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Department of Planning & Zoning
JUN 10 2003
Zoning Evaluation Division

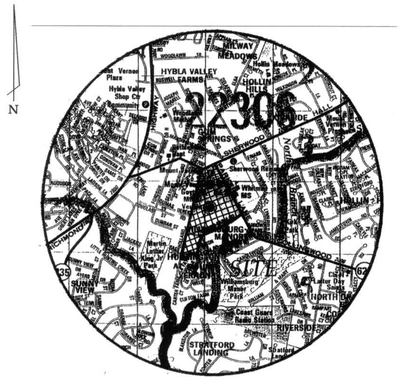
MOUNT VERNON MENTAL HEALTH CENTER

FAIRFAX COUNTY, VIRGINIA

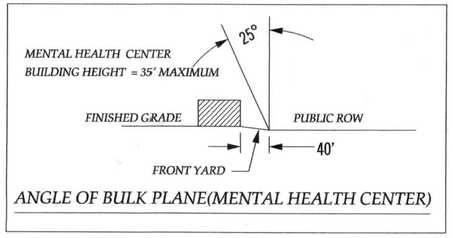
Application No. SEA 82-V-02-4 Staff C. Lewis
APPROVED SE / SP PLAN
SEE DEV CONDS DATED 8-5-03
Date of (BOS) (BZA) approval 9-15-03
Sheet 1 of 5

SPECIAL EXCEPTION ADMENDMENT/ VARIANCE PLAT

OCTOBER 16, 2002
REVISED DECEMBER 16, 2002
REVISED MAY 19, 2003
REVISED JUNE 4, 2003



VICINITY MAP
SCALE: 1" = 2000'



ANGLE OF BULK PLANE(MENTAL HEALTH CENTER)

SITE TABULATIONS: OVER-ALL PROPERTY

EXISTING ZONING	C-3
TOTAL SITE AREA	37.9 Ac. (1,650,924 SF)
TOTAL GROSS FLOOR AREA (INCLUDES ADDITION TO MENTAL HEALTH FACILITY)	(475,597 SF)
MAXIMUM F.A.R.	.350
F.A.R. PROVIDED	.288
OPEN SPACE REQUIRED (15%)	5.68 Ac.
OPEN SPACE PROVIDED (45%)	17.05 Ac. +/-

SITE TABULATIONS

(Tabulations are for Mental Health Center Facility only, unless otherwise noted.)

EXISTING ZONING	C-3
SITE AREA	37.9 Ac. (APPROX)
HOSPITAL COMPLEX	26.37 Ac. (APPROX)
GOV'T. CENTER/FIRE STATION	6.90 Ac. (APPROX)
MENTAL HEALTH CENTER	4.57 Ac. (APPROX)
MINIMUM LOT AREA	
REQUIRED	20,000 SF
PROVIDED	199,069 SF (4.57 Ac.)
MINIMUM LOT WIDTH	
REQUIRED	100 FT
PROVIDED	368 FT (APPROX)
MINIMUM YARD REQUIREMENTS	
FRONT YARD - REQUIRED	40 FT
PROVIDED	40 FT
(APPLICANT IS PURSUING A VARIANCE FOR THE SETBACK ALONG THE WELL DRIVE)	
SIDE YARD (REQUIRED)	NONE
REAR YARD (REQUIRED)	25 FT
PROVIDED	25 FT
BUILDING HEIGHT	
PERMITTED	90 FT
PROVIDED	35 FT
GROSS FLOOR AREA	
CURRENTLY APPROVED GFA	23,810 SF
PROPOSED ADDITIONAL GFA	20,670 SF
TOTAL GFA	44,480 SF
FLOOR AREA RATIO	
CURRENT F.A.R. (MENTAL HEALTH CTR.)	0.12 (23,810 SF)
PROPOSED F.A.R. (MENTAL HEALTH CTR.)	0.22 (44,480 SF)
OPEN SPACE	
REQUIRED	15.0% (29,860 SF)
PROVIDED	17.2% (34,249 SF)
PARKING TABULATIONS	
PARKING SPACES REQUIRED	
A. ONE SPACE PER STAFF MEMBER ON MAJOR SHIFT	106 SPACES
B. ONE SPACE PER TWO PATIENTS (162/2 = 81)	81 SPACES
TOTAL	187 SPACES
TOTAL PARKING PROVIDED (INCLUDES 6 SPACES FOR HANDICAPPED)	187 SPACES
LOADING SPACES REQUIRED	1 SPACE
LOADING SPACES PROVIDED	1 SPACE

WAIVERS/MODIFICATIONS:

1. APPLICANT REQUESTS A WAIVER OF THE BARRIER REQUIREMENTS AS SHOWN ON THIS SEA PLAT.
2. APPLICANT REQUESTS A MODIFICATION OF THE TRANSITIONAL SCREENING YARD TO THAT SHOWN ON THE PLAN.

GENERAL NOTES

1. THE PROPERTY DELINEATED BY THIS PLAN IS LOCATED ON FAIRFAX COUNTY TAX ASSESSMENT MAP 102-1-001-PARCEL 4.
2. THE OWNER OF THE PROPERTY IS:
   FAIRFAX COUNTY BOARD OF SUPERVISORS
   12000 GOVERNMENT CENTER PARKWAY
   SUITE 530
   FAIRFAX, VIRGINIA 22035-0071

   THE PROPERTY IS AS RECORDED IN DEED BOOK 3251 AT PAGE 590, AND KNOWN AS MOUNT VERNON MEDICAL CENTER/HOSPITAL AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
3. THE SUBJECT PROPERTY CONSISTS OF APPROXIMATELY 37.9 AC AND IS ZONED C-3.
4. BOUNDARY AND TOPOGRAPHIC INFORMATION IS BY OTHERS. GREENHORNE & O'MARA, INC. ASSUMES NO RESPONSIBILITY FOR DESIGN OR CONSTRUCTION CHANGES CAUSED BY INACCURACIES IN THE BOUNDARY OR TOPOGRAPHIC INFORMATION. THE CONTOUR INTERVAL SHOWN ON SHEET 2 IS 5 FEET AND ON SHEET 3 THE CONTOUR INTERVAL IS 2 FEET.
5. THIS PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, AND THEREFORE DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
6. INGRESS AND EGRESS TO THE PROPERTY IS VIA HOLLAND ROAD AND TIS WELL DRIVE.
7. THE PURPOSE OF THIS SPECIAL EXCEPTION AMENDMENT/VARIANCE PLAT IS TO ALLOW FOR AN EXPANSION OF THE BUILDING AREA FOR THE MOUNT VERNON MENTAL HEALTH CENTER AND TO REQUEST APPROVAL OF A VARIANCE FOR THE SET BACK REQUIRED ALONG TIS WELL DRIVE.
8. EXISTING LAND USE AND ZONING ADJACENT TO THE SITE ARE:

WEST: ZONE R-3	LAND USE: RESIDENTIAL
NORTH: ZONE C-3	LAND USE: ASSISTED LIVING/HOSPITAL
EAST: PDH-5	LAND USE: MEDICAL/PROFESSIONAL CONDOMINIUMS
SOUTH: PDH-5	LAND USE: MIXED
9. THE PROPOSED DEVELOPMENT CONFORMS TO THE ADOPTED COMPREHENSIVE PLAN AND POLICIES OF FAIRFAX COUNTY. NO ADVERSE EFFECTS ARE FORESEEN ON ADJACENT PROPERTIES.
10. NO FLOODPLAIN EXISTS ON THE SUBJECT PROPERTY AS DELINEATED BY THE FEDERAL INSURANCE ADMINISTRATION, UNITED STATES GEOLOGICAL SURVEY, OR FAIRFAX COUNTY. NO RESOURCE PROTECTION AREA (RPA) OR ENVIRONMENTAL QUALITY CORRIDOR (EQC) EXISTS ON THE SUBJECT PROPERTY AS PER THE FAIRFAX COUNTY CHESAPEAKE BAY PRESERVATION AREA MAPS. THE SITE IS LOCATED WITHIN A RESOURCE MANAGEMENT AREA (RMA).
11. TO THE BEST OF OUR KNOWLEDGE, THE PROPOSED DEVELOPMENT WILL BE IN CONFORMANCE WITH ALL APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS EXCEPT AS OTHERWISE NOTED.
12. DEVELOPMENT OF THIS PROJECT SHALL COMMENCE AT SUCH TIME AS APPROPRIATE COUNTY APPROVALS HAVE BEEN OBTAINED AND SUBJECT TO THE DISCRETION OF THE OWNER.
13. WATER SERVICE TO THE BUILDING ADDITION WILL BE PROVIDED BY AN EXTENSION OF EXISTING WATER MAINS AND LINES SERVING THE EXISTING MENTAL HEALTH CENTER. DETAILED SERVICE TO THE BUILDING ADDITION SHALL BE COMPLETED DURING FINAL SITE PLAN ENGINEERING.
14. PUBLIC SANITARY SEWER TO THE BUILDING ADDITION WILL BE PROVIDED BY AND EXTENSION OF EXISTING FACILITIES. DETAILED SERVICE TO THE BUILDING ADDITION SHALL BE COMPLETED DURING FINAL SITE PLAN ENGINEERING.
15. IF REQUIRED BY FAIRFAX COUNTY, AN AIR QUALITY PERMIT SHALL BE OBTAINED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
16. STORMWATER MANAGEMENT AND BMP SHALL BE PROVIDED ON SITE DESIGNED IN ACCORDANCE WITH FAIRFAX COUNTY ORDINANCES. THE FINAL LANDSCAPE PLAN SHALL SHOW LANDSCAPING IN ALL POSSIBLE PLANTING AREAS OF THE POND IN KEEPING WITH THE PLANTING POLICIES OF DPWES.
17. PARKING WILL BE PROVIDED IN CONFORMANCE WITH ARTICLE 11 OF THE ZONING ORDINANCE.
18. TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THERE ARE NO GRAVES OR BURIAL SITES LOCATED ON THIS PROPERTY.
19. NO HAZARDOUS OR TOXIC SUBSTANCES ARE PRESENT ON THE SITE AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PARTS 116.4, 302.4, AND 355. FURTHER, NO HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA/DEPARTMENT OF WASTE MANAGEMENT REGULATION VR-672-10-1, THE VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS; AND/OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280 ARE PRESENT ON THE PROPERTY. ALL SUCH SUBSTANCES THAT ARE UTILIZED, STORED, AND/OR DISPOSED OF IN CONJUNCTION WITH THE HOSPITAL USE WILL BE IN ACCORDANCE WITH SAID REGULATIONS.
20. THE PROPERTY IS LOCATED WITHIN THE FORT HUNT COMMUNITY PLANNING SECTOR (MV6) OF THE MOUNT VERNON PLANNING DISTRICT OF AREA IV. THE COMPREHENSIVE PLAN RECOMMENDS THE PROPERTY FOR PUBLIC FACILITIES, GOVERNMENTAL, AND INSTITUTIONAL USES. THE PROPOSED ADDITION TO THE MOUNT VERNON MENTAL HEALTH CENTER IS IN CONFORMANCE WITH THAT RECOMMENDATION.
21. DIMENSIONS SHOWN ARE APPROXIMATE AS SCALED. THE BUILDING ADDITION FOOTPRINT MAY VARY DUE TO FINAL ENGINEERING AND ARCHITECTURAL DESIGN PRIOR TO SITE PLAN SUBMISSION, BUT WILL REMAIN IN GENERAL CONFORMANCE TO THE FOOTPRINT SHOWN HEREON. ALL EXISTING BUILDINGS ARE TO REMAIN.
22. ALL REASONABLE EFFORTS WILL BE MADE DURING SITE PLAN PREPARATION AND SITE CONSTRUCTION TO SAVE EXISTING VEGETATION NOTED FOR PRESERVATION. APPLICANT REQUESTS A WAIVER OF THE BARRIER REQUIREMENT AND A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENTS TO THAT SHOWN ON THE PLAN.
23. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EASEMENTS GREATER THAN 25 FEET WIDE ON THE SITE.
24. TRAILS ARE NOT REQUIRED ON SITE PER THE ADOPTED COMPREHENSIVE TRAILS PLAN.
25. ALL SIGNS WILL BE IN CONFORMANCE WITH ARTICLE 12 OF THE FAIRFAX COUNTY ZONING ORDINANCE.
26. PARKING LOT LIGHTING FOR THE PROPOSED PARKING LOT WILL UTILIZE CUT-OFF FIXTURES TO DIRECT LIGHT DOWNWARD TO MINIMIZE GLARE ON ADJACENT RESIDENTIAL COMMUNITIES. NO POLES WILL BE GREATER THAN 30' IN HEIGHT.
27. TELECOMMUNICATIONS FACILITIES AS PERMITTED IN SECTION 2-514 OF THE FAIRFAX COUNTY ZONING ORDINANCE MAY BE LOCATED ON THE ROOF OF THE BUILDING ADDITION.

PLANNER/ENGINEER:
GREENHORNE & O'MARA, INC.
11211 WAPLES MILL ROAD
FAIRFAX, VIRGINIA 22030
PH. (703) 385-9800 FAX (703) 385-5721

COMMONWEALTH OF VIRGINIA
JOHN J. GATTUSO
No. 00139
6-9-03
CERTIFIED LANDSCAPE ARCHITECT

SHEET INDEX:

1. COVER SHEET
2. SPECIAL EXCEPTION AMENDMENT PLAT - OVERALL SITE (FOR INFORMATION ONLY)
3. SPECIAL EXCEPTION AMENDMENT PLAT - MENTAL HEALTH CENTER
4. LANDSCAPE PLAN - MENTAL HEALTH CENTER
5. VARIANCE PLAT - MENTAL HEALTH CENTER

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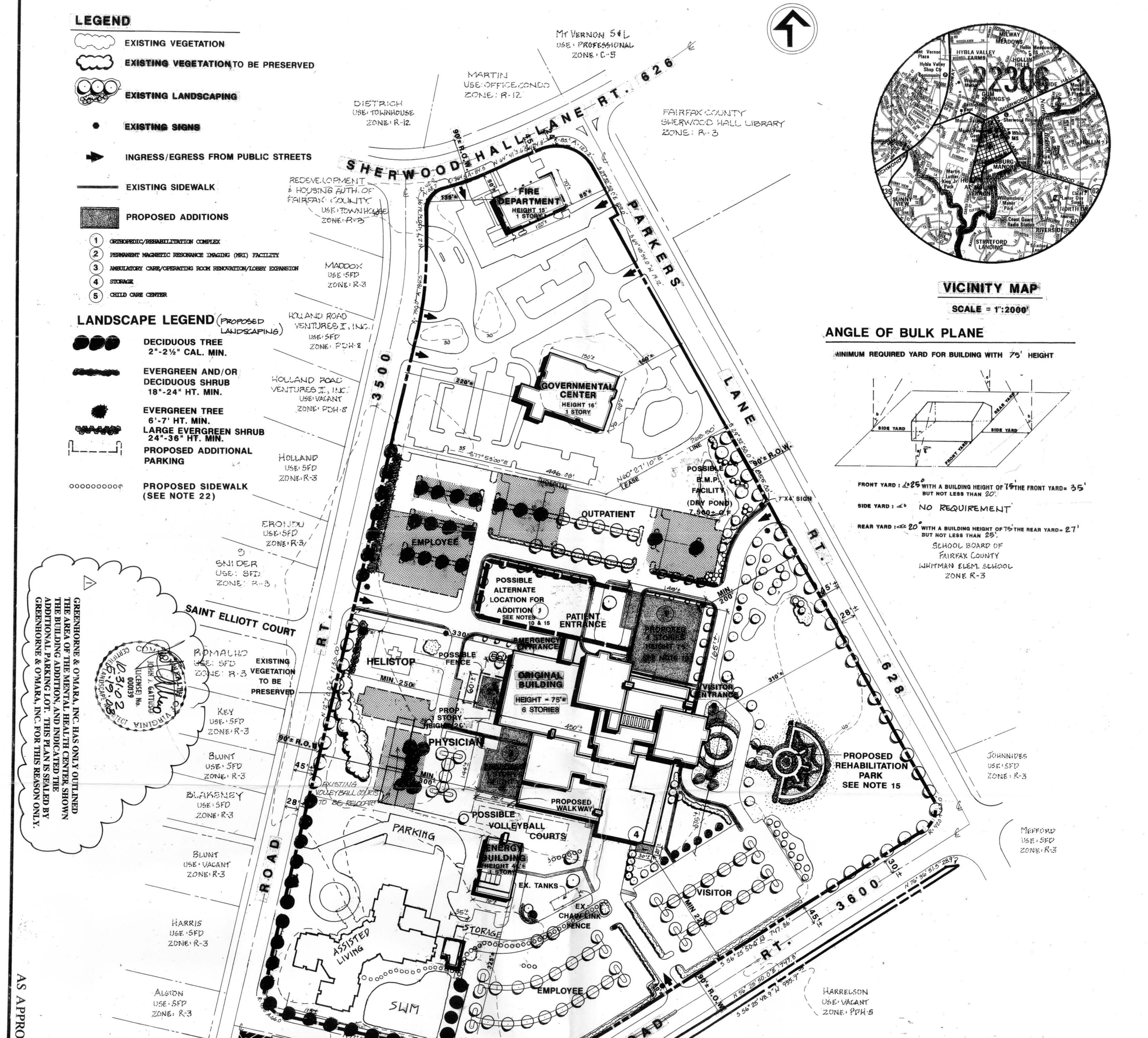
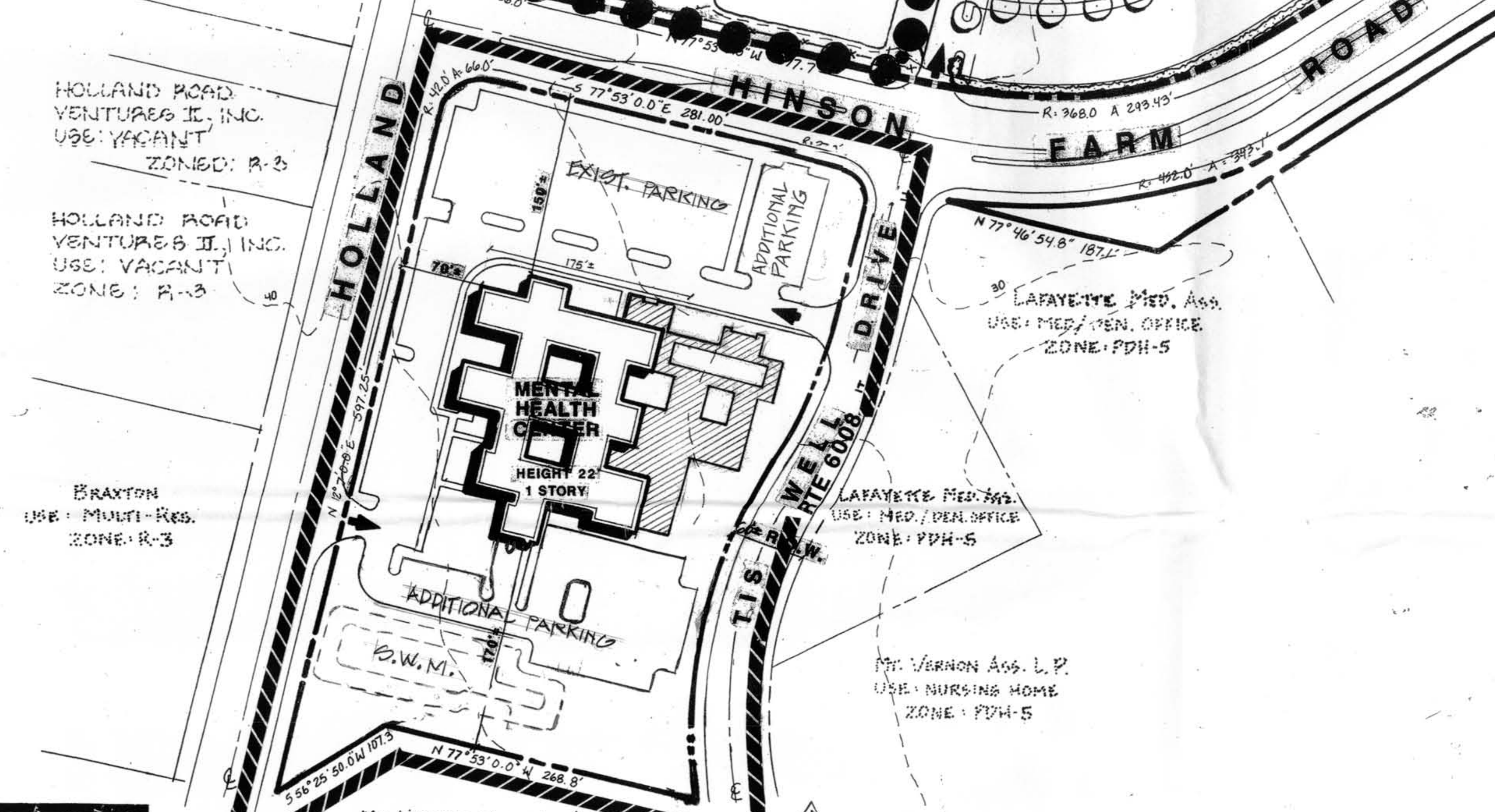




DENOTES AREA OF THIS APPLICATION

NOTES

1. 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. THE PROPERTY THAT IS THE SUBJECT OF THE REZONING APPLICATION IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS 102-1 ((1)) 4 (PART). IT SHOULD BE NOTED THAT THE PORTION OF PARCEL 4 WHICH IS ZONED PDH-5 IS NOT INCLUDED IN THE REZONING APPLICATION. CONSEQUENTLY, THE OPEN SPACE AND FLOOR AREA CALCULATIONS REPRESENTED IN THE TABULATION DO NOT INCLUDE THIS AREA.

2. THE REZONING APPLICATION IS FILED TO REZONE APPROXIMATELY 37.2 ACRES CURRENTLY ZONED R-3 TO THE C-3 DISTRICT. THE SPECIAL EXCEPTION AMENDMENT APPLICATION IS TO ALLOW THE ADDITIONAL HOSPITAL FACILITIES AS SHOWN HEREON. IT SHOULD BE NOTED THAT THE CURRENT FAIRFAX COUNTY LAND RECORDS REPRESENT 38.95 ACRES FOR PARCEL 4. HOWEVER, BASED ON A REVIEW OF DEEDS FOR THE PROPERTY, IT IS OUR JUDGMENT THAT THE PROPERTY CONSISTS OF 37.9 ACRES.

3. THE BOUNDARY INFORMATION SHOWN HEREON IS BY OTHERS. DEWBERRY & DAVIS ASSUMES NO RESPONSIBILITY FOR DESIGN OR CONSTRUCTION CHANGES CAUSED BY INACCURACIES IN THE BOUNDARY INFORMATION.

4. THE TOPOGRAPHY SHOWN HEREON IS AT A CONTOUR INTERVAL OF FIVE FEET FROM AIR SURVEY BY OTHERS. DEWBERRY & DAVIS ASSUMES NO RESPONSIBILITY FOR DESIGN OR CONSTRUCTION CHANGES CAUSED BY INACCURACIES IN THE TOPOGRAPHY.

5. THE EXISTING BUILDING LOCATIONS AND THE PARKING LOT AND INTERNAL CIRCULATION LAYOUT ARE FROM EXISTING RECORDS. MANY OF THE DIMENSIONS ARE SCALED. THE EXISTING BUILDINGS WILL BE RETAINED.

6. THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.

7. THERE ARE APPROXIMATELY 242 ADDITIONAL PARKING SPACES PROPOSED TO ACCOMMODATE THE EXPANSION OF THE HOSPITAL COMPLEX TO INCLUDE THE CHILD CARE CENTER. THE ADDITIONAL PARKING SPACES WILL BE PROVIDED BY RESTRIPING THE EXISTING PARKING SPACES AND EXPANDING THE EXISTING PARKING LOTS AS SHOWN DASHED AND SHADED HEREON. THE EXACT NUMBER OF ADDITIONAL PARKING SPACES WILL BE DETERMINED AT TIME OF FINAL ENGINEERING AND DESIGN DEPENDING UPON THE FINAL DETERMINATION OF THE AMOUNT OF MEDICAL OFFICE USE WITHIN THE HOSPITAL.

8. NOTWITHSTANDING THE PROVISIONS OF SECT. 13-109 AND 13-110 OF THE ZONING ORDINANCE, TRANSITIONAL SCREENING WILL BE PROVIDED AS REPRESENTED HEREON AND NO BARRIER IS PROPOSED.

   THE SITE HAS PREVIOUSLY BEEN SUBJECT TO CLEARING AND GRADING.

9. THE PROPOSED BUILDING ADDITIONS MAY HAVE PENTHOUSES. THE HEIGHTS FOR EACH ADDITION REPRESENTED HEREON INCLUDE THE PENTHOUSE WHERE APPLICABLE.

10. MINOR DEVIATIONS TO THE SIZES, DIMENSIONS, FOOTPRINTS AND LOCATIONS OF THE PROPOSED ADDITIONS, BUILDINGS AND PARKING LOTS MAY RESULT FROM FINAL ENGINEERING AND DESIGN. THE FLOOR AREA OF THE INDIVIDUAL BUILDINGS AND USES MAY VARY AS A RESULT OF FINAL ARCHITECTURAL DESIGN SO LONG AS THE TOTAL FLOOR AREA OF 454,117 SQUARE FEET FOR THE HOSPITAL IS NOT EXCEEDED.
    AT THIS TIME, THE ORTHOPEDIC/REHABILITATION COMPLEX IS ANTICIPATED TO BE LOCATED IN THE AREA SHOWN HEREON. HOWEVER, THE APPLICANT RESERVES THE RIGHT TO SHIFT THE LOCATION OF THE ORTHOPEDIC/REHABILITATION COMPLEX TO THE WEST IN THE AREA REPRESENTED AS DASHED ON THE GRAPHIC. IF THIS OCCURS, THE ORTHOPEDIC/REHABILITATION COMPLEX WILL CONTINUE TO BE ORIENTED TO PARKERS LANE AND THE AMOUNT OF GROSS FLOOR AREA PROPOSED WILL NOT INCREASE.

11. STORMWATER WILL BE CONVEYED THROUGH THE EXISTING STORM SEWER SYSTEM AND DISCHARGED INTO AN ADEQUATE OUTFALL IN ACCORDANCE WITH THE REQUIREMENTS OF THE PUBLIC FACILITIES MANUAL.

    THE PROPERTY IS LOCATED WITHIN A RESOURCE MANAGEMENT AREA (RMA). THE RMA PERFORMANCE CRITERIA (BEST MANAGEMENT PRACTICES) WILL BE SATISFIED FOR THE PROPOSED HOSPITAL EXPANSION AND CHILD CARE CENTER UNLESS WAIVED BY THE DEPARTMENT OF ENVIRONMENTAL MANAGEMENT (DEM).

    THERE ARE TWO POSSIBLE BEST MANAGEMENT PRACTICES (BMPs) FACILITIES PROPOSED WITH THIS APPLICATION. THEY HAVE BEEN SIZED IN ACCORDANCE WITH THE PROPOSED ADDITIONS TO THE HOSPITAL. THEIR COMBINED CAPACITY EQUATES TO APPROXIMATELY 37,500 CUBIC FEET. THE EXACT NUMBER, LOCATION, TYPE, SIZE AND CONFIGURATION OF THESE FACILITIES ARE SUBJECT TO FINAL ENGINEERING AND DESIGN. A PROPOSED DETAILED STORMWATER MANAGEMENT PLAN WILL BE DESIGNED IN CONJUNCTION WITH THE SITE PLAN(S).

12. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRAVES LOCATED ON THE SUBJECT PROPERTY.

13. THE PROPOSED EXPANSION OF THE HOSPITAL AND DEVELOPMENT OF THE CHILD CARE CENTER WILL OCCUR IN PHASES. THE FIRST PHASE OF THE PROPOSED EXPANSION OF THE HOSPITAL WILL OCCUR WITHIN THIRTY (30) MONTHS OF APPROVAL OF THE APPLICATION. SUBSEQUENT PHASES MAY NOT COMMENCE WITHIN THE PRESCRIBED TIMEFRAME.

14. THE PROPERTY IS LOCATED WITHIN THE FORT HUNT COMMUNITY PLANNING SECTOR (MV6) OF THE MOUNT VERNON PLANNING DISTRICT OF AREA IV. THE COMPREHENSIVE PLAN RECOMMENDS THE PROPERTY FOR PUBLIC FACILITIES, GOVERNMENTAL AND INSTITUTIONAL USES. THE PROPOSED EXPANSION OF THE HOSPITAL AND DEVELOPMENT OF A CHILD CARE CENTER IS IN CONFORMANCE WITH THAT RECOMMENDATION.

15. THE APPLICANT RESERVES THE RIGHT TO PROVIDE RECREATIONAL FACILITIES IN THE OPEN SPACE AREA LOCATED WEST OF THE PATIENT ENTRANCE. SUCH FACILITIES MAY INCLUDE BUT NOT BE LIMITED TO VOLLEYBALL AND/OR MULTI-PURPOSE COURT(S) FOR REHABILITATION USE. IN THE EVENT THE ORTHOPEDIC/REHABILITATION COMPLEX IS LOCATED IN THIS AREA AS STATED IN NOTE 10 ABOVE, THE LOCATION OF THE RECREATIONAL FACILITIES IF PROVIDED MAY SHIFT TO THE AREA EAST OF THE PATIENT ENTRANCE OR AN ALTERNATE LOCATION.

    IN ADDITION, THE LOCATION OF THE PROPOSED REHABILITATION PARK MAY SHIFT TO ONE OF THE OPEN SPACE AREAS NEAR THE PATIENT ENTRANCE DEPENDING UPON THE FINAL LOCATION OF THE ORTHOPEDIC/ REHABILITATION COMPLEX.

16. THE EXISTING AND PROPOSED HOSPITAL USE DOES 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 355; HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA/DEPARTMENT OF WASTE MANAGEMENT VR 672-10-1 - VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS; AND/OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS, PART 280. ALL SUCH SUBSTANCES THAT ARE UTILIZED, STORED AND/OR DISPOSED OF IN CONJUNCTION WITH THE HOSPITAL USE WILL BE IN ACCORDANCE WITH SAID REGULATIONS.

17. THERE IS NO FLOODPLAIN DESIGNATED BY THE FEDERAL INSURANCE ADMINISTRATION, UNITED STATES GEOLOGICAL SURVEY OR FAIRFAX COUNTY OR ENVIRONMENTAL QUALITY CORRIDOR LOCATED ON SITE.

18. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITY EASEMENTS HAVING A WIDTH OF 25 FEET OR MORE LOCATED ON THE SUBJECT PROPERTY.

19. A STATEMENT CONFIRMING THE OWNERSHIP OF THE PROPERTY AND THE APPLICANT'S INTEREST IS PROVIDED SEPARATELY.

20. PARKING LOT LIGHTING FOR THE PROPOSED PARKING LOTS WILL BE DIRECTED DOWNWARD TO MINIMIZE GLARE ON ADJACENT RESIDENTIAL COMMUNITIES.

21. TELECOMMUNICATION FACILITIES AS PERMITTED IN SECT. 2-514 OF THE ZONING ORDINANCE MAY BE LOCATED ON THE ROOF OF THE HOSPITAL BUILDING.

22. THE PROPOSED SIDEWALK WILL BE CONSTRUCTED WITH THE DEVELOPMENT OF THE PROPOSED CHILD CARE CENTER.

23. TO THE BEST OF OUR KNOWLEDGE, THE PROPOSED DEVELOPMENT WILL CONFORM TO THE PROVISIONS OF ALL APPLICABLE LAND DEVELOPMENT ORDINANCES, REGULATIONS, STANDARDS AND CONDITIONS.

Application No SEA 82-V-012-4 Staff C-Lewis
APPROVED SEA SP PLAN
SEE DEV CONDS DATED 8-5-03
Date of (BOS) (BZA) approval 9-15-03
Sheet 2 of 5

TABULATION

EXISTING ZONING R-3, PDH-5
PROPOSED ZONING C-3, PDH-5

TOTAL LAND AREA .... 37.9± AC*
AREA SUBJECT OF REZONING .... 37.2± AC
AREA SUBJECT OF SPECIAL EXCEPTION AMENDMENT .. 37.9± AC

AREA OF HOSPITAL COMPLEX .... 26.37± AC
AREA OF GOV'T CENTER/FIRE STATION SITE .... 6.90± AC
AREA OF MENTAL HEALTH CENTER .... 3.97± AC

GROSS FLOOR AREA

CURRENTLY APPROVED GROSS FLOOR AREA FOR ENTIRE SITE ...... 337,327± SF
HOSPITAL COMPLEX .... 284,800± SF
GOV'T CENTER/FIRE STATION SITE .... 29,527± SF
GOV'T CENTER .... 18,447± SF
FIRE STATION .... 11,080± SF
MENTAL HEALTH CENTER .... 23,000± SF

PROPOSED ADDITIONAL GROSS FLOOR AREA
HOSPITAL COMPLEX .... 116,790± SF
1. ORTHOPEDIC/REHABILITATION COMPLEX ...... 86,000± SF
HOSPITAL-RELATED USES ..... 29,000± SF
MEDICAL OFFICE .... 49,000± SF
AUDITORIUM (80± SEATS) ..... 8,000± SF
2. PERMANENT MRI FACILITY .... 3,500± SF
3. AMBULATORY CARE/OPERATING ROOM RENOVATION/LOBBY EXPANSION .... 16,790± SF
4. STORAGE .... 500± SF
5. CHILD CARE CENTER .... 10,000± SF
GOV'T CENTER/FIRE STATION SITE .... 0 SF
MENTAL HEALTH CENTER .... 0 SF

TOTAL CURRENTLY APPROVED AND PROPOSED GROSS FLOOR AREA .... 454,117 SF

FLOOR AREA RATIO

PERMITTED FOR ENTIRE SITE 1.00
CURRENTLY APPROVED FOR ENTIRE SITE 0.20
PROPOSED FOR ENTIRE SITE 0.28
PROPOSED FOR HOSPITAL COMPLEX 0.35
PROPOSED FOR GOV'T CENTER/FIRE STATION SITE 0.10
PROPOSED FOR MENTAL HEALTH CENTER 0.13

OPEN SPACE

REQUIRED (15%) .... 5.68± AC
PROPOSED (45%±) .... 17.0± AC

REQUIRED PLAY AREA FOR CHILD CARE CENTER .... 7,500 SF
PROPOSED PLAY AREA FOR CHILD CARE CENTER .... 8,000± SF

OPEN SPACE FOR HOSPITAL COMPLEX ONLY (26.37± AC)

PROPOSED (45%) .... 12.0± AC

PARKING FOR HOSPITAL COMPLEX ONLY

PARKING SPACES REQUIRED 883
HOSPITAL (235 LICENSED BEDS AT 2.9 SPACES/BED) 682
MEDICAL OFFICE WITHIN ORTHOPEDIC/REHABILITATION COMPLEX (49,000± SF X 3.6 SP/1000 GSF) 177
CHILD CARE CENTER (150 CHILDREN @ 0.16 SP/CHILD) ... 24

TOTAL PARKING SPACES PROVIDED .... 883±
EXISTING NUMBER OF SPACES .... 641±
PROPOSED ADDITIONAL SPACES .... 242±**

MINIMUM LOT SIZE

REQUIRED .... 20,000 SF
PROVIDED .... 1,650,924± SF (37.9± AC)

MINIMUM LOT WIDTH

REQUIRED .... 100 FT
PROVIDED .... 300± FT

BUILDING HEIGHT

PERMITTED .... 90 FT
PROVIDED (HOSPITAL) .... 75 FT

YARD REQUIREMENTS
(HOSPITAL ONLY - SEE ANGLE OF BULK PLANE GRAPHIC THIS SHEET)

	FRONT REQUIRED	FRONT PROVIDED
ORTHOPEDIC/REHABILITATION COMPLEX	35'	200'
PERMANENT MRI FACILITY	20'	250'
AMBULATORY CARE/OPERATING ROOM RENOVATION/LOBBY EXPANSION	20'	300'
STORAGE	20'	220'
CHILD CARE CENTER	20'	45'

(GIVEN THE CONFIGURATION OF THE SITE AND THE FACT THAT IT IS SURROUNDED BY PUBLIC STREETS, THE ONLY YARDS WHICH ARE CONSEQUENTIAL ARE FRONT YARDS; THEREFORE, THE SIDE AND REAR YARD REQUIREMENTS ARE NOT PRESENTED.)

* SEE NOTE 2.
** SEE NOTE 7.

REV.7-19-94 REV. 7-1-94
REV.7-12-94 REV. 6-20-94

COMMONWEALTH OF VIRGINIA
R. LIN LEMON JR.
No. 020670
2/16/94
PROFESSIONAL ENGINEER
7/19/94
7/12/94
7/1/94
6/20/94
5/26/94
ENGINEER'S SEAL & SIGNATURE

AS APPROVED BY THE BOARD OF SUPERVISORS ON 3-8-94

Drawn By	CG
Designed By	
Checked By	SKY
Date	2-16-94 REV. 5-26-94
Scale	1"=100'
Plan Number	MY651 PLAN D9783 SEA
Zoned	
Sheet	2 of 5
File Number	

SPECIAL EXCEPTION AMENDMENT/GENERALIZED DEVELOPMENT PLAN

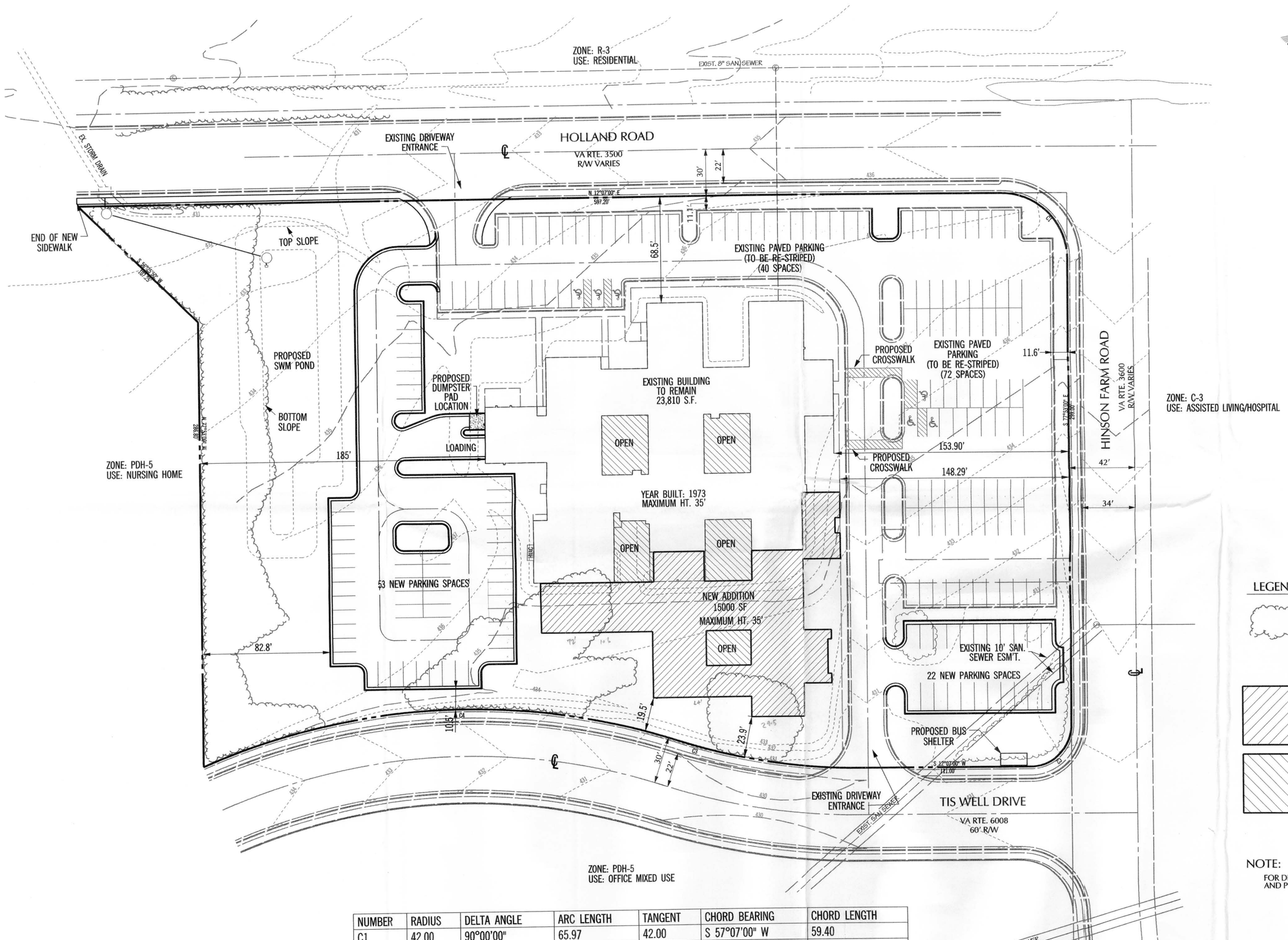
MOUNT VERNON 2000

APPLICATION NO. RZ 94-V-010
SEA 82-V-012-2

MOUNT VERNON DISTRICT

FAIRFAX COUNTY, VIRGINIA

Dewberry & Davis
Architects Engineers Planners Surveyors



NUMBER	RADIUS	DELTA ANGLE	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	42.00	90°00'00"	65.97	42.00	S 57°07'00" W	59.40
C2	27.00	90°00'00"	42.41	27.00	N 32°53'00" W	38.18
C3	380.00	18°04'30"	119.88	60.44	N 21°10'51" E	119.38
C4	440.00	40°48'41"	313.41	163.68	S 09°46'34" W	306.83

Application No. SPA 82-V-002-4 Staff C. Lewis
APPROVED SE / SP PLAN
SEE DEV CONDS DATED 8-5-03
Date of (BOS) (BZA) approval 9-15-03
Sheet 3 of 5

LEGEND

EXISTING VEGETATION

INDICATES PROPOSED BUILDING EXPANSION AND APPROXIMATE AREA.

PROPOSED ADDITIONAL BUILDING AREA.
5,670 S.F.

NOTE:

FOR DIMENSIONS OF EXISTING BUILDING AND PROPOSED EXPANSION, SEE SHEET 5.

COMMONWEALTH OF VIRGINIA
JOHN J. GATTUSO
No. 00139
5-19-03
CERTIFIED LANDSCAPE ARCHITECT

SPECIAL EXCEPTION AMENDMENT/ VARIANCE PLAT
MOUNT VERNON MENTAL HEALTH CENTER

MT. VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

PLANNING • SITE ENGINEERING • TRANSPORTATION • ENVIRONMENTAL • SURVEYING/MAPPING
Greenhorne & O'Mara, Inc.
11211 WAPLES MILL ROAD
FAIRFAX, VIRGINIA 22030
(703)385-9800
ANNAPOLIS, MD • ATLANTA, GA • FAIRFAX, VA • FREDERICKSBURG, VA • GREENBELT, MD
MECHANICSBURG, PA • RALEIGH, NC • ROCKVILLE, MD • TAMPA, FL • WEST PALM BEACH, FL

No.	REVISION	DATE	BY
1	REVISIONS PER DPZ COMMENTS DATED 12/02/2002	12/16/02	WOR
2	REVISIONS PER DPZ COMMENTS	5/19/03	WOR

JJG	WOR	JJG
DESIGN	DRAWN	CHECKED

1"=30'	10/16/02
SCALE	DATE
0681	M-1393
PROJ. No.	FILE No.

3 OF 5
SHEET

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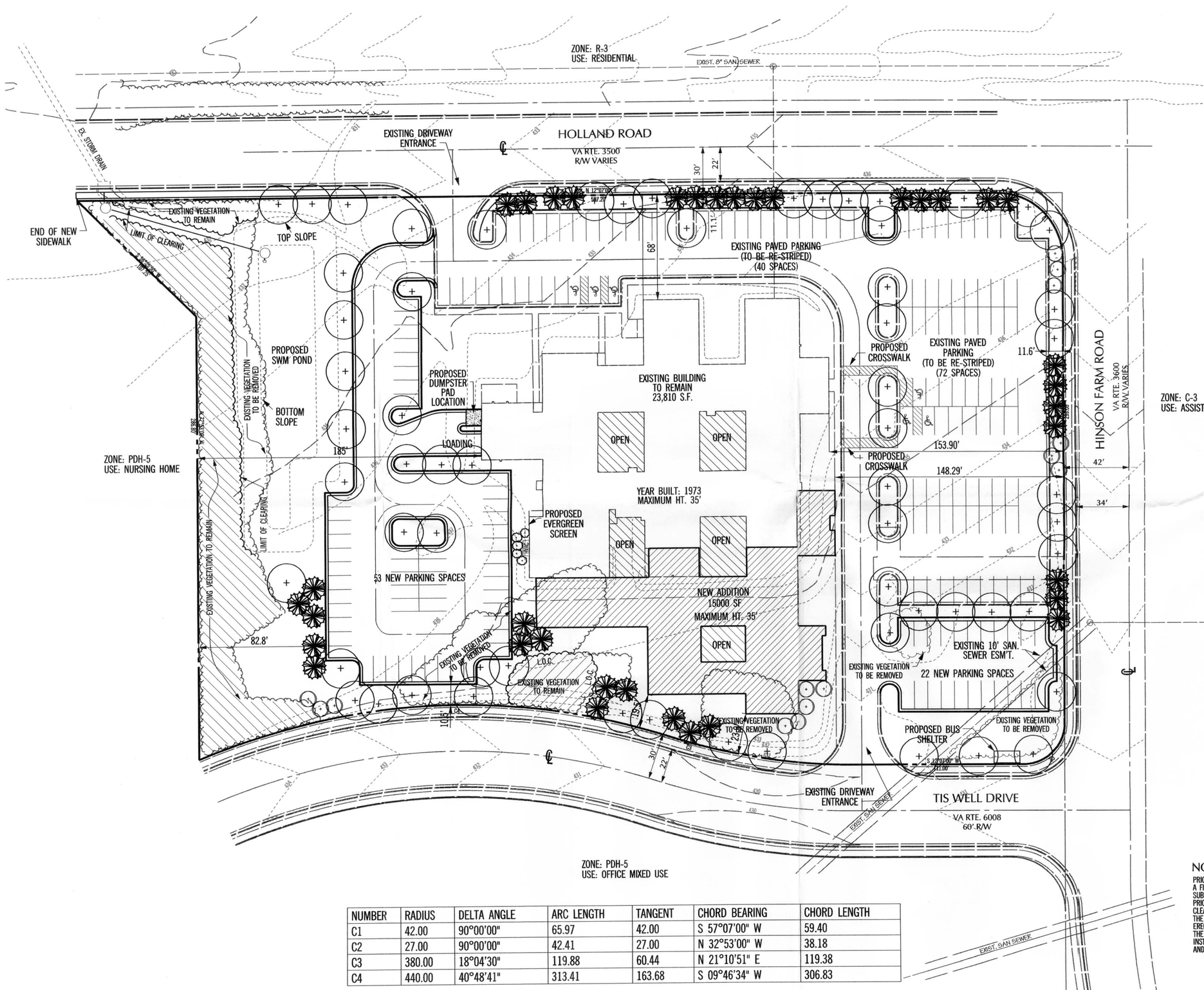

NUMBER	RADIUS	DELTA ANGLE	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	42.00	90°00'00"	65.97	42.00	S 57°07'00" W	59.40
C2	27.00	90°00'00"	42.41	27.00	N 32°53'00" W	38.18
C3	380.00	18°04'30"	119.88	60.44	N 21°10'51" E	119.38
C4	440.00	40°48'41"	313.41	163.68	S 09°46'34" W	306.83

TREE COVER CALCULATIONS

ZONE: C-3

1) GROSS SITE AREA: 4.57 AC.
BUILDING AREA: 0.89 AC. (38,810 SF)
NET SITE AREA: 3.81 AC.

2) PERCENT OF TREE COVER REQUIRED: 10%

3) TOTAL AREA OF TREE COVER REQUIRED:
3.81 AC. * 10% = .38 AC

TREE COVER PROVIDED:

4) TREE COVER FROM LANDSCAPING: 0.40 AC. (17,400 SF)*

5) TREE COVER FROM EX. VEGETATION: 0.30 AC. (13,341 SF)

6) TREE COVER PROVIDED: 0.70 AC. (30,741 SF)

62 SHADE TREES @ 200 SF/EA =	12,400 SF
36 EVERGREEN TREES @ 100 SF/EA=	3,600 SF
14 COMPACT DECIDIOUS TREES @ 100 SF/EA =	1,400 SF
* TOTAL	17,400 SF

LEGEND

- EXISTING VEGETATION TO BE REMOVED
- 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 FLOWERING TREE (20'-30') 8-10' HT. AT TIME OF PLANTING
- PROPOSED EVERGREEN SHRUB (3'-4') 2-3' HT. AT THE TIME OF PLANTING
- INDICATES PROPOSED BUILDING EXPANSION AND APPROXIMATE AREA.
- PROPOSED ADDITIONAL BUILDING AREA. 5,670 S.F.

Application No. SP 82-V-012-4 Staff C. Lewis
APPROVED SE / SP PLAN
SEE DEV CONDS DATED 8-5-03
Date of (BOS) (BZA) approval 9-15-03
Sheet 4 of 5

NOTE:
PRIOR TO SITE PLAN APPROVAL, THE APPLICANT SHALL PREPARE A FINAL LANDSCAPING AND TREE PRESERVATION PLAN TO BE SUBMITTED TO THE URBAN FORESTER FOR REVIEW AND APPROVAL. PRIOR TO ANY CLEARING AND GRADING, THE FINAL LIMITS OF CLEARING AND GRADING SHALL BE CONFIRMED IN THE FIELD WITH THE URBAN FORESTER. THIS TREE PROTECTION FENCING SHALL BE ERECTED AT THE LIMITS OF CLEARING AND GRADING AS SHOWN ON THE TREE PRESERVATION/LANDSCAPING PLAN. MATERIALS AND INSTALLATION OF TREE PROTECTION FENCING SHALL BE REVIEWED AND APPROVED BY THE URBAN FORESTER.

COMMONWEALTH OF VIRGINIA
JOHN J. GATTUSO
No. 00139
6.9.03
CERTIFIED LANDSCAPE ARCHITECT

SITE AND PLANTING PLAN
MOUNT VERNON MENTAL HEALTH CENTER

MT. VERNON DISTRICT
FAIRFAX COUNTRY, VIRGINIA

PLANNING • SITE ENGINEERING • TRANSPORTATION • ENVIRONMENTAL • SURVEYING/MAPPING
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MECHANICSBURG, PA • RALEIGH, NC • ROCKVILLE, MD • TAMPA, FL • WEST PALM BEACH, FL

No.	REVISION	DATE	BY
1	REVISIONS PER DPZ COMMENTS DATED 12/02/2002	12/16/02	WOR
2	REVISIONS PER DPZ COMMENTS	5/19/03	WOR
3	REVISIONS PER ZONING COMMENTS	6/4/03	WOR

J.J.G. DESIGN	WOR DRAWN	J.J.G. CHECKED
1"=30' SCALE	10/16/02 DATE	
0681 PROJ No.	M-1393 FILE No.	

SHEET 4 OF 5

NOTES:

1. THIS IS NOT A BOUNDARY SURVEY BY G&O AND ALL BOUNDARY INFORMATION WAS TAKEN FROM PLAT ENTITLED "MT. VERNON MENTAL HEALTH CENTER FAIRFAX COUNTY, VIRGINIA AS BUILT SITE PLAN NO." DATED 5/15/74, SURVEYED BY CHARLES J. HUNTLEY ASSOCIATES, INC.
2. THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
3. THE PROPERTY SHOWN HEREON IS CURRENTLY OWNED BY: BOARD OF SUPERVISORS FAIRFAX COUNTY AS RECORDED ON DEED BOOK 3251, PAGE 590, AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VA.
4. TAX MAP REFERENCE NUMBER: 102-1-01-004, PROPERTY ADDRESS: 8819 HOLLAND ROAD MT. VERNON, VA 22306

CURVE TABLE:

NUMBER	RADIUS	DELTA ANGLE	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	42.00	90°00'00"	65.97	42.00	S 57°07'00" W	59.40
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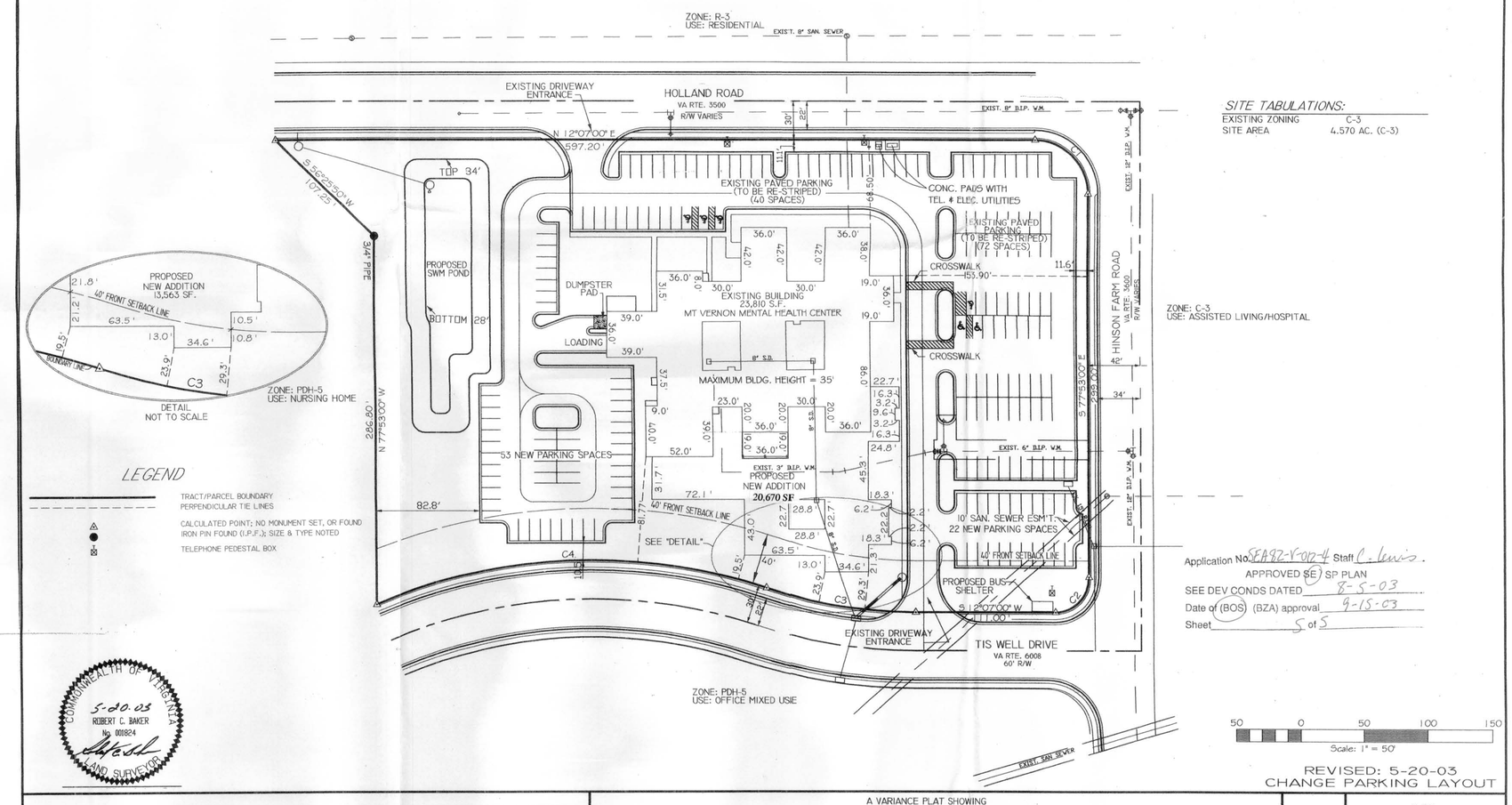

LEGEND

TRACT/PARCEL BOUNDARY
PERPENDICULAR TIE LINES
CALCULATED POINT; NO MONUMENT SET, OR FOUND IRON PIN FOUND (I.P.F.); SIZE & TYPE NOTED
TELEPHONE PEDESTAL BOX

SITE TABULATIONS:

EXISTING ZONING	C-3
SITE AREA	4.570 AC. (C-3)

Application No. SEA 92-V-024 Staff C. Lewis
APPROVED SE SP PLAN
SEE DEV CONDS DATED 8-5-03
Date of (BOS) (BZA) approval 9-15-03
Sheet 5 of 5

COMMONWEALTH OF VIRGINIA
5-20-03
ROBERT C. BAKER
No. 001824
LAND SURVEYOR

REVISED: 5-20-03
CHANGE PARKING LAYOUT

ENGINEERS o ARCHITECTS o PLANNERS o SCIENTISTS o SURVEYORS o PHOTOGRAMMETRISTS

GREENHORNE & O'MARA, INC.
11211 WAPLES MILL ROAD, FAIRFAX, VIRGINIA 22030
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ANNAPOLIS, MD ATLANTA, GA AURORA, CO DULUTH, GA FAIRFAX, VA FREDERICKSBURG, VA GREENBELT, MD MANASSAS, VA MECHANICSBURG, PA ORLANDO, FL PORT ST. LUCIE, FL RALEIGH, NC ROCKVILLE, MD TAMPA, FL WEST PALM BEACH, FL

A VARIANCE PLAT SHOWING

FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES
MOUNT VERNON MENTAL HEALTH CENTER
MOUNT VERNON MAGISTERAL DISTRICT
FAIRFAX COUNTY, VIRGINIA

DESIGN	SCALE	1"=50'
RLW, JR.	5 OF 5	
DRAWN		
RCB	SHEET	
CHECKED		
09/19/02	FRX-0681	P2162
DATE	JOB No.	FILE No.

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