

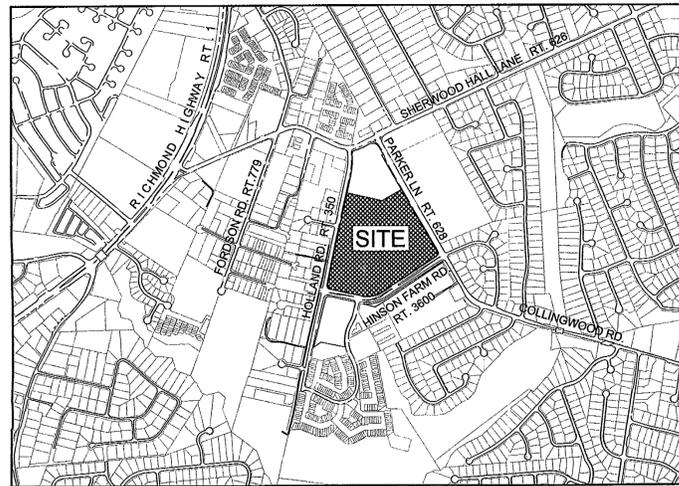
INOVA/ MOUNT VERNON HOSPITAL

Mount Vernon District Fairfax County, Virginia

SPECIAL EXCEPTION AMENDMENT

SEA 82-V-012-5

Application No. SEA 82-V-012-5 Staff J. THOMPSON
 APPROVED SE7 SP PLAN
 SEE DEV CONDS DATED 7-19-2006
 Date of (SOS) (BZA) approval 7-31-2006
 Sheet 1 of 11



VICINITY MAP
 SCALE: 1" = 1000'

Applicant:
 Inova Health Care Services
 8110 Gatehouse Road
 Suite 200, East Tower
 Falls Church, VA 22042



RECEIVED
 Department of Planning & Zoning
 JUN 29 2006
 Zoning Evaluation Division

Rev. June 29, 2006
 Rev. June 1, 2006
 Rev. May 8, 2006
 March 8, 2006

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INOVA/MOUNT VERNON HOSPITAL
 Special Exception Amendment
 SEA 82-V-012-5

SUBMISSION DATE

M-10587

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**INOVA/
 MT. VERNON HOSPITAL
 SPECIAL EXCEPTION
 AMENDMENT PLAT
 SEA 82-V-012-5
 MOUNT VERNON DISTRICT
 FAIRFAX COUNTY, VIRGINIA**



KEY PLAN

SCALE 0' 100' 200'

No.	DATE	BY	Description
3	06.29.06	gah	
2	06.01.06	gah	
1	05.08.06	gah	

REVISIONS			
NO.	DATE	BY	DESCRIPTION
		GAH	
		PGY	
		PGY	
		03.08.06	

TITLE **INOVA/
 MT. VERNON HOSPITAL
 SEA 82-V-012-5**

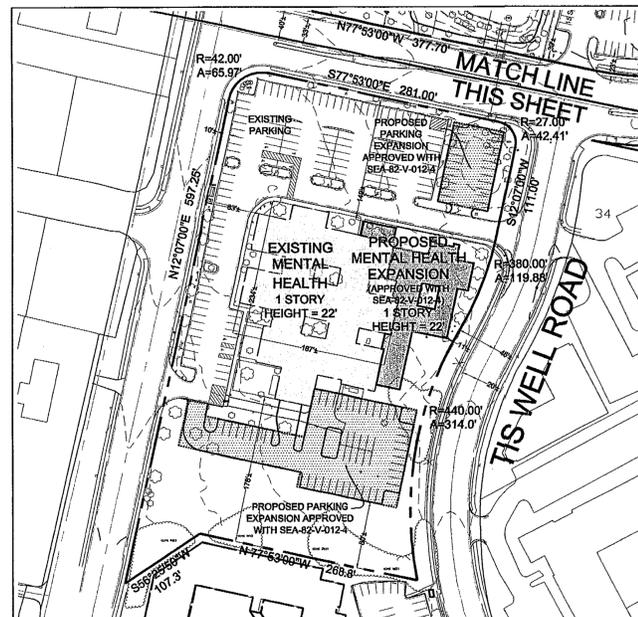
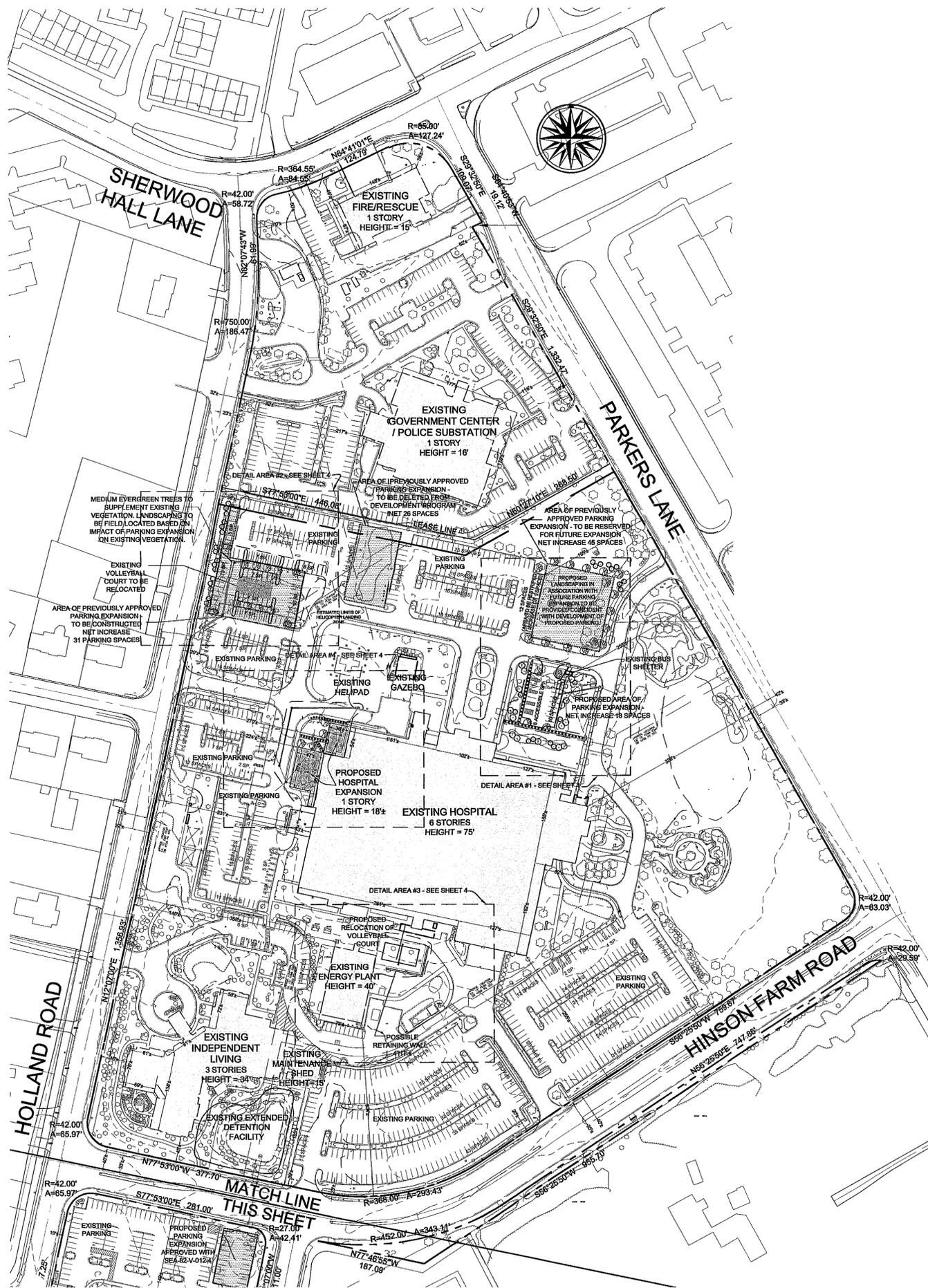
**SPECIAL EXCEPTION
 AMENDMENT PLAT**

PROJECT NO. **M-10587**

LEGEND

- PROPOSED EVERGREEN
- ⊙ PROPOSED DECIDUOUS STREET TREE
- PROPOSED DECIDUOUS ORNAMENTAL
- ◌ EXISTING VEGETATION
- ▭ EXISTING BUILDING
- ▨ PROPOSED BUILDING EXPANSION
- ⋯ PROPOSED SIDEWALK
- - - PROPOSED LIMITS OF CLEARING AND GRADING
- ▨ AREA OF PREVIOUSLY APPROVED PARKING EXPANSION

Location No. SEA 82-V-012-5 Staff J. Thompson
 APPROVED (SE) SP PLAN
 SEE DEV CONDS DATED 7-19-2006
 Date of (POS) (BZA) approval 7-31-2006
 Sheet 2 of 11



TABULATION

TABULATION FOR HOSPITAL CAMPUS:

EXISTING ZONING	C-3
LAND AREA (1,148,877 SF)	26.37 AC
EXISTING/PROPOSED USE	237 BED HOSPITAL AND 10,657 SF OFFICE 112 RESIDENT INDEPENDENT LIVING FACILITY
BUILDING HEIGHTS	90 FT
PERMITTED	90 FT
PROVIDED	75± FT
HOSPITAL	34± FT
INDEPENDENT LIVING FACILITY	
GROSS FLOOR AREA	
CURRENTLY APPROVED	401,590 SF
TOTAL EXISTING AND PROPOSED ADDITIONAL	386,900 SF
EXISTING*	
HOSPITAL	295,772± SF
ENERGY PLANT/STORAGE SHED	13,593± SF
INDEPENDENT LIVING FACILITY	72,035± SF
PROPOSED ADDITIONAL - HOSPITAL	5,500± SF
FLOOR AREA RATIO (FAR)	
PERMITTED PER COMPREHENSIVE PLAN	0.35
CURRENTLY APPROVED	0.349
PROPOSED	0.337
OPEN SPACE	
REQUIRED (15%)	3.96 AC
PROPOSED (43%)	11.37± AC
PARKING SPACES REQUIRED	795
HOSPITAL: 237 LICENSED BEDS @ 2.9 SPACES/BED	688
OFFICE: 10,657 SF @ 3.6 SPACES/1,000 SF GFA	39
INDEPENDENT LIVING FACILITY: 112 RESIDENTS @	58
1 SPACE/3 RESIDENTS + 30 EMPLOYEES ON MAJOR SHIFT @ 1 SPACE/EMPLOYEE (38 + 30)	
PARKING SPACES CURRENTLY APPROVED	910
PARKING SPACES PROPOSED (TOTAL)**	904
EXISTING 809	
PROPOSED ADDITIONAL	50
RESERVED FOR FUTURE EXPANSION	45

* SEE NOTE 3D.

** SEE NOTE 17.

TABULATION FOR 37.23 ACRE MOUNT VERNON HOSPITAL/GOVERNMENT CENTER SITE

EXISTING ZONING	C-3
LAND AREA (1,621,738 SF)	37.23 AC
EXISTING/PROPOSED USE AND GROSS FLOOR AREA	449,427± SF
HOSPITAL (EXISTING)	295,772± SF
ENERGY PLANT/STORAGE SHED	13,593± SF
INDEPENDENT LIVING FACILITY	72,035± SF
PROPOSED ADDITIONAL - HOSPITAL	5,500± SF
SUBTOTAL	386,900 SF
FIRE & RESCUE FACILITY/POLICE STATION/ GOVERNMENT CENTER	29,527 SF
MENTAL HEALTH FACILITY	33,000 SF
FLOOR AREA RATIO PERMITTED	0.35
FLOOR AREA RATIO EXISTING/PROPOSED	0.28

NOTES

- THE PROPERTY THAT IS THE SUBJECT OF THIS SPECIAL EXCEPTION AMENDMENT (SEA) APPLICATION IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS 102-1 ((1)) 4 (PART). THE PROPERTY IS ZONED C-3 OFFICE DISTRICT.
- PARCEL 4 IS OWNED BY THE FAIRFAX COUNTY BOARD OF SUPERVISORS. IT HAS A LAND AREA OF 37.91 ACRES, HOWEVER, ONLY 37.23 ACRES ARE SUBJECT TO SEA 82-V-012. THE PARCEL CONTAINS THE FOLLOWING EXISTING USES: FIRE AND RESCUE FACILITY, POLICE STATION AND GOVERNMENT CENTER, HOSPITAL, INDEPENDENT LIVING FACILITY AND MENTAL HEALTH FACILITY.

THIS SPECIAL EXCEPTION AMENDMENT PLAT ACCOMPANIES AN APPLICATION THAT HAS BEEN FILED TO AMEND A 26.37 ACRE PORTION OF THE SUBJECT PARCEL THAT IS LEASED BY INOVA HEALTH CARE SERVICES. THE INOVA MOUNT VERNON HOSPITAL AND THE SUNRISE ASSISTED LIVING FACILITY ARE LOCATED ON THIS PORTION OF THE PARCEL. THIS PORTION OF THE PARCEL SHALL BE REFERENCED HEREIN AS THE SUBJECT PROPERTY AND ALSO AS THE HOSPITAL CAMPUS.
- THE SPECIAL EXCEPTION AMENDMENT HAS BEEN FILED TO GAIN APPROVAL OF THE FOLLOWING PROPOSED IMPROVEMENTS AND/OR REVISIONS TO THE CURRENTLY APPROVED DEVELOPMENT PROGRAM ON THE INOVA MOUNT VERNON HOSPITAL CAMPUS.
 - TO CONSTRUCT TWO SMALL ONE-STORY BUILDING ADDITIONS ON THE WEST SIDE OF THE EXISTING HOSPITAL BUILDING AS PART OF A COMPREHENSIVE FIRST FLOOR RENOVATION PLAN FOR THE HOSPITAL. COMBINED, THE GROSS FLOOR AREA FOR THE TWO SMALL ADDITIONS WILL APPROXIMATE 5,500 SQUARE FEET. THE TWO SMALL ADDITIONS WILL BE PART OF THE EXPANDED RADIOLOGY DEPARTMENT. IT IS NOTED THAT THE EXISTING OVERHEAD GARAGE DOOR AND RELATED DRIVEWAY IN THE AREA OF ONE OF THE PROPOSED BUILDING ADDITIONS WILL BE ELIMINATED. THE GARAGE DOOR AND DRIVEWAY WERE PREVIOUSLY USED FOR THE MOBILE MRI CENTER. THIS SERVICE WILL BE ACCOMMODATED IN THE INTERIOR OF THE BUILDING AS PART OF THE COMPREHENSIVE FIRST FLOOR RENOVATION PLAN.
 - TO REVISE THE CURRENTLY APPROVED, BUT-NOT-YET-DEVELOPED, PARKING LOT EXPANSION PROGRAM TO PROVIDE PARKING SPACES THAT ARE MORE CONVENIENTLY LOCATED TO THE HOSPITAL ENTRANCES. FOR EXAMPLE, THE EIGHTEEN (18) SPACE PARKING LOT THAT IS PROPOSED ADJACENT TO THE NORTHEAST CORNER OF THE HOSPITAL IS INTENDED TO PROVIDE PARKING SPACES THAT ARE CLOSER AND MORE CONVENIENT FOR THE PATIENTS AND VISITORS OF THE EMERGENCY DEPARTMENT AND REHABILITATION CENTER.
 - TO RELOCATE THE EXISTING VOLLEYBALL COURT ON THE CAMPUS.
 - TO REPRESENT A MORE ACCURATE AND CURRENT GROSS FLOOR AREA CALCULATION FOR ALL OF THE BUILDINGS LOCATED ON THE HOSPITAL CAMPUS BASED ON A RECENT REVIEW OF THE BUILDING PLANS AND A CERTIFICATION BY THE REVIEWING ARCHITECT.
- THE BOUNDARY INFORMATION SHOWN HEREON IS FROM EXISTING RECORDS.
- THE TOPOGRAPHY SHOWN HEREON IS AT A CONTOUR INTERVAL OF TWO (2) FEET ESTABLISHED FROM A RECENT AERIAL/FIELD CERTIFIED SURVEY.
- THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
- THE MINIMUM YARD REQUIREMENTS SET FORTH IN THE ZONING ORDINANCE FOR THE C-3 DISTRICT ARE AS FOLLOWS:

FRONT YARD:	THAN 40 FEET
SIDE YARD:	NO REQUIREMENT
REAR YARD:	CONTROLLED BY A 20° ANGLE OF BULK PLANE, BUT NOT LESS THAN 25 FEET

IN ADDITION TO THESE MINIMUM YARDS, PAR. 5 OF SECT. 9-308 OF THE ZONING ORDINANCE SPECIFIES THAT NO BUILDING SHALL BE LOCATED CLOSER THAN 45 FEET TO ANY STREET LINE OR CLOSER THAN 100 FEET TO ANY LOT LINE WHICH ADJUTS PROPERTY ZONED R-A THROUGH R-4.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRAVES ON THE SUBJECT PROPERTY.
- THERE IS NO FLOODPLAIN DESIGNATED BY THE FEDERAL INSURANCE ADMINISTRATION, UNITED STATES GEOLOGICAL SURVEY OR FAIRFAX COUNTY, NO ENVIRONMENTAL QUALITY CORRIDOR (EQC) OR INO RESOURCE PROTECTION AREA (RPA) LOCATED ON THE SUBJECT PROPERTY.

- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITY EASEMENTS HAVING A WIDTH OF TWENTY-FIVE (25) FEET OR MORE AND THERE ARE NO EXISTING MAJOR UNDERGROUND UTILITIES LOCATED ON THE SUBJECT PROPERTY.
- A STATEMENT CONFIRMING THE OWNERSHIP OF THE SUBJECT PROPERTY AND THE APPLICANT'S INTEREST IS PROVIDED IN A SEPARATE DOCUMENT.
- THE EXISTING BUILDING DIMENSIONS AND LOCATIONS, AND PARKING LOT LAYOUT AND INTERNAL CIRCULATION INFORMATION REPRESENTED ON THE GRAPHIC ARE BASED ON A RECENT AERIAL/FIELD CERTIFIED SURVEY.
- THE ORIGINAL HOSPITAL BUILDING WAS CONSTRUCTED IN 1973. SEVERAL ADDITIONS AND ACCESSORY BUILDINGS HAVE BEEN CONSTRUCTED OVER THE SUBSEQUENT YEARS. THE ASSISTED LIVING FACILITY WAS CONSTRUCTED IN 2000. ALL OF THE EXISTING BUILDINGS ON THE CAMPUS WILL BE RETAINED.
- THERE ARE NO TRAILS RECOMMENDED BY THE COMPREHENSIVE PLAN TO BE LOCATED ON THE SUBJECT PROPERTY.
- THE EXISTING AND PROPOSED HOSPITAL AND RELATED USES ON SITE DO UTILIZE, STORE, TREAT AND DISPOSE OF HAZARDOUS AND TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PARTS 116.4, 302.4 AND 305; HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA/DEPARTMENT OF WASTE MANAGEMENT VR 672-10-10 - VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS; AND/OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280. TO THE BEST OF OUR KNOWLEDGE AND UNDERSTANDING, ALL SUCH SUBSTANCES THAT ARE UTILIZED, STORED AND/OR DISPOSED OF IN CONJUNCTION WITH THE HOSPITAL AND RELATED USES WILL BE IN ACCORDANCE WITH SAID REGULATIONS.
- LANDSCAPING AND SCREENING HAVE BEEN/ WILL BE PROVIDED IN ACCORDANCE WITH THE REPRESENTATIONS PRESENTED IN THE GRAPHIC AND ON SHEET 4, AND IN ACCORDANCE WITH PREVIOUSLY APPROVED DEVELOPMENT CONDITIONS.

IT IS NOTED THERE IS EXISTING LANDSCAPING/TREES BETWEEN THE PROPOSED WESTERN PARKING LOT AND HOLLAND ROAD AS REPRESENTED ON DETAIL AREA #2 ON SHEET 4. THE EXISTING LANDSCAPING/TREES WILL BE PROTECTED AND/OR TRANSPLANTED TO THE EXTENT FEASIBLE AND WILL BE SUPPLEMENTED WITH ADDITIONAL TREES/LANDSCAPING AS REPRESENTED ON DETAIL AREA #2 BASED ON A DETAILED LANDSCAPE TREE PRESERVATION /TRANSPLANT PLAN TO BE PREPARED IN CONJUNCTION WITH THE SITE PLAN FOR THE PARKING LOT AND TO BE APPROVED BY URBAN FOREST MANAGEMENT.

IT IS FURTHER NOTED THAT A PRELIMINARY INVESTIGATION SUGGESTS THAT, WITH BUT ONE EXCEPTION, THE INTERIOR AND PERIPHERAL PARKING LOT LANDSCAPING REQUIREMENTS THAT ARE SET FORTH IN SECT. 13-201 AND 13-202 OF THE ZONING ORDINANCE ARE CURRENTLY SATISFIED FOR THE SEVERAL EXISTING PARKING AREAS LOCATED ON THE CAMPUS. THE ONE EXCEPTION IS ALONG HINSON FARM ROAD WHERE A WELL-ESTABLISHED HEDGE IS LOCATED BETWEEN THE PARKING LOT AND THE STREET IN LIEU OF THE ONE (1) TREE FOR EACH FORTY (40) FEET AS PRESCRIBED BY THE PROVISIONS SET FORTH IN SECT. 13-202. GIVEN THE AGE OF THIS PARTICULAR PARKING LOT, IT IS VERY POSSIBLE THAT THIS ONE EXCEPTION AREA IS/WAS GRANDFATHERED FROM COMPLIANCE WITH THE REQUIREMENT.

BOTH INTERIOR AND PERIPHERAL LANDSCAPING WILL BE PROVIDED FOR ALL OF THE PROPOSED PARKING AREAS IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECT. 13-201 AND 13-202 AND IN ACCORDANCE WITH THE DETAILS PRESENTED ON SHEET 4. SAID LANDSCAPING WILL BE INSTALLED IN CONJUNCTION WITH THE CONSTRUCTION OF THE PROPOSED PARKING AREAS.

IN THE EXISTING PARKING AREAS ON THE CAMPUS WHERE THERE WILL BE NO IMPROVEMENTS/REVISIONS, REQUEST IS HEREBY MADE FOR BOARD APPROVAL OF A WAIVER OF SAID REQUIREMENTS IN FAVOR OF THE EXISTING LANDSCAPING IN THE PARKING AREAS IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN PAR. 6 OF SECT. 13-201 AND PAR. 3 OF SECT. 13-202 OF THE ZONING ORDINANCE.

IN ITS APPROVAL OF SEA 82-V-012-3, THE BOARD OF SUPERVISORS MODIFIED THE TRANSITIONAL SCREENING YARD AND WAIVED THE BARRIER REQUIREMENTS ALONG THE WESTERN PROPERTY LINE IN FAVOR OF THE LANDSCAPING REPRESENTED ON THE PLAT. A REAFFIRMATION OF THIS MODIFICATION AND WAIVER IS HEREBY REQUESTED.
- AS NOTED IN THE TABULATION, THE NUMBER OF PARKING SPACES PROVIDED/PROPOSED ON SITE EXCEEDS THE NUMBER REQUIRED BY THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE. GIVEN THIS FACT, THE HOSPITAL RESERVES THE RIGHT TO REDUCE THE NUMBER OF PARKING SPACES ON THE CAMPUS WITHOUT A SPECIAL EXCEPTION AMENDMENT OR ADMINISTRATIVE INTERPRETATION TO ALLOW FOR MINOR ENGINEERING ISSUES SUCH AS, BUT NOT LIMITED TO, RESTRIPING PARKING LOTS, AND STORMWATER MANAGEMENT PONDS, ETC. IN NO EVENT, HOWEVER, WILL THE TOTAL NUMBER OF PARKING SPACES ON THE ENTIRE HOSPITAL SITE BE REDUCED BELOW THAT REQUIRED BY THE PROVISIONS OF THE ZONING ORDINANCE. FURTHERMORE, IT IS TO BE UNDERSTOOD THAT THE EXISTING PARKING SPACES MAY BE REDUCED IN NUMBER TO ACCOMMODATE FUTURE EXPANSION/ADDITIONS TO THE HOSPITAL, AS MAY BE APPROVED WITH FUTURE SPECIAL EXCEPTION AMENDMENT APPLICATIONS, AS LONG AS IT CAN BE DEMONSTRATED THAT ADEQUATE PARKING IS PROVIDED.

- STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMPs) HAVE BEEN/ WILL BE PROVIDED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS SET FORTH IN THE PUBLIC FACILITIES MANUAL (PFM), CHAPTER 118 OF THE CODE OF THE COUNTY OF FAIRFAX, THE CHESAPEAKE BAY PRESERVATION ORDINANCE, AND IN ACCORDANCE WITH PRIOR APPROVALS.

THE ADDITIONAL RUNOFF GENERATED FROM THE PROPOSED DEVELOPMENT WILL BE TREATED AND DETAINED AS REQUIRED AND AS DESCRIBED ON SHEETS 4 THROUGH 7.
- IN ACCORDANCE WITH PRIOR APPROVALS, THE FLOOR AREA RATIO (FAR) IS BASED ON THE ORIGINAL LAND AREA OF 37.91± ACRES FOR THE ENTIRE PARCEL AND 26.37± ACRES FOR THE AREA THAT IS LEASED BY INOVA HEALTH SYSTEM (THE SUBJECT PROPERTY). THE FLOOR AREA RATIO RELATED TO ANY FUTURE DEDICATIONS FROM THE 26.37 ACRE LEASE AREA IS RESERVED FOR THE DEVELOPMENT OF THE SUBJECT PROPERTY IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN PAR. 4 OF SECT. 2-308 OF THE ZONING ORDINANCE.

IN ADDITION TO THE FLOOR AREA RATIO, IT IS NOTED THAT DEVELOPMENT CONDITION #4 THAT WAS APPROVED WITH SEA 82-V-012-3 LIMITS THE DEVELOPMENT ON THE SUBJECT PROPERTY TO 401,590 SQUARE FEET OF GROSS FLOOR AREA.
- DEVELOPMENT OF THE PROPOSED IMPROVEMENTS ON THE CAMPUS MAY OCCUR IN PHASES. IT IS TO BE UNDERSTOOD THAT THE FIRST PHASE(S) OF THE PROPOSED IMPROVEMENTS IS CURRENTLY PLANNED TO COMMENCE WITHIN THIRTY (30) MONTHS FROM THE DATE OF APPROVAL OF THE SPECIAL EXCEPTION AMENDMENT IN ACCORDANCE WITH THE PROVISION SET FORTH IN SECT. 9-015 OF THE ZONING ORDINANCE. IT IS TO BE FURTHER UNDERSTOOD THAT ALL PHASES OF THE APPROVED AND PROPOSED CONSTRUCTION MIGHT NOT COMMENCE WITHIN SAID THIRTY (30) MONTH PERIOD.
- THE EXACT SIZES, SHAPES AND LOCATIONS OF THE PROPOSED BUILDING ADDITIONS, STRUCTURES AND SITE IMPROVEMENTS ARE PRELIMINARY AND SUBJECT TO MINOR MODIFICATION WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECT. 9-004 OF THE ZONING ORDINANCE.

THE TOTAL GROSS FLOOR AREA AND MAXIMUM BUILDING HEIGHTS PRESENTED IN THE TABULATION ARE TO BE CONSIDERED MAXIMUMS AND THE DIMENSIONS TO THE PERIPHERAL LOT LINES PRESENTED ON THE GRAPHIC ARE TO BE DEEMED MINIMUMS WITH THE UNDERSTANDING THAT ALL DIMENSIONS SHOWN ON THE GRAPHIC AND IN THE TABULATION ARE SUBJECT TO MINOR MODIFICATION IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECT. 9-004 OF THE ZONING ORDINANCE.
- IT IS TO BE UNDERSTOOD THAT ADDITIONAL SITE FEATURES SUCH AS GAZEBOS, TRELLISES, SIGNS, FLAGPOLES, SIDEWALKS/TRAILS, LIGHT STANDARDS, PASSIVE AND ACTIVE RECREATION FACILITIES, WALLS, FENCES, AND/OR UTILITY AND MAINTENANCE STRUCTURES NOT REPRESENTED ON THE GRAPHIC MAY BE PROVIDED AS LONG AS THE RESULTANT PROPOSED DEVELOPMENT IS IN SUBSTANTIAL CONFORMANCE WITH THAT REPRESENTED ON THE GRAPHIC. ALL SIGNS WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN ARTICLE 12 OF THE ZONING ORDINANCE. ALL PROPOSED LIGHT STANDARDS WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN ARTICLE 14 OF THE ZONING ORDINANCE. IT IS ALSO UNDERSTOOD THAT MOBILE AND LAND BASED TELECOMMUNICATION FACILITIES MAY BE PROVIDED ON SITE IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECT. 2-514 OF THE ZONING ORDINANCE.
- THE SPECIAL EXCEPTION AMENDMENT APPLICATION WAS THE SUBJECT OF REVIEW BY THE HEALTH CARE ADVISORY BOARD ON JUNE 12, 2006. THE HEALTH CARE ADVISORY BOARD RECOMMENDED APPROVAL OF THE SPECIAL EXCEPTION APPLICATION.
- IT IS TO BE NOTED THAT SHEETS 9, 10 AND 11 ARE SHEETS THAT WERE APPROVED WITH SEA 82-V-012-3. THEY ARE PART OF THE SPECIAL EXCEPTION AMENDMENT (SEA) PLAT ENTITLED "MOUNT VERNON HOSPITAL ASSISTED LIVING CENTER" PREPARED BY FATTON, HARRIS AND RUST DATED MARCH 1999, AS REVISED THROUGH SEPTEMBER 7, 1999. THEY ARE ADDED FOR THE CONVENIENCE OF THE REVIEWER SO THAT ALL SEA PLAT SHEETS THAT ARE APPLICABLE TO THE ENTIRE HOSPITAL CAMPUS ARE CONTAINED IN A SINGULAR DOCUMENT. THE SITE IMPROVEMENTS REPRESENTED ON THESE SHEETS WERE THE SUBJECT OF REVIEW AND APPROVAL WITH PRIOR SITE PLANS FOR PORTIONS OF THE CAMPUS.
- TO THE BEST OF OUR KNOWLEDGE, EXCEPT AS QUALIFIED ABOVE, THE PROPOSED DEVELOPMENT OF THE SUBJECT PROPERTY CONFORMS TO ALL CURRENT APPLICABLE LAND DEVELOPMENT ORDINANCES, REGULATIONS AND ADOPTED STANDARDS.

Application No. SEA 82-V-012-3 Staff: J. Thompson
 APPROVED (SP) / SP PLAN
 SEE DEV CONDS DATED 7-19-2006
 Date of (ECS) (BZA) approval 7-31-2006
 Sheet 3 of 11

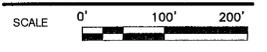


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INOVA/
 MT. VERNON HOSPITAL
 SPECIAL EXCEPTION
 AMENDMENT PLAT
 SEA 82-V-012-5
 MOUNT VERNON DISTRICT
 FAIRFAX COUNTY, VIRGINIA



KEY PLAN



No.	DATE	BY	Description
3	06.29.06	gah	
2	06.01.06	gah	
1	05.08.06	gah	

REVISIONS

DRAWN BY	GAH
APPROVED BY	PGY
CHECKED BY	PGY
DATE	03.08.06

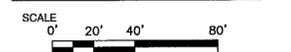
TITLE
**INOVA/
 MT. VERNON HOSPITAL
 SEA 82-V-012-5**

**NOTES AND
 TABULATION**

PROJECT NO. M-10587



KEY PLAN



No.	DATE	BY	Description
3	06.29.06	gah	
2	06.01.06	gah	
1	05.08.06	gah	

REVISIONS	
DRAWN BY	GAH
APPROVED BY	PGY
CHECKED BY	PGY
DATE	03.08.06
TITLE	INOVA/ MT. VERNON HOSPITAL SEA 82-V-012-5
STORMWATER NARRATIVE / DETAILS	
PROJECT NO.	M-10587

STORMWATER MANAGEMENT NARRATIVE AND CHECK LIST

SWM NARRATIVE

The existing Mt. Vernon Hospital Campus is served by an Extended Detention Dry Pond located to the south east of the Assisted Living Facility at the corner of Holland Road and Hinson Farm Road. This existing extended detention dry pond was proposed and built with 9083-SP-003-2. This SWM facility serves approximately 9.50 acres of the Hospital Campus.

The proposed amendment to this Special Exception calls for a nominal expansion to the existing hospital building, relocation of an existing volleyball court, and the demolition / removal / revision to a significant amount of surface parking within the 1.89 acres of land to be disturbed as part of this application. A detailed investigation into the amount of imperviousness proposed with this application previously not approved by Fairfax County yields an increase of 26,500 square feet of imperviousness over existing conditions. The proposed expansion to the hospital as well as the relocated volleyball court (a total increase of 4,995 square feet of imperviousness) lies within the watershed of the existing detention facility. A series of innovative BMPs and underground detention facilities will be installed with the parking lot expansions to meet county BMP and detention requirements.

Water Quality Requirements:
Extended Detention Dry Pond: The relatively minor increase in imperviousness associated with this SEA (0.11 acres) within the Extended Detention Dry Pond watershed was already considered during its previous design. The watershed impervious value for the proposed conditions has been changed with this revision to the SEA and the existing BMP pool provides 17,797 CF. The proposed calculations accounting for the increase would require a BMP pool with only 17,410.5 CF and as such BMP is provided.

Innovative BMPs/LIDs: Currently, this application calls for the use of Filterra's to meet the Fairfax County Water Quality requirements for the parking lot demolition / removal / revision. Hopefully, pending confirmation from our geotechnical engineers, the Water Quality Requirements of Fairfax County will be addressed via Low Impact Development (LID) Techniques. We hope to provide water quality through the use of LID techniques like bioretention filters or basins, and other infiltration techniques.

Currently, this SEA application calls for the installation of three Filterra units that will treat the proposed imperviousness sufficiently (58.6%) to meet the County new development standards (40%). These Filterra's have been preliminarily sited with this application but we reserve the right to relocate them within the limits of clearing and grading approved with this SEA as needed to ensure compliance with DPWES requirements.

Water Quantity (Detention) Requirements:
Extended Detention Dry Pond: The relatively minor increase in imperviousness associated with this SEA (0.11 acres) within the Extended Detention Dry Pond watershed can be safely conveyed by the existing dry pond.

Underground Detention: During the Site Plan review process the Fairfax County Water Quantity requirements for the parking lot demolition / removal / revision will be addressed via two proposed underground detention facilities. The existing site is served by an extensive network of storm sewer installed with multiple Site Plans. At Site Plan we will evaluate/confirm the capacity of these systems and it is envisioned utilize two underground detention facilities (as preliminarily sited in this SEA) to meet County detention requirements. These two underground facilities have been preliminarily sited with this application but we reserve the right to relocate them within the limits of clearing and grading approved with this SEA as needed to ensure compliance with DPWES requirements.

Outfall Analysis:

The changes proposed with this SEA are located within the Little Hunting Creek watershed. The site drains to existing storm sewer systems designed and approved by Fairfax County under previous Site Plans (9863-SP-01 and 02). The proposed pipe systems are designed to convey the 10-year design storm safely and non-erosively downstream.

Outfall 1:
 Outfall 1 consists of an existing underground storm sewer system. This system has the capacity to convey the runoff water released from the proposed underground storm water management facility as well as the existing incoming runoff. Analyzing the adequacy of the system according to PFM 6-0203.2A:
 To a point that is at least 150 ft downstream of a point where the receiving pipe or channel is joined by another that has a drainage area that is at least 90% of the size of the first drainage area at the point of confluence.

The influenced water shed has a combined area of 1.12 acres (Areas to Ex 1 and Proposed Inlet 1 = 0.5 + 0.62 Ac), ergo the joining watershed must be at least 1.01 Ac. According to V-9083-SP-03-2 the influent watershed from storm structure Ex 2A is 19.77 Acres. Continuing downstream of this confluence point at least 150 feet as required in the PFM (approx. 500 feet) this pipe shown capacity and is therefore adequate as shown by the calculations on sheet 3B.

Outfall 2:
 Outfall 2 consists of an existing underground storm sewer system. This system has the capacity to convey the runoff water released from the proposed underground storm water management facility as well as the existing incoming runoff, as shown by the calculations on Sheet 3A. Analyzing the adequacy of the system according to PFM 6-0203.2A. The influenced water shed has a combined area of 1.49 acres (Areas to Ex 10 and Proposed Inlet 5 = 1.3 + 0.19 Ac), ergo the joining watershed must be at least 1.34 Ac. Structure EX9, has an influent area of 1.79 Acres which joins the sewer system at existing inlet 10 (influent of 1 Acre), which will meet the requirement for analysis. Continuing downstream of this confluence point at least 150 feet as required in the PFM (approx. 160 feet) this pipe shows capacity and is therefore adequate as shown by the calculations on sheet 3B.

Outfall 3:
 This outfall leads to the existing dry pond on the Mt. Vernon Campus. The development proposed with this SEA is still less than the originally proposed imperviousness and as such the storm sewer system between us and the existing extended detention dry pond is adequate to convey the flow and the pond can safely detain it.

Given that we will be treating and detaining any increase in runoff as the result of our improvements and the existing outfall is adequate to convey the flows today, it is our opinion that the outfall is and will be adequate.

MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EXCEPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS

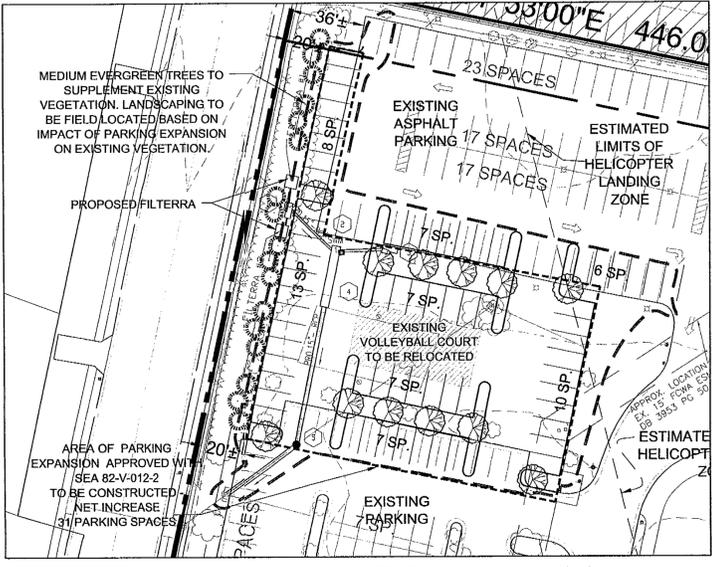
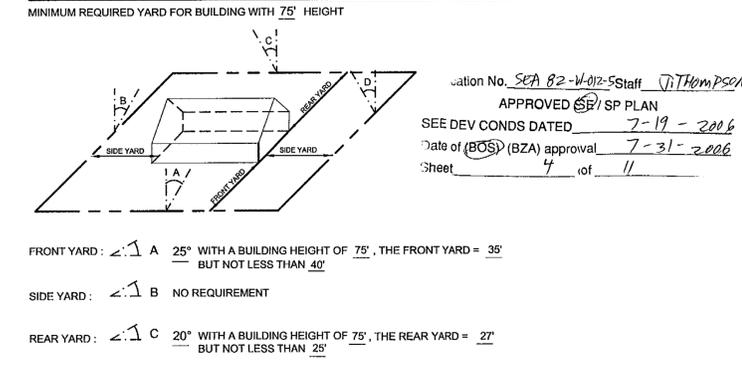
The following information is required to be shown or provided in all zoning applications, or a waiver request of the submission requirement with justification shall be attached. Note: Waivers will be acted upon separately. Failure to adequately address the required submission information may result in a delay in processing this application.

This information is required under the following Zoning Ordinance paragraphs:
 Special Permits (8-011 2J & 2L) Special Exceptions (9-011 2J & 2L)
 Cluster Subdivision (9-615 1G & 1H) Commercial Revitalization Districts (9-622 2A (12) & 14))
 Development Plans PRC District (16-302 3 & 4L) PRC Plan (16-303 1E & 1O)
 FDP P Districts (except PRC) (16-502 1F & 1Q) Amendments (18-202 10F & 10I)

1. Plat is at a minimum scale of 1" = 50' (unless it is depicted on one sheet with a minimum scale of 1" = 100'.
 2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet 3.
 3. Provide:

Facility Name/ Type & No.	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage Volume (cf)	If pond, dam height (ft)
Existing Dry Pond	4.93	0.00	4.93	18,000	48,200	9.0
<i>(e.g. dry pond, weir, trench, underground, vault, etc.)</i>						
Underground #1	1.00	0.00	1.00	300	1,200	n/a
Underground #2	0.75	0.00	0.75	275	1,000	n/a
Totals	6.68	.00	6.68	18,575	50,400	
 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet 5/6. Pond inlet and outlet pipe systems are shown on Sheet 5.
 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet n/a. Type of maintenance access road surface noted on the plat is n/a (e.g. asphalt, geoblock, gravel, etc.).
 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet n/a.
 7. A stormwater management narrative which contains a description of how detention and best management practice requirements will be met is provided on Sheet 4.
 8. A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet 4.
 9. A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet 4, 7.
 10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets 2,3,5,6 & 8, 7.
 11. A submission waiver is requested for n/a.
 12. Stormwater management is not required because n/a.
- Industry Letter 05-03 dated 02/02/05

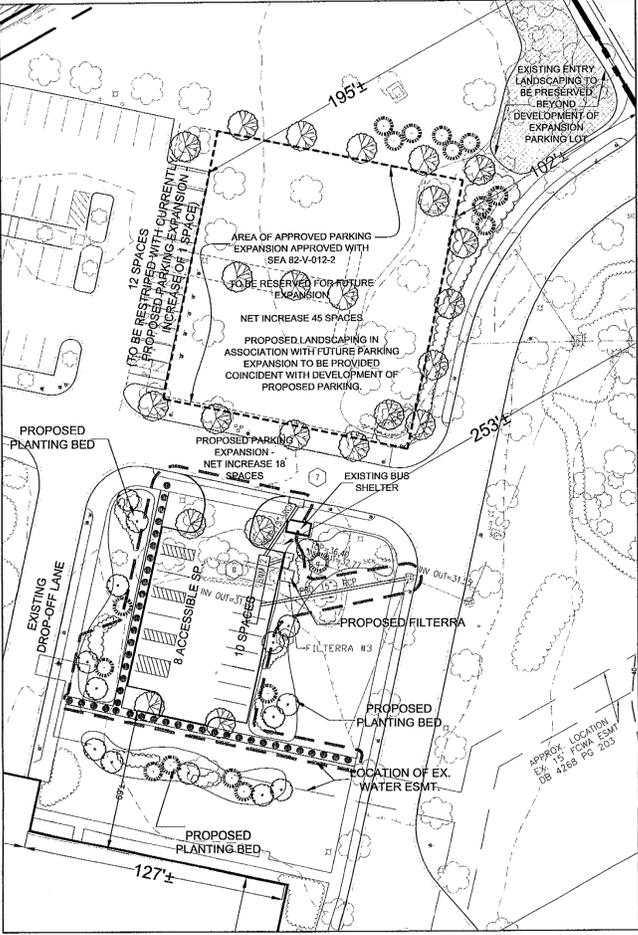
ANGLE OF BULK PLANE FOR THE C-3 ZONING DISTRICT (HOSPITAL ONLY)



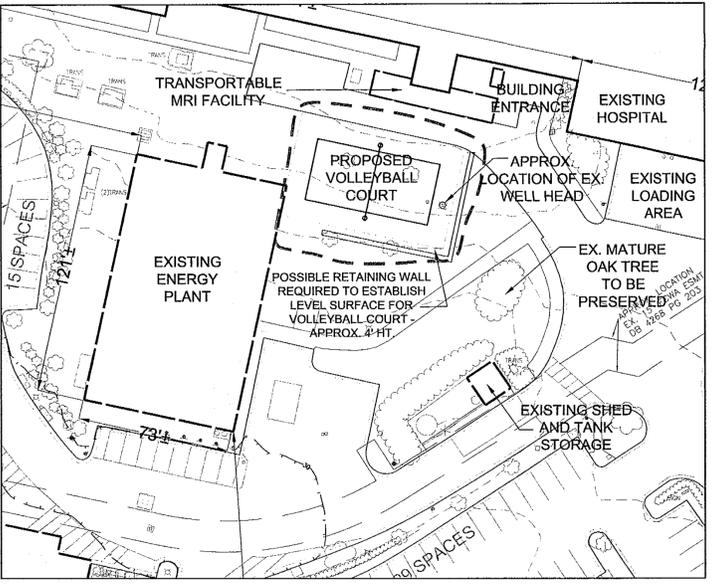
DETAIL AREA #2 - PROPOSED PARKING EXPANSION

LEGEND

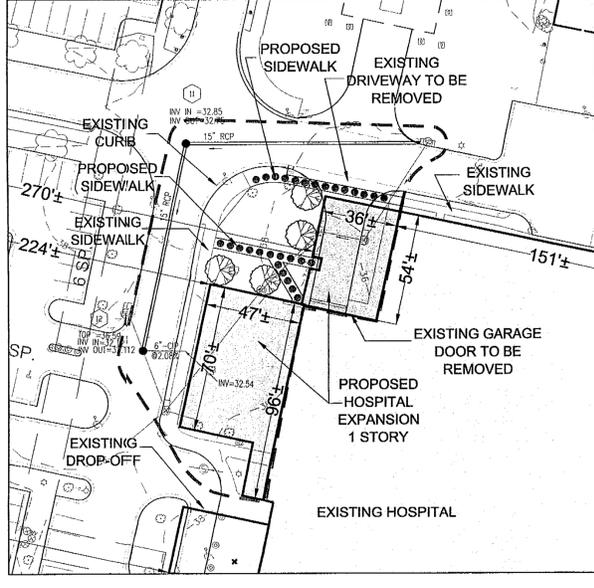
- PROPOSED SHRUB MASS
- PROPOSED EVERGREEN
- PROPOSED DECIDUOUS STREET TREE
- PROPOSED DECIDUOUS ORNAMENTAL
- EXISTING VEGETATION
- EXISTING BUILDING
- PROPOSED BUILDING EXPANSION
- PROPOSED SIDEWALK
- PROPOSED LIMITS OF CLEARING AND GRADING



DETAIL AREA #1 - PROPOSED PARKING EXPANSION



DETAIL AREA #3 - PROPOSED VOLLEYBALL COURT RELOCATION



DETAIL AREA #3 - BUILDING EXPANSION

LEGEND

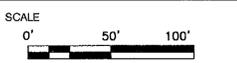
- EXISTING VEGETATION
- EXISTING BUILDING
- PROPOSED BUILDING EXPANSION
- PROPOSED SIDEWALK
- PROPOSED LIMITS OF CLEARING AND GRADING
- PROPOSED STORM SEWER

Application No. SEA 82-V-012-5 Staff V. THOMPSON
 APPROVED SE SP PLAN
 SEE DEV CONDS DATED 7-19-2006
 Date of ECOS (BZA) approval 7-31-2006
 Sheet 5 of 11

**INOVA/
 MT. VERNON HOSPITAL
 SPECIAL EXCEPTION
 AMENDMENT PLAN
 SEA 82-V-012-5
 MOUNT VERNON DISTRICT
 FAIRFAX COUNTY, VIRGINIA**



KEY PLAN



No.	DATE	BY	Description
3	06.29.06	gah	
2	06.01.06	gah	
1	05.08.06	gah	

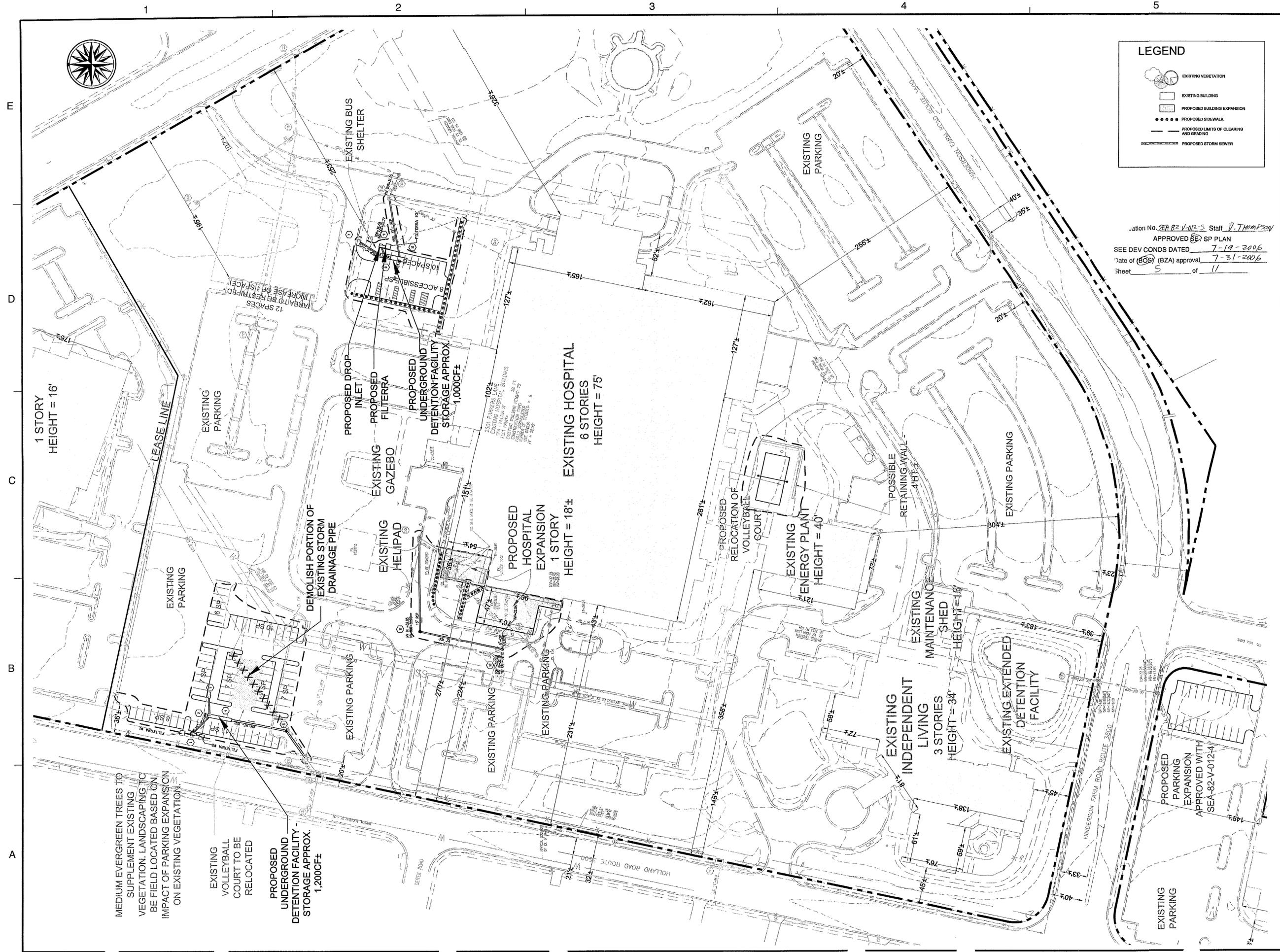
REVISIONS

DRAWN BY: CAH
 APPROVED BY: PGY
 CHECKED BY: PGY
 DATE: 03.08.06

TITLE: **INOVA/
 MT. VERNON HOSPITAL
 SEA 82-V-012-5**

**STORMWATER
 MANAGEMENT**

PROJECT NO. M-10587



E
D
C
B
A

1 2 3 4 5

1 STORY
 HEIGHT = 16'

EXISTING HOSPITAL
 6 STORIES
 HEIGHT = 75'

PROPOSED HOSPITAL
 EXPANSION
 1 STORY
 HEIGHT = 18'±

EXISTING ENERGY PLANT
 HEIGHT = 40'

EXISTING INDEPENDENT
 LIVING
 3 STORIES
 HEIGHT = 34'

MEDIUM EVERGREEN TREES TO
 SUPPLEMENT EXISTING
 VEGETATION. LANDSCAPING TO
 BE FIELD LOCATED BASED ON
 IMPACT OF PARKING EXPANSION
 ON EXISTING VEGETATION

EXISTING VOLLEYBALL
 COURT TO BE
 RELOCATED

PROPOSED UNDERGROUND
 DETENTION FACILITY -
 STORAGE APPROX.
 1,200CF±

EXISTING PARKING

PROPOSED DROP
 INLET

EXISTING GAZEBO

EXISTING HELIPAD

PROPOSED FILTERRA

EXISTING PARKING

PROPOSED UNDERGROUND
 DETENTION FACILITY
 STORAGE APPROX.
 1,000CF±

EXISTING PARKING

EXISTING BUS
 SHELTER

EXISTING PARKING

PROPOSED HOSPITAL
 EXPANSION

EXISTING PARKING

PROPOSED RELOCATION OF
 VOLLEYBALL
 COURT

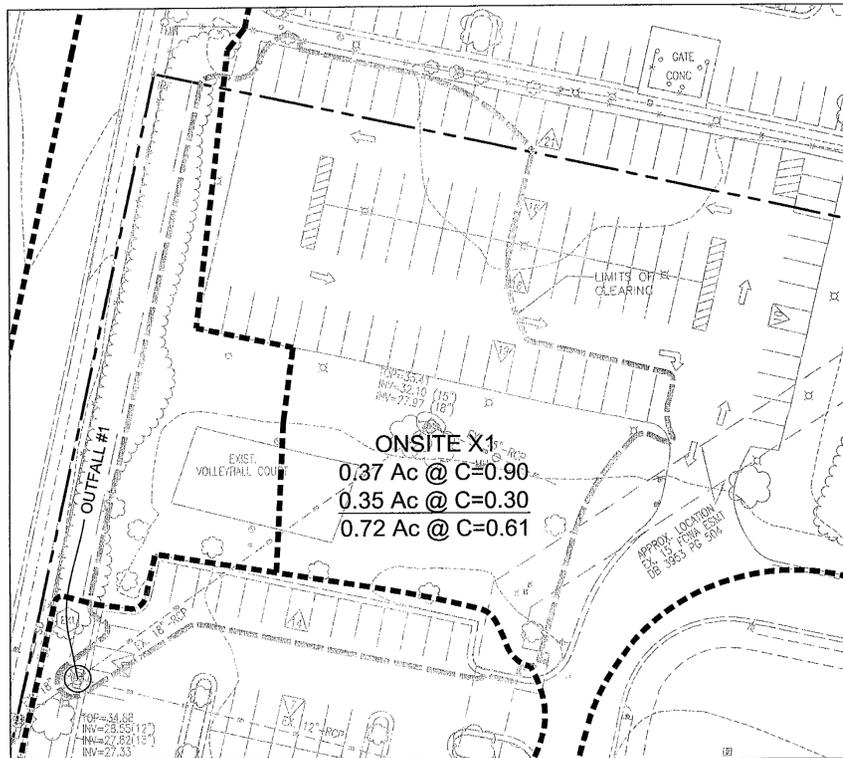
EXISTING PARKING

EXISTING ENERGY PLANT

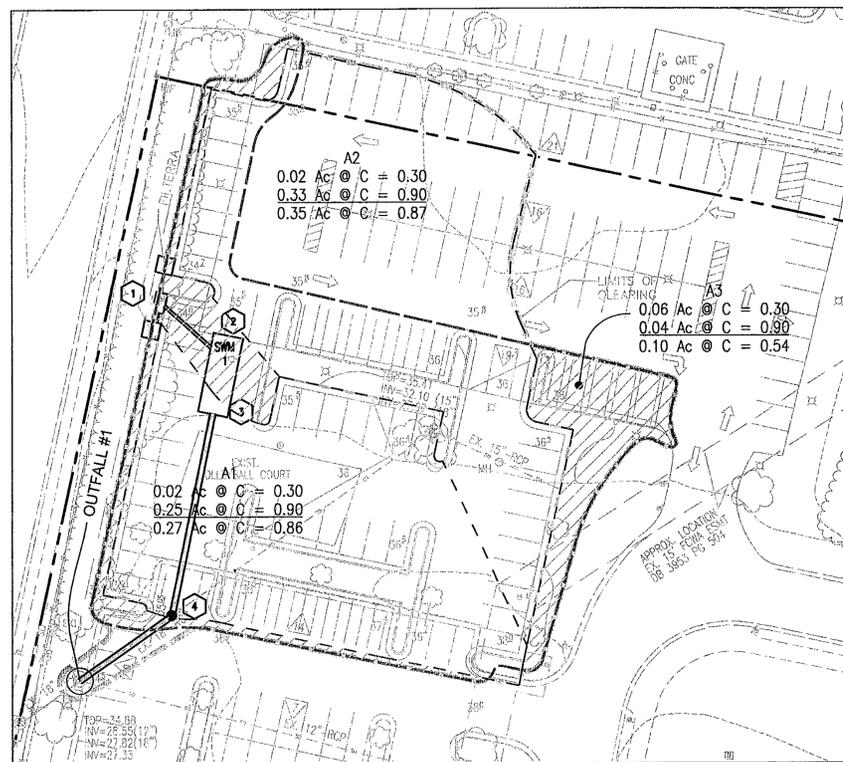
EXISTING PARKING

EXISTING HOSPITAL

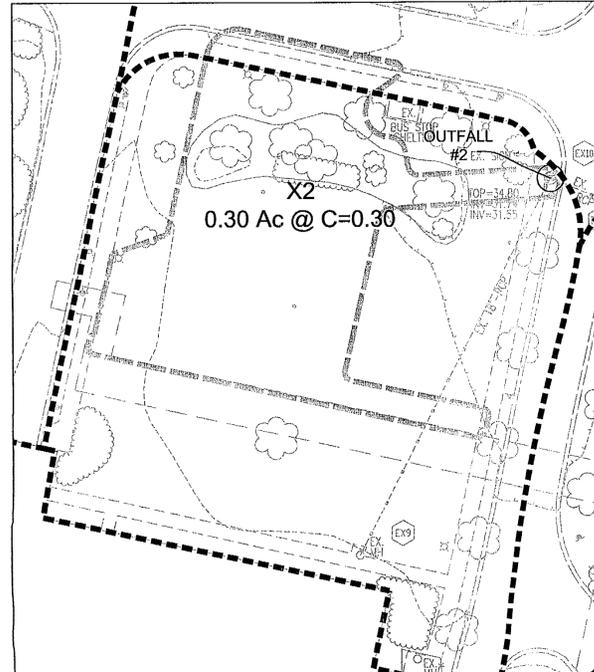
ONSITE AREA PRECONSTRUCTION



ONSITE AREA POST-CONSTRUCTION

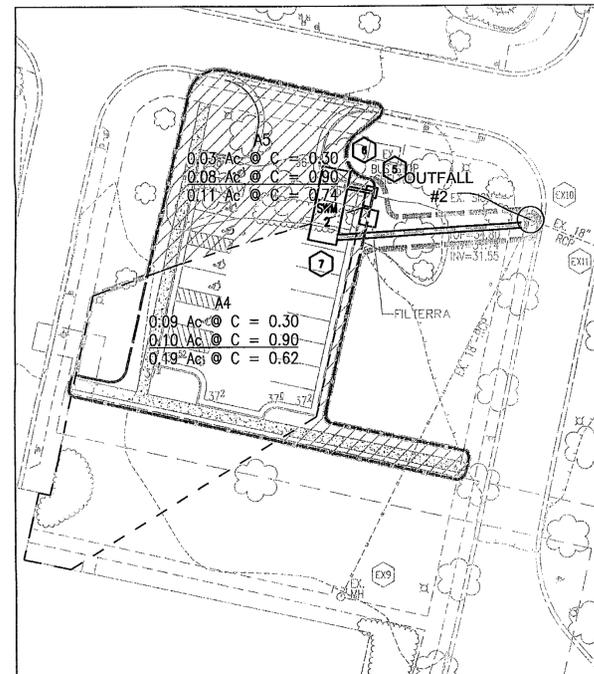


UNCONTROLLED JNOFF



ONSITE AREA PRECONSTRUCTION

0.66 Ac @ C = 0.30
 0.36 Ac @ C = 0.90
 1.02 Ac @ C = 0.51



ONSITE AREA POST-CONSTRUCTION

0.22 Ac @ C = 0.30
 0.80 Ac @ C = 0.90
 1.02 Ac @ C = 0.77

ONSITE QUANTITY CONTROL

OUTFALL #1

PRE-DEVELOPMENT 2 YEAR EVENT

AREA DESIGNATION	AREA (AC)	C FACTOR	INTENSITY	Q (CFS)
X1	0.72	0.61	5.45	2.41
TOTAL				2.41

10 YEAR EVENT

AREA DESIGNATION	AREA (AC)	C FACTOR	INTENSITY	Q (CFS)
X1	0.72	0.61	7.27	3.21
TOTAL				3.21

POST-DEVELOPMENT 2 YEAR EVENT

AREA DESIGNATION	AREA (AC)	C FACTOR	INTENSITY	Q (CFS)
A1	0.27	0.86	5.45	1.26
A2	0.35	0.87	5.45	0.25
A3	0.10	0.54	5.45	0.29
TOTAL				1.80

10 YEAR EVENT

AREA DESIGNATION	AREA (AC)	C FACTOR	INTENSITY	Q (CFS)
A1	0.27	0.855566	7.27	1.68
A2	0.35	0.865714	7.27	0.50
A3	0.1	0.54	7.27	0.39
TOTAL				2.57

OUTFALL #2

PRE-DEVELOPMENT 2 YEAR EVENT

AREA DESIGNATION	AREA (AC)	C FACTOR	INTENSITY	Q (CFS)
X2	0.30	0.30	5.45	0.49
TOTAL				0.49

10 YEAR EVENT

AREA DESIGNATION	AREA (AC)	C FACTOR	INTENSITY	Q (CFS)
X2	0.30	0.3	7.27	0.66
TOTAL				0.66

POST-DEVELOPMENT 2 YEAR EVENT

AREA DESIGNATION	AREA (AC)	C FACTOR	INTENSITY	Q (CFS)
A4	0.19	0.62	5.45	—
A5	0.11	0.74	5.45	0.44
TOTAL				0.30

10 YEAR EVENT

AREA DESIGNATION	AREA (AC)	C FACTOR	INTENSITY	Q (CFS)
A4	0.19	0.62	7.27	—
A5	0.11	0.74	7.27	0.59
TOTAL				0.30

AS SHOWN BY THESE CALCULATIONS, THE ONSITE RUNOFF FOR OUTFALLS #1 AND #2 ARE DECREASED WITH THE USE OF UNDERGROUND STORAGE FACILITIES.

THE CALCULATIONS FOR OUTFALL #3 SHOW THE UPDATED COMPUTATIONS FROM PLAN 9083-SP-03 WITH THE INCREASE IN IMPERVIOUSNESS. AS SHOWN ON THE CALCULATIONS THE EXISTING POND HAS CAPACITY TO MAINTAIN THE INCREASE IN IMPERVIOUSNESS

ALSO SHOWN ON THIS SHEET IS THE PROPOSED BMP QUALITY COMPUTATIONS. USING 3 FILTERRAS THE REQUIRED 40% PHOSPHOROUS REMOVAL IS MET.

**OUTFALL #3:
ADJUSTED POND
CAPACITY CALCULATION**

PHOSPHOROUS REMOVAL CALCULATIONS

PART 1: MOUNT VERNON HOSPITAL CAMPUS SECTION 1: LIST OF SUBAREAS AND "C" FACTORS

DESIGNATION	AREA (AC)	C FACTOR
PAVEMENT	0.9	7.57
ROOF	0.9	3.08
GRASS	0.3	11.18
TOTAL		21.83

SECTION 2: WEIGHTED AVERAGE "C" FACTOR FOR THE SITE

DESIGNATION	AREA (AC)	C FACTOR	PRODUCT
PAVEMENT	0.9	7.57	6.81
ROOF	0.9	3.08	2.77
GRASS	0.3	11.18	3.35
TOTAL			12.94

WEIGHTED "C" FACTOR = 0.59

AREA FROM HOSPITAL CAMPUS TO DRY POND: 4.69 ACRES AT C = 0.75

SECTION 3: COMPUTE TOTAL PHOSPHOROUS REMOVAL FOR THE SITE

SUBAREA	BMP TYPE	ACRES	"C" FACTOR	% REMOVAL EFFICIENCY	AREA RATIO	"C" FACTOR RATIO	PRODUCT
area to pond	dry pond	4.69	0.76	40%	0.215	1.28	11.02%

DETERMINE THE STORAGE REQUIRES FOR HOSPITAL PRTRON

[(4375"C)-875] = 2450 CF/AC
 4.69 AC X 2450 CF/AC = 11490.5 CF

Using the same BMP calca from site plan 9083-SP-03-2

STORAGE REQUIRED FOR THE "A.L.F." PORTION OF THE PROPOSED A.L.F. BMP FACILITY: 5,921 CF

THEREFORE THE TOTAL STORAGE REQUIRED FOR THE SHARED PROPOSED A.L.F. BMP FACILITY IS THE SUM OF THE ABOVE:

11,490.5 CF + 5,921 CF = 17411.5 CF TOTAL

48 HOUR DRAWDOWN: SEE INFORMATION ONLY SHEET

PLAN 9803-SP-03-2 SHOWS THIS BMP POND PROVIDES A VOLUME OF 17,797 CF

PROPOSED QUALITY CONTROL

Watershed Information

Subarea Designation	C value	Acres	CA	Destination
A1	0.86	0.27	0.23	Filterra
A2	0.87	0.35	0.30	Filterra
A3	0.54	0.10	0.05	Uncontrolled
A4	0.62	0.19	0.12	Filterra
A5	0.74	0.11	0.08	Uncontrolled

Total Acreage 1.02
 Total CA 0.79
 weighted C factor 0.77

Total Phosphorous Removal For the site

Subarea Designation	BMP type	Removal Eff. (%)	Total Area (Acres)	Area Ratio	C ratio	Product
A1	Filterra	70%	0.27	0.26	1.11	20.57%
A2	Filterra	70%	0.35	0.34	1.12	26.98%
A4	Filterra	70%	0.19	0.19	0.80	10.42%
Total						57.98%

Dewberry
 Dewberry & Davis LLC
 8403 ARLINGTON BLVD
 FAIRFAX, VA 22031
 PHONE: 703.849.0100
 FAX: 703.849.0519
 www.dewberry.com

INOVA/
 MT. VERNON HOSPITAL
 SPECIAL EXCEPTION
 AMENDMENT PLAT
 SEA 82-V-012-5
 MOUNT VERNON DISTRICT
 FAIRFAX COUNTY, VIRGINIA



KEY PLAN

SCALE

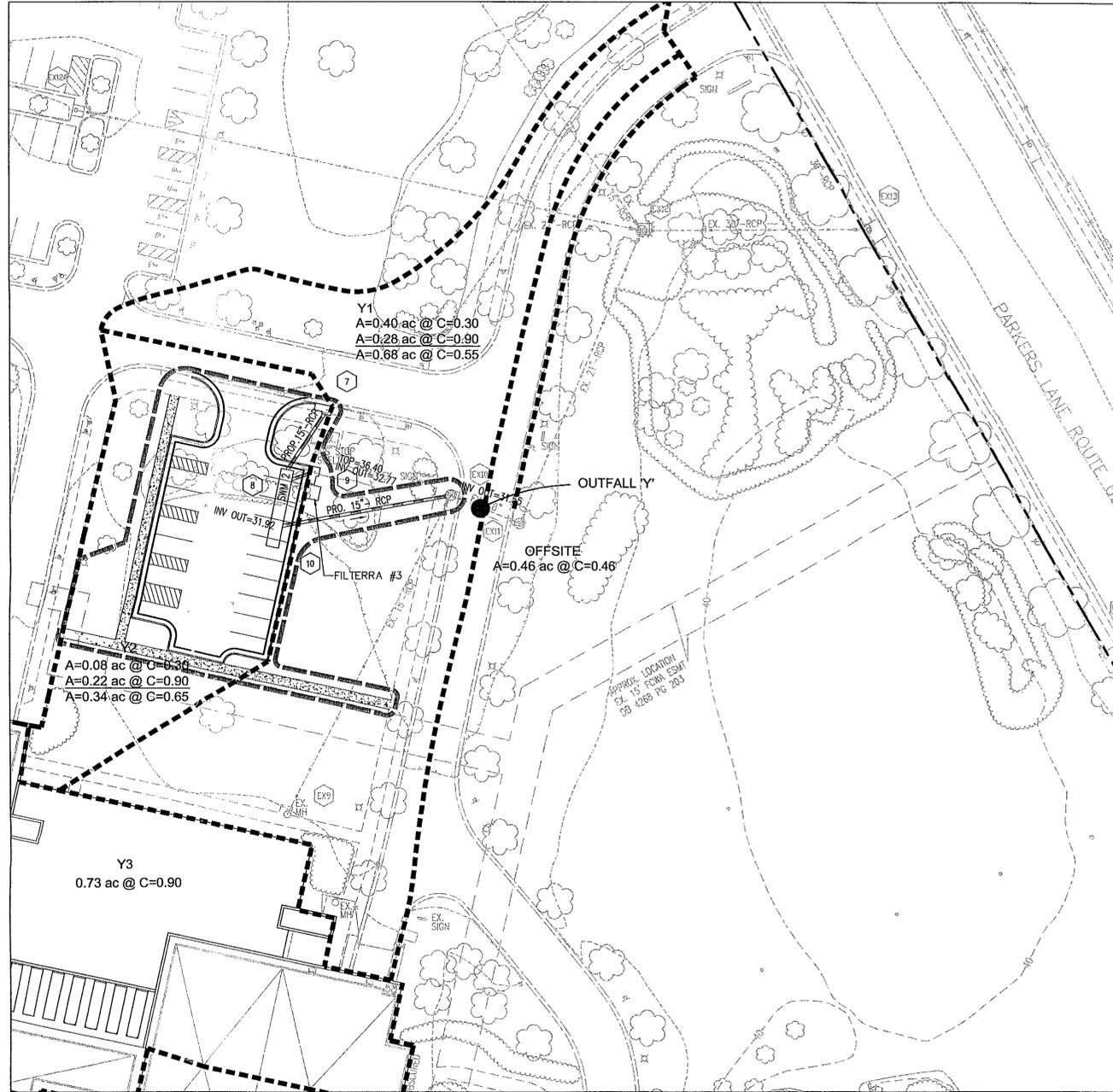
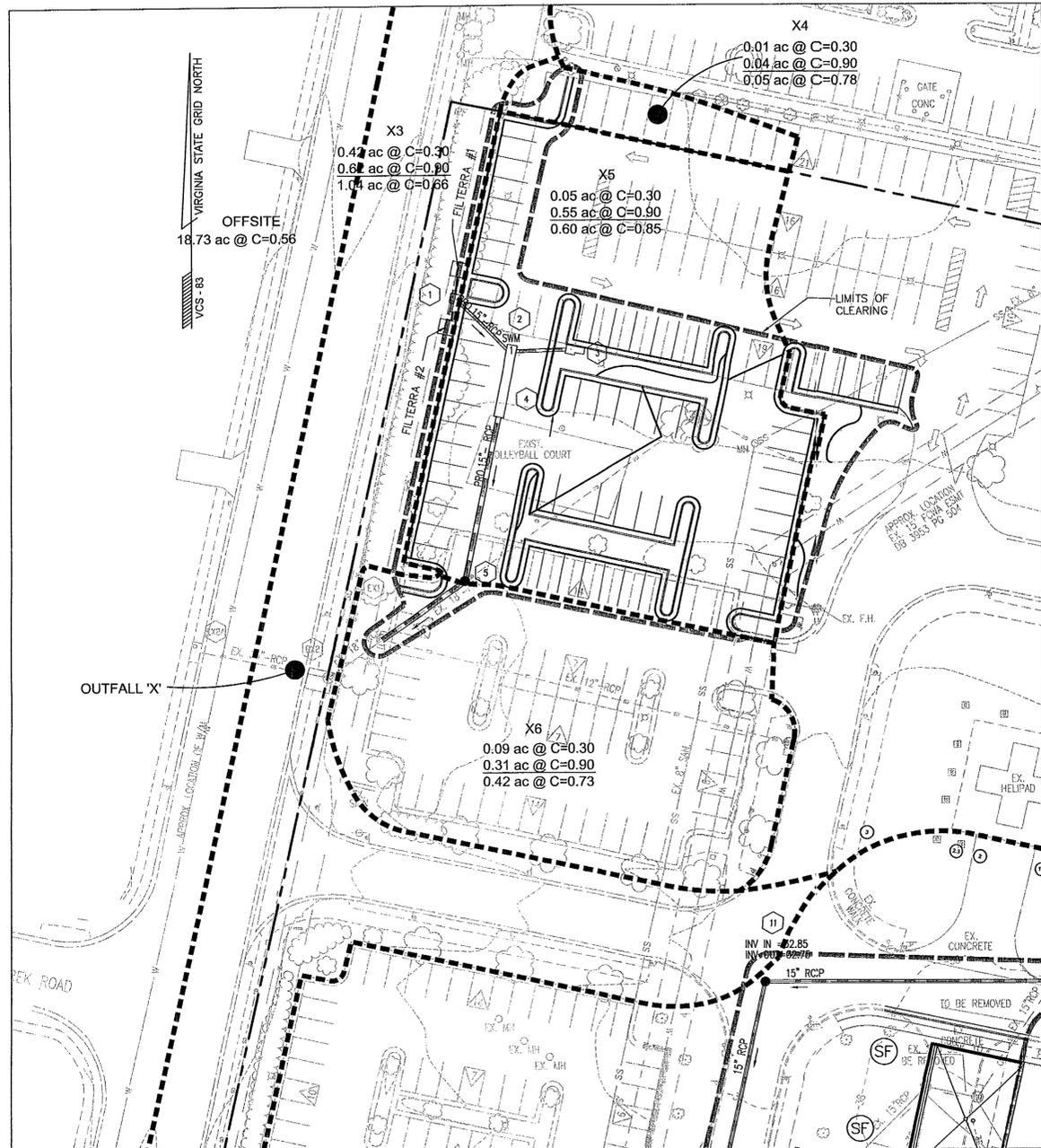
No.	DATE	BY	Description
3	06.29.06	gah	
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REVISIONS
 DRAWN BY: GAH
 APPROVED BY: PGY
 CHECKED BY: PGY
 DATE: 03.08.06

TITLE: INOVA/
 MT. VERNON HOSPITAL
 SEA 82-V-012-5
BEST MANAGEMENT PRACTICES

PROJECT NO. M-10587

POST-CONSTRUCTION CAPACITY CALCULATIONS



CAPACITY CALCULATIONS

FROM STR		TO STR		AREA	TOTAL	TOTAL	RUNOFF	CA	ACCUM.	To I	INC.	TOTAL	DI.	SLOPE	LENGTH	n	Q	VELOCITY	LOSSES	UPPER	PROFILE	LOWER	DROP	TOP	
#	#	ac	ac	ac	ac	ac	C	CA	CA	MIN	CFS	CFS	IN	%	FT		CAP	ACTU.	FT	INVERT	INVERT	FT			
1,3	SWM 1	0.65	0.65	0.84	0.55	0.55				5	7.27	3.97													
	SWM 1	0.00	0.00	0.86	0.00	0.00				5	7.27	0.00	3.03	18	1.18%	74.65	0.013	11.40	5.53	0.88	29.00	28.12	0.10	34.88	
	EX2A	EX2	18.73	18.73	0.56	10.49	0.56	10.49	10.49	10	5.92	62.09	62.09	30		55.00	0.013			0.00	0	26.99	2.43	34.88	
	5	EX1	0.00	0.00	N/A	0.00	0.00	0.00	0.00	5	7.27	0.00	3.03	18	0.49%	40.73	0.013	7.36	3.96	0.20	28.02	27.82	0.49	34.88	
	EX1	EX2	0.42	0.42	0.73	0.31	0.31	5	7.27	2.23	5.26	18	0.75%	26.56	0.013	9.11	5.34	0.20	27.33	27.13	2.57			360.53	
	EX2	EX3	1.04	20.19	0.66	0.69	11.48	5	7.27	4.99	72.34	48	0.31%	502.98	0.013	79.71	7.19	1.55	24.56	23.01				360.53	
	7,9	SWM 2	0.34	0.34	0.65	0.22	0.22			5	7.27	1.62	1.62												
	SWM 2	EX10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5	7.27	0.00	0.59	15	0.54%	66.77	0.013	4.74	2.65	0.36	32.60	32.24	0.69		
	EX9	EX10	0.73	0.73	0.90	0.66	0.66	5	7.27	4.78	4.78	18	N/A	150.00	0.013	0.00	N/A	0.00	N/A	N/A	31.74	0.19			
	EX10	EX11	0.68		0.55	0.37	1.03	7.27	2.72	8.09	18	2.61%	31.43	0.013	16.96	9.51	0.82	3'		30.73	0.26			357.50	
	EX11	EX12	0.46		0.46	0.21	1.24	7.27	1.54	9.03	21	0.54%	130.61	0.013	11.60	5.33	0.70	3		29.77	29.77			354.50	

Location No. SEA 82-V-012-5 Staff V. Thompson
 APPROVED BY / SP PLAN
 SEE DEV CONDS DATED 7-19-2006
 Date of (BOS) (BZA) approval 7-31-2006
 Sheet 7 of 11



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INOVA/
 MT. VERNON HOSPITAL
 SPECIAL EXCEPTION
 AMENDMENT PLAT
 SEA 82-V-012-5
 MOUNT VERNON DISTRICT
 FAIRFAX COUNTY, VIRGINIA



KEY PLAN

SCALE

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REVISIONS

DRAWN BY GAH
 APPROVED BY PGY
 CHECKED BY PGY
 DATE 03.08.06

TITLE INOVA/
 MT. VERNON HOSPITAL
 SEA 82-V-012-5

POST-DEVELOPMENT
 CAPACITY
 CALCULATIONS

PROJECT NO. M-10587

7

STORMWATER MANAGEMENT NARRATIVE:

PEAK SHAVING - DETENTION

AN EXISTING SWM DRY POND DESIGNED UNDER SITE PLAN 9083-SP-01-F-1 (SEE SHEETS 16A/B, FOR INFORMATION ONLY) IS CURRENTLY TREATING RUNOFF FROM THE WEST AND SOUTHWEST AREAS OF THE 25.97 ACRE HOSPITAL CAMPUS. THIS EXISTING DRY POND WILL BE RELOCATED TO THE SOUTHEAST CORNER OF THE SITE AS PART OF THE A.L.F. DEVELOPMENT. THE PROPOSED EXTENDED DETENTION DRY POND IS DESIGNED TO REPLACE THE EXISTING POND AND PROVIDE ADDITIONAL DETENTION FOR INCREASED RUNOFF CAUSED BY THE NEW A.L.F. DEVELOPMENT.

COMBINED SPILLWAY DESIGN AND ADEQUATE OUTFALL

A COMBINED SPILLWAY DESIGN IS PROPOSED FOR THIS SITE. THIS HAS BEEN NECESSARY BECAUSE AN EXISTING HOSPITAL MAINTENANCE BUILDING AND A REQUIRED TREE SAVE AREA ARE BELOW THE ELEVATION OF ADJACENT ROADWAYS. USE OF A SEPARATE EMERGENCY SPILLWAY IS THEREFORE NOT FEASIBLE. AS A RESULT THE PROPOSED POND IS ENTIRELY AN EXCAVATED IMPOUNDMENT FACILITY SURROUNDED BY STABLE EXISTING GRADES.

THE COMBINED SPILLWAY RISER AND OUTFALL PIPE HAVE BEEN DESIGNED TO ACCOMMODATE THE 100 YEAR STORM. RUNOFF IS DISCHARGED FROM SWM-1 INTO AN EXISTING 60" PIPE. AS DEMONSTRATED IN THE STORM PIPE COMPUTATIONS (SHEET C9C), IT IS THE DESIGN ENGINEER'S OPINION THAT ADEQUATE OUTFALL EXISTS, AND NO ADVERSE EFFECTS DOWNSTREAM ARE EXPECTED.

OVERLAND EMERGENCY RELIEF

ALTHOUGH THE PROPOSED SWM POND IS AN EXCAVATED LOW POINT ON THIS SITE, THE SITE HAS BEEN DESIGNED TO ASSURE THAT ADEQUATE OVERLAND RELIEF IS PROVIDED. SHOULD THE ON-SITE DRAINAGE SYSTEM FAIL, THE PROPOSED GRADES WILL DIRECT RUNOFF AROUND BUILDINGS AND THROUGH THE SITE AT THE GROUND SURFACE WITHOUT FLOODING THE GROUND FLOORS OF THE PROPOSED BUILDINGS. EMERGENCY OVERLAND FLOWS WILL REMAIN WITHIN THE NATURAL DRAINAGE PATTERNS. FLOWS FROM EXTREME EVENTS (MUCH GREATER THAN FBH STORM) ARE DIRECTED INTO AND THROUGH THE POND, EXITING OVERLAND VIA A LOW POINT IN THE POND EMBANKMENT ADJACENT TO THE HOSPITAL PARKING LOT (ELEVATION 29.67).

WATER QUALITY - BMP

THE WATER QUALITY ANALYSIS IS PRESENTED IN TWO PARTS:

PART ONE: REPLACE THE EXISTING EXTENDED DETENTION DRY POND, PREVIOUSLY DESIGNED TO TREAT RUNOFF FROM A PORTION OF THE EXISTING HOSPITAL CAMPUS. THE EXISTING POND, PREVIOUSLY DESIGNED UNDER MOUNT VERNON HOSPITAL ADDITION SITE PLAN #9083-SP-01-F-1, TREATED AT THE 10% PHOSPHORUS REMOVAL RATE REQUIRED FOR REDEVELOPMENT.

PART TWO: THE ALF SITE IS CONSIDERED A NEW DEVELOPMENT, THEREFORE THE REQUIRED PHOSPHORUS REMOVAL RATE IS 40% FOR THE ALF SITE AREA.

MAINTENANCE RESPONSIBILITY

THIS BMP/SWM FACILITY SHALL BE PRIVATELY MAINTAINED. A PRIVATE MAINTENANCE AGREEMENT WILL BE EXECUTED BEFORE THE FINAL APPROVAL OF THIS CONSTRUCTION PLAN.

PUBLIC SYSTEM (OFFSITE)

THE EXISTING UNCONTROLLED OFFSITE "PUBLIC" SYSTEM CARRIES RUNOFF FROM HOLLAND ROAD AND OFFSITE AREAS NORTH OF THE ALF DEVELOPMENT. (SEE THE OFFSITE DRAINAGE DIVIDE MAP SHEET C9C). THE EXISTING SYSTEM PASSES THROUGH THE CENTER OF THE ALF SITE IN LARGE PIPES TO STRUCTURE EX 16. IN THE PROPOSED BY-PASS SYSTEM THIS PIPE IS REDIRECTED WITHIN THE PUBLIC RIGHT OF WAY, SOUTH ALONG HOLLAND ROAD AND EAST ALONG HINSON FARM ROAD TO EX 16.

STORMWATER MANAGEMENT COMPUTATIONS:

DESIGN BASIS FOR EXISTING SWM POND WHICH IS TO BE REPLACED:
(SEE SITE PLAN 9083-SP-01-F-1) Q=CIA

1. TOTAL HOSPITAL CAMPUS AREA	= 25.97 AC		
OPRE	= 0.52		
OPST	= 0.55		
2. AREA CONTROLLED BY POND	= 5.68 AC		
OPRE	= 0.52	TC = 5 MIN.	
OPST	= 0.63	TC = 5 MIN.	
3. AREA NOT CONTROLLED BY POND	= 20.21 AC		
OPRE	= 0.52		
OPST	= 0.53		
4. AS SHOWN ON THE REFERENCED PLAN:		2 YEARS	10 YEARS
MAX ALLOWABLE RELEASE FOR EX. POND BASED ON ABOVE DATA:		15.21 CFS	20.29 CFS
RELEASE RATES SHOWN BY ROUTING COMPUTATIONS:		6.99 CFS	10.28 CFS

DESIGN BASIS FOR PROPOSED REPLACEMENT POND:

1. TOTAL HOSPITAL CAMPUS AREA	= 25.97 AC		
OPRE	= 0.52		
OPST	= 0.51		
2. AREA CONTROLLED BY POND	= 8.50 AC (NO OFF-SITE AREA IS TREATED IN THIS POND)		
OPRE	= 0.52	TC = 5 MIN.	
OPST	= 0.72	TC = 5 MIN.	
3. AREA NOT CONTROLLED BY POND	= 16.47 AC		
OPRE	= 0.52		
OPST	= 0.51		

4. MAXIMUM ALLOWABLE RELEASE RATES FROM PROPOSED POND (Q MR)			
Q PRE TO POND - Q UNCONTROLLED INCREASE = Q MR			
2 YR: (0.52)(2.45 INHR)(8.50 AC) - (0.51)(0.52)(7.27 INHR)(16.47 AC)		26.92 CFS - 8.09 CFS	= 18.84 CFS
10 YR: (0.52)(2.27 INHR)(8.50 AC) - (0.51)(0.52)(7.27 INHR)(16.47 AC)		35.91 CFS - 10.78 CFS	= 25.14 CFS

5. OUTFLOW RELEASE RATE FROM PROPOSAL POND:

BASED ON THE COMPUTED STORMWATER ROUTINGS (SEE SHEET C9E) THE OUTFLOW RELEASE RATES ARE AS FOLLOWS:

	RELEASE	ELEVATION
2 YR:	12.49 CFS	23.79'
10 YR:	20.14 CFS	23.99'

THESE RATES ARE BELOW THE MAXIMUM ALLOWABLE RELEASE RATE SHOWN ABOVE, THEREFORE, THE STORMWATER MANAGEMENT REQUIREMENT FOR THIS SITE HAS BEEN MET.

6. 100 YEAR STORM

- A. RUNOFF FACTORS: BASED ON PRV PLATE 48-8.
SDF = 100 YEAR STORM = 1.25" CIA
FBH = SDF
- B. INFLOW RATE TO PROPOSED POND:
Q SDF = 1.25" 0.22" 8.84 INHR * 8.50 AC = 84.13 CFS
Q FBH = 1.50" 0.13" 126.183 CFS
- C. OUTFLOW RELEASE RATE FROM PROPOSED POND:
THE 100 YEAR STORM PASSES THROUGH THE PROPOSED POND CONTROL STRUCTURE BEFORE REACHING THE ELEVATION OF THE OVERLAND RELIEF SWALE. BASED ON THE COMPUTED STORMWATER ROUTING, THE RELEASE RATE OF THE SDF STORM IS 84.46 CFS AT ELEVATION 24.08'. THIS RESULTS IN 4.8 FEET OF FREEBOARD AT THE OVERLAND RELIEF ELEVATION.

PHOSPHORUS REMOVAL CALCULATIONS

PART 1: MOUNT VERNON HOSPITAL CAMPUS

(REDEVELOPMENT FORMULA)
THE EXISTING EXTENDED DETENTION POND WAS DESIGNED UNDER PLAN # 9083-SP-01-F-1 (APPROVED 11-25-98). THE EXISTING POND PHOSPHORUS REMOVAL REQUIREMENT IS BASED ON THE REDEVELOPMENT FORMULA.

PART 1: LIST OF SUBAREAS AND "C" FACTORS USED:

SUBAREA DESIGNATION AND DESCRIPTION	"C" FACTOR	ACRES
PAVEMENT	0.90	7.57
ROOF	0.90	3.00
GRASS AND UNDISTURBED AREAS	0.30	11.26
		21.83

PART 2: COMPUTE WEIGHTED AVERAGE "C" FACTOR FOR THE SITE

(A) AREA OF THE SITE	21.83	"C" FACTOR	X ACRES	=	PRODUCT
(B) SUBAREA DESIGNATION					
PAVEMENT	0.90	7.57			6.81
ROOF	0.90	3.00			2.70
GRASS AND UNDISTURBED AREAS	0.30	11.26			3.38
					12.89
					0.59

AREA FROM HOSPITAL CAMPUS TO DRY POND: 4.69 ACRES AT C = 0.75

PART 3: COMPUTE TOTAL PHOSPHORUS REMOVAL FOR THE SITE

SITE AREA (ACRES) =	21.83
SITE "C" FACTOR =	0.59

SUB AREA	BMP TYPE	ACRES	"C" FACTOR	% REMOVAL EFFICIENCY	AREA RATIO	"C" FACTOR RATIO	PRODUCT
AREA TO POND	DRY POND	4.69	0.75	40	0.215	1.27	10.92
							TOTAL SITE PHOSPHORUS REMOVAL =
							10.92

DETERMINE THE STORAGE REQUIRED FOR THE "HOSPITAL" PORTION OF THE PROPOSED A.L.F. BMP FACILITY:

EXTENDED DETENTION DRY POND
 $[(4375 * C) - 875] = [(4375 * 0.75) - 875] = 2406 CF/AC$
 $4.69 AC * 2406 CF/AC = 11,284 CF$

PART 2: ASSISTED LIVING FACILITY SITE

(NEW DEVELOPMENT FORMULA)

PART 1: LIST OF SUBAREAS AND "C" FACTORS USED:

SUBAREA DESIGNATION AND DESCRIPTION	"C" FACTOR	ACRES
PAVEMENT	0.90	1.39
ROOF	0.90	0.79
GRASS	0.30	1.60
OPEN SPACE	0.30	0.36
		4.14

PART 2: COMPUTE WEIGHTED AVERAGE "C" FACTOR FOR THE SITE

(A) AREA OF THE SITE	4.14	"C" FACTOR	X ACRES	=	PRODUCT
(B) SUBAREA DESIGNATION					
PAVEMENT	0.90	1.39			1.25
ROOF	0.90	0.79			0.71
GRASS	0.30	1.60			0.48
OPEN SPACE	0.30	0.36			0.11
					2.55
					0.62

PART 3: COMPUTE TOTAL PHOSPHORUS REMOVAL FOR THE SITE

SITE AREA (ACRES) =	4.14
SITE "C" FACTOR =	0.62

BMP TYPE	ACRES	"C" FACTOR	% REMOVAL EFFICIENCY	AREA RATIO	"C" FACTOR RATIO	PRODUCT
1 DRY POND	3.58	0.58	40	3.56/4.14	0.58/0.62	32.19
2 OPEN SPACE	0.35	0.30	100	0.36/4.14		8.70
						TOTAL SITE PHOSPHORUS REMOVAL =
						40.89

DETERMINE THE STORAGE REQUIRED FOR THE "ALF" PORTION OF THE PROPOSED A.L.F. BMP FACILITY:

EXTENDED DETENTION DRY POND
 $[(4375 * C) - 875] = [(4375 * 0.58) - 875] = 1,663 CF$
 $3.58 AC * 1,663 CF/AC = 5,921 CF$

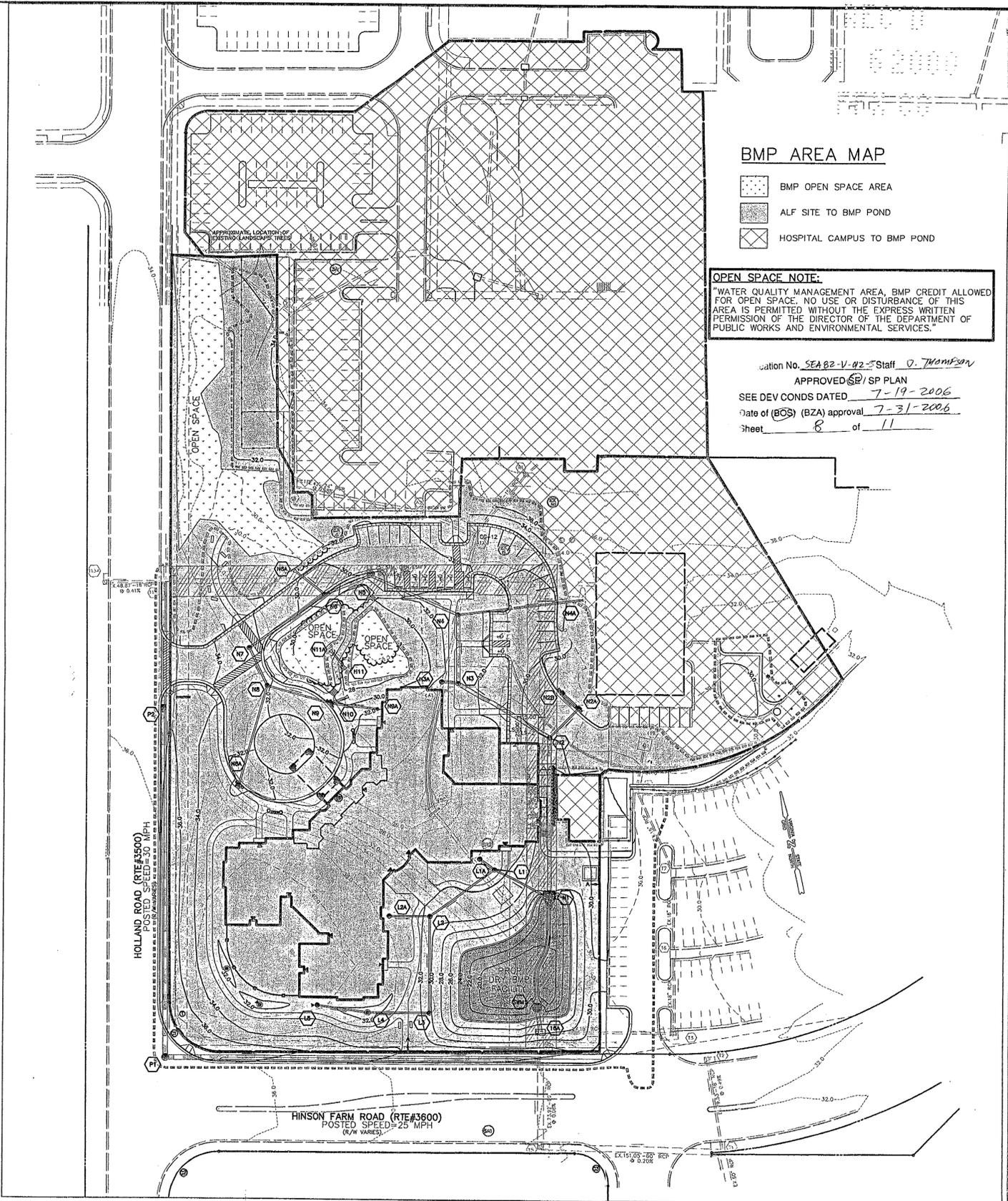
THEREFORE, THE TOTAL STORAGE REQUIRED FOR THE SHARED PROPOSED A.L.F. BMP FACILITY IS THE SUM OF THE ABOVE:

$11,284 CF + 5,921 CF = 17,205 CF TOTAL$

48 HOUR DRAWDOWN: SEE COMPUTATIONS, SHEET C9E.

FOR INFORMATION ONLY.

THE ONSITE STORM SEWER AND STORM WATER MANAGEMENT FACILITY SHALL BE PRIVATELY OWNED AND MAINTAINED.



BMP AREA MAP

- BMP OPEN SPACE AREA
- ALF SITE TO BMP POND
- HOSPITAL CAMPUS TO BMP POND

OPEN SPACE NOTE:
 WATER QUALITY MANAGEMENT AREA, BMP CREDIT ALLOWED FOR OPEN SPACE. NO USE OR DISTURBANCE OF THIS AREA IS PERMITTED WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES."

Location No. SEA 82-V-02 Staff V. Thompson
 APPROVED SP/SP PLAN
 SEE DEV CONDS DATED 7-19-2006
 Date of (BOS) (BZA) approval 7-31-2006
 Sheet 8 of 11

NO.	DESCRIPTION	DATE	REV'S'D	REW'D	APPROVED	DATE
REVISION						

PROFESSIONAL SEAL

 ROBERT A. MUNSE
 NO. 15338
 PROFESSIONAL ENGINEER

PROJECT
MOUNT VERNON HOSPITAL ASSISTED LIVING FACILITY
 MOUNT VERNON DISTRICT
 FAIRFAX COUNTY, VA.

TITLE
STORMWATER MANAGEMENT DETAILS, BMP COMPUTATIONS AND NARRATIVES

PHR&A
 Patton Harris Rust & Associates, p.c.
 Engineers, Surveyors, Planners, Landscape Architects
 14532 Lee Road
 Chantilly, Virginia 20151-1679
 703-448-6700

Offices:
 Fairfax, Va.
 Bridgewater, Va.
 Leesburg, Va.
 Virginia Beach, Va.
 Chantilly, Va.
 Winchester, Va.
 Woodbridge, Va.

DESIGN	MDK	SURVEY	PHR&A
DRAWN	CTN	DATE	NOVEMBER, 1999
CHECKED	CTN	SCALE	1" = 50'

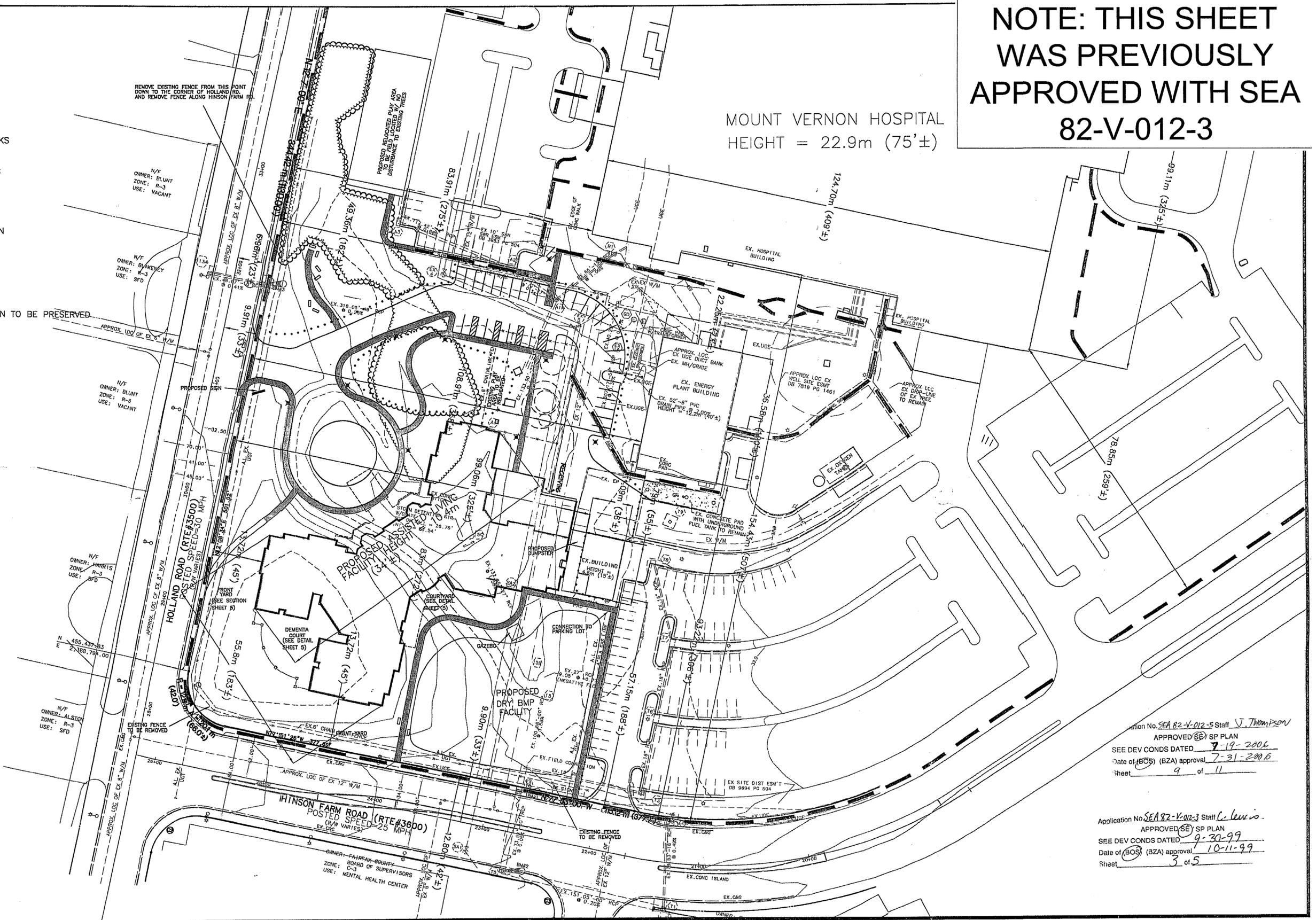
SHEET 8 OF 11 M-10587

**NOTE: THIS SHEET
WAS PREVIOUSLY
APPROVED WITH SEA
82-V-012-3**

MOUNT VERNON HOSPITAL
HEIGHT = 22.9m (75'±)

LEGEND

- LIMIT OF CLEARING AND GRADING
- PROPOSED SIDEWALKS
- EXISTING SIDEWALKS
- EXISTING VEGETATION
- EXISTING VEGETATION TO BE PRESERVED

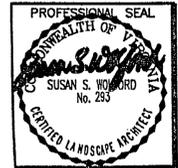


Application No. SEA 82-V-012-5 Staff *J. Thompson*
 APPROVED (SE) SP PLAN
 SEE DEV CONDS DATED 9-19-2006
 Date of (BOS) (BZA) approval 7-31-2006
 Sheet 9 of 11

Application No. SEA 82-V-012-3 Staff *C. Lewis*
 APPROVED (SE) SP PLAN
 SEE DEV CONDS DATED 9-30-99
 Date of (BOS) (BZA) approval 10-11-99
 Sheet 3 of 5

VIRGINIA STATE GRID NORTH

NO.	DESCRIPTION	DATE	REVISED	DATE	APP.	DATE
4	per County comments	9/7/99	PJS			
3	per County comments	8/23/99	PJS			
2	revise play area	8/10/99	PJS			
1	per County comments	8/9/99	PJS			



PROJECT
**MOUNT VERNON HOSPITAL
 ASSISTED LIVING CENTER**
 MOUNT VERNON DISTRICT
 FAIRFAX COUNTY, VA.

TITLE
**SPECIAL EXCEPTION
 AMENDMENT PLAT**

PHR&A
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 Chantilly, Virginia 20151-1879
 703-449-6700

Offices:
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 Virginia Beach, Va.
 Chantilly, Va.
 Winchester, Va.
 Woodbridge, Va.

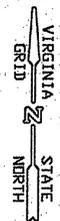
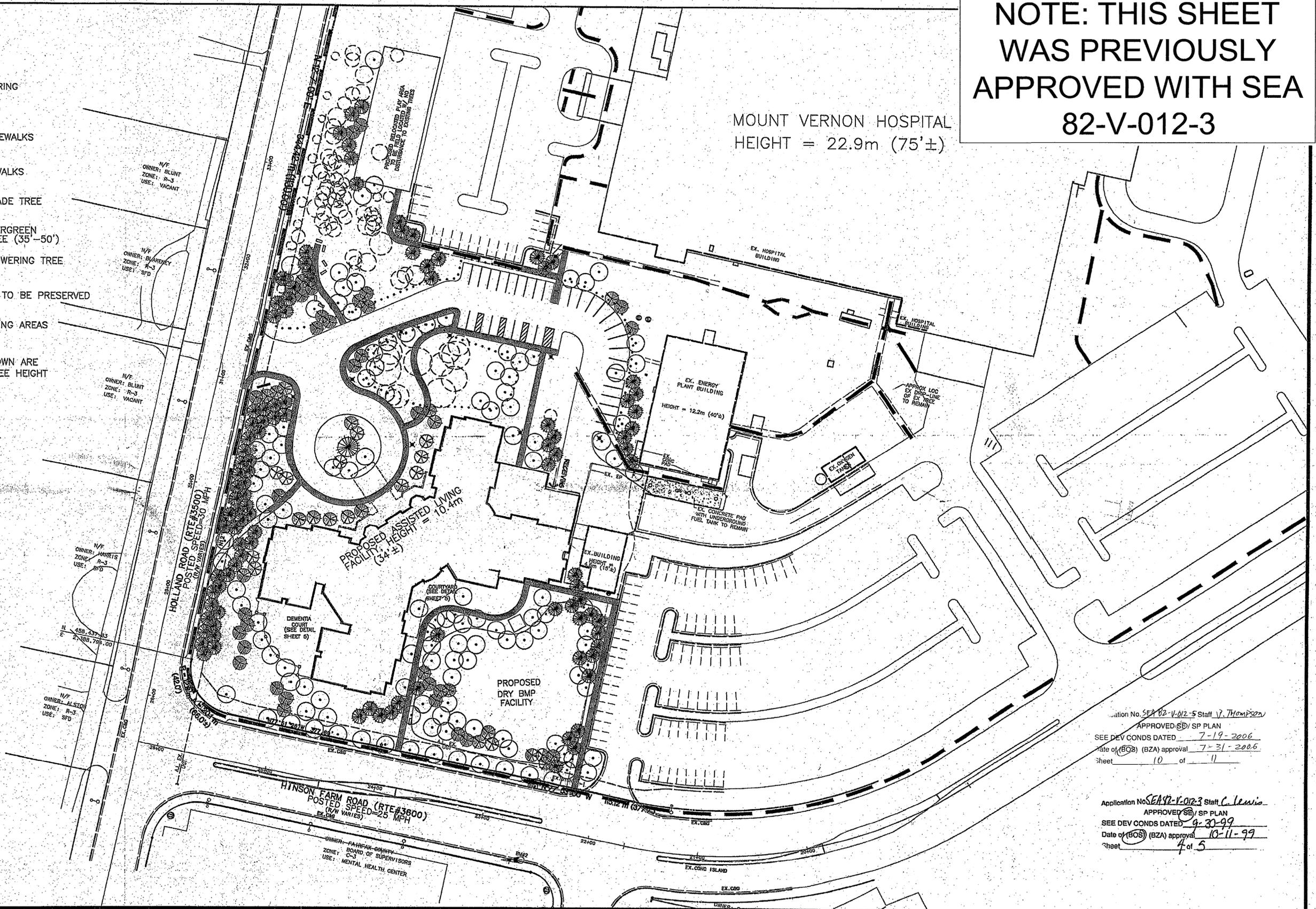
DESIGN	PHRA/WS	SURVEY	PHRA/OTHERS
DRAWN	PJS	DATE	MARCH 1999
CHECKED	SSW	SCALE	1" = 40'
SHEET 9 OF 11		M-10587	
(originally Sh		of 5 of SEA 82-V-012-3)	

**NOTE: THIS SHEET
WAS PREVIOUSLY
APPROVED WITH SEA
82-V-012-3**

MOUNT VERNON HOSPITAL
HEIGHT = 22.9m (75'±)

LEGEND

- LIMIT OF CLEARING AND GRADING
 - PROPOSED SIDEWALKS
 - - - - EXISTING SIDEWALKS
 - PROPOSED SHADE TREE (45'-60')
 - PROPOSED EVERGREEN SCREENING TREE (35'-50')
 - ⊙ PROPOSED FLOWERING TREE (20'-30')
 - EXISTING TREE TO BE PRESERVED
 - BENCHES/SEATING AREAS
- * HEIGHTS SHOWN ARE ULTIMATE TREE HEIGHT



Application No. SEA 82-V-012-5 Staff V. Thompson
 APPROVED (S) / SP PLAN
 SEE DEV CONDS DATED 7-19-2006
 Date of (BOS) (BZA) approval 7-31-2006
 Sheet 10 of 11

Application No. SEA 82-V-012-3 Staff C. Lewis
 APPROVED (S) / SP PLAN
 SEE DEV CONDS DATED 9-30-99
 Date of (BOS) (BZA) approval 10-11-99
 Sheet 4 of 5

NO.	DESCRIPTION	DATE	REV'D	REV'D	APPROV'D	DATE
2	per County comments	9/7/99	PJS			
1	per County comments	8/23/99	PJS			
REVISION						



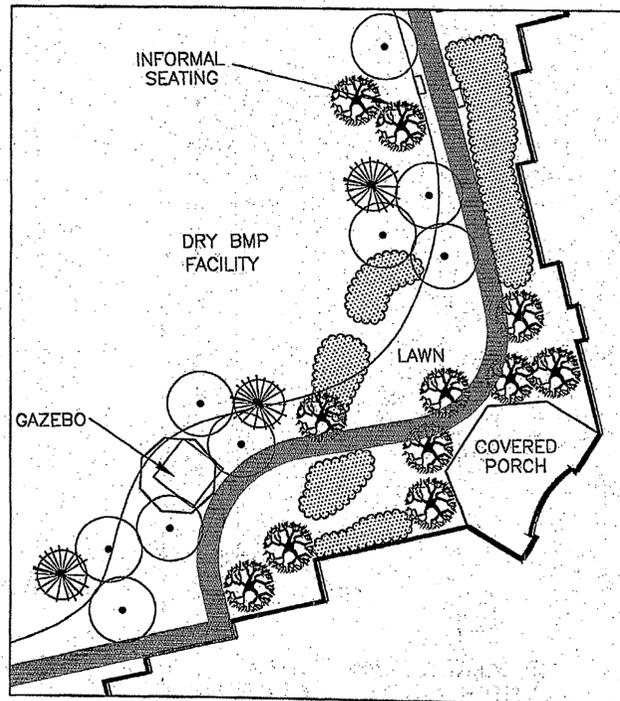
PROJECT
**MOUNT VERNON HOSPITAL
 ASSISTED LIVING CENTER**
 MOUNT VERNON DISTRICT
 FAIRFAX COUNTY, VA.

TITLE
**SPECIAL EXCEPTION
 AMENDMENT PLAT**
 CONCEPTUAL LANDSCAPE PLAN

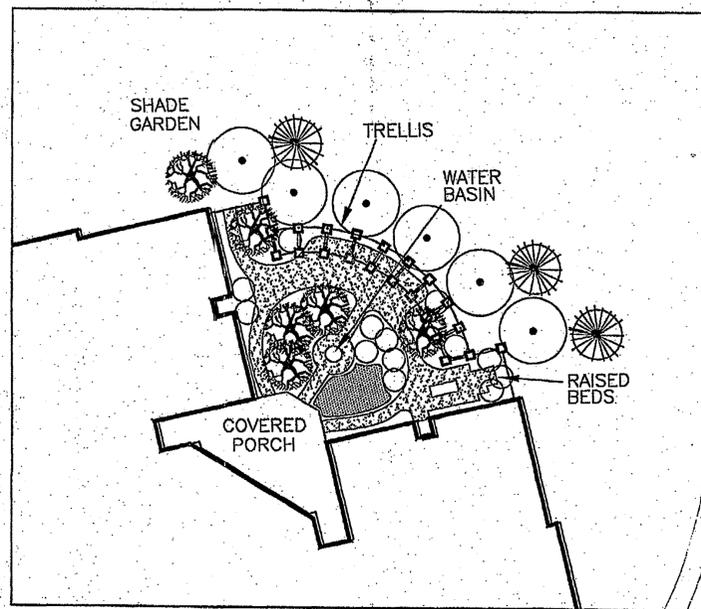
PHRA
 Patton Harris Rust & Associates, P.C.
 Engineers, Surveyors, Planners, Landscape Architects
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 Chantilly, Virginia 20151-1679
 703-448-8700

Offices:
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 Winchester, Va.
 Woodbridge, Va.

DESIGN	PHRA/WS/LSG	SURVEY	PHRA/OTHERS
DRAWN	PJS	DATE	MARCH 1999
CHECKED	SSW	SCALE	1" = 40'
SHEET 10 OF 11		M-10587	
(originally Sheet		of SEA 82-V-012-3)	



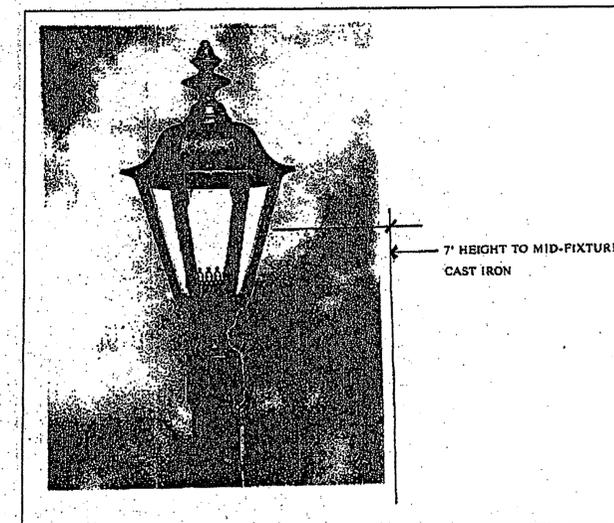
ASSISTED LIVING COURTYARD
SCALE: 1" = 20'



DEMENTIA COURTYARD
SCALE: 1" = 20'

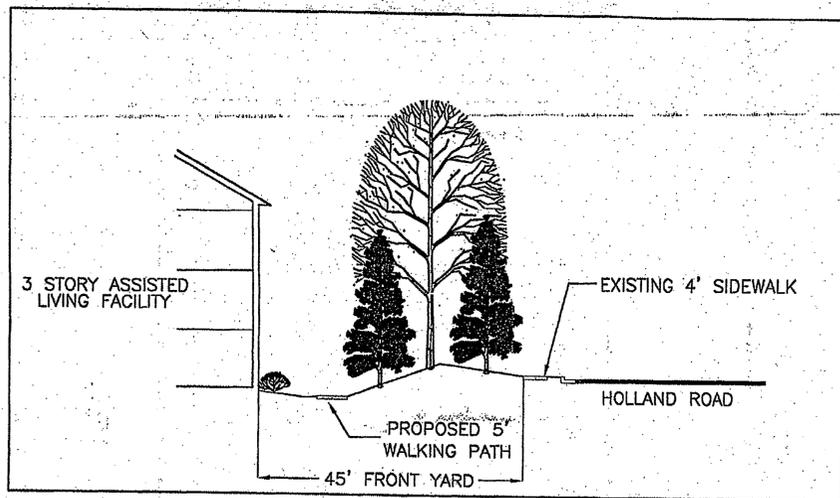
PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
○	Canopy tree - such as but not limited to: Acer saccharum Gleditsia triacanthos var. Inermis 'Skyline' Platanus x acerifolia 'Bloodgood' Quercus rubra	Sugar Maple Skyline Honeylocust London Plane Tree Pin Oak	2-2.5' (6cm-6.5cm)
⊗	Ornamental Tree - such as but not limited to: Amelanchier canadensis Betula nigra 'Heritage' Cercis canadensis Cornus xanthocarpa	Serviceberry Heritage River Birch Eastern Redbud Washington Hawthorn	(1.5-2' (2.6cm-4cm)
⊙	Evergreen tree - such as but not limited to: Ilex opaca Juniperus virginiana Picea abies Pinus strobus	American Holly Virginia Red Cedar Norway Spruce Eastern White Pine	6-7' (1.8m-2.1m)



PROPOSED LAMP FIXTURE
NOT TO SCALE

Application No. SEA-82-V-012-3 Staff: J. Thompson
 APPROVED (SE) SP PLAN 9-30-99
 SEE DEV CONDS DATED 7-19-08
 Date of (BOS) (BZA) approval 7-31-08
 Sheet 5 of 5



TYPICAL SCREENING- HOLLAND ROAD
NOT TO SCALE

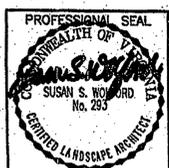
NOTE: THIS SHEET
WAS PREVIOUSLY
APPROVED WITH SEA
82-V-012-3



BUILDING PERSPECTIVE
CORNER OF HOLLAND AND HINSON FARM RDS.
NOT TO SCALE

THE SCHEMATIC ELEVATION AND DETAILS PRESENTED ON THIS SHEET ARE PRELIMINARY. THEY ARE PRESENTED TO REPRESENT THE GENERAL CHARACTER AND THEME OF THE PROPOSED ASSISTED LIVING FACILITY AND LANDSCAPE FEATURES. THE DETAILS WILL BE REFINED AND SUBJECT TO MINOR MODIFICATION WITH FINAL ENGINEERING, ARCHITECTURE AND LANDSCAPE DESIGN.

NO.	DESCRIPTION	DATE	BY	REVISION
2	per County comments	9/7/99	PJS	
1	per County comments	11/23/99	PJS	



PROJECT
**MOUNT VERNON HOSPITAL
ASSISTED LIVING CENTER**
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VA.

TITLE
**LANDSCAPING
AND DETAILS**

PHR&A
 Offices:
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 Bridgewater, Va.
 Leesburg, Va.
 Virginia Beach, Va.
 Chantilly, Va.
 Winchester, Va.
 Woodbridge, Va.

Patten Harris Rust & Associates, P.C.
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 14532 Lee Road
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DESIGN	PHRA/WS/LSG	SURVEY	PHRA/OTHERS
DRAWN	PJS	DATE	MARCH 1999
SHEET 11 OF 11		M-10587	
(originally She		f 5 of SEA 82-V-012-3)	