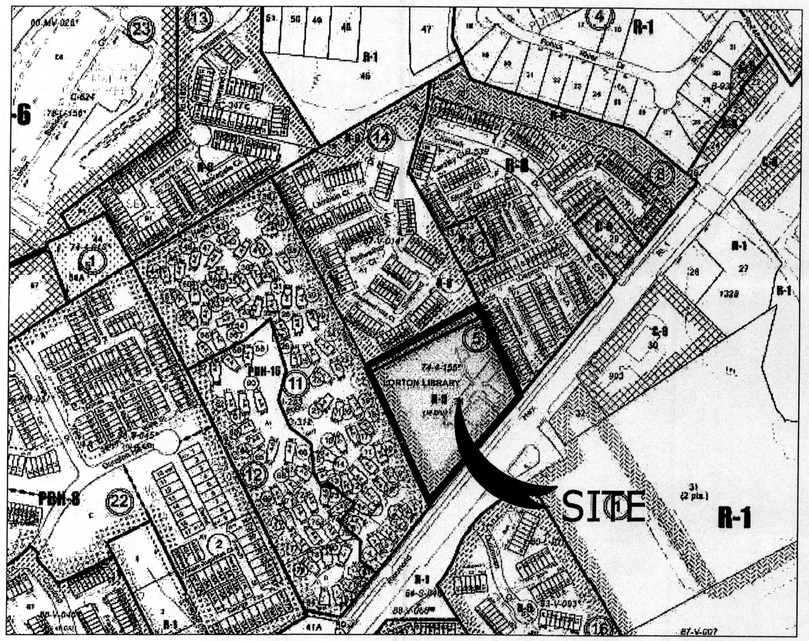
SPECIAL EXCEPTION AMENDMENT APPLICATION

PLAN NUMBER: SEA 83-V-076-1

MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

APRIL 9, 2010

REVISION - MAY 26, 2010
REVISION - JUNE 8, 2010



VICINITY & ZONING MAP
SCALE: 1"=500'

TM NO. 107-4 ((1)) PARCEL 34 AND 107-4 ((5)) PARCEL 4

SHEET INDEX

1. COVER SHEET
2. EXISTING CONDITIONS/EXISTING VEGETATION MAP/LANDSCAPE PLAN
3. NOTES, MODIFICATIONS, WAIVERS AND TABULATIONS
4. SPECIAL EXCEPTION AMENDMENT PLAT 1"=30' SCALE
5. ARCHITECTURAL EXHIBIT

Application No. SEA 83-V-076 Staff B. Cho
APPROVED SP / SP PLAN
SEE DEV CONDS DATED June 16, 2010
Date of (BOS) (BZA) approval July 27, 2010
Sheet 1 of 5

APPLICANT/OWNER
COUNTY OF FAIRFAX BOARD OF SUPERVISORS
12000 GOVERNMENT CENTER PARKWAY, SUITE 533
FAIRFAX, VA. 22035

REPRESENTATIVE
FACILITIES MANAGEMENT DEPARTMENT
12000 GOVERNMENT CENTER PARKWAY, SUITE 424
FAIRFAX, VA. 22035
MARGUERITE VERVILLE GUARINO, ASSISTANT DIRECTOR
(703) 324-2886

ENGINEER
VIKA INC.
8180 GREENSBORO DRIVE
SUITE 200
MCLEAN, VIRGINIA 22102
CONTACT: EDWARD IGNACIO, SENIOR ASSOCIATE, PE,
(703) 442-7800

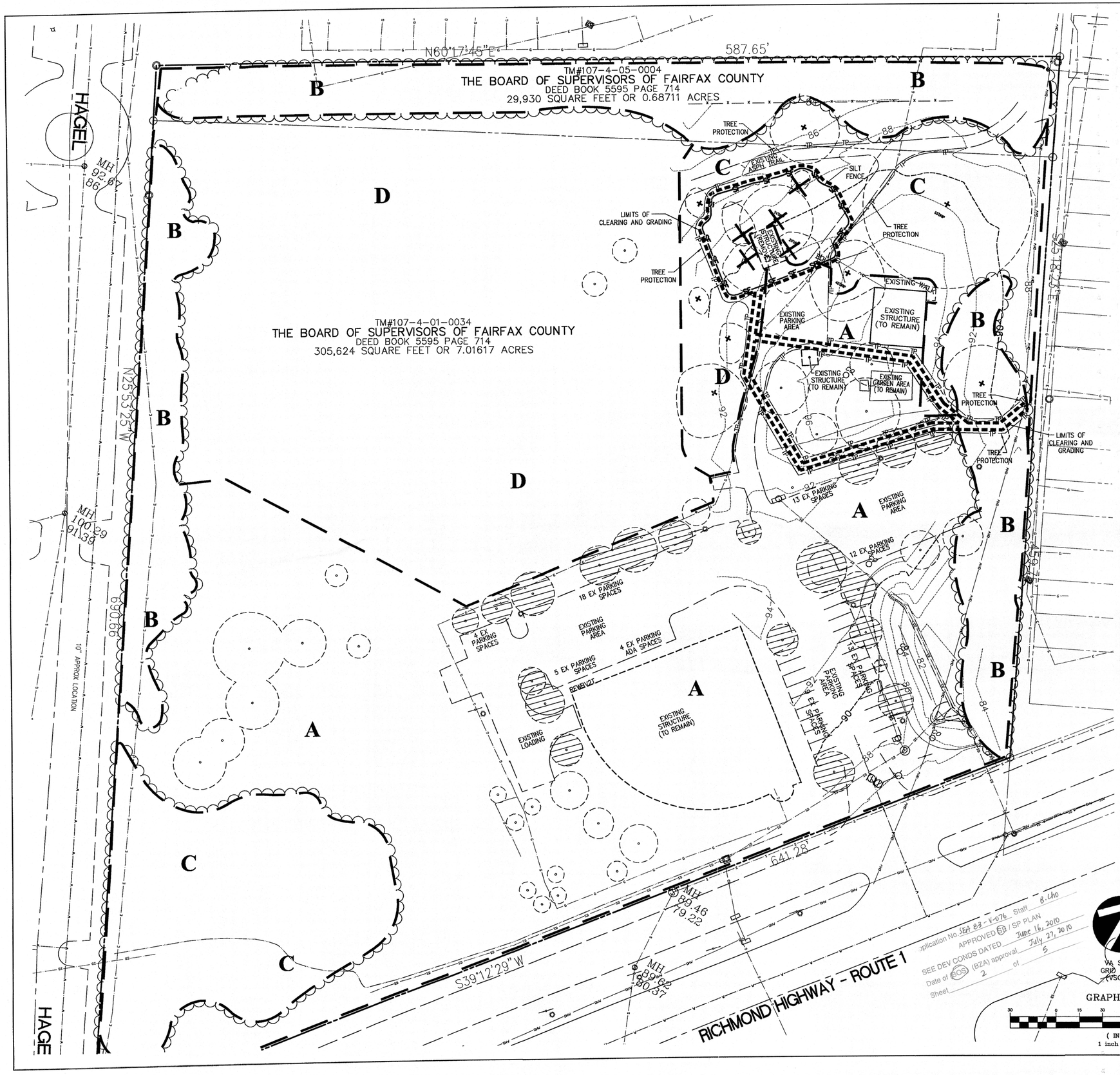
ARCHITECT
OTJ ARCHITECTS
1412 EYE STREET, NW
WASHINGTON, D.C. 20005
MARIO LEMOS
1-202-621-1395

TENANT
LORTON COMMUNITY ACTION CENTER
9518 RICHMOND HIGHWAY
LORTON, VA 22079
CONTACT: MS. SANDI FEDORSHIK
703-224-5218

RECEIVED
Department of Planning & Zoning
JUN 10 2010
Zoning Evaluation Division

COMMONWEALTH OF VIRGINIA
EDMUND J. IGNACIO
Lic. No. 33579
6/8/10
PROFESSIONAL ENGINEER

JOB NUMBER V7304A
SHEET 1



EXISTING VEGETATION TABLE

EVM INDEX	COVER TYPE	PRIMARY SPECIES	COMMENTS
A	DEVELOPED LAND WITH SITE LANDSCAPEING	(SEE VEG TYPE COVERS)	EXISTING COMMUNITY SUPPORT FACILITY WITH PARKING.
B	UPLAND FOREST WITH PRESERVED AND LANDSCAPE AS TRANSITIONAL YARD	(SEE VEG TYPE COVERS)	VEGETATION PLANTED & PRESERVED WITH PREVIOUS IMPROVEMENTS.
C	UPLAND FOREST PRESERVED WITH PREVIOUS DEVELOPMENT DEVELOPMENT	(SEE VEG TYPE COVERS)	VEGETATION PRESERVED WITH PREVIOUS IMPROVEMENTS.
D	MAINTANED GRASSLAND TURF ATHLETIC FIELD	TURF GRASS	OPEN TURF GRASS ATHLETIC FIELLD. WELL MAINTAINED.

EVM INDEX	COVER CONDITION	SUCCESSIONAL STAGE	AREA
A	WELL MAINTAINED LANDSCAPE. GOOD	LONG-TERM SUB-CLIMAX	3.2383 AC
B	GENERAL GOOD HEALTH. SOME DEADWOOD	LONG-TERM SUB-CLIMAX	1.0412 AC
C	GENERAL GOOD HEALTH. SOME DEADWOOD	LONG-TERM SUB-CLIMAX	1.2979 AC
D	MAINTAINED WITH GOOD HEALTH AND VIGOR	SUB-CLIMAX	2.1259 AC
		TOTAL	7.7033 AC

VEGETATION COVER TYPES

"A" PRIMARY COVER

EXISTING BUILDING FOUNDATION PLANTINGS OAK, MAPLE, DOGWOOD, BLACK CHERRY, HOLLY, PEAR, BLACK PINE, MAGNOLIA, SWEETGUM, ELM

"B" PRIMARY COVER

SYCAMORE, RED CEDAR, SPRUCE BLACK CHERRY, VA PINE, MAPLE, SYCAMORE, ASH, HOLLY, LEYLAND CYPRESS, LOCUST, WHITE PINE, POPLAR.

"C" PRIMARY COVER

SPECIMENT WHITE OAK, MAPLE SYCAMORE, BLACK CHERRY, ELM POPLAR.

"D" PRIMARY COVER

TURF GRASS

EVM NARRATIVE

THE SUBJECT SITE HAS BEEN DEVELOPED WITH A PUBLIC LIBRARY NEAR THE ROUTE 1 RIGHT-OF-WAY AND ASSOCIATED ASPHALT PARKING. ALSO LOCATED ONT THE SITE IS A PRESERVED RESIDENTIAL STRUCTURE NOW USED FOR COMMUNITY SERVICE. A LARGE PORTION OF THE SITE IS USED AS MAINTAINED ATHLETIC FIELD WITH THE REMAINING PROPERTY AS PRESERVED WOODED AREA. PORTIONS OF THOSE PRESERVED WOODED AREAS APPEAR TO HAVE BEEN SUPPLEMENTED WITH ADDITIONAL PLANT MATERIAL. PRESERVED PLANT MATERIAL ALONG THE WESTERN, NORTHERN AND EASTERN PROPERTY LINES IS A MIX OF DECIDUOUS AND CONIFER TREES WHICH PROVIDE SCREENING FROM THE EXISTING RESIDENTIAL USES. OVERALL THE HEALTH AND CONDITION OF THE EXISTING VEGETATION IS OF GOOD HEALTH AND VIGOR. HOWEVER, THERE ARE SOME LOCATIONS WHERE SOME SINGLE DEADWOOD IS FOUND. THE MOST OUTSTANDING PLANT MATERIAL FOUND ON THIS SITE IS A DOMINANT MATURE 58"dbh WHITE OAK. SOUND PRESERVATION MEASURES SHALL BE SPECIFIED, INSTALLED AND MAINTAINED TO ASSURE THERE ARE NO IMPACTS TO THIS TREE DURING, OR AFTER, CONSTRUCTION ACTIVITIES.

LEGEND:

- EXISTING TREES TO BE REMOVED
- EXISTING TREE TO BE PRESERVED
- EXISTING TREE TO PROVIDE PARKING LOT CANOPY
- D — EVM INDEX AREA
- SF——SF — SILT FENCE
- TP——TP — TREE PROTECTION

A. Tree Preservation Target Calculations and Statement			
A 1	Pre-development area of existing tree canopy (from exisiting vegetation map)(SF) =	106,878	see § 12-0507.2.
A 2	Percentage of gross site area covered by existing tree canopy =	32%	
A 3	Percentage of 10-year tree canopy required for site =	20%	see Table 12.4
A 4	Percentage of the 10-year tree canopy requirement that should be met through tree preservation =	32%	
A 5	Proposed percentage of canopy requirement that will be met through tree preservation =	191.3%	
A 6	Has the Tree Preservation Target minimum been met?	Yes	Provide Yes or No
A 7	If No for line A 6, then a request to deviate from the Tree Preservation Target shall be provided on the plan that states one or more of the justifications listed in § 12-0507.3 along with a narrative that provides a site-specific explanation of why the Tree Preservation Target cannot be met. Provide sheet number where deviation request is located.		Provide sheet number., see § 12-0507.3
A 8	If step A 7 requires a narrative, it shall be prepared in accordance with § 12-0507.4		see § 12-0507.4

PLAN PREPARED BY: NELSON P. KIRCHNER, CLA
CERTIFIED ARBORIST NO. MA-4720AM

SIGNATURE _____ DATE _____

COMMONWEALTH OF VIRGINIA
EDMUND J. IGNACIO
Lic. No. 33579
6/9/10
PROFESSIONAL ENGINEER

NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE

REVISION APPROVED BY:
DIVISION OF DESIGN REVIEW

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

LORTON COMMUNITY ACTION CENTER

APPLICATION BY THE FAIRFAX COUNTY BOARD OF SUPERVISORS

TAX MAP 107-4 ((1)) 34 & 107-4 ((5)) 4
MOUNT VERNON ELECTION DISTRICT

EXISTING CONDITIONS/ EVM PLAN

VIKA REVISIONS

06-08-10
05-26-10

DATE: APRIL 9, 2010

DES.	DWN.
NPK	NPK

SCALE: 1"=30'

PROJECT/FILE NO. V7289

SHEET NO. 2

NOTES

1. THE PROPERTY THAT IS THE SUBJECT OF THIS SPECIAL EXCEPTION AMENDMENT APPLICATION WAS PREVIOUSLY GRANTED A SPECIAL EXCEPTION FOR A PUBLIC BENEFIT ASSOCIATION USE UNDER SE 83-V-076 BY THE BOARD OF SUPERVISORS ON OCTOBER 31, 1983. THE PURPOSE OF THIS APPLICATION IS TO ALLOW THE CONTINUATION OF A PUBLIC BENEFIT ASSOCIATION USE ON TAX MAP 107-4 ((1)) PARCEL 34 AND TAX MAP 107-4 ((5)) PARCEL 4 AND ALLOW THE ADDITION OF A 1,908 SF STORAGE STRUCTURE IN ACCORDANCE WITH ARTICLE 3-800, ARTICLE 9-000 AND ARTICLE 10-000 OF THE FAIRFAX COUNTY ZONING ORDINANCE.
2. THE HORIZONTAL DATUM SHOWN HEREON IS BASED UPON THE DEED OF RECORD IN DEED BOOK 05595 AT PG. 0714 A AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA. THE VERTICAL DATUM SHOWN HEREON IS REFERENCED TO SPECIAL EXCEPTION PLAT SE 83-V-076, LORTON COMMUNITY ACTION CENTER (LCAC) PREPARED BY DEWBERRY AND DAVIS, DATED NOVEMBER, 1983. THE CONTOUR INTERVAL SHOWN HEREON IS TWO (2) FEET. BASED UPON A FIELD RUN SURVEY BY VIKA, INC. THE BOUNDARY INFORMATION SHOWN HEREON IS FROM THE DEED OF RECORD AND IS NOT BASED ON A FIELD RUN SURVEY PERFORMED BY VIKA INC.
3. THE PROPERTY IS LOCATED IN THE LORTON-SOUTH ROUTE 1 COMMUNITY PLANNING SECTOR (LP2, SUB-UNIT E-9) OF THE LOWER POTOMAC PLANNING DISTRICT IN AREA IV OF THE FAIRFAX COUNTY COMPREHENSIVE PLAN.
4. PUBLIC WATER AND SEWER CURRENTLY SERVES THE PROPERTY.
5. TO THE BEST OF OUR KNOWLEDGE, NO GRAVE SITES OR STRUCTURES MARKING A BURIAL SITE ARE PRESENT ON THE SUBJECT PROPERTY.
6. THE APPLICANT RESERVES THE RIGHT TO CONSTRUCT THE ACCESSORY STORAGE STRUCTURE AS SHOWN ON EXCEPTION PLAT. THE LOCATION ACCESSORY STORAGE STRUCTURE MAY BE ALTERED DUE TO SITE CONSTRAINS. SO LONG AS THE FINAL LOCATION IS DETERMINED TO BE IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED SEA PLAN.
7. STORM WATER MANAGEMENT SHALL BE PROVIDED AS SHOWN ON THE MINOR SITE PLAN.
8. THE ENTIRE SUBJECT PROPERTY IS LOCATED WITHIN AN RMA ZONE. NO R.P.A. OR ENVIRONMENTAL QUALITY CORRIDOR CURRENTLY EXIST ON THIS PROPERTY.
9. LIMITS OF CLEARING AND GRADING SHOWN HEREON ARE APPROXIMATE AND WILL BE DETERMINED AT FINAL ENGINEERING IN CONJUNCTION WITH THE COUNTY ARBORIST AND DETERMINED TO BE IN SUBSTANTIAL CONFORMANCE WITH THE SPECIAL EXCEPTION PLAT.
10. DEVELOPMENT IS ANTICIPATED TO COMMENCE UPON COMPLETION OF REQUIRED FAIRFAX COUNTY PLAN PROCESSING AND APPROVALS. MINOR MODIFICATIONS MAY BE MADE AT TIME OF SITE PLAN PER SECTION 18-204 OF THE ZONING ORDINANCE.
11. THE EXISTING FOOTPRINTS REPRESENTED HEREON ARE APPROXIMATE AND MAY BE REVISED, IF IN SUBSTANTIAL CONFORMANCE WITH THIS SPECIAL EXCEPTION PLAT. THE APPLICANT RESERVES THE RIGHT TO CONSTRUCT IMPROVEMENTS NOT SHOWN HEREON WHICH ARE CONSISTENT WITH THE R-8 ZONE, INCLUDING BUT NOT LIMITED TO OTHER FEATURES SUCH AS RAMPS, DECKS, BAY WINDOWS, FENCING, RETAINING WALLS (LESS THAN 3 FEET IN HEIGHT), CORNICES, TRELLISES, SIGNS AND SECURITY LIGHTS , IF DETERMINED TO BE IN SUBSTANTIAL CONFORMANCE WITH THE SPECIAL EXCEPTION PLAT. THERE IS NO NEW SIGNAGE PROPOSED WITH THIS APPLICATION . ANY NEW SIGNAGE SHALL COMPLY WITH ARTICLE 12 OF THE ZONING ORDINANCE WITH RESPECT TO SIZE, SETBACK AND HEIGHT. SIGNS WITHIN VDOT RIGHT-OF-WAY WHICH MAT BE PERMITTED BY VDOT SHALL ALSO COMPLY WITH ARTICLE 12 OF THE ZONING ORDINANCE AS WELL AS ALL APPLICABLE VDOT RULES AND REGULATIONS.
12. THE PROJECT WILL MEET THE PARKING REQUIREMENTS SET FORTH IN THE ARTICLE 11 OF THE ZONING ORDINANCE.
13. ANY WORK DONE IN THE VDOT RIGHT-OF-WAY IS SUBJECT TO VDOT APPROVAL
15. THE FINAL LOCATION AND SIZING OF STORM WATER QUANTITY AND QUALITY FACILITIES SHALL BE DETERMINED AT FINAL SITE PLAN.
16. THE SITE ACREAGE LISTED BELOW IN THE SITE TABULATIONS FOR TAX MAP 107-4 ((1)) PARCEL 34 AND AS SHOWN ON SHEET 4, THE SPECIAL EXCEPTION AMENDMENT PLAT, IS AS PROVIDED IN THE DEED OF RECORD 7.01617 ACRES. iT IS NOTED THAT THE COUNTY TAX RECORDS FOR TAX MAP 107-4 ((1)) PARCEL 34 LIST THE ACREAGE AS 6.8458 ACRES. ALL COMPUTATIONS AND TABULATIONS PROVIDED HEREON USE THE PARCEL ACREAGE AS IDENTIFIED IN THE DEED OF RECORD AND ARE NOT BASED UPON THE ACREAGE IDENTIFIED IN THE COUNTY TAX RECORDS.

SITE TABULATIONS

EXISTING/PROPOSED ZONING = R-8
EXISTING/PROPOSED USE = PUBLIC BENEFIT ASSOCIATION?
TOTAL SITE AREA = 7.7033 AC. (335,554 S.F.)
EXISTING G.F.A. = 11,300± G.F.A. (TO REMAIN) - EXISTING COUNTY LIBRARY, LCAC BUILDING AND ACCESSORY STRUCTURE TO REMAIN
G.F.A. ADDED = 1,904 ± (PROPOSED ACCESSORY STORAGE STRUCTURE)
TOTAL G.F.A. = 13,204 G.F.A.

OPEN SPACE REQUIRED = 1.403 ACRES OR 20%
OPEN SPACE PROVIDED = 2.666 ACRES OR 38%

F.A.R. MAX. = 0.55
F.A.R. PROVIDED = 0.04

MINIMUM LOT AREA REQUIRED = 12,000 SF (NON-RESIDENTIAL USE)
MINIMUM DISTRICT SIZE = 5 ACRES
LOT AREA PROVIDED = 7.7033 AC.
MINIMUM LOT WIDTH REQUIRED NON-RESIDENTIAL USE = 75 FEET INTERIOR LOT; 100 FEET CORNER LOT
LOT WIDTH PROVIDED = 641.28±
MAXIMUM BUILDING HEIGHT ALLOWED = 65' (NON-RESIDENTIAL STRUCTURES)
EXISTING BUILDING HEIGHTS = LCAC BUILDING 35'± AND THE LORTON LIBRARY 35'±
PROPOSED BUILDING HEIGHT = ACCESSORY STORAGE STRUCTURE - 13'±

INTERIOR PARKING LOT LANDSCAPING REQUIRED FOR THE LCAC BUILDING
NONE = 0% (PARKING AREA LESS THAN 20 SPACES)

INTERIOR PARKING LOT LANDSCAPING REQUIRED FOR THE LORTON LIBRARY
5% OF THE PARKING LOT AREA = 31,077 SF X 0.05 = 1,554 OF CANOPY COVER

INTERIOR PARKING LOT LANDSCAPING PROVIDED (EXISTINGa) FOR THE LORTON LIBRARY
18.5% OR 5,728 SF OF EXISTING CANOPY COVERAGE.

YARD REQUIRED - ALL OTHER STRUCTURES
FRONT: CONTROLLED BY A 30° ANGLE OF BULK PLANE, BUT NOT LESS THAN 20-FEET.
REAR: CONTROLLED BY A 25° ANGLE OF BULK PLANE, BUT NOT LESS THAN 10-FEET.
SIDE: CONTROLLED BY A 25° ANGLE OF BULK PLANE, BUT NOT LESS THAN 25-FEET.

YARD PROVIDED: SEE SEA PLAN;
FRONT - MINIMUM 20 FOOT YARD
SIDES - MINIMUM 10 FOOT YARD
REAR - MINIMUM 25 FOOT YARD

PARKING LCAC USE
REQUIREMENT - NO PARKING USE LISTED BY ARTICLE 11 FOR A PUBLIC BENEFIT ASSOCIATION, TO BE DETERMINED BY THE DIRECTOR .
EXISTING PARKING SPACES:
5 STANDARD SPACES AND 1 ACCESSIBLE SPACE
PROPOSED PARKING SPACES - NO ADDITIONAL PARKING SPACES ARE PROPOSED. (MODIFICATION REQUEST - SEE WAIVERS AND MODICATIONS THIS SHEET).
LOADING SPACE PROVIDED : NONE (MODIFICATION REQUESTED - SEE WAIVERS AND MODIFICATIONS THIS SHEET).
REQUIREMENT - NO LOADING SPACE FOR A PUBLIC BENEFIT ASSOCIATION IS LISTED IN ARTICLE 11, DIRECTOR TO DETERMINED IF A LOADING SPACE IS REQUIRED.

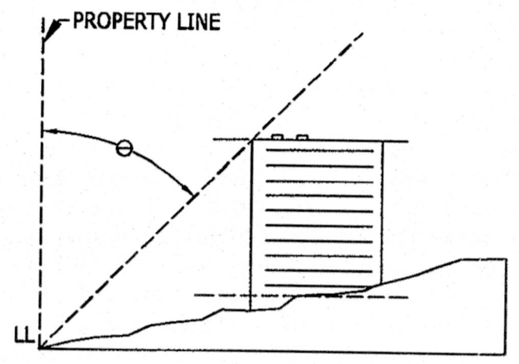
PARKING LORTON LIBRARY USE:
REQUIRED - 7 SPACES PER 1000 SF OF GFA - LIBRARY 10,000 SF/1000 X 7 = 70 SPACES
PROVIDED - 83 SPACES
LOADING SPACE REQUIRED - NONE LISTED FOR THE USE IN ARTICLE 11, DIRECTOR TO DETERMINE IF A LOADING SPACE IS REQUIRED.
LOADING SPACE PROVIDED - 1

ACCESSORY BUILDING HEIGHT AND SETBACK REQUIREMENTS AS PROVIDED IN ARTICLE 10 FOR STRUCTURES OVER SEVEN (7) FEET IN HEIGHT.
1. NO ACCESSORY STRUCTURE OR USE WHICH EXCEEDS SEVEN (7) FEET IN HEIGHT SHALL BE LOCATED IN ANY MINIMUM REQUIRED SIDE YARD.
2. NO ACCESSORY STRUCTURE OR USE WHICH EXCEEDS SEVEN (7) FEET IN HEIGHT SHALL BE LOCATED CLOSER THAN A DISTANCE EQUAL TO ITS HEIGHT TO THE REAR LOT LINE OR LOCATED CLOSER THAN A DISTANCE EQUAL TO THE MINIMUM REQUIRED SIDE YARD TO THE SIDE LOT LINE.
3. NO ACCESSORY STRUCTURE OR USE, EXCEPT A STATUE, BASKETBALL STANDARD OR FLAG POLE, SHALL BE LOCATED (a) IN ANY MINIMUM REQUIRED FRONT YARD ON ANY LOT OR (b) IN ANY FRONT YARD ON ANY LOT CONTAINING 36,000 SF OR LESS. WHEN LOCATED IN A FRONT YARD, BASKETBALL STANDARDS SHALL NOT BE LOCATED CLOSER THAN FIFTEEN (15) FEET TO A FRONT LOT LINE OR TWELVE (12) FEET TO A SIDE LOT LINE, AND SHALL NOT BE USED BETWEEN THE HOURS OF 8:00 PM TO 8:00 AM.

THE PROPOSED ACCESSORY STRUCTURE HEIGHT : 13± FEET.
THE PROPOSED SETBACK FROM REAR PROPERTY LINE: 30± FEET.
THE PROPOSED ACCESSORY STRUCTURE IS NOT LOCATED WITHIN ANY REQUIRED FRONT OR SIDE YARD ON THE SUBJECT PROPERTY.

ANGLE OF BULK PLANE

THE ANGLE OF BULK PLANE REQUIREMENTS OF ARTICLE 3-807 DO NOT APPLY TO ACCESSORY STRUCTURES. THE HEIGHT AND SETBACK REQUIREMENTS FOR ACCESSORY STRUCTURES ARE AS PROVIDED IN ARTICLE 10 OF THE ZONING ORDINANCE.



BULK PLANE EXAMPLE ILLUSTRATION (NOT REQUIRED)

Θ : ANGLE OF BULK PLANE
LL : LOT LINE
EBH : EFFECTIVE BUILDING HEIGHT
MYR : MINIMUM YARD REQUIREMENT
MBH : MAXIMUM BUILDING HEIGHT
G : GRADE (FINISHED)
$MYR = EBH \tan \Theta$
$EBH = \frac{MYR}{\tan \Theta}$

WAIVERS/MODIFICATIONS

1. WAIVER OF TRAIL REQUIREMENT ALONG RICHMOND HIGHWAY (ROUTE 1) FRONTAGE, PER THE FAIRFAX COUNTY COMPREHENSIVE PLAN.
2. MODIFICATION OF THE FAIRFAX COUNTY ZONING ORDINANCE SECTION 17-201-5 TO PROVIDE INSIDE CURB & GUTTER ON INTERIOR TRAVEL LANES AND PARKING AREAS.
3. MODIFICATION OF THE FAIRFAX COUNTY ZONING ORDINANCE SECTION 17-201-3 TO PROVIDE INTER-PARCEL ACCESS.
4. MODIFICATION OF THE FAIRFAX COUNTY ZONING ORDINANCE SECTION 13-302 TO ALLOW EXISTING VEGETATION TO SATISFY TRANSITIONAL SCREENING REQUIREMENTS.
5. MODIFICATION OF THE FAIRFAX COUNTY ZONING ORDINANCE SECTION 13-304 TO ALLOW THE EXISTING BOARD FENCE ALONG THE EASTERN PROPERTY LINE AND THE EXISTING CHAIN LINK FENCE ALONG THE NORTHERN PROPERTY LINE TO SATISFY THE BARRIER REQUIREMENTS .
6. MODIFICATION OF THE FAIRFAX COUNTY ZONING ORDINANCE SECTION 9-011 (J) 1. AND (J) 2. TO ALLOW THE SWM FACILITY QUANTITY AND QUALITY DESIGN AND COMPUTATIONS AS PROVIDED ON THE MINOR SITE PLAN TO SATISFY THESE REQUIREMENTS
7. MODIFICATION OF THE FAIRFAX COUNTY ZONING ORDINANCE SECTION 11-106 TO ALLOW THE EXISTING PARKING TO SATISFY THE REQUIREMENTS AND NOT REQUIRE ADDITIONAL PARKING TO BE PROVIDED FOR THE PROPOSED ACCESSORY STRUCTURE.
8. MODIFICATION OF THE FAIRFAX COUNTY ZONING ORDINANCE SECTION 11-203 TO NOT REQUIRE ADDITIONAL LOADING SPACES TO BE PROVIDED FOR THE PROPOSED ACCESSORY STRUCTURE.

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 & 1N)	Commercial Revitalization Districts (9-622 2A (12)&(14))
Development Plans PRC District (16-302 2 & 4L)	PRC Plan (16-303 1E & 10)
FDP P Districts (except PRC) 916-502 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 See Sheet 3, Notes, WAIVERS and Modifications - Modification #6, as shown on Site Plan

☑ 3. Provide: See Sheet 3, Modification # 6

Facility Name/ Type & No.	On-Site area served (acres)	Off-Site are served (acres)	Drainage area (acres)	Footprint area (sf.)	Storage Volume (cf.)	If pond, dam height (ft.)
(e.g. dry pond A infil Trench, underground vault, etc.)						
					Totals	

☑ 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet See Sheet 3, Modification # 6

☑ 5. Maintenance accesses (road) to stormwater management facility(ies) are shown on Sheet N/A.

☑ 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet. See Sheet 2, Existing Conditions, Landscaping and EVM Plan

☑ 7. A "stormwater management narrative" which contains a description of how detention and best management practices requirements will be met is provided on Sheet See Sheet 3, Modification # 6

☑ 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. See Sheet 3, Modification # 6

☑ 9. A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet See Sheet 3, Modification # 6

☑ 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.

☑ 11. A submission waiver is requester for SWM Quantity & Quality with Minor Site Plan

☑ 12. Stormwater management is not required because N/A.

14

Application No. SEA 83-V-076 Staff B. Cho
APPROVED (SE) / SP PLAN
SEE DEV CONDS DATED June 16, 2010
Date of (BOS) (BZA) approval July 27, 2010
Sheet 3 of 5

COMMONWEALTH OF VIRGINIA
EDMUND J. IGNACIO
Lic. No. 33579
6/8/10
PROFESSIONAL ENGINEER

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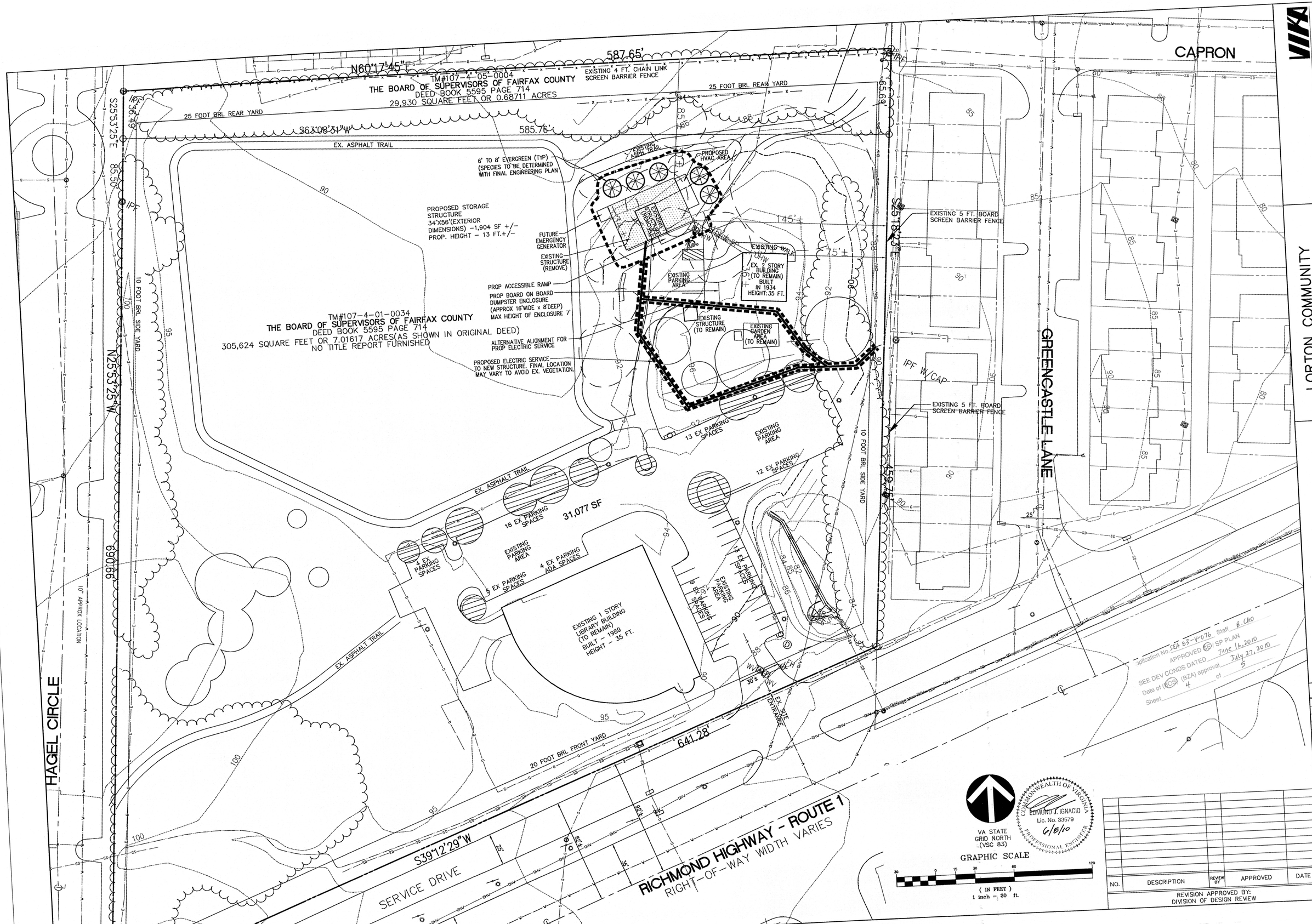
LORTON COMMUNITY ACTION CENTER
APPLICATION BY THE FAIRFAX COUNTY BOARD OF SUPERVISORS
TAX MAP 107-4 ((1)) 34 & 107-4 ((5)) 4
MOUNT VERNON ELECTION DISTRICT

NOTES, MODIFICATIONS, WAIVERS AND TABULATIONS

VIKA REVISIONS
05-26-2010

06-08-10
05-26-10
DATE: 04-09-2010
DES. VIKA
DWN. VIKA
PROJECT/FILE NO. V7289A
SHEET NO. 3



VIKA

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APPLICATION BY THE FAIRFAX COUNTY BOARD OF SUPERVISORS

TAX MAP 107-4 ((1)) 34 & 107-4 ((5)) 4
MOUNT VERNON ELECTION DISTRICT

SPECIAL EXCEPTION AMENDMENT PLAT

NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE

REVISION APPROVED BY:
DIVISION OF DESIGN REVIEW

VIKA REVISIO

06-08-10
05-26-10

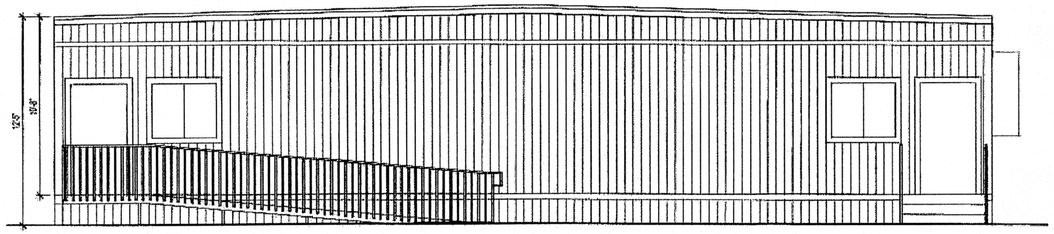
DATE: 04-0

DES. EJI | DW

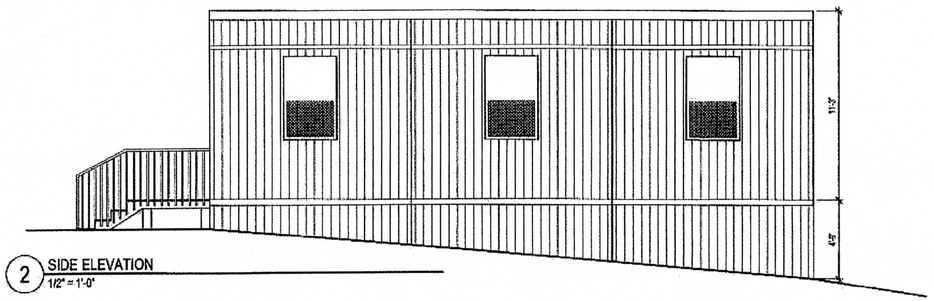
SCALE: 1" =

PROJECT/FILE N
V72

SHEET NO. 4



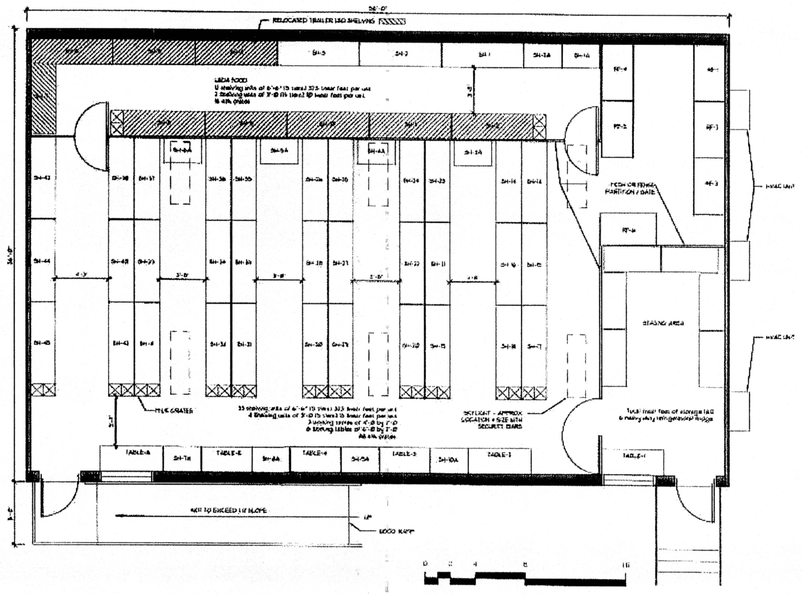
1 FRONT ELEVATION
1/2" = 1'-0"



2 SIDE ELEVATION
1/2" = 1'-0"

LORTON COMMUNITY ACTION CENTER
9520 Richmond Hwy
Washington, DC

ELEVATIONS
04.08.10
1/4 = 1'-0"



LORTON COMMUNITY ACTION CENTER
9520 Richmond Hwy
Washington, DC

SPACE PLAN
04.08.10
3/16 = 1'-0"

Application No. SEA 83-V-076 Staff B. Cho
APPROVED SE / SP PLAN
SEE DEV CONDS DATED June 16, 2010
Date of (BOS) (BZA) approval July 27, 2010
Sheet 5 of 5

NOT TO SCALE
FOR ILLUSTRATIVE PURPOSES ONLY
RAMP, DOORS, WINDOWS AND STEPS SUBJECT TO CHANGE BASED UPON FINAL BUILDING PLANS.

COMMONWEALTH OF VIRGINIA
EDMUND J. IGNACIO
Lic. No. 33579
6/8/10
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

LORTON COMMUNITY ACTION CENTER

APPLICATION BY THE FAIRFAX COUNTY BOARD OF SUPERVISORS
TAX MAP 107-4 ((1)) 34 & 107-4 ((5)) 4
MOUNT VERNON ELECTION DISTRICT

ARCHITECTURAL EXHIBITS

VIKA REVISIONS
05-26-2010

06-08-10
05-26-10
DATE: 04-09-2010
DES. VIKA
DWN. VIKA

PROJECT/FILE NO. V7289A
SHEET NO. 5

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