED ZONING	PDC
GROSS SITE AREA	56.04 ACRES
FUTURE PUBLIC RIGHT-OF-WAY	
RT. 123 AREA	1.94 ACRES
LORTON ROAD AREA	1.96 ACRES
NET SITE AREA	52.14 ACRES
FLOOR AREA RATIO (F.A.R.)	
F.A.R. PERMITTED (1.5)	
1.5 X 56.04 AC.. = 84.06 AC.	
84.06 X 43,560 SF/AC. =	3,661,654 SF
GROSS FLOOR AREA (PROPOSED)	293,588 SF (GFA)*
F.A.R. PROPOSED (0.08)	
293,588 SF / 3,661,654 SF =	0.08
OPEN SPACE	
OPEN SPACE REQUIRED (15%)	
52.14 AC. X 0.15= 7.82 AC.	7.82 AC.
OPEN SPACE PIROVIDED (75%)	39.16 AC.
PROPOSED BUILDING COVERAGE (GROUND FLOOR ONLY)	215,703 SF
AREA OF PROPIOSED PARKING AND VEHICULAR TRAVEL WAYS	349,778 SF
TOTAL: BUILDING COVERAGE AND PARKING	565,481 SF
565,481 SF / 443,560 SF/AC. =	12.98 AC.
52.14 AC. - 12.98 AC. =	39.16 AC.
39.16 AC. / 52.14 AC. =	0.75
AREA OF DEVELOPED OPEN SPACE	13.12 AC.
RESIDENTIAL USES (SECONDARY USE)	
MULTIFAMILY	40 (RESIDENTIAL UNITS)
POSSIBLE PRESERVED BUILDINGS	3 (SINGLE FAMILY)
	43 UNITS

PARKING (SEE DETAILED PARKING ANALYSIS ON SHEET 5)

MULTI-FAMILY	
REQUIRED: 1.6 SPACES / UNIT	
1.6 SPACES x 40 =	64 SPACES
SINGLE FAMILY	
REQUIRED: 2 SPACES / UNIT	
3 x 2 =	6 SPACES
THEATRE	
REQUIRED: 0.3 SPACES / SEAT	
850 SEATS x 0.3 =	255 SPACES
RECREATION USE OTHER THAN THEATRE	
REQUIRED: 1 SPACE / 3 PERSONS PLUS 1 SPACE / 1 EMPLOYEE	
900 PERSONS + 75 EMPLOYEES = (900/3) + (75 x 1) =	375 SPACES
CULTURAL CENTER /MUSEUM /AUDITORIUM	
REQUIRED: 1 SPACE / 300 SF OF GFA	
117,995 SF / 300 =	394 SPACES
EATING ESTAIBLISHMENTS	
REQUIRED: 1 SPACE PER 4 SEATS PLUS 1 SPACE PER 2 EMPLOYEES	
ASSUME 400 SEATS; 40 EMPLOYEES	
400 SEATS / 1 SPACE PER 4 SEATS = 100 SPACES	
40 EMP./ 1 SPACE PER 2 EMP. = 20 SPACES	
100 + 20 =	120 SPACES
BALLFIELD **	
REQUIRED: 30 SPACES PER FIELD	30 SPACES
TOTAL PARKING REQUIRED	1244 SPACES
PAVED PARKING PROVIDED	834 SPACES
NON-PAVED PARKING PROVIDED	520 SPACES
TOTAL PARKING PROVIDED	1354 SPACES

* SEE BREAKDOWN OF GROSS FLOOR AREA ON SHEET 4
** BASED ON FAIRFAX COUNTY PARK AUTHORITY STANDARDS

GENERAL NOTES

1. THE PROPERTY DELINEATED ON THIS PLAN IS LOCATED ON FAIRFAX COUNTY TAX MAP NO. 106-4-01-0054, SUB-PARCEL "G". THE PROPERTY IS CURRENTLY ZONED R-C (RESIDENTIAL CONSERVATION). THE PROPOSED ZONING IS PDC (PLANNED DEVELOPMENT COMMERCIAL).

2. THE APPLICANT IS:
   LORTON ARTS FOUNDATION
   P.O.BOX 1200
   LORTON, VIRGINIA 22035

3. THE PROPERTY OWNER IS:
   FAIRFAX COUNTY BOARD OF SUPERVISORS
   12000 GOVERNMENT CENTER PARKWAY
   SUITE 533
   FAIRFAX, VIRGINIA 22035

4. TOTAL SITE AREA IS 56.04 ACRES. (APPROXIMATE SITE AREA RESERVED FOR PUBLIC-RIGHT-OF-WAY: 3.90 ACRES) NET SITE AREA IS APPROXIMATELY 52.14 ACRES.

5. TOPOGRAPHY IS BASED UPON CURRENT FAIRFAX COUNTY GIS DATA AND HAS BEEN INTERPOLATED TO A TWO (2') FOOT CONTOUR INTERVAL. BOUNDARY INFORMATION IS FROM FIELD SURVEYS PREPARED BY GREENHORNE AND O'MARA, INC.

6. THE PROJECT AREA CONTAINS NO FEMA OR FAIRFAX COUNTY MAPPED FLOODPLAIN, OR RPA AS DEFINED IN THE CURRENTLY ADOPTED FAIRFAX COUNTY COMPREHENSIVE PLAN. THERE ARE NO WETLANDS WITHIN THE PROJECT AREA.

7. STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAN ARE BASED UPON A PRELIMINARY ENGINEERING ANALYSIS OF THE EXISTING WATERSHED AREA, PROJECTED OFF-SITE DEVELOPEMENT, AND ANTICIPATED ON-SITE PROJECT DEVELOPMENT. REFINEMENTS AND/OR MODIFICATIONS TO THE LOCATIONS AND SIZE OF THESE STORMWATER MANAGEMENT FACILITIES MAY BE MADE NECESSARY AT TIME OF SITE PLAN DESIGN DUE TO PHASING OF SITE-DEVELOPMENT, FURTHER DETAILED ENGINEERING STUDIES RELATING TO SITE TOPOGRAPHY, GEOTECHNICAL CHARACTERISTICS, THE USE OF ALTERNATIVE METHODS OF SWM/BMP SUCH AS BIO-RETENTION AREAS (RAIN GARDENS), AND THE POTENTIAL FOR REDUCTION OF IMPERVIOUS SURFACES THROUGH THE REMOVAL OF EXISTING BUILDINGS AND PAVED AREAS. STORMWATER MANAGEMENT FACILITIES CONSTRUCTED WITH THIS PLAN WILL BE INSTALLED IN ACCORDANCE WITH THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL, LATEST EDITION.

8. THERE ARE NO KNOWN GRAVE OR BURIAL SITES WITHIN THE PROJECT AREA.

9. THE PROPOSED DEVELOPMENT SHOWN ON THIS PLAN IS IN ACCORDANCE WITH THE FAIRFAX COUNTY COMPREHENSIVE PLAN, 2003 EDITION, LOWER POTOMAC PLANNING DISTRICT, AMENDED THROUGH FEBRUARY 10, 2003. THE DEVELOPMENT IS ALSO IN ACCORDANCE WITH THE LAUREL HILL COMMUNITY PLANNING SECTOR

10. THE PROPOSED DEVELOPMENT CONFORMS TO THE PROVISIONS OF FAIRFAX COUNTY APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS, UNLESS OTHERWISE HEREIN NOTED:

    1. THE APPLICANT HEREBY REQUESTS A WAIVER OF THE BARRIER AND MODIFICATION OF THE TRANSITIONAL SCREEN YARD ALONG THE NORTHERN AND WESTERN PROPERTY LINES TO THAT SHOWN ON THE PLAN AS PROVIDED FOR IN ARTICLE 13, SECTION 13-304.6. AND 13-304.7. OF THE FAIRFAX COUNTY ZONING ORDINANCE.

11. HAZARDOUS OR TOXIC SUBSTANCES HAVE BEEN IDENTIFIED WITHIN THE PROJECT AREA. MITIGATION PLANS ARE CURRENTLY UNDERWAY TO REMOVE ALL SUCH HAZARDOUS MATERIALS AND/OR SUBSTANCES.

12. THE PROJECT WILL BE SERVED BY PUBLIC SEWER AND WATER. PROPOSED UTILITY ALIGNMENTS ARE SHOWN FOR CONCEPTUAL PURPOSES ONLY, AND ARE SUBJECT TO CHANGE UPON FINAL ENGINEERING.

13. THERE ARE ANTICIPATED OFF-SITE PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS PLAN. APPROXIMATELY 4.00 ACRES OF LAND IS BEING RESERVED FOR DEDICAITION AS PUBLIC RIGHT-OF-WAY ALONG THE EAST-SIDE OF OX ROAD, ROUTE 123 AND A PORTION OF THE SOUTH SIDE OF LORTON ROAD, ROUTE 642. IN ADDITION, A PORTION OF EAST BOUND LORTON ROAD WILL BE BUILT WITH THIS PLAN.

14. THE APPLICANT REQUESTS THE ABILITY TO MAKE MINOR MODIFICATIONS TO THE LOCATIONS AND DIMENTIONS OF THE PROPOSED BUILDINGS, PARKING AREAS, WALKS, LANDSCAPING AND RELATED SITE IMPROVEMENTS AS MAY BE NECESSARY AT THE TIME OF FINAL SITE ENGINEERING PROVIDED THAT SUCH CHANGES ARE IN SUBSTANTIAL CONFORMANCE WITH THE CONCEPTUAL/FINAL DEVELOPMENT PLAN PURSUANT TO THE PROVISIONS OF SECT. 16-403 OF THE FAIRFAX COUNTY ZONING ORDINANCE.

15. THE APPLICANT PROPOSES SECONDARY USES IN ADDITION TO THE PRINCIPAL USES LISTED IN THE SITE TABULATIONS ON THIS SHEET. SEE SHEET 4 FOR A DESCRIPTION OF THE PROPOSED SECONDARY USES.

16. PROPOSED STRUCTURES SHALL BE CONSTRUCTED OF ARCHITECTURAL MATERIALS THAT WILL COMPLIMENT AND/OR REFLECT EXISTING MATERIALS.

18. EXISTING SCENIC ASSETS ON THE PROPERTY SUCH AS HISTORICAL STRUCTURES AND VIEW SHEDS TOWARD ADJACENT PROPERTY TO THE SOUTH AND EAST WILL BE PRESERVED TO THE EXTENT POSSIBLE. PROTECTION AND PRESERVATION OF THESE ASSETS WILL BE DONE WITH STRATEGIC PLACEMENT OF NEW FACILITIES AND LANDSCAPING SO AS NOT TO INTERUPT OR BLOCK THE VIEWSHED.

19. ADJACENT AND NEIGHBORING PROPERTIES SHALL BE PROTECTED FROM ANY ADVERSE EFFECTS OF THE PROPOSED DEVELOPMENT BY THE MINIMAL DEVELOPMENT ALONG THE PERIMETER OF THE PROPERTY AND THE USE OF SELECTIVE VEGETATIVE SCREENING AT STRATEGIC LOCATIONS ALONG THE PERIPHERAL BOUNDARY.

20. THE SITE CONTAINS SEVERAL EXISTING HISTORICAL STRUCTURES THAT WILL BE REHABILITATED AND RE-USED FOR CULTURAL PURPOSES.

21. THE EXISTING BALLFIELD LOCATED IN THE SOUTHERN PORTION OF THE PROPERTY WILL NOT BE LIGHTED BY THE DEVELOPMENT OF THIS PLAN.

22. THE PROJECT SHALL BE PHASED IN ACCORDANCE WITH MARKET CONDITIONS AND PROJECTED REVENUES. IT IS THE INTENT OF THE APPLICANT TO PURSUE THIS DEVELOPMENT WITH DUE DILIGENCE AND COMPLETE THE WORK AS EXPEDITIOUSLY AS POSSIBLE.

23. UTILITY EASEMENTS ARE NOT IDENTIFIED DUE TO THE PROPERTY BEING PREVIOUSLY UNDER FEDERAL OWNERSHIP. DETAILED SURVEYS OF EXISTING UTILITIES WILL BE PROVIDED AT TIME OF SITE SITE PLAN.

24. FUTURE ROAD IMPROVEMENTS FOR VA. RT. 123 AND VA. RT. 642 CAN BE FOUND ON VDOT PLAN A, PROJECT 0123-029-F28.

25. SPECIAL AMENITIES PROVIDED WITHIN THE PLANNED DEVELOPMENT ARE LISTED ON SHEET 4 OF 8.

26. LOCATION AND QUANTITY OF EXISTING MANHOLES TO BE VERIFIED AT TIME OF SITE PLAN.

27. OUTDOOR LIGHTING PLANS WILL BE SUBMITTED AS SITE PLAN DOCUMENTS AND WILL BE SUBJECT TO APPROVAL BY THE ARCHITECTURAL REVIEW BOARD.

RZ/FDP
Application No. 2003-MV-033 Staff PB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 7-14-04
Date of (BOS) (PC) approval 7-26-04
Sheet 1 of 10

COMMONWEALTH OF VIRGINIA
JOHN J. GATTUSO
No. 00139
6-29-04
CERTIFIED LANDSCAPE ARCHITECT

SHEET 1 OF 10

M-1405

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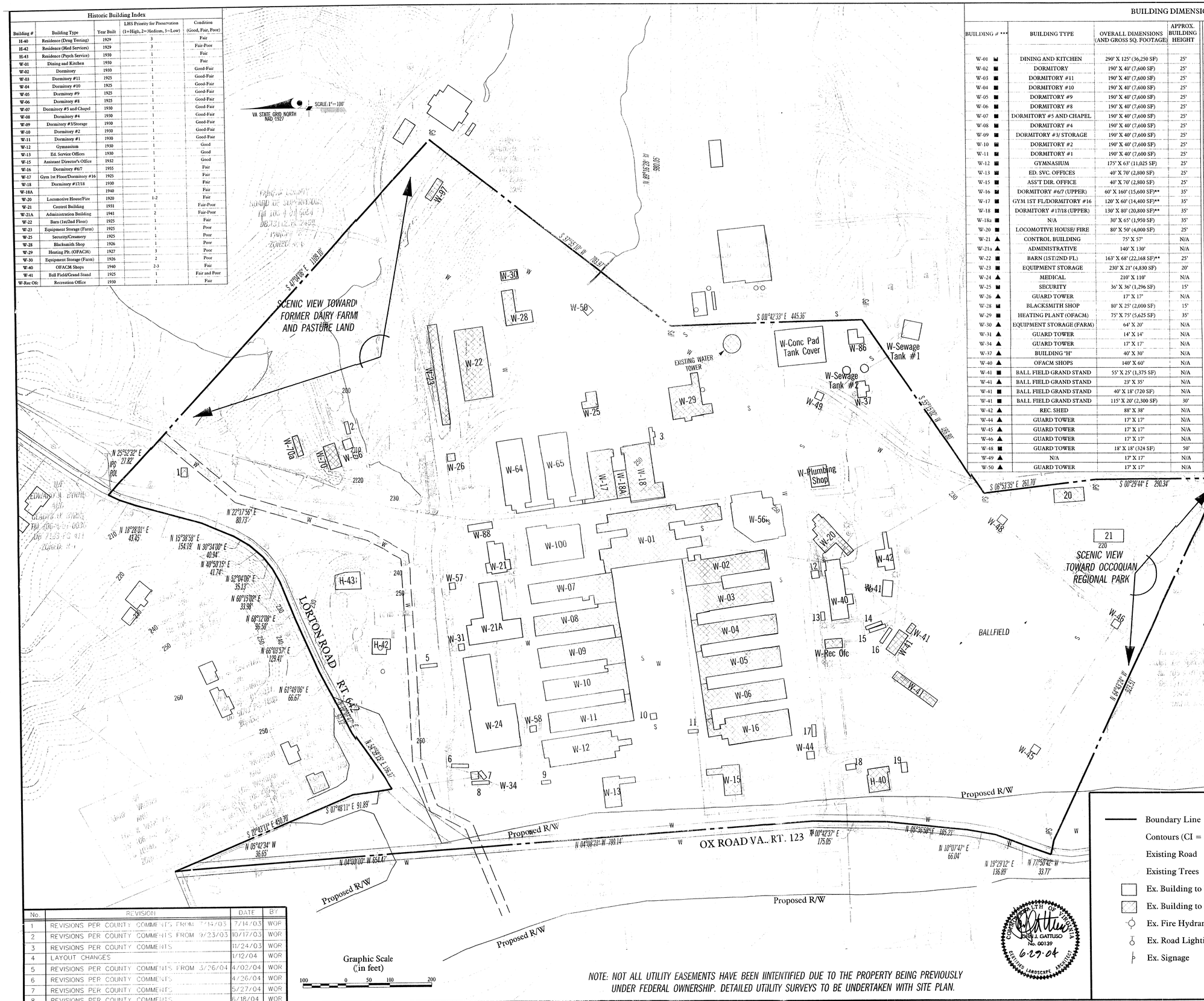
Historic Building Index

Building #	Building Type	Year Built	LHS Priority for Preservation (1=High, 2=Medium, 3=Low)	Condition (Good, Fair, Poor)
H-40	Residence (Drug Testing)	1929	3	Fair
H-42	Residence (Med Services)	1929	3	Fair-Poor
H-43	Residence (Psych Service)	1930	1	Fair
W-01	Dining and Kitchen	1930	1	Fair
W-02	Dormitory	1930	1	Good-Fair
W-03	Dormitory #11	1925	1	Good-Fair
W-04	Dormitory #10	1925	1	Good-Fair
W-05	Dormitory #9	1925	1	Good-Fair
W-06	Dormitory #8	1925	1	Good-Fair
W-07	Dormitory #5 and Chapel	1930	1	Good-Fair
W-08	Dormitory #4	1930	1	Good-Fair
W-09	Dormitory #3/Storage	1930	1	Good-Fair
W-10	Dormitory #2	1930	1	Good-Fair
W-11	Dormitory #1	1930	1	Good-Fair
W-12	Gymnasium	1930	1	Good
W-13	Ed. Service Offices	1930	1	Good
W-15	Assistant Director's Office	1932	1	Good
W-16	Dormitory #6/7	1955	1	Fair
W-17	Gym 1st Floor/Dormitory #16	1925	1	Fair
W-18	Dormitory #17/18	1930	1	Fair
W-18A		1940	1	Fair
W-20	Locomotive House/Fire	1920	1-2	Fair
W-21	Control Building	1931	1	Fair-Poor
W-21A	Administration Building	1941	2	Fair-Poor
W-22	Barn (1st/2nd Floor)	1925	1	Fair
W-23	Equipment Storage (Farm)	1925	1	Poor
W-25	Security/Creamery	1925	1	Poor
W-28	Blacksmith Shop	1926	1	Poor
W-29	Heating Plt. (OFACM)	1927	3	Poor
W-30	Equipment Storage (Farm)	1926	2	Poor
W-40	OFACM Shops	1940	2-3	Fair
W-41	Ball Field/Grand Stand	1925	1	Fair and Poor
W-Rec Ofc	Recreation Office	1930	1	Fair



BUILDING DIMENSIONS INDEX * (GROSS SITE AREA - 55.69 AC.)

BUILDING # ***	BUILDING TYPE	OVERALL DIMENSIONS (AND GROSS SQ. FOOTAGE)	APPROX. BUILDING HEIGHT	BUILDING # ***	BUILDING TYPE	OVERALL DIMENSIONS (AND GROSS SQ. FOOTAGE)	APPROX. BUILDING HEIGHT
				W-58 ▲	GUARD TOWER	14' X 14'	N/A
W-01 ■	DINING AND KITCHEN	290' X 125' (36,250 SF)	25'	W-66 ▲	STORAGE SHED (FARM)	14' X 14'	N/A
W-02 ■	DORMITORY	190' X 40' (7,600 SF)	25'	W-56 ▲	SUPER MAX	115' X 115'	N/A
W-03 ■	DORMITORY #11	190' X 40' (7,600 SF)	25'	W-70 ■	GREENHOUSE (FARM)	60' X 30' (1,800 SF)	20'
W-04 ■	DORMITORY #10	190' X 40' (7,600 SF)	25'	W-70a ■	LANDSCAPE ADMIN.	13' X 48' (624 SF)	15'
W-05 ■	DORMITORY #9	190' X 40' (7,600 SF)	25'	W-64 ▲	N/A	60' X 150'	N/A
W-06 ■	DORMITORY #8	190' X 40' (7,600 SF)	25'	W-65 ▲	N/A	60' X 150'	N/A
W-07 ■	DORMITORY #5 AND CHAPEL	190' X 40' (7,600 SF)	25'	W-86 ▲	N/A	35' X 34'	N/A
W-08 ■	DORMITORY #4	190' X 40' (7,600 SF)	25'	W-97 ■	STORAGE	16' X 52'	N/A
W-09 ■	DORMITORY #3/ STORAGE	190' X 40' (7,600 SF)	25'	W-100 ▲	ADMINISTRATIVE	120' X 90'	N/A
W-10 ■	DORMITORY #2	190' X 40' (7,600 SF)	25'	W-Conc. Pad ■	CONC. PAD TANK COVER	114' X 82'	N/A
W-11 ■	DORMITORY #1	190' X 40' (7,600 SF)	25'	W-Plumb. Shop ▲	PLUMBING SHOP	49' X 41'	N/A
W-12 ■	GYMNASIUM	175' X 63' (11,025 SF)	25'	W-Rec. OFC ■	RECREATION OFFICE	40' X 20' (800 SF)	15'
W-13 ■	ED. SVC. OFFICES	40' X 70' (2,800 SF)	25'	W-Sew. Tank#1 ■	SEWAGE TANK #1	20' X 20'	N/A
W-15 ■	ASS'T DIR. OFFICE	40' X 70' (2,800 SF)	25'	W-Sew. Tank#2 ■	SEWAGE TANK #2	20' X 20'	N/A
W-16 ■	DORMITORY #6/7 (UPPER)	60' X 160' (15,600 SF)**	35'				
W-17 ■	GYM 1ST FL/DORMITORY #16	120' X 60' (14,400 SF)**	35'				
W-18 ■	DORMITORY #17/18 (UPPER)	130' X 80' (20,800 SF)**	35'				
W-18a ■	N/A	30' X 65' (1,950 SF)	35'				
W-20 ■	LOCOMOTIVE HOUSE/ FIRE	80' X 50' (4,000 SF)	25'				
W-21 ▲	CONTROL BUILDING	75' X 57'	N/A	H-40 ■	RESIDENCE	54' X 54' (2,916 SF)	25'
W-21a ▲	ADMINISTRATIVE	140' X 130'	N/A	H-42 ▲	RESIDENCE (MED SERVICE)	45' X 36'	N/A
W-22 ■	BARN (1ST/2ND FL)	163' X 68' (22,168 SF)**	25'	H-43 ▲	RESIDENCE (PSYCH SERVICE)	60' X 35'	N/A
W-23 ■	EQUIPMENT STORAGE	230' X 21' (4,830 SF)	20'	1 ■	PUMP STATION	14' X 21' (294 SF)	N/A
W-24 ▲	MEDICAL	210' X 110'	N/A	2 ▲	TRAILER	28' X 9'	N/A
W-25 ■	SECURITY	36' X 36' (1,296 SF)	15'	3 ▲	N/A	40' X 13'	N/A
W-26 ▲	GUARD TOWER	17' X 17'	N/A	W-88 ▲	SECURITY OFFICE	8' X 40'	N/A
W-28 ■	BLACKSMITH SHOP	80' X 25' (2,000 SF)	15'	5 ▲	TRAILER	8' X 40'	N/A
W-29 ■	HEATING PLANT (OFACM)	75' X 75' (5,625 SF)	35'	6 ▲	N/A	15' X 57'	N/A
W-30 ▲	EQUIPMENT STORAGE (FARM)	64' X 20'	N/A	7 ▲	N/A	9' X 20'	N/A
W-31 ▲	GUARD TOWER	14' X 14'	N/A	8 ▲	TRAILER	8' X 40'	N/A
W-34 ▲	GUARD TOWER	17' X 17'	N/A	9 ▲	N/A	8' X 30'	N/A
W-37 ▲	BUILDING "H"	40' X 30'	N/A	10 ▲	GUARD TOWER	14' X 14'	N/A
W-40 ▲	OFACM SHOPS	140' X 60'	N/A	11 ▲	N/A	8' X 23'	N/A
W-41 ■	BALL FIELD GRAND STAND	55' X 25' (1,375 SF)	N/A	12 ▲	GUARD TOWER	17' X 17'	N/A
W-41 ▲	BALL FIELD GRAND STAND	23' X 35'	N/A	13 ▲	N/A	9' X 20'	N/A
W-41 ■	BALL FIELD GRAND STAND	40' X 18' (720 SF)	N/A	14 ▲	N/A	40' X 8'	N/A
W-41 ■	BALL FIELD GRAND STAND	115' X 20' (2,300 SF)	30'	15 ▲	N/A	40' X 8'	N/A
W-42 ▲	REC. SHED	88' X 38'	N/A	16 ▲	N/A	40' X 8'	N/A
W-44 ▲	GUARD TOWER	17' X 17'	N/A	17 ▲	N/A	27' X 9'	N/A
W-45 ▲	GUARD TOWER	17' X 17'	N/A	18 ▲	N/A	23' X 13'	N/A
W-46 ▲	GUARD TOWER	17' X 17'	N/A	19 ▲	N/A	23' X 13'	N/A
W-48 ■	GUARD TOWER	18' X 18' (324 SF)	50'	20 ■	DRYING SHACK	70' X 32' (2,240 SF)	15'
W-49 ▲	N/A	17' X 17'	N/A	21 ▲	LUMBER MILL	30' X 68'	N/A
W-50 ▲	GUARD TOWER	17' X 17'	N/A				
					TOTAL	233,813 SF	

* BUILDING DIMENSIONS ARE TAKEN FROM EXISTING RECORDS AND HAVE BEEN SCALED TO THE NEAREST FOOT FOR PURPOSES OF THIS PLAN. BUILDING GROSS SQUARE FOOTAGES SHOWN ARE APPROXIMATE.

** DENOTES TWO STORY BUILDING

*** BUILDING STATUS
BUILDING TO BE REMOVED - ▲
BUILDING TO REMAIN - ■

LEGEND

- Boundary Line
- Contours (CI = 2')
- Existing Road
- Existing Trees
- Ex. Building to be Removed
- Ex. Building to Remain
- Ex. Fire Hydrant
- Ex. Road Lighting
- Ex. Signage
- Ex. Fencing
- Ex. Post
- Ex. Light Pole
- Ex. Utility Pole
- Ex. Manhole
- Ex. Gas Line
- Ex. Sewer Line
- Ex. Water Line
- Ex. Telephone Line
- Ex. Underground Storage Tank (UST)

Revised Application No. 2003-MV-003 Staff 3.2
APPROVED DEVELOPMENT PLAN
(CDP) (GDP) (SDP) (FDP)
SEE PROFFERS DATED 7-14-04
Date of (BOS) (PC) approval 7-26-04
Sheet 2 of 10

NOTE: NOT ALL UTILITY EASEMENTS HAVE BEEN IINTENTIFIED DUE TO THE PROPERTY BEING PREVIOUSLY UNDER FEDERAL OWNERSHIP. DETAILED UTILITY SURVEYS TO BE UNDERTAKEN WITH SITE PLAN.

COMMONWEALTH OF VIRGINIA
JOHN J. GATTUSO
No. 00139
6-29-04
CERTIFIED LANDSCAPE ARCHITECT

No.	REVISION	DATE	BY
1	REVISIONS PER COUNTY COMMENTS FROM 7/14/03	7/14/03	WOR
2	REVISIONS PER COUNTY COMMENTS FROM 9/23/03	10/17/03	WOR
3	REVISIONS PER COUNTY COMMENTS	11/24/03	WOR
4	LAYOUT CHANGES	1/12/04	WOR
5	REVISIONS PER COUNTY COMMENTS FROM 3/26/04	4/02/04	WOR
6	REVISIONS PER COUNTY COMMENTS	4/26/04	WOR
7	REVISIONS PER COUNTY COMMENTS	5/27/04	WOR
8	REVISIONS PER COUNTY COMMENTS	6/18/04	WOR

Conceptual Development / Final Development Plan

Existing Conditions

Lorton Workhouse

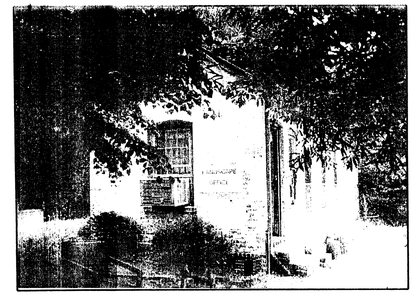
Fairfax County, Virginia
Mount Vernon District

PLANNING • SITE ENGINEERING • TRANSPORTATION • ENVIRONMENTAL • SURVEYING/MAPPING
Greenhorne & O'Mara, Inc.
3635 CONCORDE PARKWAY
CHANTILLY, VIRGINIA 20151
(703)263-1220
ANNAPOLIS, MD. • ATLANTA, GA. • CHANTILLY, VA. • GREENBELT, MD.
MECHANICSBURG, PA. • RALEIGH, NC • ROCKVILLE, MD. • TAMPA, FL • WEST PALM BEACH, FL

JIG DESIGN	WOR DRAWN	JIG CHECKED
1"=100' SCALE		4/02/04 DATE
PROJ No.		M-1405 FILE No.

SHEET 2 OF 10

ARCHITECTURE OF EXISTING RESIDENCE



ARCHITECTURE OF LANDSCAPE OFFICE

BUILDING DIMENSIONS INDEX * (GROSS SITE AREA - 55.69 AC.)

BUILDING # ***	BUILDING TYPE	OVERALL DIMENSIONS (AND GROSS SQ. FOOTAGE)	APPROX. BUILDING HEIGHT
W-01 ■	DINING AND KITCHEN	290' X 125' (36,250 SF)	25'
W-02 ■	DORMITORY	190' X 40' (7,600 SF)	25'
W-03 ■	DORMITORY #11	190' X 40' (7,600 SF)	25'
W-04 ■	DORMITORY #10	190' X 40' (7,600 SF)	25'
W-05 ■	DORMITORY #9	190' X 40' (7,600 SF)	25'
W-06 ■	DORMITORY #8	190' X 40' (7,600 SF)	25'
W-07 ■	DORMITORY #5 AND CHAPEL	190' X 40' (7,600 SF)	25'
W-08 ■	DORMITORY #4	190' X 40' (7,600 SF)	25'
W-09 ■	DORMITORY #3/ STORAGE	190' X 40' (7,600 SF)	25'
W-10 ■	DORMITORY #2	190' X 40' (7,600 SF)	25'
W-11 ■	DORMITORY #1	190' X 40' (7,600 SF)	25'
W-12 ■	GYMNASIUM	175' X 63' (11,025 SF)	25'
W-13 ■	ED. SVC. OFFICES	40' X 70' (2,800 SF)	25'
W-15 ■	ASS'T DIR. OFFICE	40' X 70' (2,800 SF)	25'
W-16 ■	DORMITORY #6/7 (UPPER)	60' X 160' (15,600 SF)**	35'
W-17 ■	GYM 1ST FL/DORMITORY #16	120' X 60' (14,400 SF)**	35'
W-18 ■	DORMITORY #17/18 (UPPER)	130' X 80' (20,800 SF)**	35'
W-18a ■	N/A	30' X 65' (1,950 SF)	35'
W-20 ■	LOCOMOTIVE HOUSE/ FIRE	80' X 50' (4,000 SF)	25'
W-21 ▲	CONTROL BUILDING	75' X 57'	N/A
W-21a ▲	ADMINISTRATIVE	140' X 130'	N/A
W-22 ■	BARN (1ST/2ND FL)	163' X 68' (22,168 SF)**	25'
W-23 ■	EQUIPMENT STORAGE	230' X 21' (4,830 SF)	20'
W-24 ▲	MEDICAL	210' X 110'	N/A
W-25 ■	SECURITY	36' X 36' (1,296 SF)	15'
W-26 ▲	GUARD TOWER	17' X 17'	N/A
W-28 ■	BLACKSMITH SHOP	80' X 25' (2,000 SF)	15'
W-29 ■	HEATING PLANT (OFACM)	75' X 75' (5,625 SF)	35'
W-30 ▲	EQUIPMENT STORAGE (FARM)	64' X 20'	N/A
W-31 ▲	GUARD TOWER	14' X 14'	N/A
W-34 ▲	GUARD TOWER	17' X 17'	N/A
W-37 ▲	BUILDING "H"	40' X 30'	N/A
W-40 ▲	OFACM SHOPS	140' X 60'	N/A
W-41 ■	BALL FIELD GRAND STAND	55' X 25' (1,375 SF)	N/A
W-41 ▲	BALL FIELD GRAND STAND	23' X 35'	N/A
W-41 ■	BALL FIELD GRAND STAND	40' X 18' (720 SF)	N/A
W-41 ■	BALL FIELD GRAND STAND	115' X 20' (2,300 SF)	30'
W-42 ▲	REC. SHED	88' X 38'	N/A
W-44 ▲	GUARD TOWER	17' X 17'	N/A
W-45 ▲	GUARD TOWER	17' X 17'	N/A
W-46 ▲	GUARD TOWER	17' X 17'	N/A
W-48 ■	GUARD TOWER	18' X 18' (324 SF)	50'
W-49 ▲	N/A	17' X 17'	N/A
W-50 ▲	GUARD TOWER	17' X 17'	N/A

BUILDING # ***	BUILDING TYPE	OVERALL DIMENSIONS (AND GROSS SQ. FOOTAGE)	APPROX. BUILDING HEIGHT
W-58 ▲	GUARD TOWER	14' X 14'	N/A
W-66 ▲	STORAGE SHED (FARM)	14' X 14'	N/A
W-56 ▲	SUPER MAX	115' X 115'	N/A
W-70 ■	GREENHOUSE (FARM)	60' X 30' (1,800 SF)	20'
W-70a ■	LANDSCAPE ADMIN.	13' X 48' (624 SF)	15'
W-64 ▲	N/A	60' X 150'	N/A
W-65 ▲	N/A	60' X 150'	N/A
W-86 ▲	N/A	35' X 34'	N/A
W-97 ■	STORAGE	16' X 52'	N/A
W-100 ▲	ADMINISTRATIVE	120' X 90'	N/A
W-Conc. Pad ■	CONC. PAD TANK COVER	114' X 82'	N/A
W-Plumb. Shop ▲	PLUMBING SHOP	49' X 41'	N/A
W-Rec. OFC ■	RECREATION OFFICE	40' X 20' (800 SF)	15'
W-Sew. Tank#1 ■	SEWAGE TANK #1	20' X 20'	N/A
W-Sew. Tank#2 ■	SEWAGE TANK #2	20' X 20'	N/A
H-40 ■	RESIDENCE	54' X 54' (2,916 SF)	25'
H-42 ▲	RESIDENCE (MED SERVICE)	45' X 36'	N/A
H-43 ▲	RESIDENCE (PSYCH SERVICE)	60' X 35'	N/A
1 ■	PUMP STATION	14' X 21' (294 SF)	N/A
2 ▲	TRAILER	28' X 9'	N/A
3 ▲	N/A	40' X 13'	N/A
W-88 ▲	SECURITY OFFICE	8' X 40'	N/A
5 ▲	TRAILER	8' X 40'	N/A
6 ▲	N/A	15' X 57'	N/A
7 ▲	N/A	9' X 20'	N/A
8 ▲	TRAILER	8' X 40'	N/A
9 ▲	N/A	8' X 30'	N/A
10 ▲	GUARD TOWER	14' X 14'	N/A
11 ▲	N/A	8' X 23'	N/A
12 ▲	GUARD TOWER	17' X 17'	N/A
13 ▲	N/A	9' X 20'	N/A
14 ▲	N/A	40' X 8'	N/A
15 ▲	N/A	40' X 8'	N/A
16 ▲	N/A	40' X 8'	N/A
17 ▲	N/A	27' X 9'	N/A
18 ▲	N/A	23' X 13'	N/A
19 ▲	N/A	23' X 13'	N/A
20 ■	DRYING SHACK	70' X 32' (2,240 SF)	15'
21 ▲	LUMBER MILL	30' X 68'	N/A
	TOTAL	233,813 SF	

* BUILDING DIMENSIONS ARE TAKEN FROM EXISTING RECORDS AND HAVE BEEN SCALED TO THE NEAREST FOOT FOR PURPOSES OF THIS PLAN. BUILDING GROSS SQUARE FOOTAGES SHOWN ARE APPROXIMATE.

** DENOTES TWO STORY BUILDING

*** BUILDING STATUS
BUILDING TO BE REMOVED - ▲
BUILDING TO REMAIN - ■

COMMONWEALTH OF VIRGINIA
JOHN J. GATTUSO
No. 00139
6-29-04
GATTUSO LANDSCAPE ARCHITECT

LEGEND

- Ex. Building to be Removed
- Ex. Building to Remain
- New Building Construction
- Proposed R.O.W
- Boundary Line

Graphic Scale (in feet)
100 0 50 100 200

RZ/FDP
Application No. 2003-MV-038 & # PB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 7-14-04
Date of (BOS) (PC) approval 7-26-04
Sheet 3 of 10

No.	REVISION	DATE	BY
1	REVISIONS PER COUNTY COMMENTS	7/10/03	WOR
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6	REVISIONS PER COUNTY COMMENTS FROM 3/23/04	4/02/04	WOR
7	REVISIONS PER COUNTY COMMENTS	4/26/04	WOR
8	REVISIONS PER COUNTY COMMENTS	5/27/04	WOR
9	REVISIONS PER COUNTY COMMENTS	6/18/04	WOR

Conceptual Development / Final Development Plan

Building Dimension Plan

Lorton Workhouse

Fairfax County, Virginia
Mount Vernon District

PLANNING • SITE ENGINEERING • TRANSPORTATION • ENVIRONMENTAL • SURVEYING/MAPPING
Greenhorne & O'Mara, Inc.
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JJG DESIGN	WOR DRAWN	JJG CHECKED
1"=100' SCALE		4/02/04 DATE
PROJ. No.		M-1405 FILE No.

3 OF 10 SHEET

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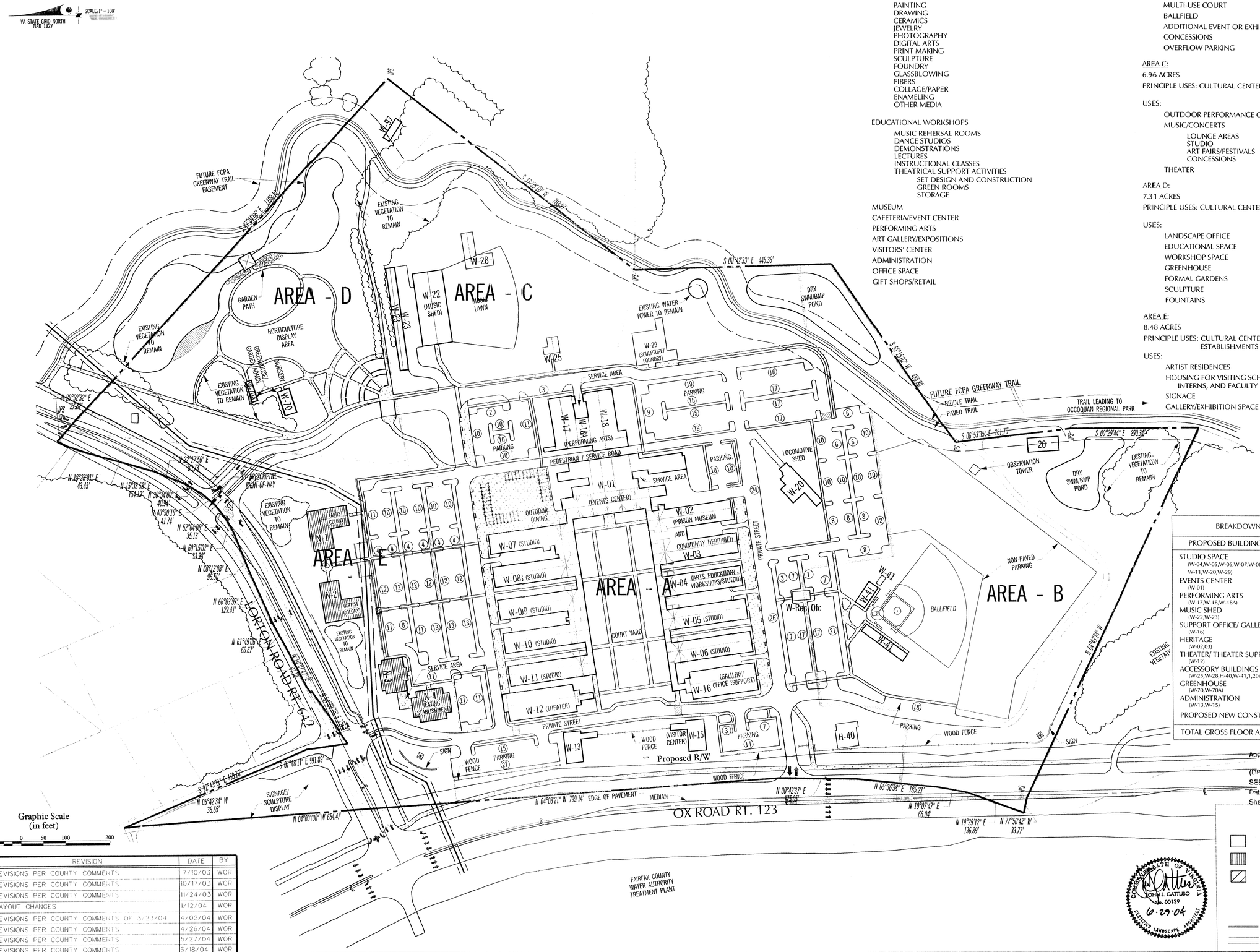

AREA A:

21.27 ACRES

PRINCIPLE USES: CULTURAL CENTER/ MUSEUM/ AUDITORIUM/ POSSILE EATING ESTABLISHMENTS

USES:

- ARTISTS' STUDIOS
  - PAINTING
  - DRAWING
  - CERAMICS
  - JEWELRY
  - PHOTOGRAPHY
  - DIGITAL ARTS
  - PRINT MAKING
  - SCULPTURE
  - FOUNDRY
  - GLASSBLOWING
  - FIBERS
  - COLLAGE/PAPER
  - ENAMELING
  - OTHER MEDIA
- EDUCATIONAL WORKSHOPS
  - MUSIC REHERSAL ROOMS
  - DANCE STUDIOS
  - DEMONSTRATIONS
  - LECTURES
  - INSTRUCTIONAL CLASSES
  - THEATRICAL SUPPORT ACTIVITIES
    - SET DESIGN AND CONSTRUCTION
    - GREEN ROOMS
    - STORAGE
- MUSEUM
- CAFETERIA/EVENT CENTER
- PERFORMING ARTS
- ART GALLERY/EXPOSITIONS
- VISITORS' CENTER
- ADMINISTRATION
- OFFICE SPACE
- GIFT SHOPS/RETAIL

AREA B:

12.02 ACRES

PRINCIPLE USES: CULTURAL CENTER/ MUSEUM/ AUDITORIUM

USES:

- PLAYGROUND
- MULTI-USE COURT
- BALLFIELD
- ADDITIONAL EVENT OR EXHIBITION SPACE
- CONCESSIONS
- OVERFLOW PARKING

AREA C:

6.96 ACRES

PRINCIPLE USES: CULTURAL CENTER/ MUSEUM/ AUDITORIUM

USES:

- OUTDOOR PERFORMANCE CENTER
- MUSIC/CONCERTS
  - LOUNGE AREAS
  - STUDIO
  - ART FAIRS/FESTIVALS
  - CONCESSIONS
- THEATER

AREA D:

7.31 ACRES

PRINCIPLE USES: CULTURAL CENTER/ MUSEUM/ AUDITORIUM

USES:

- LANDSCAPE OFFICE
- EDUCATIONAL SPACE
- WORKSHOP SPACE
- GREENHOUSE
- FORMAL GARDENS
- SCULPTURE
- FOUNTAINS

AREA E:

8.48 ACRES

PRINCIPLE USES: CULTURAL CENTER/ MUSEUM/ AUDITORIUM/ POSSILE EATING ESTABLISHMENTS

USES:

- ARTIST RESIDENCES
- HOUSING FOR VISITING SCHOLARS, FELLOWSHIP STUDENTS, INTERNS, AND FACULTY
- SIGNAGE
- GALLERY/EXHIBITION SPACE

BREAKDOWN OF PROPOSED BUILDING GFA

PROPOSED BUILDING USE	GROSS FLOOR AREA
STUDIO SPACE (W-04,W-05,W-06,W-07,W-08,W-09,W-10, W-11,W-20,W-29)	70,425
EVENTS CENTER (W-01)	36,250
PERFORMING ARTS (W-17,W-18,W-18A)	37,150
MUSIC SHED (W-22,W-23)	26,998
SUPPORT OFFICE/ GALLERY (W-16)	15,600
HERITAGE (W-02,03)	15,200
THEATER/ THEATER SUPPORT (W-12)	11,025
ACCESSORY BUILDINGS (W-25,W-28,H-40,W-41,1,20)	13,141
GREENHOUSE (W-70,W-70A)	2,424
ADMINISTRATION (W-13,W-15)	5,600
PROPOSED NEW CONSTRUCTION	59,775
TOTAL GROSS FLOOR AREA	293,588

RZ/FDP
Application No. 2003-MV-033 Staff: PB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 7-14-04
Date of (BOS) (PC) approval 7-26-04
Sheet 4 of 10

LEGEND

- Ex. Building to Remain
- Proposed Buildings
- Area for VDOT R.O.W

Future FCPA Greenway Trail

- Bridle Path
- Paved Trail

COMMONWEALTH OF VIRGINIA
JOHN J. GATTUSO
No. 00139
6-29-04
CERTIFIED LANDSCAPE ARCHITECT

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7	REVISIONS PER COUNTY COMMENTS	5/27/04	WOR
8	REVISIONS PER COUNTY COMMENTS	6/18/04	WOR

Conceptual Development / Final Development Plan
Area Designation Plan

Lorton Workhouse

Fairfax County, Virginia
Mount Vernon District

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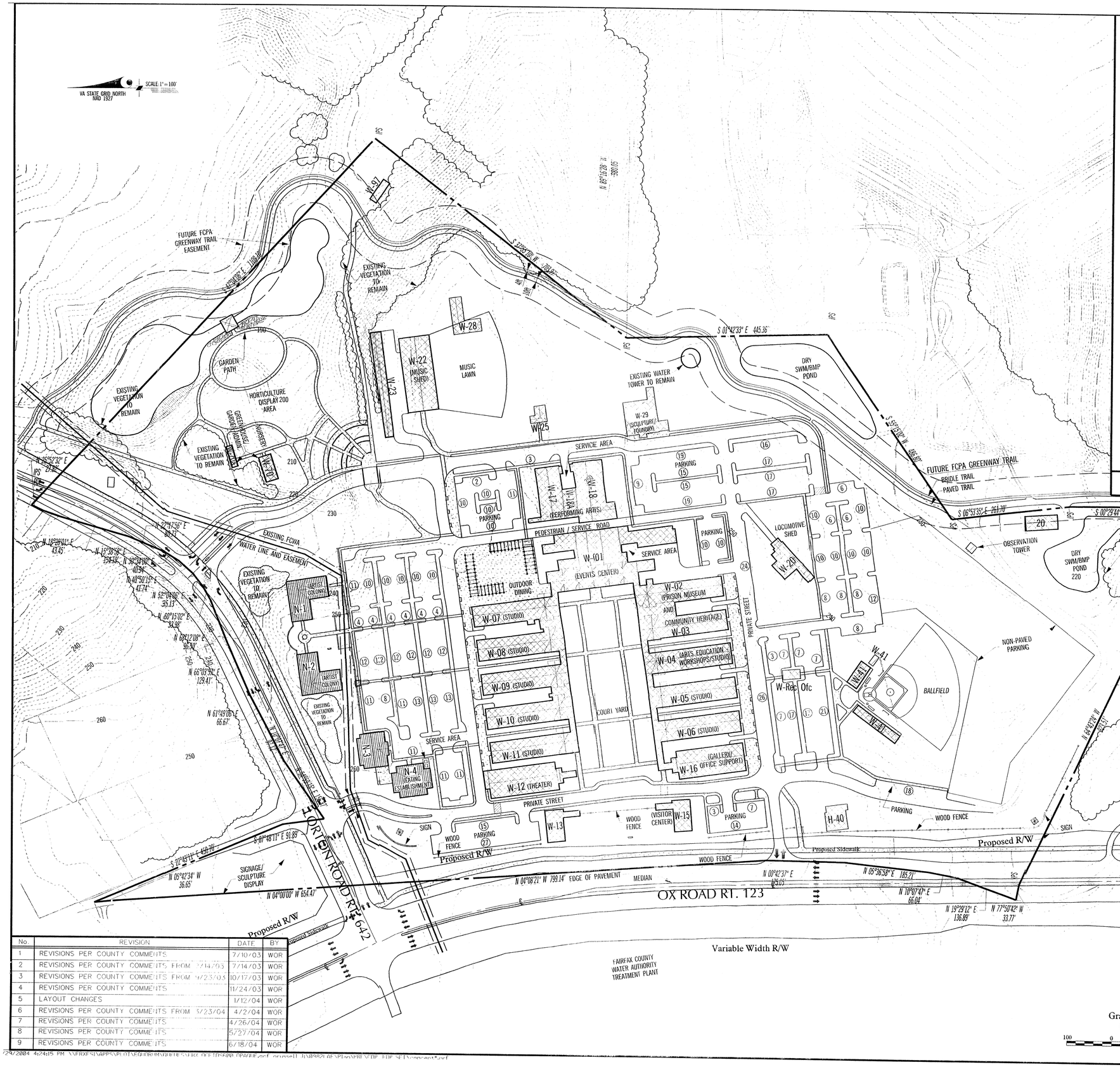
PROJ No.	M-1405 FILE No.	
4 OF 10 SHEET		



EXISTING BUILDINGS

BUILDING #	SIZE (GROSS FLOOR AREA)	HEIGHT	GENERAL PROGRAM USE [1]	ZONING CATEGORY	PARKING REQUIREMENTS
W-01	36,250 SF	25'	EVENTS CENTER WITH ACCESORY CAFETERIA/FOOD SERVICE (SEATING FOR 600 - UP TO 60 STAFF)	RECREATION USE OTHER THAN THEATRE	260
W-02 W-03	15,200 SF	25'	PRISON MUSEUM AND COMMUNITY HERITAGE CENTER	MUSEUM/CULTURAL CENTER	51
W-04 W-05 W-06 W-07 W-08 W-09 W-10 W-11 W-20 W-29	70,425 SF	25' (W-29 35')	ARTISTS STUDIOS WITH INCORPORATED GALLERY, ACCESSORY USES, REHEARSAL AND SUPPORT SPACE.	MUSEUM/CULTURAL CENTER	235
W-16	15,600 SF	35'	ART GALLERY AND EXHIBITION SPACE	MUSEUM/CULTURAL CENTER	52
W-17 W-18 W-18a	37,150 SF	35'	PERFORMING ARTS CENTER (SEATING FOR 300 + 15 STAFF)	RECREATION USE OTHER THAN THEATRE	115
W-22 W-23	26,998 SF	W-22 20' W-23 25'	MUSIC SHED AND SUPPORT (MAXIMUM TOTAL SEATING 500 MAXIMUM INDOOR SEATING 300)	THEATRE	150 [2]
W-28 W-25	3,296 SF	N/A	SECURITY AND STORAGE	ACCESSORY TO MUSEUM/ CULTURAL CENTER USE	11
W-13 W-15	5,600 SF	25'	OFFICE SPACE AND ACCESSORY USES IN SUPPORT OF MUSEUM/CULTURAL CENTER	MUSEUM/CULTURAL CENTER	19
W-12	11,025 SF	25'	THEATRE WITH 350 SEATS	THEATRE	105
W-70A W-70	2,424 SF	W-70A 15' W-70 20'	GREENHOUSE AND SUPPORT FOR HORTICULTURAL DISPLAY AREA	MUSEUM/CULTURAL CENTER	8
H-40	2,916 SF	N/A	RESIDENTIAL USE AND/OR ACCESSORY TO OR SUPPORTIVE OF MUSEUM AND CULTURAL CENTER	RESIDENTIAL OR CULTURAL CENTER/MUSEUM	10
W-41	4,395 SF	N/A	BALLFIELD	BALLFIELD	30 [4]
1, 20	2,534 SF	15'	USES ACCESSORY TO OR SUPPORT OF MUSEUM/CULTURAL CENTER	MUSEUM/CULTURAL CENTER	9
TOTAL	233,813 SF			SUBTOTAL	1,056

NEW CONSTRUCTION

BUILDING #	SIZE (GROSS FLOOR AREA)	HEIGHT	GENERAL PROGRAM USE	ZONING CATEGORY	PARKING REQUIREMENTS
EATING ESTABLISHMENTS (N-3,N-4)	11,175 SF	25'	EATING ESTABLISHMENTS HAVING 400 TOTAL SEATS AND 40 EMPLOYEES	EATING ESTABLISHMENTS	120
ARTIST COLONY (N-1, N-2)	48,600 SF	45'	ARTIST RESIDENCE (40 UNITS)	RESIDENTIAL - MULTIFAMILY	64
TOTAL	59,775 SF			SUBTOTAL	184
				TOTAL	1,240

[1] PERMITTED ACCESSORY AND ACCESSORY SERVICES USES GENERALLY NOT DESCRIBED.
[2] PARKING BASED ON MAXIMUM TOTAL SEATING.
[3] PARKING CALCULATED BASED ON MOST INTENSE CULTURAL CENTER/ MUSEUM USE.
[4] BASED ON PARK AUTHORITY STANDARDS.

DETAILED PARKING ANALYSIS

NEW BUILDING INDEX

BUILDING #	BUILDING TYPE	APPROXIMATE OVERALL DIMENSIONS (AND GROSS FLOOR AREA)	APPROX. BUILDING HEIGHT
N-1	RESIDENTIAL MULTIFAMILY	90' X 45' (24,300 SF)	45'
N-2	RESIDENTIAL MULTIFAMILY	90' X 45' (24,300 SF)	45'
N-3	EATING ESTABLISHMENT	65' X 75' (4,875 SF)	25'
N-4	EATING ESTABLISHMENT	90' X 70' (6,300 SF)	25'
		TOTAL : 59,775 SF	

NOTES:

1. THE IDENTIFIED USES ARE CONCEPTUAL AND THE FINAL DESIGNATION OF USES WITHIN THE STRUCTURES SHOWN ON THE CDP/FDP WILL BE BASED ON THE REQUIREMENTS OF THE PROFFERED CONDITIONS.
2. LOCATIONS AND DIMENSIONS OF PROPOSED BUILDINGS, PARKING AREAS, WALKS, LANDSCAPING, AND RELATED SITE IMPROVEMENTS ARE APPROXIMATE. THE APPLICANT REQUESTS THE ABILITY TO MAKE MINOR MODIFICATIONS TO THE PLAN AS MAY BE NECESSARY AT TIME OF FINAL SITE ENGINEERING DUE TO GRADING, UTILITIES, AND EXISTING TOPOGRAPHIC CONDITIONS.
3. STORMWATER MANAGEMENT FACILITIES FOR THIS PROJECT WILL BE DESIGNED IN ACCORDANCE WITH THE STANDARDS AND GUIDELINES CONTAINED IN THE LATEST EDITION OF THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL, AND ARE SUBJECT TO MODIFICATION BASED ON FINAL ENGINEERING.
4. BUILDING W-29 MAY BE REMOVED DUE TO STRUCTURAL DEFICIENCIES.

LEGEND

- Ex. Building to Remain
- Proposed New Construction
- Pedestrian Sidewalk
- Future FCPA Greenway Trail
  - Bridle Path
  - Paved Trail
- Boundary Line
- Proposed Right of Way

Graphic Scale (in feet)
100 0 50 100 200

No.	REVISION	DATE	BY
1	REVISIONS PER COUNTY COMMENTS	7/10/03	WOR
2	REVISIONS PER COUNTY COMMENTS FROM 7/14/03	7/14/03	WOR
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7	REVISIONS PER COUNTY COMMENTS	4/26/04	WOR
8	REVISIONS PER COUNTY COMMENTS	5/27/04	WOR
9	REVISIONS PER COUNTY COMMENTS	6/18/04	WOR

COMMONWEALTH OF VIRGINIA
JOHN J. GATTUSO
No. 00139
6-29-04
REGISTERED LANDSCAPE ARCHITECT

RZ/FDP
Application No. 2003-MV-033 Staff PB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 7-14-04
Date of (BOS) (PC) approval 7-26-04
Sheet 5 of 10

Conceptual Development / Final Development Plan
Design Plan
Lorton Workhouse
Fairfax County, Virginia
Mount Vernon District

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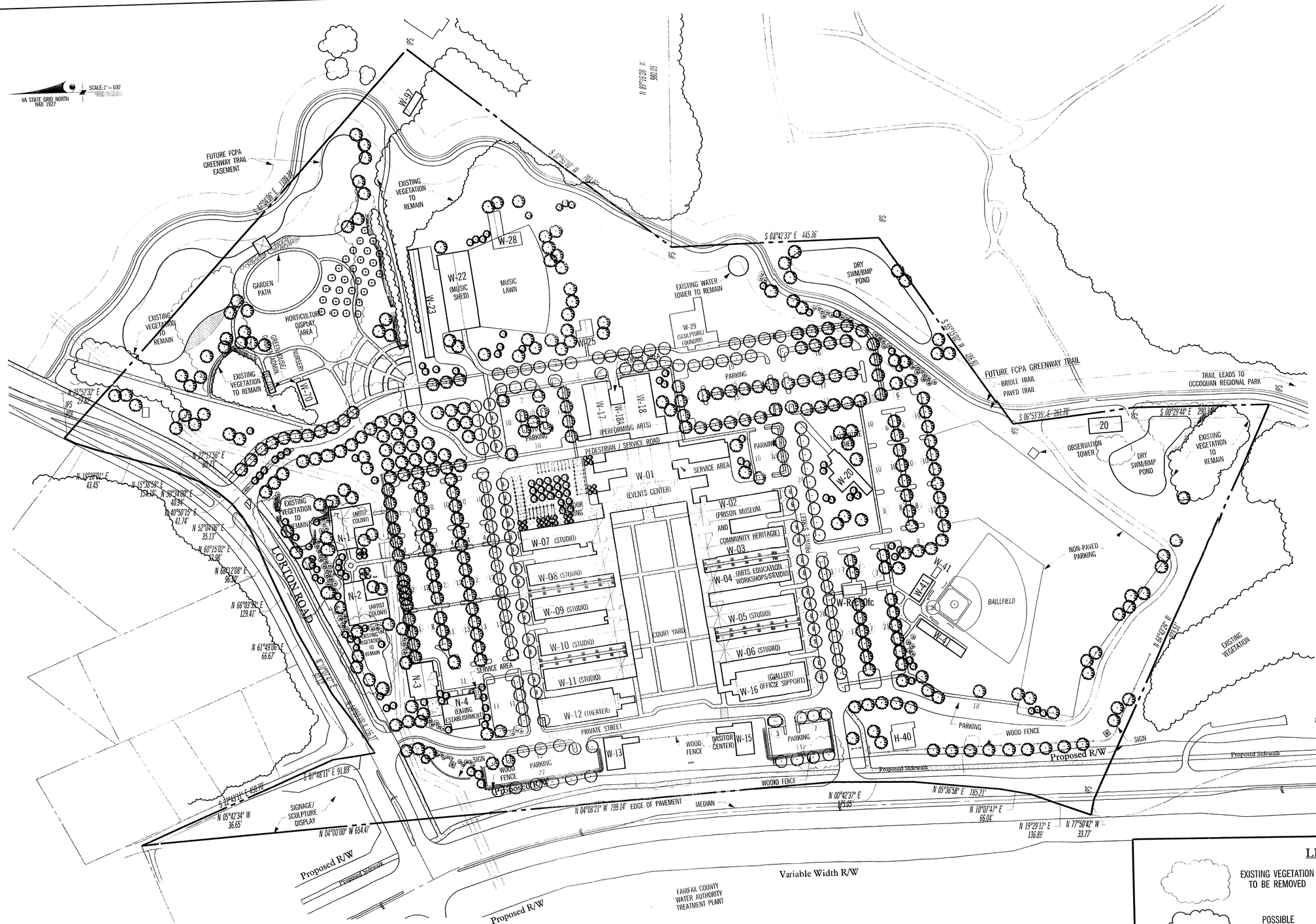
JJG DESIGN	WOR DRAWN	JJG CHECKED
1"=100' SCALE		4/02/04 DATE
PROJ No.		M-1405 FILE No.
5 OF 10 SHEET		

M-1405A



Graphic Scale (in feet)
100 0 50 100 200

RZ/FDP Application No. 2003-MV-033 PR
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 7-14-04
Date of (BOS) (PC) approval 7-20-04
Sheet 6 of 10

JOSEPH J. PLUMPE No.000802 6-29-04 LANDSCAPE ARCH.

LEGEND

- EXISTING VEGETATION TO BE REMOVED
- POSSIBLE EXISTING VEGETATION TO REMAIN
- LIMIT OF CLEARING
- PROPOSED DECIDUOUS SHADE TREE (35'-50') 2-2.5" CAL. AT TIME OF PLANTING
- PROPOSED EVERGREEN TREE (30'-40') 6-7' HT. AT TIME OF PLANTING
- PROPOSED DECIDUOUS OPEN CANOPY TREE (35'-50') 2-2.5" CAL. AT TIME OF PLANTING
- PROPOSED FLOWERING TREE (20'-30') 8-10' HT. AT TIME OF PLANTING
- Future FCPA Greenway Trail
- Bridle Path
- Paved Trail
- Boundary Line
- Proposed Right of Way
- Wood Fence

No.	REVISION	DATE	BY
1	REVISIONS PER COUNTY COMMENTS	7/10/03	WOR
2	REVISIONS PER COUNTY COMMENTS FROM 7/14/03	7/14/03	WOR
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8	REVISIONS PER COUNTY COMMENTS	5/27/04	WOR
9	REVISIONS PER COUNTY COMMENTS	6/18/04	WOR
10	REVISIONS PER COUNTY COMMENTS	6/28/04	WOR

Conceptual Development / Final Development Plan
Landscape Plan

Lorton Workhouse

Fairfax County, Virginia
Mount Vernon District

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JIG DESIGN	WOR DRAWN	JIG CHECKED
1"=100' SCALE	4/02/04 DATE	
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6 OF 10 SHEET		

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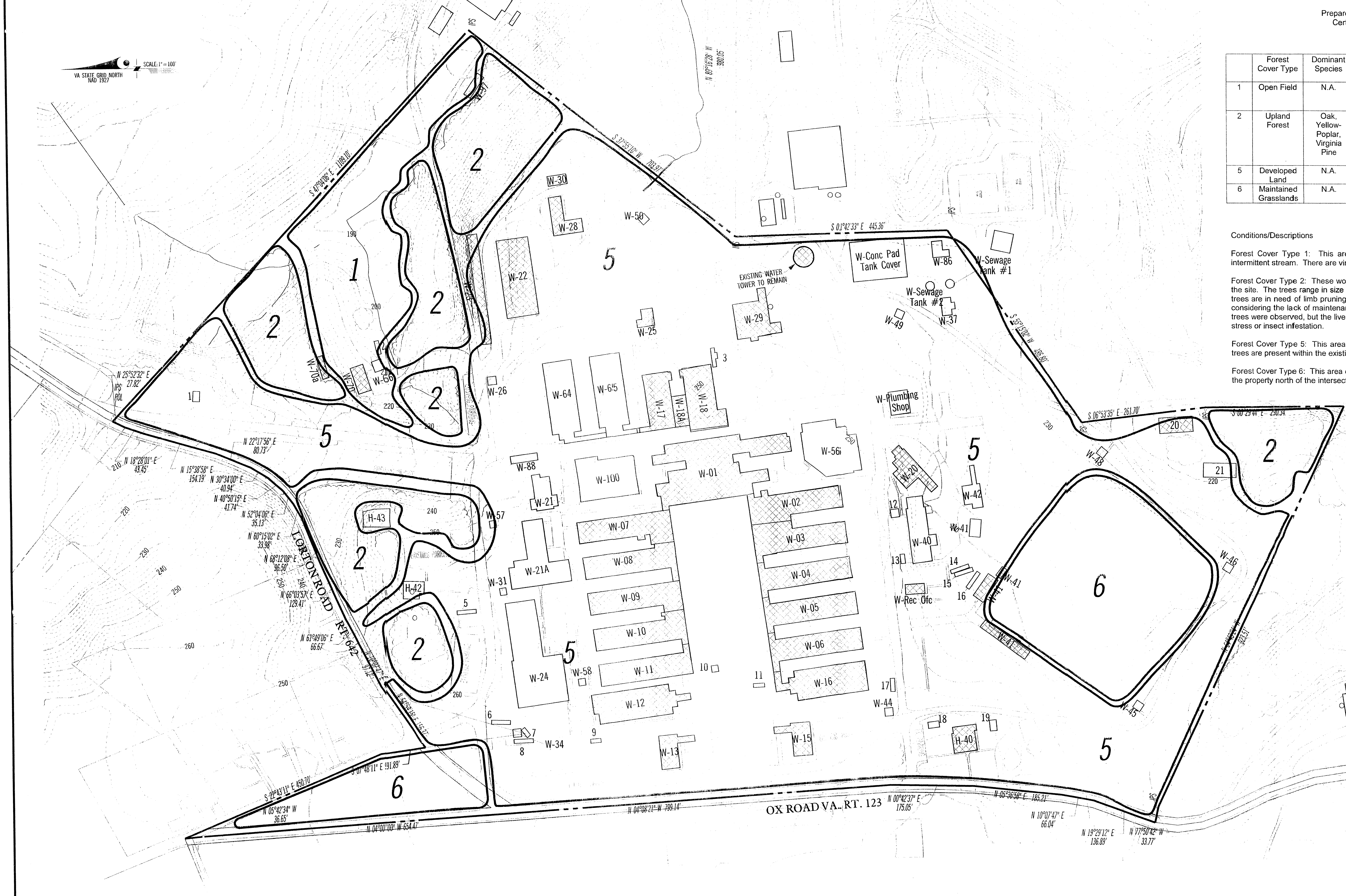


EXISTING VEGETATION MAP DESCRIPTION

Prepared by John J. Gattuso, ASLA
Certified Landscape Architect

JUNE, 2003

	Forest Cover Type	Dominant Species	Co-Dominant Species	Successional Stage	Condition	Acreage
1	Open Field	N.A.	N.A.	N.A.	N.A.	2.90
2	Upland Forest	Oak, Yellow-Poplar, Virginia Pine	Wild Cherry, Silver Maple, Spruce, Red Cedar	Sub-Climax	Generally Good	5.57
5	Developed Land	N.A.	N.A.	N.A.	N.A.	43.19
6	Maintained Grasslands	N.A.	N.A.	N.A.	N,A.	4.03

Conditions/Descriptions

Forest Cover Type 1: This area is currently an open field surrounding an existing intermittent stream. There are virtually no existing trees within this area.

Forest Cover Type 2: These wooded areas contain the only trees of any substance on the site. The trees range in size from 2" DBH up to 36" DBH. Approximately 20% of the trees are in need of limb pruning and thinning. The general health of the trees is good, considering the lack of maintenance over the past several years. A few dead and dying trees were observed, but the live trees were fully leafed, and showed no sign of physical stress or insect infestation.

Forest Cover Type 5: This area is the site of the former D.C. Correctional Facility. No trees are present within the existing fenced compound or in the near vicinity of the fence.

Forest Cover Type 6: This area contains the existing ball-field and a triangular portion of the property north of the intersection of Route 123 and Lorton Road.

LEGEND

- Contours (CI = 2')
- Existing Road
- Existing Trees
- Ex. Building to be Removed
- Ex. Building to Remain
- 1 Forest Cover Type

No.	REVISION	DATE	BY
1	REVISIONS PER COUNTY COMMENTS	7/10/03	WOR
2	REVISIONS PER COUNTY COMMENTS FROM 7/14/03	7/14/03	WOR
3	REVISIONS PER COUNTY COMMENTS FROM 9/23/03	10/17/03	WOR
4	REVISIONS PER COUNTY COMMENTS	11/24/03	WOR
5	LAYOUT CHANGES	1/12/04	WOR
6	REVISIONS PER COUNTY COMMENTS FROM 3/26/04	4/02/04	WOR
7	REVISIONS PER COUNTY COMMENTS	4/26/04	WOR
8	REVISIONS PER COUNTY COMMENTS	6/18/04	WOR

Graphic Scale
(in feet)
100 0 50 100 200

COMMONWEALTH OF VIRGINIA
JOHN J. GATTUSO
No. 00139
6·29·04
CERTIFIED LANDSCAPE ARCHITECT

Application No. RZ/FDP 2003-MV-033 Staff PB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 7·14·04
Date of (BOS) (PC) approval 7·26·04
Sheet 7 of 10

Conceptual Development / Final Development Plan
Existing Vegetation/ Soils Map
Lorton Workhouse
~~Fairfax County, Virginia~~
Mount Vernon District

PLANNING · SITE ENGINEERING · TRANSPORTATION · ENVIRONMENTAL · SURVEYING/MAPPING
Greenhorne & O'Mara, Inc.
3635 CONCORDE PARKWAY
CHANTILLY, VIRGINIA 20151
(703)263-1220
ANNAPOLIS, MD · ATLANTA, GA · CHANTILLY, VA · FREDERICKSBURG, VA · GREENBELT, MD
MECHANICSBURG, PA · RALEIGH, NC · ROCKVILLE, MD · TAMPA, FL · WEST PALM BEACH, FL

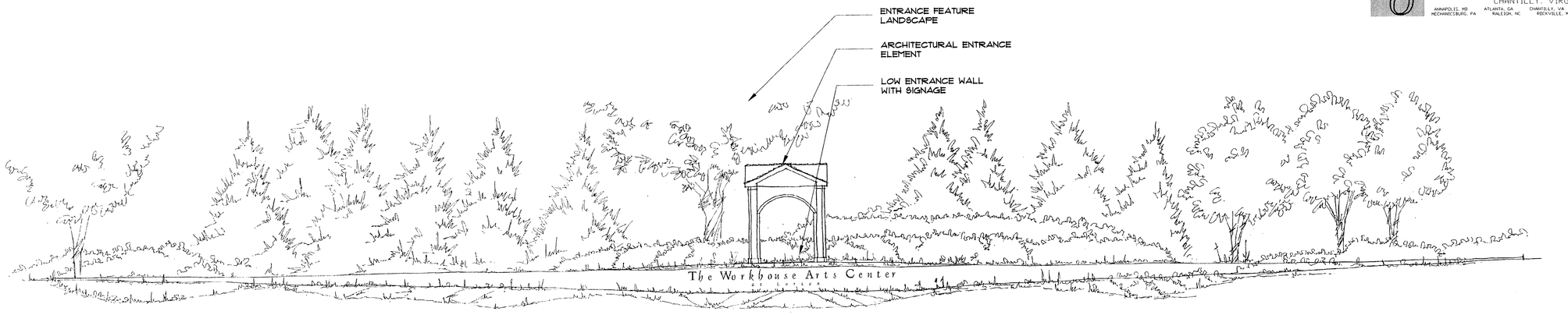
Lorton Arts

DESIGN	DRAWN	CHECKED
JJG	WOR	JJG
SCALE 1"=100'	DATE 4/02/04	
PROJ No.	FILE No. M-1405	

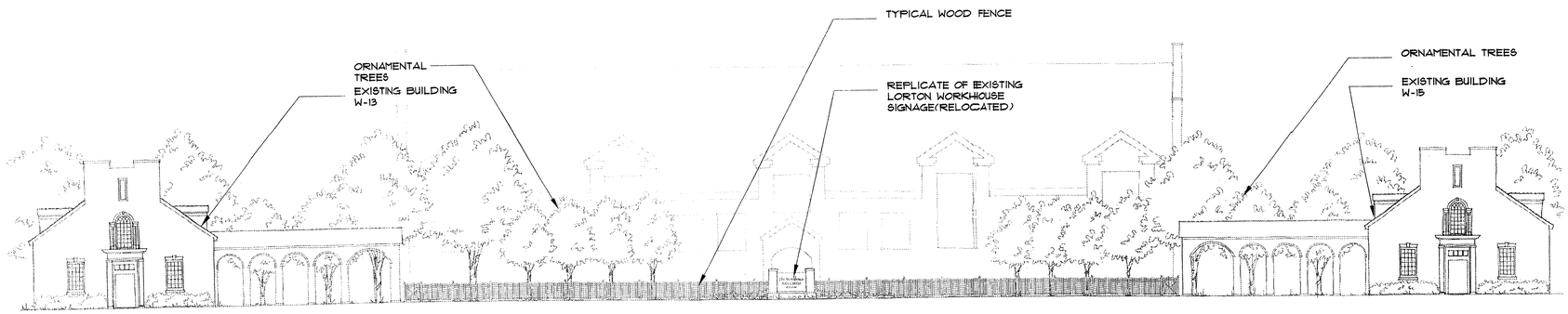
SHEET 7 OF 10

/29/2004 3:09:52 PM \\FRXFS1\APPS\PLOT\EQUORUM\QUEUES\FRX_OCE\TDS600_OPAQUE.qcf grussell J:\0982LAF\Plan\PRE\CDP_FDP_SET\e_veg#.prf

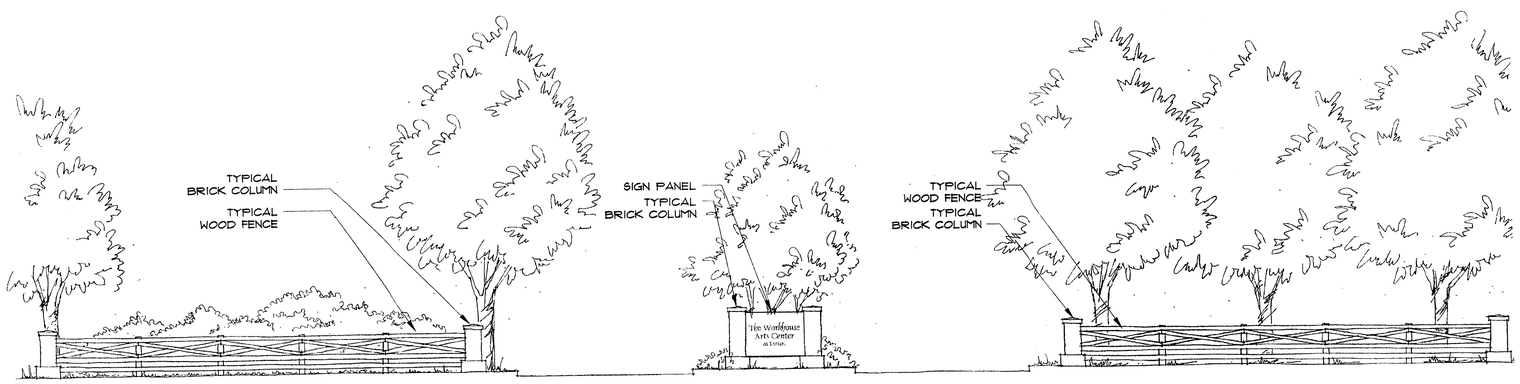
PLANNING SITE ENGINEERING TRANSPORTATION ENVIRONMENTAL SURVEYING/MAPPING
Greenhorne & O'Mara, Inc.
3635 CONCORDE PKWY. SUITE 300,
CHANTILLY, VIRGINIA 20151
ANNAPOLIS, MD ATLANTA, GA CHANTILLY, VA FREDERICKSBURG, VA GREENBELT, MD
MECHANICSBURG, PA RALEIGH, NC ROCKVILLE, MD TAMPA, FL WEST PALM BEACH, FL



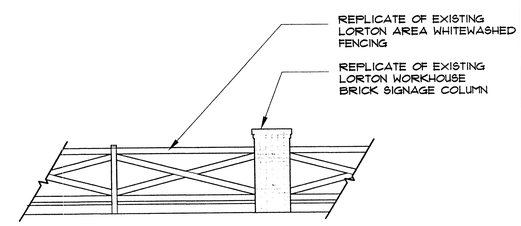
1/8 CONCEPTUAL PRIMARY ENTRANCE FEATURE-OX ROAD & LORTON ROAD
Scale: N.T.S.
ELEVATION



2/8 CONCEPTUAL COURTYARD ENTRANCE FEATURE- OX ROAD
Scale: N.T.S.
ELEVATION



3/8 CONCEPTUAL LORTON ROAD/GARDEN ENTRANCE FEATURE
Scale: N.T.S.
ELEVATION



4/8 TYPICAL WOOD FENCING & BRICK COLUMN
Scale: 1/4"=1'-0"
ELEVATION

Application No. ~~CDP-MV-033~~ RZ/FDP Staff PB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 7-14-04
Date of (BOS) (PC) approval 7-20-04
Sheet 8 of 10

STUDIO39
Landscape Architecture, P.C.
6416 Grovedale Drive, Suite 100-A
Alexandria, Virginia 22310
Tel: 703.719.6500 Fax: 703.719.6503
Email: frontdesk@studio39.com

LORTON WORKHOUSE
Fairfax County, VA
Conceptual Development Plan/Final Development Plan
Lorton Arts Foundation, Inc.

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COMMONWEALTH OF VIRGINIA
JOSEPH J. PLUMPE
No.000802
06/21/04
LANDSCAPE ARCHITECT

REVISIONS:

ENTRANCE FEATURE SIGNAGE

NORTH

DESIGN:	JP
DRAWN:	TF
CHECKED:	JP
SCALE:	VARIES
PROJECT NO:	03035
DATE:	06.21.04

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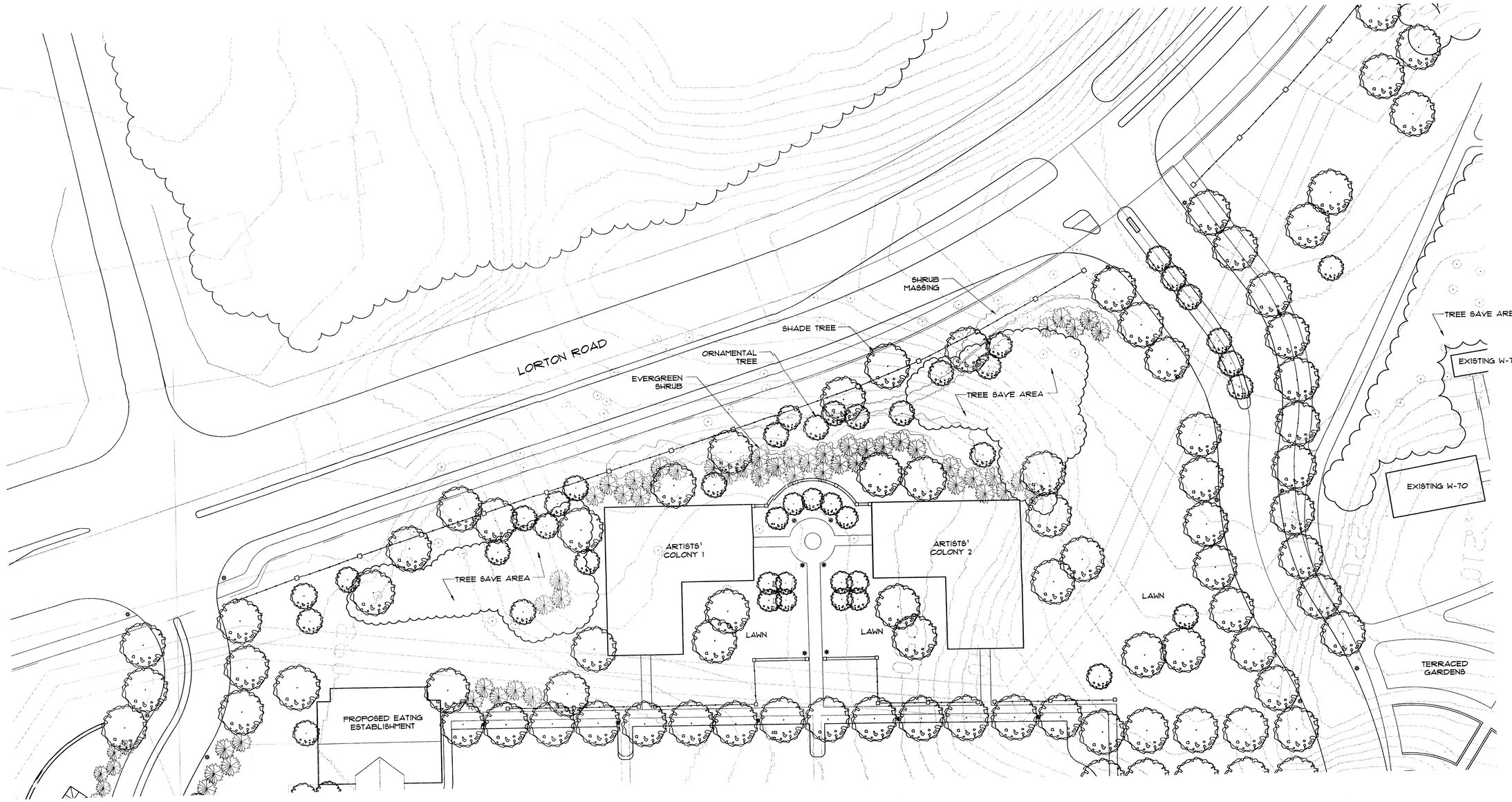
CDP/FDP

PLANNING SITE ENGINEERING TRANSPORTATION ENVIRONMENTAL SURVEYING/MAPPING
Greenhorne & O'Mara, Inc.
3635 CONCORDE PKWY, SUITE 300,
CHANTILLY, VIRGINIA 20151
ANNAPOLIS, MD ATLANTA, GA CHANTILLY, VA FREDERICKSBURG, VA GREENBELT, MD
MECHANICSBURG, PA RALEIGH, NC ROCKVILLE, MD TAMPA, FL WEST PALM BEACH, FL



RZ/FDP
Application No. 2003-MV-033 Staff PB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 7-14-04
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Sheet 9 of 10

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LORTON WORKHOUSE

Fairfax County, VA

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COMMONWEALTH OF VIRGINIA
JOSEPH J. PLUMPE
No.000802
06/21/04
LANDSCAPE ARCHITECT

REVISIONS:

LORTON ROAD SCHEMATIC LANDSCAPE

NORTH

DESIGN:	JP
DRAWN:	TF
CHECKED:	JP
SCALE:	1"=30'-0"

0 15 30 60

PROJECT NO:	03035
DATE:	06.21.04

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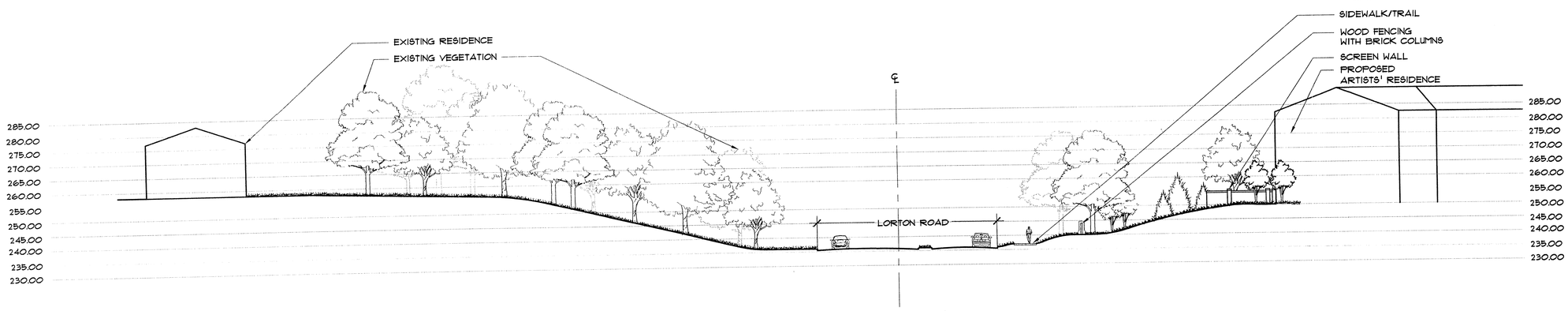
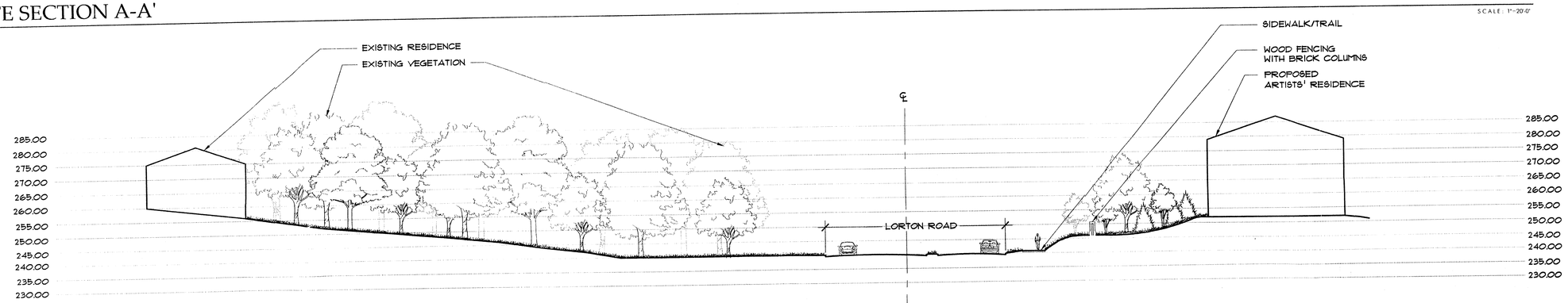
CDP/FDP

PLANNING SITE ENGINEERING TRANSPORTATION ENVIRONMENTAL SURVEYING/MAPPING
Greenhorne & O'Mara, Inc.
3635 CONCORDE PKWY, SUITE 300,
CHANTILLY, VIRGINIA 20151
ANNAPOLIS, MD ATLANTA, GA CHANTILLY, VA FREDERICKSBURG, VA LARGO, MD
MECHANICSBURG, PA RALEIGH, NC ROCKVILLE, MD TAMPA, FL WEST PALM BEACH, FL



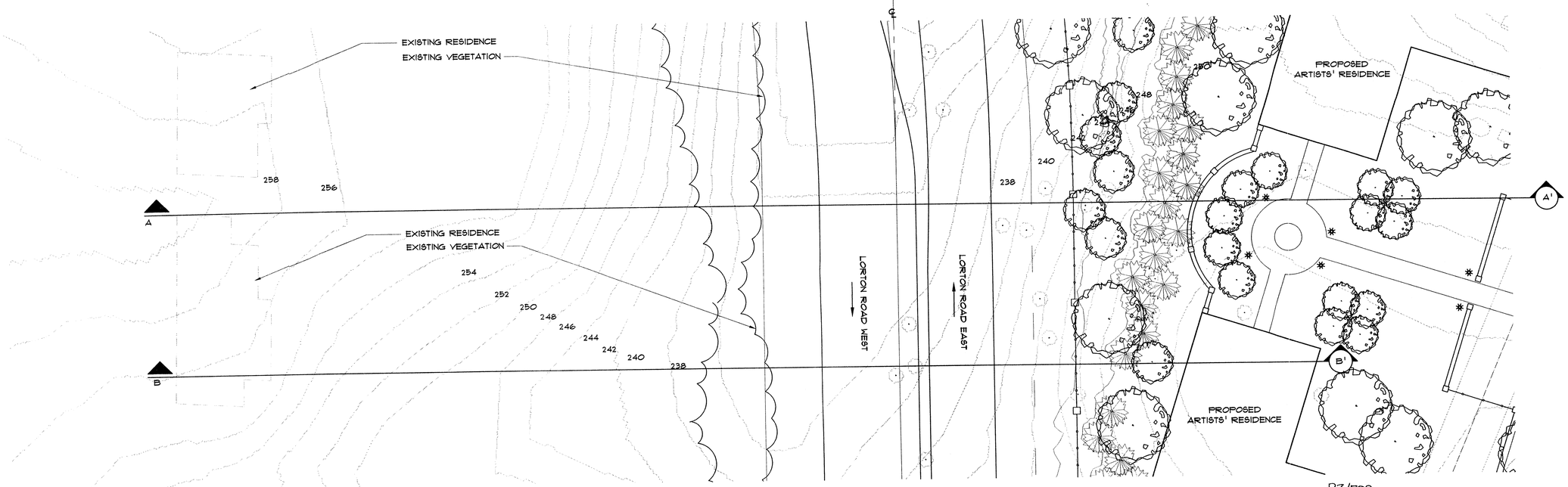
SITE SECTION A-A'

SCALE: 1"=20'-0"



SITE SECTION B-B'

SCALE: 1"=20'-0"



SITE SECTION- Plan View

SCALE: 1"=20'-0"

RZ/FDP
Application No. ~~2003-MV-035~~ Staff PB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
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Date of (BOS) (PC) approval 7.20.04
Sheet 10 of 10

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COMMONWEALTH OF VIRGINIA
JOSEPH J. PLUMPE
No.000802
06/21/04
LANDSCAPE ARCHITECT

REVISIONS:

SITE SECTIONS/ PLAN

DESIGN:	JP
DRAWN:	TF
CHECKED:	JP

NORTH

SCALE: 1"=20'-0"

0 10 20 40

PROJECT NO: 03035

DATE: 06.21.04

10 of 10

CDP/FDP