THE JAMES LEE COMMUNITY CENTER

SPECIAL EXCEPTION AMENDMENT
VARIANCE FOR FRONT YARD SETBACK

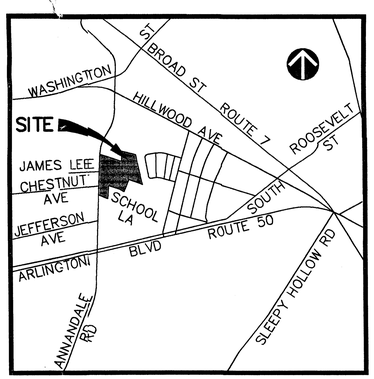
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SHEET INDEX

1. COVER SHEET
2. NOTES AND TABULATIONS
3. EXISTING CONDITION PLAN
4. SPECIAL EXCEPTION AND VARIANCE PLAN
5. LANDSCAPE PLAN
6. EXISTING VEGETATION MAP

SUBMISSION DATE

NOVEMBER 21, 2001
JANUARY 2, 2002
FEBRUARY 8, 2002
FEBRUARY 14, 2002
MARCH 15, 2002



VICINITY MAP
SCALE 1" = 500'

Application No. SEA 90-P-050 Staff Maylad
APPROVED SE / SP PLAN
SEE DEV CONDS DATED 4-17-02
Date of (BOS) (BZA) approval 4-29-02
Sheet 1 of 6

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COMMONWEALTH OF VIRGINIA
JOHN F. AMATETTI
No. 11447
3-15-02
PROFESSIONAL ENGINEER

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
MAR 18 2002
ZONING EVALUATION DIVISION

6426cov.dwg 31502 103337

NOTES

1. THE PROPERTY THAT IS THE SUBJECT OF THIS SPECIAL EXCEPTION AMENDMENT AND VARIANCE CONSISTS OF SEVEN PARCELS. THE FAIRFAX COUNTY BOARD OF SUPERVISORS IS TITLE OWNER OF TAX MAP NUMBERS 50-4-((1))-50 AND 50-4-((10))-1. THE FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY (FCRHA) IS TITLE OWNER OF TAX MAP NUMBERS 50-4-((1))-47 AND 51, 50-4-((11))-1, AND 50-4-((6))-11 AND 12. THE PROPERTY IS ZONED R-4. THE PURPOSE OF THIS SPECIAL EXCEPTION APPLICATION IS TO AMEND EXISTING SE 90-P-050, A CATEGORY 3, SPECIAL EXCEPTION FOR ALTERNATE USES OF PUBLIC FACILITIES THAT ALLOWS CHILD CARE AT THIS SITE. SPECIAL EXCEPTION NUMBER SE 90-P-050 WILL BE AMENDED TO INCLUDE ADDITIONAL USES, BOTH EXISTING AND FUTURE, AND ALLOW THEM TO OPERATE IN ACCORDANCE WITH THE CURRENT ZONING ORDINANCE. FUTURE USES WILL BE LIMITED TO THOSE USES ALLOWED BY SPECIAL EXCEPTION IN THE R-4 ZONING DISTRICT. IN ADDITION, APPROVAL OF A VARIANCE OF THE MINIMUM FRONT YARD REQUIREMENTS ALONG SCHOOL LANE IS NECESSARY FOR THE OFF-STREET PARKING AND THE EXISTING BUILDING TO COMPLY WITH THE CURRENT ZONING ORDINANCE.
2. THE HORIZONTAL DATUM IS NAD 83.
3. TOPOGRAPHIC INFORMATION FROM FIELD RUN SURVEY PREPARED BY VIKA, DATED 11-15-2000 AND IS NAVD 88 DATUM.
4. BOUNDARY IS PER A VIKA SURVEY DATED APRIL 3, 2001.
5. PUBLIC WATER AND SANITARY SEWER ARE AVAILABLE AND WILL BE EXTENDED TO SERVE THE DEVELOPMENT.
6. STORMWATER MANAGEMENT FACILITIES WILL BE PROVIDED ON THE SITE IN ACCORDANCE WITH FAIRFAX COUNTY DPWE & S STANDARDS IN A COMBINATION OF FACILITIES DEPENDENT ON FINAL ENGINEERING DESIGN UNLESS WAIVED OR MODIFIED BY DPWE & S DURING DESIGN PHASE. THESE SYSTEMS WILL BE MAINTAINED ACCORDING TO THE APPLICABLE ORDINANCES AND PRACTICES OF FAIRFAX COUNTY. ADEQUATE STORM DRAINAGE SYSTEM IN ACCORDANCE WITH THE PUBLIC FACILITIES MANUAL STANDARDS AND DESIGN CRITERIA WILL BE PROVIDED.
7. TO THE BEST OF OUR KNOWLEDGE, NO GRAVE SITES OR STRUCTURES MARKING A BURIAL SITE ARE PRESENT ON THE SUBJECT PROPERTY.
8. TO BEST OF OUR KNOWLEDGE NO HAZARDOUS OR TOXIC SUBSTANCES ARE KNOWN TO EXIST ON THE SUBJECT PROPERTY.
9. THIS SITE CURRENTLY HAS A 30,400 S.F. 1 STORY STRUCTURE W/ A 4,000 S.F. BASEMENT WITH ASSOCIATED PARKING WITH AND PLAYGROUND EQUIPMENT, ATHLETIC FIELDS, TENNIS, HANDBALL, AND MULTI PURPOSE COURTS.
10. THERE IS A PROPOSED TRAIL INDICATED ALONG THE OPPOSITE SIDE OF ANNANDALE ROAD TO THIS PROPERTY AS SHOWN ON THE FAIRFAX COUNTY COMPREHENSIVE TRAIL PLAN AND NONE IS PLANNED WITH THIS DEVELOPMENIT.
11. LIMITS OF CLEARING AND GRADING SHOWN ON THE CONCEPTUAL DEVELOPMENIT PLAN ARE PRELIMINARY AND ARE SUBJECT TO MODIFICATION WITH FINAL ENGINEERING. THE DEVELOPMENT OF THE SITE WILL BE IN GENERAL CONFORMANCE WITH THESE LIMITS. FINAL LIMITS OF CLEARING AND GRADING WILL TAKE INTO CONSIDERATION FINAL SITE ENGINEERING AND SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE URBAN FORESTER AT THE TIME OF FINAL SITE REVIEW.
12. THE MAXIMUM HEIGHT OF THE BUILDING IS 30 FEET TO ROOF NOT INCLUDING A PENTHOUSE OR SCREEN WALL.
13. DEVELOPMENT WILL COMMENCE UPON COMPLETION OF REQUIRED FAIRFAX COUNTY. PLAN PROCESSING AND APPROVALS.
14. THE DEVELOPMENT CIONFORMS TO THE PROVISIONS OF ALL APPLICABLE STANDARDS WITH THE EXCEPTION OF WAIVERS AND MODIFICATIONS REQUESTED BELOW.
15. LANDSCAPED OPEN SPACE AREAS SHOWN HEREON MAY BE MODIFIED AT THE TIME OF FINAL ENGINEERING AND ARCHITECTURE, AS LONG AS THE AMOUNT OF LANDSCAPED OPEN SPACE AND THE NUMBER OF PLANTS DOES NOT DIMINISH.
16. THE FOOTPRINT REPRESENTED HEREON IS APPROXIMATE. THE BUILDING FOOTPRINT MAY BE INCREASED OR DECREASED AND THE NUMBER OF PARKING SPACES MAY BE MODIFIED, SO LONG AS THE MINIMUM OPEN SPACE PROVIDED IN THE TABULATION, LANDSCAPING, AND THE MINIMUM DIMENSIONS TO THE PERIPHERAL LOT LINES DO NOT GO BELOW THE MINIMUM. THE APPLICANT RESERVES THE RIGHT TO DEVELOP A LESSER NUMBER OF GFA THAN THAT REPRESENTED IN THE TABULATION AND REDUCE THE NUMBER OF PARKING SPACES ACCORDINGLY. SEE WAIVER NOTE #2.
17. ADDITIONAL SITE FEATURES SUCH AS GAZEBOS, CORNICES, TRELLISES, ENTRANCE SIGNS, LIGHTS AND/OR WALLS NOT REPRESENTED HEREON MAY BE PROVIDED.
18. NO ADDITIONAL IMPROVEMENTS TO THE PUBLIC RIGHT(S) OF WAY ON OR ADJACENT TO THE SUBJECT PROPERTY ARE PROPOSED WITH THIS DEVELOPMENT.
19. THE PROPOSED DEVELOPMENT ON THE SUBJECT PROPERTY WILL NOT POSE ANY ADVERSE EFFECT ON ADJACENT OR NEIGHBORING PROPERTIES.
20. FAIRFAX COUNTY IS ENTIRELY WITHIN A RMA, BUT THERE IS NO RPA, EQC OR FLOOD PLAIN ON THIS SITE.
21. THERE ARE NO EASEMENTS OF 25 FEET OR WIDER ON THIS PROPERTY.

WAIVERS/MODIFICATIONS REQUESTED

1. TRANSITIONAL SCREENING / BARRIER MODIFICATION TO BE PLANTED AS SHOWN ON THE LANDSCAPE PLAN.
2. VARIANCE OF THE SCHOOL LANE BUILDING SETBACK FROM 25' REQUIRED TO 1.1' AND OFF-STREET PARKING SETBACK FROM 10' REQUIRED TO 6' AS EXISTS.

SITE TABULATIONS

EXISTING ZONING:	R4
TOTAL AREA FOR SEVEN (7) PARCELS:	573,759 S.F. OR 13.1717 ACRES
PROPOSED USE	ALTERNATE USES OF A PUBLIC FACILITY
MAXIMUM ALLOWABLE FAR:	0.3 OTHER THAN PUBLIC OR RESIDENTIAL 0.35 FOR PUBLIC

GROSS FLOOR AREA (GFA) ALLOWED FOR THE SEVEN (7) PARCELS 200,816 S.F. FOR PUBLIC OR 172,128 S.F. FOR ALL OTHER USES

BREAKDOWN:

EXISTING BUILDING:	34,400 S.F.±
PROPOSED ADDITION:	23,000 S.F.±
TOTAL PROPOSED GFA:	57,400 S.F.±
TOTAL PROPOSED FAR:	0.10

SETBACKS FOR NON-RESIDENTIAL STRUCTURES

FRONT: 35° BULK PLANE BUT NOT LESS THAN 25'
SIDE: 30° BULK PLANE BUT NOT LESS THAN 10'
REAR: 30° BULK PLANE BUT NOT LESS THAN 25'

PROVIDED: SEE BULK PLANE DIAGRAMS BELOW

MAXIMUM BUILDING HEIGHT ALLOWED	60'
EXISTING BUILDINGS	
1948 SCHOOL ENTRY	28'
1948 THEATRE	24'
1958 CLASSROOMS	13'
1972 GYM	26'
NEW ENTRY LEVEL	22'
NEW GYM	30'
NEW MEETING ROOMS	15'
MAXIMUM BUILDING HEIGHT ON SITE	30'
OPEN SPACE REQUIRED	15%
OPEN SPACE PROVIDED	50%

CONSTRUCTION DATES OF EXISTING

ORIGINAL SCHOOL	1948
CLASS ROOM ADDITION	1958
GYM ADDITION	1972
KITCHEN ADDITION	1980

NOTE: ALL EXITING STRUCTURES LISTED ABOVE WILL BE RETAINED.

PARKING TABULATION

PARKING REQUIREMENTS BY USE:

PARK AUTHORITY

USE:	OFFICE / STORAGE
OFFICE USE	2,500 S.F.
PARKED AT 3.6 /1,000	9 SPACES REQUIRED

DAYCARE

USE:	CHILD CARE CENTER
CHILDREN:	60
PARKED AT 0.19 X 60	12 SPACES REQUIRED

LITARACY COUNCIL

USE:	OFFICE / SCHOOL
OFFICE USE	2,612 S.F.
CLASSROOM TOTALS	87 STUDENTS

OFFICE PARKED AT 3.6/1,000 10 SPACES REQUIRED
CLASSROOMS PARKED AT 0.3/STUDENT 26 SPACES REQUIRED

TOTAL SPACES REQUIRED 36 SPACES

DCRS

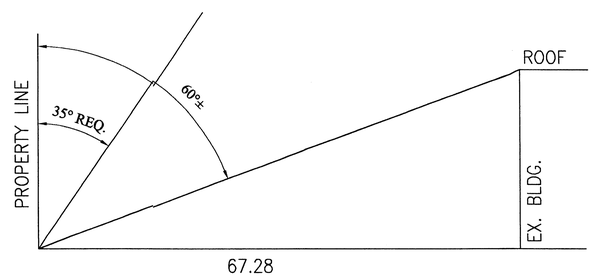
USE:	RECREATIONAL FACILITY
EMPLOYEE TOTAL	10 EMPLOYEES
PATRONS	423 PATRONS

EMPLOYEES PARKED AT 1 PER 10 SPACES REQUIRED
PATRONS PARKED AT 1 SPACE PER 3 PATRONS 141 SPACES REQUIREID

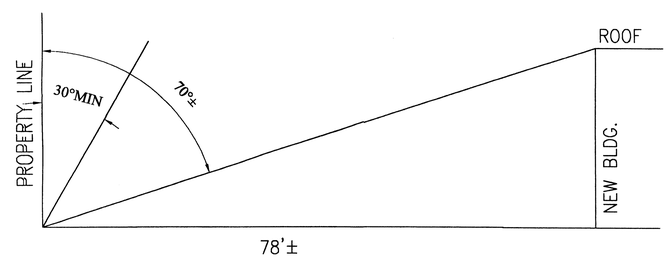
TOTAL SPACES REQUIRED 151 SPACES

TOTAL REQUIRED SPACES BY ARTICLE 11 = 208 SPACES

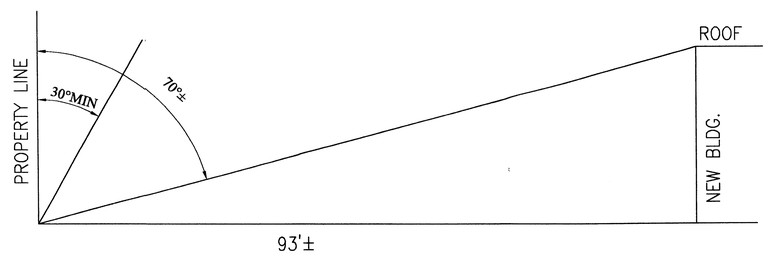
TOTAL PARKING PROPOSED = 208 SPACES MINIMUM



BULK PLANE A



BULK PLANE C



BULK PLANE B

...ation No. SEA 90-P-050 Staff Maylan
APPROVED SE / SP PLAN
SEE DEV ~~CONDS~~ DATED 4-17-02
Date of ~~BOS~~ (BZA) approval 4-29-02
Sheet 2 of 6

COMMONWEALTH OF VIRGINIA
JOHN F. AMATETTI
No. 11447
3.15.02
PROFESSIONAL ENGINEER

VIKA
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VIKA INCORPORATED
8180 GREENSBORO DRIVE SUITE 200 ■ McLEAN, VIRGINIA 22102
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McLEAN, VA BETHESDA, MD

THE JAMES LEE COMMUNITY CENTER

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

NOTES AND TABULATIONS

VIKA REVISIONS
NOVEMBER 21, 2001
FEBRUARY 2, 2002
FEBRUARY 8, 2002
FEBRUARY 14, 2002
MARCH 15, 2002

DES. SFT	DWN. RWS
SCALE: N/A	
PROJECT/FILE NO. 6426	
SHEET NO. 2 OF 6	

6426. J0.dwg 31502 32109

ANNANDALE ROAD - ROUTE 649
(VARIABLE WIDTH R/W)
LIMITS OF DISTURBANCE
GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.
BETTIE C. SAMPSON
50-4-01-540
41.0201 AC.
50-4-01-47
50-4-06-11
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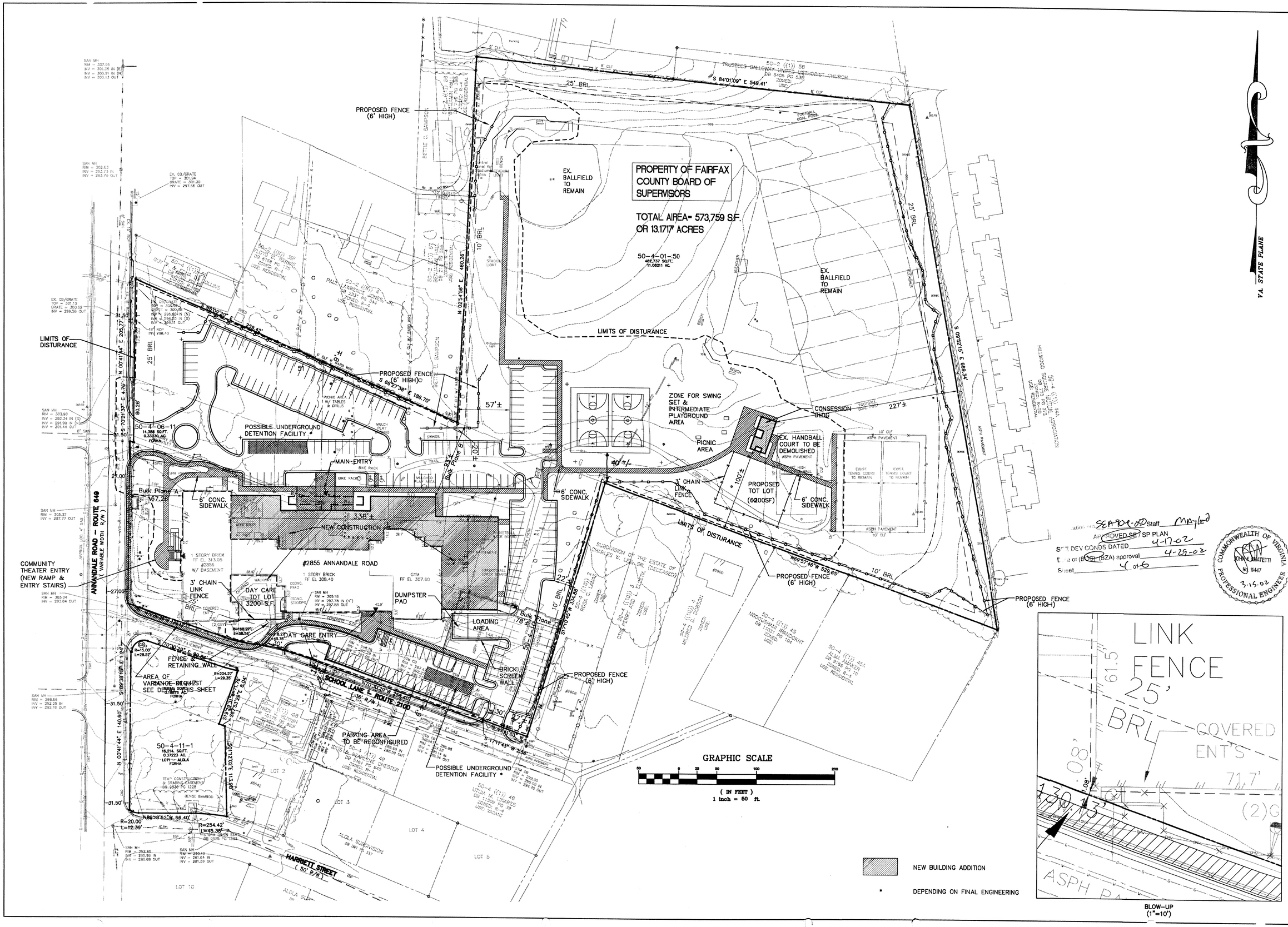

SEA 90-P-050 Staff Maylord
APPROVED SP PLAN
SEE DEV CONDS DATED 4-17-02
Date of (BOS) (BZA) approval 4-29-02
Sheet 4 of 6

COMMONWEALTH OF VIRGINIA
JOHN E. AMATETTI
No. 11447
3-15-02
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 GERMANTOWN, MD

THE JAMES LEE COMMUNITY CENTER

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SPECIAL EXCEPTION AND VARIANCE PLAN

VIKA REVISIONS
NOVEMBER 21,2001
JANUARY 2, 2002
FEBRUARY 8, 2002
FEBRUARY 14, 2002
MARCH 15, 2002

DES. SFT | DWN. SFT
SCALE: 1"=50'
PROJECT/FILE NO. 6426
SHEET NO. 4 OF 6

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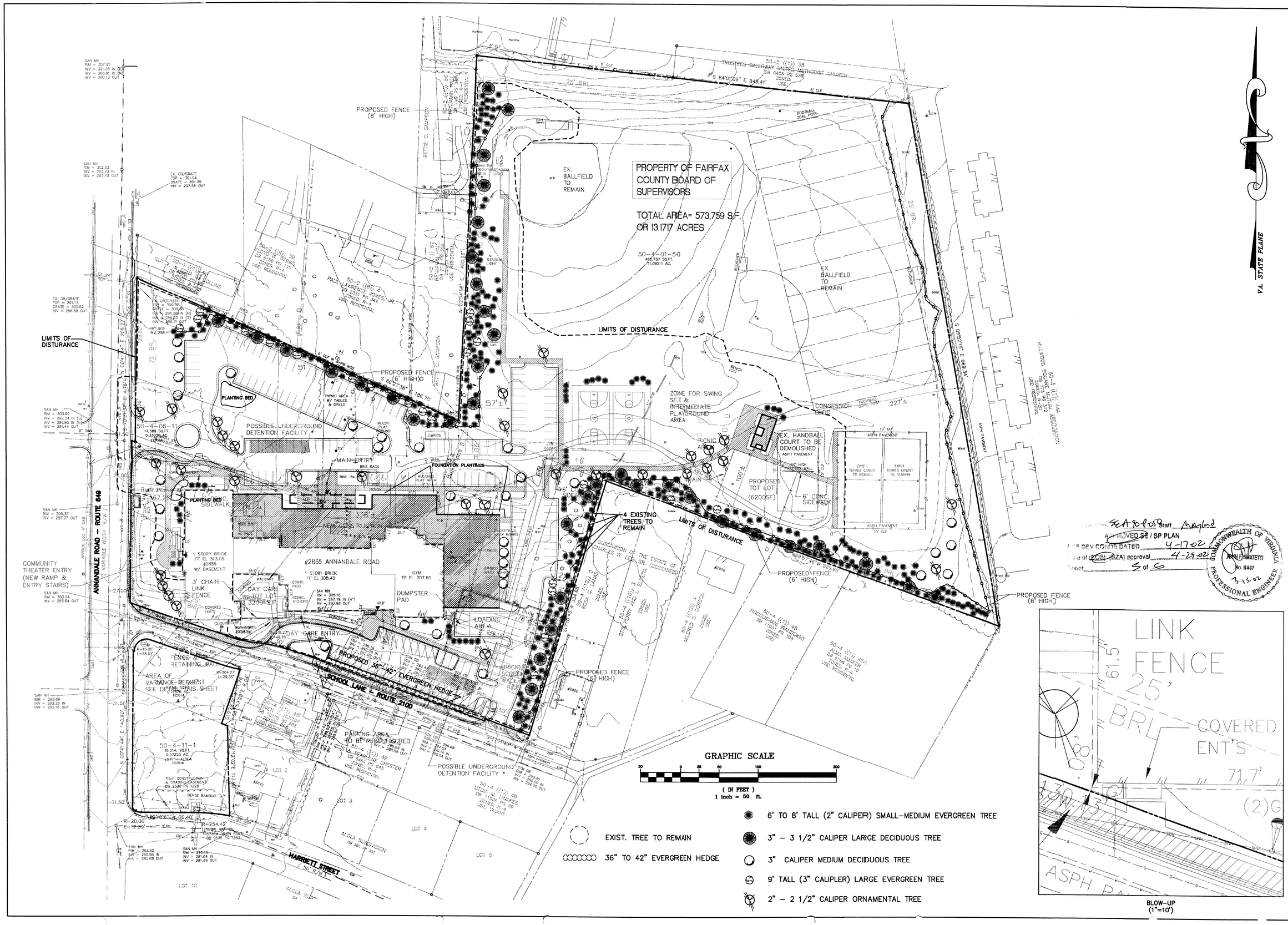

SEA 90-P-058 Staff Maybird
APPROVED SE / SP PLAN
SITE DEV CONDS DATED 4-17-02
Issue of (BOS) (BZA) approval 4-29-02
Sheet 5 of 6

COMMONWEALTH OF VIRGINIA
JOHN F. PAMATETTI
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3-15-02
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McLEAN, VA GERMANTOWN, MD

THE JAMES LEE COMMUNITY CENTER

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

LANDSCAPE PLAN

VIKA REVISIONS
NOVEMBER 21,2001
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MARCH 15, 2002

DES. SFT	DWN. SFT
SCALE: 1"=50'	
PROJECT/FILE NO. 6426	
SHEET NO. 5 OF 6	

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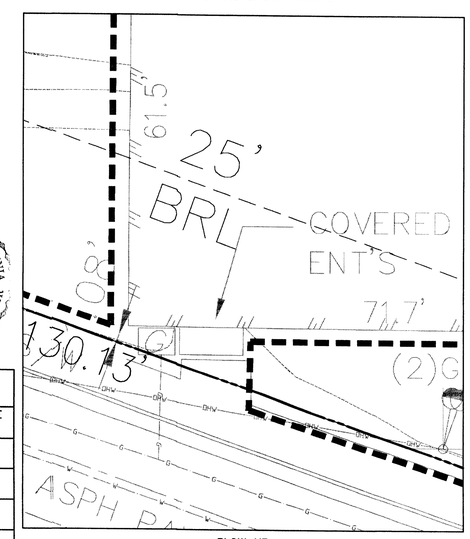
EVM INDEX	COVER TYPE	SUCCESSIONAL STAGE	AREA	COVER CONDITION	PRIMARY SPECIES
"A"	OLD FIELD	SUB-CLIMAX	1.121 AC	AVERAGE	LOCUST/WALNUT/OSAGE ORANGE PIN OAK/MAPLE/SWEET GUM
"B"	MAINTAINED GRASSLAND	LONG-TERM	8.970 AC	AVERAGE	SEEDED GRASS, PINES & MAPLE
TOTAL AREA			10.091 AC	AVERAGE	

COMMONWEALTH OF VIRGINIA
JOHN C. AMATETTI
No. 11447
PROFESSIONAL ENGINEER
4-15-02

EXISTING VEGETATION MAP NARRATIVE

THIS 10.091 ACRE SITE CONSIST MAINLY OF MAINTAINED ATHLETIC FIELD ANDSUB-CLIMAX TREE STANDS.
THE PORTION (B) OF "MAINTAINED GRASSLANDS" CONSISTS OF SOME PLANTED OAKS AND PINES WITHIN THE MAINTANED LAWN AREA.
THE SUB-CLIMAX AREA (A) IS LOCATED ALONG THE PERIETER OF THE SITE AND CONSISTS PRIMARILY OF WALNUT, LOCUST, MAPLE SWEETGUM, TULIP POPLAR, PAULOWNIA, TULIP POPLAR AND OSAGE ORANGE.

THE LIMITS OF DISTURBANCE RUN WITH THE PROPERTY LINE EXCEPT IN THE SOUTH WEST CORNER AS SHOWN ABOVE



BLOW-UP
(1"=10')

VA. STATE PLANE

Application No. SEA 90-P-050 Staff MA/bd
APPROVED SE/ SP PLAN
SEE DEV CONDS DATED 4-17-02
Date of (BOS) (BZA) approval 4-29-02
Sheet 6 of 6

VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES
VIKA INCORPORATED
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(703)442-7800 ■ FAX (703)781-2787
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THE JAMES LEE COMMUNITY CENTER

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

EXISTING VEGETATION MAP

VIKA REVISIONS
NOVEMBER 21,2001
JANUARY 2, 2002
FEBRUARY 8, 2002
FEBRUARY 14, 2002
MARCH 15, 2002

DES. SFT	DWN. SFT
SCALE: 1"=50'	
PROJECT/FILE NO. 6426	
SHEET NO. 6 OF 6	

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