

INOVA FAIR OAKS HOSPITAL CAMPUS

Sully District

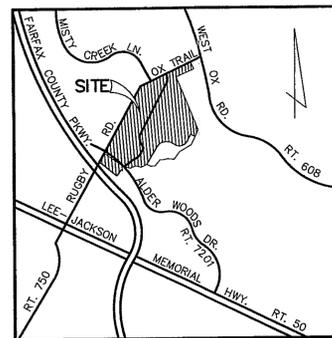
Fairfax County, Virginia

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

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RZ 2011-SU-004, PCA 2000-SU-032-03
 Application No. SEA 84-L-076-09 Staff W.O.D.
 APPROVED DEVELOPMENT PLAN
 (DP) (GDP) (CDP) (FDP)
 SEE PROFFERS DATED June 9, 2011
 Date of (BOS) (BZA) Approval July 26, 2011
 Approved (SE) (SEA PLAT)
 SEA cond. dated 6/22/2011 as amended on July 26, 2011
 Sheet 1 of 13

INOVA FAIR OAKS
 HOSPITAL CAMPUS
 GENERALIZED DEVELOPMENT PLAN / GENERALIZED
 DEVELOPMENT PLAN AMENDMENT /
 SPECIAL EXCEPTION AMENDMENT PLAT
 RZ 2011-SU-004
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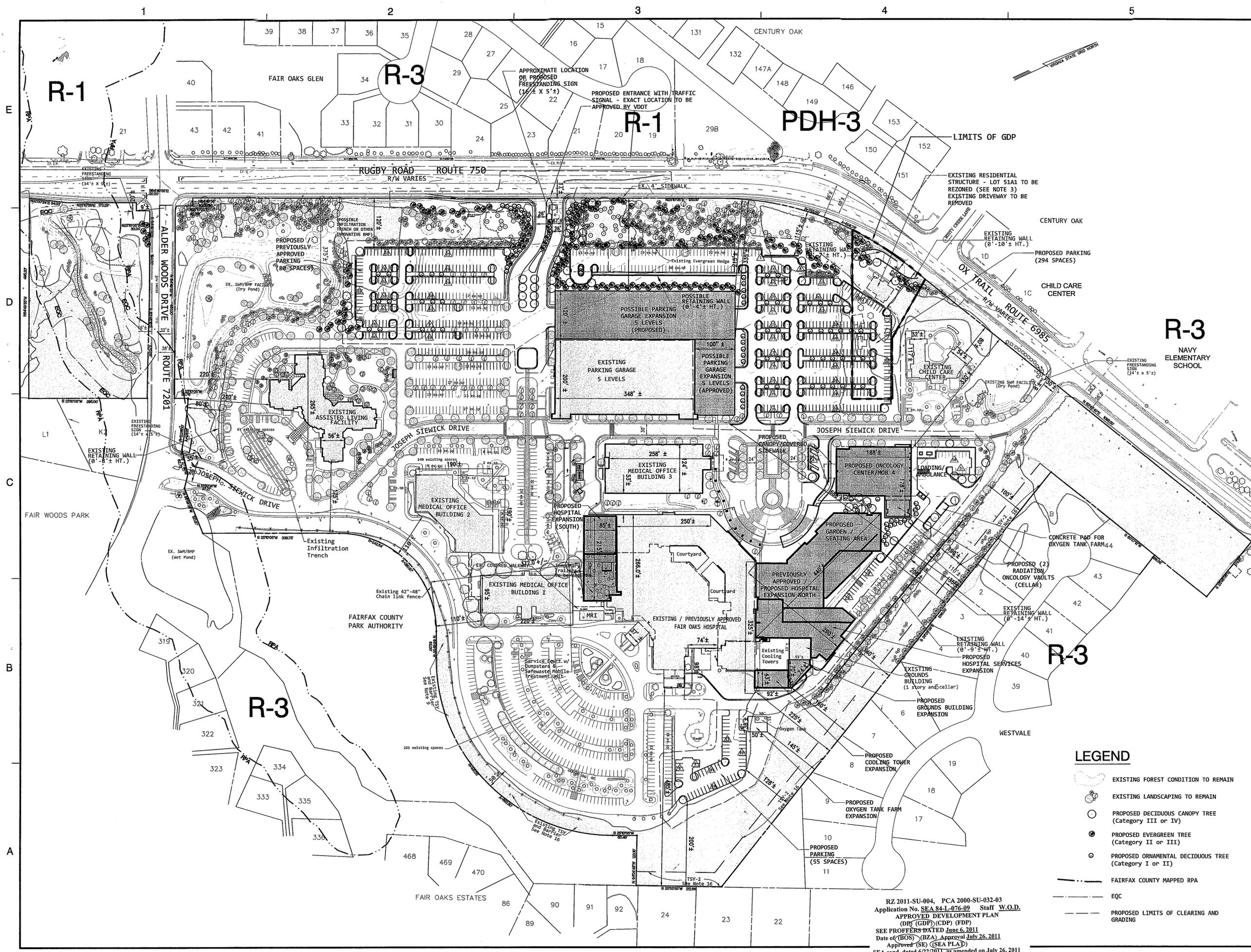


RECEIVED
 Department of Planning & Zoning
 MAY 13 2011
 Zoning Enforcement Division

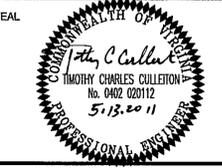
Rev. May 13, 2011
 Rev. April 15, 2011

January 31, 2011

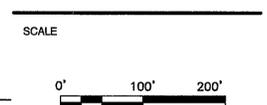
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INOVA FAIR OAKS HOSPITAL CAMPUS
 GENERALIZED DEVELOPMENT PLAN
 GENERALIZED DEVELOPMENT PLAN AMENDMENT
 SPECIAL EXCEPTION AMENDMENT PLAT



KEY PLAN



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

REVISIONS
 DRAWN BY JMC
 APPROVED BY PGY
 CHECKED BY PGY
 DATE January 31, 2011

- LEGEND**
- EXISTING FOREST CONDITION TO REMAIN
 - EXISTING LANDSCAPING TO REMAIN
 - PROPOSED DECIDUOUS CANOPY TREE (Category III or IV)
 - PROPOSED EVERGREEN TREE (Category II or III)
 - PROPOSED ORNAMENTAL DECIDUOUS TREE (Category I or II)
 - FAIRFAX COUNTY MAPPED RPA
 - EQC
 - PROPOSED LIMITS OF CLEARING AND GRADING

RZ 2011-SU-004, PCA 2000-SU-032-03
 Application No. SEA 84-L-076-09 Staff W.O.D.
 APPROVED DEVELOPMENT PLAN
 (DR) (GDP) (CDP) (FDP)
 SEE PROFFERS DATED June 6, 2011
 Date of (BOS) (BZA) Approval July 26, 2011
 Approved (SE) (SEA PLAT)
 SEA cond. dated 6/22/2011 as amended on July 26, 2011
 Sheet 2 of 13

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.

NOTES:

1. THE PROPERTY THAT IS THE SUBJECT OF THIS GENERALIZED DEVELOPMENT PLAN (GDP), GENERALIZED DEVELOPMENT PLAN AMENDMENT (GDPA) AND SPECIAL EXCEPTION AMENDMENT (SEA) PLAT IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS 45-2 (1) 41B1, 41L, 41L3, 41L4 AND 41L5; AND 45-2 (2) 38, 39A, 39B, 46A1, AND 51A1. THE PROPERTY IS ZONED TO THE C-3 AND R1 DISTRICTS, AND IS THE SITE OF THE FAIR OAKS HOSPITAL CAMPUS. IT CONTAINS A LAND AREA OF 62.91 ACRES.

2. THE GDP ACCOMPANIES A REZONING APPLICATION THAT HAS BEEN FILED TO REZONE LOT 45-2(2)-51A1 FROM THE R-1 DISTRICT TO THE C-3 DISTRICT.

THE GDPA ACCOMPANIES A PROFFERED CONDITION AMENDMENT (PCA) APPLICATION THAT HAS BEEN FILED TO AMEND SEVERAL OF THE PROFFERS AND THE RELATED GENERALIZED DEVELOPMENT PLAN THAT WAS APPROVED WITH THE APPROVAL OF PCA 2000-SU-032-02 ON MAY 1, 2006.

3. THE PURPOSE OF THE SPECIAL EXCEPTION AMENDMENT, SEA 84-C-076-09, IS TO REVISE 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-(2)-51A1 WHICH HAS A LAND AREA OF 1.09 ACRES OR 47,872 SQUARE FEET. THE LOT IS CURRENTLY ZONED R-1. A SEPARATE REZONING APPLICATION HAS BEEN FILED TO REZONE THE LOT TO THE C-3 DISTRICT. THERE IS A STRUCTURE (DWELLING) ON THE LOT THAT CONTAINS 1,680 SQUARE FEET OF GROSS FLOOR AREA. IT MAY BE RAZED. 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 894 SQUARE FEET OF GROSS FLOOR AREA. THEY WILL BE RAZED AS NECESSARY WHEN THE SURFACE PARKING LOT IS EXPANDED IN THE VICINITY OF THE DWELLING STRUCTURE. IN ADDITION, THE EXISTING DRIVEWAY FROM OX TRAIL THAT SERVES THE EXISTING DWELLING STRUCTURE MAY BE REMOVED.

• THE ADDITION OF A NEW BUILDING THAT WILL CONTAIN APPROXIMATELY 90,000 SQUARE FEET OF GROSS FLOOR AREA AND A CELLAR AREA OF APPROXIMATELY 25,000 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/MOB4 (MEDICAL OFFICE BUILDING). IN ADDITION TO THE ONCOLOGY CENTER AND MEDICAL OFFICES, THE BUILDING MAY CONTAIN HOSPITAL RELATED AND ACCESSORY SERVICE USES SUCH AS A PHARMACY AND/OR DELICATESSEN. IT IS TO BE NOTED THAT TWO RADIATION ONCOLOGY VAULTS 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 REPRESENTED ON THE GRAPHIC TO PROVIDE PARKING SPACES THAT ARE CONVENIENTLY ACCESSIBLE TO THE PROPOSED DEVELOPMENT PROGRAM EXPANSIONS AND THAT WILL REPLACE EXISTING PARKING SPACES THAT WILL BE LOST WITH THE CONSTRUCTION OF THE NEW BUILDING(S).

• THE RELOCATION OF THE PROPOSED TWO STORY ADDITION TO THE WESTERN SIDE OF THE EXISTING HOSPITAL BUILDING THAT WAS PREVIOUSLY APPROVED. THE ADDITION IS NOW PROPOSED TO BE ADDED TO THE SOUTHWEST CORNER OF THE HOSPITAL BUILDING AS REPRESENTED ON THE GRAPHIC. IT WILL ACCOMMODATE THE EXPANSION OF THE EXISTING SURGERY DEPARTMENT AND OTHER HOSPITAL RELATED SERVICES. THE ADDITION WILL HAVE A MAXIMUM BUILDING HEIGHT OF APPROXIMATELY 35 FEET AND WILL CONTAIN APPROXIMATELY 28,000 SQUARE FEET OF GROSS FLOOR AREA WHICH IS 6,000 SQUARE FEET MORE 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 5 LEVELS AND WILL ACCOMMODATE APPROXIMATELY 736 ADDITIONAL PARKING SPACES. THIS PROPOSED GARAGE EXPANSION IS IN ADDITION TO THE POSSIBLE FUTURE 5 LEVEL, 250 SPACE, GARAGE EXPANSION THAT WAS APPROVED WITH SEA-84-C-076-08 LOCATED ON THE NORTHERN SIDE OF THE EXISTING PARKING GARAGE. ALL COMBINED, THE EXISTING PARKING GARAGE AND THE TWO APPROVED/PROPOSED ADDITIONS WILL ACCOMMODATE APPROXIMATELY 1903 PARKING SPACES (917 + 250 + 736).

• 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 160,000 SQUARE FEET TO 199,175 SQUARE FEET.

• A PROPOSED 59,200 SQUARE FOOT EXPANSION OF THE HOSPITAL SERVICES BUILDING

• A PROPOSED 2,850 SQUARE FOOT EXPANSION OF THE GROUND'S BUILDING.

• THE DEMOLITION OF THE EXISTING TEMPORARY TRAILERS WHICH COMPRISE 3,080 SQUARE FEET OF GROSS FLOOR AREA. THE HOSPITAL ADMINISTRATIVE SERVICES THAT ARE PERFORMED IN THE TRAILERS WILL BE RELOCATED TO EITHER EXISTING SPACE OR NEW SPACE.

• 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 CATR LAB SERVICE IS NO LONGER OFFERED ON THE CAMPUS.

• CURRENTLY, THERE ARE 182 LICENSED BEDS APPROVED FOR THE HOSPITAL. AN ADDITIONAL 90 LICENSED BEDS ARE ANTICIPATED FOR THE HOSPITAL, FOR A TOTAL OF 272 LICENSED BEDS. THE HOSPITAL EXPANSION TO THE NORTH WOULD HOUSE 108 LICENSED BEDS. THE HOSPITAL PROGRAM ANTICIPATES A CONVERSION TO ALL PRIVATE ROOMS. CURRENTLY, THERE ARE 146 PRIVATE ROOMS AND 36 SEMI-PRIVATE ROOMS AT THE HOSPITAL. THE FUTURE HOSPITAL PROGRAM ANTICIPATES THERE BEING 164 PRIVATE ROOMS IN THE EXISTING HOSPITAL FACILITIES AND 108 PRIVATE ROOMS IN THE PROPOSED HOSPITAL FACILITIES.

IT IS UNDERSTOOD THAT NO NEW LICENSED BEDS (ABOVE 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/APPROVED FOR VARIOUS IMPROVEMENTS ON THE CAMPUS.

6. THE EXISTING BUILDING DIMENSIONS AND LOCATIONS, AND PARKING LOT LAYOUT 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 1986 AND 1994. THE HOSPITAL EXPANSION WAS COMPLETED IN 2003. THE CHILD CARE CENTER WAS CONSTRUCTED IN 1994. THE 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 REMAIN.

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 C-3 DISTRICT ARE AS FOLLOWS:

FRONT YARD: CONTROLLED BY A 25° ANGLE OF BULK PLANE, BUT NOT LESS THAN 40 FEET

SIDE YARD: NO REQUIREMENT

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

IN ADDITION, IT IS NOTED THAT PAR. 5 OF SECT. 9-308 OF THE ZONING ORDINANCE REQUIRES ALL MEDICAL CARE FACILITY BUILDINGS TO BE LOCATED NO CLOSER THAN 45 FEET TO ANY STREET LINE OR CLOSER THAN 100 FEET TO ANY LOT LINE WHICH ABUTS AN R-A THROUGH R-4 DISTRICT.

9. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRAVES LOCATED ON THE 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 40, CODE OF FEDERAL REGULATIONS PARTS 116.4, 302.4 AND 355; HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA/DEPARTMENT OF WASTE MANAGEMENT VR 572, 10 10 - VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS; AND/OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280. TO THE BEST OF OUR KNOWLEDGE AND UNDERSTANDING, ALL SUCH SUBSTANCES THAT ARE UTILIZED, STORED AND/OR DISPOSED OF IN CONJUNCTION WITH THE HOSPITAL AND RELATED USES WILL BE IN ACCORDANCE WITH SAID REGULATIONS.

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 CORRIDOR (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 CONCERNING THE OWNERSHIP OF THE PROPERTY AND THE APPLICANT'S INTEREST IN THE PROPERTY ARE PROVIDED IN A SEPARATE DOCUMENT.

13. THE CAMPUS IS LOCATED IN THE UP8 - LEE-JACKSON COMMUNITY PLANNING SECTOR, UPPER POTOMAC PLANNING DISTRICT, AREA III OF THE FAIRFAX COUNTY COMPREHENSIVE PLAN. THE COMPREHENSIVE PLAN RECOMMENDATIONS FOR THE CAMPUS WERE THE SUBJECT OF AN AMENDMENT THAT WAS ADOPTED ON FEBRUARY 23, 2010. THE COMPREHENSIVE PLAN RECOMMENDS AN OVERALL INTENSITY OF .35 FAR FOR THE CAMPUS WITH A LIMITATION OF 370,000 SQUARE FEET OF GROSS FLOOR AREA TOTAL FOR ALL MEDICAL OFFICE BUILDINGS. ALL DEVELOPMENT ON THE CAMPUS IS SUBJECT TO A SERIES OF RECOMMENDED DEVELOPMENT CONDITIONS. THE PROPOSED DEVELOPMENT PROGRAM IS IN CONFORMANCE WITH THE RECOMMENDATIONS SET FORTH IN THE COMPREHENSIVE PLAN.

14. THE COMPREHENSIVE PLAN RECOMMENDS THAT A MAJOR PAVED TRAIL BE LOCATED ON THE SOUTHERN (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 EASEMENTS HAVING A WIDTH OF TWENTY-FIVE (25) FEET OR MORE, NOR ARE THERE ANY EXISTING OR MAJOR UNDERGROUND UTILITIES LOCATED ON THE SUBJECT PROPERTY. THERE ARE SEVERAL EXISTING STORM DRAINAGE EASEMENTS GREATER THAN TWENTY-FIVE (25) FEET IN WIDTH LOCATED ON LOTS 38, 39A AND 39B.

16. THE PROVISIONS SET FORTH IN ARTICLE 13 OF THE ZONING ORDINANCE SPECIFY A TRANSITIONAL SCREENING YARD (TSY) 2 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 WHERE IT ABUTS THE WESTVALE COMMUNITY HAS BEEN PRESERVED, AND SUPPLEMENTAL LANDSCAPING WAS PREVIOUSLY PROVIDED WITHIN THE AREA TO FURTHER SCREEN THE DEVELOPMENT PROGRAM ON THE CAMPUS IN ACCORDANCE WITH A PLAN THAT WAS COORDINATED WITH THE WESTVALE COMMUNITY. AT THE REQUEST OF THE WESTVALE COMMUNITY, NO BARRIER HAS BEEN PROVIDED ALONG THE EASTERN EDGE OF THE PROPERTY. IN RESPONSE TO A MORE RECENT REQUEST OF THE WESTVALE COMMUNITY, EXISTING DEAD OR DYING TREES IN THE BUFFER AREA WILL BE REMOVED, AND ADDITIONAL EVERGREEN TREES AND SHRUBS WILL BE PLANTED IN THE BUFFER AREA IN ACCORDANCE WITH A PLAN TO BE COORDINATED WITH UFMF AS ADDRESSED IN THE PROFFERS. GIVEN THIS BACKGROUND, AND IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN PAR. 3 AND PAR. 12 OF SECT. 13-305 OF THE ZONING ORDINANCE, A REAFFIRMATION OF THE WAIVER OF THE BARRIER REQUIREMENT AND THE MODIFICATION OF THE TRANSITIONAL SCREENING YARD PLANTING REQUIREMENT IS HEREBY REQUESTED IN FAVOR OF THE LANDSCAPING PRESENTED ON THE GRAPHIC AND DISCUSSED ABOVE.

GIVEN THE 115-120 FOOT BUFFER THAT HAS BEEN PROVIDED ALONG RUGBY ROAD AND THE EXTENSIVE OPEN SPACE AREA SOUTH OF ALDER WOODS DRIVE, NO TRANSITIONAL SCREENING OR BARRIER IS PROPOSED ALONG THE SOUTHERN OR WESTERN BOUNDARIES OF THE SUBJECT PROPERTY. ADDITIONAL PLANTINGS ALONG RUGBY ROAD HAVE BEEN AND WILL BE PROVIDED IN ACCORDANCE WITH THE LANDSCAPING REPRESENTED ON THE GRAPHIC. GIVEN THIS BACKGROUND, AND IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN PAR. 3 AND PAR. 12 OF SECT. 13-305 OF THE ZONING ORDINANCE, A REAFFIRMATION IS HEREBY REQUESTED FOR A BOARD MODIFICATION OF THE TRANSITIONAL SCREENING AND A WAIVER OF THE BARRIER REQUIREMENT ALONG THE SOUTHERN AND WESTERN BOUNDARIES IN CONJUNCTION WITH ITS APPROVAL OF THIS REZONING, PCA AND SEA.

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

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.

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.

17. 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 SPACE COUNT PRESENTED IN THE TABULATION INCLUDES 115 TANDEM SPACES THAT ARE USED FOR VALET PARKING.

THE APPLICANT RESERVES THE RIGHT TO REQUEST A REDUCTION IN THE TOTAL NUMBER OF REQUIRED PARKING SPACES IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN PAR. 4 OF SECT. 11-102 OF THE ZONING ORDINANCE. 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.

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 SUGGEST 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 23 LOADING SPACES.

LASTLY, THE APPLICANT RESERVES THE RIGHT TO REDUCE THE TOTAL NUMBER OF PARKING SPACES ON THE CAMPUS WITHOUT A GDP/SEA OR ADMINISTRATIVE INTERPRETATION IF PEAK DEMANDS SUGGEST THAT ALL PROPOSED NEW SPACES ARE NOT NEEDED OR TO ALLOW FOR MINOR ENGINEERING ISSUES SUCH AS, BUT NOT LIMITED TO, RESTRIPIPING PARKING LOTS, STORAGE, CONSTRUCTION EQUIPMENT/TRAILERS AND STAGING AREAS, STORMWATER MANAGEMENT PONDS, ETC. IN NO EVENT, HOWEVER, WILL THE TOTAL NUMBER OF PARKING SPACES ON THE ENTIRE CAMPUS SITE BE REDUCED TO LESS THAN THAT NUMBER THAT IS REQUIRED FOR THE EXISTING USES ON THE CAMPUS AT THAT POINT IN TIME. FURTHERMORE, IT IS UNDERSTOOD THAT THE NUMBER OF PARKING SPACES MAY BE REDUCED TO ACCOMMODATE FUTURE EXPANSION/ADDITIONS TO THE USES ON CAMPUS, AS MAY BE APPROVED WITH FUTURE GDPA OR SEA APPLICATIONS, AS LONG AS IT CAN BE DEMONSTRATED THAT ADEQUATE PARKING IS PROVIDED.

18. STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMPs) HAVE BEEN PROVIDED ON SITE IN ACCORDANCE WITH THE APPLICABLE PROVISIONS SET FORTH IN THE PUBLIC FACILITIES MANUAL, CHAPTER 118 OF THE CODE OF THE COUNTY OF FAIRFAX, THE CHESAPEAKE BAY PRESERVATION ORDINANCE AND ALSO IN ACCORDANCE WITH THE DEVELOPMENT CONDITIONS APPROVED WITH THE APPROVAL OF SEA 84-C-076-9 AND SE 92-Y-024. THE EXISTING SWM AND BMP FACILITIES ARE REPRESENTED ON SHEETS 5 THROUGH 9.

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

19. IN ACCORDANCE WITH PRIOR ZONING APPROVALS AND IN ACCORDANCE WITH THE RECOMMENDATION SET FORTH IN THE COMPREHENSIVE PLAN, THE FLOOR AREA RATIO (FAR) PRESENTED IN THE TABULATION IS BASED ON THE ORIGINAL LAND AREA(S) PRIOR TO DEDICATIONS:

Table with 2 columns: Area (Acres) and Description. Rows include: 46.3296 AC ORIGINAL LAND AREA OF HOSPITAL CAMPUS; 1.4357 AC ORIGINAL LAND AREA OF CHILD CARE CENTER SITE; 24.3600 AC ORIGINAL LAND AREA ADDED TO THE CAMPUS BY RZ 1998-SU-067 LESS THE CHILD CARE CENTER SITE; 1.0937 ORIGINAL LAND AREA ADDED TO THE CAMPUS BY RZ 2011-SU-004; 73.2190 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 PAR. 4 OF SECT. 2-308 OF THE ZONING ORDINANCE. ULTIMATE DEVELOPMENT OF THE SUBJECT PROPERTY WILL NOT EXCEED A FLOOR AREA RATIO OF 0.35 BASED ON THE COMBINED TOTAL LAND AREA OF 73.2190 ACRES.

20. THE CONSTRUCTION OF THE PROPOSED DEVELOPMENT PROGRAM IMPROVEMENTS WILL OCCUR IN PHASES. THE FIRST PHASE OF THE CONSTRUCTION, THE PROPOSED ONCOLOGY CENTER/MOB-4 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 BUILDING(S) AND THE ADDITION(S) TO THE PARKING GARAGE AND THE NEW SITE ACCESS WILL BE CONSTRUCTED AS A SECOND AND POSSIBLY A THIRD OR SUBSEQUENT PHASE. AS A CONSEQUENCE, IT IS TO BE UNDERSTOOD THAT CONSTRUCTION OF ALL PHASES OF THE PROPOSED DEVELOPMENT PROGRAM MAY NOT HAVE COMMENCED WITHIN THE THIRTY (30) MONTHS FROM THE DATE OF APPROVAL OF THE SEA AS REQUIRED BY THE PROVISION SET FORTH IN SECT. 9-015 OF THE ZONING ORDINANCE AND THAT THE APPROVED SEA 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 PROSECUTED.

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

21. THE FLOOR AREAS REPRESENTED IN THE TABULATION ARE GROSS FLOOR AREAS AS DEFINED IN THE ZONING ORDINANCE. IT IS UNDERSTOOD THAT THE PROPOSED BUILDINGS OR PORTIONS THEREOF MAY HAVE CELLAR SPACE(S) WHICH SPACE(S) WILL BE CALCULATED FOR OFF-STREET PARKING REQUIREMENTS IN ACCORDANCE WITH THE PROVISION SET FORTH IN PAR. 25 OF SECT. 11-102 OF THE ZONING ORDINANCE.

22. 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 PRESENTED 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 WITH THE UNDERSTANDING THAT ALL DIMENSIONS SHOWN ON THE GRAPHIC AND ALL MEASUREMENTS REPRESENTED IN THE TABULATION ARE SUBJECT TO MINOR MODIFICATION IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN PAR. 4 OF SECT. 9-004 OF THE ZONING ORDINANCE.

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

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 RESULTANT 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.

23. IT IS UNDERSTOOD THAT ADDITIONAL SITE FEATURES SUCH AS GAZEBO'S, BUS SHELTERS, FLAGPOLES, TRELLISES, SIGNS, SIDEWALKS/TRAILS, PASSIVE AND ACTIVE RECREATION FACILITIES, WALLS, FENCES, LIGHT STANDARDS AND/OR UTILITY AND MAINTENANCE STRUCTURES NOT REPRESENTED ON THE GRAPHIC MAY BE PROVIDED. IT IS NOTED THERE IS AN EXISTING HELIPAD ACCESSORY TO THE HOSPITAL THAT IS ON THE EASTERN SIDE OF THE CAMPUS AS REPRESENTED ON THE GRAPHIC. NO CHANGE IS PROPOSED TO THE HELIPAD.

ALL SIGNS WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN ARTICLE 12 OF THE ZONING ORDINANCE AND IN ACCORDANCE WITH PAST APPROVALS. IT IS NOTED THAT A COMPREHENSIVE SIGNAGE PROGRAM FOR THE CAMPUS WAS APPROVED WITH SEA-7. ALL EXISTING SIGNS, BUILDING-MOUNTED AND FREESTANDING, ARE IN CONFORMANCE WITH THE APPROVED SIGNAGE PROGRAM. THERE WILL BE ADDITIONAL BUILDING-MOUNTED SIGNS FOR THE PROPOSED NEW BUILDINGS ON THE CAMPUS AND A NEW FREESTANDING HOSPITAL IDENTIFICATION SIGN THAT WILL BE LOCATED AT THE PROPOSED NEW ENTRANCE TO THE CAMPUS. ALL NEW SIGNS WILL BE IN CONFORMANCE WITH THE COMPREHENSIVE SIGNAGE PROGRAM AS MAY BE AMENDED.

ALL PROPOSED LIGHT STANDARDS WILL BE SIMILAR IN SIZE AND HEIGHT TO THE EXISTING LIGHT STANDARDS ON THE CAMPUS AND WILL BE SHIELDED AND LOCATED IN SUCH A MANNER AS TO REDUCE GLARE ON ADJACENT PROPERTIES IN ACCORDANCE WITH THE STANDARDS SET FORTH IN ARTICLE 14 OF THE ZONING ORDINANCE.

IT IS ALSO UNDERSTOOD THAT MOBILE AND LAND BASED TELECOMMUNICATION FACILITIES MAY BE PROVIDED ON SITE IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECT. 2-514 OF THE ZONING ORDINANCE AND IN ACCORDANCE WITH THE RECOMMENDATIONS SET FORTH IN THE COMPREHENSIVE PLAN.

24. OTHER THAN THE WELL-LANDSCAPED DEVELOPMENT PROGRAM THAT EXISTS ON THE CAMPUS TODAY, THE VEGETATED BUFFERS ON THE PERIPHERY OF THE CAMPUS, AND THE SURROUNDING ESTABLISHED SINGLE FAMILY DETACHED DWELLING NEIGHBORHOODS, THERE ARE NO PARTICULAR SCENIC AREAS OR NATURAL FEATURES THAT ARE DESERVING OF PROTECTION AND PRESERVATION. ALL OF THESE NOTED EXISTING FEATURES WILL BE RECOGNIZED, PROTECTED AND PRESERVED TO THE EXTENT POSSIBLE WITH THE IMPLEMENTATION OF THE PROPOSED IMPROVEMENTS TO THE EXISTING DEVELOPMENT PROGRAM.

25. AS REPRESENTED ON THE GRAPHIC, THERE ARE SUBSTANTIAL EXISTING BUFFERS/TRANSITIONAL SCREENING YARDS THAT ARE WELL-ESTABLISHED AROUND THE PERIPHERY OF THE CAMPUS. THESE BUFFERS/TRANSITIONAL SCREENING YARDS WILL BE RETAINED TO PROTECT NEIGHBORING PROPERTIES FROM ANY ADVERSE EFFECTS FROM THE PROPOSED IMPROVEMENTS TO THE EXISTING DEVELOPMENT PROGRAM.

26. THE SPECIAL AMENITIES THAT ARE PROPOSED FOR THE CAMPUS INCLUDE THE EXPANSION OF THE HEALTH CARE PROGRAM THAT SERVES THE 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.

27. GIVEN THE RECENT IMPROVEMENT OF RUGBY ROAD THAT WAS CONSTRUCTED BY INOVA, IT IS 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 MAY BE REQUIRED BASED ON THE APPROVED CHAPTER 527 TRAFFIC STUDY. THE TIMING OF PROVIDING THESE POSSIBLE ON-SITE AND OFF-SITE PUBLIC IMPROVEMENTS WILL BE BASED ON THE PHASING 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 TURN LANES ON RUGBY ROAD. THE POSSIBLE PROPOSED TURN LANE IMPROVEMENTS ASSOCIATED WITH THE POSSIBLE ADDITIONAL ENTRANCE TO THE CAMPUS ARE REPRESENTED ON THE GRAPHIC. THE APPROVED PROFFERS SHALL SUPERSEDE THE REFERENCES IN THIS NOTE TO ANY PUBLIC IMPROVEMENTS.

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

RZ 2011-SU-004, PCA 2000-SU-032-03 Application No. SEA 84-L-076-02 Staff V.O.D. APPROVED DEVELOPMENT PLAN (DP) (GDP)(CDP) (FDP) SEE PROFFERS DATED June 6, 2011 Date of (BOS) (BZA) Approval July 26, 2011 Approved (SE) (SEA PLAT) SEA cond. dated 6/22/2011 as amended on July 26, 2011 Sheet 3 of 13



Dewberry & Davis LLC 801 ARLINGTON BLVD. FAIRFAX, VA 22031 PHONE: 703.849.0100 FAX: 703.849.0518 www.dewberry.com

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



KEY PLAN

SCALE

Table with 4 columns: No., DATE, BY, Description. Row 1: 1, 4/15/11, JMC, [blank]. Row 2: 2, 5/13/11, JMC, [blank].

REVISIONS

DRAWN BY JMC APPROVED BY [blank] CHECKED BY PGY DATE January 31, 2011

TITLE INOVA FAIR OAKS HOSPITAL CAMPUS

NOTES

PROJECT NO.

3 SHEET NO. 3 OF 13

M-10780

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

ZONINGC-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
HOSPITAL373,773± SF
MEDICAL OFFICE BUILDING 1.....74,656± SF
MEDICAL OFFICE BUILDING 2.....76,660± SF
MEDICAL OFFICE BUILDING 3.....103,669 ± SF
CHILD CARE CENTER9,380± 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
CONSTRUCTED182,000 ± SF

HOSPITAL EXPANSION TO NORTH160,000± SF
HOSPITAL EXPANSION TO SOUTH22,000± 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 EXPANSION59,200±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 GFA224
MOB-2: 76,660 SF X 3 SPACES/1,000 SF GFA230
MOB-3: 103,669 SF X 3 SPACES/1,000 SF GFA311
CHILD CARE CENTER: 150 CHILDREN X 0.16 SPACE/CHILD.....24
ASSISTED LIVING FACILITY.....73
112 RESIDENTS @ 1 SPACE/3 RESIDENTS = 38 SPACES
35 EMPLOYEES @ 1 SPACE/EMPLOYEE = 35 SPACES
PROPOSED MOB-4: 115,000 SF (INCLUDING CELLAR) X 3 SPACES/1,000 SF
GFA345

PARKING SPACES EXISTING 2,657±**
SURFACE 1,740
GARAGE917

PARKING SPACES PROPOSED..... 3,115±**
SURFACE 1,212
GARAGE (917 EXISTING + 250 APPROVED + 736 PROPOSED) 1,903

LOADING SPACES REQUIRED..... 27
HOSPITAL5
MOB 14
MOB 25
MOB 35
MOB 45
CHILD CARE CENTER1
IND. LIVING FACILITY2

LOADING SPACES PROVIDED/PROPOSED 23**
HOSPITAL5
MOB 14
MOB 24
MOB 35
MOB 42
CHILD CARE CENTER1
IND. LIVING FACILITY2

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 TRAILERS15± 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
EXISTINGR-1
PROPOSEDC-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

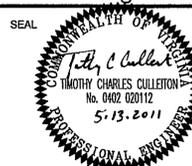
PARKING/LOADING SPACES/REQUIRED/PROPOSED..... SEE TAB ABOVE FOR SEA

RZ 2011-SU-004, PCA 2000-SU-032-03
Application No. SEA 84-L-076-09 Staff W.O.D.
APPROVED DEVELOPMENT PLAN
(DR) (GDP) (CDP) (FDP)
SEE PROFESSIONALS DATED June 6, 2011
Date of (BOS) (DZA) Approval July 26, 2011
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Sheet 4 of 13



Dewberry & Davis LLC
8401 ARLINGTON BLVD.
FAIRFAX, VA 22031
PHONE: 703.849.0100
FAX: 703.849.0519
www.dewberry.com

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



KEY PLAN

SCALE

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

REVISIONS

DRAWN BY JMC
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DATE January 31, 2011

TITLE
INOVA FAIR OAKS
HOSPITAL CAMPUS

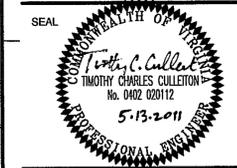
TABULATION

PROJECT NO.

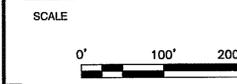
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SHEET NO. 4 OF 13

M-10780



KEY PLAN



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1	4/15/11	JMC	

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 DATE: January 31, 2011

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

PROJECT NO.

5

SHEET NO. 5 OF 13

M-10780

TABLE 12.3 TREE PRESERVATION TARGET CALCULATION

	REQUIREMENTS	RESULTS
A	PRE-DEVELOPMENT AREA OF EXISTING TREE CANOPY (FROM EXISTING VEGETATION MAP) =	62.92 AC
B	PERCENTAGE OF GROSS SITE AREA COVERED BY EXISTING TREE CANOPY =	24.2%
C	PERCENTAGE OF 10-YEAR TREE CANOPY REQUIRED FOR SITE =	10% = 274,080 SF
D	PERCENTAGE OF THE 10-YEAR CANOPY REQUIREMENT THAT SHOULD BE MET THROUGH TREE PRESERVATION =	24.2% = 66,327 SF
E	PROPOSED PERCENTAGE OF CANOPY REQUIREMENT THAT WILL BE MET THROUGH TREE PRESERVATION =	100%
F	HAS THE TREE PRESERVATION TARGET MINIMUM BEEN MET?	YES

PARKING LOT LANDSCAPING TABULATION

PARKING LOT AREA	772,844 SF
PARKING LOT LANDSCAPING REQUIRED (5%)	38,643 SF
PARKING LOT LANDSCAPING PROVIDED (14%)	112,600 SF

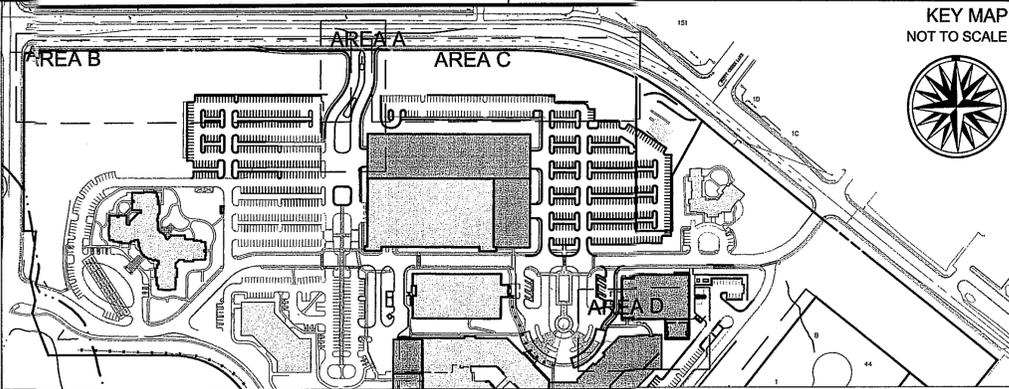
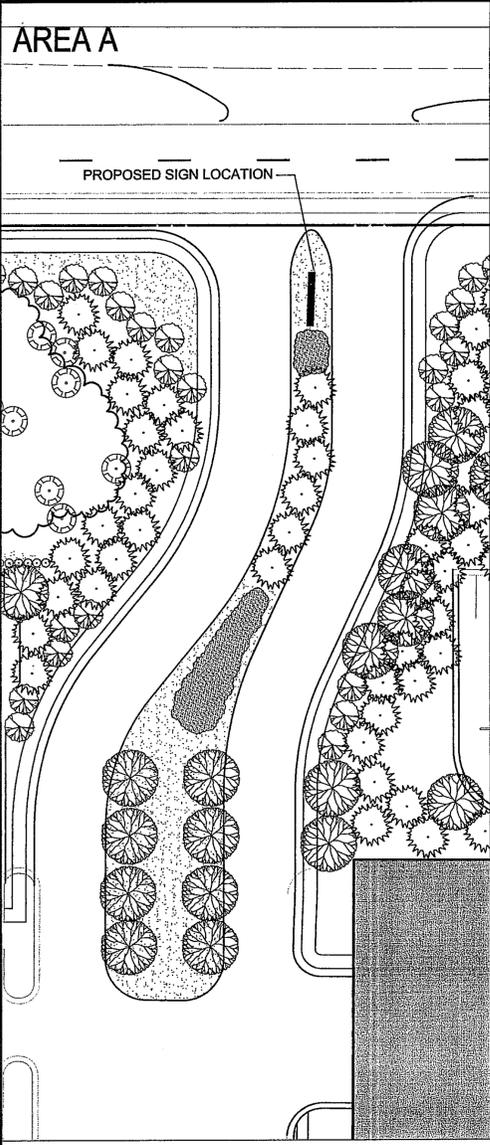
Tree Canopy Tabulation

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) (Approx 200 Cat. III & IV dec trees x 175 SF (avg))	35,000 SF ±
TOTAL TREE CANOPY PROVIDED (26%)	728,456 SF ±

EXISTING VEGETATION MAP COVER TYPE SUMMARY

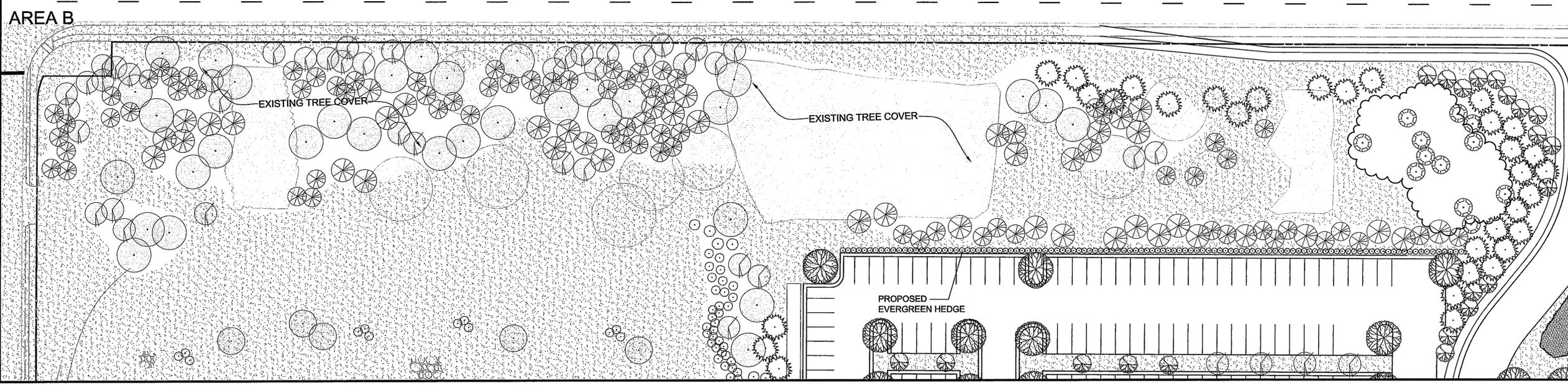
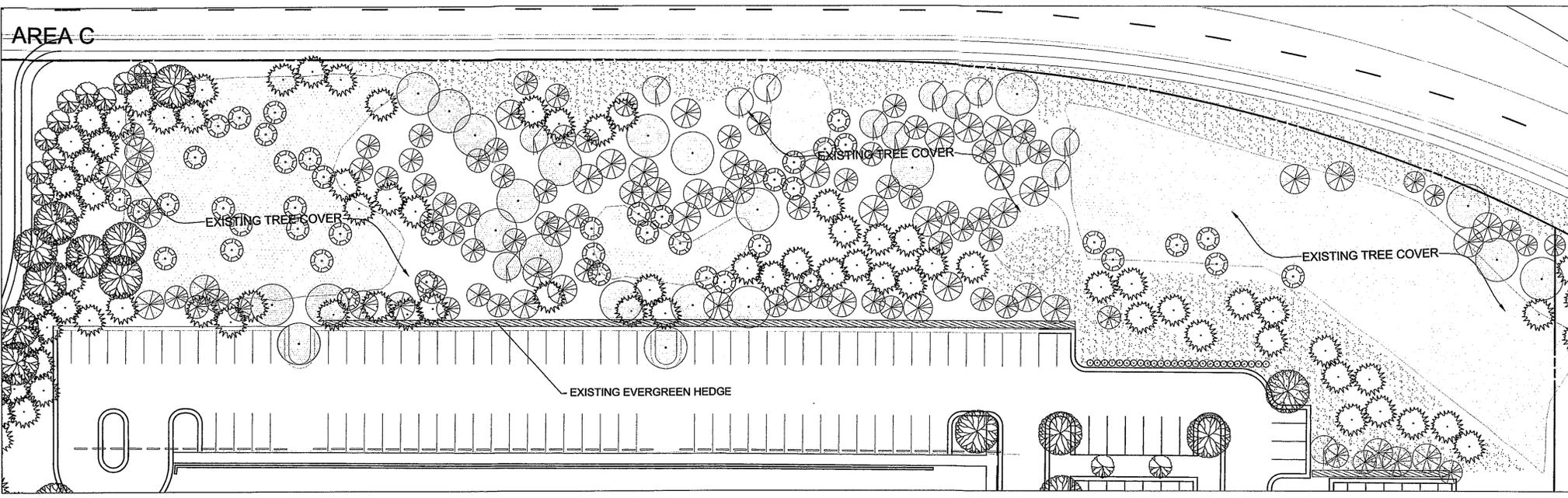
Cover Type	Primary Species	Successional Stage	Condition	Acreage	Comments
A	Maintained Grassland	N.A.	Good	8.66 ac ±	
B	Developed Land			31.58 ac ±	Buildings and parking
C	Upland Forest	Oak, Pine, Maple	Sub-climax	10.95 ac ±	Numerous oaks greater than 20" cal. Some pine and maple. Understory of chestnut and holly.
D	Bottomland Forest	Sweetgum, Maple	Sub-climax	3.30 ac ±	
E	Landscaped Tree Canopy	Oak, Maple, Pine	Sub-climax	10.72 ac ±	Shade and ornamental street trees, parking lot
Total Area				62.92 ac ±	

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

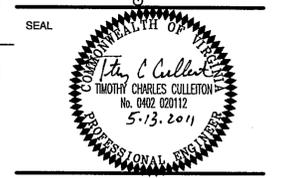
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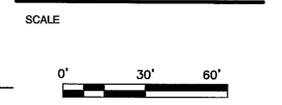
Dewberry & Davis LLC
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 FAIRFAX, VA 22031
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 www.dewberry.com

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

SULLY DISTRICT
 FAIRFAX COUNTY, VIRGINIA



KEY PLAN



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APPROVED BY

CHECKED BY PGY

DATE January 31, 2011

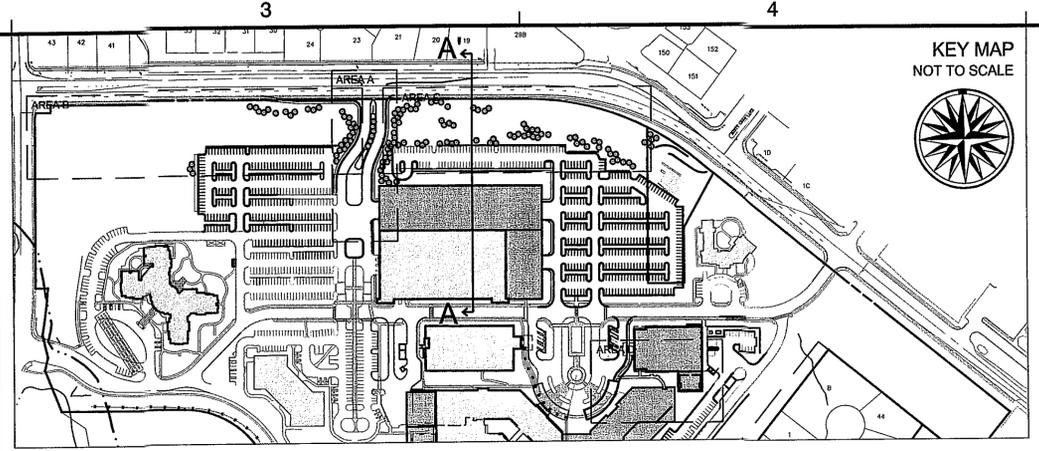
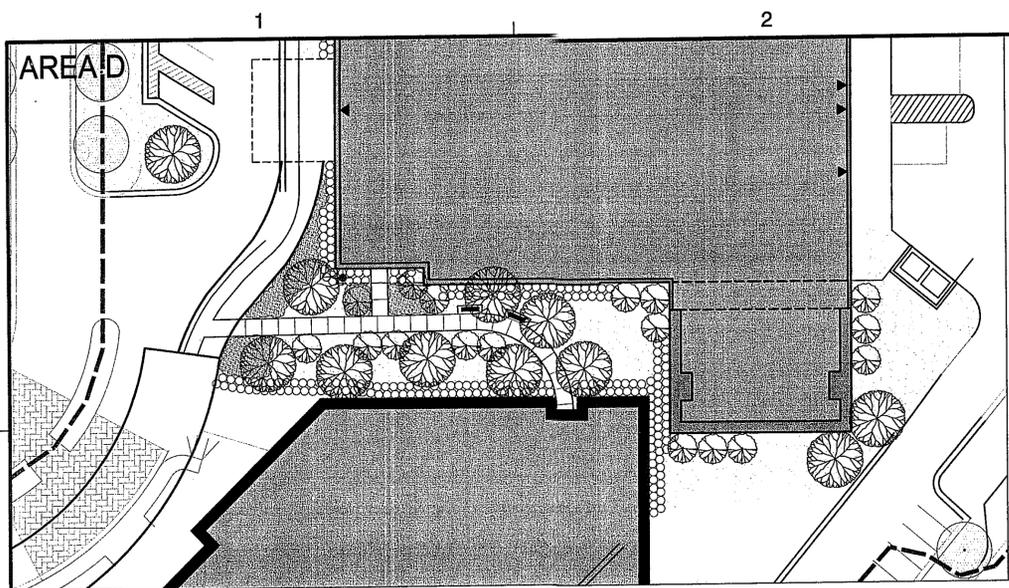
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**INOVA FAIR OAKS
 HOSPITAL CAMPUS
 GDP / GDPA / SEA**

RZ 2011-SU-004
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 SEA 84-C-076-09

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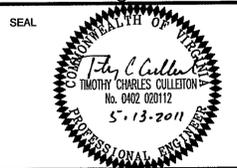
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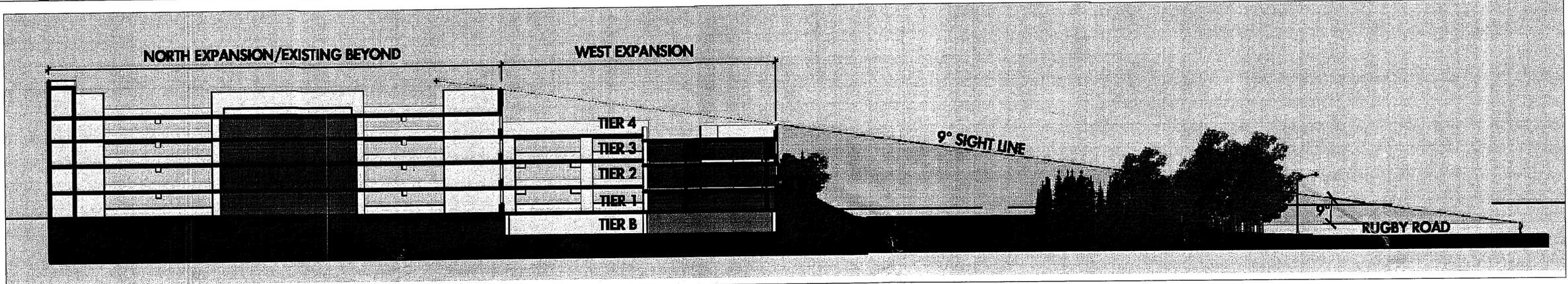
- LEGEND:**
- PROPOSED SHADE TREE
 - PROPOSED EVERGREEN TREE
 - PROPOSED INDIVIDUAL SHRUB
 - PROPOSED SHRUB MASSING
 - LAWN AREA

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.

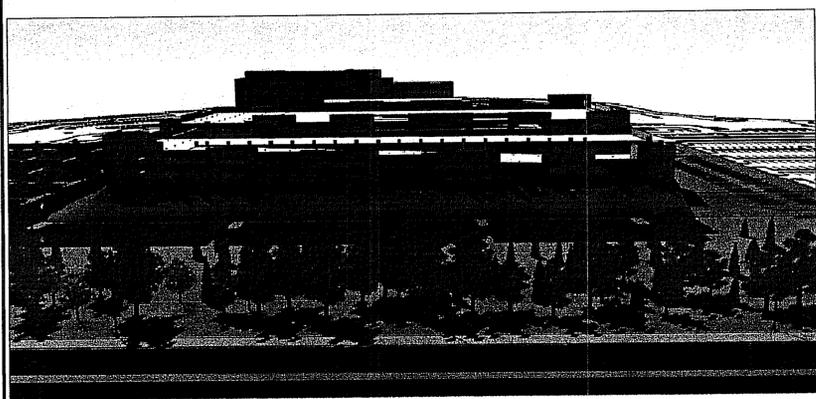
INOVA FAIR OAKS HOSPITAL CAMPUS
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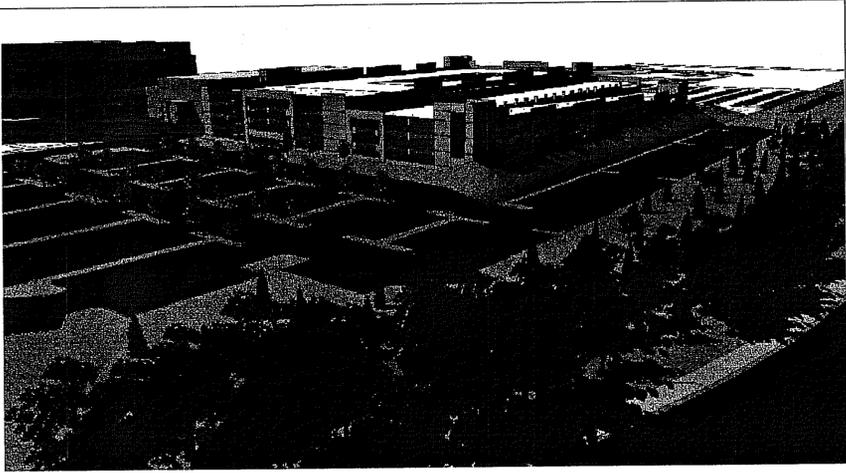
KEY PLAN



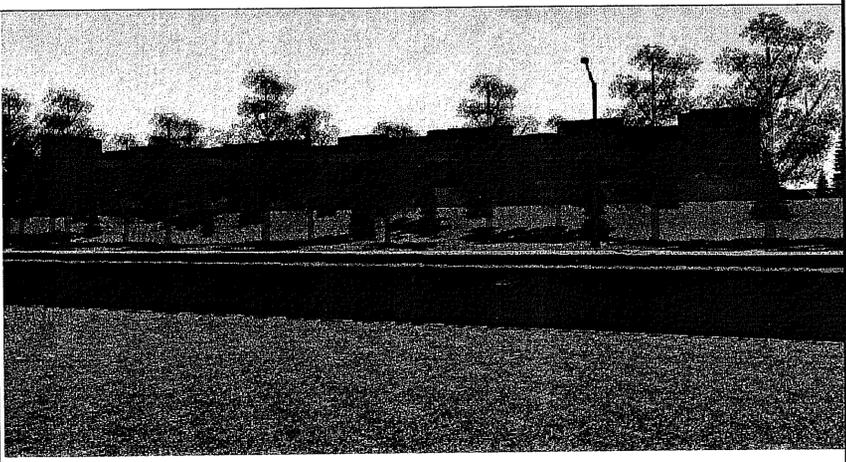
SECTION A-A' NOT TO SCALE



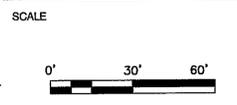
West view of IFOH Campus



Northwest view of IFOH Campus



Perspective from Rugby Road



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 SEA cond. dated 6/22/2011 as amended on July 26, 2011
 Sheet 7 of 13

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

SULLY DISTRICT
 FAIRFAX COUNTY, VIRGINIA



KEY PLAN

SCALE



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

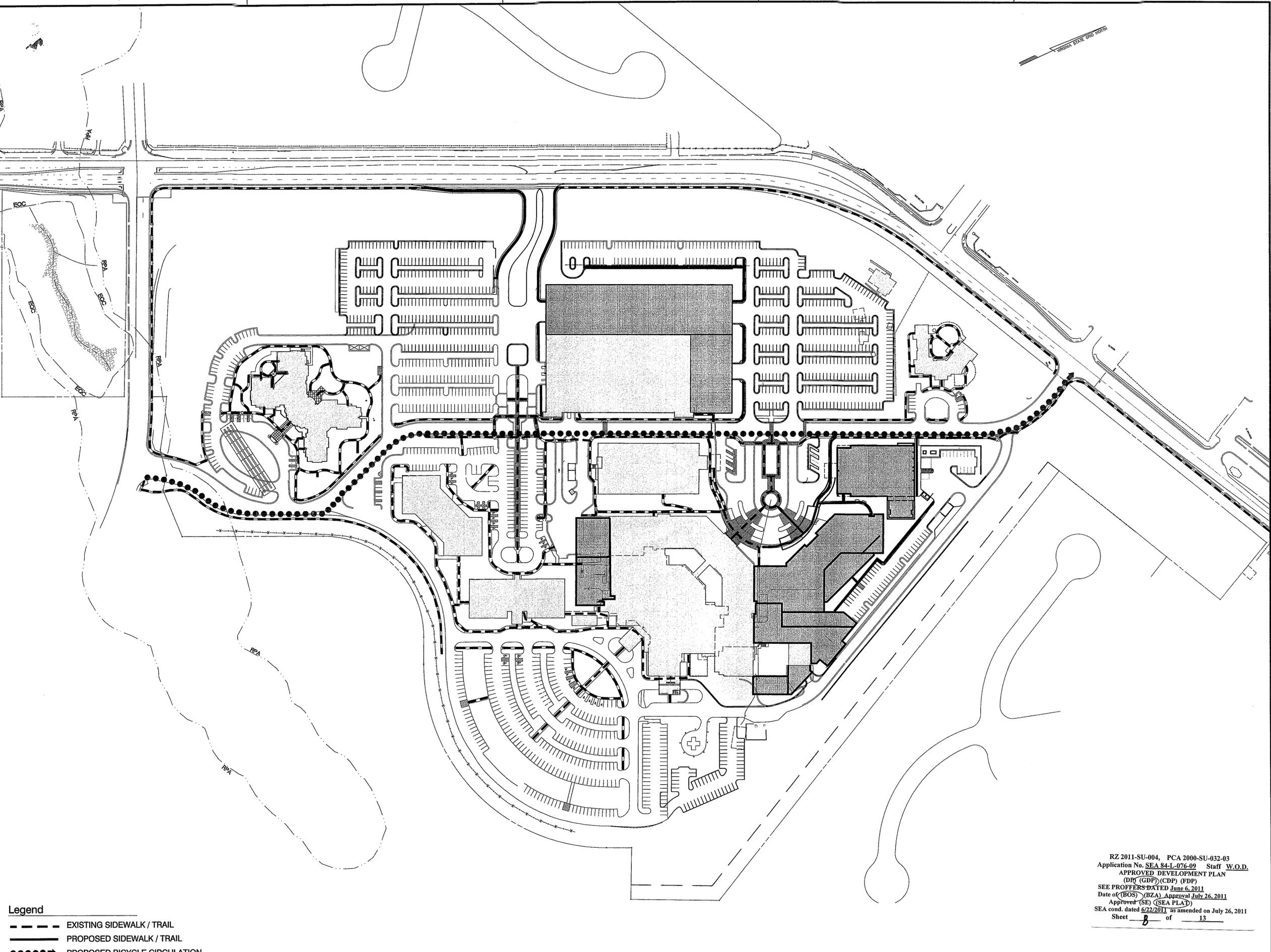
REVISIONS

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

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

PROJECT NO.

RZ 2011-SU-004, PCA 2000-SU-032-03
 Application No. SEA 84-L-076-09 Staff W.O.D.
 APPROVED DEVELOPMENT PLAN
 (DR) (GDP) (CDP) (FDP)
 SEE PROFFERS DATED June 6, 2011
 Date of (BOS) (BZA) Approval July 26, 2011
 Approved (SE) (SEA PLAT)
 SEA cond. dated 6/22/2011 as amended on July 26, 2011
 Sheet 8 of 13

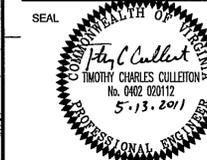


Legend

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

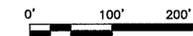
**INOVA FAIR OAKS
 HOSPITAL CAMPUS**
 GENERALIZED DEVELOPMENT PLAN
 GENERALIZED DEVELOPMENT PLAN AMENDMENT
 SPECIAL EXCEPTION AMENDMENT PLAN

SULLY DISTRICT
 FAIRFAX COUNTY, VIRGINIA



KEY PLAN

SCALE



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

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

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

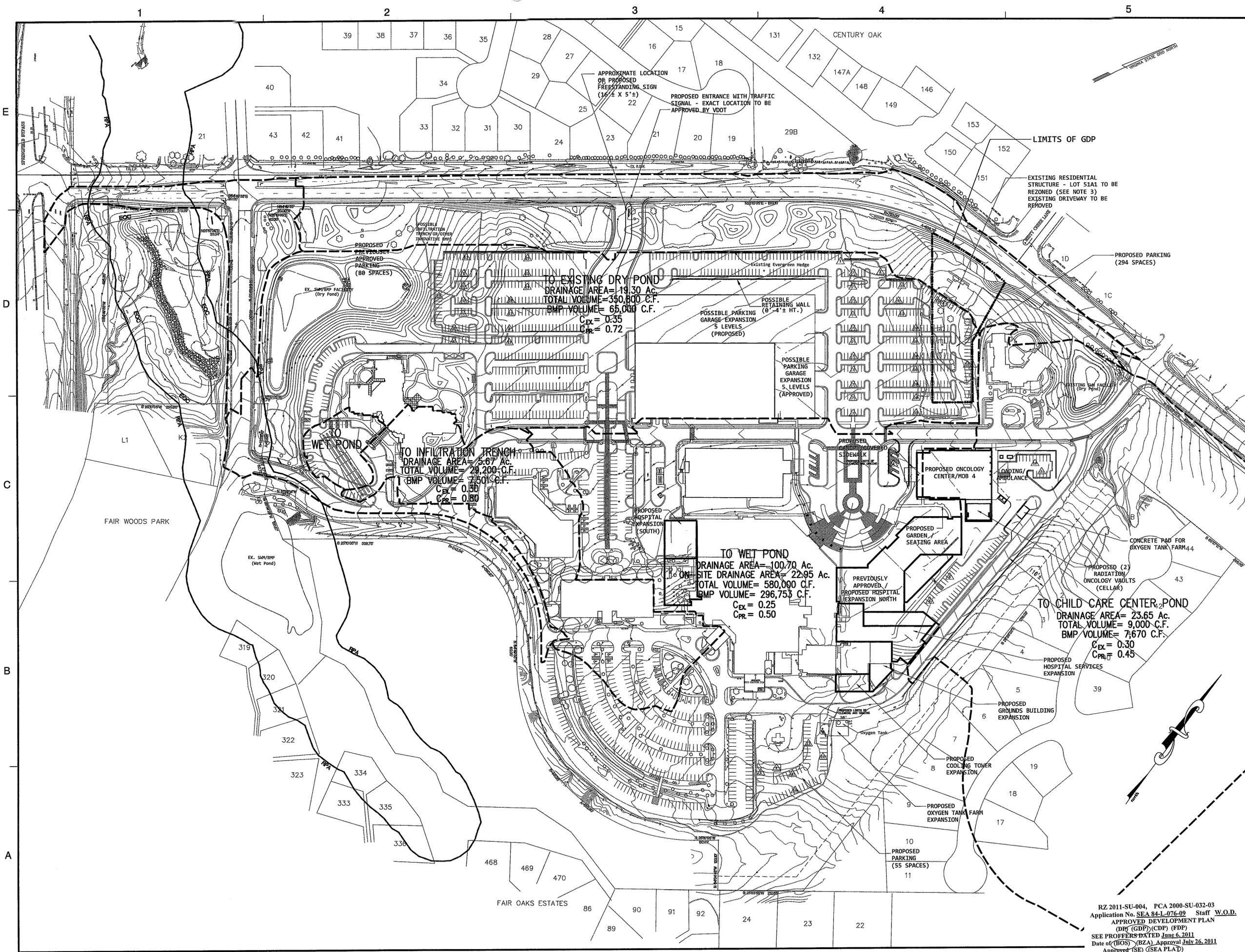
PROJECT NO.

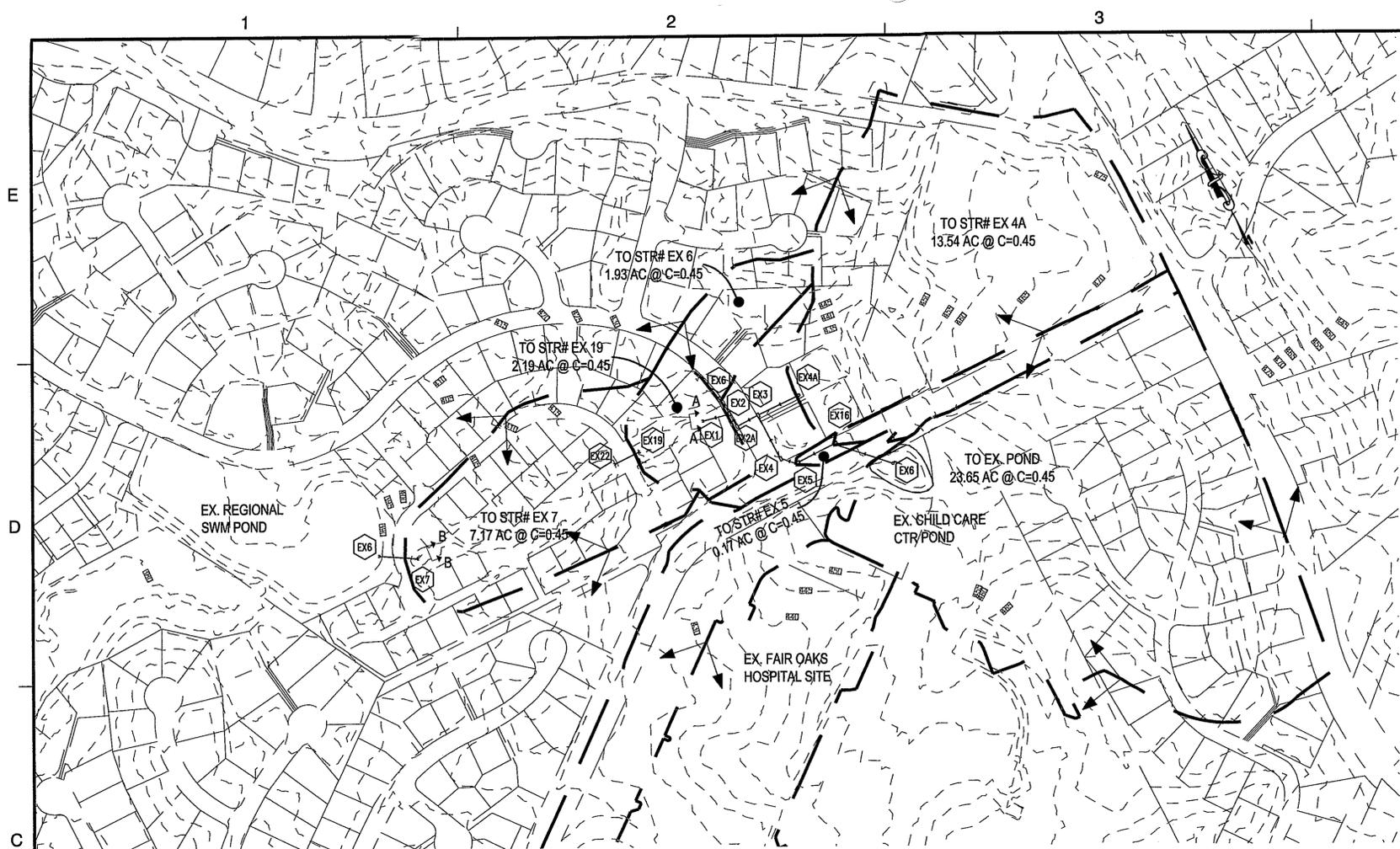
9

SHEET NO. 9 OF 13

M-10780

RZ 2011-SU-004, PCA 2000-SU-032-03
 Application No. SEA 84-L-076-09 Staff W.O.D.
 APPROVED DEVELOPMENT PLAN
 (DP) (GDP) (CDP) (FDP)
 SEE PROFFERS DATED June 6, 2011
 Date of (BOS) (BZA) Approval July 26, 2011
 Approved (SE) (SEA PL3)
 SEA cond. dated 6/22/2011 as amended on July 26, 2011
 Sheet 9 of 13





STORMWATER MANAGEMENT NARRATIVE

The existing Fair Oaks Hospital Campus is served by a series of four (4) different SWM/BMP facilities. These facilities ring 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 QUANTITY (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 original 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 Rezoning (RZ), GDPA and SEA are located within the Cub Run watershed. The proposed site improvements drain into Ox Lick Branch, a tributary of Cub Run, via natural stream channels, existing rip rap channels installed with Alder Woods Drive project under Plan #3624-PI-07, and culverts under Alder Woods Road (49"x32" ERCCP), Rugby Road (twin 54" RCP), and Fairfax County Parkway (triple 3'x5' box culverts). No changes are proposed to these existing culverts and natural and rip rap lined 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-erosive (less than 2 cfs) velocities (see cross section F-F on Sheet 7 of the SEA Plat). The on-site extended detention dry pond provides a significant reduction in peak runoff for all storms. Structure #13 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 8, Plan #3624-PI-03 Sheet 8 of the SEA Plat). The channel capacity (See section G-G) 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.

Below 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.

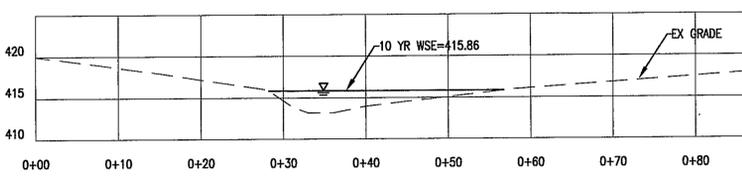
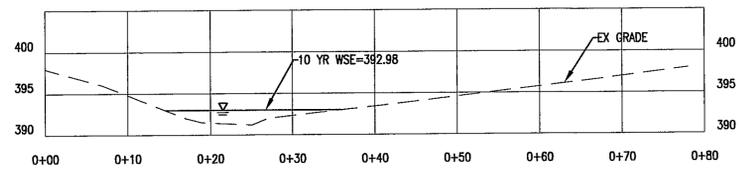
It should be noted that the extended detention dry pond proposed with plan #3624-SP-07 has been designed to detain the increased runoff due to proposed development for larger frequency storms than that required in the PFM. The 100-year design storm is detained such that the peak 100-year discharge will 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 exits the storm sewer at structure #EX 1 to an existing swale in the Century Oak Subdivision. The runoff continues through the existing swale through two culverts to an existing regional SWM pond. Culvert computations provided with approved Fairfax County plan #6800-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 swale. 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

FROM	TO	INC. DRAINAGE AREA	ACQUM. DRAINAGE AREA (AC.)	"C" COEFFICIENT	INCREMENTAL CA	ACCUMULATED CA	TIME TO INLET (MIN)	"I" (IN/HR)	INCREMENTAL "Q" (CFS)	ACCUMULATED "Q" (CFS)	PIPE DIAMETER (IN.)	SLOPE (%)	"n"	MAXIMUM "Q" (CFS)	"V" VELOCITY (FPS)	LENGTH OF RUN (FT)	FLOW TIME (MIN)	UPPER INVERT	LOWER INVERT	FALL (FT)	LOSSES (FT)	REMARKS	
EX 6	EX 16	-	23.65	-	7.430	54.08	5.0	7.27	54.08	54.08	36	1.66	0.013	86.93	12.9	178		428.66	425.70	2.96		10 YEAR FROM POND	
EX	EX 16	0.62	0.52	0.70	0.364	7.27	2.65	2.65															
EX 16	EX 5	0.30	24.47	0.35	0.11	7.899	7.27	0.76	57.48	36	0.20		56.48					424.56	424.10	0.46		PER 3624-SP-05	
EX 5	EX 4	0.17	24.64	0.75	0.128	8.027	7.27	0.93	58.42	36	0.90		63.27	10.2	51			423.82	422.23	1.59			
EX 4	EX 3	0.09	24.73	0.78	0.070	8.097	7.27	0.51	58.93	36	1.21		73.36	11.5	131								
EX	EX 3		13.54			6.570			44.30														PER 6800-SD-03
EX 3	EX 2A	0.15	38.42	0.45	0.068	14.734	7.27	0.49	103.72	36	2.85		112.59	18.1	70			422.09	420.25	1.84		PER 6800-SD-03	
EX 2A	EX 2	0.33	38.75	0.90	0.297	15.031	7.27	2.16	105.88	42	3.30		182.76	19.7	30			419.05	418.05	1.00		PER 6800-SD-03	
EX 6	EX 2		1.93	0.45		0.87	7.27		6.31														PER 6800-SD-03
EX 2	EX 1	0.11	40.79	0.90	0.099	15.999	7.27	0.72	112.91	48	2.20		213.05	17.2	50			417.10	416.00	1.10			



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.

This information is required under the following Zoning Ordinance paragraphs:
 Special Permits (8-011 2J & 2L) Special Exceptions (9-011 2J & 2L)
 Cluster Subdivision (9-615 1G & 1N) Commercial Revitalization Districts (9-622 2A (12) & (14))
 Development Plans (PRC District (16-302 3 & 4)) PRC Plan (16-303 1E & 1O)
 FDP P Districts (except PRC) (15-502 1F & 1Q) Amendments (18-202 1Df & 1O)

- 1. Plat is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100').
- 2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet 9 & 10.
- 3. Provide: **SEE SHEET 9 OF THIS PLAN SET**

Facility Name/Type & No.	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sq ft)	Storage Volume (cf)	If pond, dam height (ft)
DRY POND (1)						
DRY POND (2)						
WET POND						
INFILTRATION						
Totals						
- 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet 9 & 10. Pond inlet and outlet pipe systems are shown on Sheet 9 & 10.
- 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet 9. Type of maintenance access road surface noted on the plat is **ASPHALT** (asphalt, geotext, gravel, etc.).
- 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet **N/A - THEY ARE EXISTING FACILITIES**
- 7. A stormwater management narrative which contains a description of how detention and best management practices requirements will be met is provided on Sheet 10.
- 8. A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet 10 & 13.
- 9. A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet 10 & 13.
- 10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets 2, 2.
- 11. A submission waiver is requested for **N/A**
- 12. Stormwater management is not required because

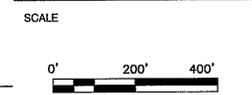


Dewberry & Davis LLC
 8401 ARLINGTON BLVD.
 FAIRFAX, VA 22031
 PHONE: 703.848.0100
 FAX: 703.848.0519
 www.dewberry.com

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



KEY PLAN



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

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

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

PROJECT NO.
 RZ 2011-SU-004, PCA 2000-SU-032-03
 Application No. SEA 84-L-076-09 Staff W.O.D.
 APPROVED DEVELOPMENT PLAN
 (DR) (GDP) (CDP) (FDP)
 SEE PROFFERS DATED June 6, 2011
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 Approved (SE) (SEA PLAT)
 SEA cond. dated 6/22/2011 as amended on July 26, 2011
 Sheet 10 of 13

10

SHEET NO. 10 OF 13

M-10780

BMP Facility Design Calculations

Plan Name: FAIR OAKS HOSPITAL
Plan Number: 3624-SP-07

Date: 11-22-00
Engineer: JFX

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 MIDDLE PART OF THE HOSPITAL SITE BRINGS INTO AN EXISTING WET POND LOCATED AT THE INTERSECTION OF ALDER WOODS DRIVE AND JOSEPH SEMICK 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 EXPANDED WITH THIS SITE PLAN. THE PARTS OF THE SITE WHICH REMAIN UNDEVELOPED ARE NOT CONSIDERED IN THE BMP COMPUTATIONS BECAUSE BMP IS NOT REQUIRED FOR THESE AREAS. ALL BMP FACILITIES DISCUSSED ABOVE ARE EXISTING FACILITIES. A SMALL PARCEL ON THE WEST SIDE OF ALDER WOODS DRIVE. THE TOTAL HOSPITAL SITE AREA IS 63.87 AC. THIS AREA COMPUTATIONS BECAUSE BMP IS NOT REQUIRED FOR THESE AREAS. ALL BMP FACILITIES DISCUSSED ABOVE ARE EXISTING FACILITIES. THE DRY POND AT ALDER WOODS DRIVE IS BEING ENLARGED WITH THIS SITE PLAN. THE VARIOUS EXISTING SWM/BMP FACILITIES LISTED ABOVE WERE CONSTRUCTED WITH VARIOUS SITE PLANS AND ARE FULLY OPERATIONAL. THE ANALYSIS BELOW SHOWS THAT THE HOSPITAL SITE PROVIDES ADEQUATE BMP FOR ALL DEVELOPED AREAS IN EXCESS OF THE REQUIRED 50% EFFICIENCY.

TOTAL HOSPITAL SITE AREA	63.87 AC.
UNDEVELOPED AREAS ON-SITE:	
A-9	5.80 AC.
A-10	3.15 AC.
A-11	4.14 AC.
NET HOSPITAL SITE AREA FOR BMP	56.78 AC.

II. Watershed Information

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

Subarea Designation (D)	"C" Factor (E)	Acres (F)
A-1	0.72	17.87
A-2	0.72	17.87
A-3	0.72	17.87
A-4	0.72	17.87
A-5	0.72	17.87
A-6	0.72	17.87
A-7	0.72	17.87
A-8	0.72	17.87
A-9	0.72	17.87
A-10	0.72	17.87
A-11	0.72	17.87
A-12	0.72	17.87
A-13	0.72	17.87
A-14	0.72	17.87
A-15	0.72	17.87
A-16	0.72	17.87
A-17	0.72	17.87
A-18	0.72	17.87
A-19	0.72	17.87
A-20	0.72	17.87
A-21	0.72	17.87
A-22	0.72	17.87
A-23	0.72	17.87
A-24	0.72	17.87
A-25	0.72	17.87
A-26	0.72	17.87
A-27	0.72	17.87
A-28	0.72	17.87
A-29	0.72	17.87
A-30	0.72	17.87
A-31	0.72	17.87
A-32	0.72	17.87
A-33	0.72	17.87
A-34	0.72	17.87
A-35	0.72	17.87
A-36	0.72	17.87
A-37	0.72	17.87
A-38	0.72	17.87
A-39	0.72	17.87
A-40	0.72	17.87
A-41	0.72	17.87
A-42	0.72	17.87
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A-44	0.72	17.87
A-45	0.72	17.87
A-46	0.72	17.87
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A-81	0.72	17.87
A-82	0.72	17.87
A-83	0.72	17.87
A-84	0.72	17.87
A-85	0.72	17.87
A-86	0.72	17.87
A-87	0.72	17.87
A-88	0.72	17.87
A-89	0.72	17.87
A-90	0.72	17.87
A-91	0.72	17.87
A-92	0.72	17.87
A-93	0.72	17.87
A-94	0.72	17.87
A-95	0.72	17.87
A-96	0.72	17.87
A-97	0.72	17.87
A-98	0.72	17.87
A-99	0.72	17.87
A-100	0.72	17.87

NOTE: Rational Formula "C" Factors are taken from the general zoning values listed in Appendix 4-1 or 4-2 depending on the location of the BMP Facility (Fairfax County Public Facilities Manual Chart A6-19 or Prince William County Design and Construction Standards Manual, Exhibit D).

III. Phosphorus Removal - General

BMP phosphorus removal efficiencies are 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%
Design (D) (Chart "A")	50%
Regional	50%
Enhanced Extended Detention Dry Pond	50%
Wet Pond	50%
Design (D) (4.0 x Vr)	45%
Design (D) (2.5 x Vr -> Extended Detention)	65%
Regional (4.0 x Vr)	45%
Infiltration Trench	50%
Design (D) (0.5 in./pp. ac)	65%
Design (D) (0.8 in./pp. ac)	70%
Design (D) (2-year 2-hour storm)	70%

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 consideration of such a facility.

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

IIIa. Phosphorus Removal - "Occoquan Method"

This section is for use in the jurisdictions which do not utilize CBLAB's "Chesapeake Bay Method" for phosphorus removal calculations. The "Chesapeake Bay Method" is addressed in Section IIIb of this worksheet. Please check with your local jurisdiction to determine which method to use.

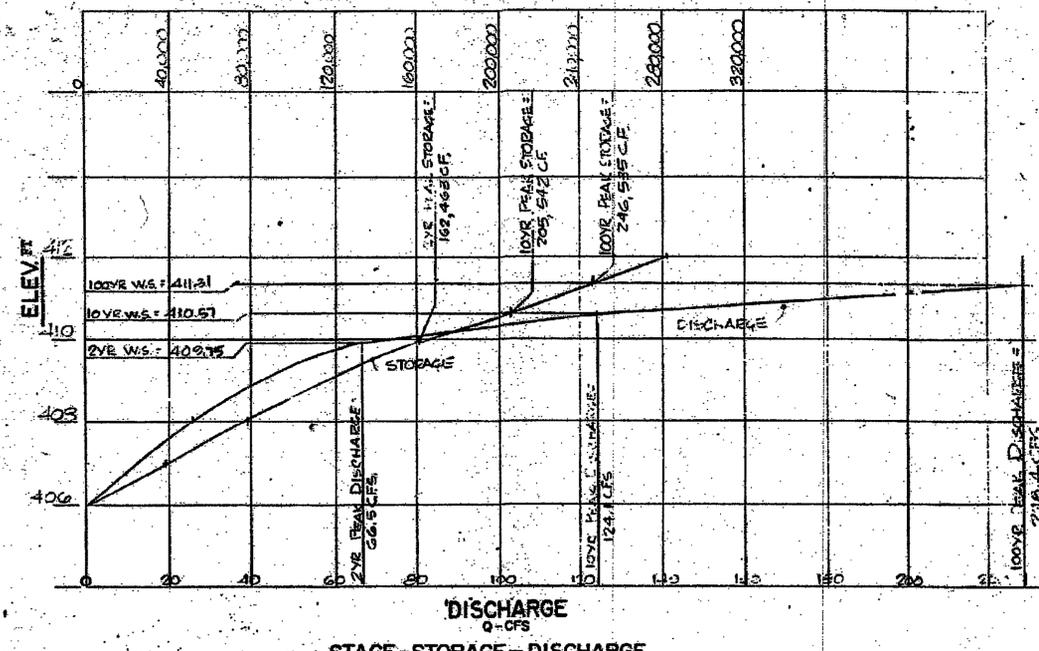
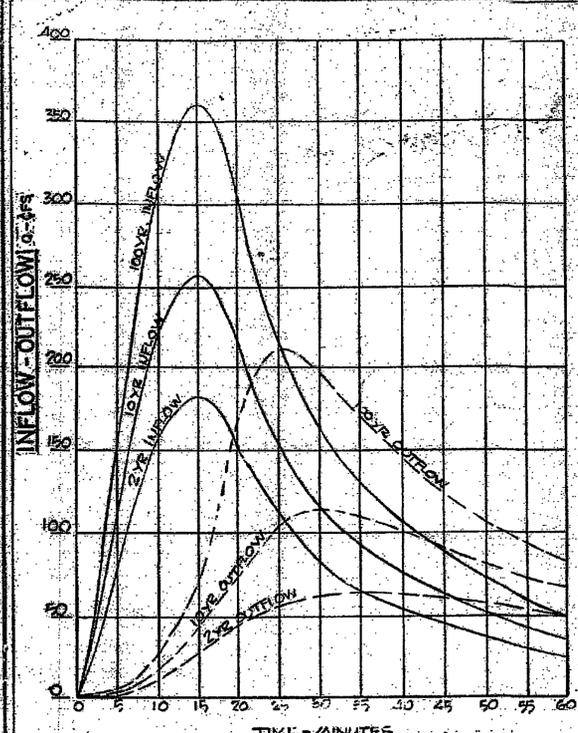
Part 2: Compute the Weighted Average "C" Factor for the Site

Subarea Designation (D)	"C" Factor (E)	Acres (F)	Product (G)
A-1	0.72	17.87	12.87
A-2	0.72	17.87	12.87
A-3	0.72	17.87	12.87
A-4	0.72	17.87	12.87
A-5	0.72	17.87	12.87
A-6	0.72	17.87	12.87
A-7	0.72	17.87	12.87
A-8	0.72	17.87	12.87
A-9	0.72	17.87	12.87
A-10	0.72	17.87	12.87
A-11	0.72	17.87	12.87
A-12	0.72	17.87	12.87
A-13	0.72	17.87	12.87
A-14	0.72	17.87	12.87
A-15	0.72	17.87	12.87
A-16	0.72	17.87	12.87
A-17	0.72	17.87	12.87
A-18	0.72	17.87	12.87
A-19	0.72	17.87	12.87
A-20	0.72	17.87	12.87
A-21	0.72	17.87	12.87
A-22	0.72	17.87	12.87
A-23	0.72	17.87	12.87
A-24	0.72	17.87	12.87
A-25	0.72	17.87	12.87
A-26	0.72	17.87	12.87
A-27	0.72	17.87	12.87
A-28	0.72	17.87	12.87
A-29	0.72	17.87	12.87
A-30	0.72	17.87	12.87
A-31	0.72	17.87	12.87
A-32	0.72	17.87	12.87
A-33	0.72	17.87	12.87
A-34	0.72	17.87	12.87
A-35	0.72	17.87	12.87
A-36	0.72	17.87	12.87
A-37	0.72	17.87	12.87
A-38	0.72	17.87	12.87
A-39	0.72	17.87	12.87
A-40	0.72	17.87	12.87
A-41	0.72	17.87	12.87
A-42	0.72	17.87	12.87
A-43	0.72	17.87	12.87
A-44	0.72	17.87	12.87
A-45	0.72	17.87	12.87
A-46	0.72	17.87	12.87
A-47	0.72	17.87	12.87
A-48	0.72	17.87	12.87
A-49	0.72	17.87	12.87
A-50	0.72	17.87	12.87
A-51	0.72	17.87	12.87
A-52	0.72	17.87	12.87
A-53	0.72	17.87	12.87
A-54	0.72	17.87	12.87
A-55	0.72	17.87	12.87
A-56	0.72	17.87	12.87
A-57	0.72	17.87	12.87
A-58	0.72	17.87	12.87
A-59	0.72	17.87	12.87
A-60	0.72	17.87	12.87
A-61	0.72	17.87	12.87
A-62	0.72	17.87	12.87
A-63	0.72	17.87	12.87
A-64	0.72	17.87	12.87
A-65	0.72	17.87	12.87
A-66	0.72	17.87	12.87
A-67	0.72	17.87	12.87
A-68	0.72	17.87	12.87
A-69	0.72	17.87	12.87
A-70	0.72	17.87	12.87
A-71	0.72	17.87	12.87
A-72	0.72	17.87	12.87
A-73	0.72	17.87	12.87
A-74	0.72	17.87	12.87
A-75	0.72	17.87	12.87
A-76	0.72	17.87	12.87
A-77	0.72	17.87	12.87
A-78	0.72	17.87	12.87
A-79	0.72	17.87	12.87
A-80	0.72	17.87	12.87
A-81	0.72	17.87	12.87
A-82	0.72	17.87	12.87
A-83	0.72	17.87	12.87
A-84	0.72	17.87	12.87
A-85	0.72	17.87	12.87
A-86	0.72	17.87	12.87
A-87	0.72	17.87	12.87
A-88	0.72	17.87	12.87
A-89	0.72	17.87	12.87
A-90	0.72	17.87	12.87
A-91	0.72	17.87	12.87
A-92	0.72	17.87	12.87
A-93	0.72	17.87	12.87
A-94	0.72	17.87	12.87
A-95	0.72	17.87	12.87
A-96	0.72	17.87	12.87
A-97	0.72	17.87	12.87
A-98	0.72	17.87	12.87
A-99	0.72	17.87	12.87
A-100	0.72	17.87	12.87
(b) Total =		31.62	
(c) Weighted average "C" factor	(b)/(a) = (c)		0.62

Part 3: Compute the total Phosphorus Removal for the Site

Subarea Designation (D)	BMP Type (E)	Removal Eff. (F)	Area Ratio (G)	"C" Factor Ratio (H)	Product (I)
A-1	Extended Detention Dry Pond	40%	17.87/56.78	0.72/0.62	12.87
A-2	Extended Detention Dry Pond	40%	17.87/56.78	0.72/0.62	12.87
A-3	Extended Detention Dry Pond	40%	17.87/56.78	0.72/0.62	12.87
A-4	Extended Detention Dry Pond	40%	17.87/56.78	0.72/0.62	12.87
A-5	Extended Detention Dry Pond	40%	17.87/56.78	0.72/0.62	12.87
A-6	Extended Detention Dry Pond	40%	17.87/56.78	0.72/0.62	12.87
A-7	Extended Detention Dry Pond	40%	17.87/56.78	0.72/0.62	12.87
A-8	Extended Detention Dry Pond	40%	17.87/56.78	0.72/0.62	12.87
A-9	Extended Detention Dry Pond	40%	17.87/56.78	0.72/0.62	12.87
A-10	Extended Detention Dry Pond	40%	17.87/56.78	0.72/0.62	12.87
A-11	Extended Detention Dry Pond	40%	17.87/56.78	0.72/0.62	12.87
A-12	Extended Detention Dry Pond	40%	17.87/56.78	0.72/0.62	12.87
A-13	Extended Detention Dry Pond	40%	17.87/56.78	0.72/0.62	12.87
A-14	Extended Detention Dry Pond	40%	17.87/56.78	0.72/0.62	12.87
A-15	Extended Detention Dry Pond	40%	17.87/56.78	0.72/0.62	12.87
A-16	Extended Detention Dry Pond	40%	17.87/56.78	0.72/0.62	12.87
A-17	Extended Detention Dry Pond	40%	17.87/56.78	0.72/0.62	12.87
A-18	Extended Detention Dry Pond	40%	17.87/56.78	0.72/0.62	12.87
A-19	Extended Detention Dry Pond	40%	17.87/56.78	0.72/0.62	12.87
A-20	Extended Detention Dry Pond	40%	17.87/56.78	0.72/0.62	12.87
A-21	Extended Detention Dry Pond	40%	17.87/56.78	0.72/0.62	12.87
A-22	Extended Detention Dry Pond	40%	17.87/56.78	0.72/0.62	12.87
A-23	Extended Detention Dry Pond	40%	17.87/56.78	0.72/0.62	12.87
A-24	Extended Detention Dry Pond	40%	17.87/56.78	0.72/0.62	12.87
A-25	Extended Detention Dry Pond	40%	17.87/56.78	0.72/0.62	12.87
A-26	Extended Detention Dry Pond	40%	17.87/56.78	0.72/0.62	12.87
A-27	Extended Detention Dry Pond	40%	17.87/56.78	0.72/0.62	12.87
A-28	Extended Detention Dry Pond	40%	17.87/56.78	0.72/0.62	12.87
A-29	Extended Detention Dry Pond	40%	17.87/56.78	0.72/0.62	12.87
A-30	Extended Detention Dry Pond	40%	17.87/56.78	0.72/0.62	12.87
A-31	Extended Detention Dry Pond	40%	17.87/56.78	0.72/0.62	12.87
A-32	Extended Detention Dry Pond	40%	17.87/56.78	0.72/0.62	12.87
A-33	Extended Detention Dry Pond	40%	17.87/56.78	0.72/0.62	12.87
A-34	Extended Detention Dry Pond	40%	17.87/56.78	0.72/0.62	12.87
A-35	Extended Detention Dry Pond	40%	17.87/56.78	0.72/0.62	12.87
A-36	Extended Detention Dry Pond	40%	17.87/56.78	0.72/0.62	12.87
A-37	Extended Detention Dry Pond	40%	17.87/56.78	0.72/0.62	12.87
A-38	Extended Detention Dry Pond	40%	17.87/56.78	0.72/0.62	12.87
A-39	Extended Detention Dry Pond	40%	17.87/56.78	0.72/0.62	12.87
A-40					

STORAGE FT³
THIS SHEET IS FOR INFORMATION ONLY !



2 YEAR STORM
 INFLOW - OUTFLOW HYDROGRAPHS - STANDARD FLOOD ROUTING METHOD

Time (min)	Inflow (cfs)	Outflow (cfs)	Elevation (ft)	Storage (cu. Ft)
0	0.0	0.0	406.00	0
3	45.4	0.3	406.10	4055
6	97.2	2.1	406.42	15555
9	143.0	7.7	406.84	37482
12	171.2	19.2	407.60	63345
15	182.3	30.4	408.24	90780
18	171.8	42.1	408.78	116107
21	139.4	52.0	409.19	135631
24	114.0	58.7	409.46	148471
27	95.8	63.1	409.63	156388
30	81.1	66.5	409.72	162463
33	70.1	68.9	409.75	166784
36	62.8	69.8	409.75	170242
39	58.4	69.8	409.73	172842
42	49.7	64.5	409.68	174590
45	44.0	62.8	409.62	175575
48	39.3	60.8	409.54	175846
51	35.0	58.9	409.45	175355
54	30.0	56.2	409.35	174109
57	27.8	53.7	409.26	172181
60	24.7	51.3	409.16	169537

RESERVOIR ROUTING SUMMARY:
 Peak Inflow : 182.3 cfs
 Peak Outflow : 66.5 cfs
 Peak Reduction : 115.8 cfs (63.8%)
 Maximum Water Surface Elevation : 409.75 ft
 Maximum Storage : 162463 cubic feet

RZ 2011-SU-004, PCA 2000-SU-032-03
 Application No. SEA 84-L-076-09 Staff W.O.D.
 APPROVED DEVELOPMENT PLAN
 (DP) (GDD) (CDF) (FD)
 SEE PROFFERS DATED June 6, 2011
 Date of (BOS) (BZA) Approval July 26, 2011
 Approved (SE) (SEA PLD)
 SEA cond. dated 6/22/2011 as amended on July 26, 2011
 Sheet 12 of 13

STORM WATER DETENTION SUMMARY

AREA OF SITE = 93.6 ACRES
 DRAINAGE AREA TO DETENTION POND = 100.7 ACQ
 PREDEVELOPMENT: T.C. = 15 MINUTES
 C = 0.20 FOR 2 YR., C = 0.25 FOR 10 YR.
 $Q_2 = (0.20)(3.62)(93.6) = 67.8$ CFS
 $Q_{10} = (0.25)(5.1)(93.6) = 119.3$ CFS
 POSTDEVELOPMENT: T.C. = 15 MINUTES
 C = 0.50 FOR 2 YR & 10 YR
 $Q_2 = (0.50)(3.62)(93.6) = 169.4$ CFS
 $Q_{10} = (0.50)(5.1)(93.6) = 238.7$ CFS
 INCREASED RUNOFF FROM SITE
 $Q_2 = 169.4$ CFS = 67.8 CFS = 101.6 CFS
 $Q_{10} = 238.7$ CFS = 119.3 CFS = 119.4 CFS
 ALLOWABLE DISCHARGE FROM POND
 $Q_2 = [(0.50)(3.62)(100.7) - 101.6$ CFS] = 80.7 CFS
 $Q_{10} = [(0.50)(5.1)(100.7) - 119.4$ CFS] = 137.4 CFS
 ACTUAL DISCHARGE FROM POND
 $Q_2 = 65.2$ CFS
 $Q_{10} = 115.3$ CFS
 DETENTION PROVIDED FROM POND
 $Q_2 = 182.3$ CFS - 65.2 CFS = 117.1 CFS
 $Q_{10} = 256.5$ CFS - 115.3 CFS = 141.2 CFS

CONTROL DEVICE DESIGN

Stage (ft)	Discharge (cfs)	Time (min)	Inflow (cfs)	Outflow (cfs)	Elevation (ft)	Storage (cu. Ft)
0.00	0.0	0	0.0	0.0	406.00	0
0.20	0.7	3	45.4	0.3	406.10	4055
0.40	1.9	6	97.2	2.1	406.42	15555
0.60	3.8	9	143.0	7.7	406.84	37482
0.80	5.9	12	171.2	19.2	407.60	63345
1.00	8.5	15	182.3	30.4	408.24	90780
1.20	11.4	18	171.8	42.1	408.78	116107
1.40	14.8	21	139.4	52.0	409.19	135631
1.60	18.3	24	114.0	58.7	409.46	148471
1.80	21.9	27	95.8	63.1	409.63	156388
2.00	25.7	30	81.1	66.5	409.72	162463
2.20	29.6	33	70.1	68.9	409.75	166784
2.40	33.8	36	62.8	69.8	409.75	170242
2.60	38.2	39	58.4	69.8	409.73	172842
2.80	42.6	42	49.7	64.5	409.68	174590
3.00	47.1	45	44.0	62.8	409.62	175575
3.20	52.3	48	39.3	60.8	409.54	175846
3.40	57.2	51	35.0	58.9	409.45	175355
3.60	62.4	54	30.0	56.2	409.35	174109
3.80	67.3	57	27.8	53.7	409.26	172181
4.00	74.8	60	24.7	51.3	409.16	169537
4.13	83.0					
4.50	115.3					
5.00	178.8					
5.50	256.8					
6.00	347.6					

ELEVATION - STORAGE - OUTFLOW RELATIONSHIP

Elevation (feet)	Storage (cu. ft)	Outflow (cfs)
406.00	0	0.0
406.20	7942	0.7
406.40	15883	1.9
406.60	23825	3.6
406.80	31766	5.9
407.00	39708	8.5
407.20	47649	11.4
407.40	55590	14.8
407.60	63532	18.3
407.80	71473	21.9
408.00	79415	25.7
408.20	87356	29.6
408.40	95298	33.8
408.60	103239	38.2
408.80	111181	42.6
409.00	119122	47.1
409.20	127064	52.3
409.40	135005	57.2
409.60	142947	62.4
409.80	150888	67.3
410.00	158830	74.8
410.13	166771	83.0
410.50	174713	115.3
411.00	182654	178.8
411.50	190596	256.8
412.00	198537	347.6

10 YEAR STORM

INFLOW - OUTFLOW HYDROGRAPHS - STANDARD FLOOD ROUTING METHOD

Time (min)	Inflow (cfs)	Outflow (cfs)	Elevation (ft)	Storage (cu. Ft)
0	0.0	0.0	406.00	0
3	65.9	0.5	406.13	5705
6	137.0	3.8	406.58	23525
9	201.4	13.4	407.32	52351
12	241.2	29.4	408.19	88236
15	256.8	47.2	408.99	126268
18	241.7	65.8	409.72	160980
21	196.4	81.9	410.22	185313
24	150.6	112.1	410.47	200109
27	134.9	123.8	410.57	205418
30	114.3	124.1	410.57	205542
33	98.7	118.0	410.52	202924
36	88.1	111.2	410.45	199108
39	78.0	104.2	410.37	194672
42	70.0	96.7	410.29	189922
45	61.9	89.0	410.20	185080
48	55.4	81.9	410.11	180258
51	49.3	76.4	410.02	175418
54	42.3	71.3	409.92	170595
57	38.8	68.0	409.81	165759
60	34.7	65.0	409.70	160806

RESERVOIR ROUTING SUMMARY:
 Peak Inflow : 256.8 cfs
 Peak Outflow : 124.1 cfs
 Peak Reduction : 132.7 cfs (51.7%)
 Maximum Water Surface Elevation : 410.57 ft
 Maximum Storage : 205542 cubic feet

DETENTION POND DESIGN

Elevation (ft)	Area (sq ft)	Storage (cu ft)
406.00	34825.00	0.0
408.00	41590.00	79415.0
410.00	50865.00	174070.0
412.00	60975.00	284710.0

PROFESSIONAL ENGINEER
 JOHN WILLIAM EWING
 3033

I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON DATED 7/13/11, NO OTHER CHANGES HAVE BEEN MADE ON THIS SHEET EXCEPT THOSE PREVIOUSLY APPROVED.

100 YEAR STORM

INFLOW - OUTFLOW HYDROGRAPHS - STANDARD FLOOD ROUTING METHOD

Time (min)	Inflow (cfs)	Outflow (cfs)	Elevation (ft)	Storage (cu. Ft)
0	0.0	0.0	406.00	0
3	90.2	0.7	406.20	8058
6	193.1	6.2	406.83	32929
9	284.0	22.8	407.84	72258
12	340.1	45.6	408.93	123271
15	362.1	75.4	410.38	175485
18	330.8	152.9	410.80	218108
21	276.9	212.0	411.21	240862
24	226.5	228.4	411.31	245533
27	190.3	220.1	411.26	243580
30	161.2	201.8	411.14	237342
33	139.1	180.5	411.01	229568
36	124.2	159.5	410.88	221405
39	110.0	147.6	410.75	212933
42	98.7	132.8	410.64	203443
45	87.3	119.2	410.53	203409
48	78.1	109.0	410.43	197758
51	69.6	100.3	410.33	192213
54	62.8	91.4	410.23	186589
57	54.7	82.9	410.13	181187
60	49.0	77.1	410.04	176116

RESERVOIR ROUTING SUMMARY:
 Peak Inflow : 362.1 cfs
 Peak Outflow : 228.4 cfs
 Peak Reduction : 133.7 cfs (36.9%)
 Maximum Water Surface Elevation : 411.31 ft
 Maximum Storage : 245533 cubic feet

NOTE: THESE COMPUTATIONS ARE BASED ON AS BUILT CONDITIONS.

"AS BUILT"

IN ACCORDANCE WITH THE FAIRFAX COUNTY ZONING ORDINANCE, CHAPTER 112, ARTICLE XVIII, PART 8, 18-802, AND THE CODES OF THE COUNTY OF FAIRFAX, CHAPTER 101-54, SUBCHAPTER (4)(5)(D), I, John M. Ewing, DO HEREBY CERTIFY THAT THIS AS-BUILT CONFORMS TO THE APPROVED PLAN AS SHOWN, WHICH REPRESENTS ACTUAL CONDITIONS IN THIS AREA AS OF THIS DATE, 15 JUNE, 1995.

THE NUMBER OF LOTS IN THIS SUBDIVISION WILL, WILL NOT BE INCREASED BY THIS REVISION. THE IMPROVEMENTS COVERED BY THIS REVISION CONSISTING OF 2 SHEETS ARE ESTIMATED TO RESULT IN \$ 2,430.00 ADDITIONAL COSTS FOR THE BONDED IMPROVEMENTS AND THE COST OF THESE IMPROVEMENTS WILL, WILL NOT EXCEED BY 10% THE AMOUNT OF THE ORIGINAL ESTIMATE FOR THIS PROJECT DATED 7/13/11 WHICH WAS IN THE AMOUNT OF \$ 30,000.00. THIS REVISION IS BEING SUBMITTED ON BEHALF OF: DEVELOPER'S NAME EA CERTIFIED CORRECT BY SUBMITTING ENGINEER John M. Ewing

THIS SHEET FOR INFORMATION ONLY

NO.	DESCRIPTION	APPROVED	DATE
1	FAIR DETENTION REVISED TO WET POND WITH B.M.P. RETENTION		5-22-09

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

WET POND STORAGE FLOW PLACEMENT W/ SURFACE AT ELEVATION 406.00

B.M.P. STORAGE DEPTH = 30.0 IN
 NET POND STORAGE PROVIDED = 3 TIMES (B.M.P.) 92,000 = 276,000 CF

EL (FT)	AREA (SQ FT)	STORAGE (CU FT)
406.00	53,265	0
406.20	28,845	62,110
406.40	25,205	116,160
406.60	23,070	164,436
406.80	21,295	203,802
407.00	18,395	243,492
407.20	15,645	279,732
407.40	13,180	296,753

PERMANENT STORAGE REQUIRED = 276,150 CF
 PERMANENT STORAGE PROVIDED = 296,753 CF

AS APPROVED BY THE BOARD OF SUPERVISORS ON MAY 1, 2008

paculli, simmons & associates, ltd.
 • SURVEYING • LANDSCAPE ARCHITECTURE
 • PLANNING • ENGINEERING
 11150 Main Street, Fairfax, Virginia 22030 (703) 891-8800

FAIR OAKS ESTATES - SECTION 8
 DETENTION FACILITY
 CENTREVILLE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

SCALE: _____
 DATE: 6-17-11
 DRN: JWE
 ENG: JWE

STORMWATER MANAGEMENT

The existing Fair Oaks Hospital Campus is served by a series of four (4) different SWM/BMP facilities. These facilities ring the Campus and provide both detention and water quality benefits. The proposed expansion discussed within this Special Exception Amendment (SEA) will effect only two of these facilities, namely the Wet Pond adjacent to the southeast corner of the property and the Extended Detention Dry Pond on the southwestern side of the property.

The proposed amendment to this Special Exception calls for the expansion to several existing buildings and their accessory structures and the deletion/demolition/removal/revision to a significant amount of surface parking and yet-to-be-constructed buildings within the 10.25 acres of land that will be disturbed as part of this application. A detailed investigation into the amount of imperviousness proposed with this application that was not previously approved by Fairfax County yields an increase in imperviousness of 15,590 square feet (36 acres). Of the 0.36 acres of additional imperviousness proposed with this application, approximately 0.34 acres drains to the existing Wet Pond and 0.02 acres to the recently (2009) revised Extended Detention Dry Pond.

Although current Fairfax County requirements only call for the detention and quality treatment of the runoff from a proposed project we are proposing the use of Low Impact Development techniques that will ensure that the total volume of runoff after the project is complete will not exceed that of existing conditions. This LID technique will take the form of an infiltration trench or other innovative BMP measures.

Water Quality Requirements:

Wet Pond: The increase in imperviousness (0.36 acres) associated with this SEA within the Wet Pond watershed (100.3 acres) does not alter the current proposed "c-value" for the watershed. The size of the watershed in relationship to the proposed increase is insignificant and less than the rounding error commonly used in "c-value" depletion. Furthermore, the BMP pool provided (296,753 cf) is several thousand cubic feet larger than the water quality volume required (279,150 cf) and if we were to extrapolate the increase in "c-value" down to three significant digits the BMP pool required would still be well short of that proposed. Please note, the BMP sizing criteria within the approved site plan has been incorporated as Sheet 6 of the SEA Plat.

Extended Detention Dry Pond: The relatively minor increase in imperviousness associated with this SEA (0.02 acres) within the Extended Detention Dry Pond watershed was already considered during its previous design. The watershed impervious value for the proposed conditions is again unchanged by this proposed revision to the SEA, and the BMP pool provided within the existing pond (65,000 cf) is significantly larger than that required (43,908 cf).

Water Quantity (Detention) Requirements:

Wet Pond: The increase in imperviousness (0.36 acres) associated with this SEA within the Wet Pond watershed (100.3 acres) does not alter the current proposed "c-value" for the watershed and as such does not increase the proposed runoff beyond that anticipated in the original Wet Pond design approved by Fairfax County. As discussed previously, the size of the watershed in relationship to the proposed increase is insignificant and less than the rounding error commonly used in "c-value" depletion. The approved routing of the existing Wet Pond has been provided for information only on Sheet 6 of this SEA Plat.

Extended Detention Dry Ponds: The relatively minor increase in imperviousness associated with this SEA (0.02 acres) within the Extended Detention Dry Pond watershed does not alter the current proposed "c-value" for the watershed and as such does not increase the proposed runoff beyond that anticipated in the approved design.

Outfall Analysis:

The changes proposed with this SEA are located within the Cub Run watershed. The proposed site improvements drain into Ox Lick Branch, a tributary of Cub Run, via natural stream channels, existing rip rap channels installed with Alder Woods Drive project under Plan #3624-PI-07, and culverts under Alder Woods Road (49" x 32" ERCCP), Rugby Road (twin 54" RCP), and Fairfax County Parkway (triple 900 x 1,500 mm or 3 ft. x 5 ft. box culverts). No changes are proposed to these existing culverts and natural and rip rap lined channels as part of this project.

The outfall channel from the Extended Detention Dry Pond proposed with Plan #3624-SP-07 at existing Structure #6 is designed to convey the 10-year storm runoff (2.4 cfs) at non-erosive (less than 2 cfs) velocities (see Cross Section F-F on Sheet 7 of the SEA Plat). The on-site expanded dry detention pond provides a significant reduction in peak runoff for all storms. Structure #13 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 8, Plan #3624-PI-03, Sheet 6 of the SEA Plat). The channel capacity (See section G-G) is 173 cfs although the actual 10-year design 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.

Below 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 also 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 storms than that required in the PFM. The 100-year design storms have been detained such that the peak 100-year discharge will not overflow the roadway of Alder Woods Drive. As a result of these facts the drainage outfall for this project is adequate in our judgment, and no downstream properties will be adversely impacted by the proposed development.

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

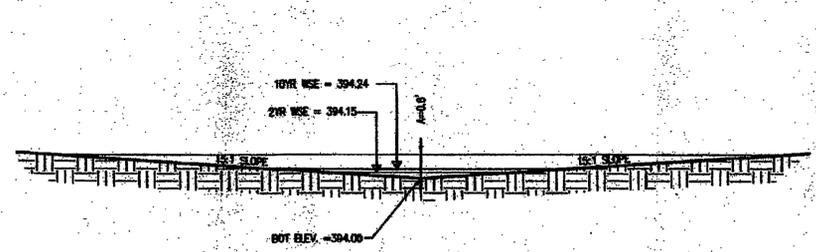
The following information is required to be shown or provided in all zoning applications, or a waiver request of the subdivision requirement with justification shall be attached. Note: Waivers will be acted upon separately. Failure to adequately address the required submission information may result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

This information is required under the following Zoning Ordinance paragraphs:
 Special Permits (9-011 2J & 2L) Special Exceptions (9-011 2J & 2L)
 Cluster Subdivision (9-015 1G & 1H) Commercial Revitalization Districts (9-022 2A (12) & (14))
 Development Plans PRC District (16-302 3 & 4L) PRC Plan (16-303 1E & 1O)
 FDP P Districts (except PRC) (16-502 1F & 1G) Amendments (19-202 10F & 10J)

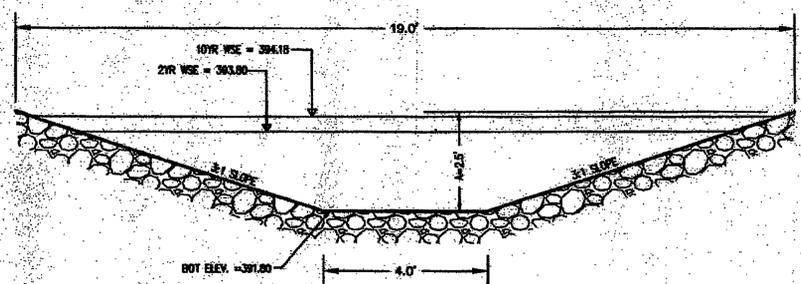
1. Plat is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100').
2. A graphic depicting the stormwater management facility(ies) and limits of sloping and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, silt outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet 5.
3. Provide: SEE SHEET 5 OF THIS PLAN SET

Facility Name	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage Volume (cf)	If pond, dam height (ft)
WET POND (1)						
WET POND (2)						
WET POND						
INFILTRATION						
Totals						
4. On-site drainage channels, outfalls and pipe systems are shown on Sheet 5.
 Pond inlet and outlet pipe systems are shown on Sheet 5.
5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet 5.
 Type of maintenance access road surface noted on the plat is ASPHALT (asphalt, gravel, etc.).
6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet N/A - THEY ARE EXISTING FACILITIES
7. A stormwater management narrative which contains a description of how detention and best management practices requirements will be met is provided on Sheet 5.
8. A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet 5.
9. A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet 5.
10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is requested on Sheet 5.
11. A submission waiver is provided for N/A
12. Stormwater management is not required because

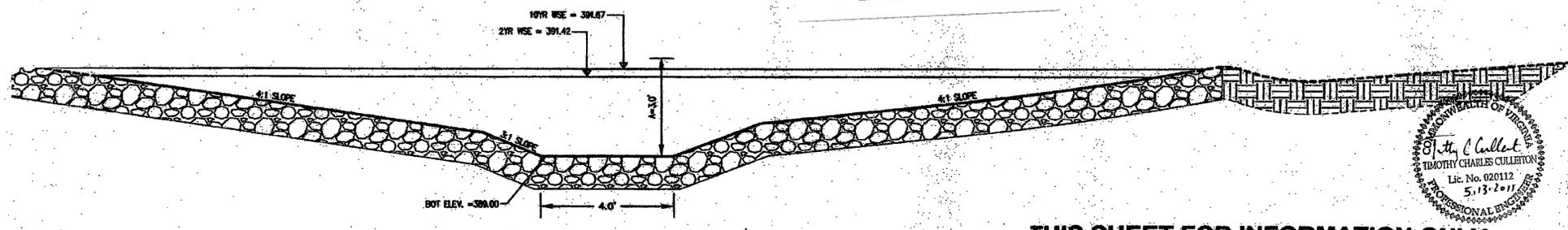
Timothy Charles Cullerton
 11-9-05
 11-16-05



CROSS SECTION F-F
 SEE SHEET 7 FOR PLAN VIEW
 SCALE: 1" = 2' VERT.
 1" = 2' HORIZ.



CROSS SECTION G-G
 SEE SHEET 7 FOR PLAN VIEW
 SCALE: 1" = 2' VERT.
 1" = 2' HORIZ.



CROSS SECTION L-L
 SEE SHEET 7 FOR PLAN VIEW
 SCALE: 1" = 2' VERT.
 1" = 2' HORIZ.

RZ 2011-SU-004, PCA 2000-SU-032-03
 Application No. SEA 84-L-076-02 Staff W.O.D.
 APPROVED DEVELOPMENT PLAN
 (DP) (GDP) (CDP) (FDP)
 SEE PROFFERS DATED June 6, 2011
 Date of (BOS) (BZA) Approval July 26, 2011
 Approved (SE) (SEA PLAT)
 SEA cond. dated 6/22/2011 as amended on July 26, 2011
 Sheet 13 of 13

THIS SHEET FOR INFORMATION ONLY.

Timothy Charles Cullerton
 TIMOTHY CHARLES CULLERTON
 Lic. No. 020112
 5.13.2011
 PROFESSIONAL ENGINEER

COMMONWEALTH OF VIRGINIA
 PROFESSIONAL ENGINEER
 No. 19406
 9/26/01

ENGINEER'S SEAL & SIGNATURE

DATE	DESIGNER	AC	REVISION APPROVED	DIVISION OF DESIGN REVIEW

AS APPROVED BY THE BOARD OF SUPERVISORS ON MAY 1, 2009

I HEREBY CERTIFY THAT NO OTHER REVISIONS HAVE BEEN MADE ON THESE PLANS EXCEPT THOSE PREVIOUSLY APPROVED

Dewberry & Davis LLC
 Engineers
 Planners
 Surveyors
 Landscape Architects

A Dewberry Company
 9401 Ashburn Boulevard
 Fairfax, VA 22031-4666
 (703) 849-0100 Fax (703) 849-0618

FAIR OAKS HOSPITAL ADDITION
 SULLY DISTRICT
 FAIRFAX COUNTY, VIRGINIA

NOVEMBER 2000
 NO SCALE
 3624-SP-07
 C3
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