



County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

July 27, 2011

Tim Samson
Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.
2200 Clarendon Boulevard, 13th Floor
Arlington, VA 22201

RE: Proffered Condition Amendment Application PCA 2000-SU-032-03
(Concurrent with Rezoning Application RZ 2011-SU-004 and Special Exception
Amendment Application SEA 84-C-076-09)

Dear Mr. Sampson:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on July 26, 2011, approving Proffered Condition Amendment Application PCA 2000-SU-032-03 in the name of Inova Health Care Services. The Board's action amends the proffers for Rezoning Application RZ 2000-SU-032, previously approved for medical care facilities to permit building additions and associated modifications to site design with an overall Floor Area Ratio (FAR) of 0.34. The subject property is located on the southeast side of Ox Trail approx. 1,200 feet west of its intersection with West Ox Road on 62.91 acres of land, zoned C-3 [Tax Map 45-2 ((1)) 41B1, 41L, 41L3, 41L4, 41L5; 45-2 ((2)) 38, 39A, 39B, 46A1 and 51A1], in the Sully District and is subject to the proffers dated June 6, 2011.

The Board also:

- Reaffirmed the modification of the transitional screening requirements and a waiver of the barrier requirement in favor of that shown on the GDP/SEA Plat and further described in the proffers.

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- Reaffirmed the modification of the loading space requirement in favor of that shown on the GDP/SEA Plat.

Sincerely,



Nancy Vehrs
Clerk to the Board of Supervisors
NV:pmh
Enclosure

Cc: Chairman Sharon Bulova
Supervisor Michael Frey, Sully District
Janet Coldsmith, Director, Real Estate Division, Dept. of Tax Administration
Barbara C. Berlin, Director, Zoning Evaluation Division, DPZ
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning
Angela K. Rodeheaver, Section Chief, Transportation Planning Division
Ken Williams, Plans & Document Control, ESRD, DPWES
Department of Highways-VDOT
Sandy Stallman, Park Planning Branch Manager, FCPA
District Planning Commissioner
Denise James, Office of Capital Facilities/Fairfax County Public Schools
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Government Center at Fairfax, Virginia, on the 26th day of July, 2011, the following ordinance was adopted.

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROFFERED CONDITION AMENDMENT APPLICATION PCA-2000-SU-032-03
(Concurrent with Rezoning Application RZ 2011-SU-004 and Special Exception
Amendment Application SEA 84-C-076-09)**

WHEREAS, the Board of Supervisors, filed in the proper form an application to amend the proffers for RZ 2000-SU-032 hereinafter described, by amending conditions proffered and accepted pursuant to Virginia Code Ann. 15.2-2303(a), and

WHEREAS, at a duly called public hearing the Planning Commission considered the application and the propriety of amending the Zoning Ordinance in accordance therewith, and thereafter did submit to this Board its recommendation, and

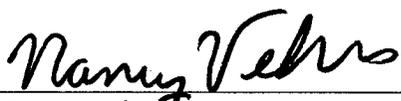
WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

NOW, THEREFORE, BE IT ORDAINED, that that certain parcel of land situated in the Sully District, and more particularly described as follows (see attached legal description):

Be, and hereby is further restricted by the amended conditions proffered and accepted pursuant to Virginia Code Ann., 15.2-2303(a), which conditions are incorporated into the Zoning Ordinance as it affects said parcel, and

BE IT FURTHER ENACTED, that the boundaries of the Zoning Map heretofore adopted as a part of the Zoning Ordinance be, and they hereby are, amended in accordance with this enactment, and that said zoning map shall annotate and incorporate by reference the additional conditions governing said parcels.

GIVEN under my hand this 26th day of July, 2011.



Nancy Vehrs
Clerk to the Board of Supervisors

INOVA FAIR OAKS HOSPITAL

PROFFERS

PCA 2000-SU-032-03

June 6, 2011

Pursuant to Section 15.2-2303(A), Code of Virginia (1950, as amended) and Section 18-204 of the Zoning Ordinance of Fairfax County (1978, as amended), INOVA HEALTH CARE SERVICES ("Inova"), for themselves, the property owners and their successors and/or assigns (hereinafter collectively referred to as the "Applicant"), hereby proffers that the development of the parcels identified as 2011 Fairfax County tax map parcels 45-2 ((1)) 41B1, 41L, 41L3, 41L4 and 41L5; and 45-2 ((2)) 38, 39A, 39B, 46A1 and 51A1 (the "Application Property") shall be in substantial conformance with the following conditions if, and only if, PCA 2000-SU-032-03 and the companion applications RZ 2011-SU-004 and SEA 84-C-076-09 are approved by the Board of Supervisors. In the event PCA 2000-SU-032-03, RZ 2011-SU-004 and SEA 84-C-076-09 are so approved, then all previous proffers for the Application Property are hereby deemed null and void and hereafter shall have no effect on the Application Property.

1. Consolidation of Parcel 51A1. It is noted that the parcel identified as 2011 Fairfax County tax map parcel 45-2 ((2)) 51A1 ("Parcel 51A1") is the subject of RZ 2011-SU-004 and its associated proffer which references the incorporation of Parcel 51A1 into PCA 2000-SU-032-03 and these proffers. The purpose of this is to consolidate Parcel 51A1 into the Inova Fair Oaks Hospital Campus and incorporate it into the campus-wide proffers and development plan.
2. Development Plan. Development of the Application Property shall be in substantial conformance with the Generalized Development Plan/Generalized Development Plan Amendment/Special Exception Amendment Plat ("GDP/SEA Plat") prepared by Dewberry & Davis LLC, dated January 31, 2011 and revised through May 13, 2011 consisting of sheets 1 – 13.
3. Minor Modifications. Pursuant to Paragraph 5 of Section 18-204 of the Zoning Ordinance, minor modifications to the GDP/SEA Plat and these proffers may be permitted as determined by the Zoning Administrator.
4. Proposed Development. Development of the Application Property shall include a maximum of 1,083,777 square feet of gross floor area ("GFA"). This does not include cellar area(s) as defined by the Zoning Ordinance. The Applicant reserves the right to construct less than the maximum amount of GFA for the buildings as shown on the GDP/SEA Plat and to reallocate GFA among the buildings depicted on the GDP/SEA Plat without requiring a proffered condition amendment ("PCA") so long as (1) the total maximum GFA is not exceeded; (2) the maximum building heights as set forth in Proffer 17.b. are not exceeded; and (3) any changes to the footprint and/or configuration of individual buildings and/or garages are deemed to be allowable minor

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modifications as determined by the Zoning Administrator. The Applicant reserves the right to construct the development shown on the GDP/SEA Plat in phases.

5. Uses. The Application Property may include the following uses:
 - a. Medical Care Facility and related ancillary uses including but not limited to hospital administrative offices and support services, a helistop, an assisted living facility, a child care center, a health club(s), a cafeteria(s)/eating establishment(s), a delicatessen(s)/quick service food store(s), a pharmacy(s), and a gift shop(s), etc.
 - b. Medical Office Buildings provided that the total square footage of the four Medical Office Buildings shown on the GDP/SEA Plat shall not exceed 370,000 square feet of GFA. This does not include cellar area as defined in the Zoning Ordinance.
 - c. Mobile and land based telecommunication facilities, subject to the provisions of Section 2-514 of the Zoning Ordinance, and provided that monopoles may not be installed on the Application Property.
 - d. Telecommunication facilities provided that monopoles may not be installed on the Application Property.
 - e. Accessory uses and accessory service uses.
6. Parking. Parking shall be provided in the combination of a garage structure and surface lots as shown on the GDP/SEA Plat and shall be provided in accordance with the parking requirements of Article 11 of the Fairfax County Zoning Ordinance, as determined by the Department of Public Works and Environmental Services ("DPWES"), for the uses on the Application Property. The Applicant reserves the right to construct the new surface parking areas and parking garage expansions shown on the GDP/SEA Plat in phases. Handicap accessible parking spaces will be located in convenient and accessible locations proximate to building entrances as required by the Public Facilities Manual.
7. Road Improvements.
 - a. New Entrance. Subject to final design approval by DPWES and the Virginia Department of Transportation ("VDOT"), the Applicant shall construct the new vehicular entrance to the Application Property from Rugby Road in a location as generally shown on the GDP/SEA Plat (the "New Entrance"). If not sooner, the New Entrance shall be substantially completed prior to issuance of the first Non-RUP, exclusive of core and shell, for the "Proposed Oncology Center/MOB 4" as shown on the GDP/SEA Plat; provided, however, that if the New Entrance is under construction and the Applicant is

diligently pursuing substantial completion of the New Entrance at the time the Applicant would otherwise be issued such Non-RUP, then the requirement for substantial completion of the New Entrance shall be extended to allow the Applicant to occupy up to the first 50,000 square feet of floor area (including floor area in the cellar) of the "Proposed Oncology Center/MOB 4" as shown on the GDP/SEA Plat. In no event shall the Applicant be permitted to occupy more than 50,000 square feet of floor area within the new "Proposed Oncology Center/MOB 4" (including floor area in the cellar) until the New Entrance is substantially complete. For purposes of this Proffer, "substantially completed" shall mean open and available for use by the public.

- b. Traffic Signal. At the time of site plan submission for the New Entrance (see Proffer 7.a. above), the Applicant shall complete and submit a warrant study to VDOT for a new traffic signal at the intersection of the New Entrance and Rugby Road. The warrant study shall assume full build out of the development shown on the GDP/SEA Plat. If the signal is warranted, the Applicant shall design, equip and install (at such time as may be warranted) a new traffic signal with pedestrian accommodations at that location subject to approval by VDOT of the final design of the signal.
- c. Existing Traffic Signals Timing Modifications. The Applicant shall request VDOT to determine if a corridor evaluation of signal timings is needed. This request shall be submitted in writing with a copy submitted to the Fairfax County Department of Transportation ("FCDOT"). This request shall be submitted between 180 and 365 days after the New Entrance (see Proffer 7.a.) is substantially completed and the traffic signal referenced in Proffer 7.b above is installed. If VDOT determines that a corridor evaluation is necessary, the Applicant shall conduct a corridor evaluation of existing signal timings along Rugby Road and Ox Trail, from the intersection of Ox Trail and West Ox Road to the intersection of Rugby Road and Route 50, to determine appropriate signal timing modifications along such corridor. Such signal timing plans shall be subject to review and approval by VDOT and shall provide for sufficient pedestrian crossing times in accordance with established standards as determined by VDOT. The Applicant shall coordinate with VDOT to implement such signal timing modifications as may be approved by VDOT based on the findings of the evaluation. If required, this proffer shall be completed prior to final bond release for the hospital bed tower expansion shown on the GDP/SEA Plat as "Previously Approved/Proposed Hospital Expansion North".
- d. Alder Woods Drive Traffic Signal Retrofit. At the time of site plan submission for the "Proposed Oncology Center/MOB 4" as shown on the GDP/SEA Plat, the Applicant shall seek approval from VDOT to retrofit the existing, north-facing signal heads at the Alder Woods Drive and Rugby Road intersection with baffles, or make other adjustments as approved by VDOT, to better enable drivers on the southbound approach to that

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intersection to distinguish those traffic signal heads from those located further south at the intersection of Rugby Road and the Fairfax County Parkway. If approved by VDOT, the Applicant shall install such baffles, or make such other adjustments as approved by VDOT, prior to bond release for the "Proposed Oncology Center/MOB 4" as shown on the GDP/SEA Plat. In no event shall this Proffer 7.d. be construed to require the Applicant to replace the existing signal heads or equipment; the extent of this commitment is to retrofit or readjust the existing signal heads.

- e. Off-Site Right-of-Way/Easements. In the event the Applicant is unable to obtain the necessary right-of-way or easements required to construct the improvements described in these Proffers, the Applicant shall proceed as follows:
- i. The Applicant shall request the County to acquire the right-of-way or easements by means of its condemnation powers, at the Applicant's expense. The Applicant's request will not be considered until it has been forwarded, in writing, to the appropriate County agency accompanied by: (1) plans and profiles showing the necessary right-of-way or easements to be acquired, including all associated details of the proposed improvements to be located on said property; (2) an independent appraisal of the value of the right-of-way or easements to be acquired and of all damages and benefits to the residue of the affected property; (3) a sixty (60) year title search certificate of the right-of-way or easements to be acquired; and (4) a Letter of Credit, or cash (at the Applicant's discretion) in an amount equal to the appraised value of the right-of-way or easements to be acquired and of all damages to the residue, which Letter of Credit or cash can be drawn upon by the County.
 - ii. In the event the property owner of the right-of-way or easements to be acquired is awarded more than the appraised value of same and of the damages to the residue in a condemnation suit, the amount of the award in excess of the Letter of Credit or cash posted amount shall be paid to the County by the Applicant within fifteen (15) days of said award. All other costs incurred by the County in acquiring the right-of-way shall be paid to the County by the Applicant on demand.
 - iii. In the event the County does not acquire the aforesaid right-of-way or easements by means of its condemnation powers, the Applicant is relieved of its responsibility to construct the off-site portion of the aforesaid improvements specifically affected by the unavailability of the right-of-way or easements. The Applicant shall complete the proffered improvements for which acquisition of right-of-way or easements is not necessary and coordinate necessary transitions with DPWES and/or VDOT. In the event the Applicant is required to obtain necessary right-of-way or easements to implement the provisions of this Proffer

7.e., then the timing requirements of these Proffers as they relate to the improvements that necessitate such right-of-way or easements shall be automatically hereby adjusted to reflect the delays incurred by such proceedings, but in any event such improvements shall be completed prior to final bond release for the respective phase of development.

- f. Emergency Access. The Applicant reserves the right to seek approval for, and to construct, an emergency access-way over Tax Map Parcels 45-2 ((6)) A1, K2 and L1, between the Fairfax County Parkway and the intersection of Joseph Siewick Drive and Alder Woods Drive. If warranted, the Applicant will provide a traffic signal at the intersection of Joseph Siewick Drive and Alder Woods Drive. The construction of such improvements shall be subject to the approval of any necessary zoning, special exception and/or other permit approvals from Fairfax County, VDOT and/or other governmental authorities, as may be required at the time of the Applicant's request.
 - g. Zoning Administrator Consideration. Upon demonstration by the Applicant that, despite diligent efforts and due to factors beyond the Applicant's control, any of the improvements proffered in this Proffer 7 (or an improvement in any other Proffer the timing of which is associated with an improvement proffered in this Proffer 7) have been delayed (due to, but not limited to, an inability to secure necessary permission for utility relocations, approval by VDOT, and/or approval of ground lessees) beyond the timeframes provided by these proffers, the Zoning Administrator may approve a later date for completion of the improvement(s) without requiring a PCA.
8. Bus Facilities. The Applicant shall continue to allow Fairfax Connector buses to access the existing bus stop(s) on the Application Property via a route that traverses the Application Property on Joseph Siewick Drive, to and from its intersections with Alder Woods Drive and Ox Trail; provided, that the specific bus route may be modified as agreed by the Applicant and FCDOT without requiring a PCA. The Applicant may modify the bus circulation route on a temporary basis as required for construction staging.
 9. Pedestrian Circulation Improvements. The Applicant shall provide a comprehensive pedestrian circulation system throughout the Application Property as shown on the GDP/SEA Plat. New sections of sidewalks and other such improvements shown on the GDP/SEA Plat shall be constructed concurrently with the phase of development that is proximate to such area of the Application Property.
 10. Bicycle Facilities. The Applicant shall provide indoor and/or outdoor bicycle racks on the Application Property that provide spaces for a minimum total of 64 bicycles. Bicycle racks shall be located outdoors, with convenient access to the main hospital and emergency entrances and/or within the parking garage. The final location of the bike racks shall be subject to review by

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FCDOT. Subject to necessary approvals, if any, the Applicant shall install such bicycle racks, prior to issuance of the first Non-RUP, exclusive of core and shell, for the "Proposed Oncology Center/MOB 4" as shown on the GDP/SEA Plat. The Applicant shall also provide shower and changing facilities for employees of Inova Fair Oaks Hospital and demonstrate that the same have been provided prior to issuance of the first Non-RUP, exclusive of core and shell, for the "Proposed Oncology Center/MOB 4" as shown on the GDP/SEA Plat.

11. Transportation Demand Management. The Applicant shall formulate and implement a transportation demand management program (the "TDM Program") to encourage and facilitate the ability of employees of Inova Fair Oaks Hospital to travel to work by means other than single occupancy vehicle.

a. TDM Program Elements. The TDM Program shall include the elements listed below. Such items may be adjusted from time to time as approved by FCDOT, without requiring a PCA.

- i. A TDM Program Manager ("PM") to oversee all TDM elements and act as the liaison between the Applicant and FCDOT. The PM may be employed directly by the Applicant or be a contractor to the Applicant. The PM position may be part of other duties assigned to the individual;
- ii. Participation in the Fairfax County Ride Source Program, including registering with the Guaranteed Ride Home (GRH) program offered in connection with the Metropolitan Washington Council of Governments;
- iii. Display in the Inova Fair Oaks Hospital main lobby transportation-related information for employees, volunteers, patients, and visitors;
- iv. Distribute an employee benefits package to all new employees, including site-specific transit-related information referencing the nearest Metro station and bus routes, a Metro "SmarTrip" card with a one-time initial benefit of \$50.00 per card, and encouraging all employees to use Metrorail, bus service, carpool/vanpool, bicycling, or walking;
- v. Maintain varied hospital shifts to allow for some work trips to occur outside of the typical AM and PM peak hours of Rugby Road and Alder Woods Drive, and encourage telecommuting and flextime for administrative employees as appropriate;
- vi. Provide reserved spaces for carpoolers and vanpoolers located proximate to garage entrances;

- vii. Provide for on-site bus services (See Proffer 8 above);
 - viii. Provide for on-site bicycle storage, showers and changing facilities (See Proffer 10 above);
 - ix. Provide a sidewalk system designed to encourage/facilitate pedestrian circulation (See Proffer 9 above);
 - x. Provide an on-campus child care center(s) and eating establishment(s) and other possible accessory service uses; and
 - xi. Provide information to new employees about housing opportunities within the area.
- b. TDM Program Development and Implementation. The Applicant shall prepare a written TDM Program incorporating the TDM Program Elements listed in Proffer 11.a. and submit it to FCDOT at the time of submission of the site plan for the phase of development on the Application Property that will result in a cumulative floor area ratio ("FAR") on the Application Property in excess of 0.30. The Applicant's submission shall include a provision notifying FCDOT to whom it may direct any comments on the TDM Program. Thereafter, the Applicant shall cooperate with FCDOT to incorporate the written comments of FCDOT into the TDM Program, provided that such comments are (i) provided to the Applicant within thirty (30) days of the Applicant's submission; and (ii) are reasonably related to the scope of the TDM Program as provided by this Proffer 11 and do not otherwise materially increase the cost to the Applicant of the TDM program, as determined by the Applicant. In the event the Applicant does not receive written comments as provided in this Proffer 11.b., then the TDM program shall be deemed approved as submitted by the Applicant. The TDM program shall have been approved (or deemed approved) consistent with the provisions of this Proffer 11 prior to final bond release for the phase of development on the Application Property that will result in a cumulative floor area ratio ("FAR") on the Application Property in excess of 0.30, following which time the Applicant shall implement the approved TDM program.
- c. TDM Program Survey. The Applicant shall conduct a survey of employees of the Inova Fair Oaks Hospital to determine the baseline condition of employee commuting behavior. The Applicant shall submit the results of such survey to FCDOT concurrent with the submission of the TDM Program as provided in Proffer 11.b. above. The Applicant shall conduct a follow up survey within two years following the implementation of the TDM Program to measure the effectiveness of the TDM Program compared against the baseline condition determined by the initial survey. The Applicant shall submit the

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results of such follow-up study to FCDOT for review. The Applicant shall cooperate with FCDOT in the evaluation and implementation of additional TDM measures, if needed, provided that such additional measures remain reasonably related to the scope of the TDM Program as provided by this Proffer 11 and do not otherwise materially increase the cost to the Applicant of the TDM program as determined by the Applicant.

12. Storm Water Management. The Applicant shall provide for storm water detention and Best Management Practices ("BMP") in the locations as generally shown on the GDP/SEA Plat as approved by DPWES. The areas in and adjacent to both the existing SWM/BMP dry pond located in the northeast quadrant of the Alder Woods Drive/Rugby Road intersection and the existing stormwater outfall channel located in the southeast quadrant of the Alder Woods Drive/Rugby Road intersection shall be landscaped as shown on the GDP/SEA Plat. The Applicant shall incorporate one or more Low Impact Development facilities, such as the "Possible Infiltration Trench or Other Innovative BMP" as generally shown on the GDP/SEA Plat. The Applicant shall maintain the existing SWM/BMP dry pond located in the northeast quadrant of the Alder Woods Drive/Rugby Road intersection; the existing SWM/BMP dry pond located near the Child Care Center; and the existing SWM/BMP wet pond located in the northeastern quadrant of Alder Woods Drive and Joseph Siewick Drive.

13. Limits of Clearing and Grading. The Applicant shall conform to the limits of clearing and grading shown on the GDP/SEA Plat subject to allowances for the installation of signs, fences, trails and/or utilities, which shall be located and installed in the least disruptive manner necessary, as determined by the Urban Forest Management Division of DPWES ("UFMD"). A replanting plan shall be developed and implemented, as approved by the UFMD, for any areas within the areas protected by the limits of clearing and grading that must be disturbed.

14. Landscaping/Buffers.

- a. Rugby Road Buffer. As shown on the GDP/SEA Plat, the Applicant shall provide a buffer of existing vegetation and supplemental plantings that is 115-120 feet in width along the Application Property's frontage on Rugby Road and Ox Trail between Alder Woods Drive and Joseph Siewick Drive (measured from the eastern edge of the road right-of-way), except in the locations of (i) the existing child care center; (ii) the former single family residence on Parcel 51A1; and (iii) the New Entrance and its related improvements (such as necessary pavement widening, turn lanes, signal equipment, etc.). Any signs, trails and/or utilities that are installed within this buffer area will be located and designed to minimize impact to existing vegetation as determined by the UFMD, and a replanting plan shall be developed and implemented, as approved by UFMD, for any such area that is disturbed. The Applicant shall install the supplemental planting within the Rugby Road Buffer as shown on the GDP/SEA Plat prior to issuance of the first Non-RUP, exclusive of the core and shell permit, for the "Proposed Oncology Center/MOB 4"

as shown on the GDP/SEA Plat; provided, however, that supplemental planting in the area of the New Entrance shall not be required to be installed at such time and instead shall be required to be installed concurrent with construction of the New Entrance.

b. Rugby Road Buffer - Tree Preservation Plan.

- i. The Applicant shall submit a tree preservation plan as part of the site plan(s) for any land disturbing activity, including the New Entrance, which is located within twenty-five (25) feet of either the Rugby Road Buffer or the area of upland forest on the southeast portion of the Application Property in proximity to the "Proposed Cooling Tower Expansion" or the "Proposed Parking (55 Spaces)" as shown on the GDP/SEA Plat.
- ii. The tree preservation plan(s) shall be prepared by a professional with experience in the preparation of tree preservation plans, such as a certified arborist or landscape architect, and shall be subject to the review and approval of UFMD. The tree preservation plan shall consist of a tree survey that includes the location, species, size, crown spread and condition rating percentage of all trees 12 inches in diameter and greater, located on the Application Property, that are located within 25 feet of the proposed limits of clearing and grading. The condition analysis ratings shall be prepared using methods outlined in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture. Specific tree preservation activities that will maximize the survivability of any tree identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, and others as necessary, shall be included in the plan.
- iii. The Applicant shall retain the services of a certified arborist, and shall have the limits of clearing and grading in the areas of tree preservation marked with a continuous line of flagging prior to a walk-through meeting with the UFMD to be held prior to any clearing and grading. During the tree preservation walk-through meeting, the Applicant's arborist shall walk such limits of clearing and grading with an UFMD representative to determine where adjustments to the clearing limits can be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented; provided, however, that no adjustment shall be required that would affect the location and/or design of the proposed development on the Application Property, including a requirement for additional retaining walls. Trees within the preservation areas that are identified specifically by UFMD in writing as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw and

such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall be done using a stump-grinding machine in a manner causing as little disturbance as possible to adjacent trees and associated understory vegetation and soil conditions.

- iv. All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fence. Tree protection fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart or, super silt fence to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees, shall be erected at the limits of clearing and grading adjacent to the tree preservation areas as shown on the phase I & II erosion and sediment control sheets. All tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to any clearing and grading activities. The installation of all tree protection fencing shall be performed under the direct supervision of a certified arborist, and accomplished in a manner that does not harm existing vegetation that is to be preserved. At least ten (10) days prior to the commencement of any clearing or grading activities adjacent to the tree preservation areas, but subsequent to the installation of the tree protection devices, the UFMD shall be notified and given the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by UFMD.
- v. The Applicant shall root prune, as needed to comply with the tree preservation requirements of these proffers. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the respective site plan submission. The details for these treatments shall be reviewed and approved by UFMD, accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to the following: (1) root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches; (2) root pruning shall take place prior to any clearing and grading; (3) root pruning shall be conducted with the supervision of a certified arborist; and (4) a UFMD representative shall be informed when all root pruning and tree protection fence installation is complete.
- vi. During any clearing or tree/vegetation removal in the areas adjacent to the tree preservation areas, a representative of the Applicant shall be present to monitor

the process and ensure that the activities are conducted as proffered and as approved by UFMD. The Applicant shall retain the services of a certified arborist or landscape architect to monitor on-site all construction and demolition work and tree preservation efforts in order to ensure conformance with all tree preservation proffers, and UFMD approvals. The monitoring schedule shall be described and detailed in the Tree Preservation Plan, and reviewed and approved by UFMD.

- c. New Entrance. As shown on the GDP/SEA Plat, landscaping shall be provided in the area of the New Entrance, both within the Rugby Road Buffer and within the median of the New Entrance, to minimize visual impacts on nearby residences. Such landscaping shall be shown on the site plan that includes the New Entrance, and such landscaping shall be installed concurrent with construction of the New Entrance.
- d. Parcel 51A1. As shown on the GDP/SEA Plat, the Applicant shall remove the existing Rugby Road driveway apron serving Parcel 51A1, and thereby discontinue access to Rugby Road from such parcel. Future access to Parcel 51A1 shall be provided only through the Application Property and not directly via Rugby Road. The Applicant shall also remove the existing driveway asphalt leading to the former single family residence. The Applicant shall restore the area by completing the curb, gutter and sidewalk section along Rugby Road and revegetating the area of the driveway as shown on the GDP/SEA Plat. The Applicant may, but shall not be required to, remove the existing retaining walls located in the former front yard of the residential structure. Such improvements and landscaping shall be constructed/installed prior to issuance of the first Non-RUP, exclusive of the core and shell permit, for the "Proposed Oncology Center/MOB 4" as shown on the GDP/SEA Plat.
- e. Southern Buffer. The Applicant shall continue to provide the existing buffer and fence adjacent to the Fairfax County Park Authority property to the south of the Application Property (Tax Map 45-2 ((1)) 42), as shown on the GDP/SEA Plat.
- f. Eastern Buffer. The Applicant shall continue to provide the existing buffer adjacent to the Westvale community to the east of the Application Property, as shown on the GDP/SEA Plat. Prior to submission of a site plan for the "Proposed Oncology Center/MOB 4" as shown on the GDP/SEA Plat, the Applicant or the Applicant's representative and the Applicant's arborist shall walk such buffer area to evaluate (i) the need to remove dead or dying vegetation within such buffer area; and (ii) opportunities to provide supplemental planting to help provide year-round screening within such buffer area. The Applicant shall send a written invitation to the president of the Westvale owner's association inviting him/her or their designee to attend such site walk. The Applicant shall include a plan addressing such buffer area with the submission of the site

plan for "Proposed Oncology Center/MOB 4" as shown on the GDP/SEA Plat for review and approval by the UFMD, and the Applicant shall perform approved tree care and install any supplemental planting prior to issuance of the first Non-RUP, exclusive of the core and shell permit, for the "Proposed Oncology Center/MOB 4" as shown on the GDP/SEA Plat.

15. Lighting.

- a. General. All new outdoor lighting shall comply with the Outdoor Lighting Standards of Part 9 of Article 14 of the Zoning Ordinance. Outdoor pole-mounted lighting fixtures shall be a maximum height of fifteen (15) feet. New building mounted security lighting shall utilize full cut-off fixtures with shielding such that the lamp surface is not directly visible from any adjacent properties.

- b. Parking Garage.
 - i. Existing. Prior to site plan approval for the "Proposed Oncology Center/MOB 4" as shown on the GDP/SEA Plat, the Applicant shall retrofit the westernmost bay of lighting fixtures within the existing parking garage to provide cut-off shielding or other modifications to reduce glare towards Rugby Road.

 - ii. Garage Expansion. All lighting fixtures associated with the areas of garage expansion as shown on the GDP/SEA Plat shall be of a low intensity design and shall utilize full cut off fixtures which shall focus directly on the garage. Lighting within such parking areas shall be of low intensity in order to reduce the impact on adjacent residences. Lighting within the stair towers of such parking areas shall be fully shielded with full cut-off fixtures in order to reduce the impact on adjacent residences. Parapet walls on each level of such parking areas shall be a minimum of 42 inches in height to provide adequate shielding of vehicle headlights.

16. Signs. Signs for the Application Property shall be provided in accordance with the requirements of Article 12 of the Zoning Ordinance or pursuant to approval by the Board of Supervisors in accordance with the provision set forth in Par. 7 of Sect. 9-308 of the Zoning Ordinance, including, without limitation, those approved pursuant to SEA 84-C-076-7. The Applicant reserves the right to provide monument signage not specifically shown on the GDP/SEA Plat provided that it conforms to Article 12 and/or Board of Supervisors approval in accordance with the provision set forth in Par. 7 of Sect. 9-308 of the Zoning Ordinance.

17. Design Detail – Building; Garage; Site.

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- a. Building Architecture and Materials. Building materials and final design of new hospital and medical office buildings shall be compatible with and of comparable quality to the existing hospital and medical office buildings on the Application Property.
- b. Building Height. The maximum height of the buildings on the Application Property will not exceed the heights as represented on the GDP/SEA Plat. The Applicant reserves the right to construct buildings to a lesser height than the maximum heights as shown on the GDP/SEA Plat. Rooftop mechanical structures including penthouses will not extend more than twelve (12) feet above the roof line. All rooftop mechanical equipment shall be screened from view at the periphery of the Application Property. No antennae will be located on building rooftops other than the main hospital building and additions thereto, except as may be required for public safety purposes.
- c. Garage Expansion; Western Elevation. Building materials and final design of the garage expansion areas shall be compatible with and of comparable quality to the existing garage on the Application Property. As shown on the GDP/SEA Plat, the Applicant shall utilize topography, site berming and landscaping in the final design of the western expansion of the existing parking garage in an effort to buffer/screen from view the area of the western face of the garage as it is seen from Rugby Road.
- d. Design Detail. The design details shown on the GDP/SEA Plat are provided to illustrate the design intent of the proposed development. Landscaping and onsite amenities shall be generally consistent in terms of character and quantity with the illustrations and details presented on that sheet. Specific features such as locations of plantings, sidewalks etc. are subject to modification with final engineering and architectural design. The Applicant shall submit a detailed landscape plan in conjunction with the site plan(s) for review and approval by UFMD.
- e. Trash Dumpsters. All proposed trash dumpsters will be screened by a combination of brick walls, a gate and evergreen plantings as may be approved by the UFMD.
- f. Green Building Practices – Medical Office Building 4.
 - i. The Applicant will include, as part of the site and building plan submissions for the “Proposed Oncology Center/MOB 4” as shown on the GDP/SEA Plat, a list of specific credits within the most current version of the U.S. Green Building Council’s Leadership in Energy and Environmental Design—New Construction (LEED®-NC) rating system, or other LEED rating system determined to be applicable to the building by the U.S. Green Building Council (USGBC), that the Applicant anticipates attaining. At least one principal participant of the Applicant’s project team shall be a LEED Accredited Professional, and such

professional will provide certification statements at both the time of site plan review and the time of building plan review confirming that the items on the list are expected to meet at least the minimum number of credits necessary to attain LEED Silver certification for the building.

- ii. In addition, prior to site plan approval, the Applicant will designate the Chief of the Environment and Development Review Branch of the Department of Planning and Zoning as a team member in the USGBC's LEED Online system. This team member will have privileges to review the project status and monitor the progress of all documents submitted by the project team, but will not be assigned responsibility for any LEED credits and will not be provided with the authority to modify any documentation or paperwork.
- iii. Prior to building plan approval for the building, the Applicant will submit documentation, to the Environment and Development Review Branch of DPZ, regarding the U.S. Green Building Council's preliminary review of design-oriented credits in the LEED program. This documentation will demonstrate that the building is anticipated to attain a sufficient number of design-related credits that, along with the anticipated construction-related credits, will be sufficient to attain LEED Silver certification. Prior to release of the bond for the building, the Applicant shall provide documentation to the Environment and Development Review Branch of DPZ demonstrating the status of attainment of LEED Certification from the U.S. Green Building Council for the building.
- iv. As an alternative to and in lieu of the requirements of paragraphs i - iii above, or if the U.S. Green Building Council review of design-oriented credits indicates that the building is not anticipated to attain a sufficient number of design-related credits, along with the anticipated construction-related credits, to support attainment of LEED Silver certification, the Applicant will, prior to building permit approval, execute a separate agreement and post a "green building escrow," in the form of cash or a letter of credit from a financial institution acceptable to DPWES as defined in the Public Facilities Manual, in the amount of \$2.00 per gross square foot of building. This escrow will be in addition to and separate from other bond requirements and will be released upon demonstration of attainment of certification, by the U.S. Green Building Council, under the most current version of the LEED-NC rating system or other LEED rating system determined, by the U.S. Green Building Council, to be applicable to the building. The provision to the Environment and Development Review Branch of DPZ of documentation from the U.S. Green Building Council that the building has attained LEED certification will be sufficient to satisfy this commitment. If the applicant fails to provide documentation to the Environment and Development

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Review Branch of DPZ demonstrating attainment of LEED certification within two years (or such longer time if the Applicant provides documentation to the satisfaction of the Environment and Development Review Branch of DPZ that USGBC review of the LEED certification has been delayed through no fault of the Applicant) of issuance of the first Non-RUP, exclusive of core and shell, for the building, the escrow will be released to Fairfax County and will be posted to a fund within the county budget supporting implementation of county environmental initiatives.

18. Park Dedication. At the time of submission of the site plan for the "Proposed Oncology Center/MOB 4" as shown on the GDP/SEA Plat, the Applicant shall submit to the Fairfax County Park Authority ("FCPA") a written offer, including a plat depicting the areas of reservation referenced below and a form of deed, to dedicate and convey in fee simple (free and clear of monetary obligations) to the FCPA for public park purposes Tax Map Parcels 45-2 ((2)) 38, 39A and 39B, subject to reasonable reservations by the Applicant of easements and/or other rights to provide for (i) storm drainage through such parcels; (ii) a reservation of density credit for such parcels; (iii) the right of the Applicant to utilize such parcels to support the open space, landscaping, tree cover and/or other such requirements for development on the balance of the Application Property; and (iv) future right-of-way that may be needed for adjacent road improvements. The Applicant's offer shall provide FCPA a period of one hundred twenty (120) days to respond in writing to the Applicant with the FCPA's decision to either accept or not to accept the offer. In the event FCPA does not respond as so provided, or responds with a conditional acceptance that would change the substance of the offer, then FCPA shall be deemed not to have accepted the offer and the Applicant shall have no further obligation under this Proffer 18. In the event FCPA accepts the offer, then the Applicant shall so dedicate such land to FCPA prior to bond release for the site plan for the "Proposed Oncology Center/MOB 4" as shown on the GDP/SEA Plat.
19. Heritage Resources. In the event the Applicant proposes any land disturbing activity on Tax Map Parcels 45-2 ((2)) 38, 39A and 39B, other than improvements to the existing stormwater outfall channel, the Applicant shall conduct a Phase II archaeological survey for the area to be disturbed. If a Phase III archaeological study is found necessary by the County archaeologist, that study shall be performed by the Applicant; provided, however, that in no event shall the results of such studies prohibit the Applicant's proposed development of the property.
20. Special Exception Amendment. Notwithstanding the GDP/SEA Plat is presented on one set of plans, the Applicant reserves the right to file for only special exception amendment(s) from the Board of Supervisors in the future in accordance with Sect. 9-014 of the Zoning Ordinance, without filing for an amendment to the Generalized Development Plan so long as the floor area ratio is not increased and all proffered conditions are satisfied.

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21. Child Care Center.

- a. The child care center shall be used exclusively by the children of employees of Inova Health Care Services and physicians and staff practicing on the Inova Fair Oaks Campus.
- b. The maximum number of children at any one time within the facility shall be 150 (with a maximum daily enrollment of 200) and there shall be a maximum of 40 total employees on-site at any one time.
- c. The hours of operation shall be limited to 6:00 a.m. to 8:00 p.m., Monday through Friday. The operator of the child care center shall not allow children to play in the outdoor area before 9:00 a.m.
- d. Access to the site shall only be provided through the adjacent hospital site with no direct access onto Ox Trail.

22. Density Credit. Density credit shall be reserved for the Application Property as permitted by the provisions of Paragraph 4 of Section 2-308 of the Fairfax County Zoning Ordinance for all dedications described herein and/or on the GDA/GDPA/SEA Plat or as may be reasonably required by Fairfax County or VDOT at time of site plan approval. Specifically, but without limitation, density credit has been and shall continue to be reserved for a total of 10.309 acres of land previously dedicated to the Board of Supervisors and the Fairfax County Park Authority.

23. Compliance with Federal, State, and Other Local Laws/Severability. If it is found by a court of competent jurisdiction, that any portion of these Proffers violates any Federal, State or other local law, then the offending portion of these Proffers shall be deemed null and void and no longer in effect. All remaining conditions of these proffers shall remain in full force and effect.

24. Severability. Pursuant to Sect. 18-204 of the Zoning Ordinance, any portion of the Application Property may be the subject of a future Proffered Condition Amendment ("PCA"), Special Exception ("SE"), or Special Permit ("SP") application without joinder and/or consent of the owners of the other portions of the Application Property.

25. Successors and Assigns. These Proffers will bind and inure to the benefit of the Applicant, the owners and their successors and assigns.

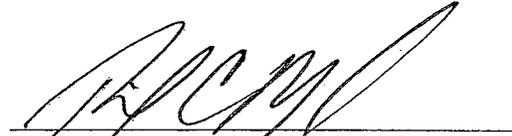
26. Counterparts. These proffers may be executed in one or more counterparts, each of which when so executed and delivered shall be deemed an original document and all of which taken together shall constitute but one and the same instrument.

[SIGNATURE PAGES TO FOLLOW]

PROFFERS
PCA 2000-SU-032-03

APPLICANT/TITLE OWNER OF TAX MAP
45-2 ((1)) 41B1, 41L, 41L3, 41L4, 41L5 and 45-2
((2)) 38, 39A, 39B, 46A1, 51A1

INOVA HEALTH CARE SERVICES
By: Inova Health System Foundation,
its Sole Member



By: Richard C. Magenheimer
Its: Chief Financial Officer

[SIGNATURES CONTINUE NEXT PAGE]

PROFFERS
PCA 2000-SU-032-03

LESSEE OF TAX MAP 45-2 ((2)) 46A1

FAIR OAKS MEDICAL PLAZA, L.P.

By: Fairfax Medical Corp., its General Partner

A handwritten signature in black ink, appearing to read "David M. Anderson", written over a horizontal line.

By: V.P.

Its: DAVID M. ANDERSON

[SIGNATURES CONTINUE ON NEXT PAGE]

PROFFERS
PCA 2000-SU-032-03

LESSEE OF TAX MAP 45-2 ((1)) 41L

FAIR OAKS PROFESSIONAL BUILDING, L.P.
By: Fair Oaks Medical Building, Inc., its General
Partner


By: DAVID M. ANDERSON
Its: V.P.

[SIGNATURES CONTINUE ON NEXT PAGE]

PROFFERS
PCA 2000-SU-032-03

LESSEE OF TAX MAP 45-2 ((1)) 41L3

SP II Fairfax, LLC

By: Seavest Inc., its non-,member manager



By: Douglas Ray

Its: President

[SIGNATURES END]

DEVELOPMENT CONDITIONS

SEA 84-C-076-09

June 22, 2011 as amended on July 26, 2011

If it is the intent of the Board of Supervisors to approve SEA 84-C-076-09 on Tax Maps 45-2((1)) 41B1, 41L, 41L3, 41L4, and 41L5, and 45-2((2)) 38, 39A, 39B, 46A1 and 51A1 previously approved for a Medical Care Facility, including an assisted living facility, a child care center and related uses, to permit an increase in land area, an increase in gross floor area and other building additions and site modifications pursuant to Sect. 4-304 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions, which supersede all previously approved conditions as they pertain to this site. (An asterisk (*) indicates development conditions that have been carried forward from the previous approval).

1. This Special Exception Amendment is granted for and runs with the land indicated in this application and is not transferable to other land.*
2. This Special Exception Amendment is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception amendment plat approved with the application, as qualified by these development conditions.*
3. This Special Exception Amendment is subject to the provisions of Article 17, Site Plans. Any plan submitted pursuant to the special exception shall be in substantial conformance with the approved Special Exception Amendment (SEA) Plat entitled "Inova Fair Oaks Hospital Campus Generalized Development Plan/ Generalized Development Plan Amendment/ Special Exception Amendment Plat RZ 2011-SU-004, PCA 2000-SU-032-03 and SEA 84-C-076-09 (the "GDP/ SEA Plat"), prepared by Dewberry and Davis LLC dated January 31, 2011, as revised through May 13, 2011. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. A copy of this Special Exception Amendment and the Non Residential Use Permit SHALL BE POSTED in a conspicuous place on the property of the use and made available to all departments of the County of Fairfax during the hours of operation of the permitted use.*
5. Parking spaces shall be provided as shown on the GDP/ SEA Plat and as noted. This condition shall not limit the ability of the applicant to phase the provision of parking, so long as the phasing complies with Article 11; however, the number of parking spaces provided at the ultimate build-out shall not be reduced by more than 10% from that number proposed on the GDP/ SEA Plat.*

6. No new beds (above the 182 currently approved) shall be installed prior to approval of a Certificate of Public Need. In addition, no building permit shall be issued for the "Proposed Hospital Expansion North" until such time as a Certificate of Public Need has been approved for such structure. Prior to site plan approval for the "Proposed Hospital Expansion North" or the "Proposed Hospital Expansion South" as shown on the GDP/ SEA Plat, the applicant shall attend a public meeting of the Health Care Advisory Board to present additional details regarding future bed complement and/or surgical services.*
7. The stormwater management system shall be reviewed for adequacy by DPWES at the time of site plan review; if any inadequacies are identified, appropriate corrective measures shall be employed to the satisfaction of DPWES, prior to final site plan approval.

During construction of all phases of development on the Application Property from which stormwater will be directed to either the SWM/BMP wet pond located in the northeastern quadrant of Alder Woods Drive/Joseph Siewick Drive intersection or the SWM/BMP dry pond located in the northeastern quadrant of the Alder Woods Drive/Rugby Road intersection, the Applicant shall, in addition to any other site monitoring as may be required by the Public Facilities Manual, monitor the discharges from the limits of construction. The applicant shall, at the time of the on-site pre-construction meeting, provide to DPWES a baseline conditions report, with sufficient information, including but not limited to, topographic data and photographs, as determined by DPWES, to document the existing, pre-construction conditions of the respective on-site ponds, to be used as a base line for comparison with all subsequent monitoring reports. The applicant shall, for the duration of the construction activity, until the site is completely stabilized, as determined by the site inspector, inspect the flow into the respective on-site pond(s) from the area of site work on a weekly basis, or more frequently as may be required due to a heavy rain event, in order to monitor the effectiveness of the approved erosion and sediment (E&S) controls. The Applicant shall prepare and submit to DPWES a monthly report of such inspections, with a photographic record. In the event it is reasonably determined based on such monitoring that the approved erosion and sediment control measures are insufficient, as determined by the DPWES site inspector, the Applicant shall install additional measures requested by DPWES that are deemed necessary to improve the E&S controls.

Assisted Living:

8. The assisted living facility shall be limited to a maximum of 112 residents.*
9. A sidewalk shall be provided along the west side of Joseph Siewick Drive from Alder Woods Drive to a sidewalk connection at the Assisted Living Facility. *

10. The applicant shall participate in the Virginia Department of Social Services Auxiliary Grant Program by providing access to the proposed assisted living facility to a minimum of four residents who participate in the Auxiliary Grant Program.*

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by that Board. This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for obtaining the required Non-Residential Use Permit through established procedures, and this Special Exception shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty-six (36) months after the date of approval unless, at a minimum, the use has been established or construction has commenced and been diligently prosecuted for one of the buildings in the proposed development options. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.



INOVA FAIR OAKS HOSPITAL CAMPUS

Sully District

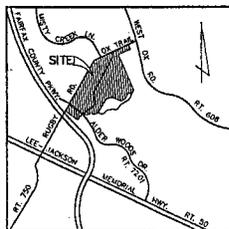
Fairfax County, Virginia

Rezoning RZ 2011-SU-004

Generalized Development Plan

Generalized Development Plan Amendment PCA 2000-SU-032-03

Special Exception Amendment Plat SEA 84-C-076-09



VICINITY MAP
SCALE: 1"=2,000'

APPLICANT:
INOVA HEALTH CARE SERVICES
3600 JOSEPH SIEWICK DRIVE
FAIRFAX, VA 22033

SHEET INDEX:

1. COVER SHEET
2. GENERALIZED DEVELOPMENT PLAN AMENDMENT / SPECIAL EXCEPTION AMENDMENT PLAT
3. NOTES
4. TABULATION
5. EXISTING VEGETATION MAP
6. LANDSCAPE DETAILS
7. LANDSCAPE DETAILS AND CROSS-SECTION
8. PEDESTRIAN CIRCULATION
9. WATERSHED / SWM FACILITY DATA
10. STORMWATER NARRATIVES
11. BMP COMPUTATIONS
12. AS-BUILT WET POND
13. DRAINAGE OUTFALL PLAN AND CROSS-SECTIONS

INOVA FAIR OAKS
HOSPITAL CAMPUS
GENERALIZED DEVELOPMENT PLAN / GENERALIZED
DEVELOPMENT PLAN AMENDMENT/
SPECIAL EXCEPTION AMENDMENT PLAT
RZ 2011-SU-004
PCA 2000-SU-032-03
SEA 84-C-076-09

RECEIVED
Department of Planning & Zoning

MAY 13 2011

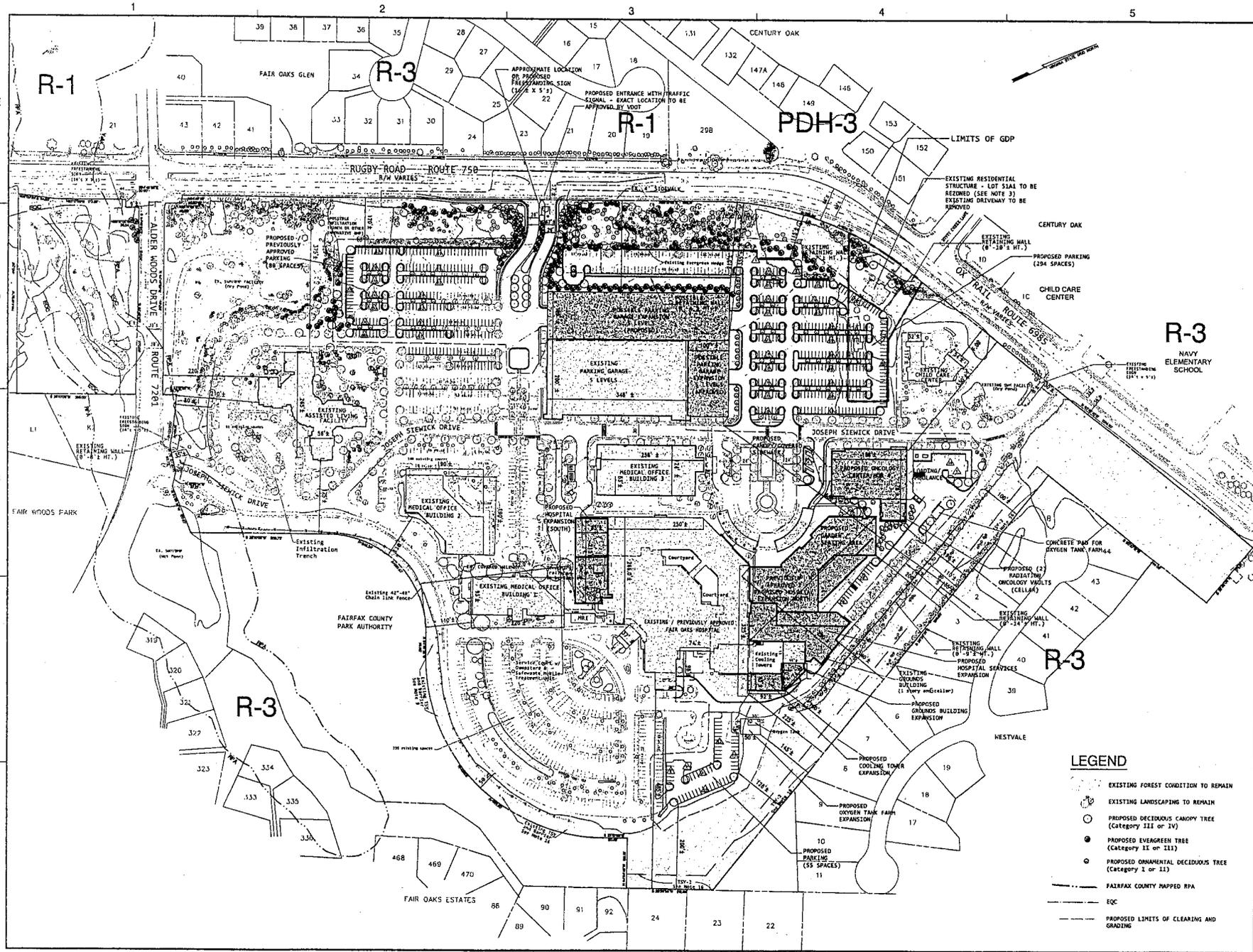
Rev. May 13, 2011
Rev. April 15, 2011

January 31, 2011

M-10780



Zoning Evaluation Division



Dewberry & Davis L.L.C.
 8451 WASHINGTON BLVD.
 SUITE 400 FLOOR 4
 FARMAS COUNTY, VIRGINIA
 PHONE: 703.845.0100
 FAX: 703.845.0101
 WWW.DEBERRY.COM

INOVA FAIR OAKS HOSPITAL CAMPUS
 GENERALIZED DEVELOPMENT PLAN
 SPECIAL EXCEPTION AMENDMENT PLAN



KEY PLAN
 SCALE
 0' 100' 200'

No.	DATE	BY	Description
2	5/13/11	JMC	
1	4/15/11	JMC	

DRAWN BY: JMC
 APPROVED BY: PCY
 CHECKED BY: PCY
 DATE: January 31, 2011

TITLE: **INOVA FAIR OAKS HOSPITAL CAMPUS GDP / GDPA / SEA**
 RZ 2011-SU-GDP
 PCA 2000-SU-032-03
 SEA 84-C-078-09
 PROJECT NO.

INOVA FAIR OAKS
HOSPITAL CAMPUS
GENERALIZED DEVELOPMENT PLAN
SPECIAL DESCRIPTION AMENDMENT PLAN
BALDY DISTRICT
FAIRFAX COUNTY, VIRGINIA



NET PLAN

SCALE

Table with 3 columns: No., Date, Description. Row 1: 1, 8/13/11, JMC. Row 2: 2, 8/13/11, JMC. Row 3: 3, 8/13/11, JMC.

DESIGNED BY: JMC
APPROVED BY: POY
CHECKED BY: POY
DATE: January 31, 2011

INOVA FAIR OAKS HOSPITAL CAMPUS

NOTES

Table with 2 columns: PROJECT NO., SHEET NO. (3 of 13)

3

CURRENTLY PLANNED TO COMMENCE AS SOON AS APPLICABLE PLANS AND PERMITS ARE APPROVED. IT IS ANTICIPATED THAT THE SEVERAL PROPOSED ADDITIONS TO THE HOSPITAL BUILDINGS AND THE ADDITIONS TO THE PARKING GARAGE AND THE NEW STAIR ACCESS WILL BE CONSTRUCTED AS A SECOND AND POSSIBLY A THIRD OR SUBSEQUENT PHASE. AS A CONSEQUENCE, IT IS TO BE UNDERSTOOD THAT THE CONSTRUCTION OF THE SEVERAL PROPOSED ADDITIONS WILL NOT BE COMMENCED WITHIN THE THIRTY (30) MONTHS FROM THE DATE OF APPROVAL OF THE SEA AS PRESCRIBED BY THE PROVISION SET FORTH IN SECTION 14.05 OF THE ZONING ORDINANCE. HOWEVER, THE PROJECT SHALL NOT EXPIRE PURSUANT TO THE TERMS OF THAT SECTION SO LONG AS AT LEAST ONE OF THE NEWLY PROPOSED USES/IMPROVEMENTS HAS BEEN ESTABLISHED OR CONSTRUCTION OF THE SAME HAS BEEN COMMENCED AND DILIGENTLY PROCEEDED.

IT IS TO BE FURTHER UNDERSTOOD THAT AS PART OF THE PHASING OF DEVELOPMENT, DUTYMAN PARKING AREAS MAY BE REQUIRED AND THAT SUCH AREAS THAT ARE NOT IN STRICT ACCORDANCE WITH THE FINAL DEVELOPMENT PROGRAM REPRESENTED ON THE GRAPHIC SO LONG AS SUCH AREAS DO NOT ENDOCRINE WITHIN REQUIRED SETBACKS OR BUFFER AREAS.

11. 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 NOT OCCUPY ALL OF THE GROSS FLOOR AREA AS REPRESENTED IN THE TABULATION. THE GROSS FLOOR AREA WILL BE CALCULATED FOR OFF-STREET PARKING REQUIREMENTS IN ACCORDANCE WITH THE PROVISION SET FORTH IN PAR. 23 OF SECT. 11-02 OF THE ZONING ORDINANCE.

12. THE EXACT LOCATIONS, SHAPES AND SIZES OF THE PROPOSED BUILDING FOOTPRINTS AND PARKING STRUCTURE EXPANSIONS SHOWN ON THE GRAPHIC ARE PRELIMINARY AND SCHEMATIC AND ARE NOT TO BE CONSIDERED FINAL. THEY ARE SUBJECT TO ADJUSTMENT AND REFINEMENT WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN SO LONG AS THEY REMAIN IN SUBSTANTIAL CONFORMANCE WITH THE REPRESENTATIONS ON THE GRAPHIC. THE TOTAL GROSS FLOOR AREA AND THE BUILDING HEIGHTS REPRESENTED IN THE TABULATION ARE TO BE CONSIDERED MAXIMUMS. THE OPEN SPACE AS REPRESENTED IN THE TABULATION AND THE DIMENSIONS TO THE PERIPHERAL LOT LINES AS REPRESENTED ON THE GRAPHIC ARE TO BE CONSIDERED MINIMUMS. THE TOTAL DIMENSIONS SHOWN ON THE GRAPHIC AND ALL MEASUREMENTS REPRESENTED IN THE TABULATION ARE SUBJECT TO MINOR ADJUSTMENT IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN PAR. 4 OF SECT. 9-04 OF THE ZONING ORDINANCE.

13. THE APPLICANT RESERVES THE RIGHT TO PROVIDE A LESSER AMOUNT OF GROSS FLOOR AREA THAN THE TOTAL REPRESENTED IN THE TABULATION AND TO BUILDING FOOTPRINTS AND ASSOCIATED PARKING GARAGE AND FOR SURFACE COVERED LOT LAYOUTS MAY BE REDESIGNED ACCORDINGLY. THE APPLICANT RESERVES THE FURTHER RIGHT TO PROVIDE ADDITIONAL PARKING SPACES WHERE THE BUILDING FOOTPRINTS ARE REDUCED, SHIFTED OR MODIFIED SO LONG AS THE PARKING SPACES DO NOT REDUCE THE AMOUNT OF OPEN SPACE REPRESENTED IN THE TABULATION.

14. LASTLY, THE APPLICANT RESERVES THE RIGHT TO REALLOCATE GROSS FLOOR AREA THAT IS REPRESENTED ON THE TABULATION FROM ONE BUILDING OR BUILDING ADDITION TO ANOTHER WITH THE UNDERSTANDING THAT THE RESULTING BUILDING FOOTPRINTS AND HEIGHTS WILL BE IN SUBSTANTIAL CONFORMANCE WITH THOSE REPRESENTED ON THE GRAPHIC AND THE MAXIMUM TOTAL GROSS FLOOR AREA REPRESENTED IN THE TABULATION WILL NOT BE EXCEEDED.

15. IT IS UNDERSTOOD THAT ADDITIONAL SITE FEATURES SUCH AS GAZEBOS, BUSH SHELVES, FLAGPOLES, LIGHT STANDARDS AND/OR UTILITY AND MAINTENANCE STRUCTURES NOT REPRESENTED ON THE GRAPHIC ARE PROVIDED. IT IS NOTED THAT THERE IS AN EXISTING UTILITY ACCESSORY TO THE HOSPITAL AT THE EASTERN SIDE OF THE CAMPUS AS REPRESENTED ON THE GRAPHIC. NO CHANGES IS PROPOSED TO THE UTILITY.

16. ALL SIGNS WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN ARTICLES 11 OF THE ZONING ORDINANCE WITH THE EXCEPTIONS WHERE APPROPRIATE. AN ADDITIONAL ENTRANCE TO THE CAMPUS OFF OF RUGBY ROAD THAT WILL PROVIDE AN ADDITIONAL INGRESS AND EGRESS OPTION, AND THE EXPANSION OF BOTH THE PARKING GARAGE AND STRATEGICALLY LOCATED PARKING LOTS ON THE CAMPUS THAT WILL PROVIDE A MORE CONVENIENT PEDESTRIAN ACCESS TO THE PROPOSED ONCOLOGY CENTER/MEDICAL OFFICE BUILDING #4 AND THE EXPANSIONS TO THE HOSPITAL.

17. THE SPECIAL AMENITIES THAT ARE PROPOSED FOR THE CAMPUS INCLUDE THE EXPANSION OF THE MEDICAL CARE PROFESSIONALS COMMUNITY. AN ADDITIONAL ENTRANCE TO THE CAMPUS OFF OF RUGBY ROAD THAT WILL PROVIDE AN ADDITIONAL INGRESS AND EGRESS OPTION, AND THE EXPANSION OF BOTH THE PARKING GARAGE AND STRATEGICALLY LOCATED PARKING LOTS ON THE CAMPUS THAT WILL PROVIDE A MORE CONVENIENT PEDESTRIAN ACCESS TO THE PROPOSED ONCOLOGY CENTER/MEDICAL OFFICE BUILDING #4 AND THE EXPANSIONS TO THE HOSPITAL.

18. THE SPECIAL AMENITIES THAT ARE PROPOSED FOR THE CAMPUS INCLUDE THE EXPANSION OF THE MEDICAL CARE PROFESSIONALS COMMUNITY. AN ADDITIONAL ENTRANCE TO THE CAMPUS OFF OF RUGBY ROAD THAT WILL PROVIDE AN ADDITIONAL INGRESS AND EGRESS OPTION, AND THE EXPANSION OF BOTH THE PARKING GARAGE AND STRATEGICALLY LOCATED PARKING LOTS ON THE CAMPUS THAT WILL PROVIDE A MORE CONVENIENT PEDESTRIAN ACCESS TO THE PROPOSED ONCOLOGY CENTER/MEDICAL OFFICE BUILDING #4 AND THE EXPANSIONS TO THE HOSPITAL.

19. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO OTHER PUBLIC IMPROVEMENTS THAT ARE CURRENTLY ANTICIPATED THAT OFF-SITE PUBLIC IMPROVEMENTS WILL BE LIMITED TO POSSIBLE ENHANCEMENTS TO THE STREET INTERSECTIONS IN THE IMMEDIATE VICINITY OF THE CAMPUS AS REQUIRED BASED ON THE APPROVED CHAPTER 527 TRAFFIC STUDY. THE TYPING OF PROVIDING THESE POSSIBLE ENHANCEMENTS AND OFF-SITE PUBLIC IMPROVEMENTS WILL BE BASED ON THE FINDINGS AS OUTLINED IN THE APPROVED CHAPTER 527 TRAFFIC STUDY. ON-SITE PUBLIC IMPROVEMENTS MAY INCLUDE A POSSIBLE ADDITIONAL ENTRANCE TO THE CAMPUS OFF OF RUGBY ROAD AND THE RELATED UTILITY LINES ADDITIONAL ENTRANCE TO THE CAMPUS ARE REPRESENTED ON THE GRAPHIC. THE APPROVED PROFESSIONALS SHALL SUPERSEDE THE REFERENCES IN THIS NOTE TO ANY PUBLIC IMPROVEMENTS.

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11. THERE IS NO FLOODPLAIN DESIGNATED BY THE FEDERAL INSURANCE ADMINISTRATION UNITED STATES GEOLOGICAL SURVEY OR FAIRFAX COUNTY LOCATED ON THE SUBJECT PROPERTY. THERE IS AN ENVIRONMENTAL QUALITY CONCEPT (EQC) AND A RESOURCE PROTECTION AREA (RPA) LOCATED ON THE SOUTHERN PORTION OF THE CAMPUS AS REPRESENTED ON THE GRAPHIC.

12. A STATEMENT DESCRIBING THE PROPOSED USE AND RELATED PERTINENT DATA, AND A STATEMENT CONFIRMING THE OWNERSHIP OF THE PROPERTY AND THE APPLICANTS INTEREST IN THE PROPERTY ARE PROVIDED IN A SEPARATE DOCUMENT.

13. THIS CAMPUS IS LOCATED IN THE 19th LEE-JACKSON COMMUNITY PLANNING SECTOR, UPTOWN POTOMAC PLANNING DISTRICT, AREA III OF THE FAIRFAX COUNTY COMPREHENSIVE PLAN. THE COMPREHENSIVE PLAN RECOMMENDATIONS FOR THE CAMPUS WOULD BE THE SUBJECT OF AN AMENDMENT THAT WAS ADOPTED ON FEBRUARY 21, 2011. THE COMPREHENSIVE PLAN RECOMMENDATIONS FOR THE CAMPUS WOULD BE THE SUBJECT OF AN AMENDMENT THAT WAS ADOPTED ON FEBRUARY 21, 2011. THE COMPREHENSIVE PLAN RECOMMENDATIONS FOR THE CAMPUS WOULD BE THE SUBJECT OF AN AMENDMENT THAT WAS ADOPTED ON FEBRUARY 21, 2011.

14. THE COMPREHENSIVE PLAN RECOMMENDS THAT A MAJOR PAVED TRAIL BE LOCATED ON THE SOUTHWEST OR WESTERN SIDE OF WEST OX ROAD AND ALONG THE NORTHERN OR EASTERN SIDE OF THE FAIRFAX COUNTY PARKWAY. IN ADDITION, A MINOR PAVED TRAIL IS RECOMMENDED ALONG THE WESTERN SIDE OF RUGBY ROAD.

15. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITY EASIMENTS 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 EASIMENTS GREATER THAN TWENTY-FIVE (25) FEET IN WIDTH LOCATED ON LOTS 38, 39A AND 39B.

16. THE PROVISIONS SET FORTH IN ARTICLE 13 OF THE ZONING ORDINANCE REQUIRE A TRANSITIONAL SCREENING YARD (TSY) AND A BARRIER D, E OR F TO BE PROVIDED BETWEEN A MEDICAL CARE FACILITY OR AN OFFICE USE AND SINGLE FAMILY DETACHED DWELLINGS.

LANDSCAPING AND SCREENING HAVE BEEN PROVIDED IN ACCORDANCE WITH PREVIOUSLY APPROVED DEVELOPMENT CONDITIONS AND URBAN FOREST MANAGEMENT APPROVALS 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.

THE EXISTING VEGETATION IN THE AREA ALONG THE EASTERN EDGE OF THE SUBJECT PROPERTY WOULD BE MAINTAINED TO THE EXTENT POSSIBLE. THE VEGETATION ALONG THE EASTERN EDGE OF THE SUBJECT PROPERTY WOULD BE MAINTAINED TO THE EXTENT POSSIBLE. THE VEGETATION ALONG THE EASTERN EDGE OF THE SUBJECT PROPERTY WOULD BE MAINTAINED TO THE EXTENT POSSIBLE.

17. IN ADDITION TO THE LANDSCAPE REPRESENTATIONS ON THE GRAPHIC, A WETLAND SEEP MIP HAS BEEN PROVIDED IN THE STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICE DRY POND LOCATED IN THE NORTHEAST QUADRANT OF THE RUGBY ROAD/WALDEN WOODS DRIVE INTERSECTION.

18. TRANSITIONAL SCREENING AND A BARRIER HAVE BEEN PREVIOUSLY PROVIDED AND WILL BE MAINTAINED ALONG THE SOUTHEASTERN BOUNDARY OF THE SUBJECT PROPERTY ADJACENT TO PARCEL 42.

19. LASTLY, THERE IS NO TRANSITIONAL SCREENING YARD OR BARRIER REQUIREMENT ALONG THE NORTHERN BOUNDARY OF THE SUBJECT PROPERTY WHERE THE CHILD CARE CENTER AND ELEMENTARY SCHOOL ARE LOCATED ACROSS OX TRAIL.

20. PARKING AND LOADING SPACES WILL BE PROVIDED FOR THE MIX OF USES ON THE CAMPUS IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN ARTICLE 11 OF THE ZONING ORDINANCE AND THE REPRESENTATIONS IN THE TABULATION AND ON THE GRAPHIC. IT IS NOTED THAT THE EXISTING PARKING SPACES SHOWN IN THE TABULATION INCLUDES 11 TRUCKING SPACES THAT ARE USED FOR VARIOUS PURPOSES.

21. 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. 2 OF SECT. 11-02 OF THE ZONING ORDINANCE. IN ADDITION, THE APPLICANT RESERVES THE RIGHT TO CONSTRUCT MORE PARKING SPACES THAN THOSE REPRESENTED ON THE GRAPHIC OR IN THE TABULATION WITH THE UNDERSTANDING THAT NEITHER THE MINIMUM DISTANCES TO THE PERIPHERAL LOT LINES AS REPRESENTED ON THE GRAPHIC NOR THE AMOUNT OF OPEN SPACE AS REPRESENTED IN THE TABULATION WILL BE DIMINISHED.

22. THE APPLICANT HEREBY REQUESTS THE APPROVAL OF A REDUCTION OF THE NUMBER OF LOADING SPACES TO BE PROVIDED FOR THE PROPOSED BUILDING PROGRAM. AS REPRESENTED IN THE TABULATION, THE PROVISIONS SET FORTH IN PART 2 OF ARTICLE 11 OF THE ZONING ORDINANCE REQUIRE A TOTAL REQUIREMENT FOR 27 LOADING SPACES. EXPERIENCE ON SITE AND WITH OTHER SIMILAR DEVELOPMENT PROGRAMS SUGGESTS A DEMAND FOR NO MORE THAN A TOTAL OF 21 LOADING SPACES.

23. THE APPLICANT RESERVES THE RIGHT TO REDUCE THE TOTAL NUMBER OF PARKING SPACES ON THE CAMPUS WITHOUT A CHANGE OF ADMINISTRATIVE INTERPRETATION IF PLANNING SUGGESTS THAT ALL PROPOSED NEW SPACES ARE NOT NEEDED OR TO ALLOW FOR MAJOR ENGINEERING ISSUES (SUCH AS, BUT NOT LIMITED TO, RESTRICTING PARKING LOTS, STORAGE, CONSTRUCTION EQUIPMENT/TRAILERS AND STAGING, GASOLINE, STEAM/WATER, 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 TO ACCOMMODATE THE PROPOSED DEVELOPMENT. THE POINT OF THIS FURTHERMORE, IT IS UNDERSTOOD THAT THE NUMBER OF PARKING SPACES MAY BE REDUCED TO ACCOMMODATE FUTURE RECOMMENDATIONS OF THE COUNTY OF FAIRFAX AND THE RELATED UTILITY LINES ADDITIONAL ENTRANCE TO THE CAMPUS ARE REPRESENTED ON THE GRAPHIC. THE APPROVED PROFESSIONALS SHALL SUPERSEDE THE REFERENCES IN THIS NOTE TO ANY PUBLIC IMPROVEMENTS.

24. STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP'S) HAVE BEEN PROVIDED ON SITE IN ACCORDANCE WITH THE APPLICABLE PROVISIONS SET FORTH IN THE PUBLIC UTILITIES MANUAL, CHAPTER 118 OF THE CODE OF THE COUNTY OF FAIRFAX. THE CHIEF ENGINEER HAS REVIEWED THE ORDINANCE AND ALSO IN ACCORDANCE WITH THE DEVELOPMENT CONDITIONS APPROVED WITH THE APPROVAL OF SEA C, E, F, G AND H BY 1-2-04. THE EXISTING SWM AND BMP FACILITIES ARE REPRESENTED ON SHEETS 3 THROUGH 9.

PRELIMINARY ENGINEERING SUGGESTS THE EXISTING FACILITIES ARE ADEQUATE TO ACCOMMODATE THE PROPOSED DEVELOPMENT PROGRAM. SITS OUTLINES IS ALSO DEEMED TO BE ADEQUATE TO RUGBY ROAD.

25. IN ACCORDANCE WITH PRIOR ZONING APPROVALS AND IN ACCORDANCE WITH THE RECOMMENDATION SET FORTH IN THE COMPREHENSIVE PLAN, THE FLOOR AREA RATIO (FAR) REPRESENTED IN THE TABULATION IS BASED ON THE ORIGINAL LAND AREA ADDED TO THE CAMPUS BY:

- 46,235 AC ORIGINAL LAND AREA OF HOSPITAL CAMPUS
- 1,437 AC ORIGINAL LAND AREA OF CHILD CARE CENTER SITE
- 24,348 AC ORIGINAL LAND AREA ADDED TO THE CAMPUS BY
- 42,199-50,467 LESS THE CHILD CARE CENTER SITE
- 1,917 ORIGINAL LAND AREA ADDED TO THE CAMPUS BY AZ 2011-30-04
- 32,119 AC TOTAL FOR PURPOSE OF FAR CALCULATION

IT IS TO BE 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 THE ZONING ORDINANCE. THE FLOOR AREA RATIO RELATED TO THE DEVELOPMENT OF THE SUBJECT PROPERTY WILL NOT EXCEED A FLOOR AREA RATIO OF 0.33 BASED ON THE COMBINED TOTAL LAND AREA OF 91,210 ACRES.

26. THE CONSTRUCTION OF THE PROPOSED DEVELOPMENT PROGRAM IMPROVEMENTS WILL OCCUR IN PHASES. THE FIRST PHASE OF THE CONSTRUCTION, THE PROPOSED ONCOLOGY CENTER/MEDICAL OFFICE BUILDING, IS CURRENTLY PLANNED TO COMMENCE AS SOON AS APPLICABLE PLANS AND PERMITS ARE APPROVED. IT IS ANTICIPATED THAT THE SEVERAL PROPOSED ADDITIONS TO THE HOSPITAL BUILDINGS AND THE ADDITIONS TO THE PARKING GARAGE AND THE NEW STAIR ACCESS WILL BE CONSTRUCTED AS A SECOND AND POSSIBLY A THIRD OR SUBSEQUENT PHASE. AS A CONSEQUENCE, IT IS TO BE UNDERSTOOD THAT THE CONSTRUCTION OF THE SEVERAL PROPOSED ADDITIONS WILL NOT BE COMMENCED WITHIN THE THIRTY (30) MONTHS FROM THE DATE OF APPROVAL OF THE SEA AS PRESCRIBED BY THE PROVISION SET FORTH IN SECTION 14.05 OF THE ZONING ORDINANCE. HOWEVER, THE PROJECT SHALL NOT EXPIRE PURSUANT TO THE TERMS OF THAT SECTION SO LONG AS AT LEAST ONE OF THE NEWLY PROPOSED USES/IMPROVEMENTS HAS BEEN ESTABLISHED OR CONSTRUCTION OF THE SAME HAS BEEN COMMENCED AND DILIGENTLY PROCEEDED.

NO.76:

1. THE PROPERTY THAT IS THE SUBJECT OF THIS GENERALIZED DEVELOPMENT PLAN (GDP), GENERALIZED DEVELOPMENT PLAN AMENDMENT (GDPA), AND SPECIAL ZONING AMENDMENT (SEA) PLAN IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS 45-2(02)191, 41L, 41L1, 41L2 AND 41L4 AND 45-2(02) 24, 34, 38, 44L, AND 51AL. THE PROPERTY IS ZONED TO THE C3 DISTRICT, AND THE SITE OF THE FAIR OAKS HOSPITAL CAMPUS. IT CONTAINS A LAND AREA OF 6.931 ACRES.

2. THE GDP ACCOMPANIES A REZONING APPLICATION THAT HAS BEEN FILED TO REZONE LOT 45-2(02)191 FROM THE R-4 DISTRICT TO THE C3 DISTRICT.

THE GDP ACCOMPANIES A PROPOSED CONSTRUCTION AMENDMENT (PCA) APPLICATION THAT HAS BEEN FILED TO AMEND SEVERAL OF THE PROVISIONS AND THE RELATED GENERALIZED DEVELOPMENT PLAN THAT WAS APPROVED WITH THE APPROVAL OF PCA 2009-SU-012-02 AND 1, 2009.

3. THE PURPOSE OF THE SPECIAL ZONING AMENDMENT, SEA 14-C-076-09, IS TO REVISIT THE CURRENTLY APPROVED DEVELOPMENT PROGRAM ON THE FAIR OAKS HOSPITAL CAMPUS.

THERE IS NO CHANGE PROPOSED TO THE EXISTING CHILD CARE CENTER, ASSISTED LIVING FACILITY, THE THREE EXISTING MEDICAL OFFICE BUILDINGS OR THE EXISTING HOSPITAL FACILITIES.

THE AMENDMENT PROPOSES THE FOLLOWING REVISIONS TO THE CURRENTLY APPROVED DEVELOPMENT PROGRAM:

- THE ADDITION OF THE LOT REFERENCED AS 45-2(02)191 WHICH HAS A LAND AREA OF 1.09 ACRES OR 47,972 SQUARE FEET. THE LOT IS CURRENTLY ZONED R-4. A SEPARATE REZONING APPLICATION HAS BEEN FILED TO REZONE THE LOT TO THE C3 DISTRICT. THERE IS A STRUCTURE (DWELLING) ON THE LOT THAT CONTAINS 180 SQUARE FEET OF GROSS FLOOR AREA. IT MAY BE MAZED, IF THE STRUCTURE IS RETAINED, IT MAY BE USED FOR AN ADMINISTRATIVE FUNCTION ACCESSORY TO THE HOSPITAL USE.
- IN ADDITION TO THE DWELLING STRUCTURE, THERE ARE SEVERAL DETACHED STRUCTURES THAT WERE ACCESSORY TO THE SINGLE FAMILY DWELLING THAT IS LOCATED ON THE LOT. COMBINED, THE SEVERAL ACCESSORY STRUCTURES CONTAIN 94 SQUARE FEET OF GROSS FLOOR AREA. THEY WILL BE MAZED AS NECESSARY WHEN THE SURFACE PARKING LOT IS EXPANDED IN THE VICINITY OF THE DWELLING STRUCTURE. IN ADDITION, THE EXISTING OX TRAIL THAT SERVES THE EXISTING DWELLING STRUCTURE MAY BE REMOVED.
- THE ADDITION OF A NEW BUILDING THAT WILL CONTAIN APPROXIMATELY 900 SQUARE FEET OF GROSS FLOOR AREA AND A CELLAR AREA OF APPROXIMATELY 21,000 SQUARE FEET. THE BUILDING WILL BE FOUR STORIES AND A MAXIMUM OF SIXTY (60) FEET IN HEIGHT. THE PROPOSED BUILDING WILL BE REFERENCED AS THE ONCOLOGY CENTER/MEDICAL OFFICE BUILDING. IN ADDITION TO THE ONCOLOGY CENTER AND MEDICAL OFFICES, THE BUILDING MAY CONTAIN OTHER OFFICE AND ACCESSORY SERVICES SUCH AS A PHARMACY AND/OR DELICATESSEN. IT IS TO BE NOTED THAT TWO TACHIONATOLOGY YACHTS ARE PROPOSED TO BE LOCATED IN A CELLAR SPACE LOCATED OUTSIDE BUT ADJACENT TO THE PROPOSED BUILDING FOOTPRINT.

SEVERAL ADDITIONS TO THE EXISTING SURFACE PARKING LOTS ON THE CAMPUS ARE PROPOSED AS PART OF THE DEVELOPMENT PROGRAM THAT ARE CONSIDERED TO BE NECESSARY TO ACCOMMODATE THE PROPOSED DEVELOPMENT PROGRAM EXPANSIONS AND THAT WILL REPLACE EXISTING PARKING SPACES THAT WILL BE LOST WITH THE CONSTRUCTION OF THE NEW BUILDINGS.

THE RELOCATION OF THE PROPOSED TWO STAIR ADDITION TO THE WESTERN SIDE OF THE EXISTING HOSPITAL BUILDING WAS PREVIOUSLY APPROVED. THE ADDITION NOW PROPOSED TO BE ADDED TO THE SOUTHWEST CORNER OF THE HOSPITAL BUILDING AS REPRESENTED ON THE GRAPHIC. THIS ADDITION TO THE EXISTING HOSPITAL OPERATING AND OTHER HOSPITAL RELATED SERVICES. THE ADDITION WILL HAVE A MAXIMUM BUILDING HEIGHT OF APPROXIMATELY 35 FEET AND WILL CONTAIN APPROXIMATELY 2,000 SQUARE FEET OF GROSS FLOOR AREA WHICH IS GREATER THAN PREVIOUSLY APPROVED.

THE ADDITION OF A FUTURE PARKING GARAGE EXPANSION THAT WILL BE ADDED TO THE RECENTLY COMPETED PARKING GARAGE THAT IS LOCATED IN THE CENTER OF THE CAMPUS. THE PARKING GARAGE ADDITION WILL BE LOCATED ON THE WESTERN SIDE OF THE EXISTING PARKING GARAGE. IT WILL CONTAIN 3 LEVELS AND WILL ACCOMMODATE APPROXIMATELY 100 ADDITIONAL PARKING SPACES. THIS PROPOSED GARAGE ADDITION IS IN ADDITION TO THE POSSIBLE FUTURE LEVEL 2ND SPACE GARAGE EXPANSION THAT WAS APPROVED WITH SEA-14-C-076-09 LOCATED ON THE NORTHERN SIDE OF THE EXISTING PARKING GARAGE. ALAS, COMBINED, THE EXISTING PARKING GARAGE AND THE TWO APPROVED/PROPOSED ADDITIONS WILL ACCOMMODATE APPROXIMATELY 190 PARKING SPACES (97 + 120 + 73).

THE ADDITION OF A NEW ENTRANCE TO THE CAMPUS FROM RUGBY ROAD AND A NEW FREESTANDING HOSPITAL IDENTIFICATION SIGN.

AN ADJUSTMENT TO THE SHAPE OF THE FOOTPRINT OF THE PREVIOUSLY APPROVED PROPOSED HOSPITAL EXPANSION TO THE NORTH, AND AN INCREASE IN ITS PROPOSED GROSS FLOOR AREA FROM 10,000 SQUARE FEET TO 19,173 SQUARE FEET.

A PROPOSED 5,200 SQUARE FOOT EXPANSION OF THE HOSPITAL SIGNAGE BUILDING

A PROPOSED 2,835 SQUARE FOOT EXPANSION OF THE GREENHOUSE BUILDING

THE DEMOLITION OF THE EXISTING TEMPORARY TRAILERS WHICH COMPRISE 240 SQUARE FEET OF GROSS FLOOR AREA. THE HOSPITAL ADMINISTRATIVE SERVICES THAT ARE RELOCATED IN THE TRAILERS WILL BE RELOCATED TO EITHER EXISTING SPACES OR NEW SPACES.

THE EXPANSION OF THE EXISTING COOLING TOWERS AND OXYGEN TANK FARM AREA THAT ARE LOCATED ON THE EASTERN SIDE OF THE CAMPUS.

THE RECOGNITION THAT THE MOBILE CATH LAB SERVICES IS NO LONGER OFFERED ON THE CAMPUS.

CURRENTLY, THERE ARE 182 LICENSED BEDS APPROVED FOR THE HOSPITAL. AN ADDITIONAL 99 LICENSED BEDS ARE ANTICIPATED FOR THE HOSPITAL. FOR A TOTAL OF 272 LICENSED BEDS, THE HOSPITAL EXPANSION TO THE NORTH WOULD HOUS 188 LICENSED BEDS. THE HOSPITAL PROGRAM ANTICIPATES A CONVERSION TO ALL PRIVATE ROOMS. CURRENTLY, THERE ARE 146 PRIVATE ROOMS AND 26 SEMI-PRIVATE ROOMS AT THE HOSPITAL. THE FUTURE PROGRAM ANTICIPATES THERE BEING 161 PRIVATE ROOMS IN THE EXISTING HOSPITAL FACILITIES AND 108 PRIVATE ROOMS IN THE PROPOSED HOSPITAL FACILITIES.

IT IS UNDERSTOOD THAT NO NEW LICENSED BEDS (BOTH THE 182 CURRENTLY APPROVED) WILL BE INSTALLED PRIOR TO APPROVAL OF A CERTIFICATE OF PUBLIC NEED.

4. THE BOUNDARY INFORMATION SHOWN HEREON HAS BEEN PREPARED BY DEWBERRY & DAVIS. IT IS FROM A FIELD SURVEY.

5. THE TOPOGRAPHY SHOWN HEREON IS AT A CONTOUR INTERVAL OF TWO (2) FEET FROM AN ORIGINAL AERIAL AND FIELD SURVEY WHICH HAS BEEN UPDATED IN PARTS OVER THE YEARS WITH SITE PLAN INFORMATION THAT HAS BEEN FILED AND PROVIDED FOR VARIOUS IMPROVEMENTS ON THE CAMPUS.

6. THE EXISTING BUILDING DIMENSIONS AND LOCATIONS, AND PARKING LOT VEGETATION AND INTERNAL CIRCULATION INFORMATION ARE TAKEN FROM A RECENT AERIAL SURVEY. THE ORIGINAL HOSPITAL AND TWO EXISTING MEDICAL OFFICE BUILDINGS WERE CONSTRUCTED BETWEEN THE YEARS 1984 AND 1994. A RECENT EXPANSION OF THE HOSPITAL AS DESCRIBED IN DWG. THE CHILD CARE CENTER, ASSISTED LIVING FACILITY WAS CONSTRUCTED IN 2000. THE THIRD EXISTING MEDICAL OFFICE BUILDING AND THE PARKING GARAGE WERE CONSTRUCTED IN 2009. THESE EXISTING BUILDINGS WILL BE MAINTAINED.

7. THE EXISTING AND PROPOSED DEVELOPMENT PROGRAM WILL BE SERVED BY PUBLIC WATER AND SEWER THAT IS CURRENTLY LOCATED ON SITE.

8. THE MINIMUM YARD REQUIREMENTS SET FORTH IN THE ZONING ORDINANCE FOR THE C3 DISTRICT ARE AS FOLLOWS:
FRONT YARD: CONTROLLED BY A 25° ANGLE OF BULK PLANE, BUT NOT LESS THAN 5 FEET
SIDE YARD: NO REQUIREMENT
REAR YARD: CONTROLLED BY A 25° ANGLE OF BULK PLANE, BUT NOT LESS THAN 5 FEET
IN ADDITION, IT IS NOTED THAT PAR. 5 OF SECT. 9-08 OF THE ZONING ORDINANCE REQUIRES ALL MEDICAL CARE FACILITY BUILDINGS TO BE LOCATED NO CLOSER THAN 4 FEET TO ANY STREET LINE OR CLOSER THAN 10 FEET TO ANY LOT LINE WHICH ADJUTS AN R-4 THROUGH R-4 DISTRICT.

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

10. 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 46, CODE OF FEDERAL REGULATIONS PARTS 144, 154, AND 155. HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA DEPARTMENT OF WASTE MANAGEMENT V.B. 87, 10, 10, VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS AND/OR PETROLEUM PRODUCTS AS SET FORTH IN 46 CODE OF FEDERAL REGULATIONS PART 240. TO THE BEST OF OUR KNOWLEDGE AND UNDERSTANDING, ALL SUCH SUBSTANCES THAT UTILIZED, STORED AND/OR DISPOSED OF IN CONFORMANCE WITH THE HOSPITAL AND RELATED USES WILL BE IN ACCORDANCE WITH SAID REGULATIONS.

TABULATION FOR AREA OF SEA 84-C-076-9 AND GDPA 2000-SU-032-03

SUBJECT PROPERTY: 45-2 ((1)) 41B1, 41L, 41L3, 41L4, 41L5, AND 45-2 ((2)) 38, 39A, 39B, 46A1, AND 51A1

ZONING C-3

LAND AREA (2,740,360 SF) 62.91 AC*

FLOOR AREA RATIO (FAR)
 PERMITTED-PER COMPREHENSIVE PLAN 0.35*
 PROPOSED WITH THIS APPLICATION 0.34*

GROSS FLOOR AREA PERMITTED
 (73.2190 AC @ 0.35 FAR - PER COMPREHENSIVE PLAN) 1,116,297 SF*

EXISTING GROSS FLOOR AREA 709,166± SF

HOSPITAL 373,773± SF
 MEDICAL OFFICE BUILDING 1 74,656± SF
 MEDICAL OFFICE BUILDING 2 76,660± SF
 MEDICAL OFFICE BUILDING 3 103,669 ± SF
 CHILD CARE CENTER 5,380± SF
 ASSISTED LIVING FACILITY 68,454± SF

RESIDENTIAL STRUCTURE/ADMIN. BLDG. 1,680± SF
 RESIDENTIAL STRUCTURE - ACCESSORY BLDGS. 894± SF

PREVIOUSLY APPROVED GROSS FLOOR AREA NOT YET CONSTRUCTED 182,000 ± SF

HOSPITAL EXPANSION TO NORTH 160,000± SF
 HOSPITAL EXPANSION TO SOUTH 22,000± SF

PROPOSED ADDITIONAL/ADJUSTED GROSS FLOOR AREA WITH THIS APPLICATION 192,611 ± SF

ONCOLOGY CENTER/ MEDICAL OFFICE BUILDING 4 90,000 ± SF
 PROPOSED HOSPITAL EXPANSION TO NORTH (EXPANDED GFA FOR TOTAL OF 199,175±SF) 39,175±SF
 PROPOSED HOSPITAL EXPANSION TO SOUTH (EXPANDED GFA FOR TOTAL OF 28,000±SF) 6,000±SF
 HOSPITAL SERVICE BUILDING EXPANSION 59,200±SF
 GROUNDS BUILDING EXPANSION 2,850±SF

EXISTING TEMPORARY TRAILERS DEMOLITION 3,080±SF
 MOBILE CATH LAB DELETION 640± SF
 RESIDENTIAL STRUCTURE - ACCESSORY BLDGS DEMOLITION 894± SF

TOTAL EXISTING, PREVIOUSLY APPROVED AND PROPOSED GROSS FLOOR AREA (709,166± + 182,000 ± SF + 192,611 ± SF) 1,083,777± SF

GROSS FLOOR AREA AVAILABLE FOR EXPANSIONS TO BE APPROVED IN THE FUTURE (1,116,297 SF - 1,083,777± SF) 32,520 ± SF

OPEN SPACE
 REQUIRED (15% OF 62.91 AC) 9.44± AC
 PROPOSED (50%) 31.66± AC

PARKING SPACES REQUIRED 1,996± SF

HOSPITAL: 272 PROPOSED LICENSED BEDS @ 2.9 SPACES/BED 789
 MOB-1: 74,656 SF X 3 SPACES/1,000 SF GFA 224
 MOB-2: 76,660 SF X 3 SPACES/1,000 SF GFA 230
 MOB-3: 103,669 SF X 3 SPACES/1,000 SF GFA 311
 CHILD CARE CENTER: 150 CHILDREN X 0.16 SPACE/CHILD 24
 ASSISTED LIVING FACILITY 73
 112 RESIDENTS @ 1 SPACE/RESIDENTS = 38 SPACES
 35 EMPLOYEES @ 1 SPACE/EMPLOYEE = 35 SPACES
 PROPOSED MOB-4: 115,000 SF (INCLUDING CELLAR) X 3 SPACES/1,000 SF GFA 345

PARKING SPACES EXISTING 2,657±**

SURFACE 1,740
 GARAGE 917

PARKING SPACES PROPOSED 3,115±**

SURFACE 1,212
 GARAGE (917 EXISTING + 250 APPROVED + 736 PROPOSED) 1,903

LOADING SPACES REQUIRED 27

HOSPITAL 5
 MOB 1 4
 MOB 2 5
 MOB 3 5
 MOB 4 5
 CHILD CARE CENTER 1
 IND. LIVING FACILITY 2

LOADING SPACES PROVIDED/PROPOSED 23**

HOSPITAL 5
 MOB 1 4
 MOB 2 4
 MOB 3 5
 MOB 4 2
 CHILD CARE CENTER 1
 IND. LIVING FACILITY 2

BUILDING HEIGHTS EXISTING

HOSPITAL (6 STORIES) 90± FT
 MEDICAL OFFICE BUILDING 1 (4 STORIES) 52± FT
 MEDICAL OFFICE BUILDING 2 (4 STORIES) 52± FT***
 MEDICAL OFFICE BUILDING 3 (4 STORIES) 60± FT***
 ASSISTED LIVING FACILITY (3 STORIES) 50± FT***
 CHILD CARE CENTER (1 STORY) 20± FT
 TEMPORARY TRAILERS 15± FT
 RESIDENTIAL STRUCTURE/ADMIN. BLDG (1 STORY) 20± FT

BUILDING HEIGHTS PROPOSED

HOSPITAL EXPANSION NORTH (4 STORIES) 60± FT***
 MEDICAL OFFICE BUILDING 4 (4 STORIES) 60± FT***
 HOSPITAL EXPANSION SOUTH (2 STORIES) 35± FT
 PARKING GARAGE (5 LEVELS) 55± FT

- * SEE NOTE 19.
- ** SEE NOTE 17.
- *** IN ADDITION, MOB-2 HAS A MECHANICAL PENTHOUSE THAT APPROXIMATES 12 FEET IN HEIGHT, AND THE ASSISTED LIVING FACILITY HAS A MANSARD ROOF SCREEN THAT APPROXIMATES 12.6 FEET IN HEIGHT.
- **** BOTH THE HOSPITAL EXPANSION NORTH AND MEDICAL OFFICE BUILDINGS-3 AND 4 HAVE MAY HAVE PENTHOUSES/SCREEN WALLS WITH MORE THAN 25% ROOF AREA COVERAGE AND HEIGHTS UP TO 12 FEET.

TABULATION FOR AREA OF GDP FOR INFORMATION ONLY

SUBJECT PROPERTY: 45-2 ((2)) 51A1

ZONING
 EXISTING R-1
 PROPOSED C-3

LAND AREA (47,480 SF) 1.09 AC

FLOOR AREA RATIO (FAR)
 PERMITTED PER COMPREHENSIVE PLAN 0.35
 PROPOSED WITH THIS APPLICATION 0.035

GROSS FLOOR AREA (GFA)
 PERMITTED PER COMPREHENSIVE PLAN 16,618±SF
 PROPOSED WITH THIS APPLICATION 1,680±SF

OPEN SPACE
 REQUIRED (15%) 0.16 AC
 PROPOSED SEE TAB ABOVE FOR SEA

PARKING/LOADING SPACES/REQUIRED/PROPOSED SEE TAB ABOVE FOR SEA

Dewberry

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INOVA FAIR OAKS HOSPITAL CAMPUS

GENERALIZED DEVELOPMENT PLAN
 GENERALIZED DEVELOPMENT PLAN AMENDMENT
 SPECIAL EXCEPTION AMENDMENT PLAN

SULLY DISTRICT
 FARMERSVILLE, VIRGINIA

SEAL

KEY PLAN

SCALE

No.	DATE	BY	Description
1	4/15/11	JMC	
2	5/13/11	JMC	

DRAWN BY: JMC

APPROVED BY: POY

CHECKED BY: POY

DATE: January 31, 2011

TITLE

INOVA FAIR OAKS HOSPITAL CAMPUS

TABULATION

PROJECT NO.

4

SHEET NO. 4 of 13

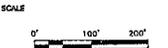
M-10780

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INOVA FAIR OAKS
 HOSPITAL CAMPUS
 GENERALIZED DEVELOPMENT PLAN
 SPECIAL EXCEPTION AMENDMENT PLAN
 BULLY DISTRICT
 FAIRFAX COUNTY, VIRGINIA



KEY PLAN



No.	DATE	BY	Description
2	5/13/11	JMC	
1	4/16/11	JMC	

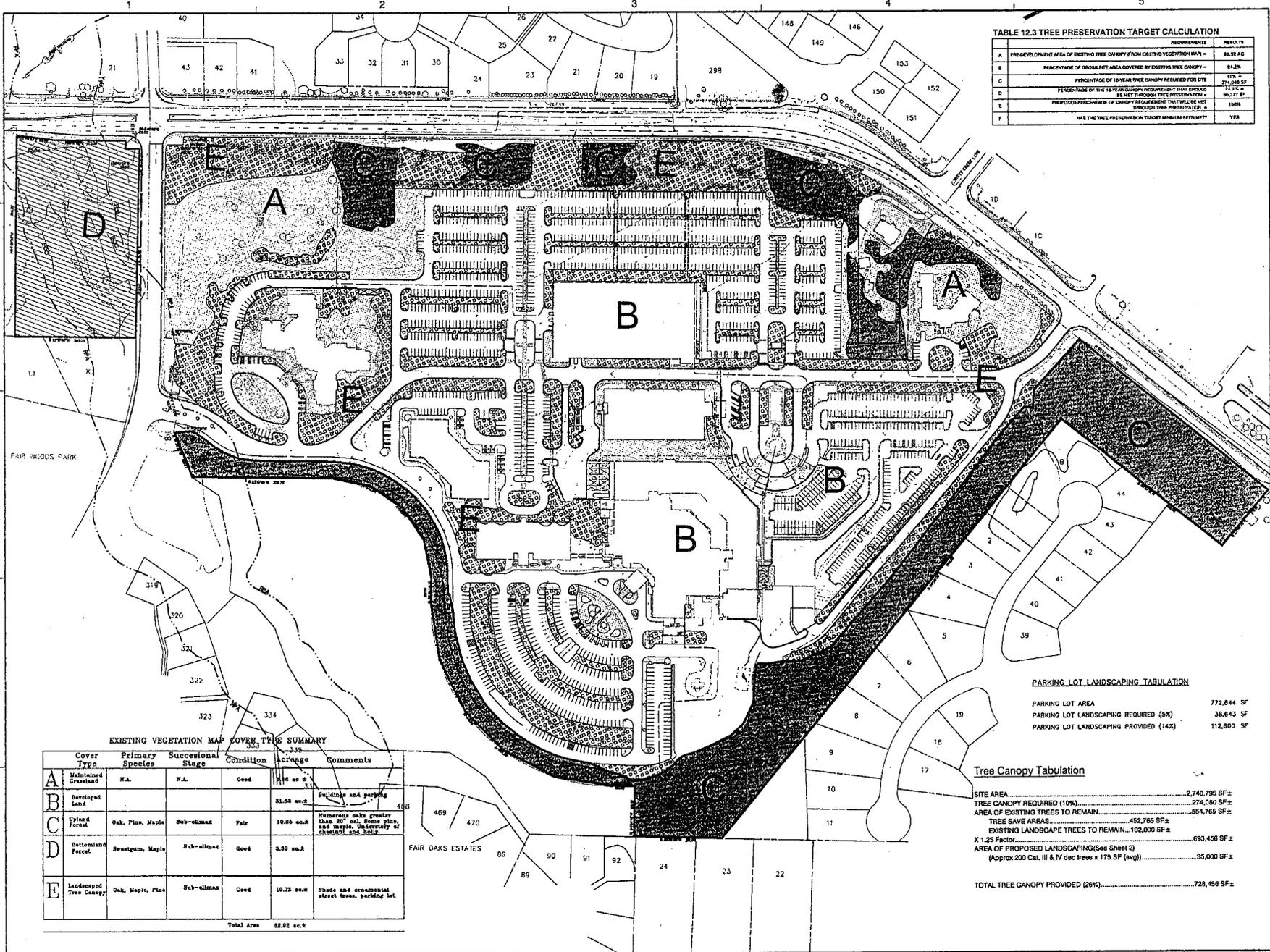
REVISIONS
 DRAWN BY: JMC
 APPROVED BY: [Signature]
 CHECKED BY: PDY
 DATE: January 31, 2011

TITLE
**INOVA FAIR OAKS
 HOSPITAL CAMPUS
 GDP/GDPA/SEA**
 Existing Vegetation Map

PROJECT NO.

TABLE 12.3 TREE PRESERVATION TARGET CALCULATION

REQUIREMENTS	RESULTS
A. PRE-DEVELOPMENT AREA OF EXISTING TREE CANOPY (FROM GEOTOP VEGETATION MAP) =	62.82 AC
B. PERCENTAGE OF PROPOSED SITE AREA COVERED BY EXISTING TREE CANOPY =	24.2%
C. PERCENTAGE OF 15-YEAR TREE CANOPY REQUIRED FOR SITE =	10% = 214,080 SF
D. PERCENTAGE OF THE 15-YEAR TREE CANOPY REQUIREMENT THAT CAN BE MET THROUGH TREE PRESERVATION =	23.2% = 50,377 SF
E. PROPOSED PERCENTAGE OF CANOPY REQUIREMENT THAT CAN BE MET THROUGH TREE PRESERVATION =	100%
F. HAS THE TREE PRESERVATION TARGET AMOUNT BEEN MET?	YES



EXISTING VEGETATION MAP COVER TYPE SUMMARY

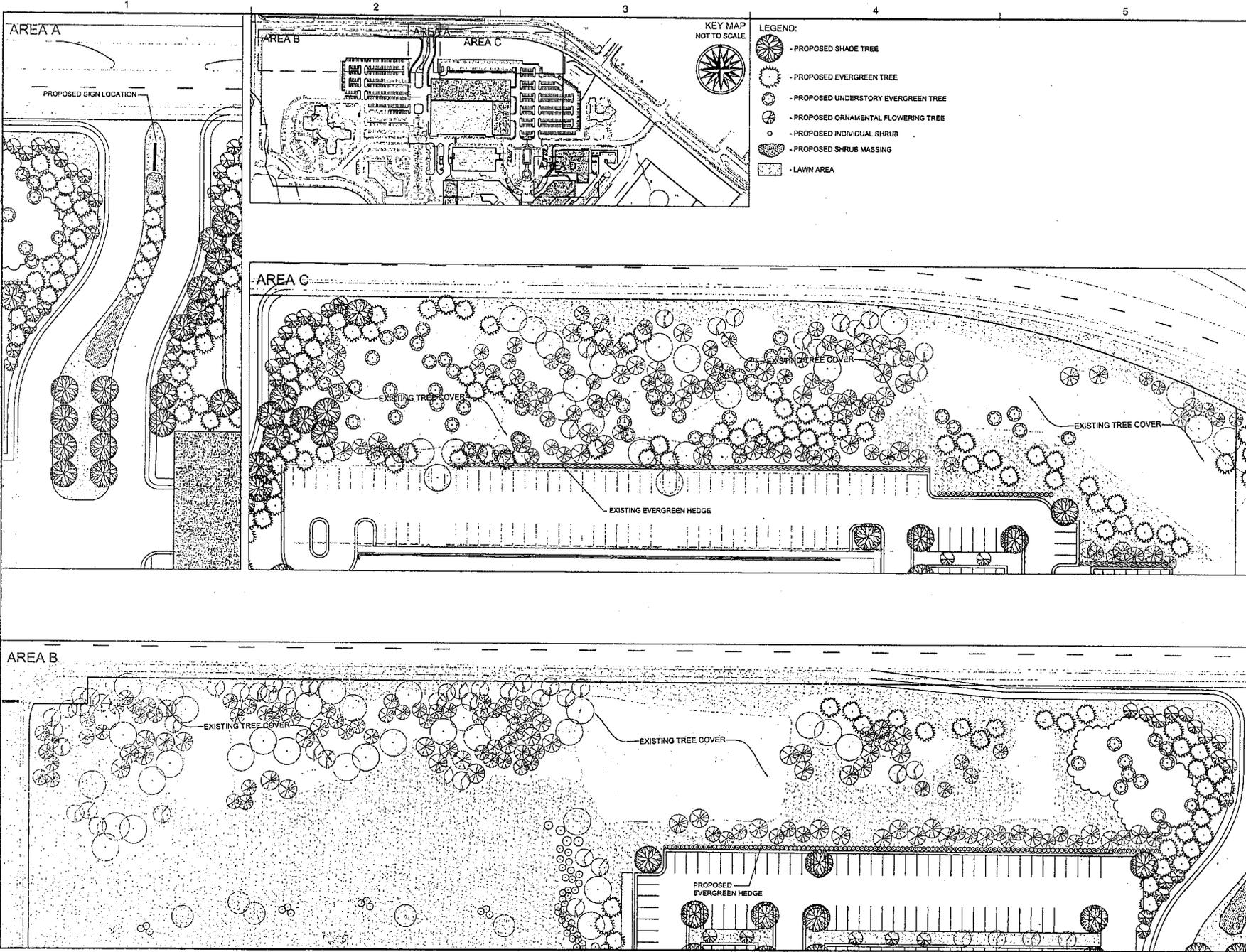
Cover Type	Primary Species	Successional Stage	Condition	Acres	Comments
A	Maintained Grassland	N.A.	Good	1.16 ac ±	
B	Developed Land			31.58 ac ±	Buildings and parking
C	Upland Forest	Oak, Pin, Maple	Sub-climax	10.89 ac ±	Numerous oaks greater than 30" cal. Some pine, and maple. Understory of chestnut and holly.
D	Bottomland Forest	Sweetgum, Maple	Sub-climax	3.90 ac ±	
E	Landscaped Tree Canopy	Oak, Maple, Pine	Sub-climax	10.78 ac ±	Shade and ornamental street trees, yarding lot.
				Total Area	62.82 ac ±

PARKING LOT LANDSCAPING TABULATION

PARKING LOT AREA	772,844 SF
PARKING LOT LANDSCAPING REQUIRED (5%)	38,642 SF
PARKING LOT LANDSCAPING PROVIDED (14%)	112,600 SF

Tree Canopy Tabulation

SITE AREA	2,740,795 SF ±
TREE CANOPY REQUIRED (10%)	274,080 SF ±
AREA OF EXISTING TREES TO REMAIN	554,765 SF ±
TREE SAVE AREAS	452,765 SF ±
EXISTING LANDSCAPE TREES TO REMAIN	102,000 SF ±
X 1.25 Factor	693,456 SF ±
AREA OF PROPOSED LANDSCAPING (See Sheet 2)	35,000 SF ±
(Approx 200 Cal. III & IV dec trees x 175 SF (avg))	
TOTAL TREE CANOPY PROVIDED (26%)	728,456 SF ±

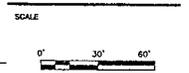


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INOVA FAIR OAKS
 HOSPITAL CAMPUS
 GENERALIZED DEVELOPMENT PLAN
 SPECIALIZED DEVELOPMENT PLAN-AMENDMENT
 SPECIAL EXCEPTION AMENDMENT PLAN
 SULLY DISTRICT
 FAIRFAX COUNTY, VIRGINIA



KEY PLAN



No.	DATE	BY	Description
2	6/13/11	JMC	
1	4/15/11	JMC	

DESIGNED BY: JMC
 APPROVED BY: PIDY
 CHECKED BY: PIDY
 DATE: January 31, 2011

TITLE: INOVA FAIR OAKS HOSPITAL CAMPUS GDP / GDPA / SEA
 RZ 2011-SU-004
 PCA 2006-SU-032-03
 SEA 04-C-076-09
 PROJECT NO.

6

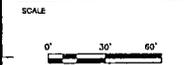
SHEET NO. 6 OF 13

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INOVA FAIR OAKS
 HOSPITAL CAMPUS
 GENERALIZED DEVELOPMENT PLAN
 SPECIAL EXCEPTION AMENDMENT PLAN
 SULLY DISTRICT
 FAIRFAX COUNTY, VIRGINIA



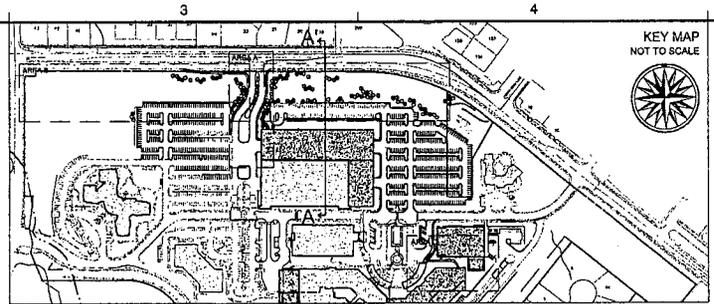
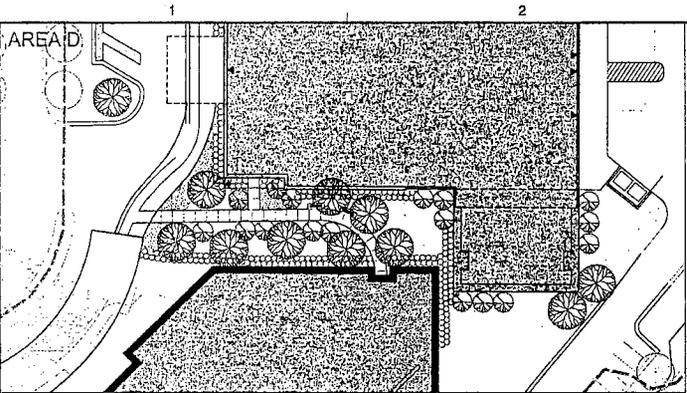
KEY PLAN



No.	DATE	BY	Description
2	5/13/11	JMC	
	4/15/11	JMC	

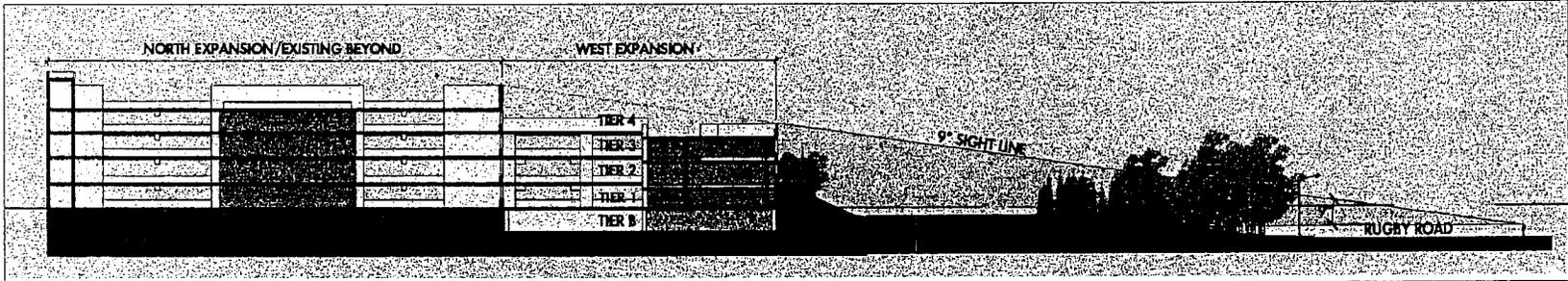
REVISIONS
 DRAWN BY: JMC
 APPROVED BY: _____
 CHECKED BY: PCV
 DATE: January 31, 2011

TITLE
**INOVA FAIR OAKS
 HOSPITAL CAMPUS
 GDP / GDPA / SEA**
 RZ 2011-SU-004
 PCA 2000-SU-032-03
 SEA 84-C-076-09
 PROJECT NO.

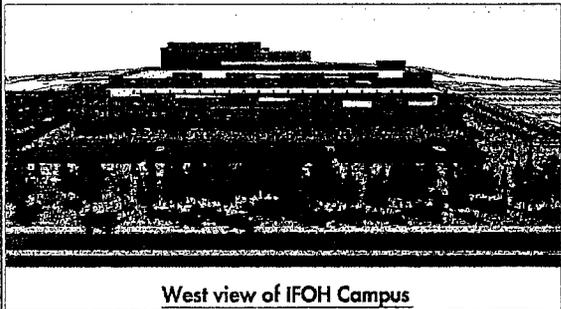


- LEGEND:
- PROPOSED SHADE TREE
 - PROPOSED EVERGREEN TREE
 - PROPOSED INDIVIDUAL SHRUB
 - PROPOSED SHRUB MASSING
 - LAWN AREA

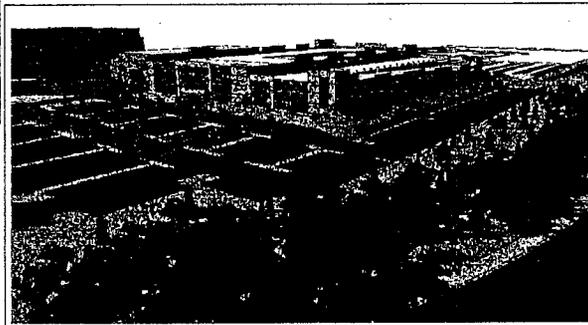
NOTE:
 THE LANDSCAPE PLANS PRESENTED ON SHEET 6 AND THIS SHEET, AND THE VIEW GRAPHICS, PERSPECTIVE, AND SITE SECTIONS PRESENTED ON THIS SHEET ARE PRELIMINARY AND ARE SUBJECT TO MODIFICATION WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.



SECTION A-A' NOT TO SCALE



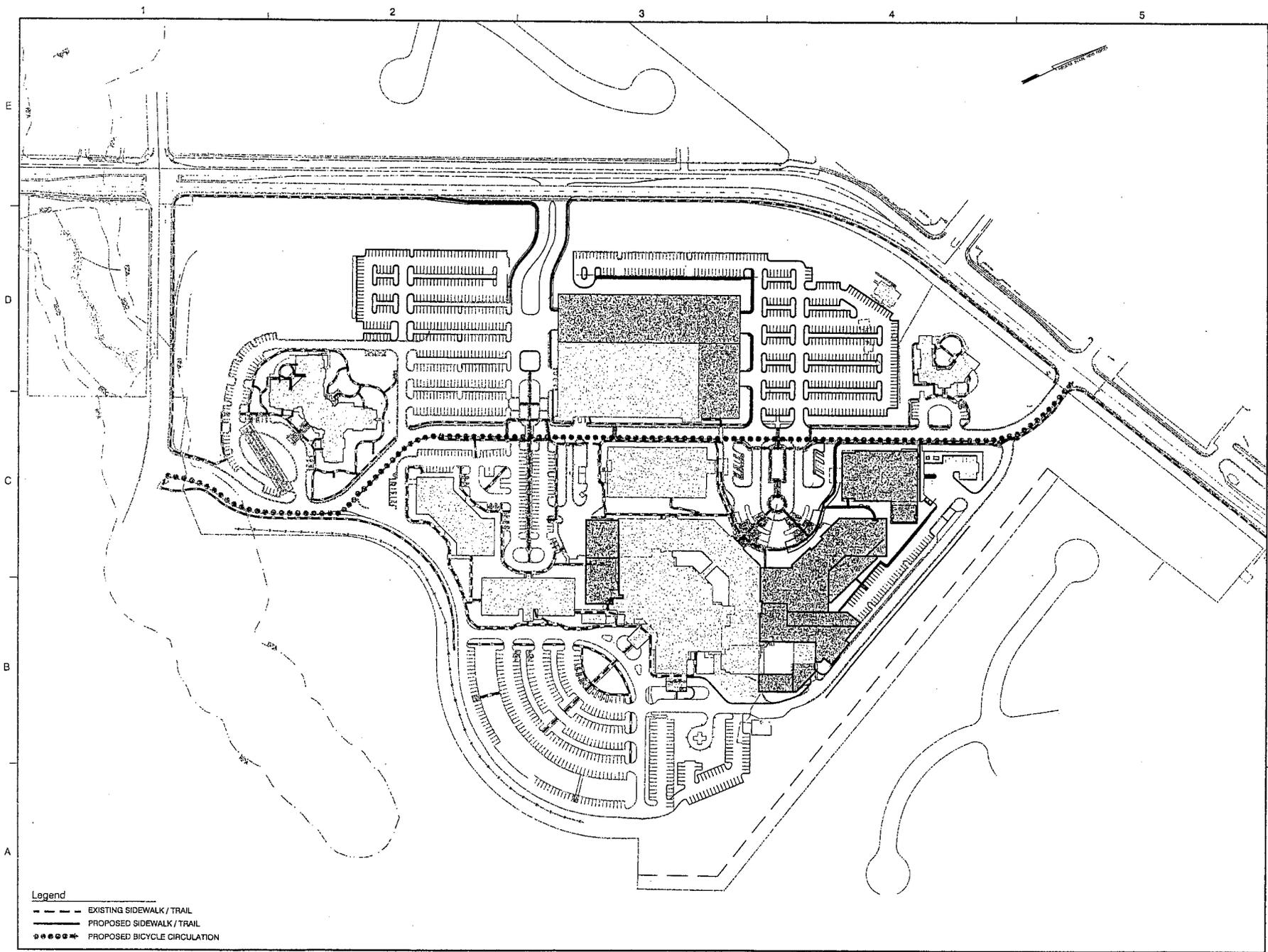
West view of IFOH Campus



Northwest view of IFOH Campus



Perspective from Rugby Road



- Legend**
- - - - - EXISTING SIDEWALK / TRAIL
 - PROPOSED SIDEWALK / TRAIL
 - PROPOSED BICYCLE CIRCULATION



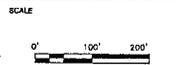
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INOVA FAIR OAKS
 HOSPITAL CAMPUS
 GENERALIZED DEVELOPMENT PLAN
 SPECIAL EXCEPTION AMENDMENT PLAT

SULLY DISTRICT
 FAIRFAX COUNTY, VIRGINIA



KEY PLAN



No.	DATE	BY	DESCRIPTION
2	5/13/11	JMC	
1	4/25/11	JMC	

DRAWN BY: JMC
 APPROVED BY: _____
 CHECKED BY: PJD
 DATE: January 31, 2011

TITLE
**INOVA FAIR OAKS
 HOSPITAL CAMPUS
 GDP / GDPA / SEA
 PEDESTRIAN CIRCULATION**

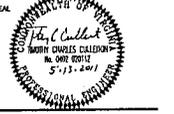
PROJECT NO. _____

8

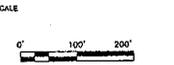
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**INOVA FAIR OAKS
 HOSPITAL CAMPUS**
 GENERALIZED DEVELOPMENT PLAN
 GENERALIZED DEVELOPMENT PLAN AMENDMENT
 SPECIAL EXCEPTION AMENDMENT PLAN

SULLY DISTRICT
 FARMAX COUNTY, VIRGINIA



KEY PLAN

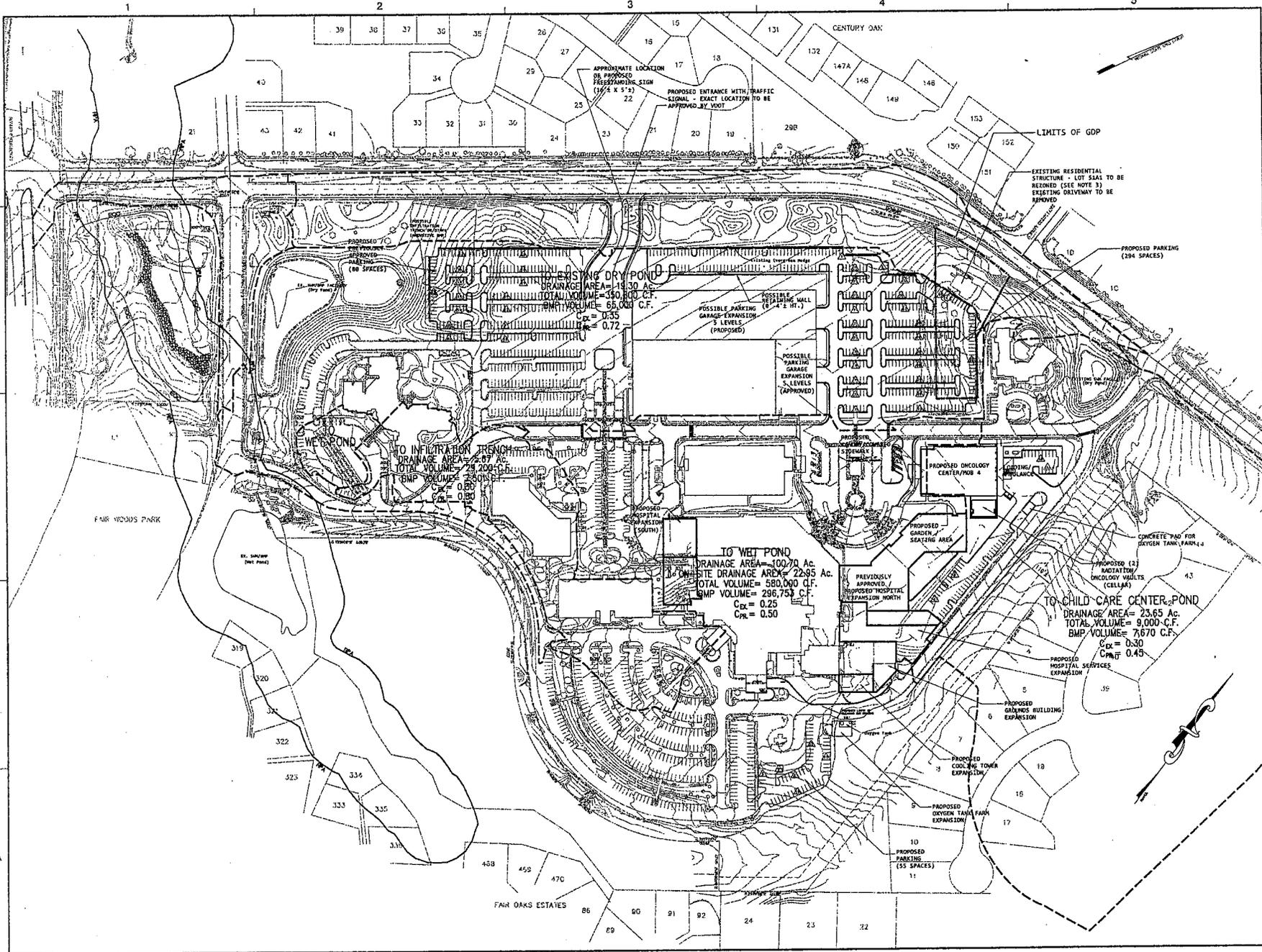


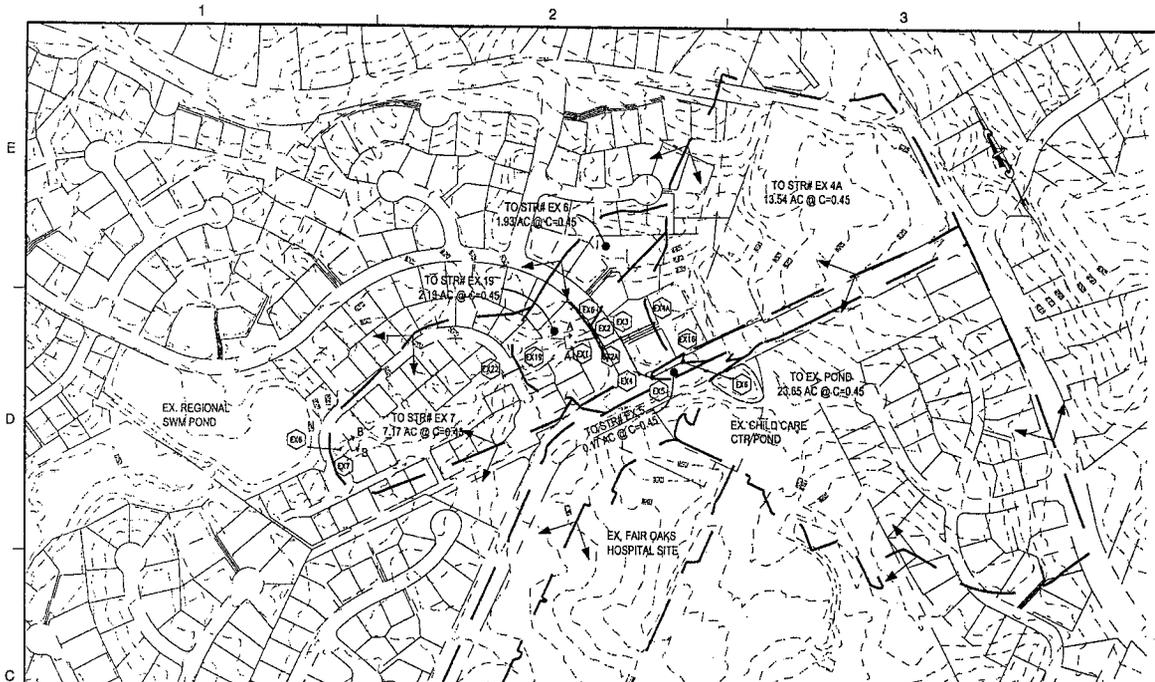
No.	DATE	BY	Description
2	5/13/11	JMC	
1	4/15/11	JMC	

REVISIONS
 DRAWN BY: JMC
 APPROVED BY: RCY
 DATE: January 31, 2011

TITLE
**INOVA FAIR OAKS
 HOSPITAL CAMPUS
 GDP / GDPA / SEA
 WATERSHED/SWM
 FACILITY DATA**

PROJECT NO.





STORMWATER MANAGEMENT INFORMATION
 The existing Fair Oaks Hospital Campus is served by a series of four (4) different SWM/BMP facilities. These facilities dry the Campus and provide both detention and water quality for the site. The proposed expansion discussed within this Special Exception Amendment (SEA) will affect only three of these facilities, namely the Wet Pond adjacent to the southeast corner of the property, the extended detention dry pond on the southwestern property, and the dry pond located at the northeast corner of the property.

WATER QUALITY REQUIREMENTS:
Extended Detention Dry Pond:
 This pond was designed to provide BMP's for an area of 19.3 acres at a c-factor of 0.72. Upon completion of the work proposed with this SEA, 18.34 acres at a c-factor of 0.70 will be draining to the pond. Therefore, the BMP requirements are provided in the existing pond and no additional BMP's are required.

WET POND:
 The impervious area within the watershed of the existing wet pond will be decreased by 0.06 acres with the proposed SEA. Therefore the existing wet pond, currently providing BMP's for this area, will still meet the BMP requirements for this plan.

CHILD CARE CENTER POND:
 The impervious area within the watershed of the existing Child Care Center Pond will be decreased by 0.41 acres with the proposed SEA. Therefore, the existing pond currently providing BMP's for this area will still meet the BMP requirements for this plan.

WATER QUALITY (DETENTION) REQUIREMENTS:
EXTENDED DETENTION DRY POND:
 The existing extended detention dry pond provides detention for the 1, 2, and 10 year storms. The pond was designed for an area of 19.3 acres with a c-factor of 0.72. When all the improvements proposed with this SEA are constructed, there will be an area of 18.34 acres with a c-factor of 0.70 draining to the pond. Therefore, the proposed pond design is adequate and there will be no additional detention required with this SEA.

WET POND:
 The existing wet pond provides detention for the 2 and 10 year storms. The proposed SEA will result in an increase of 0.5 acres in impervious area, but the overall c-factor for the pond will remain unchanged and no additional detention is required.

CHILD CARE CENTER POND:
 The impervious area within the watershed of the existing Child Care Center Pond will be decreased by 0.41 acres with the proposed SEA. Therefore, there will be no increase in runoff as a result of the proposed development and no additional detention is required.

NOTE:
THE FOLLOWING 3 SHEETS (SHEETS 11-13) ARE FOR INFORMATION ONLY. THEY SHOW THE BMP AND OUTFALL ANALYSIS FROM APPROVED FAIRFAX COUNTY PLAN #3624-SP-07, AND DETENTION COMPUTATIONS FOR THE WET POND FROM THE APPROVED FAIR OAKS ESTATES SITE PLAN.

OUTFALL ANALYSIS:
 The changes proposed with this Reasoning (R), COPA and SEA are located within the Cub Run watershed. The proposed site improvements drain into the Lick Branch, a tributary of Cub Run, via related storm drains, existing rip-rap channels installed with Alder Woods Drive project under Plan #3624-PP-07, and culverts under Alder Woods Road (19'x32' URGCP), Rugby Road (with 54' RCP), and Fairfax County Parkway (riprap 3.5' x 5' box culverts). No changes are proposed to these existing culverts and related and rip-rap road channels as part of this project.

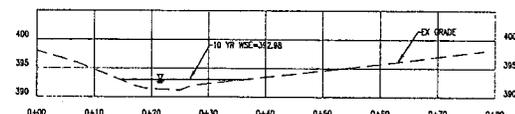
The outfall channel from the Extended Detention Dry Pond proposed with Plan#3624-SP-07 from existing Structure #6 is designed to convey the 10-year storm runoff (2.4 cfs) at non-wake (less than 2 cfs) velocities (see cross section F-F of the SEA Plan). The on-site extended detention dry pond provides a significant reduction in peak run off for all storms. Structure #12 is the outlet from the existing wet pond. This channel was previously improved and lined with rip-rap. The proposed channel design was based on the release rates of the approved Wet Pond (Fair Oaks Estates Section B, Plan #3624-PP-03 Sheet 8 of the SEA Plan). The channel capacity (flow section C-C) is 177 cfs although the actual 10-year storm is only 134 cfs. The maximum velocity in the channel is 5.8 fps which is less than that allowed in a rip-rap channel.

Show this point the outfall channel from the existing wet pond and the extended detention dry pond combine. The total 10 year storm post-development runoff to the existing rip-rap stream channel below existing structures #6 and #13 (Cross Section L-L) is also adequate to convey the proposed conditions release rate as shown previously with approved plan #3624-SP-07.

It should be noted that the extended detention dry pond proposed with plan #3624-SP-07 has been designed to detain the increased runoff due to proposed development for larger frequency storm than that required in the PMA. The 100-year design storm is detained such that the peak 100-year discharge will not overflow the roadway of Alder Woods Drive. Based on this analysis, it is the opinion of the engineer that the drainage outfall for this project is adequate and no downstream properties will be adversely impacted by the proposed development.

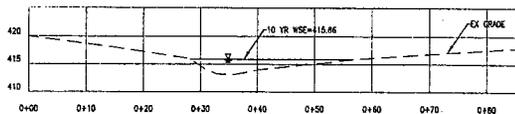
CHILD CARE CENTER POND OUTFALL:
 The outfall from the existing child care pond enters an existing storm sewer system along Rugby Road. Storm sewer computations below have been provided for the existing system up to the point it enters the storm sewer of structure #EX 1 to an existing grade in the Century Hill Subdivision. The runoff continues through the existing system through two culverts to an existing regional SWM pond. Culvert computations provided with approved Fairfax County plan #6000-SD-04 show that the culverts are adequate to handle the flow. Cross sections A-A and B-B have been provided on this sheet showing the adequacy of the same. Based on this analysis, it is the opinion of the engineer that the drainage outfall for this project is adequate and no downstream properties will be adversely impacted by the proposed development.

STORM SEWER DESIGN COMPUTATIONS																						
OUTLET		INC. DRAINAGE AREA (AC)	ACCUM. AREA (AC)	COEFFICIENT "C"	INCREASING INCREMENTAL "C"	ACCUMULATED CA	TIME TO TRAVEL (MIN)	T _P (HOUR)	INCREASING "C" (CFS)	ACCUMULATED "C" (CFS)	PEAK FLOW (CFS)	SIGNIFICANT "C"	MAXIMUM "C" (CFS)	VELOCITY (FPS)	FLOODING OF RAIN (FT)	FLOODING OF RAIN (IN)	UPPER INVERT	LOWER INVERT	FALL (FT)	LOSS (FT)	REMARKS	
FROM	TO																					
EX 8	EX 16	23.65				7,420	50	7.37	54.08	64.08	36	1.06	60.13	85.23	12.8	178	428.06	425.70	2.36		10 YEAR FROM POND	
EX	EX 16	0.52	0.50	0.70	0.364			7.37	2.85	3.84												
EX 16	EX 5	26.47	0.35	0.71	1.896			7.37	0.78	67.49	36	0.20	68.40									PER 3624-SP-02
EX 5	EX 4	0.17	29.56	0.15	0.151	1.021		7.37	0.53	68.43	36	0.20	69.27	16.2	51	434.56	434.78	1.84				PER 6000-SD-03
EX 4	EX 3	0.09	24.72	0.18	0.070	1.091		7.37	0.51	68.83	36	1.31	73.54	11.5	151	423.82	423.23	1.59				PER 6000-SD-03
EX	EX 3		13.54			6.576				44.50												
EX 3	EX 5A	0.15	18.40	0.15	0.568	1.634		7.37	0.48	123.72	36	2.81	112.39	14.1	70	422.09	416.28	1.84				PER 6000-SD-03
EX 5A	EX 2	0.33	18.75	0.30	0.281	15.031		7.37	2.76	106.98	42	3.30	162.76	19.7	30	418.29	418.06	1.00				PER 6000-SD-03
EX 6	EX 2		1.93	0.48		0.87		7.37		6.21												
EX 2	EX 1	0.11	46.79	0.30	0.069	15.999		7.37	0.72	112.81	48	2.20	213.28	17.2	80	417.10	418.00	1.10				



CROSS SECTION B-B
 SCALE: 1"=10'

Q₁₀ = 112.81 CFS
 Q₂ = 13.005 CFS
 SLOPE = 0.00X



CROSS SECTION A-A
 SCALE: 1"=10'

Q₁₀ = 143.53 CFS
 Q₂ = 1.790 CFS
 SLOPE = 0.00X

MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EXCEPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS

The following information is required to be shown or provided in all zoning applications, or a waiver request of the submission requirement with justification shall be attached. Note: Waivers will be acted upon separately. Failure to adequately address the required submission information may result in a delay in processing this application.

The information is required under the following zoning Ordinance paragraphs:
 Special Permits (8-0-11 2.1 & 2.2) Special Exceptions (8-0-11 2.1 & 2.2)
 Cluster Subdivision (8-0-11 10.1 & 11) Contractual Rehabilitation Districts (8-0-22 2A (1) & (4))
 Development Plans (PUD) Districts (18-302 3 & 4L) PUD Plan (18-302 5B & 5C)
 PUD P Districts (except PUD) (18-302 1F & 1G) Amendments (18-302 10F & 10J)

1. Plan is at a minimum scale of 1"=52' (unless it is depicted on one sheet with a minimum scale of 1"=100').

2. A graphic depicting the stormwater management facilities and limits of clearing and grading (see applicable stormwater management facilities), storm drainage pipe systems and outlet protection, pond systems, access roads, site utilities, energy dissipation devices, and stream stabilization measures as shown on Sheet 9 & 10.

3. Provide: **SEE SHEET 9 OF THIS PLAN SET**
 Facility Name On-site area Off-site area Discharge Footprint Storage If pond, show
 Type & No. (acres) (acres) (cfs) (sq ft) (cu ft) Volume (cu ft)
 (SEE PLAN 9)
 DETENTION (C)
 WET POND (C)
 INFILTRATION

4. Outlet drainage channels, outfalls and pipe systems are shown on Sheet 9 & 10.
 Pond fill and outlet pipe systems are shown on Sheet 9 & 10.

5. Maintenance access (road) to stormwater management facilities are shown on Sheet 9.
 Type of maintenance access road surface material on the plan is **ASPHALT**, gravel, gravel, gravel, etc.

6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet 9. **N/A - THEY ARE EXISTING FACILITIES**

7. A stormwater management narrative which contains a description of flow detention and best management practices requirements and to be included on Sheet 10.

8. A description of the existing conditions of each nonpoint source area (NPSA) shown on the site in a point which is at least 100 feet from the area or within a drainage area of at least one square mile (540 acres) is provided on Sheet 10 & 13.

9. A description of how the outfall requirements, involving contributing drainage areas of the Public Facilities Manual will be established is provided on Sheet 10 & 13.

10. Existing topography with minimum contour intervals of two (2) feet and a note as to whether it is an air survey or field top is provided on Sheet 2.

11. A submission waiver is requested for: **N/A**

12. Stormwater management is not required because:

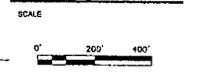


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INOVA FAIR OAKS
 HOSPITAL CAMPUS
 GENERALIZED DEVELOPMENT PLAN
 SPECIAL EXCEPTION AMENDMENT PLAN
 SULLY DISTRICT
 FAIRFAX COUNTY, VIRGINIA



KEY PLAN



NO.	DATE	BY	DESCRIPTION
2	5/13/11	JMC	

DRAWN BY: JMC
 APPROVED BY: PCY
 CHECKED BY: PCY
 DATE: January 31, 2011

TITLE
**INOVA FAIR OAKS
 HOSPITAL CAMPUS
 GDP / GDPA / SEA
 OUTFALL ANALYSIS**

PROJECT NO.

10

SHEET NO. 10 of 13

M-10780

I. Water Quality Narrative
 THE SITE IS SERVED BY SEVERAL SWM/BMP FACILITIES. THE EASTERN PART OF THE HOSPITAL SITE IS SERVED BY AN EXTENDED DETENTION DRY POND AND A SMALL OPEN SPACE AREA. THE REMAINDER OF THE HOSPITAL SITE BRINGS AN EXTENDING WET POND LOCATED AT THE INTERSECTION OF ALDER WOOD DRIVE AND JOSEPH BRACK DRIVE. THE WESTERN PART OF THE SITE IS SERVED BY INFILTRATION TRENCH, EXTENDED DETENTION DRY POND AND AN OPEN SPACE AREA. THIS POND IS BEING CONSIDERED WITH THE REMAINDER OF THE SITE WHICH REMAINS UNDEVELOPED AND NOT COVERED IN THE BMP COMPUTATIONS BECAUSE BMP IS NOT REQUIRED FOR THESE AREAS. THE TOTAL HOSPITAL SITE AREA IS 83,87 AC. THIS AREA INCLUDES A SMALL PARCEL ON THE WEST SIDE OF ALDER WOOD DRIVE. ALL BMP FACILITIES PROPOSED ABOVE ARE EXISTING FACILITIES. THE DRY POND AT ALDER WOOD DRIVE IS BEING CHANGED BY THIS SPECIFIC. THE WET POND EXISTING SWM/BMP FACILITIES LISTED ABOVE WERE CONSIDERED WITH VARIOUS SITE PLANS AND ARE FULLY OPERATIONAL. THE ANALYSIS BELOW SHOWS THAT THE HORIZONTAL SITE PROPOSES ADEQUATE SWM FOR ALL DEVELOPED AREAS IN EXCESS OF THE REQUIRED BOX EFFICIENCY.

TOTAL HOSPITAL SITE AREA: 83.87 AC
 UNDEVELOPED AREAS ON-SITE:
 A-10: 3.90 AC
 A-11: 3.16 AC
 A-12: 4.14 AC
 NET HOSPITAL SITE AREA FOR BMP: 76.78 AC

II. Watershed Information

Part 1: List all of the Subarea and "C" Factors used in the BMP Computations

Subarea Designation and Description	"C" Factor	Acres	Product
1. ALDER WOOD DRIVE (1.5 AC) @ 0.15	0.15	1.5	0.225
2. JOSEPH BRACK DRIVE (1.5 AC) @ 0.15	0.15	1.5	0.225
3. UNDEVELOPED AREAS (A-10, A-11, A-12) (9.20 AC) @ 0.15	0.15	9.20	1.380
4. EXTENDED DETENTION DRY POND (1.5 AC) @ 0.15	0.15	1.5	0.225
5. INFILTRATION TRENCH (1.5 AC) @ 0.15	0.15	1.5	0.225
6. WET POND (1.5 AC) @ 0.15	0.15	1.5	0.225
7. OPEN SPACE (1.5 AC) @ 0.15	0.15	1.5	0.225
8. DETENTION DRY POND (1.5 AC) @ 0.15	0.15	1.5	0.225
9. DETENTION DRY POND (1.5 AC) @ 0.15	0.15	1.5	0.225
10. DETENTION DRY POND (1.5 AC) @ 0.15	0.15	1.5	0.225
11. DETENTION DRY POND (1.5 AC) @ 0.15	0.15	1.5	0.225
12. DETENTION DRY POND (1.5 AC) @ 0.15	0.15	1.5	0.225
13. DETENTION DRY POND (1.5 AC) @ 0.15	0.15	1.5	0.225
14. DETENTION DRY POND (1.5 AC) @ 0.15	0.15	1.5	0.225
15. DETENTION DRY POND (1.5 AC) @ 0.15	0.15	1.5	0.225
16. DETENTION DRY POND (1.5 AC) @ 0.15	0.15	1.5	0.225
17. DETENTION DRY POND (1.5 AC) @ 0.15	0.15	1.5	0.225
18. DETENTION DRY POND (1.5 AC) @ 0.15	0.15	1.5	0.225
19. DETENTION DRY POND (1.5 AC) @ 0.15	0.15	1.5	0.225
20. DETENTION DRY POND (1.5 AC) @ 0.15	0.15	1.5	0.225
21. DETENTION DRY POND (1.5 AC) @ 0.15	0.15	1.5	0.225
22. DETENTION DRY POND (1.5 AC) @ 0.15	0.15	1.5	0.225
23. DETENTION DRY POND (1.5 AC) @ 0.15	0.15	1.5	0.225
24. DETENTION DRY POND (1.5 AC) @ 0.15	0.15	1.5	0.225
25. DETENTION DRY POND (1.5 AC) @ 0.15	0.15	1.5	0.225
26. DETENTION DRY POND (1.5 AC) @ 0.15	0.15	1.5	0.225
27. DETENTION DRY POND (1.5 AC) @ 0.15	0.15	1.5	0.225
28. DETENTION DRY POND (1.5 AC) @ 0.15	0.15	1.5	0.225
29. DETENTION DRY POND (1.5 AC) @ 0.15	0.15	1.5	0.225
30. DETENTION DRY POND (1.5 AC) @ 0.15	0.15	1.5	0.225
31. DETENTION DRY POND (1.5 AC) @ 0.15	0.15	1.5	0.225
32. DETENTION DRY POND (1.5 AC) @ 0.15	0.15	1.5	0.225
33. DETENTION DRY POND (1.5 AC) @ 0.15	0.15	1.5	0.225
34. DETENTION DRY POND (1.5 AC) @ 0.15	0.15	1.5	0.225
35. DETENTION DRY POND (1.5 AC) @ 0.15	0.15	1.5	0.225
36. DETENTION DRY POND (1.5 AC) @ 0.15	0.15	1.5	0.225
37. DETENTION DRY POND (1.5 AC) @ 0.15	0.15	1.5	0.225
38. DETENTION DRY POND (1.5 AC) @ 0.15	0.15	1.5	0.225
39. DETENTION DRY POND (1.5 AC) @ 0.15	0.15	1.5	0.225
40. DETENTION DRY POND (1.5 AC) @ 0.15	0.15	1.5	0.225
41. DETENTION DRY POND (1.5 AC) @ 0.15	0.15	1.5	0.225
42. DETENTION DRY POND (1.5 AC) @ 0.15	0.15	1.5	0.225
43. DETENTION DRY POND (1.5 AC) @ 0.15	0.15	1.5	0.225
44. DETENTION DRY POND (1.5 AC) @ 0.15	0.15	1.5	0.225
45. DETENTION DRY POND (1.5 AC) @ 0.15	0.15	1.5	0.225
46. DETENTION DRY POND (1.5 AC) @ 0.15	0.15	1.5	0.225
47. DETENTION DRY POND (1.5 AC) @ 0.15	0.15	1.5	0.225
48. DETENTION DRY POND (1.5 AC) @ 0.15	0.15	1.5	0.225
49. DETENTION DRY POND (1.5 AC) @ 0.15	0.15	1.5	0.225
50. DETENTION DRY POND (1.5 AC) @ 0.15	0.15	1.5	0.225
51. DETENTION DRY POND (1.5 AC) @ 0.15	0.15	1.5	0.225
52. DETENTION DRY POND (1.5 AC) @ 0.15	0.15	1.5	0.225
53. DETENTION DRY POND (1.5 AC) @ 0.15	0.15	1.5	0.225
54. DETENTION DRY POND (1.5 AC) @ 0.15	0.15	1.5	0.225
55. DETENTION DRY POND (1.5 AC) @ 0.15	0.15	1.5	0.225
56. DETENTION DRY POND (1.5 AC) @ 0.15	0.15	1.5	0.225
57. DETENTION DRY POND (1.5 AC) @ 0.15	0.15	1.5	0.225
58. DETENTION DRY POND (1.5 AC) @ 0.15	0.15	1.5	0.225
59. DETENTION DRY POND (1.5 AC) @ 0.15	0.15	1.5	0.225
60. DETENTION DRY POND (1.5 AC) @ 0.15	0.15	1.5	0.225
61. DETENTION DRY POND (1.5 AC) @ 0.15	0.15	1.5	0.225
62. DETENTION DRY POND (1.5 AC) @ 0.15	0.15	1.5	0.225
63. DETENTION DRY POND (1.5 AC) @ 0.15	0.15	1.5	0.225
64. DETENTION DRY POND (1.5 AC) @ 0.15	0.15	1.5	0.225
65. DETENTION DRY POND (1.5 AC) @ 0.15	0.15	1.5	0.225
66. DETENTION DRY POND (1.5 AC) @ 0.15	0.15	1.5	0.225
67. DETENTION DRY POND (1.5 AC) @ 0.15	0.15	1.5	0.225
68. DETENTION DRY POND (1.5 AC) @ 0.15	0.15	1.5	0.225
69. DETENTION DRY POND (1.5 AC) @ 0.15	0.15	1.5	0.225
70. DETENTION DRY POND (1.5 AC) @ 0.15	0.15	1.5	0.225
71. DETENTION DRY POND (1.5 AC) @ 0.15	0.15	1.5	0.225
72. DETENTION DRY POND (1.5 AC) @ 0.15	0.15	1.5	0.225
73. DETENTION DRY POND (1.5 AC) @ 0.15	0.15	1.5	0.225
74. DETENTION DRY POND (1.5 AC) @ 0.15	0.15	1.5	0.225
75. DETENTION DRY POND (1.5 AC) @ 0.15	0.15	1.5	0.225
76. DETENTION DRY POND (1.5 AC) @ 0.15	0.15	1.5	0.225
77. DETENTION DRY POND (1.5 AC) @ 0.15	0.15	1.5	0.225
78. DETENTION DRY POND (1.5 AC) @ 0.15	0.15	1.5	0.225
79. DETENTION DRY POND (1.5 AC) @ 0.15	0.15	1.5	0.225
80. DETENTION DRY POND (1.5 AC) @ 0.15	0.15	1.5	0.225
81. DETENTION DRY POND (1.5 AC) @ 0.15	0.15	1.5	0.225
82. DETENTION DRY POND (1.5 AC) @ 0.15	0.15	1.5	0.225
83. DETENTION DRY POND (1.5 AC) @ 0.15	0.15	1.5	0.225
84. DETENTION DRY POND (1.5 AC) @ 0.15	0.15	1.5	0.225
85. DETENTION DRY POND (1.5 AC) @ 0.15	0.15	1.5	0.225
86. DETENTION DRY POND (1.5 AC) @ 0.15	0.15	1.5	0.225
87. DETENTION DRY POND (1.5 AC) @ 0.15	0.15	1.5	0.225
88. DETENTION DRY POND (1.5 AC) @ 0.15	0.15	1.5	0.225
89. DETENTION DRY POND (1.5 AC) @ 0.15	0.15	1.5	0.225
90. DETENTION DRY POND (1.5 AC) @ 0.15	0.15	1.5	0.225
91. DETENTION DRY POND (1.5 AC) @ 0.15	0.15	1.5	0.225
92. DETENTION DRY POND (1.5 AC) @ 0.15	0.15	1.5	0.225
93. DETENTION DRY POND (1.5 AC) @ 0.15	0.15	1.5	0.225
94. DETENTION DRY POND (1.5 AC) @ 0.15	0.15	1.5	0.225
95. DETENTION DRY POND (1.5 AC) @ 0.15	0.15	1.5	0.225
96. DETENTION DRY POND (1.5 AC) @ 0.15	0.15	1.5	0.225
97. DETENTION DRY POND (1.5 AC) @ 0.15	0.15	1.5	0.225
98. DETENTION DRY POND (1.5 AC) @ 0.15	0.15	1.5	0.225
99. DETENTION DRY POND (1.5 AC) @ 0.15	0.15	1.5	0.225
100. DETENTION DRY POND (1.5 AC) @ 0.15	0.15	1.5	0.225

III. Phosphorus Removal - General
 BMP phosphorus removal efficiencies and the same for Northern Virginia jurisdictions unless otherwise noted. Table 4-1 presents the accepted removal efficiencies for BMPs in Northern Virginia.

Facility Type	Removal Rate
Extended Detention Dry Pond	40%
Region (0.5-hour 1st)	40%
Region (0.5-hour 2nd)	40%
Region (0.5-hour 3rd)	40%
Region (0.5-hour 4th)	40%
Region (0.5-hour 5th)	40%
Region (0.5-hour 6th)	40%
Region (0.5-hour 7th)	40%
Region (0.5-hour 8th)	40%
Region (0.5-hour 9th)	40%
Region (0.5-hour 10th)	40%
Region (0.5-hour 11th)	40%
Region (0.5-hour 12th)	40%
Region (0.5-hour 13th)	40%
Region (0.5-hour 14th)	40%
Region (0.5-hour 15th)	40%
Region (0.5-hour 16th)	40%
Region (0.5-hour 17th)	40%
Region (0.5-hour 18th)	40%
Region (0.5-hour 19th)	40%
Region (0.5-hour 20th)	40%
Region (0.5-hour 21st)	40%
Region (0.5-hour 22nd)	40%
Region (0.5-hour 23rd)	40%
Region (0.5-hour 24th)	40%
Region (0.5-hour 25th)	40%
Region (0.5-hour 26th)	40%
Region (0.5-hour 27th)	40%
Region (0.5-hour 28th)	40%
Region (0.5-hour 29th)	40%
Region (0.5-hour 30th)	40%
Region (0.5-hour 31st)	40%
Region (0.5-hour 32nd)	40%
Region (0.5-hour 33rd)	40%
Region (0.5-hour 34th)	40%
Region (0.5-hour 35th)	40%
Region (0.5-hour 36th)	40%
Region (0.5-hour 37th)	40%
Region (0.5-hour 38th)	40%
Region (0.5-hour 39th)	40%
Region (0.5-hour 40th)	40%
Region (0.5-hour 41st)	40%
Region (0.5-hour 42nd)	40%
Region (0.5-hour 43rd)	40%
Region (0.5-hour 44th)	40%
Region (0.5-hour 45th)	40%
Region (0.5-hour 46th)	40%
Region (0.5-hour 47th)	40%
Region (0.5-hour 48th)	40%
Region (0.5-hour 49th)	40%
Region (0.5-hour 50th)	40%

NOTE: Phosphorus removal credit and specific requirements for the establishment of regional ponds may vary between jurisdictions. The designer should contact the appropriate agency before implementation of such a facility.

Table 4-1: Phosphorus Removal Efficiencies for Different BMP Facilities

IIIa. Phosphorus Removal - "Ocoquan Method"

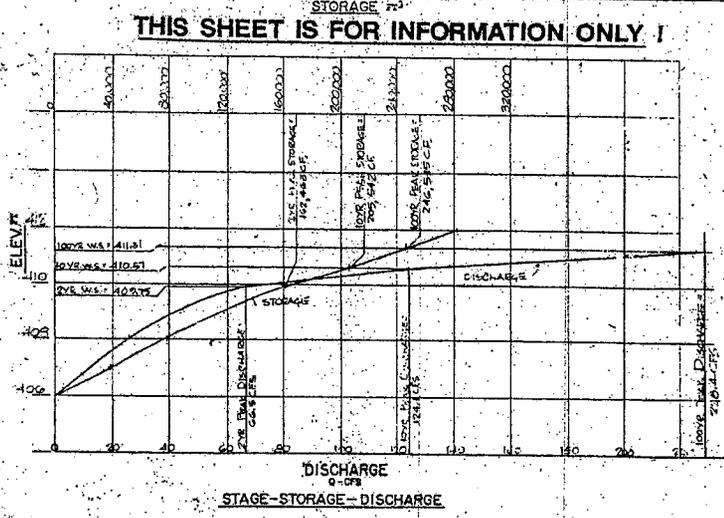
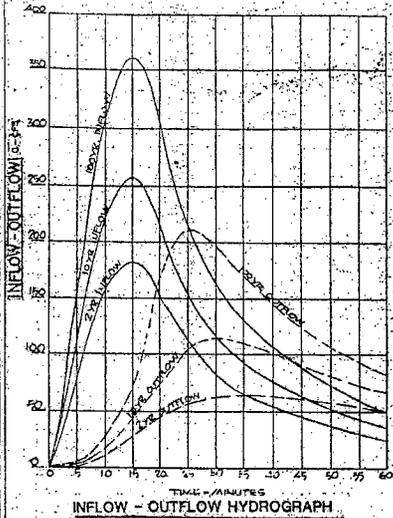
This section is for use in the jurisdictions which do not utilize Ocoquan "Composite Bay Method" for phosphorus removal calculations. The "Ocoquan Bay Method" is addressed in Section 12B of the "Manual". Please check with your local jurisdiction to determine which method to use.

Part 1: Compute the Weighted Average "C" Factor for the Site

(a) List the areas to be controlled by the proposed BMP.

Subarea Designation	"C" Factor	Acres	Product
A-1	0.15	1.5	0.225
A-2	0.15	1.5	0.225
A-3	0.15	1.5	0.225
A-4	0.15	1.5	0.225
A-5	0.15	1.5	0.225
A-6	0.15	1.5	0.225
A-7	0.15	1.5	0.225
A-8	0.15	1.5	0.225
A-9	0.15	1.5	0.225
A-10	0.15	1.5	0.225
A-11	0.15	1.5	0.225
A-12	0.15	1.5	0.225
A-13	0.15	1.5	0.225
A-14	0.15	1.5	0.225
A-15	0.15	1.5	0.225
A-16	0.15	1.5	0.225
A-17	0.15	1.5	0.225
A-18	0.15	1.5	0.225
A-19	0.15	1.5	0.225
A-20	0.15	1.5	0.225
A-21	0.15	1.5	0.225
A-22	0.15	1.5	0.225
A-23	0.15	1.5	0.225
A-24	0.15	1.5	0.225
A-25	0.15	1.5	0.225
A-26	0.15	1.5	0.225
A-27	0.15	1.5	0.225
A-28	0.15	1.5	0.225
A-29	0.15	1.5	0.225
A-30	0.15	1.5	0.225
A-31	0.15	1.5	0.225
A-32	0.15	1.5	0.225
A-33	0.15	1.5	0.225
A-34	0.15	1.5	0.225
A-35	0.15	1.5	0.225
A-36	0.15	1.5	0.225
A-37	0.15	1.5	0.225
A-38	0.15	1.5	0.225
A-39	0.15	1.5	0.225
A-40	0.15	1.5	0.225
A-41	0.15	1.5	0.225
A-42	0.15	1.5	0.225
A-43	0.15	1.5	0.225
A-44	0.15	1.5	0.225
A-45	0.15	1.5	0.225
A-46	0.15	1.5	0.225
A-47	0.15	1.5	0.225
A-48	0.15	1.5	0.225
A-49	0.15	1.5	0.225
A-50	0.15	1.5	0.225
A-51	0.15	1.5	0.225
A-52	0.15	1.5	0.225
A-53	0.15	1.5	0.225
A-54	0.15	1.5	0.225
A-55	0.15	1.5	0.225
A-56	0.15	1.5	0.225
A-57	0.15	1.5	0.225
A-58	0.15	1.5	0.225
A-59	0.15	1.5	0.225
A-60	0.15	1.5	0.225
A-61	0.15	1.5	0.225
A-62	0.15	1.5	0.225
A-63	0.15	1.5	0.225
A-64	0.15	1.5	0.225
A-65	0.15	1.5	0.225
A-66	0.15	1.5	0.225
A-67	0.15	1.5	0.225
A-68	0.15	1.5	0.225
A-69	0.15	1.5	0.225
A-70			

THIS SHEET IS FOR INFORMATION ONLY



2 YEAR STODM

INFLOW - OUTFLOW HYDROGRAPHS - STANDARD FLOOD ROUTING METHOD

Time (min)	Inflow (cfs)	Outflow (cfs)	Elevation (ft)	Storage (cu-ft)
0	0.0	0.0	408.00	0
5	149.0	0.0	408.10	408.00
10	149.0	0.0	408.42	1668.00
15	171.1	0.0	408.60	3720.00
20	182.3	0.0	408.74	5070.00
25	182.3	20.1	408.78	5700.00
30	139.4	22.0	408.79	5340.00
35	114.0	22.0	408.78	4620.00
40	81.1	22.0	408.74	3540.00
45	44.4	22.0	408.70	2100.00
50	11.1	22.0	408.65	360.00
55	0.0	22.0	408.52	0
60	0.0	21.7	408.15	0

RESERVOIR ROUTING SUMMARY:

- Peak Inflow: 182.3 cfs
- Peak Outflow: 46.6 cfs
- Peak Reduction: 111.8 cfs (61.3%)
- Maximum Water Surface Elevation: 408.78 ft
- Maximum Storage: 5700 cubic feet

STORM WATER DETENTION SUMMARY

CONTROL DEVICE DESIGN

10 YEAR STODM

100 YEAR STODM

AREA OF SITE = 92.6 ACRES
 DRAINAGE AREA TO DETENTION POND = 100.7 ACRES
 DEVELOPMENT: TC = 15 MINUTES
 C₁ = 0.10 FOR 2 YR., C₁ = 0.25 FOR 10 YR.
 Q₂ = (0.70)(3.62)(92.6) = 61.8 CFS
 Q₁₀ = (0.70)(5.1)(92.6) = 113.3 CFS
 DEVELOPMENT: TC = 15 MINUTES
 C₁ = 0.10 FOR 2 YR., C₁ = 0.25 FOR 10 YR.
 Q₂ = (0.70)(3.62)(92.6) = 61.8 CFS
 Q₁₀ = (0.70)(5.1)(92.6) = 113.3 CFS
 DECREASED RUNOFF FROM SITE
 Q₂ = 162.4 CFS = 61.8 CFS + 100.6 CFS
 Q₁₀ = 236.7 CFS = 113.3 CFS + 123.4 CFS
 ALLOWABLE DISCHARGE FROM POND
 Q₂ = [(0.80)(3.62)(100.7) - 101.4 CFS] = 80.7 CFS
 Q₁₀ = [(0.80)(5.1)(100.7) - 119.4 CFS] = 117.4 CFS
 ACTUAL DISCHARGE FROM POND
 Q₂ = 61.2 CFS
 Q₁₀ = 113.3 CFS

INFLOW - OUTFLOW HYDROGRAPHS - STANDARD FLOOD ROUTING METHOD

Stage (ft)	Discharge (cfs)	Time (min)	Inflow (cfs)	Outflow (cfs)	Elevation (ft)	Storage (cu-ft)
0.00	0.0	0	0.0	0.0	408.00	0
0.20	0.7	6	63.8	0.0	408.10	5700
0.40	1.3	12	127.6	0.0	408.20	11400
0.60	1.9	18	191.4	0.0	408.30	17100
0.80	2.5	24	255.2	0.0	408.40	22800
1.00	3.1	30	319.0	0.0	408.50	28500
1.20	3.7	36	382.8	0.0	408.60	34200
1.40	4.3	42	446.6	0.0	408.70	39900
1.60	4.9	48	510.4	0.0	408.80	45600
1.80	5.5	54	574.2	0.0	408.90	51300
2.00	6.1	60	638.0	0.0	409.00	57000
2.20	6.7	66	701.8	0.0	409.10	62700
2.40	7.3	72	765.6	0.0	409.20	68400
2.60	7.9	78	829.4	0.0	409.30	74100
2.80	8.5	84	893.2	0.0	409.40	79800
3.00	9.1	90	957.0	0.0	409.50	85500
3.20	9.7	96	1020.8	0.0	409.60	91200
3.40	10.3	102	1084.6	0.0	409.70	96900
3.60	10.9	108	1148.4	0.0	409.80	102600
3.80	11.5	114	1212.2	0.0	409.90	108300
4.00	12.1	120	1276.0	0.0	410.00	114000
4.20	12.7	126	1339.8	0.0	410.10	119700
4.40	13.3	132	1403.6	0.0	410.20	125400
4.60	13.9	138	1467.4	0.0	410.30	131100
4.80	14.5	144	1531.2	0.0	410.40	136800
5.00	15.1	150	1595.0	0.0	410.50	142500
5.20	15.7	156	1658.8	0.0	410.60	148200
5.40	16.3	162	1722.6	0.0	410.70	153900
5.60	16.9	168	1786.4	0.0	410.80	159600
5.80	17.5	174	1850.2	0.0	410.90	165300
6.00	18.1	180	1914.0	0.0	411.00	171000
6.20	18.7	186	1977.8	0.0	411.10	176700
6.40	19.3	192	2041.6	0.0	411.20	182400
6.60	19.9	198	2105.4	0.0	411.30	188100
6.80	20.5	204	2169.2	0.0	411.40	193800
7.00	21.1	210	2233.0	0.0	411.50	199500
7.20	21.7	216	2296.8	0.0	411.60	205200
7.40	22.3	222	2360.6	0.0	411.70	210900
7.60	22.9	228	2424.4	0.0	411.80	216600
7.80	23.5	234	2488.2	0.0	411.90	222300
8.00	24.1	240	2552.0	0.0	412.00	228000

INFLOW - OUTFLOW HYDROGRAPHS - STANDARD FLOOD ROUTING METHOD

Time (min)	Inflow (cfs)	Outflow (cfs)	Elevation (ft)	Storage (cu-ft)
0	0.0	0.0	408.00	0
5	100.0	0.0	408.20	8000
10	200.0	0.0	408.40	16000
15	300.0	0.0	408.60	24000
20	400.0	0.0	408.80	32000
25	500.0	0.0	409.00	40000
30	600.0	0.0	409.20	48000
35	700.0	0.0	409.40	56000
40	800.0	0.0	409.60	64000
45	900.0	0.0	409.80	72000
50	1000.0	0.0	410.00	80000
55	1100.0	0.0	410.20	88000
60	1200.0	0.0	410.40	96000
65	1300.0	0.0	410.60	104000
70	1400.0	0.0	410.80	112000
75	1500.0	0.0	411.00	120000
80	1600.0	0.0	411.20	128000
85	1700.0	0.0	411.40	136000
90	1800.0	0.0	411.60	144000
95	1900.0	0.0	411.80	152000
100	2000.0	0.0	412.00	160000
105	2100.0	0.0	412.20	168000
110	2200.0	0.0	412.40	176000
115	2300.0	0.0	412.60	184000
120	2400.0	0.0	412.80	192000
125	2500.0	0.0	413.00	200000
130	2600.0	0.0	413.20	208000
135	2700.0	0.0	413.40	216000
140	2800.0	0.0	413.60	224000
145	2900.0	0.0	413.80	232000
150	3000.0	0.0	414.00	240000
155	3100.0	0.0	414.20	248000
160	3200.0	0.0	414.40	256000
165	3300.0	0.0	414.60	264000
170	3400.0	0.0	414.80	272000
175	3500.0	0.0	415.00	280000
180	3600.0	0.0	415.20	288000
185	3700.0	0.0	415.40	296000
190	3800.0	0.0	415.60	304000
195	3900.0	0.0	415.80	312000
200	4000.0	0.0	416.00	320000
205	4100.0	0.0	416.20	328000
210	4200.0	0.0	416.40	336000
215	4300.0	0.0	416.60	344000
220	4400.0	0.0	416.80	352000
225	4500.0	0.0	417.00	360000
230	4600.0	0.0	417.20	368000
235	4700.0	0.0	417.40	376000
240	4800.0	0.0	417.60	384000
245	4900.0	0.0	417.80	392000
250	5000.0	0.0	418.00	400000
255	5100.0	0.0	418.20	408000
260	5200.0	0.0	418.40	416000
265	5300.0	0.0	418.60	424000
270	5400.0	0.0	418.80	432000
275	5500.0	0.0	419.00	440000
280	5600.0	0.0	419.20	448000
285	5700.0	0.0	419.40	456000
290	5800.0	0.0	419.60	464000
295	5900.0	0.0	419.80	472000
300	6000.0	0.0	420.00	480000

INFLOW - OUTFLOW HYDROGRAPHS - STANDARD FLOOD ROUTING METHOD

Time (min)	Inflow (cfs)	Outflow (cfs)	Elevation (ft)	Storage (cu-ft)
0	0.0	0.0	408.00	0
5	100.0	0.0	408.20	8000
10	200.0	0.0	408.40	16000
15	300.0	0.0	408.60	24000
20	400.0	0.0	408.80	32000
25	500.0	0.0	409.00	40000
30	600.0	0.0	409.20	48000
35	700.0	0.0	409.40	56000
40	800.0	0.0	409.60	64000
45	900.0	0.0	409.80	72000
50	1000.0	0.0	410.00	80000
55	1100.0	0.0	410.20	88000
60	1200.0	0.0	410.40	96000
65	1300.0	0.0	410.60	104000
70	1400.0	0.0	410.80	112000
75	1500.0	0.0	411.00	120000
80	1600.0	0.0	411.20	128000
85	1700.0	0.0	411.40	136000
90	1800.0	0.0	411.60	144000
95	1900.0	0.0	411.80	152000
100	2000.0	0.0	412.00	160000
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235	4700.0	0.0	417.40	376000
240	4800.0	0.0	417.60	384000
245	4900.0	0.0	417.80	392000
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260	5200.0	0.0	418.40	416000
265	5300.0	0.0	418.60	424000
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285	5700.0	0.0	419.40	456000
290	5800.0	0.0	419.60	464000
295	5900.0	0.0	419.80	472000
300	6000.0	0.0	420.00	480000

NET POND STORAGE ALLOWED

ELEVATION (ft)	AREA (sq. ft)	STORAGE (cu. ft)
404.00	28265	0
405.00	25845	0
406.00	23425	116,160
407.00	21005	164,436
408.00	18585	203,602
409.00	16165	243,492
410.00	13745	279,752
411.00	11325	294,960
412.00	8905	294,960

