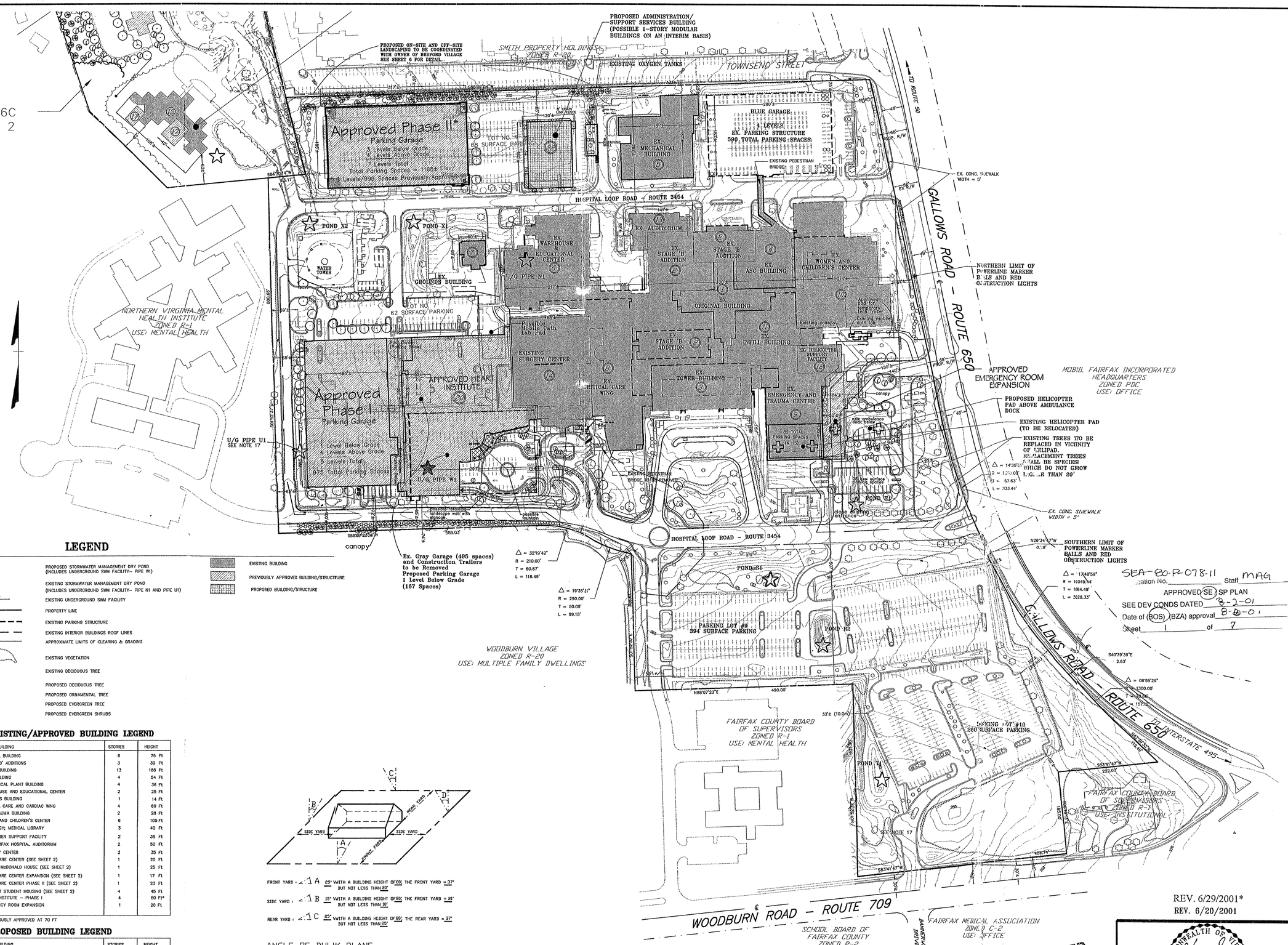

LEGEND

- PROPOSED STORMWATER MANAGEMENT DRY POND (INCLUDES UNDERGROUND SWM FACILITY- PIPE W1)
- EXISTING STORMWATER MANAGEMENT DRY POND (INCLUDES UNDERGROUND SWM FACILITY- PIPE N1 AND PIPE U1)
- EXISTING UNDERGROUND SWM FACILITY
- PROPERTY LINE
- EXISTING PARKING STRUCTURE
- EXISTING INTERIOR BUILDINGS ROOF LINES
- APPROXIMATE LIMITS OF CLEARING & GRADING
- EXISTING VEGETATION
- EXISTING DECIDUOUS TREE
- PROPOSED DECIDUOUS TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED EVERGREEN TREE
- PROPOSED EVERGREEN SHRUBS
- EXISTING BUILDING
- PREVIOUSLY APPROVED BUILDING/STRUCTURE
- PROPOSED BUILDING/STRUCTURE

EXISTING/APPROVED BUILDING LEGEND

BUILDING	STORIES	HEIGHT
1. ORIGINAL BUILDING	6	75 Ft
2. STAGE "B" ADDITIONS	3	39 Ft
3. TOWER BUILDING	13	166 Ft
4. ASC BUILDING	4	54 Ft
5. MECHANICAL PLANT BUILDING	4	36 Ft
6. WAREHOUSE AND EDUCATIONAL CENTER	2	25 Ft
7. GROUNDS BUILDING	1	14 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 2)	1	20 Ft
16. RONALD McDONALD HOUSE (SEE SHEET 2)	1	25 Ft
17. CHILD CARE CENTER EXPANSION (SEE SHEET 2)	1	17 Ft
18. CHILD CARE CENTER PHASE II (SEE SHEET 2)	1	20 Ft
19. RESIDENT STUDENT HOUSING (SEE SHEET 2)	4	45 Ft
20. HEART INSTITUTE - PHASE I	4	80 Ft*
21. EMERGENCY ROOM EXPANSION	1	20 Ft

* PREVIOUSLY APPROVED AT 70 FT

PROPOSED BUILDING LEGEND

BUILDING	STORIES	HEIGHT
22. ADMINISTRATION/ SUPPORT SERVICES BUILDING	3	36 Ft

FRONT YARD : ∠1A 25° WITH A BUILDING HEIGHT OF 80' THE FRONT YARD = 37' BUT NOT LESS THAN 20'

SIDE YARD : ∠1B 15° WITH A BUILDING HEIGHT OF 80' THE FRONT YARD = 21' BUT NOT LESS THAN 10'

REAR YARD : ∠1C 25° WITH A BUILDING HEIGHT OF 80' THE REAR YARD = 37' BUT NOT LESS THAN 25'

ANGLE OF BULK PLANE

MINIMUM REQUIRED YARD FOR BUILDING WITH 80' HEIGHT
R-12 DISTRICT

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
JUL 16 2001
ZONING EVALUATION DIVISION

REV. 6/29/2001*
REV. 6/20/2001

COMMONWEALTH OF VIRGINIA
JIRI F. KOVATS
No. 19406
6-29-01
PROFESSIONAL ENGINEER

ENGINEER'S SEAL & SIGNATURE

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SPECIAL EXCEPTION AMENDMENT
SEA 80-P-078-11

FAIRFAX HOSPITAL

FAIRFAX COUNTY, VIRGINIA
PROVIDENCE DISTRICT

Drawn By	JMC
Designed By	OTHERS
Checked By	PGY
Date	3/29/01*
Scale	1"=100'
Plan Number	
Zoned	
Sheet	1 of 7
File Number	M-10265

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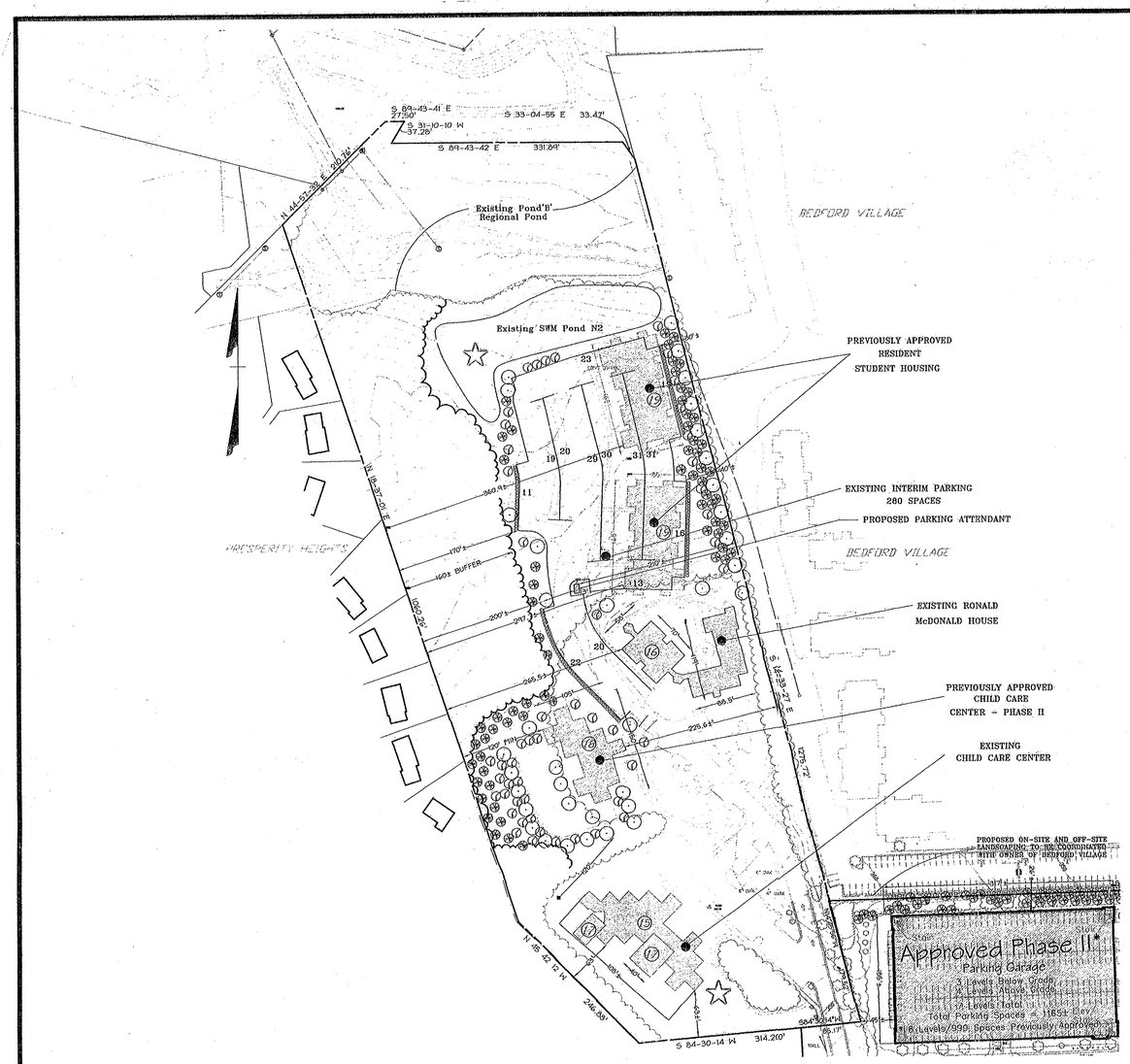
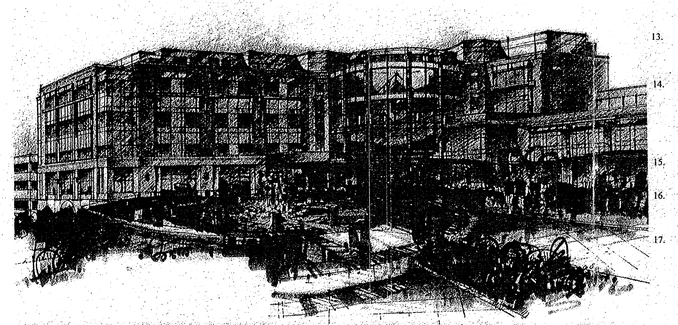


LEGEND

- PROPOSED STORMWATER MANAGEMENT DRY POND
- EXISTING STORMWATER MANAGEMENT DRY POND (INCLUDES UNDERGROUND SWM FACILITY- PIPE N1)
- PROPERTY LINE
- PROPOSED LIMITS OF CLEARING AND GRADING
- EXISTING DECIDUOUS TREE
- PROPOSED DECIDUOUS TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED EVERGREEN TREE
- PROPOSED EVERGREEN SHRUBS
- EXISTING BUILDING/STRUCTURE
- PREVIOUSLY APPROVED BUILDING
- PROPOSED BUILDING



The schematic rendering presented on this sheet is preliminary. It is presented to represent the general character and theme of the approved Heart Institute. It will be refined and subject to minor modification with final engineering and architectural design.

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-078-10 THAT WAS APPROVED BY THE BOARD OF SUPERVISORS ON NOVEMBER 20, 2000. THIS SEA HAS BEEN FILED FOR THE FOLLOWING IMPROVEMENTS AND/OR REVISIONS TO THE CURRENTLY APPROVED DEVELOPMENT PROGRAM:

   A. TO RELOCATE THE EXISTING HELIPAD;

   B. TO ADD A BUILDING THAT WILL BE USED FOR HOSPITAL ADMINISTRATIVE OFFICES AND SUPPORT SERVICES.

   C. TO REPRESENT A PROPOSED CANOPY OVER THE ENTRANCE TO THE PHASE I PARKING GARAGE;

   D. TO ADJUST THE BUILDING SETBACK AND HEIGHT OF THE RECENTLY APPROVED HEART INSTITUTE BUILDING;

   E. TO ADD A POSSIBLE CATHERIZATION LABORATORY PAD SITE IN THE VICINITY OF THE HEART INSTITUTE BUILDING;

   F. TO ADD AN ADDITIONAL LEVEL OF PARKING BELOW GRADE TO THE PROPOSED PHASE II PARKING GARAGE; AND

   G. TO ADD A SMALL PARKING ATTENDANT SHED NEAR THE ENTRY TO THE INTERIM PARKING LOT LOCATED ON THE NORTHERN PORTION OF PARCEL 136C.

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.

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

8. LANDSCAPING AND SCREENING HAS BEEN/WILL BE PROVIDED IN ACCORDANCE WITH PREVIOUSLY APPROVED DEVELOPMENT CONDITIONS. IN ITS APPROVAL OF SEA 80-P-078-10, THE BOARD MODIFIED THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS AS HAD BEEN PREVIOUSLY APPROVED WITH ITS APPROVAL OF SE 80-P-078 THROUGH SEA 80-P-078-9 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.

9. IN COMPLIANCE WITH DEVELOPMENT CONDITION #17 APPROVED WITH SEA 80-P-078-8, A PARKING STUDY UPDATE FOR THE FAIRFAX HOSPITAL CAMPUS WAS COMPLETED AND FILED WITH THE COUNTY ON APRIL 25, 2001. ONE OF THE CONCLUSIONS OF THIS STUDY READS AS FOLLOWS:

   4. APPROXIMATELY 3,198 WELL-LOCATED PARKING SPACES ARE REQUIRED TO MEET THE OBSERVED 2,878-SPACE PEAK PARKING DEMAND AT A CAMPUS-WIDE AVERAGE OCCUPANCY OF 90 PERCENT. . .

   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 3,198 SPACES WITHOUT THE APPROVAL OF A SEA. 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.

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 672-10-10 - 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. ALL OF THE BUILDINGS WILL BE RETAINED EXCEPT FOR SOME NOMINAL DEMOLITION THAT WILL OCCUR WITH THE CONTINUED EXPANSION OF THE PROPOSED DEVELOPMENT PROGRAM.

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 GALLOWS ROAD. THIS IS THE ONLY TRAIL REQUIRED BY THE COMPREHENSIVE PLAN THAT IS LOCATED ON THE SUBJECT PROPERTY.

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 80-P-078-8. THE SWM AND BMP FACILITIES ARE REPRESENTED ON THE GRAPHIC. THEY ARE SUBJECT TO ADJUSTMENT WITH FINAL ENGINEERING AND DESIGN. THE CURRENTLY APPROVED TOTAL COMBINED CAPACITY OF ALL OF THE FACILITIES ON BOTH THE MAIN CAMPUS AND PARCEL 136C EQUATES TO APPROXIMATELY 156,000 CUBIC FEET.

   IF IT IS ESTABLISHED WITH FINAL ENGINEERING THAT ADDITIONAL SWM OR BMP CAPACITY IS REQUIRED, EITHER EXISTING POND T1 WILL BE ENLARGED OR A NEW PROPOSED FACILITY WILL BE CONSTRUCTED TO THE SOUTH/SOUTHEAST OF EXISTING POND T1.

   THE CAPACITY IN PONDS U1 AND W1, WHICH HAVE BEEN/WILL BE DISPLACED WITH THE PROPOSED CONSTRUCTION OF THE PHASE I PARKING GARAGE AND THE HEART INSTITUTE, WILL BE ACCOMMODATED BY THE EMPLOYMENT OF INNOVATIVE STORMWATER MANAGEMENT TECHNIQUES AND FACILITIES, THE EXACT LOCATION AND NATURE OF WHICH WILL BE DETERMINED WITH FINAL ENGINEERING.

18. IN ACCORDANCE WITH PRIOR APPROVALS, THE 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.

   ULTIMATE DEVELOPMENT OF THE 59.73 ACRE PROPERTY WILL NOT EXCEED A FLOOR AREA RATIO OF 0.70. 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 ON PARCEL 136C BEING TRANSFERRED TO THE MAIN CAMPUS.

19. DEVELOPMENT OF THE PROPOSED IMPROVEMENTS WILL OCCUR IN PHASES. IT IS TO BE UNDERSTOOD THAT THE FIRST PHASE(S) OF CONSTRUCTION ARE CURRENTLY PLANNED TO COMMENCE WITHIN THIRTY (30) MONTHS FROM THE DATE OF APPROVAL OF THE SPECIAL EXCEPTION AMENDMENT IN ACCORDANCE WITH THE PROVISION SET FORTH IN SECT. 9-015 OF THE ZONING ORDINANCE. IT IS TO BE FURTHER UNDERSTOOD THAT ALL PHASES OF CONSTRUCTION MAY 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. THE SIZES AND SHAPES OF THE PROPOSED BUILDINGS AND STRUCTURES ARE PRELIMINARY AND SUBJECT TO CHANGE WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.

   THE TOTAL GROSS FLOOR AREA AND MAXIMUM BUILDING HEIGHTS PRESENTED IN THE TABULATION ARE TO BE CONSIDERED MAXIMUMS. THE DIMENSIONS TO THE PERIPHERAL LOT LINES PRESENTED ON THE GRAPHIC ARE TO BE DEEMED MINIMUMS. 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 GAZEBOS, TRELLISES, SIGNS, FLAGPOLES, SIDEWALKS/TRAILS, PASSIVE AND ACTIVE RECREATION FACILITIES, WALLS, FENCES, 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. 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, THE PROPOSED DEVELOPMENT OF THE SUBJECT PROPERTY CONFORMS TO ALL CURRENT APPLICABLE LAND DEVELOPMENT ORDINANCES, REGULATIONS AND ADOPTED STANDARDS.

TABULATION:

EXISTING ZONING	R-12
LAND AREA	59.10 AC[1]
EXISTING/PROPOSED USE	833 BED HOSPITAL AND ACCESSORY USES
GROSS FLOOR AREA	
PERMITTED	1,821,286± SF
CURRENTLY APPROVED THROUGH SEA 80-P-078-10	1,530,197± SF
PROPOSED ADDITIONAL	46,550± SF
ADMINISTRATION/SUPPORT SERVICES BUILDING	46,420± SF
PARKING ATTENDANT SHED	130± SF
TOTAL CURRENTLY APPROVED AND PROPOSED	1,576,747± SF
TOTAL EXISTING PER AS-BUILT	1,056,350± SF[2]
ADDITIONAL AVAILABLE WITH FUTURE APPROVALS (1,821,286± SF - 1,530,197± SF - 46,550± SF)	244,559± SF
FLOOR AREA RATIO (FAR)	
PERMITTED	0.70[3]
CURRENTLY APPROVED	0.59[3]
PROPOSED	0.61[3]
OPEN SPACE	
REQUIRED (25%)	14.8 AC
PROPOSED (39%)	23.0 AC
PARKING SPACES REQUIRED	2,374[4]
HOSPITAL: 833 LICENSED BEDS @ 2.9 SPACES/BED	2,416
CHILD CARE CENTER(S): 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 PLUS 1 SPACE/STAFF MEMBER	12
PARKING SPACES	
EXISTING	2,948
BLUE GARAGE	590
GRAY GARAGE	495
LOT #1	392
LOT #9	394
LOT #10	260
EMERGENCY CENTER AND RANDOM SPACES (82+14+5+26)	127
CHILD CARE	27
RONALD MCDONALD HOUSE	12
PARALLEL STREET PARKING	146
TEMPORARY PARKING - PARCEL 136C	280
VALET PARKING - LOTS 9, 10 AND BLUE GARAGE	225
SPACES LOST TO NEW CONSTRUCTION AND PARALLEL STREET PARKING SPACES TO BE DELETED	1,349
LOT 1	324
GRAY GARAGE	495
PARALLEL STREET	25
TEMPORARY PARKING - PARCEL 136C	280
VALET PARKING - LOTS 9, 10 AND BLUE GARAGE	225
PROPOSED	2,554
PHASE I GARAGE (UNDER CONSTRUCTION)	975
PHASE II GARAGE	1,165
LOT 7 (FOLLOWING CONSTRUCTION)	62
HEART INSTITUTE GARAGE AND SURFACE	171
EMERGENCY AND TRAUMA CENTER	28
PARCEL 136C-FUTURE ULTIMATE DEVELOPMENT PROGRAM	153
PROPOSED GRAND TOTAL (2,948 - 1,349 + 2,554)	4,153

[1] THE ORIGINAL LAND AREA OF 59.73 ACRES HAS BEEN ADJUSTED TO REFLECT PREVIOUS RIGHT-OF-WAY DEDICATIONS.

[2] THE EXISTING GROSS FLOOR AREA CALCULATION HAS BEEN ADJUSTED PER A RECENT DETAILED STUDY OF THE EXISTING BUILDINGS. THE GROSS FLOOR AREA(S) HAS BEEN CALCULATED IN ACCORDANCE WITH THE DEFINITION SET FORTH IN ARTICLE 20 OF THE ZONING ORDINANCE.

[3] SEE NOTE 18

[4] SEE NOTE 9.

SEA-80-P-078-11
Station No. _____ Staff MAG
APPROVED SE SP PLAN
SEE DEV CONDS DATED 8-2-01
Date of BOS (BZA) approval 8-6-01
Sheet 2 of 7

Rev. 6/29/2001
REV. 6/20/2001

COMMONWEALTH OF VIRGINIA
JIRI F. KOVATS
No. 19406
3-27-01
3-29-01
6-29-01
6-20-01
PROFESSIONAL ENGINEER
ENGINEER'S SEAL & SIGNATURE

Dewberry & Davis
Architects Engineers Planners Surveyors
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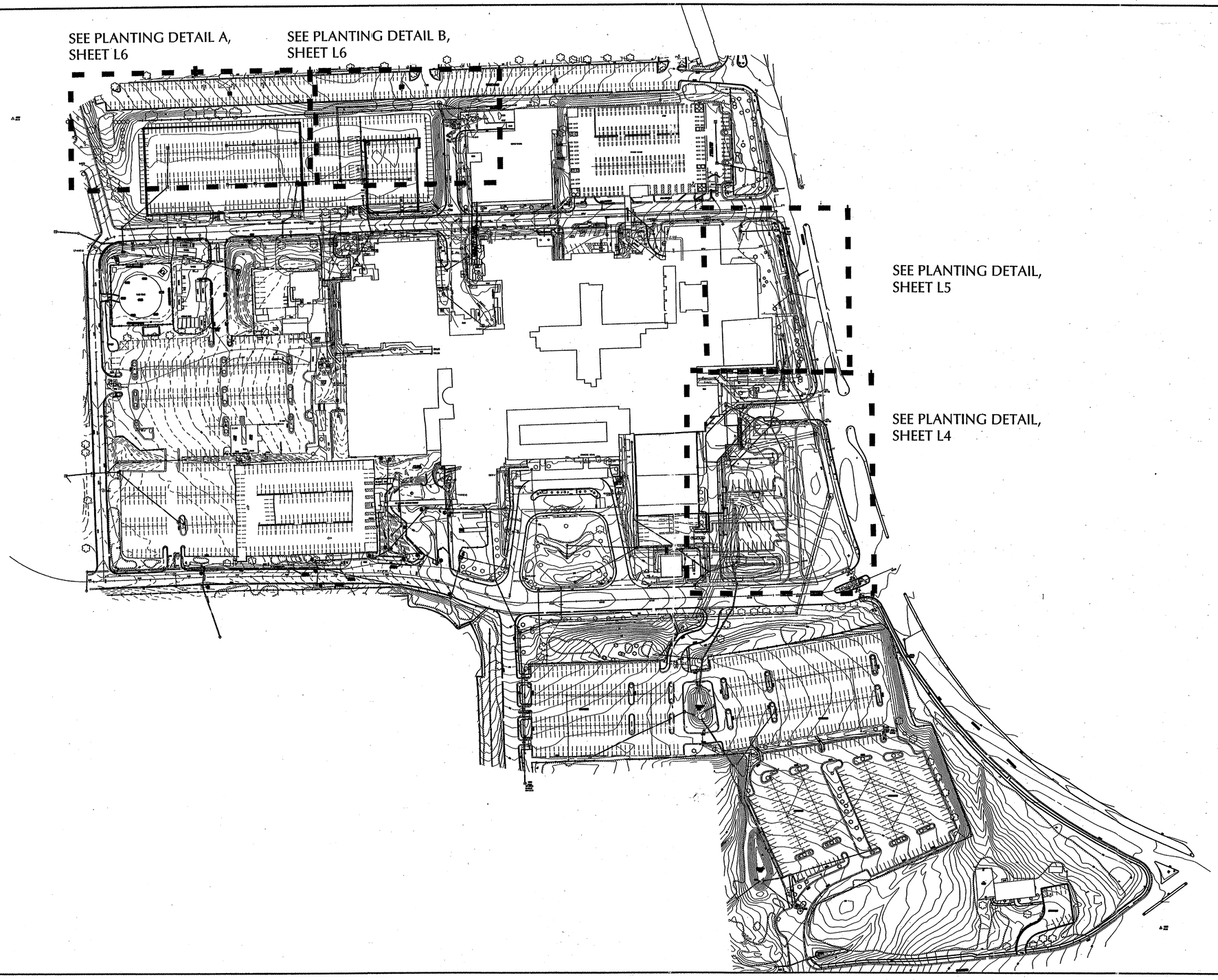
SPECIAL EXCEPTION AMENDMENT
SEA 80-P-078-11

FAIRFAX HOSPITAL

FAIRFAX COUNTY, VIRGINIA
PROVIDENCE DISTRICT

Drawn By	JMC
Designed By	OTHERS
Checked By	PGY
Date	3/29/01*
Scale	1"=100'
Plan Number	
Zoned	
Sheet	2 of 7
File Number	M-10265



LEWIS
LANDSCAPE
SCULLY
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8320 Old Courthouse Rd. Suite 350
Vienna, Virginia 22182
Tel.(703)821-2045,Fax.(703)448-0597

COMMONWEALTH OF VIRGINIA
SUNNY JUNG SCULLY
No. 0339
6-29-01
CERTIFIED LANDSCAPE ARCHITECT

FAIRFAX HOSPITAL

FAIRFAX COUNTY, VIRGINIA

REVISIONS

No.	Description	Date

SEA-80-P-078-11
Application No.
Staff MAG
APPROVED (SE) SP PLAN
SEE DEV CONDS DATED
Date of (BOS) (BZA) approval
Sheet 3 of 7

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

Drawing Title

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

0 50 100

Sheet No. of
L3 of 7

6/29/2001 - No Change

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KEY TO PLANT SYMBOLS

PROPOSED ORNAMENTAL TREES UNDER 20' HIGH

Suggested but not limited to:

Acer ginnala (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:

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

PROPOSED EVERGREEN SHRUBS

Suggested but not limited to:

Ilex comuta 'Burfordii' (Buford Holly)
Ilex glabra (Inkberry)
Juniperus chinensis 'Pfitzeriana' (Pfitzer Juniper)
Prunus laurocerasus (Cherry Laurel)

PROPOSED GROUNDCOVERS/GRASSES

Suggested but not limited to:

Hypericum calycinum (Aaronsbeard St. Johnswort)
Miscanthus sinensis gracillimus (Maiden Grass)
Pennisetum alopecuriodes (Fountain Grass)

PROPOSED PERENNIALS

Suggested but not limited to:

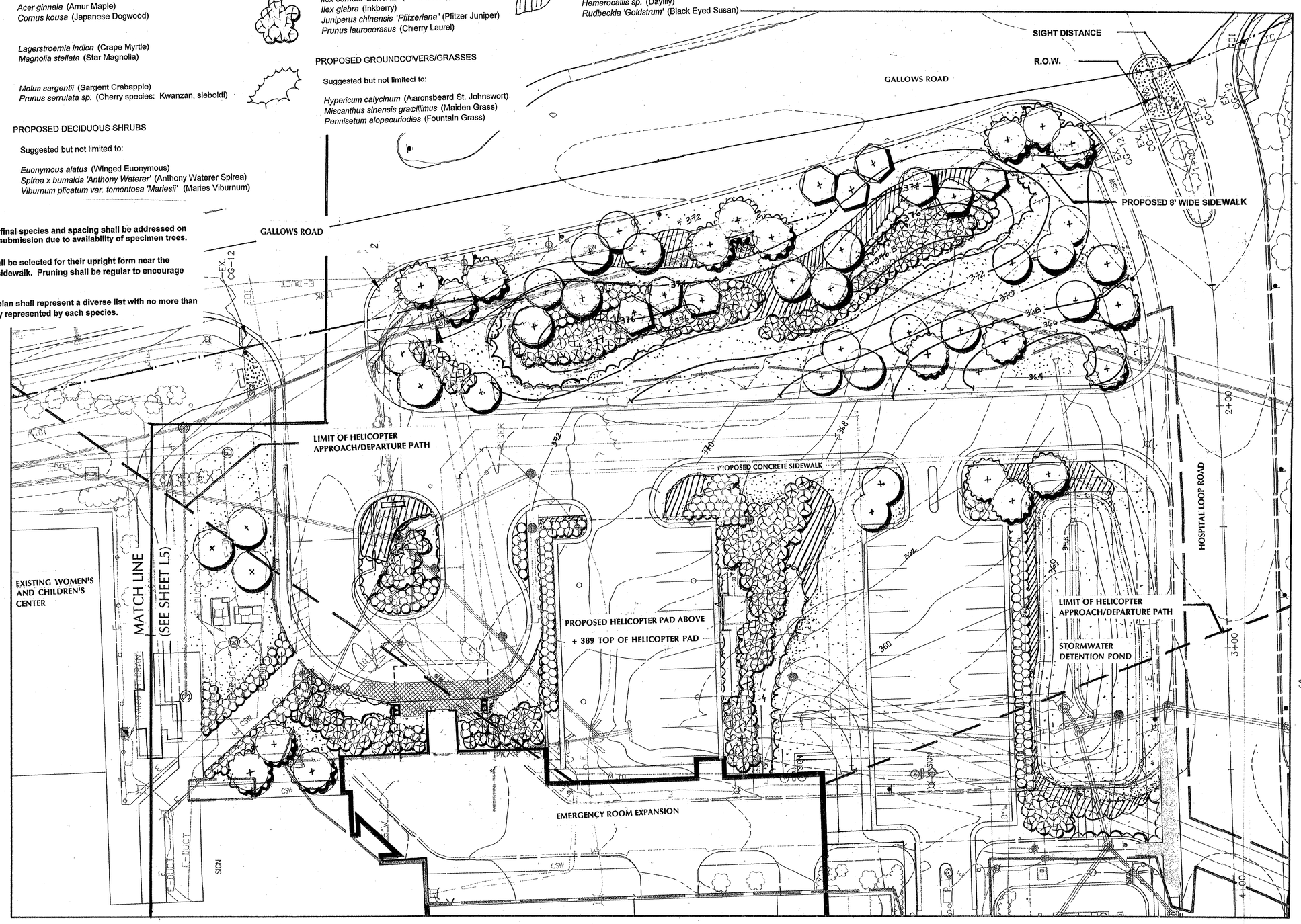
Coreopsis grandiflora 'Sunray' (Tickseed)
Hemerocallis sp. (Daylily)
Rudbeckia 'Goldstrum' (Black Eyed Susan)

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.



LEWIS LANDSCAPE SCULLY ARCHITECTS GIONET
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COMMONWEALTH OF VIRGINIA
SUNNY JUNG SCULLY
No. 0339
6-20-01
CERTIFIED LANDSCAPE ARCHITECT

FAIRFAX HOSPITAL

FAIRFAX COUNTY, VIRGINIA

REVISIONS

No.	Description	Date

SEA-80-P-078-11
Application No. _____ Staff MAG
APPROVED (SE) SP PLAN
SEE DEV CONDS DATED 8-2-01
Date of (BOS) (BZA) approval 8-6-01
Sheet 4 of 7

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. of

L4 of 7

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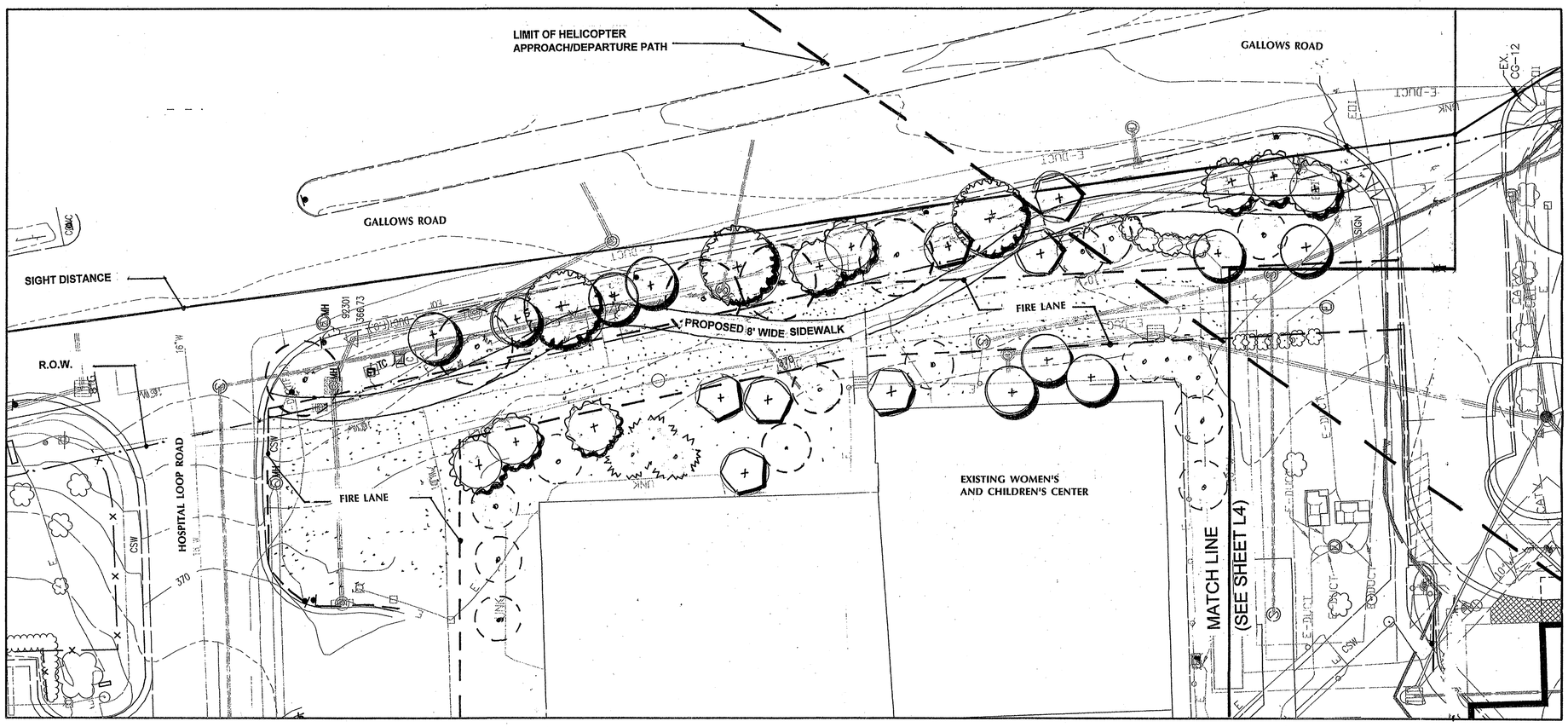
6/29/2001 - No Change



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 ginnala (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.

SEA-80-P-078-11 Staff MAG
Application No.
APPROVED SE / SP PLAN
SEE DEV CONDS DATED 8-2-01
Date of (BOS) (BZA) approval 8-16-01
Sheet 5 of 7

6/29/2001 - No Change

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COMMONWEALTH OF VIRGINIA
SUNNY JONG SCULLY
No. 0339
6-20-01
CERTIFIED LANDSCAPE ARCHITECT

FAIRFAX
HOSPITAL

FAIRFAX COUNTY, VIRGINIA

REVISIONS

No.	Description	Date

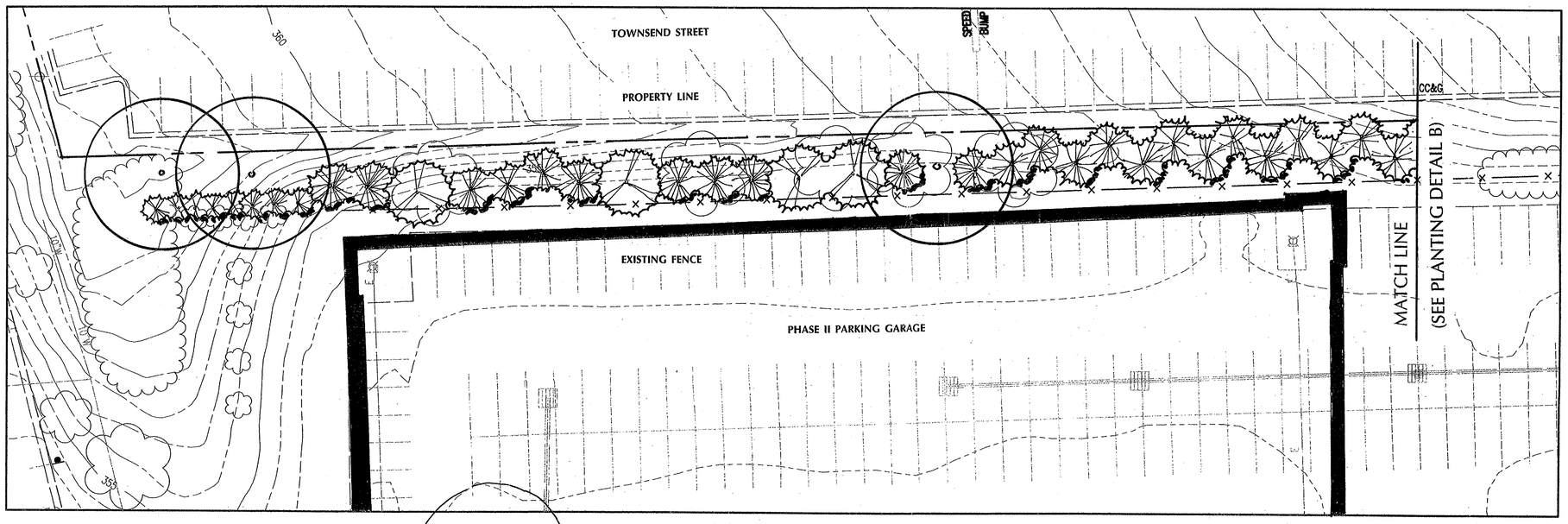
SCHEMATIC LANDSCAPE PLANS SPECIAL EXCEPTION AMENDMENT SEA-80-P-078-11

Drawing Title

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

Sheet No. of

L5 of 7



PLANTING DETAIL A

0 10 20

KEY TO PLANT SYMBOLS

EXISTING LARGE DECIDUOUS TREES

EXISTING EVERGREEN TREES

PROPOSED EVERGREEN TREES

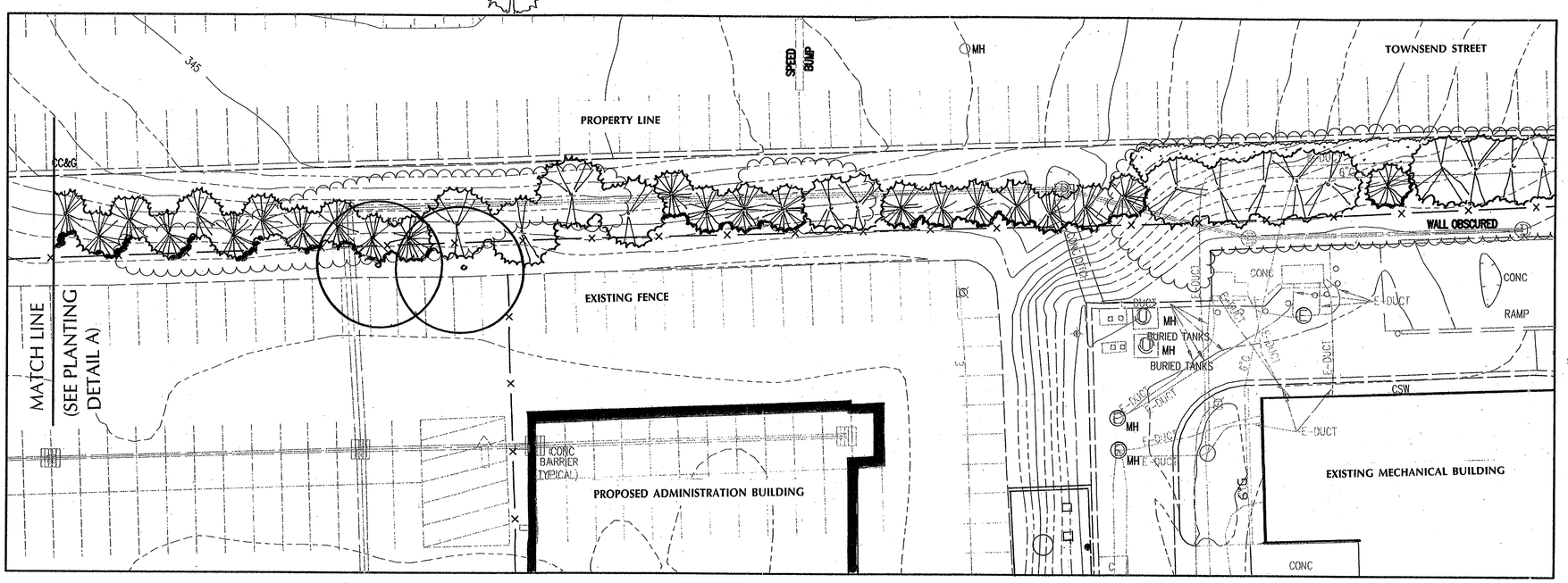
Suggested but not limited to:

x Cuppressocyparis 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.



PLANTING DETAIL B

0 10 20

SEA-80-P-078-11 Staff MAG
Application No.
APPROVED (SE) SP PLAN
SEE DEV CONDS DATED 8-2-01
Date of (BOS) (BZA) approval 8-6-01
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SCHEMATIC LANDSCAPE PLANS
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PLANT LIST

Key	Botanical Name	Common Name	Size	Type	Remark
PROPOSED SHADE TREES					
	Acer rubrum	Red Maple	2.5 - 3" CAL.	B & B	Matching, Well Branched
	Platanus x acerifolia 'Bloodgood'	London Plane Tree	2.5 - 3" CAL.	B & B	Matching, Well Branched
	Quercus phellos	Willow Oak	2.5 - 3" CAL.	B & B	Matching, Well Branched
	Quercus palustris	Pin Oak	2.5 - 3" 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	Crape 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					
	Evonymus alatus 'Compactus'	Burning Bush	30 - 36"	B & B	Full, Dense
	Spiraea x bumalda 'Anthony Waterer'	Anthony Waterer Spiraea	30 - 36"	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 - 36"	B & B	Full, Dense
	Ilex glabra	Inkberry	30 - 36"	B & B	Full, Dense
	Juniperus chinensis 'Pfitzeriana'	Pfitzer Juniper	30 - 36"	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	Maiden Grass	1 Gallon	Cont.	Well-rooted, Mature
	Pennisetum alopecuriodes	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

1. Quality Assurance:

a. 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.

b. 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.

2 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.

3. Delivery, Storage and Handling:

a. 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 intrusion of foreign matter.

b. 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.

c. 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 heeling-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.

d. Plants shall be lifted and handled from the bottom of the ball only.

e. Do not remove container-grown stock from containers until planting time.

4. Before planting, determine that areas to receive plant material have adequate subdrainage.

a. 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.

b. Dig planting pits to full depth and dimensions indicated on drawings.

c. 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 3-5 3/4 gallon). Note time required for water to be completely absorbed. Divide time noted by 6 to achieve average rate 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.

5. Planting shall be done only within the following dates except as approved by Owner.

a. Deciduous Trees and Shrubs: March 1 to May 31 and October 15 to December 15.

b. Evergreen Trees, Shrubs and Vines: March 1 to May 31 and September 1 to November 15.

6. 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.

7. Materials for Planting:

a. Mulch shall be double shredded hardwood bark. Submit sample for approval. Material shall be mulching grade, uniform in size and free from foreign matter.

b. Leaf Compost shall be screened and free of trash.

c. Coir Mesh (geo-textile blanket) shall be natural fiber geo-textile woven mesh composed of 100% coir (spun from coconut fiber) yarn, containing 45% Lignin and 55% Cellulose. Opening in the mesh shall be 1 inch square (nominal) by 0.3 inches thick. Yarn count per yard shall be 42 warp x 31 weft. Fabric tensile strength shall be 492 lb/ft x 136lb/ft

d. Twelve-inch hardwood stakes shall be Eco-STAKES by North American Green or equal.

e. 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 basis 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.

f. 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.

g. Composted Pine Bark Fines shall be approved composted ground pine bark, having no particle with a dimension greater than 3/4 inch.

h. Soil Mix shall consist of 3/4 existing soil and 1/4 composted pine bark fines or other approved organic matter, by volume.

8. Plant Materials (Refer to the PLANT LIST on the drawings for specific types and quantities of plants):

a. 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.

b. 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.

c. 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-developped root systems. They shall be free from physical damage or any conditions that would prevent thriving health and the desired appearance.

d. 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.

9. 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.

b. Caliper Measurement: Shall be taken at a point on the trunk 6 inches above natural ground line for trees up to 4 inchs diameter, and at a point 12 inchs above the natural ground line for trees over 4 inchs diameter.

c. 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.

10. Preparation of Areas for Planting:

a. Stake out all plant material beds and tree locations for approval of Landscape Architect prior to any bed preparation.

b. 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 soill 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.

c. Shrub Beds on Slopes of Greater than 3:1: Amend soil as above. Spread coir mesh across entire area of shrub bed in steep slope area per manufacturer's specifications. Excavate plant pit through coir 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.

d. 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.

e. Groundcover on Slopes of Greater than 3:1: Amend soil as above or by hand as required. Spread leaf compost to 2 inches in depth immediately prior to placing coir mesh. Spread coir 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.

f. Trees: Excavate plant pit walls vertical and scarify 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.

11. Erosion Control Material and Planting on Steep Slopes

a. 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.

b. 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 8 inches. Upgrade section shall be on top of all splices.

c. 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 underlying items; the erosion control material shall be repaired or replaced to meet the original requirements and maintained until the final inspection.

12. General Plant Installation:

a. Excavation: Excavate all tree pits and planting areas to the width and depth shown in the planting details.

b. 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.

c. 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.

d. 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.

e. 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 3 inches. Keep mulch out of the crowns of shrubs and off buildings, sidewalks, light standards, and other structures.

f. All planting areas to conform to specified grades after full 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.

13. Permanent Seeding or Sodding for Grass Areas:

a. 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.

b. Refer to the Virginia Department of Transportation Erosion and Sediment Control Guidelines, for guidelines, specifications and installation techniques of seed and sod.

14. 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.

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

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