NOTES

1. THE PROPERTY DELINEATED ON THIS PLAN IS LOCATED ON FAIRFAX COUNTY ASSESSMENT MAP 45-2 ((1)) PARCELS 25 AND 41. THIS GENERALIZED DEVELOPMENT PLAN/SPECIAL EXCEPTION AMENDMENT PLAT IS SUBMITTED IN CONJUNCTION WITH (1) A REZONING APPLICATION TO REZONE PART OF PARCEL 45-2 ((1)) 25 FROM THE R-3 DISTRICT TO THE C-3 DISTRICT TO PERMIT THE DEVELOPMENT OF A SECOND MEDICAL OFFICE BUILDING AND (2) A SPECIAL EXCEPTION AMENDMENT APPLICATION TO RECOGNIZE THE SECOND MEDICAL OFFICE BUILDING AND TO RECOGNIZE THE INCREASED FLOOR AREA FOR THE PROPOSED HOSPITAL FOR ADMINISTRATIVE OFFICES AND A PERMANENT MAGNETIC RESONANCE IMAGING (MRI) UNIT. EXCEPT WHERE NOTED HEREIN, THE PROPOSED DEVELOPMENT WILL CONFORM WITH THE PLAN AND DEVELOPMENT CONDITIONS APPROVED IN CONJUNCTION WITH SEA 84-C-076-2 AND RCA 85-C-091-1.

2. BOUNDARY AND TOPOGRAPHIC INFORMATION IS BY OTHERS. DEWBERRY & DAVIS (D&D) ASSUMES NO RESPONSIBILITY FOR DESIGN OR CONSTRUCTION CHANGES CAUSED BY INACCURACIES IN SAID INFORMATION HEREON.

3. STORMWATER MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH FAIRFAX COUNTY POLICIES AND ORDINANCES. AN ADDITIONAL STORMWATER MANAGEMENT FACILITY WILL BE PROVIDED UNDERGROUND IN THE GENERAL AREA REPRESENTED HEREON. THE APPLICANT RESERVES THE OPTION TO PROVIDE AN ADDITIONAL UNDERGROUND STORMWATER MANAGEMENT FACILITY IF NEEDED SUBJECT TO THE APPROVAL OF THE DEPARTMENT OF ENVIRONMENTAL MANAGEMENT.

4. PUBLIC WATER AND SEWER ARE AVAILABLE TO THE SITE AND WILL BE EXTENDED AS NECESSARY TO SERVICE THE PROPOSED DEVELOPMENT.

5. IN ACCORDANCE WITH PAR. 4 AND 5 OF SECT. 18-204 OF THE ZONING ORDINANCE, MINOR DEVIATIONS TO THE SIZES, DIMENSIONS, FOOTPRINTS AND LOCATIONS OF THE PROPOSED MEDICAL OFFICE BUILDING, PERMANENT MRI AND PROPOSED HOSPITAL ADMINISTRATIVE OFFICE STRUCTURE MAY OCCUR WITH FINAL ARCHITECTURAL OR ENGINEERING DESIGN.

6. LANDSCAPING WILL BE PROVIDED IN CONFORMANCE WITH THE LANDSCAPING FEATURES SHOWN HEREON SUBJECT TO FINAL DESIGN AND ENGINEERING.

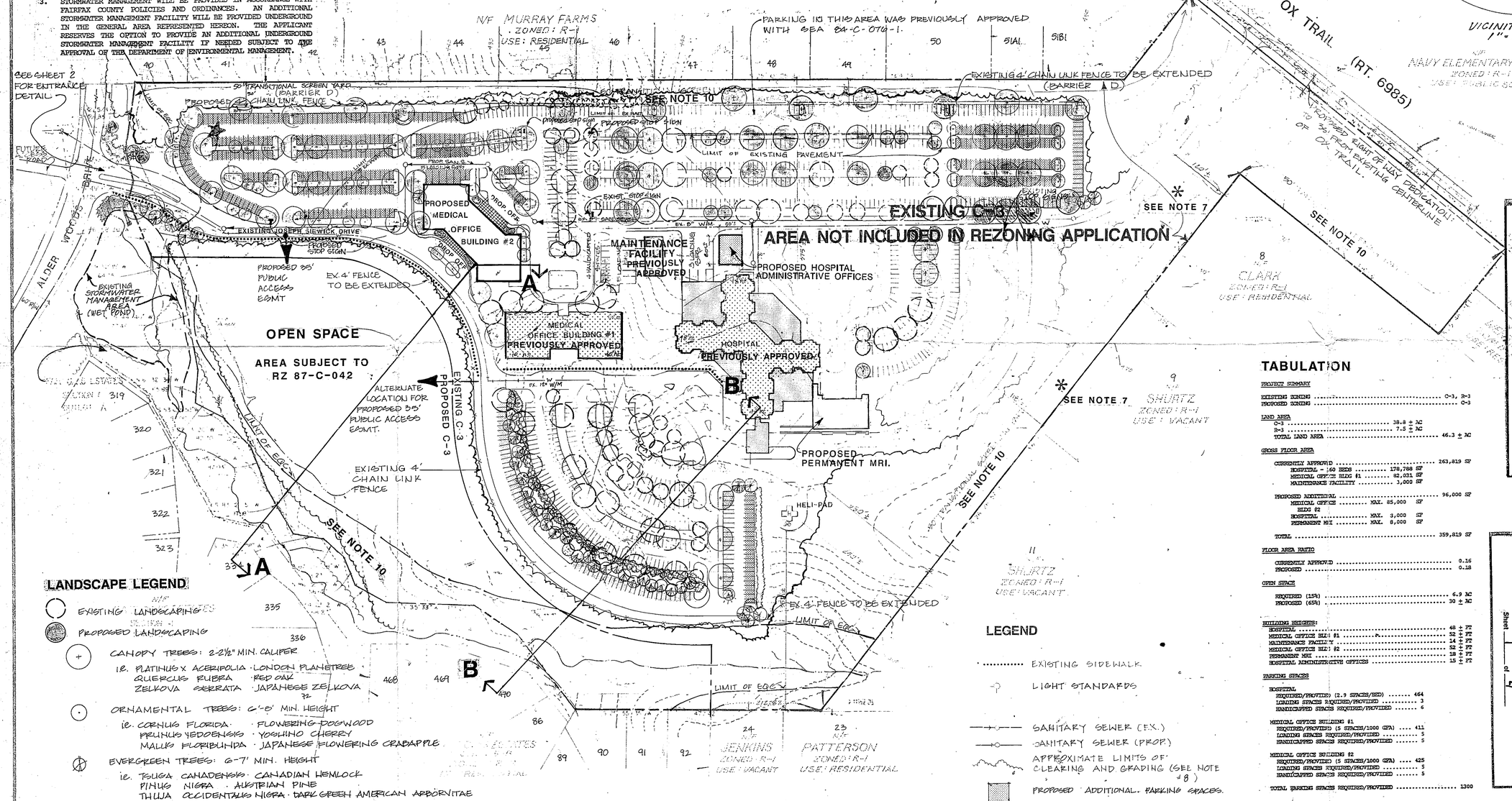
7. INGRESS/EGRESS EASEMENTS WILL BE PROVIDED FOR FAIRFAX COUNTY ASSESSMENT MAP 45-2 ((1)) PARCELS 8, 9, AND 11 PURSUANT TO SPECIAL EXCEPTION CONDITION #SEA 84-C-076, CONDITION #11.

8. THE LIMITS OF CLEARING AND GRADING SHOWN HEREON ARE APPROXIMATE AND MAY CHANGE WITH FINAL ENGINEERING AND THE LOCATION OF UTILITIES.

8. THE LIMITS OF CLEARING AND GRADING SHOWN HEREON ARE APPROXIMATE AND MAY CHANGE WITH FINAL ENGINEERING AND THE LOCATION OF UTILITIES.

9. (DELETED)

10. THE EXISTING VEGETATION SUPPLEMENTED AS REQUIRED BY THE COUNTY ARBORIST WILL BE USED FOR THE TRANSITIONAL SCREENING IN ACCORDANCE WITH PARAGRAPH 4 OF SECTION 13-104 OF THE ZONING ORDINANCE SO AS TO PROVIDE PLANTING AND SCREENING PURSUANT TO ARTICLE 13 OF THE ZONING ORDINANCE.



LANDSCAPE LEGEND

- EXISTING LANDSCAPING
- PROPOSED LANDSCAPING
- CANOPY TREES: 2-2½" MIN. CALIPER
  - ie. PLATINUS X ACERIFOLIA · LONDON PLANETREE
  - QUERCUS RUBRA · RED OAK
  - ZELKOVA SERRATA · JAPANESE ZELKOVA
- ORNAMENTAL TREES: 6'-8' MIN. HEIGHT
  - ie. CORNUS FLORIDA · FLOWERING DOGWOOD
  - PRUNUS YEDOENSIS · YOSHINO CHERRY
  - MALUS FLORIBUNDA · JAPANESE FLOWERING CRABAPPLE
- EVERGREEN TREES: 6-7' MIN. HEIGHT
  - ie. TSUGA CANADENSIS · CANADIAN HEMLOCK
  - PINUS NIGRA · AUSTRIAN PINE
  - THUJA OCCIDENTALIS NIGRA · DARK GREEN AMERICAN ARBORVITAE
- EVERGREEN SHRUBS 18" - 24" SPREAD MIN
  - ie. ILEX GLABRA COMPACTA · DWARF INKBERRY
  - TAXUS X MEDIA DENSIFORMIS · DENSIFORMA YEW
  - PINUS MUGHO MUGHO · MUGHO PINE

LEGEND

- EXISTING SIDEWALK
- LIGHT STANDARDS
- SANITARY SEWER (EX.)
- SANITARY SEWER (PROP.)
- APPROXIMATE LIMITS OF CLEARING AND GRADING (SEE NOTE 8)
- PROPOSED ADDITIONAL PARKING SPACES.
- LIMIT OF EQC
- APPROXIMATE LOCATION OF UNDERGROUND STORMWATER DETENTION (SEE NOTE 3)

TABULATION

PROJECT SUMMARY

EXISTING ZONING	C-3, R-3
PROPOSED ZONING	C-3
LAND AREA	
C-3	38.8 ± AC
R-3	7.5 ± AC
TOTAL LAND AREA	46.3 ± AC
GROSS FLOOR AREA	
CURRENTLY APPROVED	263,819 SF
HOSPITAL - 160 BEDS	178,788 SF
MEDICAL OFFICE BLDG #1	82,031 SF
MAINTENANCE FACILITY	3,000 SF
PROPOSED ADDITIONAL	96,000 SF
MEDICAL OFFICE BLDG #2	MAX. 85,000 SF
HOSPITAL	MAX. 3,000 SF
PERMANENT MRI	MAX. 8,000 SF
TOTAL	359,819 SF
FLOOR AREA RATIO	
CURRENTLY APPROVED	0.16
PROPOSED	0.18
OPEN SPACE	
REQUIRED (15%)	6.9 AC
PROPOSED (65%)	30 ± AC
BUILDING HEIGHTS:	
HOSPITAL	48 ± FT
MEDICAL OFFICE BLDG #1	52 ± FT
MAINTENANCE FACILITY	14 ± FT
MEDICAL OFFICE BLDG #2	52 ± FT
PERMANENT MRI	18 ± FT
HOSPITAL ADMINISTRATIVE OFFICES	15 ± FT
PARKING SPACES	
HOSPITAL	
REQUIRED/PROVIDED (2.9 SPACES/BED)	464
LOADING SPACES REQUIRED/PROVIDED	3
HANDICAPPED SPACES REQUIRED/PROVIDED	6
MEDICAL OFFICE BUILDING #1	
REQUIRED/PROVIDED (5 SPACES/1000 GFA)	411
LOADING SPACES REQUIRED/PROVIDED	5
HANDICAPPED SPACES REQUIRED/PROVIDED	5
MEDICAL OFFICE BUILDING #2	
REQUIRED/PROVIDED (5 SPACES/1000 GFA)	425
LOADING SPACES REQUIRED/PROVIDED	5
HANDICAPPED SPACES REQUIRED/PROVIDED	5
TOTAL PARKING SPACES REQUIRED/PROVIDED	1300

Application No. RCA 85-C-091-1 & 2; RZ 87-C-042
APPROVED DEVELOPMENT PLAN
(CDP) (GDP) (FDP)
SEE PROFFERED CONDITIONS
Board (BOS) (PC) approval 1/26/91
Staff P. Braden
Sheet 1 of 4

Application No. SEA 84-C-076-3
APPROVED SE/SP PLAT
SEE DEVELOPMENT CONDITIONS
Date of (BOS) (BZA) approval 1/26/91
Staff Coordinator P. Braden
Sheet 1 of 4

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JAN 3 1 1991
DEWBERRY & DAVIS

COMMONWEALTH OF VIRGINIA
C. S. HENDRICKSON
NO. 055260
PROFESSIONAL ENGINEER

REV. 25-91

Dewberry & Davis
Engineers Architects Planners Surveyors
8401 Arlington Blvd., Fairfax, VA 22031
☎ 703 849-0100

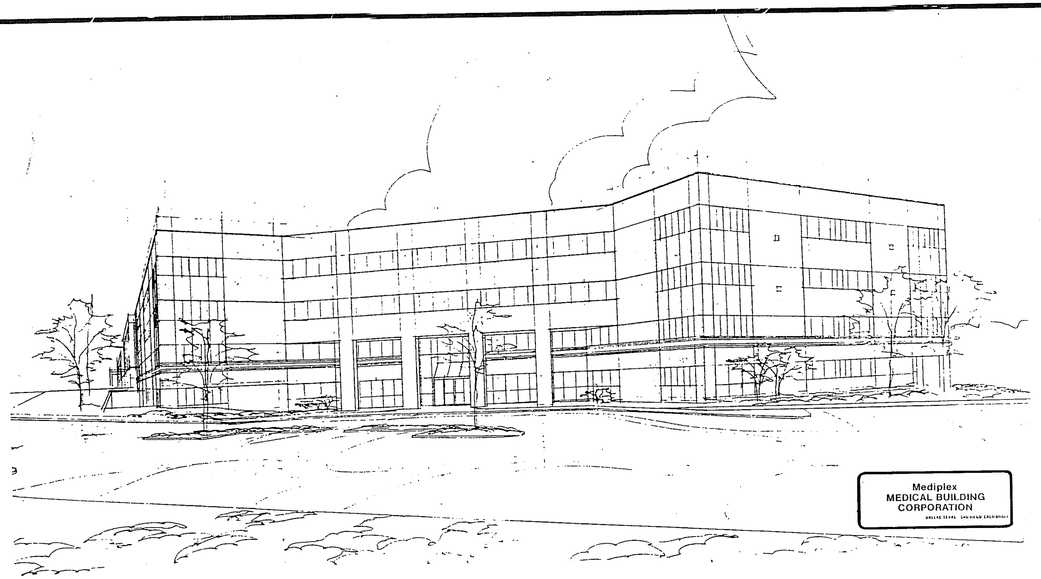
REZONING APPLICATION 87-C-042; SPECIAL EXCEPTION AMENDMENT 84-C-076-3; PROFFERED CONDITION AMENDMENT 85-C-91-2
GENERALIZED DEVELOPMENT PLAN/SPECIAL EXCEPTION AMENDMENT PLAT

FAIRFAX HOSPITAL SYSTEM/FAIR OAKS SITE

CENTREVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

Scale: 1":100'
Sheet 1 of 4
1-15-90
REV. 5-23-90
REV. 6-21-90
REV. 9-27-90
File Number: M-6626A

NOTE : * LANDSCAPING DETAILS ARE ILLUSTRATED TO REPRESENT DESIGN CONCEPTS AND MAY VARY WITH RESPECT TO SPECIFIC PLANT TYPES AND LOCATIONS SHOWN PENDING FINAL ENGINEERING AND DESIGN.



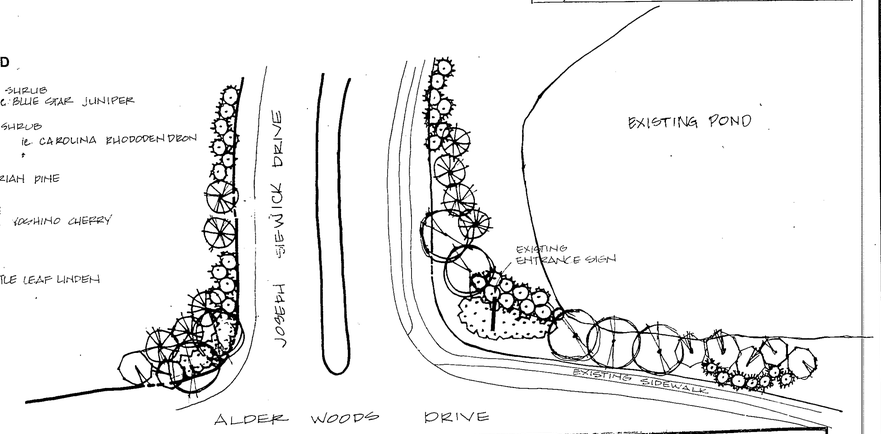
BUILDING PERSPECTIVE

(NOT TO SCALE)

THIS PERSPECTIVE REPRESENTS THE GENERAL CARACTER OF THE PROPOSED MEDICAL OFFICE BUILDING. SPECIFIC FEATURES ARE SUBJECT TO FINAL DESIGN AND ENGINEERING.

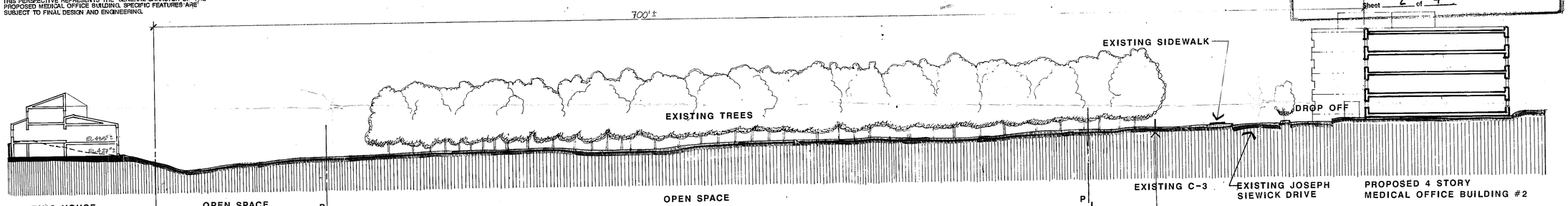
LANDSCAPE LEGEND

- SMALL EVERGREEN SHRUB — IE. BLUE STAR JUNIPER
- LARGE EVERGREEN SHRUB — IE. CAROLINA RHODODENDRON
- EVERGREEN TREE — IE. AUSTRIAN PINE
- ORNAMENTAL TREE — IE. YOSHINO CHERRY
- CANOPY TREE — IE. LITTLE LEAF LINDEN



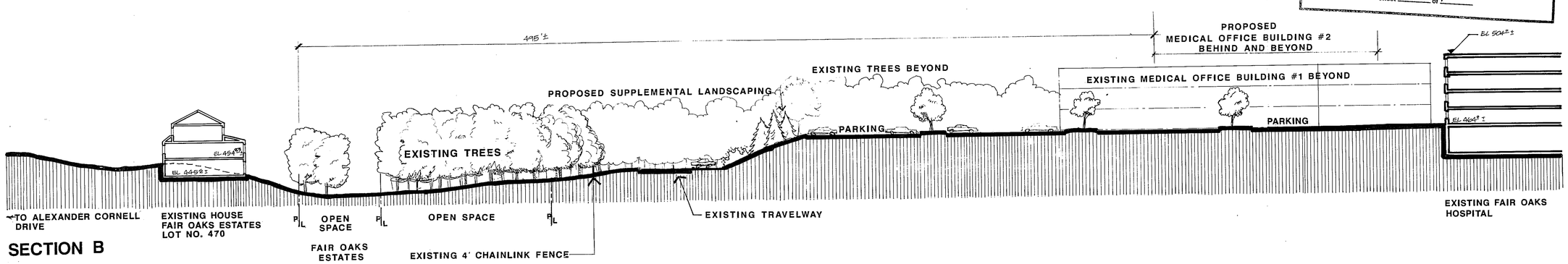
ENTRANCE DETAIL

Application No. PCA 85-C-091-2, RZ 87-C-042
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERED CONDITIONS
Date of (BOS) (PC) approval 1/28/91
Staff P. Braham
Sheet 2 of 4



SECTION A

Application No. SEA 84-C-076-3
APPROVED SE/SP PLAT
SEE DEVELOPMENT CONDITIONS
Date of (BOS) (BZA) approval 1/28/91
Staff Coordinator P. Braham
Sheet 2 of 4



SECTION B

NOTE:
THESE SECTIONS ARE APPROXIMATE AND SUBJECT TO MODIFICATION WITH FINAL ENGINEERING AND DESIGN.

REV 1-25-91

Dewberry & Davis
Architects Engineers Planners Surveyors
8401 Arlington Blvd., Fairfax, VA 22031
☎ 703 849-0100

REZONING APPLICATION 87-C-042; SPECIAL EXCEPTION AMENDMENT 84-C-076-3; PROFFERED CONDITION AMENDMENT 85-C-091-2
SECTIONS AND ENTRANCE DETAIL

FAIRFAX HOSPITAL SYSTEM/FAIR OAKS SITE

CENTREVILLE DISTRICT FAIRFAX COUNTY, VIRGINIA

Scale 1":30'
Sheet 2 of 4
Date 1-15-90, REV. 5-23-90, REV. 6-21-90, REV. 9-27-90
File Number M-6626A

Application No. SEA 84-C-076-3

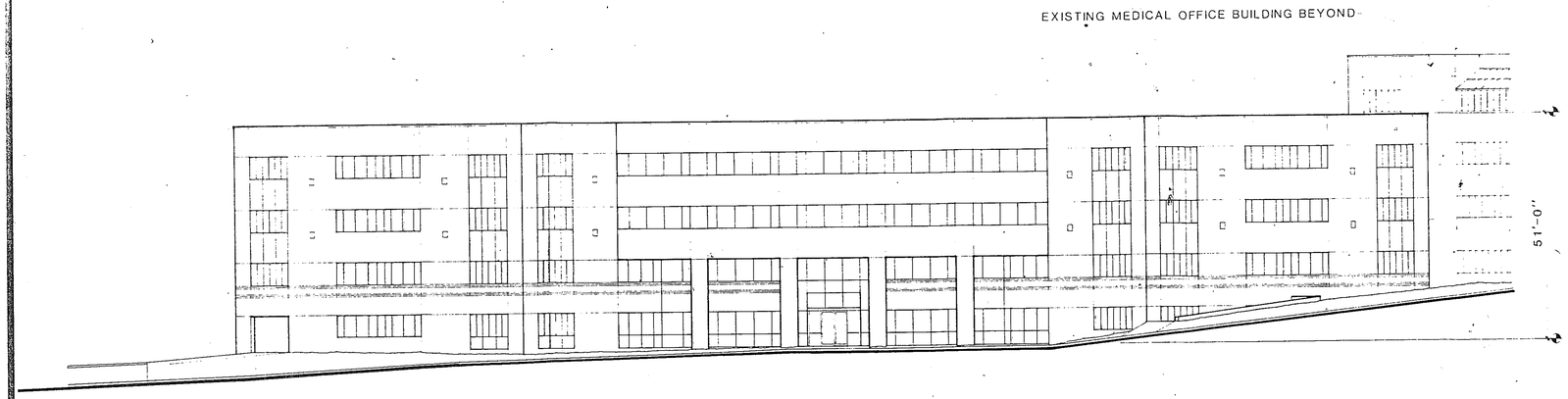
APPROVED SE/SP PLAT

SEE DEVELOPMENT CONDITIONS

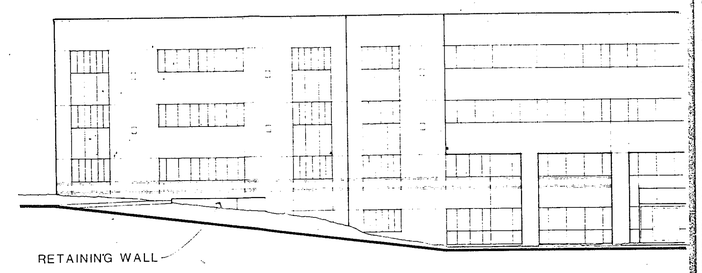
Date of (BOS) (BZA) approval 1/28/91

Staff Coordinator P. Braham

Sheet 3 of 4



SOUTHEAST ELEVATION



PARTIAL NORTHWEST ELEVATION

Application No. PCA 85-C-091-2, RZ 87-C-042

APPROVED DEVELOPMENT PLAN

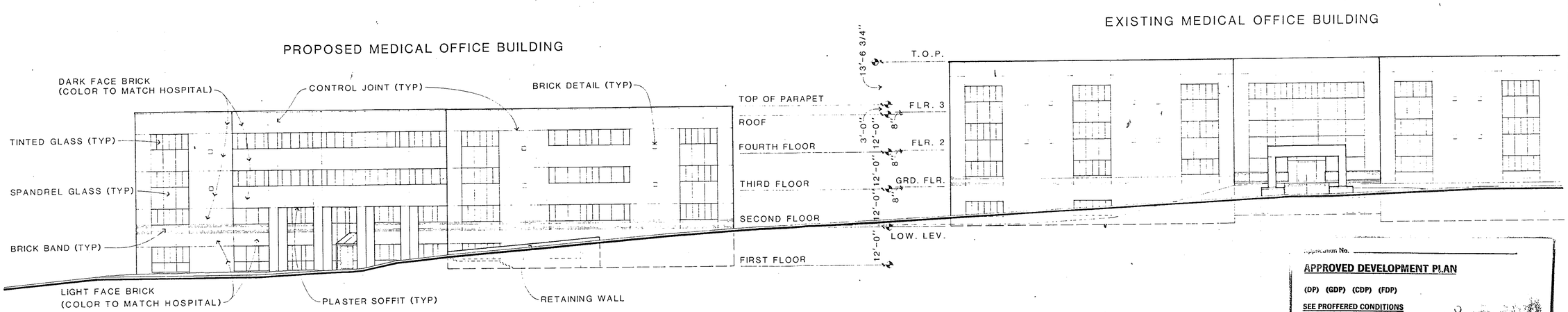
(DP) (GDP) (CDP) (FDP)

SEE PROFFERED CONDITIONS

Date of (BOS) (PC) approval 1/28/91

Staff P. Braham

Sheet 3 of 4



EAST ELEVATION

0 10 20 40 1" = 16'-0"

Application No. _____

APPROVED DEVELOPMENT PLAN

(DP) (GDP) (CDP) (FDP)

SEE PROFFERED CONDITIONS

Date of (BOS) (PC) approval _____

Staff _____

NOTE:

THESE ELEVATIONS REPRESENT THE GENERAL CHARACTER AND STYLE OF THE PROPOSED MEDICAL OFFICE BUILDING #2. SPECIFIC FEATURES ARE SUBJECT TO MODIFICATION WITH FINAL DESIGN AND ENGINEERING

REV. 1-25-91

Mediplex MEDICAL BUILDING CORPORATION

DALLAS, TEXAS

REVISIONS

NO.	DATE	BY

PROPOSED FAIR OAKS II MEDICAL OFFICE BUILDING

FAIRFAX COUNTY, VIRGINIA

BUILDING ELEVATION

REV. 5-23-90
REV. 6-21-90
REV. 9-27-90

DATE: 1-15-90

DRAWN BY: _____

APPROVED BY: _____

PROJECT NO. 0488

SHEET NO. 3 OF 4

M-6626A

Application No. SEA 84-C-076-3

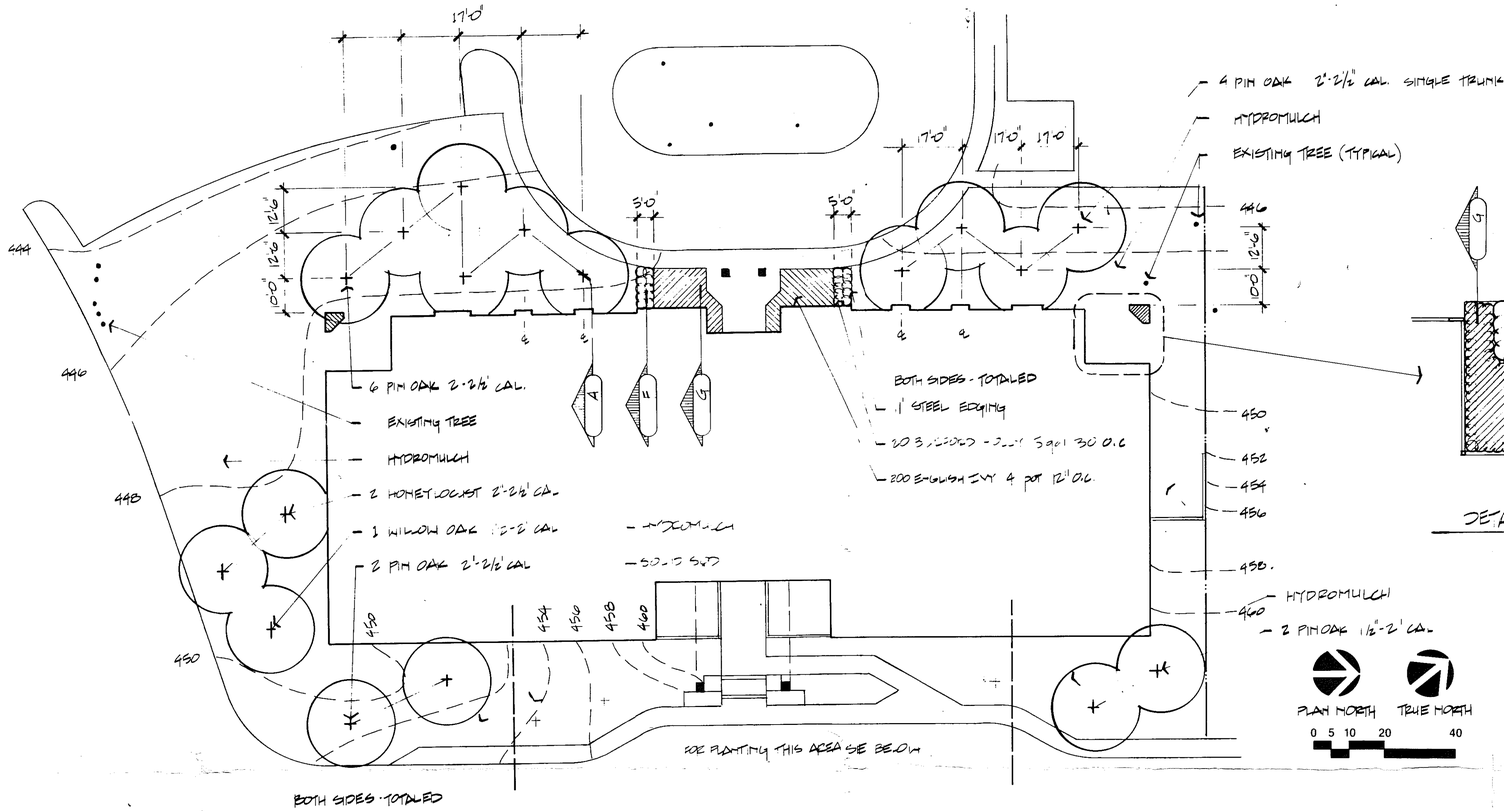
APPROVED SE/SP PLAT

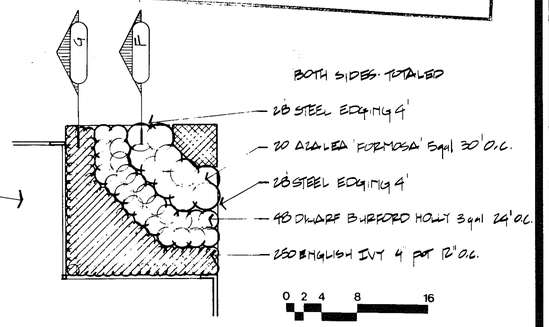
SEE DEVELOPMENT CONDITIONS

Date of (BOS) (BZA) approval 1/28/91

Staff Coordinator P. Graham

Sheet 4 of 4





DETAIL PLANTING PLAN

Application No. PCA 85-C-091-2, RZ 87-C-042

APPROVED DEVELOPMENT PLAN

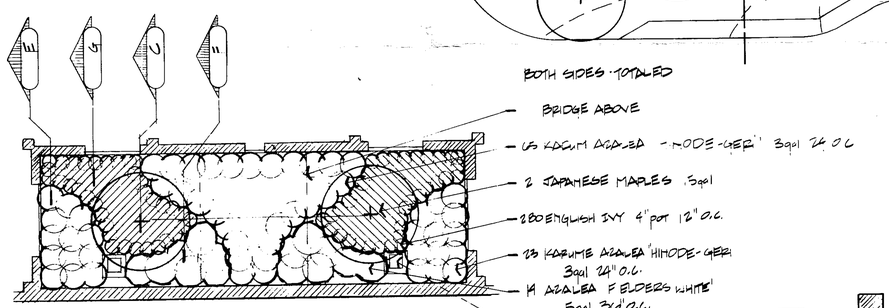
(DP) (GDP) (CDP) (FDP)

SEE PROFFERED CONDITIONS

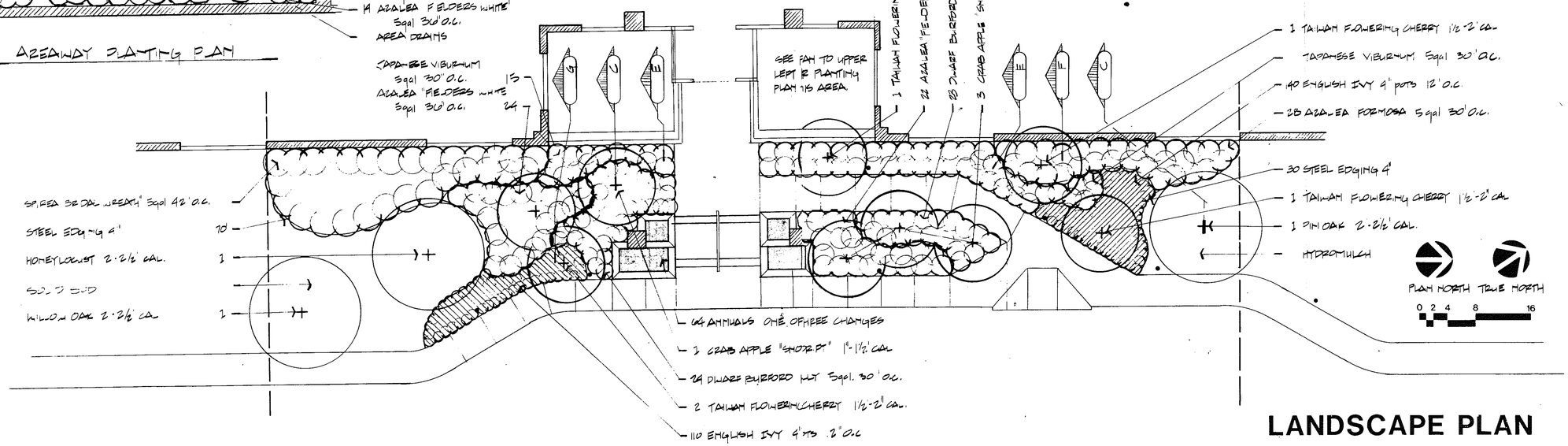
Date of (BOS) (PC) approval 1/28/91

Staff P. Graham

Sheet 4 of 4



AREAWAY PLANTING PLAN



LANDSCAPE PLAN

REV. 1-27-91

Mediplex

MEDICAL BUILDING CORPORATION

1400 TWO ENERGY SQUARE DALLAS, TEXAS 75206
214/361-2335

REVISIONS

NO.	DATE	BY

FAIROAKS PROFESSIONAL BUILDING

FAIRFAX, VIRGINIA

LANDSCAPE PLAN FOR MEDICAL OFFICE BUILDING #1

DATE: 9-27-90

DRAWN BY: M. KENDA

APPROVED BY:

PROJECT NO. 3084

SHEET NO. 4 OF 4

M-6626A