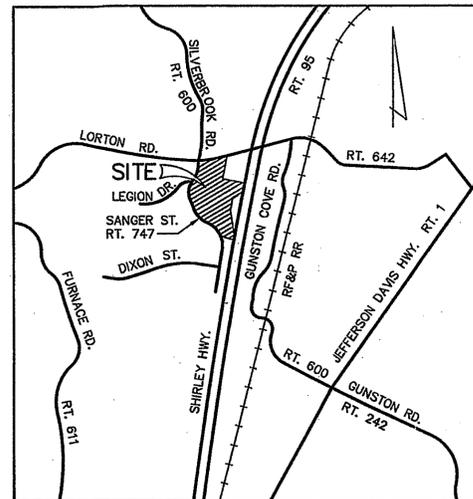


INOVA LORTON HEALTHPLEX

A Service of Inova Mount Vernon Hospital

Mount Vernon District Fairfax County, Virginia

Conceptual Development Plan / Final Development Plan RZ 2009-MV-023



VICINITY MAP
SCALE : 1" = 2,000'

Applicant:
Inova Health Care Services
8110 Gatehouse Rd., Suite 200
Falls Church, VA 22042

Sheet Index

1. COVER SHEET
2. CONCEPTUAL / FINAL DEVELOPMENT PLAN - LAYOUT
3. PHASING PLAN, NOTES AND TABULATION, AND BUILDING PERSPECTIVES
4. SECTION AND RETAINING WALL DETAILS
5. ROAD IMPROVEMENT PLAN - NORTH
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7. STORMWATER MANAGEMENT
8. STORMWATER MANAGEMENT
9. VAULT ROUTINGS
10. EXISTING VEGETATION MAP

Application No RZ/FDP 2009-MV-023 Staff: SW
 APPROVED DEVELOPMENT PLAN
 (CDP) (FDP)
 SEE PROFFERS DATED 7/20/10
 Date of (BOS) approval 9/14/10
 Sheet 1 of 10
 See Development Conditions dated 7/13/10
 PC Approval 7/22/10

Inova Lorton HealthPlex
 A Service of Inova Mount Vernon Hospital
 Conceptual Development Plan /
 Final Development Plan

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Francis Cauffman

SEAL



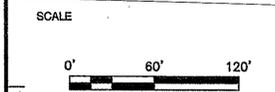
Revised June 30, 2010
 Revised June 3, 2010
 Revised May 10, 2010
 Revised April 7, 2010
 Revised March 11, 2010
 Revised November 23, 2009
 October 20, 2009

RECEIVED
 DEPARTMENT OF
 TRANSPORTATION
 DIVISION OF
 HIGHWAYS



Application No **RZ/FDP 2009-MV-023** Staff: **SW**
 APPROVED DEVELOPMENT PLAN
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 Date of (BOS) approval **9/14/10**
 Sheet **2** of **10**

See Development Conditions dated **7/13/10**
 PC Approval **7/22/10**



No.	DATE	BY	Description
6	06.30.10	ARC	
5	06.03.10	ARC	
4	05.10.10	ARC	
3	04.07.10	ARC	
2	03.11.10	ARC	
1	11.23.09	ARC	

DRAWN BY: **ARC**
 APPROVED BY: _____
 CHECKED BY: **PGY**
 DATE: **October 20, 2009**
 TITLE: _____

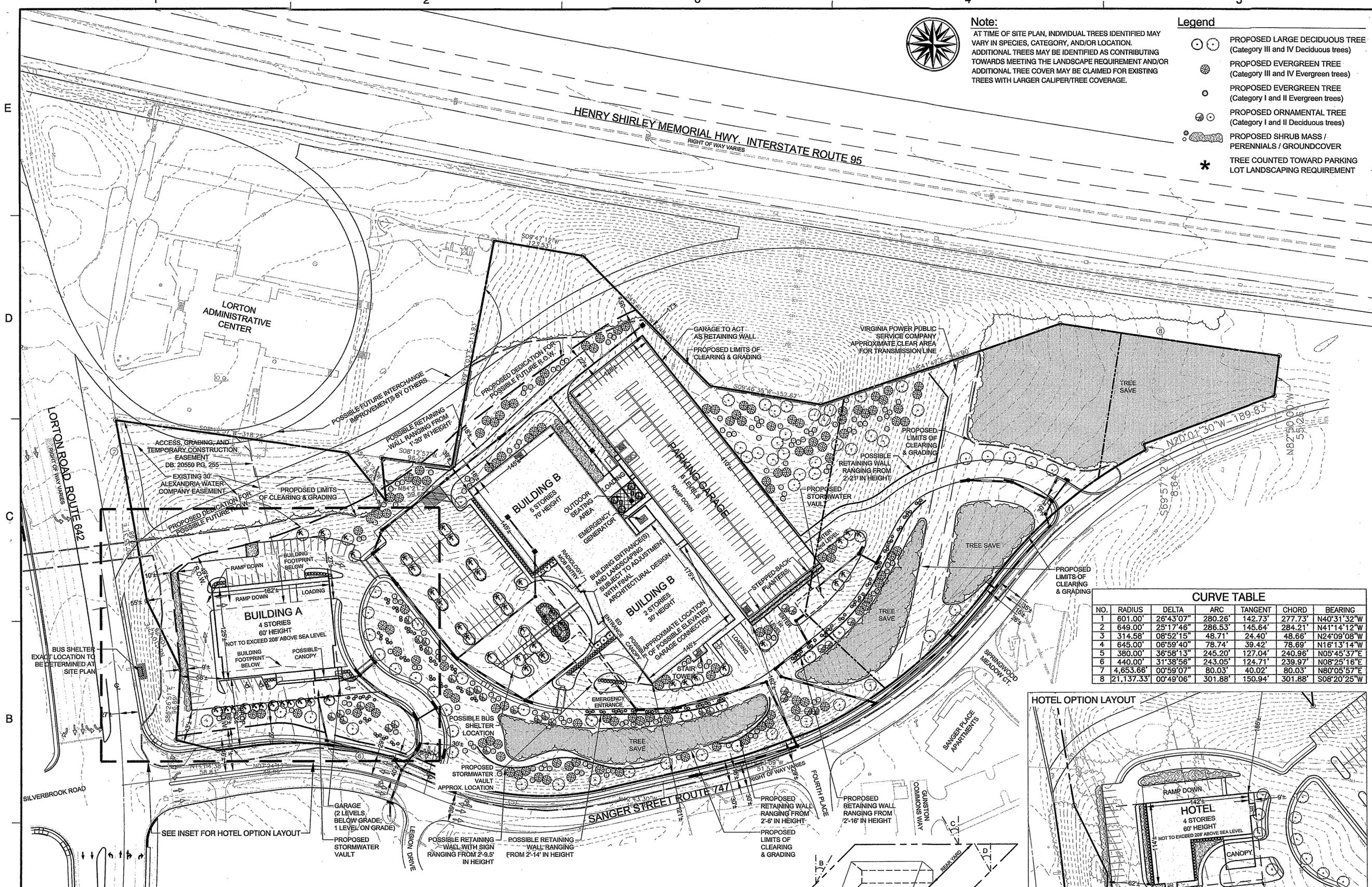
INOVA LORTON HEALTHPLEX
 Conceptual Development Plan /
 Final Development Plan
 Layout

PROJECT NO. _____



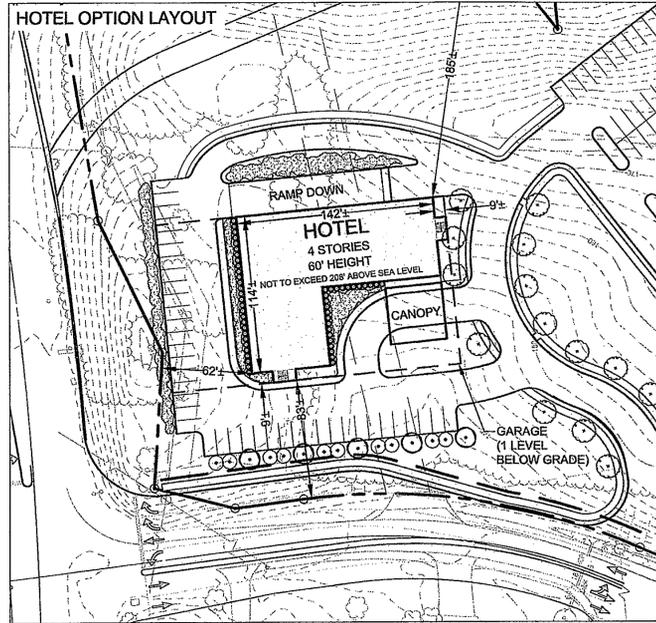
Note:
 AT TIME OF SITE PLAN, INDIVIDUAL TREES IDENTIFIED MAY VARY IN SPECIES, CATEGORY, AND/OR LOCATION. ADDITIONAL TREES MAY BE IDENTIFIED AS CONTRIBUTING TOWARDS MEETING THE LANDSCAPE REQUIREMENT AND/OR ADDITIONAL TREE COVER MAY BE CLAIMED FOR EXISTING TREES WITH LARGER CALIPER/TREE COVERAGE.

- Legend**
- PROPOSED LARGE DECIDUOUS TREE (Category III and IV Deciduous trees)
 - PROPOSED EVERGREEN TREE (Category III and IV Evergreen trees)
 - PROPOSED EVERGREEN TREE (Category I and II Evergreen trees)
 - PROPOSED ORNAMENTAL TREE (Category I and II Deciduous trees)
 - PROPOSED SHRUB MASS / PERENNIALS / GROUNDCOVER
 - TREE COUNTED TOWARD PARKING LOT LANDSCAPING REQUIREMENT



CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	BEARING
1	601.00'	26°43'07"	280.26'	142.73'	277.73'	N40°31'32"W
2	649.00'	25°17'46"	286.53'	145.64'	284.21'	N41°14'12"W
3	314.58'	08°52'15"	48.71'	24.40'	48.66'	N24°09'08"W
4	645.00'	06°59'40"	78.74'	39.42'	78.69'	N16°13'14"W
5	380.00'	36°58'13"	245.20'	127.04'	240.96'	N05°45'37"E
6	440.00'	31°38'56"	243.05'	124.71'	239.97'	N08°25'16"E
7	4,653.66'	00°59'07"	80.03'	40.02'	80.03'	N80°05'57"E
8	21,137.33'	00°49'06"	301.88'	150.94'	301.88'	S08°20'25"W



Preliminary Tree Cover Tabulation *

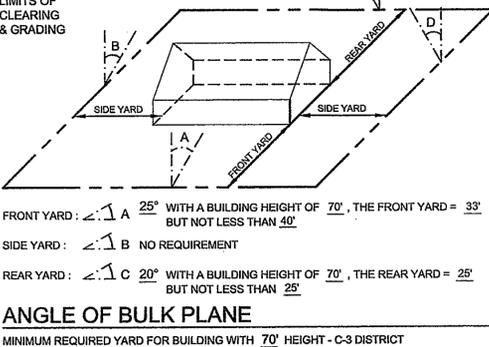
GROSS SITE AREA	(14.55 AC) 633,798 SF±
SUBTRACTION - ROAD DEDICATION	(2.02 AC) 87,991 SF±
NET SITE AREA	(12.53 AC) 545,806 SF±
TREE COVER REQUIRED (10% FOR PDC)	54,580 SF±
PRELIMINARY AREA OF EXISTING TREES TO REMAIN	90,032 SF±
PRELIMINARY AREA OF PROPOSED LANDSCAPING	45,125 SF±
109 TREES @ AVG. 175 SF EA	= 19,075;
127 TREES @ AVG. 125 SF EA	= 15,875;
47 TREES @ AVG. 75 SF EA	= 3,525;
133 TREES @ AVG. 50 SF EA	= 6,650
TOTAL PRELIMINARY TREE COVER PROPOSED (28.9%)	157,665 SF±

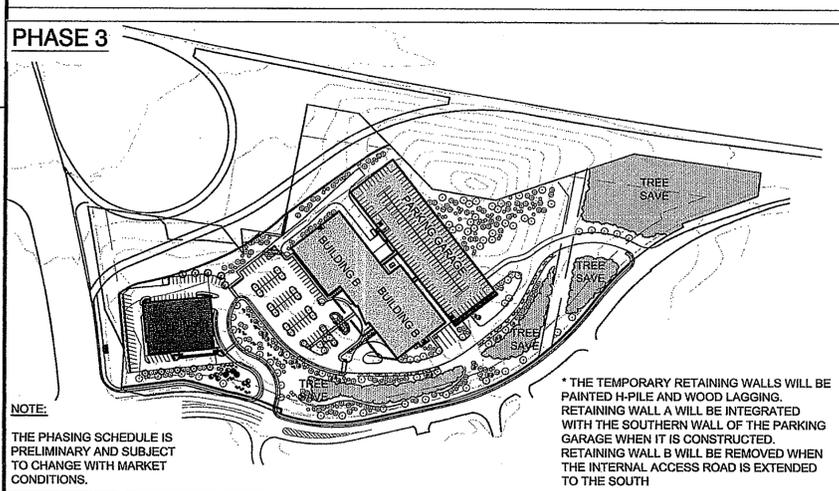
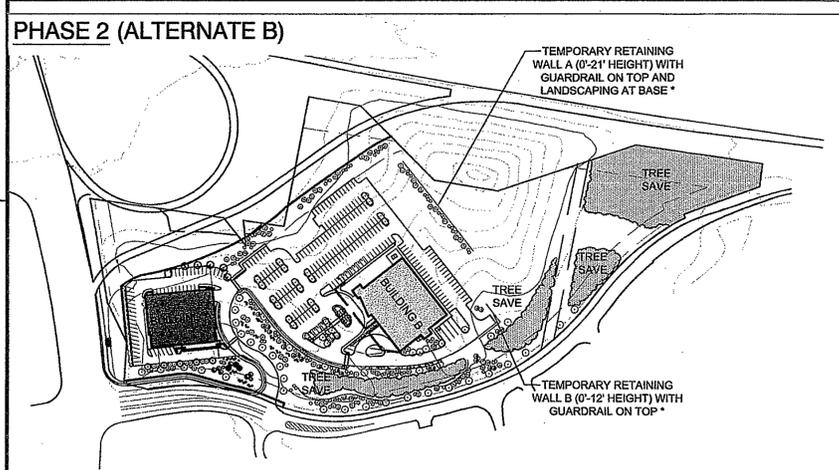
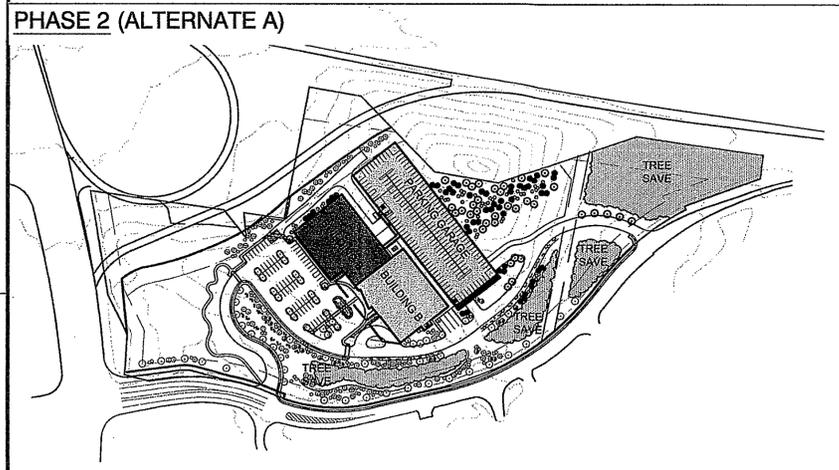
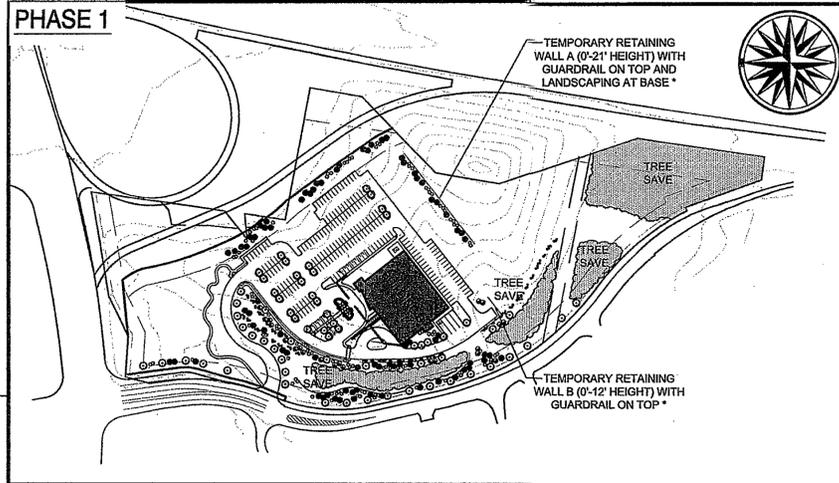
Preliminary Parking Lot Landscaping Tabulation *

PRELIMINARY PARKING LOT AREA	148,913 SF±
PRELIMINARY PARKING LOT LANDSCAPING REQUIRED (5%)	7,446 SF±
PRELIMINARY PARKING LOT LANDSCAPING PROPOSED (5.3%)	7,875 SF±
42 PROPOSED TREES @ AVG. 175 SF EA	= 7,350 SF
7 TREES @ AVG. 75 SF EA	= 525

* SEE NOTE 9 ON SHEET 3

Note:
 THERE IS NO ANGLE OF BULK PLANE REQUIREMENT FOR THE PDC DISTRICT. THE ADJACENT GRAPHIC DEPICTION OF THE C-3 DISTRICT IS FOR REFERENCE ONLY IN CONSIDERATION OF THE PROPOSED BUILDINGS / STRUCTURES AS THEY RELATE TO THE PERIPHERAL LOT LINES AND THE DESIGN STANDARD SET FORTH IN PAR.1 OF SECT. 16-102 OF THE ZONING ORDINANCE.





NOTE:
THE PHASING SCHEDULE IS PRELIMINARY AND SUBJECT TO CHANGE WITH MARKET CONDITIONS.

NOTES:

- THE PROPERTY THAT IS THE SUBJECT OF THIS CONCEPTUAL DEVELOPMENT PLAN/FINAL DEVELOPMENT PLAN (CDP/FDP) IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS 107-4 (11) 75A, 77, 78, 79, 80, 81 AND 82. THE PROPERTY IS CURRENTLY ZONED C-3. IT CONTAINS 14.55 ACRES.
- THE CDP/FDP ACCOMPANIES A REZONING APPLICATION THAT HAS BEEN FILED TO REZONE THE PROPERTY FROM THE C-3 DISTRICT TO THE PDC DISTRICT. THE PROPERTY WAS REZONED TO THE C-3 DISTRICT ON JUNE 5, 2006 WHEN THE BOARD OF SUPERVISORS APPROVED REZONING APPLICATION RZ 2005-MV-029.
- THE PROPOSED REZONING TO THE PDC DISTRICT IS PROMPTED BY THE INTENT TO ESTABLISH A MULTI-PHASE, MEDICAL OFFICE/HEALTHPLEX MIXED USE DEVELOPMENT PROGRAM WITH OTHER COMPLEMENTARY USES SUCH AS MEDICAL LABORATORY (BUSINESS SERVICE AND SUPPLY SERVICE ESTABLISHMENT), PHYSICAL THERAPY/REHABILITATION ESTABLISHMENT (OFFICE), CANCER CENTER (MEDICAL CARE FACILITY) EATING ESTABLISHMENT, FAST FOOD RESTAURANT/QUICK SERVICE FOOD STORE, HOTEL, CHILD CARE CENTER AND RETAIL SALES ESTABLISHMENT SUCH AS A PHARMACY. THE FINAL SELECTION OF THE MIX OF USES WILL BE MADE OVER THE COURSE OF TIME AS DETERMINED BY MARKET DEMAND.
- MEDICAL OFFICE WILL BE THE PRINCIPAL USE IN THE PROPOSED DEVELOPMENT PROGRAM; HOWEVER, A HEALTHPLEX ENCOMPASSING SUCH USES AS AN EMERGENCY DEPARTMENT, AN IMAGING FACILITY, AND POSSIBLY AN OUTPATIENT SURGERY UNIT AND LIMITED MEDICAL OFFICES IS PLANNED AS A FIRST PHASE.
- GIVEN THAT SEVERAL OF THE PROPOSED USES ARE DEEMED MEDICAL CARE FACILITIES, AND GIVEN THAT MEDICAL CARE FACILITIES ARE PERMITTED AS SECONDARY USES IN THE PDC DISTRICT, A VARIANCE OF THE USE LIMITATION SET FORTH IN PAR. 6-206 OF SECT. 6-206 IS HEREBY REQUESTED FROM THE BOARD TO ALLOW SECONDARY USES AS PERMITTED IN THE PDC DISTRICT TO EXCEED THE LIMITATION OF TWENTY-FIVE (25) PERCENT OF THE GROSS FLOOR AREA OF ALL PRINCIPAL USES IN THE DEVELOPMENT THAT IS PRESCRIBED BY SAID PAR. 5. THE VARIANCE IS REQUESTED WITH THE UNDERSTANDING THAT ALL SUCH USES WILL BE LOCATED IN THE TWO (2) BUILDINGS THAT ARE REPRESENTED ON THE CDP/FDP GRAPHIC.
- IN FURTHERANCE OF NOTE 3 ABOVE, BUILDING A (NORTH BUILDING) MAY BE OCCUPIED BY EITHER A MEDICAL OFFICE OR OFFICE USE, A HOTEL, OR A MEDICAL CARE FACILITY SUCH AS A CANCER CENTER. THE FIRST FLOOR OF BUILDING A MAY BE OCCUPIED BY COMPLEMENTARY USES SUCH AS A DELI (EATING ESTABLISHMENT OR FAST FOOD RESTAURANT OR QUICK SERVICE FOOD STORE), A MEDICAL LABORATORY (BUSINESS SERVICE AND SUPPLY SERVICE ESTABLISHMENT), A CHILD CARE CENTER AND/OR A PHARMACY (RETAIL SALES ESTABLISHMENT).
- BUILDING B (CENTRAL BUILDING) WILL BE OCCUPIED BY A HEALTHPLEX (MEDICAL CARE FACILITY) AND A MEDICAL OFFICE USE (OFFICE). THE FIRST FLOOR OF THE MEDICAL OFFICE PORTION OF THE BUILDING MAY BE OCCUPIED BY COMPLEMENTARY USES SUCH AS IDENTIFIED ABOVE FOR BUILDING A.
- THE BOUNDARY INFORMATION SHOWN ON THE GRAPHIC HAS BEEN PREPARED BY DEWBERRY. IT IS FROM A RECENT FIELD SURVEY.
- THE TOPOGRAPHY SHOWN ON THE GRAPHIC IS AT A CONTOUR INTERVAL OF TWO (2) FEET. IT IS FROM A PLAT PREPARED BY BOWMAN CONSULTING GROUP IN JULY 2003. IT IS ASSUMED TO BE FROM A FIELD SURVEY. DEWBERRY HAS VALIDATED THE TOPOGRAPHY BY A SEPARATE FIELD SURVEY.
- THE PROPOSED DEVELOPMENT PROGRAM WILL BE SERVED BY PUBLIC WATER AND SEWER THAT WILL BE EXTENDED TO THE SITE.
- THERE ARE NO MINIMUM YARD REQUIREMENTS PRESCRIBED IN THE ZONING ORDINANCE FOR THE PDC DISTRICT. THE MINIMUM YARD REQUIREMENTS FOR THE C-3 DISTRICT, WHICH IS THE MOST COMPARABLE ZONING DISTRICT TO THE PROPOSED DEVELOPMENT PROGRAM, ARE AS FOLLOWS:
FRONT YARD: CONTROLLED BY A 45 ANGLE OF BULK PLANE, BUT NOT LESS THAN 40 FEET.
SIDE YARD: NO REQUIREMENT.
REAR YARD: CONTROLLED BY A 20 ANGLE OF BULK PLANE, BUT NOT LESS THAN 25 FEET.
- LANDSCAPING AND SCREENING WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN ARTICLE 13 OF THE ZONING ORDINANCE AND IN ACCORDANCE WITH THE REPRESENTATIONS ON THE GRAPHIC.
IT IS TO BE NOTED, THERE IS NO TRANSITIONAL SCREENING YARD OR BARRIER REQUIREMENT ALONG THE NORTHERN OR EASTERN BOUNDARIES.
THERE IS A TRANSITIONAL SCREENING YARD AND BARRIER REQUIREMENT ALONG THE SOUTHERN PROPERTY LINE. REQUEST IS HEREBY MADE FOR A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENT AND A WAIVER OF THE BARRIER REQUIREMENT IN FAVOR OF THE EXISTING VEGETATION REPRESENTED ON THE GRAPHIC IN ACCORDANCE WITH THE PROVISION SET FORTH IN PAR. 3 OF SECT. 13-305 OF THE ZONING ORDINANCE.
THERE IS A TRANSITIONAL SCREENING YARD AND BARRIER REQUIREMENT ALONG THE WESTERN PROPERTY LINE ADJACENT TO SANGER STREET. REQUEST IS HEREBY MADE FOR A MODIFICATION OF THE TRANSITIONAL SCREENING YARD AND WAIVER OF THE BARRIER REQUIREMENT IN FAVOR OF THE LANDSCAPING AND EXISTING VEGETATION REPRESENTED ON THE GRAPHIC IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN PAR. 3 AND 12 OF SECT. 13-305 OF THE ZONING ORDINANCE.
IT IS TO BE UNDERSTOOD THAT THE PROPOSED LANDSCAPING REPRESENTED ON THE GRAPHIC HAS BEEN LOCATED BASED ON A CURRENT KNOWLEDGE AND UNDERSTANDING OF THE EXISTING AND PROPOSED UTILITIES ON THE SUBJECT PROPERTY. THE EXACT LOCATION OF THE LANDSCAPING MATERIAL IS SUBJECT TO CHANGE WITH THE BENEFIT OF FINAL SURVEY AND ENGINEERING DATA. IT IS ALSO TO BE UNDERSTOOD THAT ADDITIONAL LANDSCAPE MATERIAL IN THE FORM OF EVERGREEN TREES AND SHRUBS MAY BE ADDED, WHERE NEEDED, IN AND ADJACENT TO THE AREAS IDENTIFIED AS TREE SAVE TO ENHANCE THE SCREENING EFFECT PROVIDED BY THE EXISTING TREES/VEGETATION AND TO AFFORD PROTECTION TO THE EXISTING TREES IN THE TREE SAVE AREAS SUBJECT TO THE APPROVAL OF URBAN FOREST MANAGEMENT.
TREE CANOPY AND TREE PRESERVATION WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN CHAPTER 122 OF THE CODE. THE PRELIMINARY TREE COVER TABULATION, PRELIMINARY PARKING LOT LANDSCAPING TABULATION AND THE PRELIMINARY TREE PRESERVATION TARGET CALCULATION PRESENTED ON SHEETS 2 AND 8 ARE ALL BASED ON VERY PRELIMINARY SURVEY AND ENGINEERING DATA, AND ARE SUBJECT TO REFINEMENT AND CHANGE WHEN FINAL ENGINEERING IS PERFORMED AT SITE PLAN PREPARATION AND/OR WHEN MINOR MODIFICATIONS MAY BE APPROVED TO THE PROPOSED DEVELOPMENT PROGRAM IN ACCORDANCE WITH NOTE 21 BELOW.
- PARKING AND LOADING SPACES WILL BE PROVIDED FOR THE PROPOSED DEVELOPMENT PROGRAM USE IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN ARTICLE 11 OF THE ZONING ORDINANCE AND THE REPRESENTATIONS IN THE TABULATION AND ON THE GRAPHIC. THE EXACT NUMBER OF SPACES WILL BE DETERMINED AT TIME OF SITE PLAN WHEN THE EXACT USES IN EACH BUILDING WILL BE KNOWN. THE NUMBER OF REQUIRED PARKING SPACES SET FORTH IN THE TABULATION IS BASED ON THE STANDARD FOR OFFICE USES.
THE APPLICANT RESERVES THE RIGHT NOT TO CONSTRUCT ALL OF THE PARKING SPACES REPRESENTED IN THE TABULATION OR ON THE GRAPHIC WITH THE UNDERSTANDING THAT THE MINIMUM NUMBER OF SPACES PROVIDED WILL SATISFY THE REQUIREMENTS SET FORTH IN ARTICLE 11.
THE APPLICANT FURTHER RESERVES THE RIGHT TO CONSTRUCT MORE PARKING SPACES THAN ARE REPRESENTED ON THE GRAPHIC OR ON THE TABULATION WITH THE UNDERSTANDING THAT THE TOTAL OPEN SPACE PROPOSED FOR THE SITE AS REPRESENTED IN THE TABULATION WILL NOT BE DIMINISHED. IN KEEPING WITH THIS UNDERSTANDING, THE APPLICANT RESERVES THE RIGHT TO CONSTRUCT ADDITIONAL PARKING SPACES BELOW GRADE WITHIN THE FOOTPRINTS OR ADJACENT TO THE PROPOSED BUILDINGS AND PARKING STRUCTURES.
CURRENT PLANS ARE TO PHASE THE CONSTRUCTION OF THE SURFACE AND STRUCTURED PARKING SPACES WITH THE PHASING OF THE PROPOSED DEVELOPMENT PROGRAM WITH THE UNDERSTANDING THAT THE NUMBER OF PARKING SPACES PROVIDED AT ANY ONE TIME WILL SATISFY THE MINIMUM REQUIREMENTS SET FORTH IN ARTICLE 11. AS REPRESENTED ON THE SCHEMATIC PHASING PLAN SHOWN ON SHEET 3, THE FIRST PHASE OF THE DEVELOPMENT PROGRAM WILL BE PROVIDED WITH ONLY SURFACE PARKING SPACES. IT IS TO BE UNDERSTOOD THAT ALL OR A PORTION OF THE FIRST PHASE SURFACE PARKING LOT MAY BE ENGINEERED AND CONSTRUCTED WITHOUT CURBS AND GUTTER.
IN ADDITION, THE APPLICANT RESERVES THE RIGHT TO REDUCE THE TOTAL NUMBER OF PARKING SPACES ON THE SITE WITHOUT A CDP/FDP/A OR ADMINISTRATIVE INTERPRETATION TO ALLOW FOR MINOR ENGINEERING ISSUES SUCH AS, BUT NOT LIMITED TO, RESTRIPING PARKING LOTS, STORAGE, CONSTRUCTION EQUIPMENT/TRAILERS, STORMWATER MANAGEMENT PONDS, ETC. IN NO EVENT, HOWEVER, WILL THE TOTAL NUMBER OF PARKING SPACES ON THE SITE BE REDUCED TO LESS THAN THAT NUMBER THAT IS REQUIRED FOR THE EXISTING USE(S) ON THE SITE AT THAT POINT IN TIME. FURTHERMORE, IT IS UNDERSTOOD THAT THE NUMBER OF PARKING SPACES MAY BE REDUCED TO ACCOMMODATE FUTURE EXPANSION/ADDITIONS TO THE USE(S) ON THE SITE, AS MAY BE APPROVED WITH A FUTURE CDP/FDP/A APPLICATION, AS LONG AS IT CAN BE DEMONSTRATED THAT ADEQUATE PARKING IS PROVIDED.
GIVEN THE NATURE OF THE PROPOSED USES, THE APPLICANT RESERVES THE RIGHT TO PROVIDE MORE HANDICAPPED ACCESSIBLE PARKING SPACES THAN THAT NUMBER REQUIRED BY APPLICABLE ORDINANCE.
IT IS TO BE NOTED THAT, GIVEN THE IRREGULAR LOT LINE OF THE SUBJECT PROPERTY ALONG LORTON ROAD, THERE IS A POINT THAT THE PROPOSED PARKING GARAGE OF BUILDING A WILL BE LESS THAN THE 10 FOOT MINIMUM DIMENSION FROM THE LOT LINE THAT IS PRESCRIBED BY PAR. 9 OF SECT. 11-102 OF THE ZONING ORDINANCE. THE PARKING GARAGE WILL BE PARTIALLY ABOVE FINISHED GRADE ALONG THIS LOT LINE. THE AVERAGE DISTANCE BETWEEN THE PARKING GARAGE AND THE LOT LINE WILL BE 28.75 FEET. GIVEN THIS CIRCUMSTANCE, REQUEST IS HEREBY MADE FOR A BOARD MODIFICATION OF THE 10 FOOT MINIMUM REQUIREMENT IN ACCORDANCE WITH THE PROVISION SET FORTH IN PAR. 3 OF SECT. 13-203 OF THE ZONING ORDINANCE.
LASTLY, THE APPLICANT HEREBY REQUESTS THE APPROVAL OF A REDUCTION OF THE NUMBER OF LOADING SPACES PROVIDED FOR THE PROPOSED BUILDINGS. AS REPRESENTED IN THE TABULATION, THE PROVISIONS SET FORTH IN PART 2 OF ARTICLE 11 OF THE ZONING ORDINANCE SUGGEST A TOTAL REQUIREMENT FOR 9 LOADING SPACES. EXPERIENCE WITH OTHER SIMILAR DEVELOPMENT PROGRAMS SUGGESTS A DEMAND FOR NO MORE THAN A TOTAL OF FIVE (5) LOADING SPACES.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRAVES LOCATED ON THE SUBJECT PROPERTY.
- IT IS OUR UNDERSTANDING THAT THE PROPOSED HEALTHPLEX/MEDICAL OFFICE AND RELATED USES ON SITE WILL 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 REGULATIONS 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 WILL BE UTILIZED, STORED AND/OR DISPOSED OF IN CONJUNCTION WITH THE PROPOSED USE(S) WILL BE IN ACCORDANCE WITH SAID REGULATIONS.
- THERE IS NO FLOODPLAIN DESIGNATED BY THE FEDERAL INSURANCE ADMINISTRATION, UNITED STATES GEOLOGICAL SURVEY OR FAIRFAX COUNTY, NO ENVIRONMENTAL QUALITY CORRIDOR (EQC) AND NO RESOURCE PROTECTION AREA (RPA) LOCATED ON THE SUBJECT PROPERTY.
- THERE IS AN EXISTING 30 FOOT WIDE FAIRFAX COUNTY WATER AUTHORITY EASEMENT, FORMERLY THE ALEXANDRIA WATER COMPANY EASEMENT, THAT TRAVERSES THE SUBJECT PROPERTY AS REPRESENTED ON THE GRAPHIC. IN ADDITION, THERE IS AN EXISTING VIRGINIA POWER PUBLIC SERVICE COMPANY TRANSMISSION LINE THAT TRAVERSES THE PROPERTY THAT HAS A CLEAR AREA THAT APPROXIMATES A TWENTY-FIVE (25) FOOT WIDTH AS REPRESENTED ON THE GRAPHIC. A RECORDED EASEMENT FOR SAID TRANSMISSION LINE HAS NOT BEEN CONFIRMED. TO THE BEST OF OUR KNOWLEDGE, THESE ARE THE ONLY EXISTING UTILITIES THAT HAVE A WIDTH OF TWENTY-FIVE (25) FEET OR MORE. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO OTHER MAJOR UNDERGROUND UTILITIES LOCATED ON THE PROPERTY.
- IN REFERENCE TO THE EXISTING FAIRFAX COUNTY WATER AUTHORITY EASEMENT, IT IS UNDERSTOOD THAT THE APPLICANT MUST APPLY FOR AND RECEIVE PERMISSION FROM THE FAIRFAX WATER BOARD TO RELOCATE THE TRANSMISSION MAIN THAT IS LOCATED IN THE EASEMENT BEFORE THE PROPOSED DEVELOPMENT PROGRAM IN THE VICINITY OF BUILDING A CAN BE IMPLEMENTED. ABSENT SUCH PERMISSION, THE PROPOSED DEVELOPMENT PROGRAM IN THIS VICINITY WILL HAVE TO BE MODIFIED AND BE THE SUBJECT OF A CONCEPTUAL DEVELOPMENT PLAN/FINAL DEVELOPMENT PLAN AMENDMENT (CDP/FDP/A).
- A STATEMENT CONFIRMING THE OWNERSHIP OF THE PROPERTY AND THE APPLICANT'S INTEREST IS PROVIDED IN A SEPARATE DOCUMENT.
- THE COMPREHENSIVE PLAN RECOMMENDS A BICYCLE TRAIL ON THE NORTHERN SIDE OF LORTON ROAD IN THE VICINITY OF THE SUBJECT PROPERTY.
- STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMPs) WILL BE PROVIDED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS SET FORTH IN THE PUBLIC FACILITIES MANUAL, AND CHAPTER 118 OF THE CODE OF THE COUNTY OF FAIRFAX, THE CHESAPEAKE BAY PRESERVATION ORDINANCE. THE PROPOSED SWM AND BMP FACILITIES ARE REPRESENTED ON THE GRAPHIC AND ARE DISCUSSED IN GREATER DETAIL ON SHEETS 4, 5 AND 6. THEY ARE SUBJECT TO REFINEMENT WITH FINAL ENGINEERING AND DESIGN.
- IT IS TO BE UNDERSTOOD THAT THE FLOOR AREA RATIO (FAR) AND RESULTING GROSS FLOOR AREA (GFA) CALCULATIONS PRESENTED IN THE TABULATION ARE BASED ON THE EXISTING LAND AREA OF 14.55 ACRES (633,798 SF).
IT IS TO BE FURTHER UNDERSTOOD THAT A .52 ACRE LAND AREA WAS PREVIOUSLY DEDICATED WITH RESERVED INTENSITY CREDIT, CONSEQUENTLY A 15.07 ACRE LAND AREA (652,400 SF) COULD BE USED FOR THE INTENSITY CALCULATIONS. SUCH A TOTAL LAND AREA WOULD YIELD A FAR OF 0.33 FOR THE PROPOSED DEVELOPMENT PROGRAM.
THE RECOMMENDED 0.40 FAR (253,000 SF GFA) PRESENTED IN THE TABULATION IS BASED ON AN AMENDMENT TO THE COMPREHENSIVE PLAN THAT WAS ADOPTED BY THE BOARD OF SUPERVISORS ON MARCH 23, 2010.
- THE DEVELOPMENT OF THE PROPOSED BUILDINGS AND RELATED ACCESSORY PARKING WILL OCCUR IN PHASES. THE FIRST PHASE OF THE CONSTRUCTION, THE TWO STORY HEALTHPLEX PORTION OF BUILDING B (CENTRAL BUILDING), IS CURRENTLY PLANNED TO COMMENCE AS SOON AS REQUISITE PLANS AND PERMITS ARE APPROVED. THE SECOND PHASE WILL BE THE FIVE STORY PORTION OF BUILDING B AND/OR BUILDING A. THE FINAL PHASE WILL BE ANY BUILDING NOT PREVIOUSLY CONSTRUCTED. THE TIMING OF THE SECOND AND THIRD PHASES WILL BE DETERMINED OVER TIME IN ACCORDANCE WITH MARKET DEMAND.
- THE FLOOR AREA REPRESENTED IN THE TABULATION IS GROSS FLOOR AREA AS DEFINED IN THE ZONING ORDINANCE. IT IS UNDERSTOOD THAT THE PROPOSED BUILDINGS OR PORTIONS THEREOF MAY HAVE OCELLAR SPACES (WHICH SPACES) WILL BE CALCULATED FOR OFF-STREET PARKING REQUIREMENTS IN ACCORDANCE WITH THE PROVISION SET FORTH IN PAR. 25 OF SECT. 11-102 OF THE ZONING ORDINANCE.
IT IS TO BE FURTHER UNDERSTOOD THAT THE GROSS FLOOR AREAS PRESENTED IN THE TABULATION FOR EACH OF THE PROPOSED BUILDINGS MAY BE INCREASED/DECREASED BY UP TO 10% IN EACH BUILDING AND REALLOCATED TO THE OTHER BUILDING WITH THE UNDERSTANDING THAT THE TOTAL GROSS FLOOR AREA FOR THE SITE WILL NOT BE EXCEEDED AND THAT THE BUILDING FOOTPRINTS WILL REMAIN IN SUBSTANTIAL CONFORMANCE WITH THOSE REPRESENTED ON THE GRAPHIC AND THAT THE MAXIMUM BUILDING HEIGHTS AND MINIMUM DISTANCES TO THE PERIPHERAL PROPERTY LINES WILL NOT BE EXCEEDED.

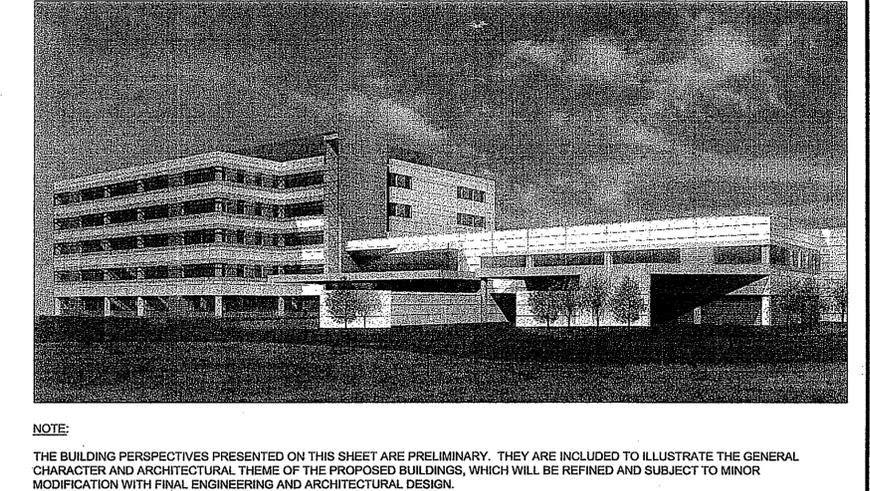
- THE FOOTPRINTS AND LOCATIONS OF THE BUILDINGS AND PARKING STRUCTURES REPRESENTED ON THE GRAPHIC ARE PRELIMINARY AND SUBJECT TO MINOR MODIFICATION WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN PAR. 4 OF SECT. 16-403 OF THE ZONING ORDINANCE.
THE TOTAL GROSS FLOOR AREAS AND MAXIMUM BUILDING HEIGHTS PRESENTED IN THE TABULATION ARE TO BE CONSIDERED MAXIMUMS WITH THE UNDERSTANDING THAT A POSSIBLE ARCHITECTURAL COLOR ACCENT WALL NOT TO EXCEED A LENGTH OF 30' AND A HEIGHT OF 16' ON BUILDING B AS WELL AS THE FEATURES SET FORTH IN SECT. 2-506 OF THE ZONING ORDINANCE MAY EXTEND BEYOND THE MAXIMUM BUILDING HEIGHTS SET FORTH IN THE TABULATION. THE DIMENSIONS TO THE PERIPHERAL LOT LINES PRESENTED ON THE GRAPHIC ARE SUBJECT TO MINOR MODIFICATION IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN PAR. 4 OF SECT. 16-403 OF THE ZONING ORDINANCE.
- IT IS UNDERSTOOD THAT ADDITIONAL SITE FEATURES SUCH AS GAZEBOS, BUS SHELTERS, FLAGPOLES, TRELLISES, SIGNS, SIDEWALKS/TRAILS, PASSIVE AND ACTIVE RECREATION FACILITIES, WALLS, FENCES, LIGHT STANDARDS AND/OR UTILITY AND MAINTENANCE STRUCTURES NOT REPRESENTED ON THE GRAPHIC MAY BE PROVIDED.
PRELIMINARY GRADING PLANS SUGGEST THE NEED FOR POSSIBLE RETAINING WALLS AS REPRESENTED ON THE GRAPHIC. THE APPROXIMATE LOCATIONS AND MAXIMUM DIMENSIONS OF THESE POSSIBLE RETAINING WALLS ARE PRESENTED ON THE GRAPHIC. SUBJECT TO FINAL ENGINEERING AND GEOTECHNICAL RECOMMENDATIONS, ANY OF THE RETAINING WALLS SHOWN ON THE GRAPHIC MAY BE CONSTRUCTED IN TIERS WITH GRADED TERRACES BETWEEN THE TIERS RATHER THAN AS SINGLE WALLS.
ALL SIGNS WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN ARTICLE 12 OF THE ZONING ORDINANCE. ALL LIGHT STANDARDS WILL BE SHIELDED AND LOCATED IN SUCH A MANNER AS TO REDUCE GLARE ON ADJACENT PROPERTIES IN ACCORDANCE WITH THE STANDARDS 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.
AS PRESENTED IN NOTE 3 ABOVE, ONE OF THE PROPOSED COMPLEMENTARY USES IS A CHILD CARE CENTER. IT IS UNDERSTOOD THAT, IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN PAR. 3 OF SECT. 6-208 AND IN SECT. 9-309 OF THE ZONING ORDINANCE, A USEABLE OUTDOOR RECREATION AREA MUST BE PROVIDED FOR EACH CHILD THAT MAY USE THE SPACE AT ANY ONE TIME. THE EXACT LOCATION FOR SUCH AN OUTDOOR RECREATION AREA IS NOT DEFINED ON THE GRAPHIC AT THIS TIME.
SHOULD THE OPTION FOR A CHILD CARE CENTER BE PURSUED, THE APPLICANT WILL PROVIDE THE REQUIRED OUTDOOR RECREATION AREA, WITH APPROPRIATE NOISE ATTENUATION MEASURES IF NEEDED FOR THE NOISE GENERATED BY TRAFFIC ON I-95, IN A LOCATION APPROVED BY THE ZONING ADMINISTRATOR AND DPWES. IN THE EVENT THE OUTDOOR RECREATION AREA IS WITHIN AN AREA CONSTRUCTED FOR SURFACE PARKING OR ON THE UPPER LEVEL OF THE PARKING STRUCTURE, THE RESULTANT PARKING SPACE COUNT WILL BE IN ACCORD WITH THE REPRESENTATIONS SET FORTH IN NOTE 10 ABOVE.

23. TO THE BEST OF OUR KNOWLEDGE THE PROPOSED DEVELOPMENT OF THE SUBJECT PROPERTY CONFORMS TO ALL CURRENT APPLICABLE LAND DEVELOPMENT ORDINANCES, REGULATIONS AND ADOPTED STANDARDS EXCEPT AS QUALIFIED ABOVE.

TABULATION:

EXISTING ZONING.....	C-3
PROPOSED ZONING.....	PDC
LAND AREA (633,798 SF).....	14.55 AC*
FLOOR AREA RATIO (FAR) RECOMMENDED BY COMPREHENSIVE PLAN.....	0.40*
FLOOR AREA RATIO (FAR) PROPOSED.....	0.40*
GROSS FLOOR AREA (GFA) PERMITTED BY COMPREHENSIVE PLAN.....	253,000± SF*
GROSS FLOOR AREA (GFA) PROPOSED.....	252,600± SF
BUILDING A.....	75,000± SF
BUILDING B.....	177,600± SF
PROPOSED MAXIMUM BUILDING HEIGHTS.....	
BUILDING A.....	4 STORIES
BUILDING B.....	2 & 5 STORIES
PARKING GARAGE.....	8 LEVELS
PARKING SPACES REQUIRED/PROPOSED.....	687/1170**
BUILDING A.....	255/376
BUILDING B.....	462/855
LOADING SPACES REQUIRED/PROPOSED.....	9/5**
BUILDING A.....	4/2
BUILDING B.....	5/3
OPEN SPACE REQUIRED (15% OF NET LAND AREA).....	1.88 AC
OPEN SPACE PROPOSED (66% OF NET LAND AREA).....	7.10 AC

*SEE NOTE 18
**SEE NOTE 10

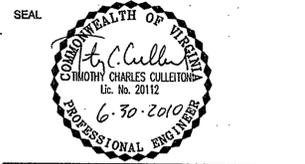


NOTE:
THE BUILDING PERSPECTIVES PRESENTED ON THIS SHEET ARE PRELIMINARY. THEY ARE INCLUDED TO ILLUSTRATE THE GENERAL CHARACTER AND ARCHITECTURAL THEME OF THE PROPOSED BUILDINGS, WHICH WILL BE REFINED AND SUBJECT TO MINOR MODIFICATION WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.

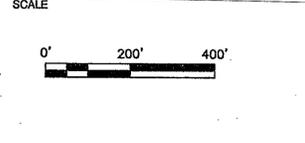
Dewberry
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Francis Cauffman

Inova Lorton HealthPlex
A Service of Inova Mount Vernon Hospital
CONCEPTUAL DEVELOPMENT PLAN /
FINAL DEVELOPMENT PLAN
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA



Application No **RZ/FDP 2009-MV-023** Staff: **SW**
Approved DEVELOPMENT PLAN
(CDP) (FDP)
SEE PROFFERS DATED **7/20/10**
Date of (BOS) approval **9/14/10**
Sheet **7** of **10**
See Development Conditions dated **7/13/10**
PC Approval **7/22/10**



No.	DATE	BY	Description
6	06.30.10	ARC	
5	06.03.10	ARC	
4	05.10.10	ARC	
3	04.07.10	ARC	
2	03.11.10	ARC	
1	11.23.09	ARC	

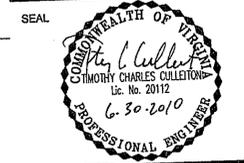
REVISIONS
DRAWN BY **ARC**
APPROVED BY _____
CHECKED BY **PGY**
DATE **October 20, 2009**
TITLE

INOVA LORTON HEALTHPLEX
Conceptual Development Plan /
Final Development Plan
Phasing Plan, Notes and Tabulation,
and Building Perspectives
PROJECT NO.

Dewberry & Davis LLC
 8403 ARLINGTON BLVD.
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 CONCEPTUAL DEVELOPMENT PLAN /
 FINAL DEVELOPMENT PLAN
 MOUNT VERNON DISTRICT
 FAIRFAX COUNTY, VIRGINIA



Application No **RZ/FDP 2009-MV-023** Staff: **SVJ**
 APPROVED DEVELOPMENT PLAN
 (CDP) (FDP)
 SEE PROFFERS DATED 7/20/10
 Date of (BOS) approval 9/14/10
 Sheet 4 of 10
 See Development Conditions dated 7/13/10
 PC Approval 7/22/10

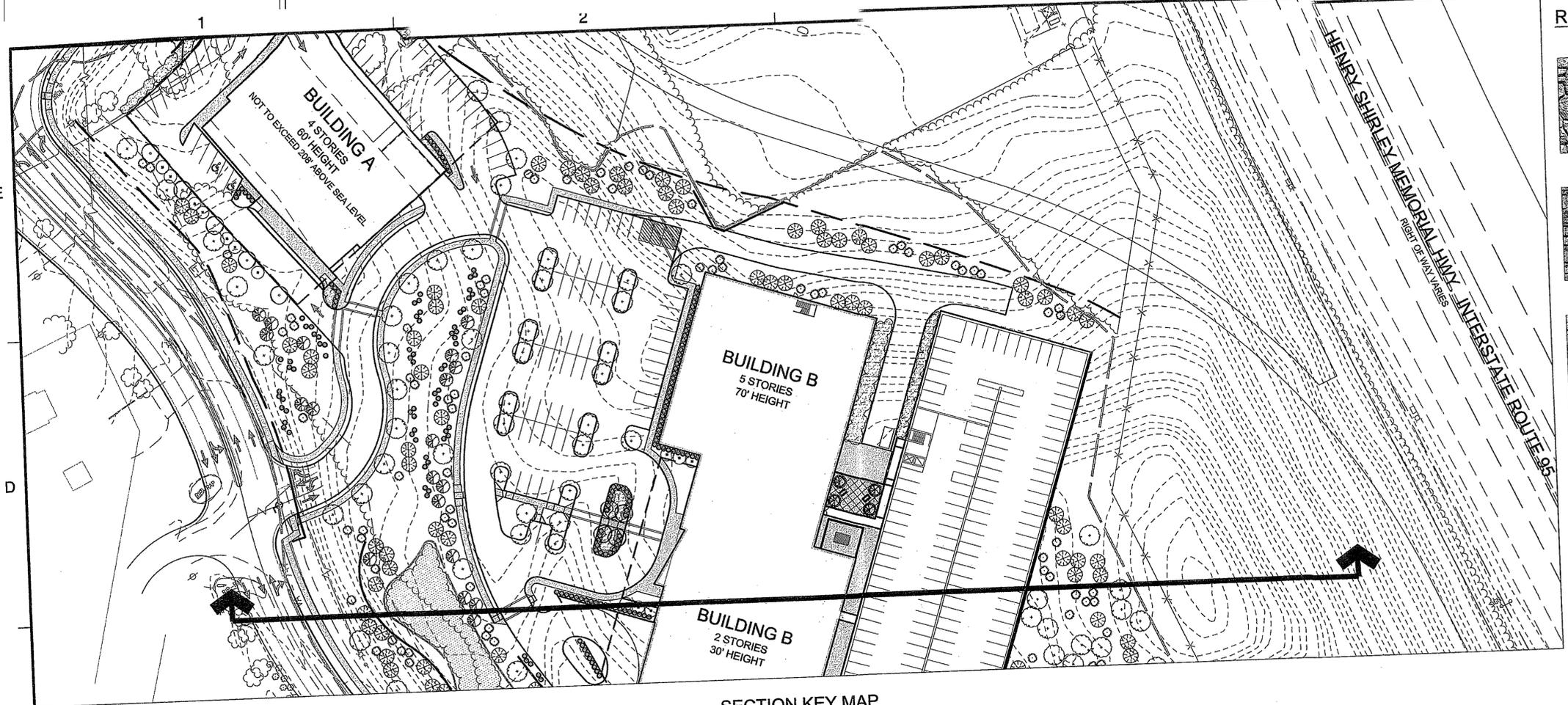
SCALE

No.	DATE	BY	Description
3	06.30.10	ARC	
2	06.03.10	ARC	
1	05.10.10	ARC	New Sheet

REVISIONS
 DRAWN BY _____ ARC
 APPROVED BY _____
 CHECKED BY _____ PGY
 DATE _____ October 20, 2009
 TITLE _____

INOVA LORTON HEALTHPLEX
 Section and
 Retaining Wall Details

PROJECT NO.

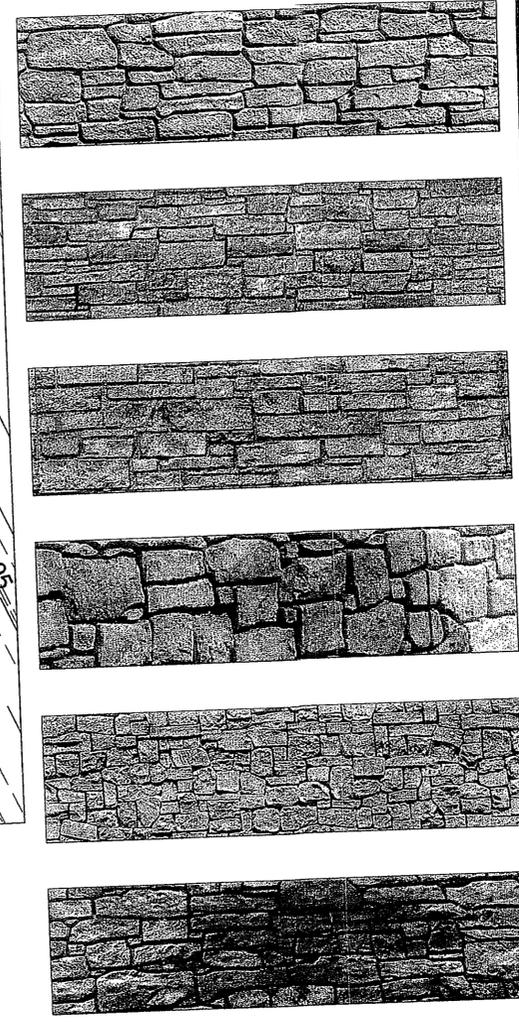


SECTION KEY MAP

0' 50' 100'

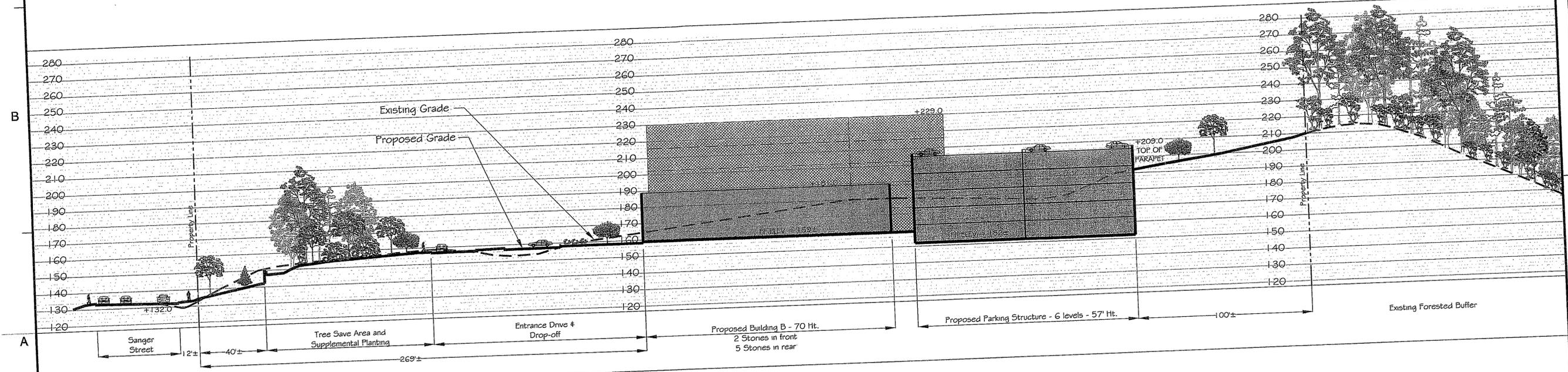


RETAINING WALL FACE OPTIONS



NOTE:

THE EXAMPLES OF POSSIBLE RETAINING WALL FACE TREATMENTS AND THE CROSS SECTION PRESENTED ON THIS SHEET ARE BASED ON PRELIMINARY ENGINEERING AND ARCHITECTURAL DESIGN. THEY ARE INCLUDED TO ILLUSTRATE THE GENERAL CHARACTER AND MASSING OF THE PROPOSED DEVELOPMENT PROGRAM WHICH WILL BE REFINED AND SUBJECT TO MINOR MODIFICATION WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.



SECTION

0' 30' 60'

Application No **RZ/FDP 2009-MV-023** Staff: **SW**
 APPROVED DEVELOPMENT PLAN
 (CDP) (FDP)
 SEE PROFFERS DATED 7/20/10
 Date of (BOS) approval 9/14/10
 Sheet 5 of 10
 See Development Conditions dated 7/13/10
 PC Approval 7/22/10

Inova Lorton HealthPlex
 A Service of Inova Mount Vernon Hospital
 CONCEPTUAL DEVELOPMENT PLAN /
 FINAL DEVELOPMENT PLAN
 MOUNT VERNON DISTRICT
 FAIRFAX COUNTY, VIRGINIA



KEY PLAN

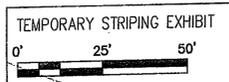
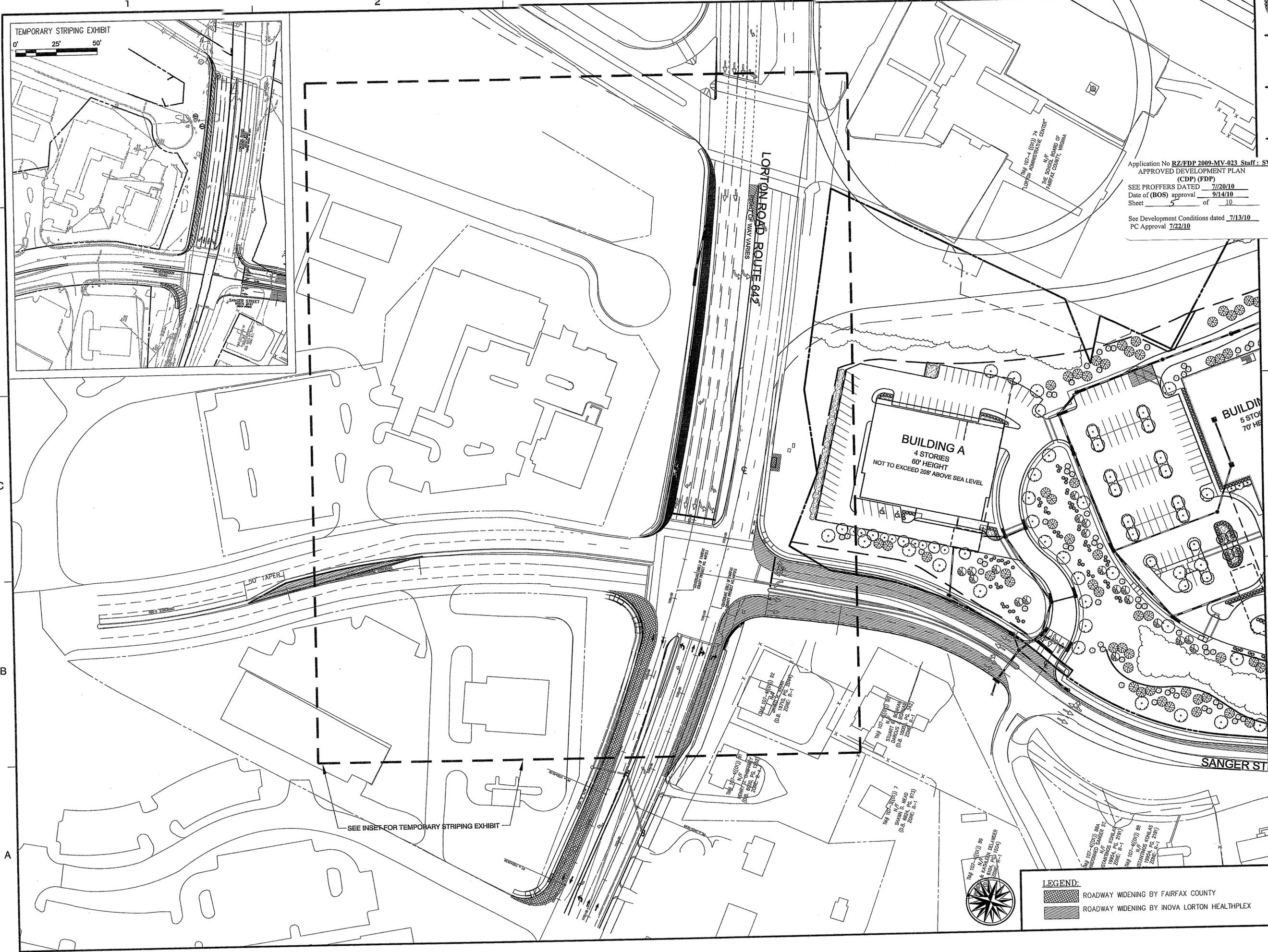


No.	DATE	BY	Description
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2	06.03.10	ARC	
1	05.10.10	ARC	New Sheet

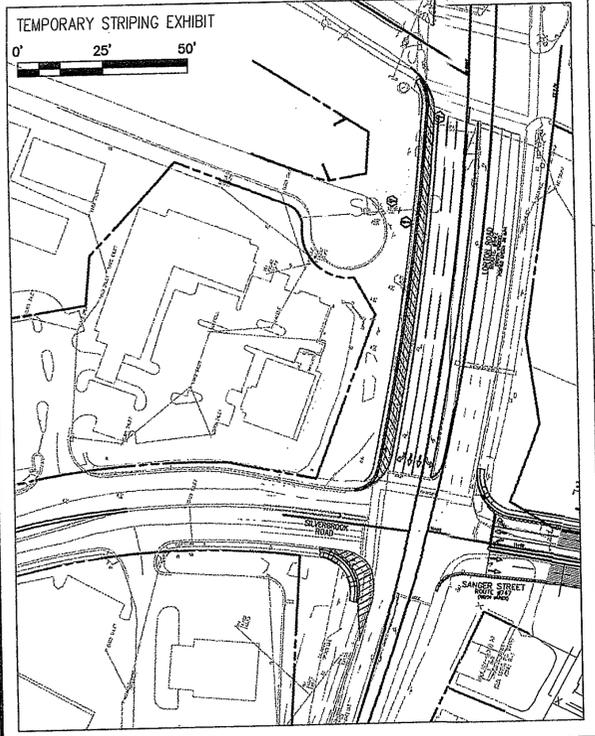
REVISIONS
 DRAWN BY ARC
 APPROVED BY _____
 CHECKED BY PGY
 DATE October 20, 2009

TITLE
INOVA LORTON HEALTHPLEX
 Road Improvement Plan - North

PROJECT NO. _____
5
 SHEET NO. _____ OF 10
 M-10760



E
D
C
B
A



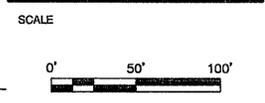
SEE INSET FOR TEMPORARY STRIPING EXHIBIT

LEGEND:
 ROADWAY WIDENING BY FAIRFAX COUNTY
 ROADWAY WIDENING BY INOVA LORTON HEALTHPLEX





KEY PLAN



No.	DATE	BY	Description
3	06.30.10	ARC	
2	06.03.10	ARC	
1	05.10.10	ARC	New Sheet

REVISIONS

DRAWN BY	ARC
APPROVED BY	
CHECKED BY	PGY
DATE	October 20, 2009

TITLE
**INOVA LORTON
 HEALTHPLEX**
 Road Improvement Plan -
 South

PROJECT NO.

6



Application No **RZ/FDP 2009-MV-023** Staff: **SW**
 APPROVED DEVELOPMENT PLAN
 (CDP) (FDP)
 SEE PROFFERS DATED 7/20/10
 Date of (BOS) approval 9/14/10
 Sheet 6 of 10
 See Development Conditions dated 7/13/10
 PC Approval 7/22/10

LEGEND:

- ROADWAY WIDENING BY FAIRFAX COUNTY
- ROADWAY WIDENING BY INOVA LORTON HEALTHPLEX

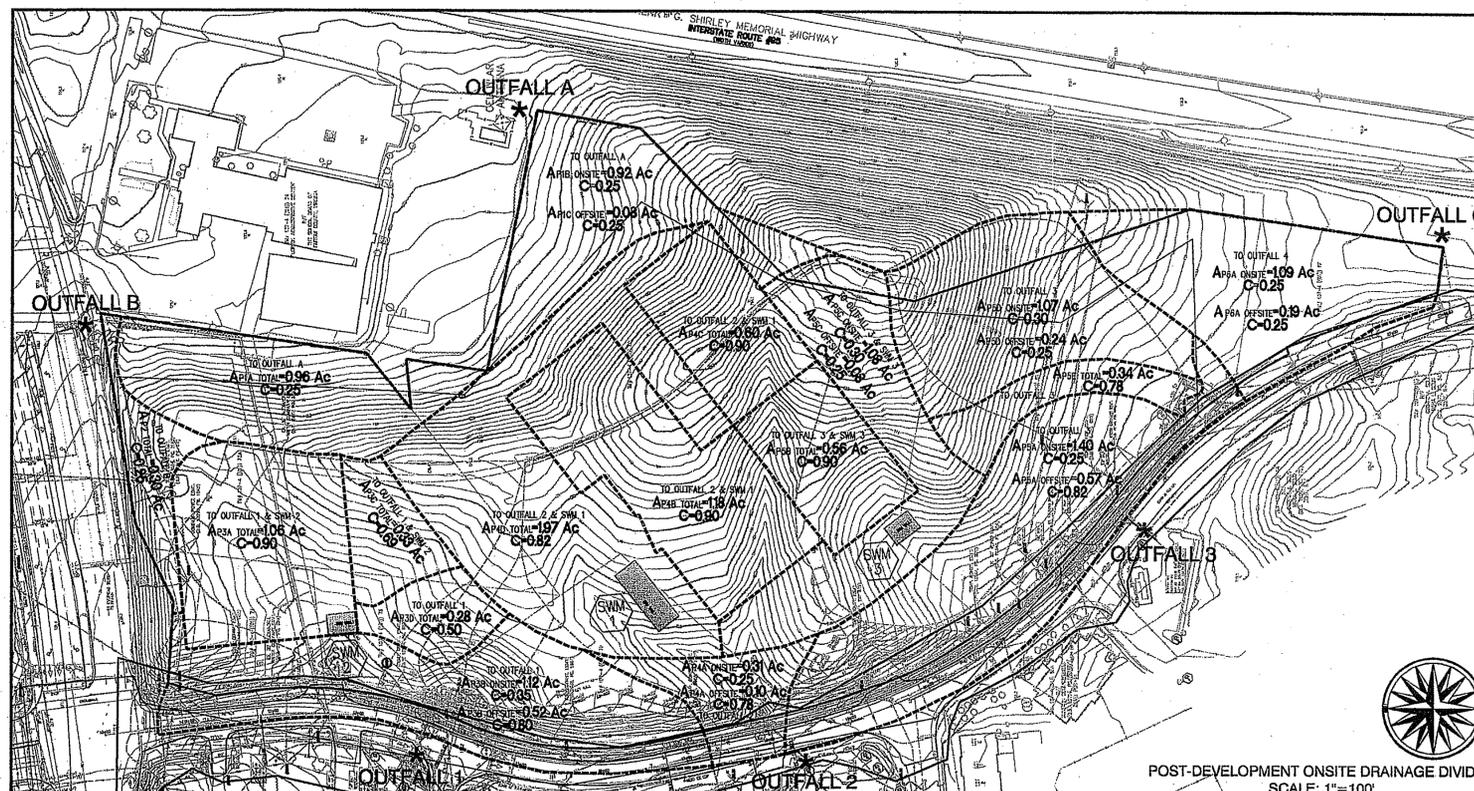
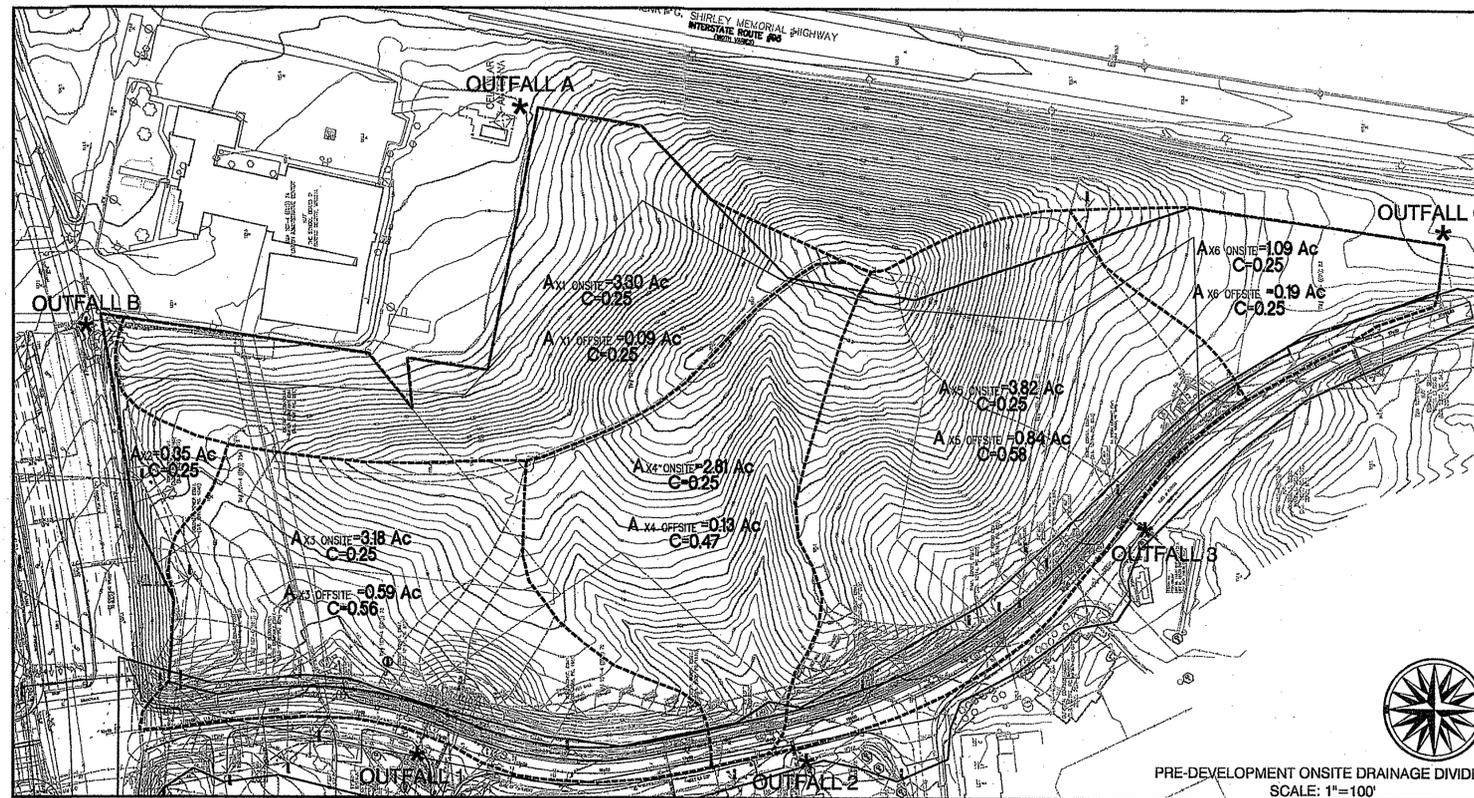


DRAINAGE DIVIDE DATA

OUTFALL A		UNCONTROLLED FLOW				CONTROLLED FLOW	
EXISTING		i (2yr)	i (10 yr)	Q2 cfs	Q10 cfs		
X1	3.3	0.25	5.45	7.27	4.49		6
X1 (offsite)	0.09	0.25	5.45	7.27	0.12		0.16
TOTAL	3.39				4.61		6.16
PROPOSED							
P1A	1.01	0.25	5.45	7.27	1.38		1.83
P1B	0.92	0.25	5.45	7.27	1.25		1.67
P1C (offsite)	0.08	0.3	5.45	7.27	0.13		0.17
TOTAL	2.01				2.76		3.67
OUTFALL B		UNCONTROLLED FLOW				CONTROLLED FLOW	
EXISTING		i (2yr)	i (10 yr)	Q2 cfs	Q10 cfs		
X2	0.35	0.25	5.45	7.27	0.48		0.64
TOTAL	0.35				0.48		0.64
PROPOSED							
P2	0.3	0.25	5.45	7.27	0.41		0.55
TOTAL					0.41		0.55
OUTFALL C		UNCONTROLLED FLOW				CONTROLLED FLOW	
EXISTING		i (2yr)	i (10 yr)	Q2 cfs	Q10 cfs		
X6	1.09	0.25	5.45	7.27	1.74		2.33
X6 (offsite)	0.19	0.25	5.45	7.27	0.26		0.35
TOTAL	1.28				2		2.68
PROPOSED							
P6A	1.09	0.25	5.45	7.27	1.74		2.33
P6A (offsite)	0.19	0.25	5.45	7.27	0.26		0.35
TOTAL	1.28				2		2.68
OUTFALL 1		UNCONTROLLED FLOW				CONTROLLED FLOW	
EXISTING		i (2yr)	i (10 yr)	Q2 cfs	Q10 cfs		
X3	3.77	0.25	5.45	7.27	5.14		6.85
X3 (offsite)	0.59	0.56	5.45	7.27	1.8		2.4
TOTAL	4.36				6.94		9.25
PROPOSED							
P3B	1.12	0.35	5.45	7.27	2.16		2.85
P3B (offsite)	0.52	0.8	5.45	7.27	2.27		3.02
P3A*	1.06	0.9	5.45	7.27	5.2	1.56	1.89
P3C*	0.33	0.69	5.45	7.27	1.24		1.66
P3D	0.28	0.5	5.45	7.27	0.76		1.02
TOTAL	3.31				11.63		15.49
OUTFALL 2		UNCONTROLLED FLOW				CONTROLLED FLOW	
EXISTING		i (2yr)	i (10 yr)	Q2 cfs	Q10 cfs		
X4	2.94	0.25	5.45	7.27	4.01		5.34
X4 (offsite)	0.13	0.47	5.45	7.27	0.33		0.44
TOTAL	3.07				4.34		5.78
PROPOSED							
P4A	0.31	0.25	5.45	7.27	0.42		0.56
P4A (offsite)	0.1	0.78	5.45	7.27	0.43		0.57
P4B*	1.21	0.9	5.45	7.27	5.94		7.92
P4C*	0.6	0.9	5.45	7.27	2.94	3.13	3.76
P4D*	1.97	0.82	5.45	7.27	8.8		11.74
TOTAL	4.19				18.53		24.71
OUTFALL 3		UNCONTROLLED FLOW				CONTROLLED FLOW	
EXISTING		i (2yr)	i (10 yr)	Q2 cfs	Q10 cfs		
X5	4.66	0.25	5.45	7.27	6.35		8.47
X5 (offsite)	0.84	0.58	5.45	7.27	2.66		3.54
TOTAL	5.5				9.01		12.01
PROPOSED							
P5A	1.43	0.25	5.45	7.27	1.95		2.6
P5A (offsite)	0.57	0.82	5.45	7.27	2.55		3.4
P5B*	0.66	0.9	5.45	7.27	2.75		3.66
P5C*	1.08	0.3	5.45	7.27	1.77	0.8	2.36
P5C (offsite)*	0.08	0.25	5.45	7.27	0.11		0.15
P5D	1.1	0.3	5.45	7.27	1.8		2.4
P5D (offsite)	0.24	0.25	5.45	7.27	0.33		0.44
P5E	0.34	0.78	5.45	7.27	1.45		1.93
TOTAL	5.4				12.71		16.95

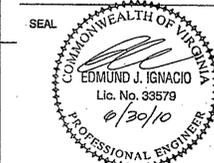
DETENTION SUMMARY (ONSITE AREAS ONLY)

STORM	EX SITE Q (cfs)	PROP SITE Q UNCONTROLLED (cfs)	PROP SITE Q CONTROLLED (cfs)
2-YR	22.21	41.96	18.7
10 YR	29.63	55.95	24.2



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Inova Lorton HealthPlex
 A Service of Inova Mount Vernon Hospital
 CONCEPTUAL DEVELOPMENT PLAN /
 FINAL DEVELOPMENT PLAN
 MOUNT VERNON DISTRICT
 FAIRFAX COUNTY, VIRGINIA



Application No **RZ/FDP 2009-MV-023** Staff: **SW**
 APPROVED DEVELOPMENT PLAN
 (CDP) (FDP)
 SEE PROFFERS DATED **7/20/10**
 Date of (BOS) approval **9/14/10**
 Sheet **7** of **10**
 See Development Conditions dated **7/13/10**
 PC Approval **7/22/10**

SCALE

AS NOTED

No.	DATE	BY	Description
4	06/30/10	PCC	
3	06/03/10	PCC	
2	05/10/10	PCC	
1	04/07/10	PCC	

DRAWN BY _____
 APPROVED BY _____
 CHECKED BY _____
 DATE MARCH 11, 2010

TITLE
INOVA LORTON HEALTHPLEX
 Conceptual Development Plan /
 Final Development Plan
 Stormwater Management

PROJECT NO. _____

BMP FACILITY DESIGN FORMAT

PLAN NAME: **INOVA LORTON**

DATE: **03-05-10**

WATER QUALITY CONTROL NARRATIVE: Best Management Practices (BMP) will be met by providing three detention vaults that provide for runoff filtering such as Stormfilter or equivalent. These filtration facilities will be integrated into the detention facilities and are recognized as providing a 50% efficiency in phosphorus removal. Conservation easements are shown hereon to supplement the phosphorus removal requirements. Additional localized BMP's such as trees, filters and quality control inlets which are suited for smaller areas may also be utilized to meet the phosphorus removal requirements. Computations provided below demonstrate an overall phosphorus removal in excess of the minimum requirement of 40% for the overall site.

WATERSHED DATA

PART I - LIST ALL OF THE SUBAREAS AND "C" FACTORS USED IN THE BMP COMPUTATIONS

SUBAREA DESIGNATION & DESCRIPTION	"C"	ACRES
1. P1A	.25	.96
2. P1B	.25	.92
3. P2	.25	.30
4. P3A (To SWM 2)	.9	1.06
5. P3B	.35	1.12
6. P3C (To SWM 2)	.69	.33
7. P3D	.5	.28
8. P4A	.25	.31
9. P4B (To SWM 1)	.9	1.18
10. P4C (To SWM 1)	.82	.60
11. P4D (To SWM 1)	.82	1.97
12. P5A	.25	.56
13. P5B (To SWM 3)	.9	1.08
14. P5C (To SWM3)	.9	1.07
15. P5D	.78	.34
16. P5E	.25	1.09
17. P6A		
Total		14.55

NOTE: RATIONAL FORMULA "C" FACTORS ARE TAKEN FROM THE GENERAL ZONING VALUES LISTED IN FPM CHART A6-19.

PART II - COMPUTE THE WEIGHTED AVERAGE "C" FACTOR FOR THE SITE

AREA OF SITE	"C"	ACRES	ACRES PRODUCT
1. P1A	.25	.96	.24
2. P1B	.25	.92	.23
3. P2	.25	.30	.08
4. P3A	.9	1.06	.95
5. P3B	.35	1.12	.39
6. P3C	.69	.33	.23
7. P3D	.5	.28	.14
8. P4A	.25	.31	.08
9. P4B	.9	1.18	1.06
10. P4C	.82	.60	.54
11. P4D	.82	1.97	1.61
12. P5A	.25	1.40	.35
13. P5B	.9	.56	.50
14. P5C	.9	1.08	.92
15. P5D	.78	1.07	.82
16. P5E	.78	.34	.27
17. P6A	.25	1.09	.27
Total		7.58	

WEIGHTED AVERAGE "C" FACTOR 7.58/14.55 = .52

PART III - COMPUTE THE TOTAL PHOSPHORUS REMOVAL FOR THE SITE

SUBAREA DESIGNATION	BMP TYPE	REMOVAL EFF. %	AREA RATIO	"C" FACTOR RATIO	PRODUCT
1. P3A	SF	50%	.073	1.73	6.31
2. P3C	SF	50%	.023	1.33	1.53
3. P4B	SF	50%	.083	1.73	7.18
4. P4C	SF	50%	.041	1.73	3.55
5. P4D	SF	50%	.135	1.58	10.66
6. P5C	SF	50%	.074	.57	2.11
7. P5B	SF	50%	.038	1.73	3.29
8. P6A (0.8 Acres)	CE	100%	.055	1.00	5.5
TOTAL					40.1

Notes - SF designates Stormfilter
CE designates Conservation Easement

Existing Conditions:
The 14.55 acre site is heavily wooded with mature trees and with no standing structures. The highpoint of the site is located on the eastern border and slopes steeply in all directions from that point. In existing conditions, the majority of the site drains to Sanger Street, where the runoff is conveyed to Giles Run by three existing outfalls, Outfalls 1, 2 and 3. Outfalls 1 and 2 drain into road-side ditches that ultimately discharge into the Giles Run Floodplain, Outfall 3 drains into an existing storm sewer network that also drains into the Giles Run Floodplain to the west of the site. To the north, two, Outfalls A and B, sheet flow into two existing grass ditches. To the south, at Outfall C, the site sheet flows into a paved ditch that runs along I-95. The paved ditch discharges into an unnamed tributary to Giles Run.

Proposed Conditions:
Outfall A (sheet flow):
There is a decrease in the runoff to this outfall in the proposed conditions because the drainage area is reduced. The area draining to this outfall is undisturbed by the proposed development therefore no SWM controls are proposed.

Outfall B (sheet flow):
There is a decrease in the runoff to this outfall in the proposed conditions because the drainage area is reduced. The area draining to this outfall is undisturbed by the proposed development therefore no SWM controls are proposed.

Outfall 1 (concentrated flow):
The drainage area to this outfall is 3.31 acres. The proposed stormfilter/detention facility (SWM 2) will provide detention and BMP for this drainage area. The runoff from the drainage area is routed to the outfall by a proposed storm sewer and then crosses Sanger Street through an existing 18" pipe. The runoff is discharged on the west side of Sanger Street where it is conveyed by a 21" culvert into a defined ditch which carries the flow approximately 750 feet to the Giles Run Floodplain.

The proposed conditions show a reduction of 0.19 cfs and 0.47 cfs in the 2- and 10-year peak discharges to the outfall after detention, respectively. The capacity of the 18" pipe under Sanger Street, the 21" culvert and the defined channel to carry this flow to a point where the drainage area is 100 times the drainage area to this outfall of acres. Representative cross sections will be obtained for the defined channel that drains into the Giles Run Floodplain with final engineering. The cross sections will be analyzed for channel capacity and flow velocity to determine adequacy of the channel.

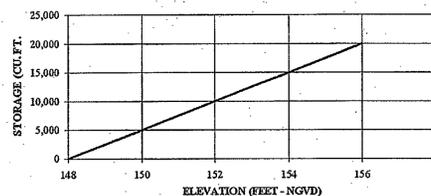
Outfall 2 (concentrated flow):
The drainage area to this outfall is 4.19 acres. The proposed stormfilter/detention facility (SWM 1) will provide detention and BMP for this drainage area. The peak discharges to this outfall with proposed conditions will be reduced below the existing peak discharges to this outfall. The runoff is conveyed to the west side of Sanger Street by an existing 18" culvert and then discharged into a well-defined channel that carries the runoff approximately 650 feet to the Giles Run Floodplain. The proposed conditions show decreases of 0.36 cfs and 0.89 cfs in the 2- and 10-year peak discharges, respectively. To determine outfall adequacy, the capacity of the 18" culvert, the capacity and velocity of the runoff in the well-defined channel will be analyzed with final engineering to a point where the drainage area is 100 times acres.

Outfall 3 (concentrated flow):
The drainage area to this outfall is 5.40 acres. The proposed stormfilter/detention facility (SWM 3) will provide detention and BMP for this drainage area. The peak discharges with proposed conditions will be reduced below the existing peak discharges. The proposed conditions show decreases of 0.13 cfs and 0.29 cfs in the 2 yr. and 10 yr. discharges, respectively. The runoff is routed through an existing storm sewer system and discharged 650 feet west into the Giles Run Floodplain. For approved Fairfax County Plan# 9101-SF-01, the existing storm sewer system is sized to convey 13.2 cfs. SWM 3 reduces the peak discharges for the 2- and 10-year storm events and releases the flow to the existing storm sewer system which is adequate to convey the flow. Detailed storm pipe computations will be performed to verify the adequacy of the storm sewer system to the point where the drainage area is 100 times 5.40 acres with final engineering.

Outfall C (sheet flow):
The drainage area to this outfall is 1.28 acres. The 2- and 10-year peak discharges with proposed conditions will remain at the existing peak discharge levels. The sheet flow from the drainage area discharge into a paved ditch that conveys the runoff to an unnamed tributary to Giles Run. This outfall is not impacted as the drainage area will remain undisturbed by the proposed development. No SWM facilities are proposed.

Vault 1 (84'x30'x8')

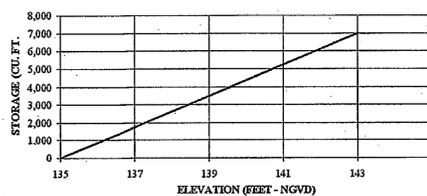
ELEVATION VS STORAGE



PROJECT: Inova Lorton SWM 1 COMPUTED BY: EW								
SCALE = 100 ELEV INTERVAL: 2								
STAGE VS STORAGE								
ELEV FT	AREA SQ IN	AREA SQ FT	AREA SQ FT	H FT	VOL CU FT	TOT VOL CU FT	TOT VOL AC-FT	TOT VOL CU YD
148.00	0.25	2500	2500.0	2.00	0	0	0	0
150.00	0.25	2500	2500.0	2.00	5000	5000	0.11478	185.2
152.00	0.25	2500	2500.0	2.00	5000	10000	0.22957	370.4
154.00	0.25	2500	2500.0	2.00	5000	15000	0.34435	555.6
156.00	0.25	2500	2500.0	2.00	5000	20000	0.45914	740.7

Vault 2 (35'x25'x8')

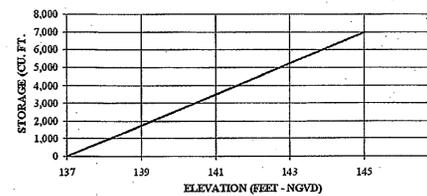
ELEVATION VS STORAGE



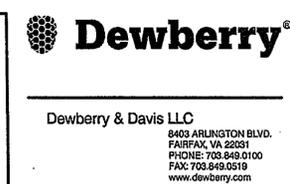
PROJECT: Inova Lorton SWM 2 COMPUTED BY: EW								
SCALE = 100 ELEV INTERVAL: 2								
STAGE VS STORAGE								
ELEV FT	AREA SQ IN	AREA SQ FT	AREA SQ FT	H FT	VOL CU FT	TOT VOL CU FT	TOT VOL AC-FT	TOT VOL CU YD
135.00	0.09	875	875.0	2.00	0	0	0	0
137.00	0.09	875	875.0	2.00	1750	1750	0.04017	64.8
139.00	0.09	875	875.0	2.00	1750	3500	0.08035	129.6
141.00	0.09	875	875.0	2.00	1750	5250	0.12052	194.4
143.00	0.09	875	875.0	2.00	1750	7000	0.16070	259.3

Vault 3 (35'x25'x8')

ELEVATION VS STORAGE



PROJECT: Inova Lorton SWM 3 COMPUTED BY: EW								
SCALE = 100 ELEV INTERVAL: 2								
STAGE VS STORAGE								
ELEV FT	AREA SQ IN	AREA SQ FT	AREA SQ FT	H FT	VOL CU FT	TOT VOL CU FT	TOT VOL AC-FT	TOT VOL CU YD
137.00	0.09	875	875.0	2.00	0	0	0	0
139.00	0.09	875	875.0	2.00	1750	1750	0.04017	64.8
141.00	0.09	875	875.0	2.00	1750	3500	0.08035	129.6
143.00	0.09	875	875.0	2.00	1750	5250	0.12052	194.4
145.00	0.09	875	875.0	2.00	1750	7000	0.16070	259.3



Inova Lorton HealthPlex
A Service of Inova Mount Vernon Hospital
CONCEPTUAL DEVELOPMENT PLAN / FINAL DEVELOPMENT PLAN
MOUNT VERNON DISTRICT, VIRGINIA
FAIRFAX COUNTY, VIRGINIA



KEY PLAN

SCALE

N/A

No.	DATE	BY	Description
4	06/30/10	PCC	
3	06/03/10	PCC	
2	05/10/10	PCC	
1	04/07/10	PCC	

REVISIONS
DRAWN BY _____
APPROVED BY _____
CHECKED BY _____
DATE MARCH 11, 2010

INOVA LORTON HEALTHPLEX
Conceptual Development Plan / Final Development Plan
STORMWATER MANAGEMENT
PROJECT NO. _____

See Development Conditions dated 7/13/10
PC Approval 7/22/10

SWM 1-2 YR

Modified Puls Routing

Inflow Hydrograph: X:\DATA\7000-9-1\7213C\SWM10-03-1\SWM1-2.HYD
 Storage/Elevation Curve: X:\DATA\7000-9-1\7213C\SWM10-03-1\SWM1.E5
 Discharge/Elevation Curve: X:\DATA\7000-9-1\7213C\SWM10-03-1\SWM1.E0

Basin Bypass Capacity = 0.0 cfs
 Starting Pool Elevation = 148.00 feet
 Time Interval = .0833 hours

Event Time (hours)	Hydrograph Inflow (cfs)	Basin Inflow (cfs)	Storage Used (acre-ft)	Elevation Above MSL (feet)	Basin Outflow (cfs)	Outflow Total (cfs)
0.00	0.00	0.00	0.000	148.00	0.00	0.00
0.08	17.70	17.70	0.057	148.99	1.19	1.19
0.17	11.40	11.40	0.145	150.54	2.15	2.15
0.25	8.50	8.50	0.198	151.45	2.56	2.56
0.33	6.70	6.70	0.232	152.04	2.79	2.79
0.42	5.60	5.60	0.254	152.43	2.93	2.93
0.50	4.80	4.80	0.270	152.70	3.03	3.03
0.58	4.20	4.20	0.280	152.87	3.08	3.08
0.67	3.60	3.60	0.285	152.97	3.12	3.12
0.75	3.20	3.20	0.287	153.00	3.13	3.13
0.83	2.90	2.90	0.286	152.99	3.13	3.13
0.92	2.70	2.70	0.284	152.95	3.11	3.11
1.00	2.40	2.40	0.280	152.89	3.09	3.09
1.08	2.20	2.20	0.275	152.80	3.06	3.06
1.17	2.00	2.00	0.269	152.68	3.02	3.02
1.25	1.80	1.80	0.261	152.55	2.97	2.97
1.33	1.60	1.60	0.253	152.40	2.92	2.92
1.42	1.40	1.40	0.243	152.23	2.86	2.86
1.50	1.20	1.20	0.232	152.05	2.79	2.79
1.58	1.00	1.00	0.221	151.85	2.72	2.72
1.67	0.80	0.80	0.209	151.64	2.63	2.63
1.75	0.60	0.60	0.196	151.41	2.54	2.54
1.83	0.40	0.40	0.182	151.17	2.44	2.44
1.92	0.10	0.10	0.167	150.92	2.33	2.33

Total Routing Mass Balance Discrepancy is 1.27%

SWM 2-2 YR

Modified Puls Routing

Inflow Hydrograph: X:\DATA\7000-9-1\7213C\SWM10-03-1\SWM2-2.HYD
 Storage/Elevation Curve: X:\DATA\7000-9-1\7213C\SWM10-03-1\SWM2.E5
 Discharge/Elevation Curve: X:\DATA\7000-9-1\7213C\SWM10-03-1\SWM2.E0

Basin Bypass Capacity = 0.0 cfs
 Starting Pool Elevation = 135.00 feet
 Time Interval = .0833 hours

Event Time (hours)	Hydrograph Inflow (cfs)	Basin Inflow (cfs)	Storage Used (acre-ft)	Elevation Above MSL (feet)	Basin Outflow (cfs)	Outflow Total (cfs)
0.00	0.00	0.00	0.000	135.00	0.00	0.00
0.08	6.44	6.44	0.020	135.98	0.69	0.69
0.17	4.20	4.20	0.050	137.48	1.19	1.19
0.25	3.10	3.10	0.066	138.29	1.39	1.39
0.33	2.50	2.50	0.076	138.76	1.49	1.49
0.42	2.00	2.00	0.081	139.01	1.54	1.54
0.50	1.70	1.70	0.083	139.11	1.56	1.56
0.58	1.50	1.50	0.083	139.12	1.56	1.56
0.67	1.30	1.30	0.082	139.07	1.55	1.55
0.75	1.20	1.20	0.080	138.97	1.53	1.53
0.83	1.10	1.10	0.077	138.84	1.51	1.51
0.92	1.00	1.00	0.074	138.69	1.47	1.47
1.00	0.90	0.90	0.071	138.52	1.44	1.44
1.08	0.80	0.80	0.067	138.32	1.39	1.39
1.17	0.70	0.70	0.063	138.11	1.35	1.35
1.25	0.70	0.70	0.058	137.90	1.29	1.29
1.33	0.60	0.60	0.054	137.69	1.24	1.24
1.42	0.50	0.50	0.050	137.46	1.18	1.18
1.50	0.44	0.44	0.045	137.23	1.12	1.12
1.58	0.40	0.40	0.040	137.00	1.06	1.06
1.67	0.30	0.30	0.036	136.77	0.98	0.98
1.75	0.20	0.20	0.031	136.53	0.90	0.90
1.83	0.10	0.10	0.026	136.29	0.81	0.81
1.92	0.10	0.10	0.021	136.06	0.72	0.72

Total Routing Mass Balance Discrepancy is 0.97%

SWM 3-2 YR

Modified Puls Routing

Inflow Hydrograph: X:\DATA\7000-9-1\7213C\SWM10-03-1\SWM3-2.HYD
 Storage/Elevation Curve: X:\DATA\7000-9-1\7213C\SWM10-03-1\SWM3.E5
 Discharge/Elevation Curve: X:\DATA\7000-9-1\7213C\SWM10-03-1\SWM3.E0

Basin Bypass Capacity = 0.0 cfs
 Starting Pool Elevation = 137.00 feet
 Time Interval = .0833 hours

Event Time (hours)	Hydrograph Inflow (cfs)	Basin Inflow (cfs)	Storage Used (acre-ft)	Elevation Above MSL (feet)	Basin Outflow (cfs)	Outflow Total (cfs)
0.00	0.00	0.00	0.000	137.00	0.00	0.00
0.08	4.70	4.70	0.015	137.75	0.31	0.31
0.17	3.00	3.00	0.039	138.92	0.55	0.55
0.25	2.20	2.20	0.052	139.61	0.64	0.64
0.33	1.80	1.80	0.062	140.06	0.70	0.70
0.42	1.50	1.50	0.068	140.38	0.74	0.74
0.50	1.30	1.30	0.073	140.60	0.76	0.76
0.58	1.10	1.10	0.075	140.75	0.78	0.78
0.67	1.00	1.00	0.077	140.84	0.79	0.79
0.75	0.90	0.90	0.078	140.90	0.79	0.79
0.83	0.86	0.86	0.079	140.92	0.80	0.80
0.92	0.80	0.80	0.079	140.93	0.80	0.80
1.00	0.64	0.64	0.079	140.91	0.80	0.80
1.08	0.58	0.58	0.077	140.85	0.79	0.79
1.17	0.53	0.53	0.076	140.77	0.78	0.78
1.25	0.48	0.48	0.074	140.67	0.77	0.77
1.33	0.42	0.42	0.072	140.57	0.76	0.76
1.42	0.37	0.37	0.069	140.44	0.75	0.75
1.50	0.32	0.32	0.067	140.31	0.73	0.73
1.58	0.27	0.27	0.064	140.16	0.71	0.71
1.67	0.22	0.22	0.061	140.01	0.69	0.69
1.75	0.16	0.16	0.057	139.84	0.67	0.67
1.83	0.10	0.10	0.053	139.66	0.65	0.65
1.92	0.05	0.05	0.050	139.47	0.62	0.62
2.00	0.00	0.00	0.046	139.27	0.60	0.60

Total Routing Mass Balance Discrepancy is 1.26%

SWM 1-10 YR

Modified Puls Routing

Inflow Hydrograph: X:\DATA\7000-9-1\7213C\SWM10-03-1\SWM1-10.HYD
 Storage/Elevation Curve: X:\DATA\7000-9-1\7213C\SWM10-03-1\SWM1.E5
 Discharge/Elevation Curve: X:\DATA\7000-9-1\7213C\SWM10-03-1\SWM1.E0

Basin Bypass Capacity = 0.0 cfs
 Starting Pool Elevation = 148.00 feet
 Time Interval = .0833 hours

Event Time (hours)	Hydrograph Inflow (cfs)	Basin Inflow (cfs)	Storage Used (acre-ft)	Elevation Above MSL (feet)	Basin Outflow (cfs)	Outflow Total (cfs)
0.00	0.00	0.00	0.000	148.00	0.00	0.00
0.08	23.60	23.60	0.076	149.33	1.45	1.45
0.17	15.20	15.20	0.196	151.42	2.55	2.55
0.25	11.30	11.30	0.268	152.67	3.02	3.02
0.33	9.00	9.00	0.316	153.51	3.29	3.29
0.42	7.40	7.40	0.349	154.09	3.47	3.47
0.50	6.30	6.30	0.372	154.49	3.59	3.59
0.58	5.50	5.50	0.388	154.76	3.67	3.67
0.67	4.80	4.80	0.398	154.94	3.72	3.72
0.75	4.30	4.30	0.404	155.03	3.75	3.75
0.83	3.80	3.80	0.406	155.07	3.76	3.76
0.92	3.50	3.50	0.405	155.06	3.75	3.75
1.00	3.20	3.20	0.402	155.01	3.74	3.74
1.08	3.00	3.00	0.398	154.93	3.72	3.72
1.17	2.70	2.70	0.392	154.83	3.69	3.69
1.25	2.40	2.40	0.384	154.70	3.65	3.65
1.33	2.20	2.20	0.375	154.54	3.61	3.61
1.42	1.90	1.90	0.365	154.36	3.55	3.55
1.50	1.60	1.60	0.352	154.14	3.49	3.49
1.58	1.30	1.30	0.339	153.90	3.42	3.42
1.67	1.10	1.10	0.324	153.64	3.34	3.34
1.75	0.80	0.80	0.308	153.36	3.25	3.25
1.83	0.60	0.60	0.290	153.06	3.15	3.15
1.92	0.30	0.30	0.272	152.74	3.04	3.04

Total Routing Mass Balance Discrepancy is 1.17%

SWM 2-10 YR

Modified Puls Routing

Inflow Hydrograph: X:\DATA\7000-9-1\7213C\SWM10-03-1\SWM2-10.HYD
 Storage/Elevation Curve: X:\DATA\7000-9-1\7213C\SWM10-03-1\SWM2.E5
 Discharge/Elevation Curve: X:\DATA\7000-9-1\7213C\SWM10-03-1\SWM2.E0

Basin Bypass Capacity = 0.0 cfs
 Starting Pool Elevation = 135.00 feet
 Time Interval = .0833 hours

Event Time (hours)	Hydrograph Inflow (cfs)	Basin Inflow (cfs)	Storage Used (acre-ft)	Elevation Above MSL (feet)	Basin Outflow (cfs)	Outflow Total (cfs)
0.00	0.00	0.00	0.000	135.00	0.00	0.00
0.08	8.59	8.59	0.027	136.33	0.83	0.83
0.17	5.50	5.50	0.068	138.36	1.40	1.40
0.25	4.10	4.10	0.090	139.48	1.63	1.63
0.33	3.30	3.30	0.104	140.16	1.76	1.76
0.42	2.70	2.70	0.112	140.58	1.83	1.83
0.50	2.30	2.30	0.117	140.80	1.87	1.87
0.58	2.00	2.00	0.119	140.89	1.89	1.89
0.67	1.70	1.70	0.118	140.88	1.89	1.89
0.75	1.60	1.60	0.117	140.80	1.87	1.87
0.83	1.40	1.40	0.114	140.68	1.85	1.85
0.92	1.30	1.30	0.111	140.51	1.82	1.82
1.00	1.20	1.20	0.107	140.32	1.79	1.79
1.08	1.10	1.10	0.103	140.11	1.75	1.75
1.17	1.00	1.00	0.098	139.87	1.71	1.71
1.25	0.90	0.90	0.093	139.62	1.66	1.66
1.33	0.80	0.80	0.088	139.35	1.61	1.61
1.42	0.70	0.70	0.082	139.07	1.55	1.55
1.50	0.60	0.60	0.076	138.77	1.49	1.49
1.58	0.50	0.50	0.070	138.46	1.43	1.43
1.67	0.40	0.40	0.063	138.14	1.35	1.35
1.75	0.30	0.30	0.057	137.81	1.27	1.27
1.83	0.20	0.20	0.050	137.47	1.19	1.19
1.92	0.10	0.10	0.043	137.13	1.09	1.09

Total Routing Mass Balance Discrepancy is 1.16%

SWM 3-10 YR

Modified Puls Routing

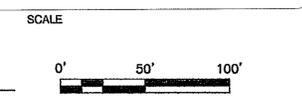
Inflow Hydrograph: X:\DATA\7000-9-1\7213C\SWM10-03-1\SWM3-10.HYD
 Storage/Elevation Curve: X:\DATA\7000-9-1\7213C\SWM10-03-1\SWM3.E5
 Discharge/Elevation Curve: X:\DATA\7000-9-1\7213C\SWM10-03-1\SWM3.E0

Basin Bypass Capacity = 0.0 cfs
 Starting Pool Elevation = 137.00 feet
 Time Interval = .0833 hours

Event Time (hours)	Hydrograph Inflow (cfs)	Basin Inflow (cfs)	Storage Used (acre-ft)	Elevation Above MSL (feet)	Basin Outflow (cfs)	Outflow Total (cfs)
0.00	0.00	0.00	0.000	137.00	0.00	0.00
0.08	6.30	6.30	0.020	138.01	0.38	0.38
0.17	4.00	4.00	0.052	139.60	0.64	0.64
0.25	3.00	3.00	0.072	140.56	0.76	0.76
0.33	2.40	2.40	0.085	141.21	0.83	0.83
0.42	2.00	2.00	0.094	141.67	0.87	0.87
0.50	1.70	1.70	0.101	142.00	0.91	0.91
0.58	1.40	1.40	0.105	142.22	0.93	0.93
0.67	1.30	1.30	0.108	142.36	0.94	0.94
0.75	1.10	1.10	0.110	142.45	0.95	0



Application No RZ/FDP 2009-MV-023 Staff: SW
 APPROVED DEVELOPMENT PLAN
 (CDP) (FDP)
 SEE PROFFERS DATED 7/20/10
 Date of (BOS) approval 9/14/10
 Sheet 10 of 10
 See Development Conditions dated 7/13/10
 PC Approval 7/22/10



No.	DATE	BY	Description
6	06.30.10	ARC	
5	06.03.10	ARC	
4	05.10.10	ARC	
3	04.07.10	ARC	
2	03.11.10	ARC	
1	11.23.09	ARC	

REVISIONS
 DRAWN BY ARC
 APPROVED BY _____
 CHECKED BY PGY
 DATE October 20, 2009

TITLE
INOVA LORTON HEALTHPLEX
 Existing Vegetation Map

PROJECT NO. _____



EXISTING VEGETATION INVENTORY

KEY	COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGES	CONDITION	ACREAGE	COMMENTS
A	UPLAND FOREST	OAK, MAPLE	SUB-CLIMAX	FAIR	10.63± AC	WOODED AREA - SIZES RANGE FROM 12" TO 24"; FOREST COVER CONTAINS A NUMBER OF MATURE AMERICAN BEECH AND AMERICAN HOLLY
B	MAINTAINED GRASSLANDS	NA	NA	NA	1.16± AC	LAWN AND LANDSCAPED HILLSIDE
G	UPLAND FOREST	PINE, TULIP, HICKORY	SUB-CLIMAX	FAIR	1.82± AC	WOODED AREA - SIZES RANGE FROM SAPLINGS TO 24"
	MAINTAINED GRASSLANDS	NA	NA	NA	0.15± AC	LAWN
E	MAINTAINED GRASSLANDS	NA	NA	NA	0.40± AC	CLEAR OF PLANT MATERIAL - VEPCO POWERLINES OVERHEAD
	OLD FIELD	NA	NA	NA	0.36± AC	GRASS AREA WITH SAPLINGS
	UPLAND FOREST	MAPLE	SUB-CLIMAX	NA	0.03± AC	2 MAPLE TREES; APPROXIMATELY 24" EACH
				TOTAL ACREAGE	14.55± AC	

PRELIMINARY TREE PRESERVATION TARGET CALCULATION *

A	PRE-DEVELOPMENT AREA OF EXISTING TREE CANOPY (FROM EXISTING VEGETATION MAP) =	12.48 AC
B	PERCENTAGE OF GROSS SITE AREA COVERED BY EXISTING TREE CANOPY = (12.48 AC / 14.55 AC)	85.77%
C	PERCENTAGE OF 10-YEAR TREE CANOPY REQUIRED FOR NET SITE AREA = (NET SITE AREA: 14.55 AC - 2.02 AC = 12.53 AC)	10% (1.26 AC)
D	PERCENTAGE OF THE 10-YEAR CANOPY REQUIREMENT THAT SHOULD BE MET THROUGH TREE PRESERVATION =	85.77% (1.08 AC)
E	PRELIMINARY PERCENTAGE OF CANOPY REQUIREMENT THAT MAY BE MET THROUGH TREE PRESERVATION (SEE SHEET 2 FOR REFERENCE) 112,540 SF± = 2.58 AC / 1.26 AC	205% (2.58 AC)
F	WILL THE TREE PRESERVATION TARGET MINIMUM BE MET?	LIKELY *
G	IF AT TIME OF SITE PLAN PREPARATION IT IS CONCLUSIVELY ESTABLISHED THAT A REQUEST IS NEEDED TO DEVIATE FROM THE TREE PRESERVATION TARGET, A LETTER WILL BE FILED WITH THE DIRECTOR IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECTS. 12-0507.3 AND 12-0507.4 OF THE PUBLIC FACILITIES MANUAL.	

* SEE NOTE 9 ON SHEET 3