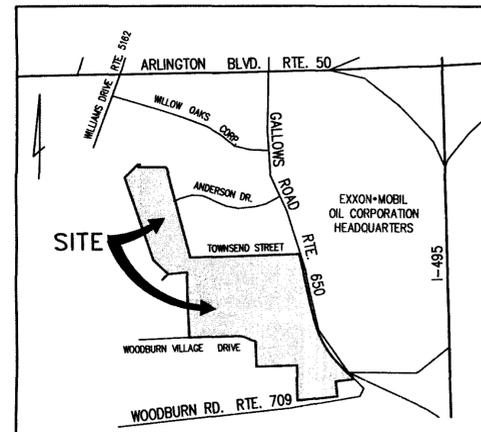


INOVA FAIRFAX HOSPITAL CAMPUS

Providence District

Fairfax County, Virginia

Special Exception Amendment Plat SEA 80-P-078-14



VICINITY MAP
 SCALE: 1" = 1000'

Applicant:
 Inova Health Care Services
 3300 Gallows Road
 Falls Church, Virginia 22042

Callon No. SEA 80-P-078-14
 APPROVED SE / SP PLAN
 SEE DEV CONDS DATED NOV 28, 2005
 Date of (BOS) (BZA) approval Nov 29, 2005
 Sheet 1 of 9



Rev. October 3, 2005
 July 27, 2005

Sheet Index

1. COVER SHEET
2. SPECIAL EXCEPTION AMENDMENT PLAT
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INOVA FAIRFAX HOSPITAL CAMPUS
 Special Exception Amendment Plat
 SEA 80-P-078-14

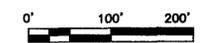
RECEIVED
 Department of Planning & Zoning
 OCT 04 2005
 Zoning Evaluation No. 10561

INOVA FAIRFAX HOSPITAL CAMPUS
SPECIAL EXCEPTION AMENDMENT
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA



KEY PLAN

SCALE



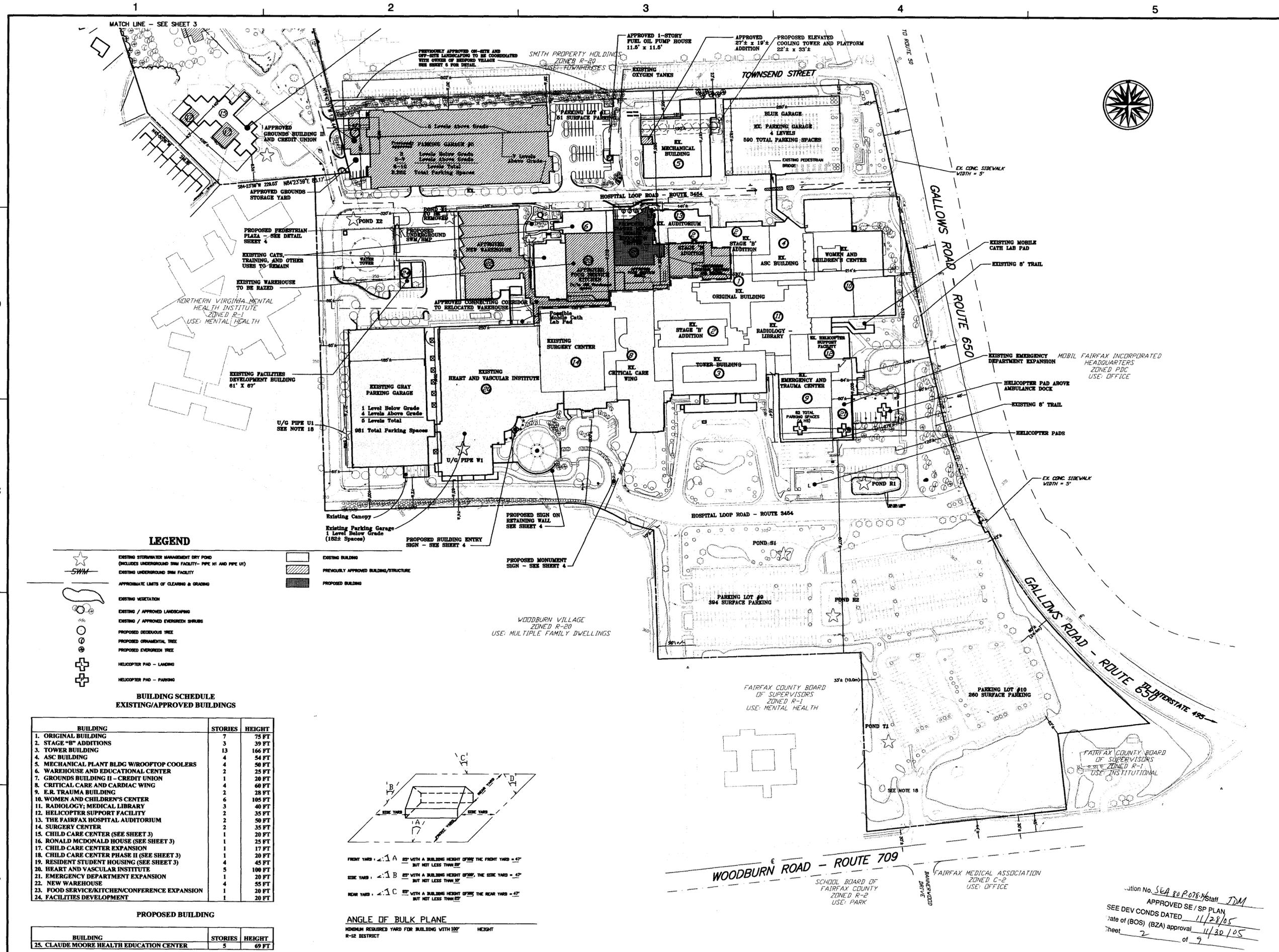
No.	DATE	BY	Description
1	10.03.05	JMC	

REVISIONS

DRAWN BY: JMC
APPROVED BY: PGY
CHECKED BY: PGY
DATE: July 27, 2005

INOVA FAIRFAX HOSPITAL CAMPUS
Special Exception Amendment Plat

PROJECT NO.



LEGEND

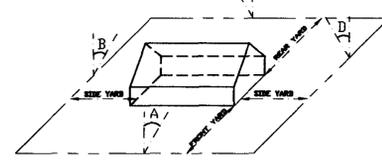
- EXISTING STORMWATER MANAGEMENT DRY POND (INCLUDES UNDERGROUND SPM FACILITY - PIPE IN AND PIPE OUT)
- EXISTING UNDERGROUND SPM FACILITY
- APPROXIMATE LIMITS OF CLEARING & GRADING
- EXISTING VEGETATION
- EXISTING / APPROVED LANDSCAPING
- EXISTING / APPROVED EVERGREEN SHRUBS
- PROPOSED DECIDUOUS TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED EVERGREEN TREE
- HELICOPTER PAD - LANDING
- HELICOPTER PAD - PARKING
- EXISTING BUILDING
- PREVIOUSLY APPROVED BUILDING/STRUCTURE
- PROPOSED BUILDING

BUILDING SCHEDULE
EXISTING/APPROVED BUILDINGS

BUILDING	STORIES	HEIGHT
1. ORIGINAL BUILDING	7	75 FT
2. STAGE "B" ADDITIONS	3	39 FT
3. TOWER BUILDING	13	166 FT
4. ASC BUILDING	4	54 FT
5. MECHANICAL PLANT BLDG W/ROOFTOP COOLERS	4	50 FT
6. WAREHOUSE AND EDUCATIONAL CENTER	2	25 FT
7. GROUNDS BUILDING II - CREDIT UNION	1	20 FT
8. CRITICAL CARE AND CARDIAC WING	4	60 FT
9. E.R. TRAUMA BUILDING	2	28 FT
10. WOMEN AND CHILDREN'S CENTER	6	105 FT
11. RADIOLOGY; MEDICAL LIBRARY	3	40 FT
12. HELICOPTER SUPPORT FACILITY	2	35 FT
13. THE FAIRFAX HOSPITAL AUDITORIUM	2	50 FT
14. SURGERY CENTER	2	35 FT
15. CHILD CARE CENTER (SEE SHEET 3)	1	20 FT
16. RONALD McDONALD HOUSE (SEE SHEET 3)	1	25 FT
17. CHILD CARE CENTER EXPANSION	1	17 FT
18. CHILD CARE CENTER PHASE II (SEE SHEET 3)	1	20 FT
19. RESIDENT STUDENT HOUSING (SEE SHEET 3)	4	45 FT
20. HEART AND VASCULAR INSTITUTE	5	100 FT
21. EMERGENCY DEPARTMENT EXPANSION	1	20 FT
22. NEW WAREHOUSE	4	55 FT
23. FOOD SERVICE/KITCHEN/CONFERENCE EXPANSION	1	20 FT
24. FACILITIES DEVELOPMENT	1	20 FT

PROPOSED BUILDING

BUILDING	STORIES	HEIGHT
25. CLAUDE MOORE HEALTH EDUCATION CENTER	5	69 FT



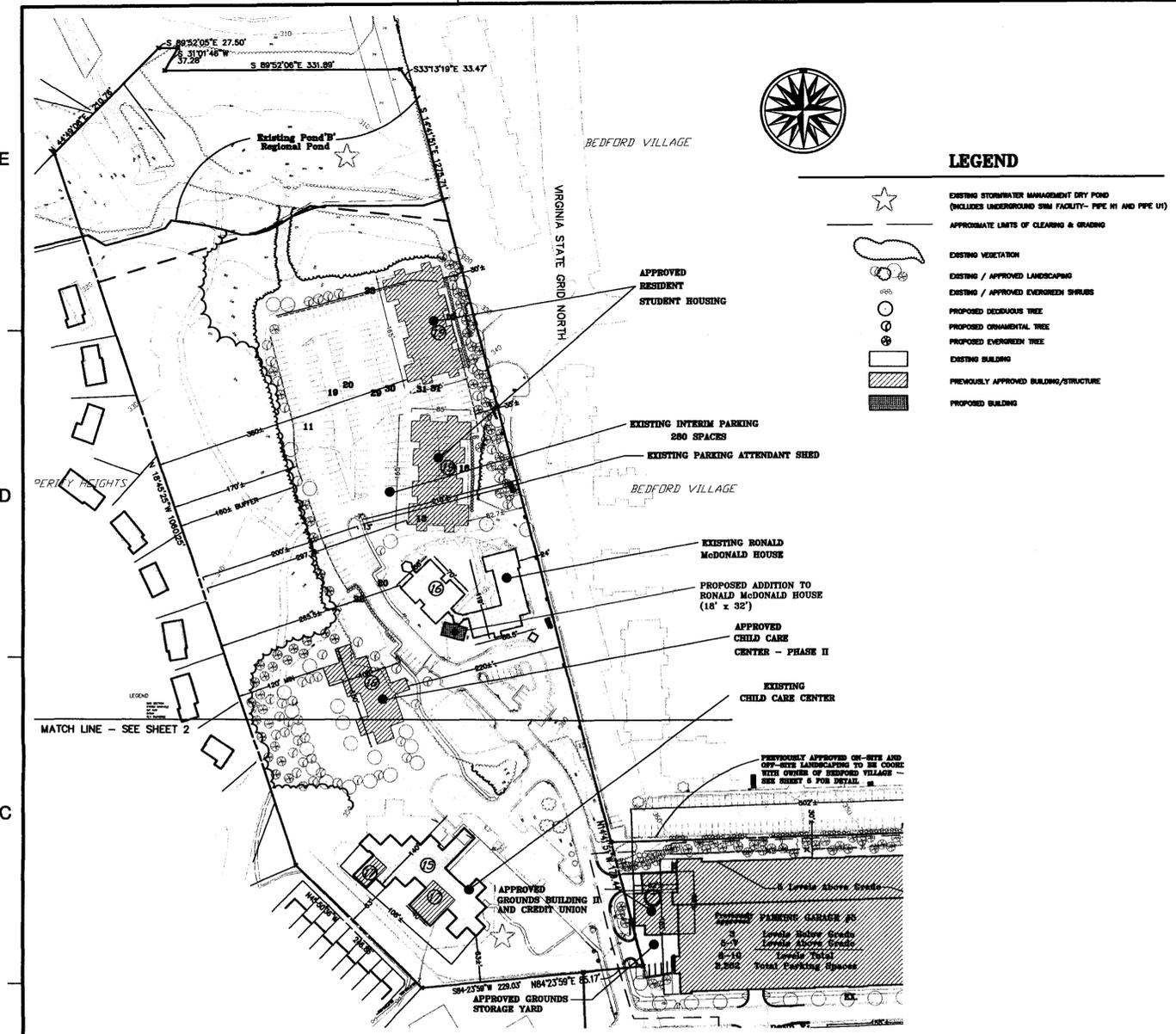
FRONT YARD: A 25' WITH A BUILDING HEIGHT OF 25' TO THE FRONT YARD = 47' BUT NOT LESS THAN 25'

SIDE YARD: B 25' WITH A BUILDING HEIGHT OF 25' TO THE SIDE YARD = 47' BUT NOT LESS THAN 25'

REAR YARD: C 25' WITH A BUILDING HEIGHT OF 25' TO THE REAR YARD = 47' BUT NOT LESS THAN 25'

ANGLE OF BULK PLANE
MINIMUM REQUIRED YARD FOR BUILDING WITH 100' HEIGHT
R-12 DISTRICT

C:\PROJECT\Fairfax\SEA\deliverables\Special_Excemption_Plat - Fchrisp.dwg, 9/30/2005 9:20:55 AM, jzara



LEGEND

- ☆ EXISTING STORMWATER MANAGEMENT DRY POND (INCLUDES UNDERGROUND SWM FACILITY - PIPE IN AND PIPE OUT)
- APPROXIMATE LIMITS OF CLEARING & GRADING
- EXISTING VEGETATION
- EXISTING / APPROVED LANDSCAPING
- EXISTING / APPROVED EVERGREEN SHRUBS
- PROPOSED DECIDUOUS TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED EVERGREEN TREE
- EXISTING BUILDING
- PREVIOUSLY APPROVED BUILDING/STRUCTURE
- PROPOSED BUILDING

TABULATION

EXISTING ZONING.....R-12	
LAND AREA.....58.90 AC'	
EXISTING/PROPOSED USE.....833 BED HOSPITAL AND ACCESSORY USES	
GROSS FLOOR AREA	
CURRENTLY PERMITTED PER COMPREHENSIVE PLAN (0.70 FAR).....1,821,287± SF²	
CURRENTLY APPROVED THROUGH SEA 80-P-078-13.....1,744,534± SF	
PROPOSED ADDITIONAL.....11,196± SF	
CLAUDE MOORE HEALTH EDUCATION CENTER.....11,196± SF	
ONE ADDITIONAL FLOOR.....10,620± SF	
RONALD MCDONALD HOUSE ADDITION.....576± SF	
TOTAL CURRENTLY APPROVED AND PROPOSED ADDITIONAL GROSS FLOOR AREA (1,744,534± SF + 11,196± SF).....1,755,730± SF	
TOTAL EXISTING AND PENDING OCCUPANCY GROSS FLOOR AREA.....1,511,601± SF	
ADDITIONAL GROSS FLOOR AREA AVAILABLE WITH FUTURE APPROVALS (1,821,287± SF - 1,744,534± SF - 11,196± SF).....65,557± SF	
FLOOR AREA RATIO (FAR) BASED ON 59.73 ACRES	
PERMITTED PER COMPREHENSIVE PLAN.....0.70	
CURRENTLY APPROVED.....0.67	
PROPOSED.....0.67	
OPEN SPACE	
REQUIRED (25% OF 58.90 ACRES).....14.7 AC	
PROPOSED (38% OF 58.90 ACRES).....22.4 AC	
PARKING SPACES REQUIRED.....2,721¹	
HOSPITAL: 833 LICENSED BEDS @ 2.9 SPACES/BED.....2,416	
CHILD CARE CENTERS: 350 CHILDREN @ 0.16 SPACES/CHILD.....56	
RESIDENT STUDENT HOUSING: 56 UNITS @ 1.6 SPACES/UNIT.....90	
RONALD MCDONALD HOUSE: 8 UNITS @ 1 SPACE/UNIT.....8	
PLUS 1 SPACE/STAFF MEMBER (7).....15	
EDUCATION CENTER: 70 FACULTY/EMPLOYEES PLUS 74 STUDENTS/VISITORS @ 1 SPACE PER.....144	

PARKING SPACES	
EXISTING.....2,564	
BLUE GARAGE.....590	
GREY GARAGE.....981	
LOT #9.....394	
LOT #10.....260	
EMERGENCY CENTER AND RANDOM SPACES (82+10).....92	
CHILD CARE.....27	
RONALD MCDONALD HOUSE.....12	
HEART INSTITUTE GARAGE AND SURFACE EMERGENCY AND TRAUMA CENTER.....28	
TEMPORARY SPACES.....1,950	
TEMPORARY LOT ON PARCEL 136C.....280	
VALET PARKING - LOTS 9, 10 AND BLUE GARAGE.....500	
LEASED SPACES OFF-SITE.....1,170	
TOTAL EXISTING AND TEMPORARY (2,568 + 1,950).....4,518	
PREVIOUSLY APPROVED NOT YET CONSTRUCTED/AVAILABLE.....2,504	
PHASE II GARAGE #5 (10 LEVELS).....2,262	
LOT 1 (SURFACE SPACES FOLLOWING CONSTRUCTION).....51	
LOT 7 (FOLLOWING CONSTRUCTION).....38	
PARCEL 136C-FUTURE ULTIMATE DEVELOPMENT PROGRAM.....153	
PROPOSED GRAND TOTAL (4,518 - 1,950 (TEMPORARY) + 2,504).....5,072	

1. THE ORIGINAL LAND AREA OF 59.73 ACRES HAS BEEN ADJUSTED TO REFLECT PREVIOUS RIGHT-OF-WAY DEDICATIONS.
2. SEE NOTE 18.
3. SEE NOTE 9.

NOTES

1. THE PROPERTY THAT IS THE SUBJECT OF THIS SPECIAL EXCEPTION AMENDMENT (SEA) APPLICATION IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS 59-2 (1) 1A (PART), 1B (PART), 1C (PART), 1D AND 1E, AND 49-3 (1) 136C AND 136C1.
2. THIS SPECIAL EXCEPTION AMENDMENT (SEA) PLAT ACCOMPANIES AN APPLICATION TO AMEND THE CURRENTLY APPROVED SEA 80-P-078-13 THAT WAS APPROVED BY THE BOARD OF SUPERVISORS ON NOVEMBER 15, 2004. THIS SEA HAS BEEN FILED FOR THE APPROVAL OF THE FOLLOWING IMPROVEMENTS AND/OR REVISIONS TO THE CURRENTLY APPROVED DEVELOPMENT PROGRAM ON THE INOVA FAIRFAX HOSPITAL CAMPUS:
 - A. TO CONSTRUCT A FIFTH FLOOR ON THE PREVIOUSLY APPROVED CLAUDE MOORE HEALTH EDUCATION CENTER.
 - B. TO REPRESENT A PROPOSED SMALL PEDESTRIAN PLAZA BETWEEN THE CATS - TRAINING BUILDING AND THE PROPOSED NEW WAREHOUSE BUILDING.
 - C. TO REPRESENT AN ADDITIONAL COOLING TOWER ON AN EXTENSION TO THE ROOF OF THE EXISTING MECHANICAL BUILDING FOR A TOTAL OF EIGHT (8) COOLING TOWERS.
 - D. TO CONSTRUCT A SMALL, ONE STORY, 576 SQUARE FOOT ADDITION TO THE FRONT OF THE RONALD MCDONALD HOUSE FOR ADDITIONAL ADMINISTRATIVE SPACE.
3. THE BOUNDARY INFORMATION SHOWN HEREON IS FROM EXISTING RECORDS.
4. THE TOPOGRAPHY SHOWN HEREON IS AT A CONTOUR INTERVAL OF TWO (2) FEET FROM AN AIR SURVEY.
5. THE EXISTING BUILDING DIMENSIONS AND LOCATIONS, AND PARKING LOT LAYOUT AND INTERNAL CIRCULATION INFORMATION ARE TAKEN FROM AN AIR SURVEY AND FROM AS-BUILT SURVEY RECORDS PERFORMED BY OTHERS.
6. THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
7. THE MINIMUM YARD REQUIREMENTS SET FORTH IN THE ZONING ORDINANCE FOR THE R-12 DISTRICT FOR ALL OTHER STRUCTURES ARE AS FOLLOWS:

FRONT YARD: CONTROLLED BY A 25° ANGLE OF BULK PLANE, BUT NOT LESS THAN 20 FEET.

SIDE YARD: CONTROLLED BY A 25° ANGLE OF BULK PLANE, BUT NOT LESS THAN 10 FEET.

REAR YARD: CONTROLLED BY A 25° ANGLE OF BULK PLANE, BUT NOT LESS THAN 25 FEET.
8. LANDSCAPING AND SCREENING HAVE BEEN WILL BE PROVIDED IN ACCORDANCE WITH THAT REPRESENTED ON SHEETS 5 THROUGH 9 AND WITH PREVIOUSLY APPROVED DEVELOPMENT CONDITIONS. IN ITS APPROVAL OF SEA 80-P-078-13, THE BOARD MODIFIED THE TRANSITIONAL SCREENING AND WAIVED THE BARRIER REQUIREMENTS AS HAD BEEN PREVIOUSLY APPROVED WITH ITS APPROVAL OF SEA 80-P-078 THROUGH SEA 80-P-078-12 IN FAVOR OF THAT SHOWN ON THE SEA PLAT. A REQUEST IS HEREBY MADE FOR A RENEWED BOARD MODIFICATION/WAIVER OF SAID REQUIREMENTS IN CONJUNCTION WITH ITS APPROVAL OF THIS SEA-14.

AS NOTED IN A MEMORANDUM DATED SEPTEMBER 23, 2005 FROM THE FOREST CONSERVATION SECTION, DPW&ES, THERE ARE EXISTING LANDSCAPE TREES AND SHRUBS IN THE VICINITY OF THE PROPOSED IMPROVEMENTS THAT ARE THE SUBJECT OF THIS SPECIAL EXCEPTION AMENDMENT 80-P-078-14 THAT MAY OR WILL BE REMOVED DUE TO CONSTRUCTION. ALL SUCH LANDSCAPE TREES AND SHRUBS THAT WILL BE REPLACED WITH DESIRABLE TREES AND SHRUBS THAT ARE SUITABLE FOR THE PARTICULAR ENVIRONMENT AS APPROVED BY THE FOREST CONSERVATION SECTION, DPW&ES.

9. IN COMPLIANCE WITH DEVELOPMENT CONDITION #17 APPROVED WITH SEA 80-P-078-8 AND DEVELOPMENT CONDITION #7 APPROVED WITH SEA 80-P-078-9, A SECOND PARKING STUDY UPDATE FOR THE FAIRFAX HOSPITAL CAMPUS WAS COMPLETED AND FILED WITH THE COUNTY ON SEPTEMBER 12, 2003. ONE OF THE CONCLUSIONS OF THIS STUDY READS AS FOLLOWS:

THE PARKING DEMAND OF THE FACILITY (FAIRFAX HOSPITAL CAMPUS) SUBSEQUENT TO THE OPENING OF THE HEART INSTITUTE BUILDING AND EMERGENCY DEPARTMENT EXPANSION WOULD BE SATISFIED ASSUMING THAT ADDITIONAL SPACES ARE CONSTRUCTED, INCLUDING THE PHASE II GARAGE (UNDER CONSTRUCTION). VALET AND STACKED PARKING WOULD NOT BE REQUIRED WITH THE ULTIMATE PLANNED PARKING SUPPLY.

GIVEN THAT THE EXISTING NUMBER OF PARKING SPACES ON THE CAMPUS EXCEEDS THE NUMBER OF SPACES REQUIRED BY THE PROVISIONS OF THE ZONING ORDINANCE, THE HOSPITAL RESERVES THE RIGHT TO REDUCE THE NUMBER OF PARKING SPACES ON THE CAMPUS WITHOUT AN SEA 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 ENTIRE HOSPITAL SITE BE REDUCED TO LESS THAN 3,283 SPACES WITHOUT THE APPROVAL OF A SEA AND AT NO TIME WILL THE TOTAL NUMBER OF PARKING SPACES BE REDUCED BELOW THAT REQUIRED BY THE PROVISIONS OF THE ZONING ORDINANCE. FURTHERMORE, IT IS TO BE UNDERSTOOD THAT THE EXISTING PARKING SPACES MAY BE REDUCED IN NUMBER TO ACCOMMODATE FUTURE EXPANSION/ADDITIONS TO THE HOSPITAL, AS MAY BE APPROVED WITH THIS OR FUTURE SEA APPLICATIONS, AS LONG AS IT CAN BE DEMONSTRATED THAT ADEQUATE PARKING IS PROVIDED.
10. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRAVES LOCATED ON THE SUBJECT PROPERTY.
11. 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 - 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.
12. THE ORIGINAL HOSPITAL BUILDING WAS CONSTRUCTED IN 1958. NUMEROUS ADDITIONS AND ACCESSORY BUILDINGS HAVE BEEN CONSTRUCTED OVER THE SUBSEQUENT YEARS. WITH THE EXCEPTION OF THE EXISTING WAREHOUSE WHICH WILL BE DEMOLISHED AND REBUILT ON A NEW LOCATION, AND WITH THE EXCEPTION OF SOME ADDITIONAL NOMINAL DEMOLITION THAT WILL OCCUR WITH THE CONTINUED EXPANSION OF THE PROPOSED DEVELOPMENT PROGRAM, ALL OF THE BUILDINGS ON THE CAMPUS WILL BE RETAINED.
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. THERE ARE NO EXISTING UTILITY EASEMENTS HAVING A WIDTH OF TWENTY-FIVE (25) FEET OR MORE LOCATED ON THE MAIN CAMPUS PORTION OF THE SUBJECT PROPERTY. PARCEL 136C HAS AN EXISTING VIRGINIA POWER EASEMENT WITH A WIDTH OF THIRTY (30) FEET FOR AN AERIAL POWER LINE RUNNING ACROSS THE PROPERTY. THERE ARE NO EXISTING MAJOR UNDERGROUND UTILITIES LOCATED ON THE SUBJECT PROPERTY.
15. A STATEMENT CONFIRMING THE OWNERSHIP OF THE PROPERTY AND THE APPLICANT'S INTEREST IS PROVIDED SEPARATELY.
16. THERE IS AN EXISTING SIDEWALK ALONG GALLOW'S ROAD WHICH HAS BEEN REPLACED IN PART BY A MEANDERING EIGHT (8) FOOT WIDE TRAIL/SIDEWALK. THIS IS THE ONLY TRAIL REQUIRED BY THE COMPREHENSIVE PLAN THAT IS LOCATED ON THE SUBJECT PROPERTY.

GIVEN THAT A CONTINUOUS SIDEWALK CURRENTLY EXISTS ALONG THE ENTIRE GALLOW'S ROAD FRONTAGE, A WAIVER OF THE EXTENSION OF THE EIGHT (8) FOOT WIDE TRAIL/SIDEWALK ACROSS THE BALANCE OF THE GALLOW'S ROAD FRONTAGE IS ONCE AGAIN REQUESTED, AS PREVIOUSLY APPROVED, UNTIL THE ULTIMATE GALLOW'S ROAD IMPROVEMENT IS COMPLETED IN FRONT OF THE SUBJECT PROPERTY.
17. STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) 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 80-P-078-8. THE SWM AND BMP FACILITIES ARE REPRESENTED ON THE GRAPHIC. THEY ARE SUBJECT TO ADJUSTMENT WITH FINAL ENGINEERING AND DESIGN.

NO ADDITIONAL IMPROVEMENT AREAS ARE PROPOSED WITH THIS APPLICATION. STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES WILL BE PROVIDED IN ACCORDANCE WITH PRIOR APPROVALS. GIVEN THIS BACKGROUND, A REQUEST IS HEREBY MADE FOR A WAIVER OF THE RELATED SUBMISSION REQUIREMENTS AS SET FORTH IN PAR. 21 OF SECT. 9-011 OF THE ZONING ORDINANCE.
18. IN ACCORDANCE WITH PRIOR APPROVALS, THE CURRENT FLOOR AREA RATIO (FAR) IS BASED ON THE ORIGINAL LAND AREA OF 59.73 ACRES. THE FLOOR AREA RATIO RELATED TO 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.

IN ADDITION, FOR INFORMATIONAL PURPOSES, THE CURRENTLY APPROVED FAR FOR THE HOSPITAL CAMPUS IS 0.70. WITH THE RECENT COMPREHENSIVE PLAN AMENDMENT THAT WAS ADOPTED FOR THE MERRIFIELD SUBURBAN CENTER, THE FAR MAY INCREASE TO 0.80 FOR THE HOSPITAL CAMPUS IF THE CAMPUS LAND AREA IS EXPANDED TO INCLUDE THE ADDITIONAL LAND AREA OF 6.59 ACRES ON WHICH THE FAIRFAX HOUSE (1.18 ACRES) AND THE WOODBURN MENTAL HEALTH CENTER (5.41 ACRES) ARE LOCATED.

IN ACCORDANCE WITH THE COMPREHENSIVE PLAN RECOMMENDATION, THE ULTIMATE DEVELOPMENT OF THE 66.32 ACRE CAMPUS WILL NOT EXCEED A FLOOR AREA RATIO OF 0.80 WHICH WILL ALLOW FOR FUTURE HOSPITAL GROWTH AS WELL AS PROVIDING FOR POSSIBLE ADDITIONAL COUNTY HUMAN SERVICE FACILITIES.

PARCEL 136C, HOWEVER, WILL BE LIMITED TO A FLOOR AREA RATIO OF 0.25 WITH THE GROSS FLOOR AREA FROM THE REMAINING FLOOR AREA RATIO BETWEEN 0.25 AND 0.70 (OR 0.80) ON PARCEL 136C BEING TRANSFERRED TO THE MAIN CAMPUS.
19. DEVELOPMENT OF THE PREVIOUSLY APPROVED AND PROPOSED IMPROVEMENTS ON THE CAMPUS WILL CONTINUE TO OCCUR IN PHASES. IT IS TO BE UNDERSTOOD THAT THE FIRST PHASE(S) OF THE PROPOSED IMPROVEMENTS IS CURRENTLY PLANNED TO COMMENCE WITHIN THIRTY (30) MONTHS FROM THE DATE OF APPROVAL OF THE SPECIAL EXCEPTION AMENDMENT IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECT. 9-015 OF THE ZONING ORDINANCE. IT IS TO BE FURTHER UNDERSTOOD THAT ALL PHASES OF THE APPROVED AND PROPOSED CONSTRUCTION MIGHT NOT COMMENCE WITHIN SAID THIRTY (30) MONTH PERIOD.
20. THE FOOTPRINTS OF THE BUILDINGS SHOWN HEREON MAY BE INCREASED UP TO FIVE (5) PERCENT AS LONG AS THE OPEN SPACE PRESENTED IN THE TABULATION AND THE MINIMUM DISTANCES TO THE PERIPHERAL LOT LINES AS PRESENTED ON THE GRAPHIC ARE NOT DIMINISHED AND AS LONG AS THE RESULTANT PROPOSED DEVELOPMENT IS IN SUBSTANTIAL CONFORMANCE WITH THAT REPRESENTED HEREON. THE SIZES AND SHAPES AND LOCATIONS OF THE PROPOSED BUILDINGS, STRUCTURES AND IMPROVEMENTS ARE PRELIMINARY AND SUBJECT TO MINOR MODIFICATION WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECT. 9-004 OF THE ZONING ORDINANCE.

THE TOTAL GROSS FLOOR AREA AND MAXIMUM BUILDING HEIGHTS PRESENTED IN THE TABULATION ARE TO BE CONSIDERED MAXIMUMS AND THE DIMENSIONS TO THE PERIPHERAL LOT LINES PRESENTED ON THE GRAPHIC ARE TO BE DEEMED MINIMUMS WITH THE UNDERSTANDING THAT ALL DIMENSIONS SHOWN ON THE GRAPHIC AND IN THE TABULATION ARE SUBJECT TO MINOR MODIFICATION IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECT. 9-004 OF THE ZONING ORDINANCE. THE FLOOR AREAS OF THE INDIVIDUAL BUILDINGS AS PRESENTED IN THE TABULATION MAY VARY WITH FINAL ARCHITECTURAL DESIGN, HOWEVER, THE TOTAL COMBINED GROSS FLOOR AREA AS PRESENTED IN THE TABULATION WILL NOT BE EXCEEDED.
21. IT IS TO BE UNDERSTOOD THAT ADDITIONAL SITE FEATURES SUCH AS GAZEBO'S, TRELLISES, SIGNS, FLAGPOLES, SIDEWALKS/TRAILS, LIGHT STANDARDS, PASSIVE AND ACTIVE RECREATION FACILITIES, WALLS, FENCES, AND/OR UTILITY AND MAINTENANCE STRUCTURES NOT REPRESENTED ON THE GRAPHIC MAY BE PROVIDED AS LONG AS THE RESULTANT PROPOSED DEVELOPMENT IS IN SUBSTANTIAL CONFORMANCE WITH THAT REPRESENTED ON THE GRAPHIC. ALL SIGNS WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN ARTICLE 12 OF THE ZONING ORDINANCE AND IN ACCORDANCE WITH PRIOR APPROVALS. 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.
22. TO THE BEST OF OUR KNOWLEDGE, EXCEPT AS QUALIFIED ABOVE, THE PROPOSED DEVELOPMENT OF THE SUBJECT PROPERTY CONFORMS TO ALL CURRENT APPLICABLE LAND DEVELOPMENT ORDINANCES, REGULATIONS AND ADOPTED STANDARDS.

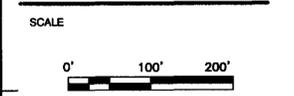


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INOVA FAIRFAX HOSPITAL CAMPUS
SPECIAL EXCEPTION AMENDMENT
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA



KEY PLAN



No.	DATE	BY	Description
1	10.03.05	JMC	

REVISIONS

DRAWN BY: JMC

APPROVED BY: _____

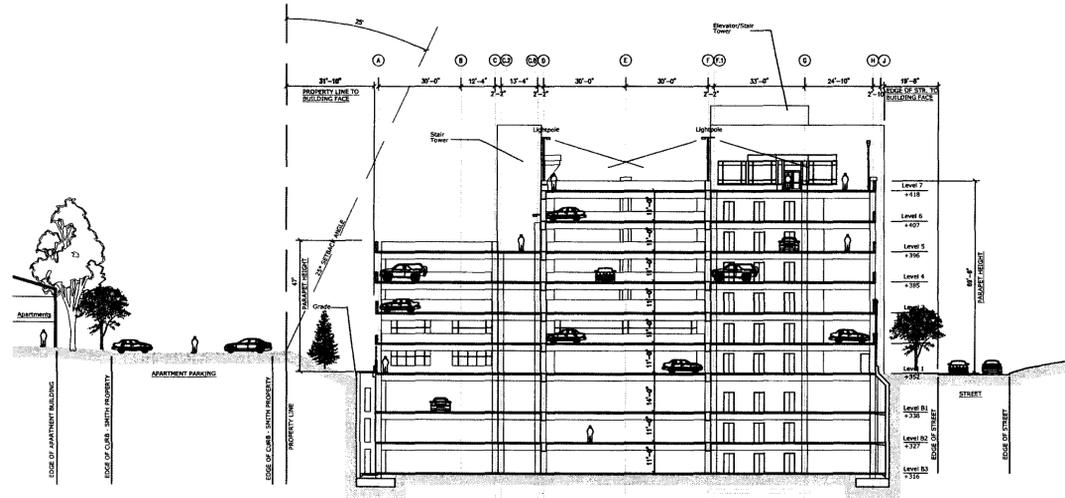
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DATE: July 27, 2005

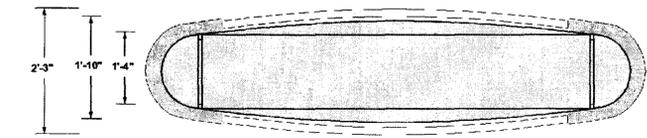
TITLE
**INOVA FAIRFAX HOSPITAL CAMPUS
Special Exception
Amendment Plat**

Application No. SEA 80-P-078-14
APPROVED SE / SP PLAN
SEE DEV CONDS DATED 11/28/05
Date of (BOS) (BZA) approval 11/30/05
Sheet 3 of 9

THE PROPOSED PARKING GARAGE GRAPHICS PRESENTED ON THIS SHEET ARE PRELIMINARY. THEY ARE SUBJECT TO REFINEMENT AND MINOR MODIFICATION WITH FURTHER ARCHITECTURAL AND ENGINEERING DESIGN.

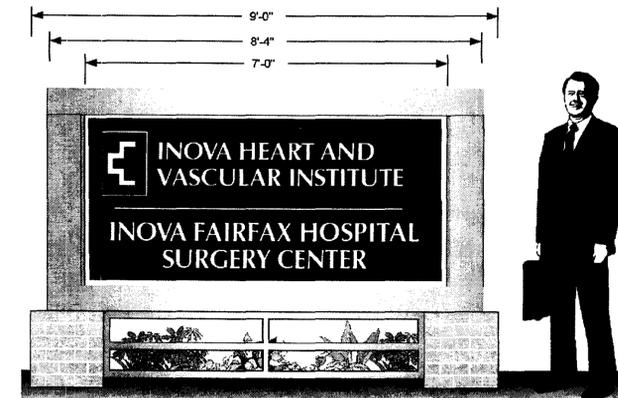


Garage Section (Looking East)



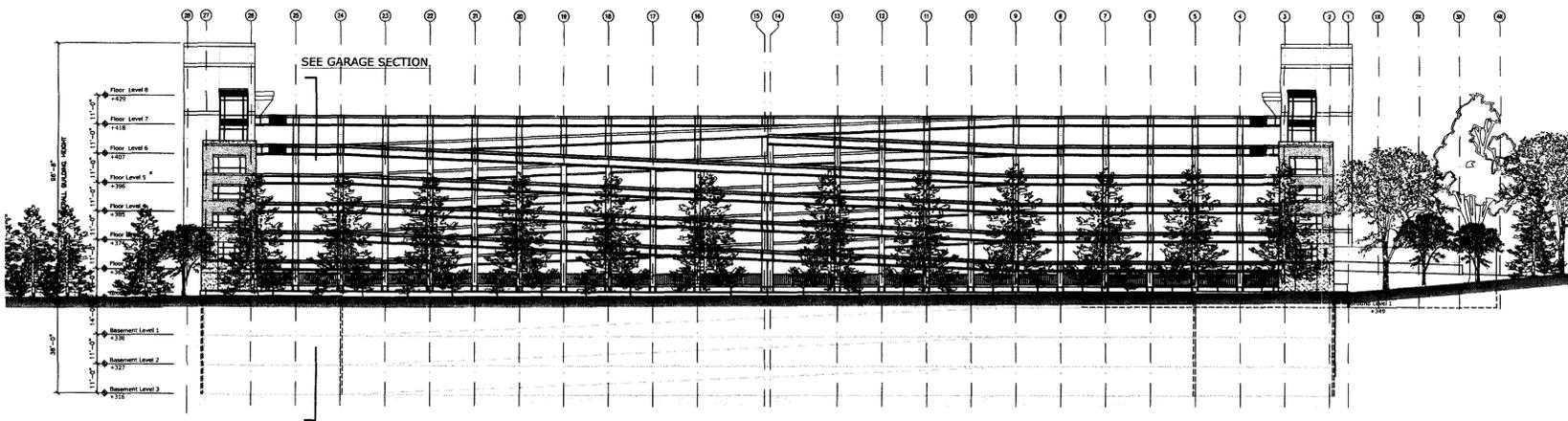
Proposed Heart and Vascular Institute Monument Sign Plan View

Not to Scale

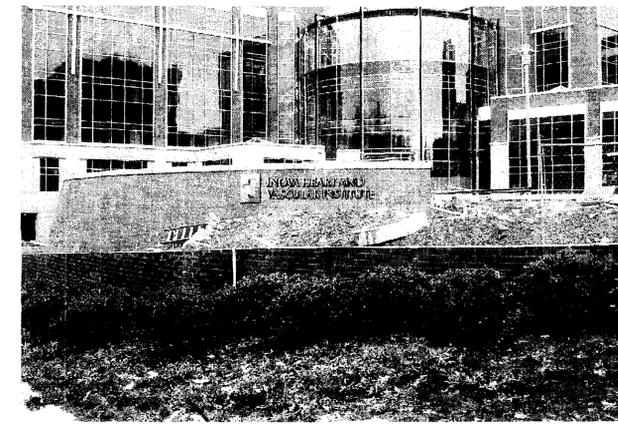


Proposed Heart and Vascular Institute Monument Sign Elevation

Not to Scale

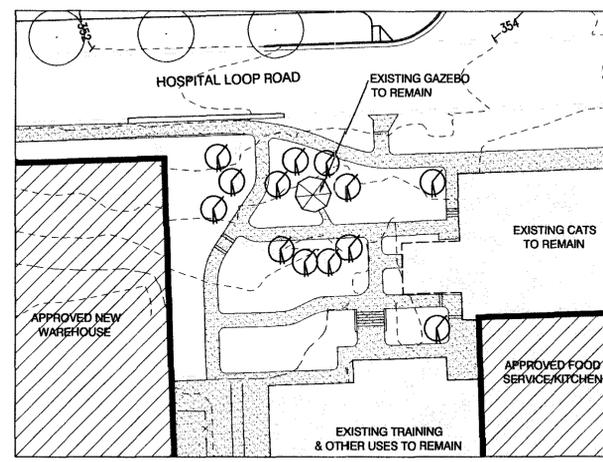


Garage Elevation - North (Looking South)



Proposed Heart and Vascular Institute Retaining Wall Sign

Not to Scale



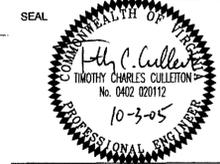
Proposed Pedestrian Plaza



Proposed Heart and Vascular Institute Building Mounted Sign

Not to Scale

INOVA FAIRFAX HOSPITAL CAMPUS
 SPECIAL EXCEPTION AMENDMENT
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA



KEY PLAN

NO. 10.03.05 JMC
 SCALE APPROVED SE / SP PLAN
 SEE DEV CONDS DATED 11/28/05
 Date of (BOS) (BZA) approval 1/20/05
 Sheet 4 of 9

No.	DATE	BY	Description
1	10.03.05	JMC	

REVISIONS
 DRAWN BY JMC
 APPROVED BY
 CHECKED BY PGY
 DATE July 27, 2005

TITLE
INOVA FAIRFAX HOSPITAL CAMPUS

Garage Details

PROJECT NO.

4

**INOVA FAIRFAX
 HOSPITAL CAMPUS**
**SPECIAL EXCEPTION
 AMENDMENT**
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA



KEY PLAN

...tion No. SEA 80-P-08-14 Staff JDM
 APPROVED SE / SP PLAN
 SEE DEV CONDS DATED 11/28/05
 Date of (BOS) (BZA) approval 11/30/05
 Sheet 5 of 9



No.	DATE	BY	Description
1	10.03.05	JMC	

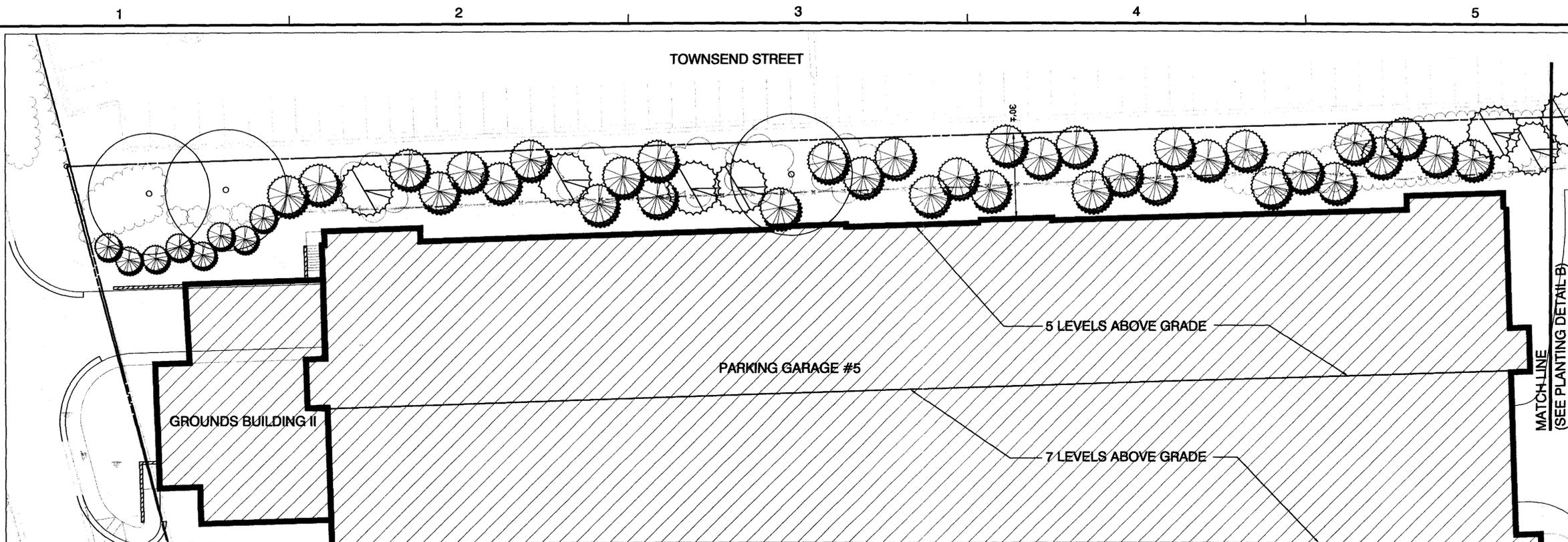
REVISIONS

DRAWN BY JMC
 APPROVED BY _____
 CHECKED BY PGY
 DATE July 27, 2005

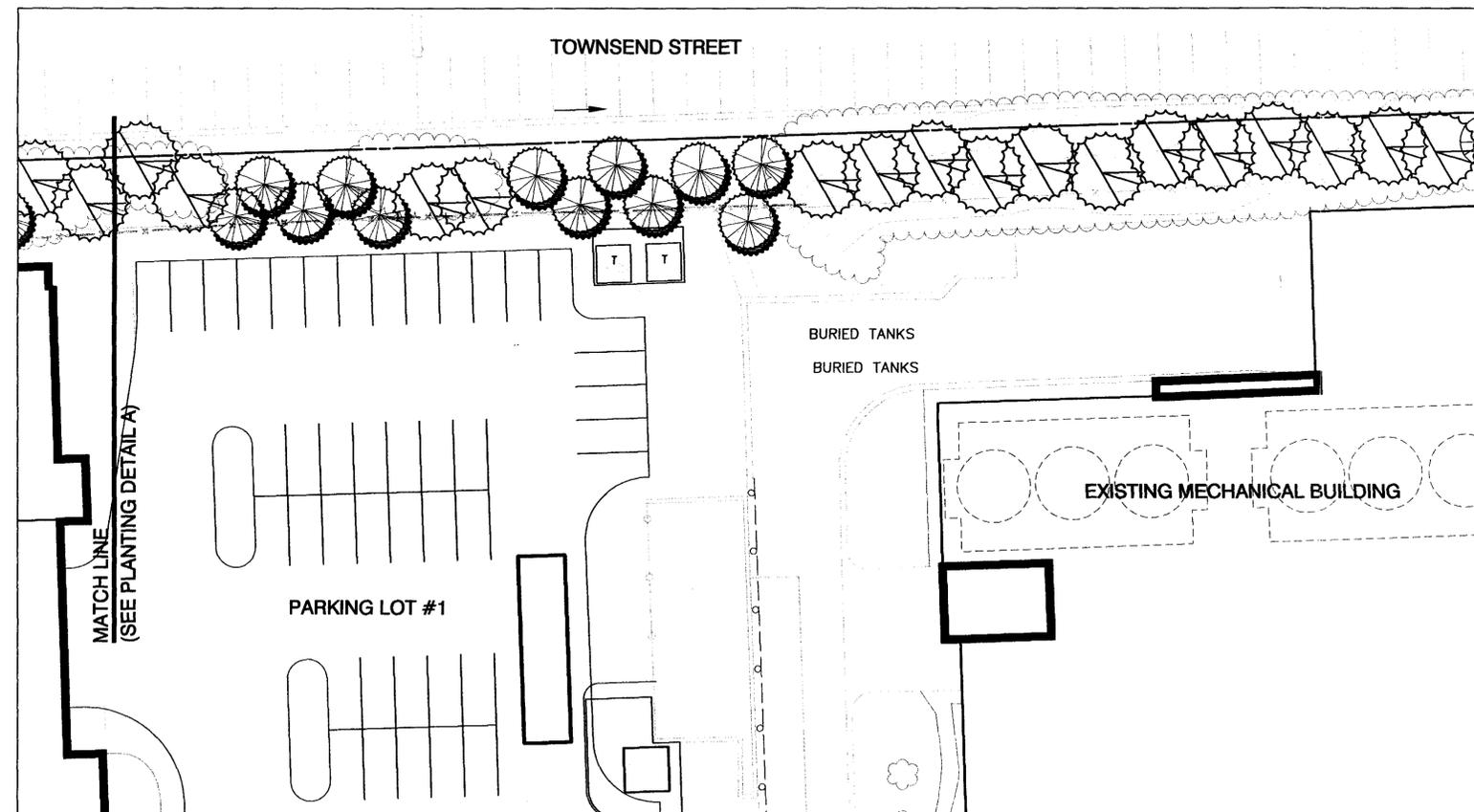
**INOVA FAIRFAX
 HOSPITAL CAMPUS**
**Landscape Detail
 L6 OF 7**

PROJECT NO. _____

5



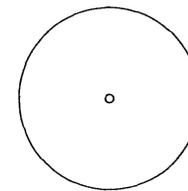
PLANTING DETAIL A



PLANTING DETAIL B



KEY TO PLANT SYMBOLS



EXISTING LARGE DECIDUOUS TREES



EXISTING EVERGREEN TREES



PROPOSED EVERGREEN TREES
 Suggested but not limited to:

- x *Cupressocyparis leylandii* (Leyland cypress)
- Ilex 'Nellie R. Stevens'* (Nellie R. Stevens holly)
- Picea abies* (Norway Spruce)
- Pinus strobus* (White Pine)

NOTES:

1. Commitment to final species and spacing shall be addressed on the final site plan submission due to availability of specimen trees.
2. Final planting plan shall represent a diverse list with no more than 30% of the quantity represented by each species.

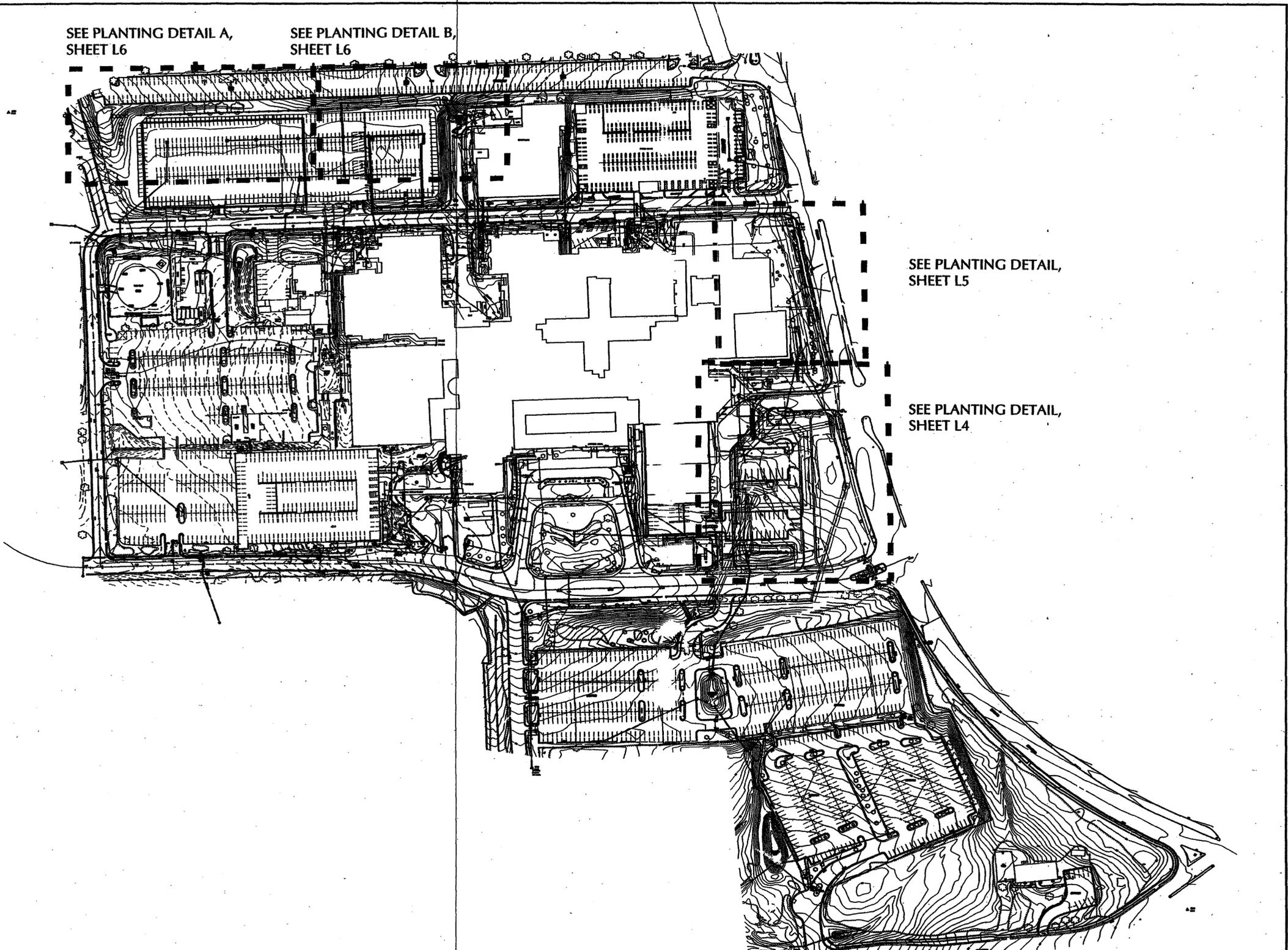
This sheet is an updated version of the Schematic Landscape Plan that was presented as sheet L6 of 7 of the Special Exception Amendment Plat (SEA-12) as approved by the Board of Supervisors on January 27, 2003. It has been updated to reflect the approved development program adjacent to Bedford Village; to reflect the 30 foot minimum yard; and to adjust and add proposed plant material in the subject area.

SEE PLANTING DETAIL A,
SHEET L6

SEE PLANTING DETAIL B,
SHEET L6

SEE PLANTING DETAIL,
SHEET L5

SEE PLANTING DETAIL,
SHEET L4



**LEWIS
LANDSCAPE
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**FAIRFAX
HOSPITAL**

Project No. SEA-80-F-078-11 Staff: JDM
 APPROVED SE / SP PLAN
 DATE DEV CONDS DATED 11/20/05
 DATE OF (BOS) (BZA) APPROVAL 11/30/05
 SHEET 6 OF 9

AS APPROVED BY THE BOARD OF SUPERVISORS ON NOVEMBER 15, 2004
 AS APPROVED BY THE BOARD OF SUPERVISORS ON AUGUST 6, 2001

FAIRFAX COUNTY, VIRGINIA

REVISIONS

No.	Description	Date

**SCHEMATIC
LANDSCAPE PLANS
SPECIAL EXCEPTION
AMENDMENT
SEA-80-F-078-11**

Drawing Title

Project Number: 21030.00
 Scale: 1" = 100'
 Drawn By: MCS
 Checked By:
 Date: JUNE 20, 2001



Sheet No. 6 of 9 M-10561

L3 of 7

KEY TO PLANT SYMBOLS

PROPOSED ORNAMENTAL TREES UNDER 20' HIGH

Suggested but not limited to:

Acer glabrum (Amur Maple)
Cornus kousa (Japanese Dogwood)

Lagerstroemia indica (Crape Myrtle)
Magnolia stellata (Star Magnolia)

Malus sargentii (Sargent Crabapple)
Prunus serrulata sp. (Cherry species: Kwanzan, sieboldi)

PROPOSED DECIDUOUS SHRUBS

Suggested but not limited to:

Euonymus alatus (Winged Euonymus)
Spiraea x bumalda 'Anthony Waterer' (Anthony Waterer Spirea)
Viburnum plicatum var. *tomentosa* 'Mariesii' (Maries Viburnum)

PROPOSED EVERGREEN SHRUBS

Suggested but not limited to:

Ilex cornuta 'Burfordii' (Burford Holly)
Ilex glabra (Hollyberry)
Juniperus chinensis 'Pfitzeriana' (Pfitzer Juniper)
Prunus laurocerasus (Cherry Laurel)

PROPOSED GROUNDCOVERS/GRASSES

Suggested but not limited to:

Hypericum calycinum (Aronia/St. Johnswort)
Miscanthus sinensis gracillimus (Maiden Grass)
Pennisetum alopecuroides (Fountain Grass)

PROPOSED PERENNIALS

Suggested but not limited to:

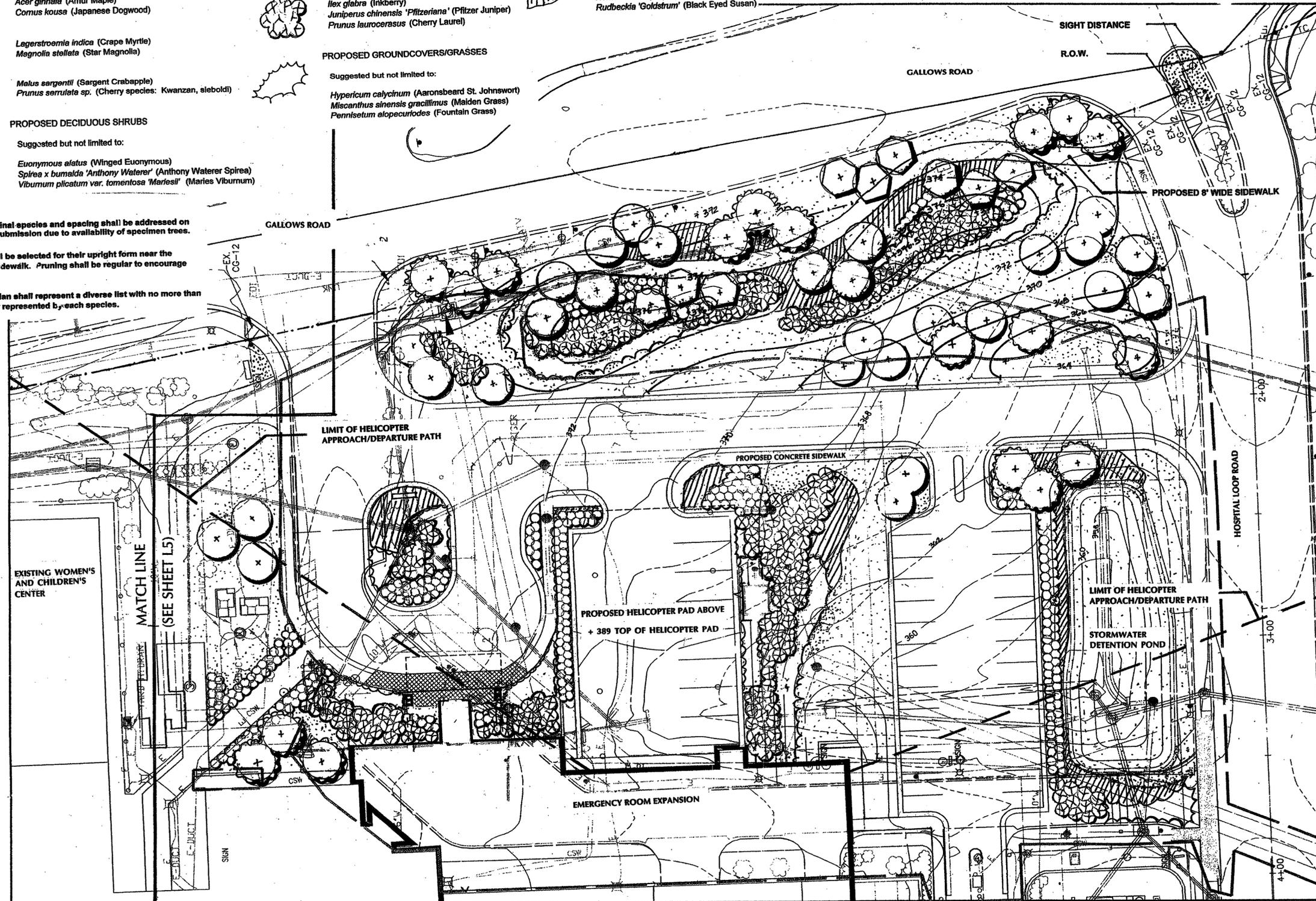
Coreopsis grandiflora 'Sunray' (Tickseed)
Hemerocallis sp. (Daylily)
Rudbeckia 'Goldstrum' (Black Eyed Susan)

NOTES:

1. Commitment to final species and spacing shall be addressed on the final site plan submission due to availability of specimen trees.

2. Small trees shall be selected for their upright form near the proposed 8' wide sidewalk. Pruning shall be regular to encourage branching above.

3. Final planting plan shall represent a diverse list with no more than 30% of the quantity represented by each species.



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**FAIRFAX
HOSPITAL**

Revision No. SEA-80-P-078-11 Staff JDM
APPROVED SE / SP PLAN
SEE DEV CONDS DATED 11/28/05
Date of (BOS) (BZA) approval 11/30/05
Sheet 7 of 9

FAIRFAX COUNTY, VIRGINIA

REVISIONS

No.	Description	Date

**SCHEMATIC
LANDSCAPE PLANS
SPECIAL EXCEPTION
AMENDMENT
SEA-80-P-078-11**

Drawing Title

Project Number: 21030.00
Scale: 1" = 20'
Drawn By: MCS
Checked By:
Date: JUNE 20, 2001

Sheet No. 7 of 9



AS APPROVED BY THE BOARD OF SUPERVISORS ON NOVEMBER 15, 2004
AS APPROVED BY THE BOARD OF SUPERVISORS ON AUGUST 6, 2001



FAIRFAX HOSPITAL
Project No. SEA-80-P-078-14 Staff JDM
APPROVED SE / SP PLAN
SEE DEV CONDS DATED 11/29/05
Date of (BOS) (BZA) approval 11/29/05
Sheet 8 of 9

FAIRFAX COUNTY, VIRGINIA

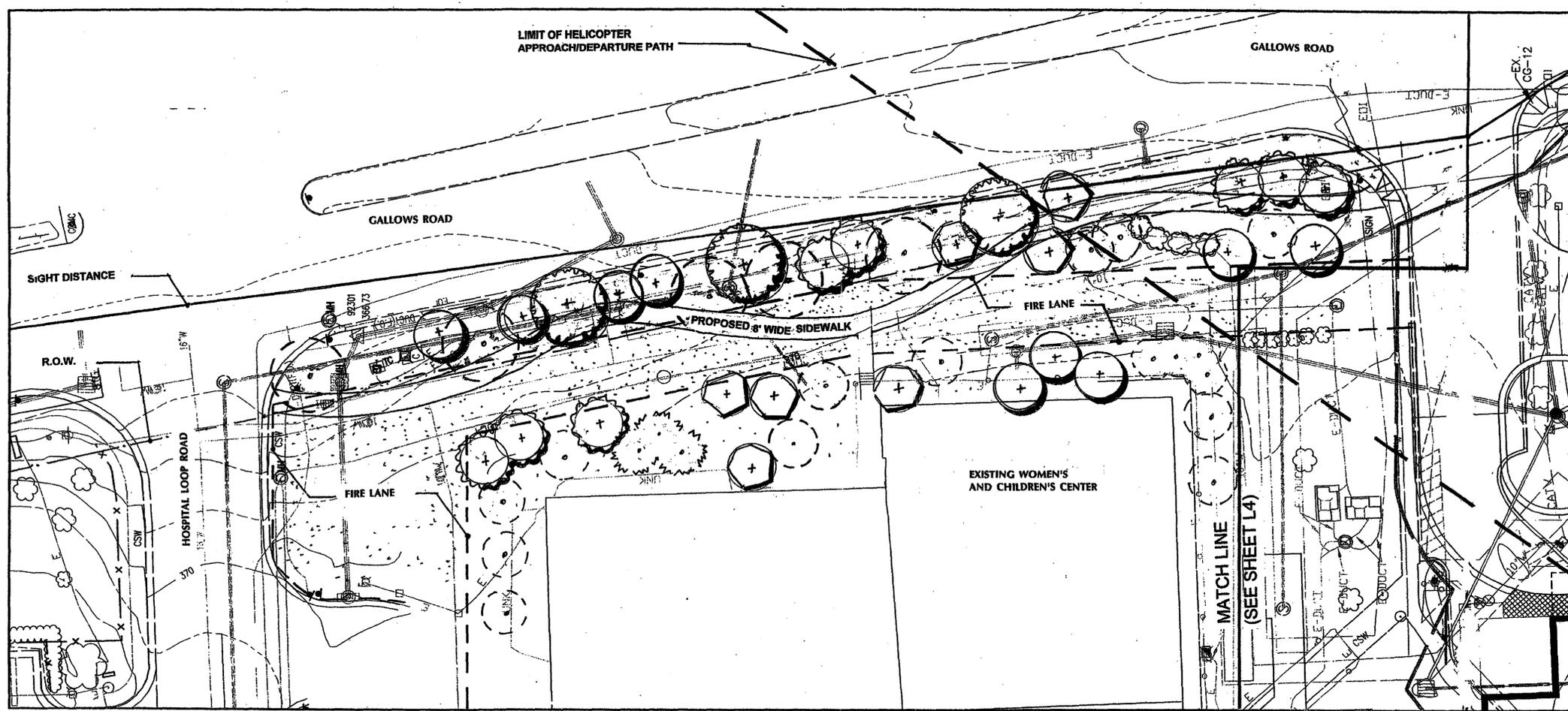
REVISIONS

No.	Description	Date

**SCHMATIC
LANDSCAPE PLANS
SPECIAL EXCEPTION
AMENDMENT
SEA-80-P-078-11**

Drawing Title

Project Number: 21030.00
Scale: 1" = 20'
Drawn By: MCS
Checked By:
Date: JUNE 20, 2001
Sheet No. 8 of 9



- KEY TO PLANT SYMBOLS**
- EXISTING LARGE SHADE TREES
Acer rubrum (Red Maple)
 - EXISTING ORNAMENTAL TREES
Prunus serrulata (Kwanzan Cherry)
 - EXISTING EVERGREEN TREES
 - PROPOSED LARGE SHADE TREES
Suggested but not limited to:
Acer rubrum 'October Glory' (Red Maple 'October Glory')
Platanus x acerifolia 'Bloodgood' (London Plane Tree 'Bloodgood')
Quercus phellos (Willow Oak)
Quercus palustris (Pin Oak)

- PROPOSED ORNAMENTAL TREES UNDER 20' HIGH**
Suggested but not limited to:
- Acer ginnale* (Amur Maple)
 - Cornus kousa* (Japanese Dogwood)
 - Lagerstroemia indica* (Crape Myrtle)
 - Magnolia stellata* (Star Magnolia)
 - Malus sargentii* (Sargent Crabapple)
 - Prunus serrulata* sp. (Cherry species: Kwanzan, sieboldi)

- NOTES:**
1. Commitment to final species and spacing shall be addressed on the final site plan submission due to availability of specimen trees.
 2. Small trees shall be selected for their upright form near the proposed 8' wide sidewalk. Pruning shall be regular to encourage branching above.
 3. Final planting plan shall represent a diverse list with no more than 30% of the quantity represented by each species.

AS APPROVED BY THE BOARD OF SUPERVISORS ON NOVEMBER 15, 2004
AS APPROVED BY THE BOARD OF SUPERVISORS ON AUGUST 6, 2001

PLANT LIST

Key	Botanical Name	Common Name	Size	Type	Remark
PROPOSED SHADE TREES					
	Acer rubrum	Red Maple	2.5 - 5" CAL.	B & B	Matching, Well Branched
	Platanus x acerifolia 'Bloodgood'	London Plane Tree	2.5 - 5" CAL.	B & B	Matching, Well Branched
	Quercus phellos	Willow Oak	2.5 - 5" CAL.	B & B	Matching, Well Branched
	Quercus palustris	Pin Oak	2.5 - 5" CAL.	B & B	Matching, Well Branched
PROPOSED EVERGREEN TREES					
	x Cupressocyparis leylandii	Leyland Cypress	8' HT.	B & B	Full to Ground, Dense
	Ilex 'Nellie R. Stevens'	Nellie R. Stevens Holly	5' HT.	B & B	Full to Ground, Dense
	Picea abies	Norway Spruce	8' HT.	B & B	Full to Ground, Dense
	Pinus strobus	Eastern White Pine	8' HT.	B & B	Full to Ground, Dense
PROPOSED FLOWERING TREES					
	Acer ginnala	Amur Maple	8 - 10' HT.	B & B	Multi-stem, Heavy
	Cornus kousa	Kousa Dogwood	8 - 10' HT.	B & B	Multi-stem, Heavy
	Lagerstroemia indica	Grape Myrtle	8 - 10' HT.	B & B	Multi-stem, Heavy
	Magnolia stellata	Star Magnolia	8 - 10' HT.	B & B	Multi-stem, Heavy
	Malus sargentii	Sargent Crabapple	8 - 10' HT.	B & B	Multi-stem, Heavy
	Prunus serrulata sp.	Cherry	8 - 10' HT.	B & B	Multi-stem, Heavy
	PROPOSED DECIDUOUS SHRUBS				
	Euonymus alatus 'Compactus'	Burning Bush	30 - 56"	B & B	Full, Dense
	Spiraea x bumalda 'Anthony Waterer'	Anthony Waterer Spiraea	30 - 56"	B & B	Full, Dense
	Viburnum tomentosum 'Mariesii'	Maries Doublefile Viburnum	3 - 4'	B & B	Full, Dense
PROPOSED EVERGREEN SHRUBS					
	Ilex cornuta 'Burfordii'	Burford Holly	30 - 56"	B & B	Full, Dense
	Ilex glabra	Inkberry	30 - 56"	B & B	Full, Dense
	Juniperus chinensis 'Pfitzeriana'	Pfitzer Juniper	30 - 56"	B & B	Full, Dense
	Prunus laurocerasus	Cherry Laurel	24 - 30"	B & B	Full, Dense
PROPOSED GROUNDCOVER / GRASSES					
	Hypericum calycinum	Aaronsbeard St. Johnswort	1 Gallon	Cont.	Well-rooted, Mature
	Miscanthus sinensis gracillimus	Malden Grass	1 Gallon	Cont.	Well-rooted, Mature
	Pennisetum alopecuroides	Fountain Grass	1 Gallon	Cont.	Well-rooted, Mature
PROPOSED PERENNIALS					
	Coreopsis grandiflora 'Sunray'	Tickseed	1 Quart	Cont.	Well-rooted, Mature
	Hemerocallis Sp.	Daylily		BR	Well-rooted, Mature
	Rudbeckia 'Goldsturm'	Black Eyed Susan	1 Quart	Cont.	Well-rooted, Mature

PLANTING NOTES

- Quality Assurance:
 - Landscape planting and related work shall be performed by a firm with a minimum of five years experience specializing in this type and scale of work.
 - Applicable Specifications and Standards:
 - Fairfax County Zoning Ordinance, American Joint Committee on Horticultural Nomenclature, American Standard for Nursery Stock, latest edition.
 - American Association of Nurserymen Landscape Specification Guidelines for Baltimore Washington Metropolitan Areas, latest edition, Landscape Contractors Association.
- Submittals: Submit the following to the Owner's Representative prior to beginning work:
 - Copies of manufacturer's data for all materials required.
 - Samples of required mulch material.
 - Chemical and mechanical analysis and samples of all existing soil, topsoil, organic matter and soil mix to be used.
 - Planting schedule showing the dates (earliest and latest) proposed for each type of plant specified, schedule each type of planting within the normal planting seasons for such work. Include requests for any proposed changes in the approved planting season and a list of proposed sources for all plant materials.
 - List of proposed sources for all plant material.
- Delivery, Storage and Handling:
 - Deliver packaged materials in manufacturer's unopened containers or bundles, fully identified with name, brand, type, weight, and analysis. Store packaged materials in such a manner as to prevent damage or invasion of foreign matter.
 - Dig balled and burlapped (B & B) plants with firm, natural balls of earth, of a diameter not less than that shown on the plant list nor less than recommended by the American Standard for Nursery Stock, and of sufficient depth to include the fibrous and feeding roots. B & B plants will not be accepted if the ball is cracked or broken before or during planting operation.
 - Deliver trees and shrubs after preparations for planting have been completed. Do not bend, bind, or tie trees or shrubs in such a manner as to damage bark, break branches or destroy natural shape. If planting is delayed more than 6 hours after delivery, set trees and shrubs in shade, protect from weather and mechanical damage, and keep roots moist by heaving in bare root stock and covering plant balls with soil, peat moss or other acceptable material for balled stock. Plants shall be kept well watered and shall not remain unplanted for longer than ten (10) days after delivery.
 - Plants shall be lifted and handled from the bottom of the ball only.
 - Do not remove container-grown stock from containers until planting time.
 - Before planting, determine that areas to receive plant material have adequate subdrainage.
- The landscape contractor is responsible for drainage tests as necessary to identify any problems prior to beginning planting operations. Upon commencement of planting operations the landscape contractor assumes responsibility for soil conditions.
 - Dig planting pits to full depth and dimensions indicated on drawings.
 - At bottom of planting pit, excavate rectangular pit 12 inches by 12 inches by 18 inches deep. Quickly pour water into small pit to a depth of 6 inches (approximately 5-5 3/4 gallon). Note time required for water to be completely absorbed. Divide time noted by 6 to achieve average rate of absorption for 1 inch of water. Where rate of absorption exceeds 60 minutes per inch, notify owner immediately for directions on how to proceed.
- Planting shall be done only within the following dates except as approved by Owner.
 - Deciduous Trees and Shrubs: March 1 to May 31 and October 15 to December 15.
 - Evergreen Trees, Shrubs and Vines: March 1 to May 31 and September 1 to November 15.
- All plant material shall be guaranteed by the Contractor for a period of 1 year from the date final acceptance to be in good, healthy and flourishing condition.
 - Materials for Planting:
 - Mulch shall be double shredded hardwood bark. Submit sample for approval. Material shall be matching grade, uniform in size and free from foreign matter.
 - Leaf Compost shall be screened and free of trash.
 - Cot-Mesh (geo-textile blankets) shall be natural fiber geo-textile woven mesh composed of 100% cotton (open from coconut fiber) yarn containing 45% Lignin and 55% Cellulose. Opening in the mesh shall be 1 inch square (minimum) by 2 1/2 inches (maximum). Yarn count per yard shall be 42 warp x 57 weft. Fabric tensile strength shall be 452 lbs/ft x 150lbs/ft.
 - Twelve-inch hardwood stakes shall be Eco-STAKES by North American Green or equal.
 - Fertilizer shall be commercial fertilizer for ornamental trees, shrubs and ground cover. Fertilizer shall be provided in accordance with the recommendations of the soil tests. As a guide for bidding, Contractors shall assume a fertilizer with an analysis of 10% Nitrogen, 6% Phosphorus and 4% Potassium. This fertilizer shall be granular with a minimum of 50% of the total Nitrogen in organic form.
 - Topsoil, if required, shall be a fertile, friable natural loam, uniform in composition, free of stones, lumps, plants and their root debris and other extraneous matter of 1" in diameter, and capable of sustaining vigorous plant growth. Topsoil shall have a pH range of 6.0 to 6.5, with a pH range of 5.0 to 5.5 for plants requiring acid soils. Contractor shall have soil tested at an approved agricultural laboratory, and submit results and recommendations for acceptance by the Owner before providing topsoil for use.
 - Composted Pine Bark Fines shall be approved composted ground pine bark, having no particle with a dimension greater than 3/4 inch.
 - Soil Mix shall consist of 3/4 existing soil and 1/4 composted pine bark fines or other approved organic matter, by volume.
 - Plant Materials (Refer to the PLANT LIST on the drawings for specific types and quantities of plants):
 - Plants shall be nursery grown in accordance with good horticultural practices. Plants shall either be obtained from local nurseries and/or others, which have soil (heavy clay) and climatic conditions similar to those in the locality of the project. Plant material grown in sandy, well-drained soil will not be approved for this project.
 - Plants shall be true to species and variety and unless specifically noted otherwise, all plants shall be of specimen quality, exceptionally heavy, symmetrical, tightly-knit plants, so trained or favored in their development and appearance as to be unquestionably and outstandingly superior in form, number of branches, compactness and symmetry.
 - Plants shall be sound, healthy and vigorous, well branched and densely foliated when in leaf, free of disease, insect pests, eggs or larvae and shall have healthy, well-developed root systems. They shall be free from physical damage or any conditions that would prevent thriving health and the desired appearance.
 - Trees, which have a damaged or crooked leader, or multiple leaders, unless specified in the plant list, will be rejected. Trees with abrasion of the bark, sun scald, disfiguring knots, or pruning cuts more than 1 1/4 inch diameter which have not completely callused, will be rejected.
- General Plant Installation:
 - Excavation: Excavate all tree pits and planting areas to the width and depth shown in the planting details.
 - Center plant in pit and orient for the best visual effect. Set plants plumb and hold rigidly in position until soil has been tamped firmly around root ball.
 - Mix soil amendments and fertilizers with existing soil in accordance with soil recommendations for plant type, based upon soil test results as approved by Owner. Delay mixing of fertilizer if planting will not occur within a few days.
 - Backfill pit with planting soil mix and fertilizer, until two-thirds full. Tamp and water each layer thoroughly to settle soil. After soil settles, fill pit with remaining planting soil mix, water and shape surface so that it slopes to drain from trunk and matches ground at edge of planting pit.
 - Mulch within 48 hours after planting and after applying the pre-emergent herbicide, except ground cover areas (which shall have organic material placed before planting) with a 2" layer of mulch immediately after planting. All bed lines shall be cut with a smooth consistent edge to a minimum depth of 5 inches. Keep mulch out of the crowns of shrubs and off buildings, sidewalks, light standards, and other structures.
 - All planting areas to conform to specified grades after fill settlement has occurred and mulch has been applied. Provide saucers around tree pits as shown on planting details. Remove all tags, labels, strings, etc. from all plants.
- Permanent Seeding or Sodding for Grass Areas:
 - Lawn Seed or Sod varieties shall be an improved variety turf-type tall fescue blend. The landscape contractor shall select from varieties approved by the Maryland or Virginia Department of Agriculture.
 - Refer to the Virginia Department of Transportation Erosion and Sediment Control Guidelines, for guidelines specifications and installation techniques of seed and sod.
- Maintenance shall begin immediately after each plant and lawn area is installed and shall continue until 90 days after final acceptance of the last section.
 - Plants shall conform to measurements specified in the plant schedules except that plants larger than specified may be used if acceptable to the Landscape Architect. Use of such plants shall not increase the contract price. If larger plants are accepted, the root ball shall be sized for the larger plant.
 - Caliper Measurements: Shall be taken at a point on the trunk 6 inches above natural ground line for trees up to 4 inches diameter, and at a point 12 inches above the natural ground line for trees over 4 inch diameter.
 - Plants shall be measured when branches are in the normal position. Height and spread dimensions specified refer to the main body of the plant and not from branch tip to tip.
 - Preparation of Areas for Planting:
 - Stake out all plant material beds and tree locations for approval of Landscape Architect prior to any bed preparation.
 - Shrubs, Shrub Beds and Hedges on slopes of 1:5 or less: Loosen soil in the area of entire plant bed or hedgerow to a depth of 6 inches minimum with a rototiller. Add soil amendments and rototill again to a depth of 6 inches. Excavate plant pit and hedge trenches a minimum of 12 inches wider than the root ball or bare root on all sides. The depth shall be sufficient to allow shrub to sit 2 inches above finished grade.
 - Shrub Beds on Slopes of Greater than 5:1: Amend soil as above. Spread cot mesh across entire area of shrub bed in steep slope area per manufacturer's specifications. Excavate plant pit through cot mesh a minimum of 12 inches wider than the root ball or bare root on all sides. The depth shall be sufficient to allow shrub to sit 2 inches above finished grade.
 - Ground Covers and Seasonal Plantings: Loosen soil to a depth of 6 inches minimum with a rototiller. Add amendments to the soil and/or specified planting soil mix and rototill again to a depth of 6". Install plants directly into prepared bed, and firm the soil mix around them.
 - Groundcover, on Slopes of Greater than 5:1: Amend soil as above or by hand as required. Spread leaf compost to 2 inches in depth immediately prior to placing cot mesh. Spread cot mesh across entire area of groundcover bed in steep slope area per manufacturer's specifications. Each ground cover shall be placed in an individual planting pit planted through the biodegradable netting.
 - Trees: Excavate plant pit walls vertical and square sides. Plant pit depth shall be sufficient to allow 2 inch maximum of root ball to be above finished grade. Tree pit shall be 12 inches wider than the ball on all sides.
 - Erosion Control Material and Planting on Steep Slopes:
 - Material meeting the requirements of the specification shall be installed and maintained on the designated areas as shown and specified. The areas to be covered shall be prepared and fertilized as specified before the erosion material is placed. Immediately prior to the planting operations, the material shall be laid evenly, smoothly and in contact with the soil throughout.
 - Lay erosion control materials with one inch nominal openings in accordance with manufacturer's instructions. Unroll in direction of water flow. Overlap sheets by at least 6 inches. Where strips are to be spliced lengthwise, overlap strips by 6 inches. Upgrade section shall be on top of all splices.
 - The Contractor shall maintain and protect the erosion control material until the final inspection. Maintenance shall consist of repairs made necessary by erosion, wind or any other cause. Following the restoration of damaged areas under plant and turf guarantee and establishment requirements for applicable mowing items, the erosion control material shall be repaired or replaced to meet the original requirements and maintained until the final inspection.

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FAIRFAX HOSPITAL

Fairfax County, Virginia

REVISIONS

No.	Description	Date

**PLANTING LIST AND NOTES
 SPECIAL EXCEPTION
 AMENDMENT
 SEA-80-P-078-11**

Drawing Title

Project Number: 21030.00
 Scale: as shown
 Drawn By: MCS
 Checked By: JDM
 Date: June 20, 2001
 Sheet No. 9 of 9

Revision No. SEA 80 P 078 11 Staff JDM
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 SEE DEV CONDS DATED 11/28/05
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 Sheet 7 of 9

AS APPROVED BY THE BOARD OF SUPERVISORS ON NOVEMBER 15, 2004
 AS APPROVED BY THE BOARD OF SUPERVISORS ON AUGUST 6, 2001

INOVA Fairfax Hospital