AREA OF REZONING—
GENERALIZED DEVELOPMENT PLAN
25.61±ACRES

COMBINED TOTAL AREA OF
SPECIAL EXCEPTION AMENDMENT
63.87±ACRES

AREA OF PCA—
GENERALIZED DEVELOPMENT
PLAN AMENDMENT
38.26±ACRES

CENTURY OAK
FAIR OAKS GLEN
RUGBY ROAD
ROUTE 750
OX TRAIL
ROUTE 608
JOSEPH SIDICK DRIVE
MISTY CREEK LANE
WESTERN DRIVE
EX. ASPHALT TRAIL(APPROX. LOC.)
SUPPLEMENTAL LANDSCAPING TO BE PROVIDED IN 100' BUFFER AREA SEE SHEET 4 FOR DETAIL
100' BUFFER
PROPOSED EVERGREEN HEDGE (SEE SHEET 4 FOR DETAIL)
SUPPLEMENTAL LANDSCAPING AROUND SWM FACILITY EXPANSION TO BE COORDINATED WITH URBAN FORESTER
POSSIBLE LOCATION OF PROPOSED SIGN
PROPOSED OPEN SPACE
POSSIBLE SUPPLEMENTAL SWM/BMP FACILITY
EX. SWM FACILITY TO BE EXPANDED TO 92,000 CF.
EXISTING UNDERGROUND SWM FACILITY
PROPOSED ASSISTED LIVING
PROPOSED MEDICAL OFFICE BUILDING
Proposed Courtyard
EXISTING MEDICAL OFFICE BUILDING
EX. MAINT. FACILITY
EX. ADMIN. OFFICES
EX. COVERED WALKWAY
APPROVED PHYSICIANS' LOUNGE EXPANSION
EXISTING MEDICAL OFFICE BUILDING
EXISTING FAIR OAKS HOSPITAL
APPROVED CHAPEL ADDITION
EX. CHILD CARE CENTER
EX. SWM POND
FAIRFAX COUNTY PARK AUTHORITY
FAIR OAKS ESTATE

LEGEND

- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- PROPOSED DECIDUOUS TREE (2-2 1/2" CAL. MIN.)
- PROPOSED ORNAMENTAL TREE (6'-8' HT. MIN.)
- PROPOSED EVERGREEN TREE (6'-7' HT. MIN.)
- PROPOSED LIMITS OF CLEARING & GRADING
- EXISTING DECIDUOUS TREE
- EXISTING EVERGREEN TREE
- LIMITS OF REZONING
- PROPOSED FLEXIBILITY AREA

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
MAY 18 1999
ZONING EVALUATION DIVISION

RZ-1998-SU-067
PCA-85-C-091-4
SEA-84-C-076-5

Application No. PCA 85-C-091-4 Staff J. Johnson
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 5/24/99
Date of (BOS) (PC) approval 5/24/99
Sheet 1 of 5

COMMONWEALTH OF VIRGINIA
J. THOMAS TANNER, JR.
No. 9765
5-18-99
PROFESSIONAL ENGINEER
ENGINEER'S SEAL & SIGNATURE

Rev. May 18, 1999
Rev. May 10, 1999
Rev. April 23, 1999
Rev. March 5, 1999

Dewberry & Davis
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8401 Arlington Blvd., Fairfax, Va. 22031
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GENERALIZED DEVELOPMENT PLAN/GENERALIZED DEVELOPMENT PLAN AMENDMENT

FAIR OAKS HOSPITAL CAMPUS

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

DRAWN BY	JC
DESIGNED BY	Others
CHECKED BY	PGY
DATE	Oct. 5, 1998 Rev. Dec. 1, 1998
SCALE	1" = 100'
PLAN NUMBER	
ZONED	
SHEET	1 OF 5
FILE NUMBER	M-9933

:\PROJECT\FAIROAKS\4_23_gdp.dwg Tue May 18 07:57:00 1999 J. CENA

NOTES:

1. THE PROPERTY THAT IS THE SUBJECT OF THE GENERALIZED DEVELOPMENT PLAN (GDP) ACCOMPANIES AN APPLICATION THAT HAS BEEN FILED TO REZONE THE FOLLOWING PARCELS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAPS AS 45-2 ((2)) 38, 39A, 39B, 40A, 40B, 41 THROUGH 50, AND 51B1. THE PROPERTY IS CURRENTLY ZONED R-1 AND IS PROPOSED FOR ZONING TO THE C-3 DISTRICT. THE TOTAL LAND AREA TO BE REZONED IS 25.61 ACRES.

2. THE PROPERTY THAT IS THE SUBJECT OF THE GENERALIZED DEVELOPMENT PLAN AMENDMENT (GDPA) ACCOMPANIES A PROFFERED CONDITION AMENDMENT (PCA) APPLICATION THAT HAS BEEN FILED TO AMEND THE APPROVED DEVELOPMENT PROGRAM ON THAT LAND AREA THAT IS SUBJECT TO RZ 85-C-091. THE LAND AREA THAT IS CURRENTLY THE SUBJECT OF PCA 85-C-091-3 IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS 45-2 ((1)) 25L AND 41A. IT IS ZONED C-3. THE LAND AREA THAT WILL BE ADDED TO THE CURRENTLY APPROVED GDP IS THAT AREA IDENTIFIED IN PARAGRAPH 1 ABOVE. THE TOTAL AREA THAT WILL BE SUBJECT TO THE PROPOSED FAIR OAKS HOSPITAL CAMPUS IS 63.87 ACRES.

3. THE PROPERTY THAT IS THE SUBJECT OF THE PROPOSED SPECIAL EXCEPTION AMENDMENT (SEA) SEA 84-C-076-5 IS THE TOTAL COMBINED LAND AREA REFERENCED IN PARAGRAPHS 1 AND 2 ABOVE. THE PURPOSE OF THE SEA IS TO EXPAND THE LAND AREA THAT WILL BE SUBJECT TO THE SPECIAL EXCEPTION IN ACCORDANCE WITH THE LAND AREA REFERENCED IN THE COMPREHENSIVE PLAN; TO ALLOW FOR THE ESTABLISHMENT OF AN ASSISTED LIVING FACILITY (MEDICAL CARE FACILITY), AND TWO (2) MEDICAL OFFICE BUILDINGS; AND TO INCORPORATE THE EXISTING CHILD CARE CENTER THAT IS LOCATED ON LOT 51B1 AND IS SUBJECT TO SE 92-Y-024 INTO THE SEA 84-C-076-5 SO THAT ONE SPECIAL EXCEPTION WILL GOVERN THE ENTIRE EXISTING AND PROPOSED COMPREHENSIVE DEVELOPMENT PROGRAM AT FAIR OAKS HOSPITAL. NO CHANGES ARE PROPOSED TO THE CHILD CARE CENTER THAT IS LOCATED ON LOT 51B1 AND NO CHANGES ARE PROPOSED TO THE TWO EXISTING MEDICAL OFFICE BUILDINGS. THERE ARE TWO MINOR MODIFICATIONS TO THE HOSPITAL BUILDING THAT WERE RECENTLY APPROVED THAT ARE SHOWN ON THE GRAPHIC.

4. THE BOUNDARY INFORMATION SHOWN HEREON HAS BEEN PREPARED BY DEWBERRY & DAVIS. IT IS FROM FIELD SURVEY IN PART AND EXISTING RECORDS IN PART.

5. THE TOPOGRAPHY SHOWN HEREON IS AT A CONTOUR INTERVAL OF FIVE (5) FEET FROM AN AERIAL SURVEY.

6. THE EXISTING BUILDING DIMENSIONS AND LOCATIONS, AND PARKING LOT LAYOUT AND INTERNAL CIRCULATION INFORMATION ARE TAKEN FROM EXISTING PLANS. THE HOSPITAL AND TWO MEDICAL OFFICE BUILDINGS WERE CONSTRUCTED BETWEEN THE YEARS 1986 AND 1994. THE CHILDCARE CENTER WAS CONSTRUCTED IN 1994. THESE EXISTING BUILDINGS WILL REMAIN. THERE ARE TWO SMALL PROPOSED ADDITIONS TO THE HOSPITAL THAT WERE RECENTLY APPROVED AS A MINOR MODIFICATION. THE ADDITIONS ARE FOR A PROPOSED CHAPEL (520± SQUARE FEET) AND A PROPOSED EXPANSION OF THE PHYSICIANS' LOUNGE (350± SQUARE FEET). THE ADDITIONS ARE REPRESENTED ON THE GRAPHIC. NO ADDITIONAL IMPROVEMENTS ARE PROPOSED TO THE EXISTING BUILDINGS UNDER THIS GDP/GDPA/SEA.

THERE ARE SINGLE FAMILY DETACHED DWELLINGS AND RELATED ACCESSORY STRUCTURES LOCATED ON LOTS 40A, 41, 44, 46, 47 AND 49. ACCORDING TO THE FAIRFAX COUNTY ASSESSMENT RECORDS, THESE DWELLINGS WERE CONSTRUCTED IN 1974, 1964, 1949, 1951, 1973 AND 1949 RESPECTIVELY. THEY WILL BE DEMOLISHED OVER THE YEARS AS THE PROPOSED DEVELOPMENT PROGRAM IS PHASED FOR CONSTRUCTION IN ACCORDANCE WITH A PROPOSED PROFFER.

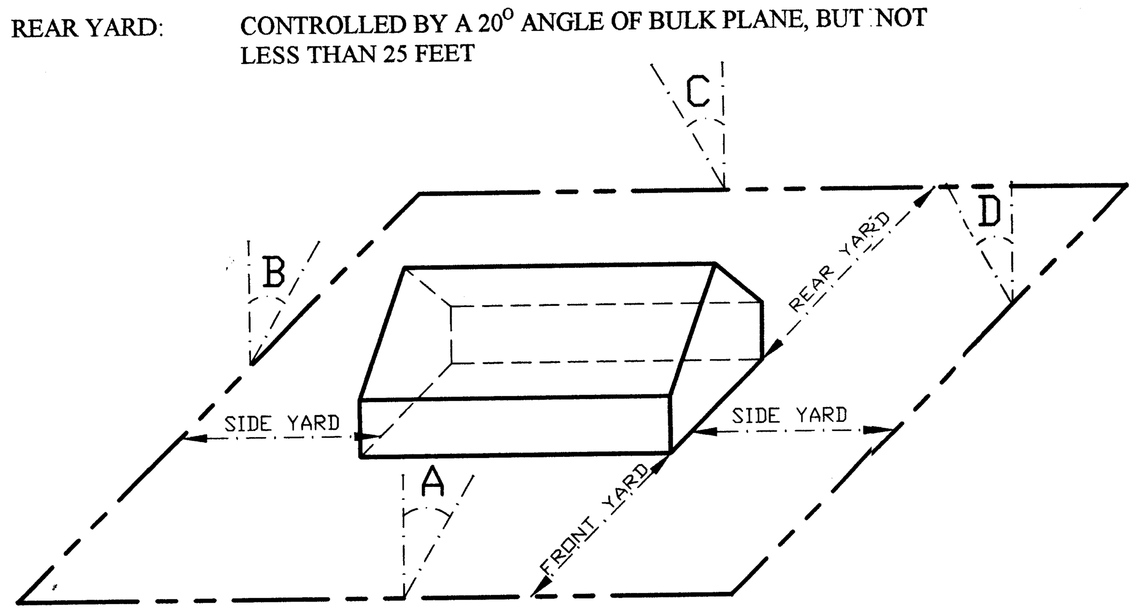
7. THE PROPOSED DEVELOPMENT PROGRAM WILL BE SERVED BY PUBLIC WATER AND SEWER AS SHOWN ON THE GRAPHIC.

8. THE MINIMUM YARD REQUIREMENTS SET FORTH IN THE ZONING ORDINANCE FOR THE C-3 DISTRICT ARE AS FOLLOWS:

FRONT YARD: CONTROLLED BY A 25° 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



FRONT YARD : ∠ A 25° WITH A BUILDING HEIGHT OF 55', THE FRONT YARD = 26' BUT NOT LESS THAN 40'

SIDE YARD : ∠ B NO REQUIREMENT

REAR YARD : ∠ C 20° WITH A BUILDING HEIGHT OF 55', THE REAR YARD = 20' BUT NOT LESS THAN 25'

ANGLE OF BULK PLANE

MINIMUM REQUIRED YARD FOR BUILDING WITH 32' HEIGHT - C-3 DISTRICT

9. LANDSCAPING AND SCREENING HAS BEEN PROVIDED IN ACCORDANCE WITH PREVIOUSLY APPROVED DEVELOPMENT CONDITIONS ON THE EXISTING DEVELOPED PORTION OF THE SUBJECT PROPERTY. LANDSCAPING AND SCREENING WILL BE PROVIDED IN ACCORDANCE WITH THE REPRESENTATIONS ON THE ATTACHED GRAPHIC ON THAT PORTION OF THE SUBJECT PROPERTY WHERE NEW DEVELOPMENT IS PROPOSED.

GIVEN THE 100 FOOT BUFFER THAT IS PROPOSED ALONG RUGBY ROAD AND THE PROPOSED EXTENSIVE OPEN SPACE AREA SOUTH OF ALDER WOODS DRIVE, NO TRANSITIONAL SCREENING OR BARRIER IS PROPOSED ALONG THE SOUTHERN OR WESTERN BOUNDARIES OF THE SUBJECT PROPERTY. A REQUEST IS HEREBY MADE FOR A BOARD MODIFICATION AND WAIVER OF SAID REQUIREMENTS IN CONJUNCTION WITH ITS APPROVAL OF THIS GDP/GDPA/SEA.

10. PARKING AND LOADING SPACES WILL BE PROVIDED FOR THE MIXTURE OF USES ON THE CAMPUS IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE. THE APPLICANT RESERVES THE RIGHT TO REQUEST A REDUCTION IN THE TOTAL NUMBER OF REQUIRED PARKING SPACES IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN PAR. 4 OF SECT. 11-102 OF THE ZONING ORDINANCE.

THE APPLICANT RESERVES THE RIGHT TO REDUCE THE TOTAL NUMBER OF PARKING AND LOADING SPACES ON THE CAMPUS WITHOUT A GDPA/SEA OR ADMINISTRATIVE APPROVAL 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 ENTIRE CAMPUS SITE BE REDUCED TO LESS THAN THAT NUMBER THAT IS REQUIRED FOR THE EXISTING USES ON THE CAMPUS AT THAT POINT IN TIME. FURTHERMORE, IT IS UNDERSTOOD THAT THE PARKING SPACES MAY BE REDUCED TO ACCOMMODATE FUTURE EXPANSION/ADDITIONS TO THE CAMPUS, AS MAY BE APPROVED WITH FUTURE SEA APPLICATIONS, AS LONG AS IT CAN BE DEMONSTRATED THAT ADEQUATE PARKING IS PROVIDED.

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

12. THE EXISTING AND PROPOSED HOSPITAL AND RELATED USES ON SITE DO UTILIZE, STORE, TREAT AND DISPOSE OF HAZARDOUS AND TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PARTS 116.4, 302.4 AND 355; HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA/DEPARTMENT OF WASTE MANAGEMENT VR 672-10-10 - VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS; AND/OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280. TO THE BEST OF OUR KNOWLEDGE AND UNDERSTANDING, ALL SUCH SUBSTANCES THAT ARE UTILIZED, STORED AND/OR DISPOSED OF IN CONJUNCTION WITH THE HOSPITAL AND RELATED USES WILL BE IN ACCORDANCE WITH SAID REGULATIONS.

13. THERE IS NO FLOODPLAIN DESIGNATED BY THE FEDERAL INSURANCE ADMINISTRATION, UNITED STATES GEOLOGICAL SURVEY OR FAIRFAX COUNTY, NO ENVIRONMENTAL QUALITY CORRIDOR (EQC) OR NO RESOURCE PROTECTION AREA (RPA) LOCATED ON THE SUBJECT PROPERTY.

14. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITY EASEMENTS HAVING A WIDTH OF TWENTY-FIVE (25) FEET OR MORE, NOR ARE THERE ANY EXISTING OR MAJOR UNDERGROUND UTILITIES LOCATED ON THE SUBJECT PROPERTY. THERE ARE SEVERAL EXISTING STORM DRAINAGE EASEMENTS GREATER THAN TWENTY-FIVE (25) FEET IN WIDTH LOCATED ON LOTS 38, 39B, 40A AND 40B.

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

16. THE COMPREHENSIVE PLAN RECOMMENDS THAT A BICYCLE TRAIL BE LOCATED ON THE NORTHERN (OR EASTERN) SIDE OF WEST OX ROAD AND ALONG THE NORTHERN (OR EASTERN) SIDE OF THE FAIRFAX COUNTY PARKWAY. IN ADDITION, A PEDESTRIAN TRAIL IS RECOMMENDED ALONG THE WESTERN SIDE OF RUGBY ROAD.

17. STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMPs) WILL BE PROVIDED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS SET FORTH IN THE PUBLIC FACILITIES MANUAL, CHAPTER 118 OF THE CODE OF THE COUNTY OF FAIRFAX, THE CHESAPEAKE BAY PRESERVATION ORDINANCE AND ALSO IN ACCORDANCE WITH THE DEVELOPMENT CONDITIONS APPROVED WITH THE APPROVAL OF SEA 84-C-076-4 AND SE 92-Y-024. THE EXISTING AND PROPOSED SWM AND BMP FACILITIES ARE REPRESENTED ON THE GRAPHIC. THEY ARE SUBJECT TO ADJUSTMENT WITH FINAL ENGINEERING AND DESIGN. AN ADDITIONAL FACILITY (S) MAY BE NEEDED BASED ON FINAL ENGINEERING, AND SUCH FACILITY COULD BE LOCATED IN THE PROPOSED OPEN SPACE ON LOTS 38, 39A AND 39B.

18. IN ACCORDANCE WITH THE PRIOR APPROVAL OF PROFFER 22 DATED JULY 25, 1991 AND IN ACCORDANCE WITH THE RECOMMENDATION SET FORTH IN THE COMPREHENSIVE PLAN, THE FLOOR AREA RATIO (FAR) IS BASED ON THE ORIGINAL LAND AREAS OF SE 84-C-076 AND SE 92-Y-024 AND THE PROPOSED ADDITIONAL LAND AREA, IT BEING UNDERSTOOD THAT THE FLOOR AREA RATIO RELATED TO ALL PRIOR DEDICATIONS AND ALL FUTURE DEDICATIONS IS RESERVED FOR THE DEVELOPMENT OF THE SUBJECT PROPERTY IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN PAR. 4 OF SECT. 2-308 OF THE ZONING ORDINANCE. ULTIMATE DEVELOPMENT OF THE SUBJECT PROPERTY WILL NOT EXCEED A COMBINED TOTAL FLOOR AREA RATIO OF 0.20.

19. THE DEVELOPMENT OF THE PROPOSED IMPROVEMENTS WILL OCCUR IN PHASES. THE FIRST PHASE OF THE CONSTRUCTION, THE ASSISTED LIVING FACILITY, IS CURRENTLY PLANNED TO COMMENCE AS SOON AS APPLICABLE PLANS AND PERMITS ARE APPROVED. IT IS CURRENTLY ANTICIPATED THAT ONE OF THE PROPOSED MEDICAL OFFICE BUILDINGS WILL BE CONSTRUCTED WITHIN THE NEXT FIVE YEARS AND THE SECOND PROPOSED MEDICAL OFFICE BUILDING WILL BE CONSTRUCTED IN SUBSEQUENT YEARS WHEN THE DEMAND WARRANTS. AS A CONSEQUENCE, IT IS TO BE UNDERSTOOD THAT CONSTRUCTION OF ALL PHASES OF DEVELOPMENT WILL NOT COMMENCE WITHIN THE THIRTY (30) MONTHS FROM THE DATE OF APPROVAL OF THE SEA AS PRESCRIBED BY THE PROVISION SET FORTH IN SECT. 9-015 OF THE ZONING ORDINANCE.

IT IS TO BE FURTHER UNDERSTOOD THAT AS PART OF THE LONG TERM PHASING OF DEVELOPMENT, INTERIM PARKING AREAS WILL BE REQUIRED AND THEY MAY NOT BE LOCATED IN ACCORDANCE WITH THE ILLUSTRATIVE DEVELOPMENT PROGRAM; HOWEVER THEY WILL BE CONFINED WITHIN THE PROPOSED FLEXIBILITY AREA AS DELINEATED ON THE GRAPHIC.

20. IT IS TO BE UNDERSTOOD THAT THE LAYOUT WITHIN THE PROPOSED FLEXIBILITY AREA IS ILLUSTRATIVE AND SUBJECT TO CHANGE IN ACCORDANCE WITH A PROPOSED PROFFER.

21. THE FLOOR AREAS REPRESENTED IN THE TABULATION ARE GROSS FLOOR AREAS AS DEFINED IN THE ZONING ORDINANCE. IT IS UNDERSTOOD THAT THE PROPOSED BUILDINGS OR PORTIONS THEREOF MAY HAVE CELLAR SPACE(S) WHICH SPACE(S) 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.

22. IT IS UNDERSTOOD THAT ADDITIONAL SITE FEATURES SUCH AS GAZEBOS, 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.

ALL SIGNS WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN ARTICLE 12 OF THE ZONING ORDINANCE. ALL LIGHT STANDARDS OUTSIDE OF THE ASSISTED LIVING FACILITY LAND BAY WILL BE SIMILAR IN SIZE AND HEIGHT TO THE EXISTING LIGHT STANDARDS ON THE CAMPUS AND 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.

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.

TABULATION FOR AREA OF GDP:

EXISTING ZONING	R-1
PROPOSED ZONING	C-3
LAND AREA	25.61±AC*
GROSS FLOOR AREA PERMITTED (25.61 AC @ 0.20 FAR - PER COMPREHENSIVE PLAN)	223,114± SF
EXISTING GROSS FLOOR AREA	
CHILD CARE CENTER	9,380± SF
PROPOSED GROSS FLOOR AREA	
PORTION OF ASSISTED LIVING FACILITY (70,900± SF TOTAL)	27,900± SF
PORTION OF MEDICAL OFFICE BUILDING #3 (88,000± SF TOTAL)	15,000± SF**
PORTION OF MEDICAL OFFICE BUILDING #4 (88,000± SF TOTAL)	15,000± SF**
TOTAL PROPOSED GROSS FLOOR AREA	57,900± SF
TOTAL EXISTING AND PROPOSED GROSS FLOOR AREA	67,280± SF
FLOOR AREA RATIO (FAR)	
PERMITTED - PER COMPREHENSIVE PLAN	0.20
PROPOSED	0.06*
OPEN SPACE	
REQUIRED (15% OF 25.61 AC)	3.84± AC
PROPOSED (60%)	15.36± AC

TABULATION FOR AREA OF GDPA:

EXISTING/PROPOSED ZONING	C-3
LAND AREA	38.26±AC*
GROSS FLOOR AREA PERMITTED (46.3296 AC @ 0.20 FAR - PER COMPREHENSIVE PLAN)	403,623± SF
EXISTING GROSS FLOOR AREA	
HOSPITAL AND RELATED BUILDINGS	183,771± SF
MEDICAL OFFICE BUILDING #1	82,031± SF
MEDICAL OFFICE BUILDING #2	93,404± SF
APPROVED MINOR MODIFICATION TO HOSPITAL	870± SF
TOTAL EXISTING AND APPROVED GROSS FLOOR AREA	360,076± SF
PROPOSED GROSS FLOOR AREA	189,000± SF
PORTION OF ASSISTED LIVING FACILITY (70,900± SF TOTAL)	43,000± SF
PORTION OF MEDICAL OFFICE BUILDING #3 (88,000± SF TOTAL)	73,000± SF**
PORTION OF MEDICAL OFFICE BUILDING #4 (88,000± SF TOTAL)	73,000± SF**
TOTAL EXISTING, APPROVED AND PROPOSED GROSS FLOOR AREA	549,076± SF
FLOOR AREA RATIO (FAR)	
PERMITTED - PER COMPREHENSIVE PLAN	0.20*
PROPOSED	0.33*
OPEN SPACE	
REQUIRED (15% OF 38.26 AC)	5.74± AC
PROPOSED (50%)	19.13± AC

TABULATION FOR COMBINED TOTAL AREA OF GDP/GDPA/SEA:

EXISTING ZONING	C-3 AND R-1
PROPOSED ZONING	C-3
LAND AREA	63.87±AC*
GROSS FLOOR AREA PERMITTED (72.1253 AC @ 0.20 FAR - PER COMPREHENSIVE PLAN)	628,355± SF
EXISTING GROSS FLOOR AREA	369,456± SF
PROPOSED GROSS FLOOR AREA	246,900± SF
ASSISTED LIVING FACILITY	70,900± SF
MEDICAL OFFICE BUILDING #3	88,000± SF
MEDICAL OFFICE BUILDING #4	88,000± SF
TOTAL EXISTING AND PROPOSED GROSS FLOOR AREA	616,356± SF
GROSS FLOOR AREA AVAILABLE FOR EXPANSION(S) TO BE APPROVED IN THE FUTURE	11,999± SF
FLOOR AREA RATIO (FAR)	
PERMITTED - PER COMPREHENSIVE PLAN	0.20*
PROPOSED	0.196*
OPEN SPACE	
REQUIRED (15% OF 63.87 AC)	9.58± AC
PROPOSED (55%)	35.12± AC
PARKING SPACES REQUIRED	1617
HOSPITAL: 160 LICENSED BEDS @ 2.9 SPACES/BED	464
MOB #1: 82,031 SF X 3 SPACES/1,000 SF GFA	247
MOB #2: 93,404 SF X 3 SPACES/1,000 SF GFA	281
CHILD CARE CENTER: 150 CHILDREN X 0.16 SPACE/CHILD	24
PROPOSED ASSISTED LIVING FACILITY	73
112 RESIDENTS @ 1 SPACE/3 RESIDENTS = 38 SPACES	
35 EMPLOYEES @ 1 SPACE/EMPLOYEE = 35 SPACES	
MOB #3: 88,000 SF X 3 SPACES/1,000 SF GFA	264
MOB #4: 88,000 SF X 3 SPACES/1,000 SF GFA	264
PARKING SPACES PROPOSED	1,820±

BUILDING HEIGHTS

EXISTING	
HOSPITAL (4 STORIES)	48± FT
MEDICAL OFFICE BUILDING #1 (4 STORIES)	52± FT
MEDICAL OFFICE BUILDING #2 (4 STORIES)	52± FT
MAINTENANCE FACILITY (1 STORY)	14± FT
ADMINISTRATIVE OFFICES (1 STORY)	15± FT
PROPOSED	
ASSISTED LIVING FACILITY (3 STORIES)	50± FT
MEDICAL OFFICE BUILDING #3 (4 STORIES)	52± FT
MEDICAL OFFICE BUILDING #4 (4 STORIES)	52± FT

* THE LAND AREA FOR FLOOR AREA RATIO (FAR) CALCULATIONS IS THE ORIGINAL LAND AREA(S) PRIOR TO DEDICATIONS.

46.3296 AC	- ORIGINAL LAND AREA OF HOSPITAL CAMPUS
1.4357 AC	- ORIGINAL LAND AREA OF CHILD CARE CENTER
24.36 AC	- LAND AREA TO BE ADDED TO APPLICATION
72.1253 AC	- TOTAL FOR PURPOSE OF FAR CALCULATION

** THE PORTION (S) OF MEDICAL OFFICE BUILDING(S) #3 AND #4 WITHIN THE RESPECTIVE AREA(S) OF THE GDP AND GDPA ARE SUBJECT TO CHANGE IN ACCORDANCE WITH NOTE 20.

Application No. PCA 85-C-091-4 Staff 49
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 5/24/99
Date of (BOS) (PC) approval 7/12/99
Sheet 2 of 5

JTT 5-18-99
REV. MAY 18, 1999
Rev. May 10, 1999
Rev. April 23, 1999
Rev. March 5, 1999

COMMONWEALTH OF VIRGINIA
J. THOMAS TANNER, JR.
No. 9765
5-11-99
PROFESSIONAL ENGINEER
ENGINEER'S SEAL & SIGNATURE

RZ-1998-SU-067
PCA-85-C-091-4
SEA-84-C-076-5

Dewberry & Davis
Engineers Planners Surveyors Landscape Architects
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GENERALIZED DEVELOPMENT PLAN/GENERALIZED DEVELOPMENT PLAN AMENDMENT/SPECAL EXCEPTION AMENDMENT

FAIR OAKS HOSPITAL CAMPUS

SULLY DISTRICT FAIRFAX COUNTY, VIRGINIA

DRAWN BY	JC
DESIGNED BY	Others
CHECKED BY	PGY
DATE	Oct. 5, 1998 Rev. Dec. 1, 1998
SCALE	-
PLAN NUMBER	
ZONED	
SHEET	2 OF 5
FILE NUMBER	M-9933

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AREA OF REZONING—
GENERALIZED DEVELOPMENT PLAN
25.61±ACRES

COMBINED TOTAL AREA OF
SPECIAL EXCEPTION AMENDMENT
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AREA OF PCA—
GENERALIZED DEVELOPMENT
PLAN AMENDMENT
38.26±ACRES

CENTURY OAK

FAIR OAKS GLEN

RUGBY ROAD ROUTE 750

OX TRAIL ROUTE 6085

JOSEPH SIDWICK DRIVE

FAIR OAKS ESTATE

LEGEND

EXISTING SIDEWALK

PROPOSED SIDEWALK

PROPOSED SPECIAL PAVING

RZ-1998-SU-067
PCA-85-C-091-4
SEA-84-C-076-5

Application No. PCA 85-C-091-4 Staff
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(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 5/24/99
Date of (BOS) (PC) approval 7/12/99
Sheet 3 of 5

J.T.T. 5-18-99 REV. MAY 18, 1999
Rev. May 10, 1999
Rev. April 23, 1999

COMMONWEALTH OF VIRGINIA
J. THOMAS TANNER, JR.
No. 9765
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ENGINEER'S SEAL & SIGNATURE

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PEDESTRIAN CIRCULATION PLAN

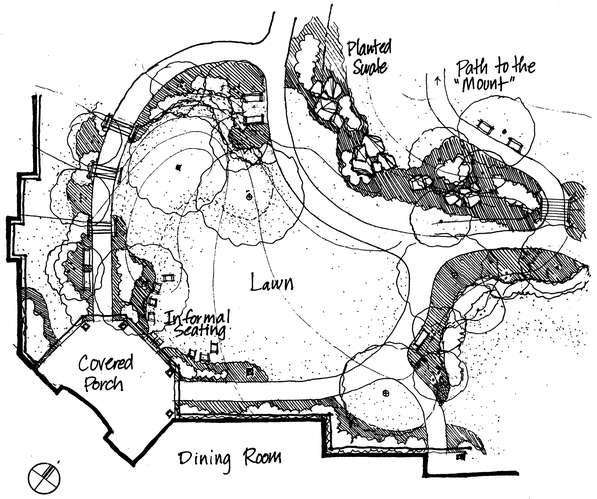
FAIR OAKS HOSPITAL CAMPUS

FAIRFAX COUNTY, VIRGINIA

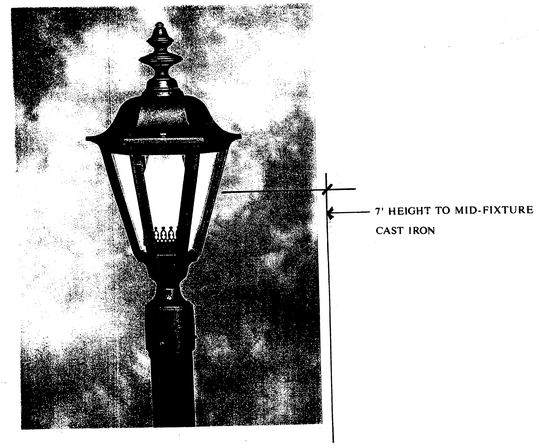
SULLY DISTRICT

DRAWN BY	JC
DESIGNED BY	Others
CHECKED BY	PGY
DATE	March 5, 1999
SCALE	1' = 100'
PLAN NUMBER	
ZONED	
SHEET	3 OF 5
FILE NUMBER	M-9933

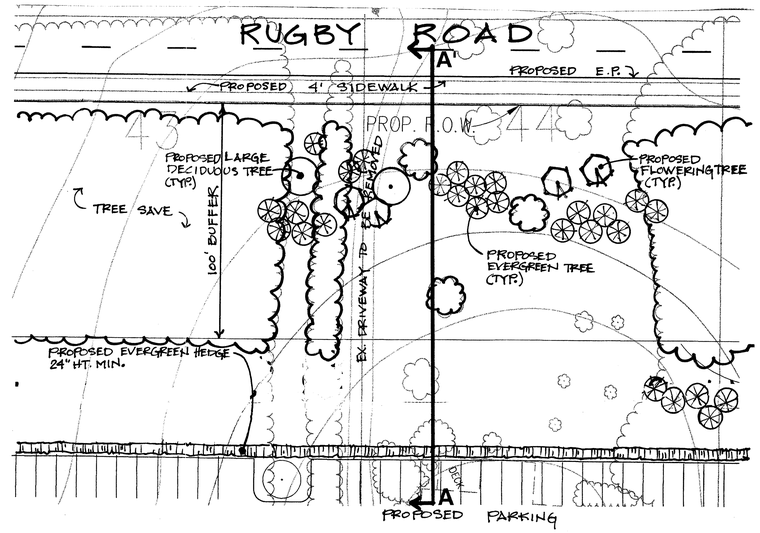
PROJECT\FAIROAKS\4_23pedc.dwg Mon May 10 15:42:38 1999 J. CENA



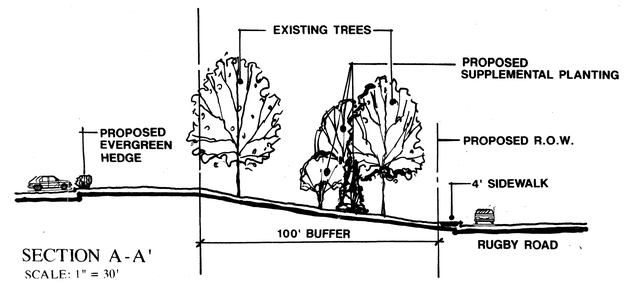
Assisted Living Courtyard
Scale: 1:200 M



PROPOSED LIGHT FIXTURE - Assisted Living Facility
NOT TO SCALE

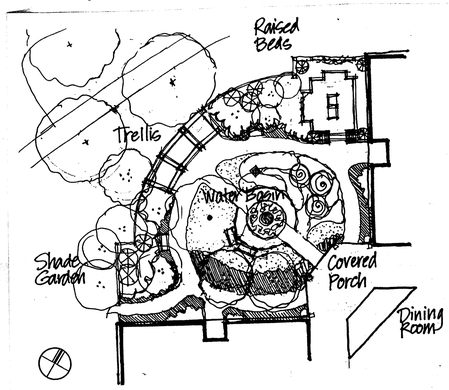


TYPICAL 100' BUFFER/SUPPLEMENTAL PLANTING
SCALE: 1" = 30'

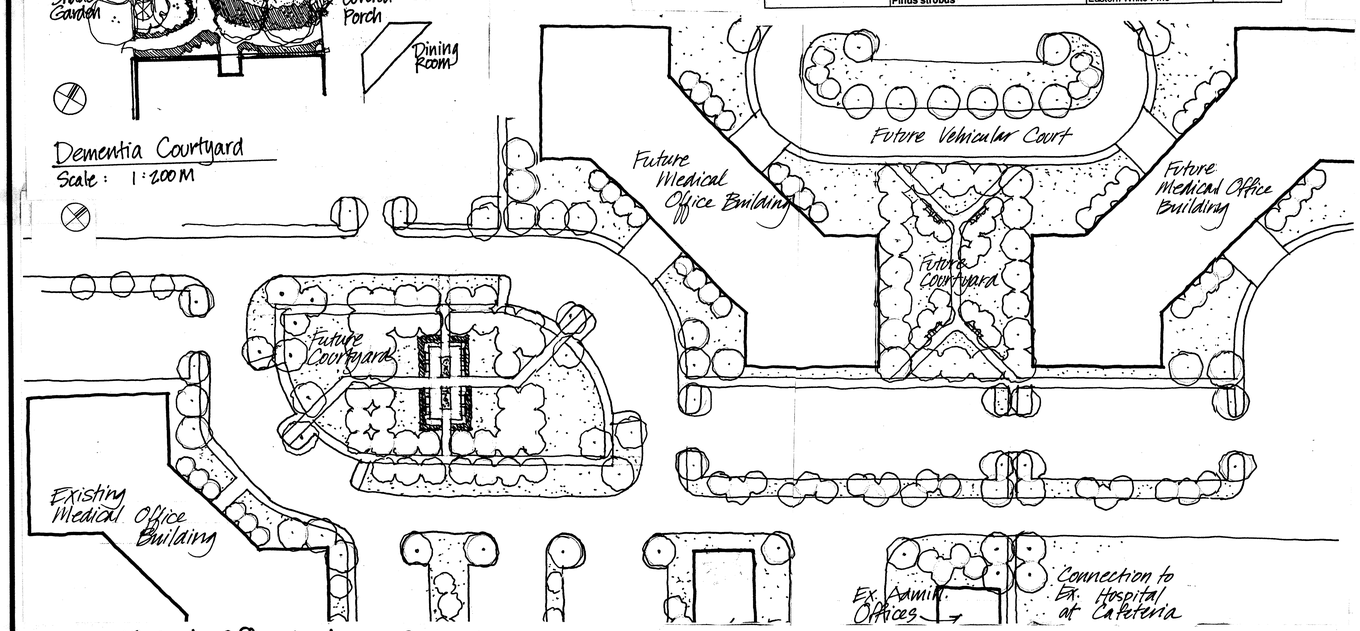


SECTION A-A'
SCALE: 1" = 30'

Plant Legend			
Symbol	Botanical Name		Size
	Canopy Tree - to be selected from the following:		2-2.5" (5cm - 6.5cm)
	Acer saccharum	Sugar Maple	
	Gleditsia triacanthos var. inermis 'Skyline'	Skyline Honeylocust	
	Platanus acerifolia 'Bloodgood'	London Plane Tree	
	Quercus palustris	Pin Oak	
	Ornamental Tree - to be selected from the following:		1.5-2" (2.5cm - 4cm)
	Amelanchier canadensis	Serviceberry	
	Betula nigra 'Heritage'	Heritage River Birch	
	Cercis canadensis	Eastern Redbud	
	Crataegus phaenopyrum	Washington Hawthorn	
	Evergreen Tree - to be selected from the following:		6-7' (1.8M - 2.1M)
	Ilex opaca	American Holly	
	Juniperus virginiana	Virginia Red Cedar	
	Picea abies	Norway Spruce	
	Pinus strobus	Eastern White Pine	



Dementia Courtyard
Scale: 1:200M



Medical Office Building Courtyard
NOT TO SCALE

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

PCA85-C-091-4 Application No. Staff
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 5/24/99
Date of (BOS) (PC) approval 7/12/99
Sheet 4 of 5

COMMONWEALTH OF VIRGINIA
J. THOMAS TANNER, JR.
No. 9765
PROFESSIONAL ENGINEER
3-05-99
FOR INFORMATION ONLY
ENGINEER'S SEAL & SIGNATURE

5-18-99 REV. MAY 18, 1999
5-11-99 Rev. May 10, 1999
4-23-99 Rev. April 23, 1999

LEWIS SCULLY GIONET
Engineers Planners Surveyors Landscape Architects
Dewberry & Davis
8401 Arlington Blvd., Fairfax, Va. 22031
(703) 849-0100 FAX (703) 849-0118

RZ-1998-SU-067
PCA-85-C-091-4
SEA-84-C-076-5

LANDSCAPE ENLARGEMENT, LIGHTING,
FAIR OAKS HOSPITAL CAMPUS
FAIRFAX COUNTY, VIRGINIA
SULLY DISTRICT

DRAWN BY	JC
DESIGNED BY	Others
CHECKED BY	PGY
DATE	March 5, 1999
SCALE	
PLAN NUMBER	
ZONED	
SHEET	4 OF 5
FILE NUMBER	M-9933

PROJECT\FAIROAKS\SHL4det.dwg Thu Mar 04 12:53:49 1999 J. CENA

RUGBY ROAD ROUTE #750
(15.24 R.O.W.)
POSTED SPEED LIMIT = 35 MPH
DESIGN SPEED LIMIT = 40 MPH

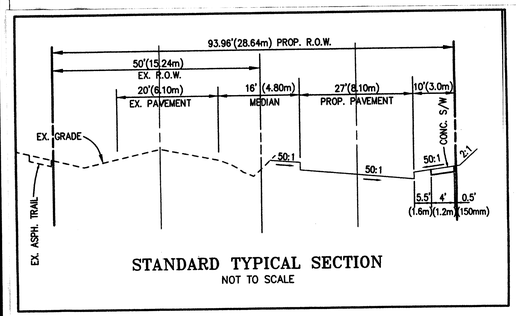
FAIRFAX CO. PARKWAY ROUTE # 7100

ALDER WOODS DRIVE ROUTE #7201
(VARIABLE R.O.W.)
POSTED SPEED LIMIT = 25 MPH

EX. ASPHALT TRAIL(APPROX. LOC.)
PAVEMENT STRIPING TO BE REMOVED
100' TURN LANE
100'(30.50m) TAPER
EX. 1.2 CONC. WALK
4'(1.20m) CONC. S/W
PROP. R.O.W.
EX. R.O.W.
EX. E.P.
EX. CG
CG-2
CG-6
N25°10'05"E 445.335
S64°49'55"E 2.133
N27°27'37"E 30.504
N25°10'05"E 15.240
N25°10'05"E 38.100
R=7,620 L=11.969
S64°49'55"E 66.751
N64°49'55"W 160.020
S63°06'15"E
MATCH LINE - SEE BELOW

RUGBY ROAD ROUTE #750
(15.24 R.O.W.)
POSTED SPEED LIMIT = 35 MPH
DESIGN SPEED LIMIT = 40 MPH

EX. ASPHALT TRAIL(APPROX. LOC.)
S64°49'55"E 0.015
R=117.940 CCW
L=64.429
240.60R
251.30R
232.50R
229.50R
229(6.55m) CCW
MISTY CREEK LANE
STATE OX TRAIL ROUTE 6985
N 63°43'40"E
N 35°51'20"W
169.45(51.6m)
236.62' (70.2m)
160.18' (48.8m)
MATCH LINE - SEE ABOVE



STANDARD TYPICAL SECTION
NOT TO SCALE

JT 5-18-99
REV. MAY 18, 1999

Application No. PCA 85-C-091-4 Staff AO
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 5/24/99
Date of (BOS) (PC) approval 5/12/99
Sheet 6 of 5

COMMONWEALTH OF VIRGINIA
J. THOMAS TANNER, JR.
No. 9765
5-11-99
PROFESSIONAL ENGINEER
ENGINEER'S SEAL & SIGNATURE

Dewberry & Davis
Engineers Planners Surveyors Landscape Architects
8401 Arlington Blvd., Fairfax, Va. 22031
☎(703) 849-0100 FAX (703) 849-0118

RUGBY ROAD IMPROVEMENT STUDY
FAIR OAKS HOSPITAL CAMPUS
FAIRFAX COUNTY, VIRGINIA
SULLY DISTRICT

DRAWN BY	JC
DESIGNED BY	Others
CHECKED BY	PGY
DATE	May 10, 1999
SCALE	1:600
PLAN NUMBER	
ZONED	
SHEET	5 OF 5
FILE NUMBER	M-9933

PROJECT\FAIROAKS\rugbySh5.dwg Mon May 10 15:37:44 1999 J. CENA