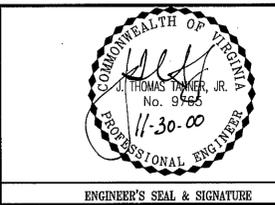


- LEGEND**
- EXISTING SANITARY SEWER
 - X— EXISTING SANITARY SEWER TO BE REMOVED
 - PROPOSED SANITARY SEWER
 - EXISTING WATER MAIN
 - X— EXISTING WATER MAIN TO BE REMOVED
 - PROPOSED WATER MAIN
 - PROPOSED DECIDUOUS TREE (2-2 1/2" CAL. MIN.)
 - PROPOSED ORNAMENTAL TREE (6'-8' HT. MIN.)
 - PROPOSED EVERGREEN TREE (6'-7' HT. MIN.)
 - PROPOSED LIMITS OF CLEARING & GRADING
 - EXISTING TREE
 - ▨ PROPOSED CROSSWALK
 - ▨ PROPOSED SIDEWALK
 - ▨ PROPOSED SPECIAL PAVERS

Application No. SEA 84-C-076-6 Staff PB
 APPROVED SP / SP PLAN
 SEE DEV CONDS DATED _____
 Date of (BOS) (BZA) approval 12/11/00
 Page 1 of 6
 See RZ 2000-SU-032

RECEIVED
 DEPARTMENT OF PLANNING AND ZONING
DEC 4 - 2000
 ZONING EVALUATION DIVISION

Rev. 10/11/00
 Rev. 11/02/00
 Rev. 11/15/00*
 Rev. 11/30/00



NOTES:

- THE PROPERTY THAT IS THE SUBJECT OF THE GENERALIZED DEVELOPMENT PLAN (GDP) AND SPECIAL EXCEPTION AMENDMENT (SEA) THAT HAS BEEN FILED IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS 45-2 (1) 25L AND 41A; AND 45-2 (2) 38, 39A, 39B, 40A, 40B, 41 THROUGH 50 AND 51B1. THE PROPERTY IS ZONED C-3 AND IS THE SITE OF THE FAIR OAKS HOSPITAL CAMPUS. IT CONTAINS 63.87 ACRES.
- THE GDP ACCOMPANIES A REZONING APPLICATION THAT HAS BEEN FILED TO REZONE THE SUBJECT PROPERTY FROM THE C-3 DISTRICT TO THE C-3 DISTRICT. THE PROPERTY IS CURRENTLY THE SUBJECT OF TWO SEPARATE REZONING APPLICATION APPROVALS (PCA 85-C-091-4 AND RZ 1998-SU-067) AND TWO SEPARATE SETS OF APPROVED OFFERS. THE PURPOSE OF THE REZONING APPLICATION IS SIMPLY TO COMBINE THE TWO (2) APPLICATIONS INTO ONE FOR EASE OF CONTINUED REFERENCE AND ADMINISTRATION.
- THE PURPOSE OF THE SPECIAL EXCEPTION AMENDMENT IS TO REVISE THE CURRENTLY APPROVED DEVELOPMENT PROGRAM ON THE FAIR OAKS HOSPITAL CAMPUS AND TO COMBINE THE DEVELOPMENT CONDITIONS ASSOCIATED WITH SEA 84-C-076-5 AND SE 92-Y-024 INTO ONE SET OF DEVELOPMENT CONDITIONS FOR EASE OF CONTINUED REFERENCE AND ADMINISTRATION.

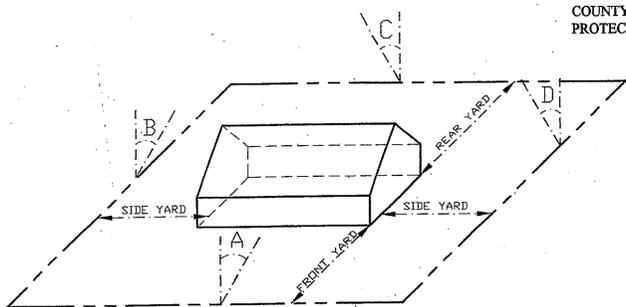
THERE IS NO CHANGE PROPOSED TO THE CHILD CARE CENTER LOCATED ON LOT 51B1 THAT WAS APPROVED WITH SE 92-Y-024 AND THERE IS NO CHANGE PROPOSED TO THE ASSISTED LIVING FACILITY OR THE TWO EXISTING MEDICAL OFFICE BUILDINGS THAT WERE APPROVED AND THE SUBJECT OF SEA 84-C-076-5.

THE AMENDMENT PROPOSES A SUBSTANTIAL EXPANSION AND REORIENTATION OF THE HOSPITAL BUILDING, ONE (1) ADDITIONAL MEDICAL OFFICE BUILDING, AND ADDITIONAL PARKING SPACES ON THE CAMPUS. THE PROPOSED DEVELOPMENT PROGRAM IS IN LIEU OF AND WILL SUPERCEDE THE DEVELOPMENT PROGRAM APPROVED UNDER SEA 84-C-076-5 WITH REFERENCE TO THE THEN PROPOSED TWO (2) ADDITIONAL MEDICAL OFFICE BUILDINGS.

LASTLY, THE AMENDMENT RECOGNIZES FOUR (4) TEMPORARY TRAILERS AND A PAD SITE FOR A MOBILE CATHETERIZATION LABORATORY THAT WERE APPROVED BY AN INTERPRETATION DATED MARCH 30, 2000. A PROPOSED MRI ADDITION TO THE HOSPITAL BUILDING IS ALSO REPRESENTED. WHEREAS SUCH AN ADDITION WAS THE SUBJECT OF A SECOND INTERPRETATION APPROVED ON SEPTEMBER 25, 2000, THE SIZE AND LOCATION OF THE ADDITION HAVE BEEN ADJUSTED SINCE THAT APPROVAL.

- THE BOUNDARY INFORMATION SHOWN HEREON HAS BEEN PREPARED BY DEWBERRY & DAVIS. IT IS FROM A FIELD SURVEY IN PART AND EXISTING RECORDS IN PART.
- THE TOPOGRAPHY SHOWN HEREON IS AT A CONTOUR INTERVAL OF TWO (2) FEET FROM A RECENT AERIAL AND FIELD SURVEY.
- THE EXISTING BUILDING DIMENSIONS AND LOCATIONS, AND PARKING LOT LAYOUT AND INTERNAL CIRCULATION INFORMATION ARE TAKEN FROM A RECENT AERIAL SURVEY. THE HOSPITAL AND TWO MEDICAL OFFICE BUILDINGS WERE CONSTRUCTED BETWEEN THE YEARS 1986 AND 1994. THE CHILD CARE CENTER WAS CONSTRUCTED IN 1994. THE ASSISTED LIVING FACILITY IS CURRENTLY UNDER CONSTRUCTION. THESE EXISTING BUILDINGS WILL REMAIN.
- THE EXISTING AND PROPOSED DEVELOPMENT PROGRAM WILL BE SERVED BY PUBLIC WATER AND SEWER THAT IS CURRENTLY LOCATED ON SITE.
- 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



FRONT YARD: $\angle A$ 25° WITH A BUILDING HEIGHT OF 60', THE FRONT YARD = NOT LESS THAN 40'

SIDE YARD: $\angle B$ NO REQUIREMENT

REAR YARD: $\angle C$ 20° WITH A BUILDING HEIGHT OF 60', THE REAR YARD = NOT LESS THAN 25'

ANGLE OF BULK PLANE
 MINIMUM REQUIRED YARD FOR BUILDING WITH 60' HEIGHT - C-3 DISTRICT

- LANDSCAPING AND SCREENING HAS BEEN PROVIDED IN ACCORDANCE WITH PREVIOUSLY APPROVED DEVELOPMENT CONDITIONS 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.
- USING EXISTING VEGETATION IN ACCORDANCE WITH THE PROVISION SET FORTH IN PAR. 4 OF SECT. 13-304 OF THE ZONING ORDINANCE, THE EQUIVALENT OF A TRANSITIONAL SCREENING YARD 2 WILL BE PROVIDED ALONG THE EASTERN EDGE OF THE SUBJECT PROPERTY WHERE IT ABUTS THE EXISTING ADJACENT PARCELS 8, 9, 11, 23 AND 24. (IT IS TO BE NOTED THAT PARCELS 8, 9 AND 11 WERE RECENTLY SUBDIVIDED BY WINCHESTER HOMES.) A BARRIER WILL BE PROVIDED ON THE COMMON LOT LINES GIVEN BOARD APPROVAL OF A MODIFICATION OF THE LOCATION THAT IS PRESCRIBED BY PAR. 1 OF SECT. 13-303 OF THE ZONING ORDINANCE. THE BARRIER WILL BE LOCATED ON OR NEAR THE COMMON LOT LINES IN A SPECIFIC ALIGNMENT THAT WILL BE THE LEAST DISRUPTIVE TO EXISTING VEGETATION AS APPROVED BY THE URBAN FORESTRY DIVISION.
- GIVEN THE 100 FOOT BUFFER THAT IS PROPOSED ALONG RUGBY ROAD AND THE PROPOSED 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. A REQUEST IS HEREBY MADE FOR A BOARD MODIFICATION AND WAIVER OF SAID REQUIREMENTS IN CONJUNCTION WITH ITS APPROVAL OF THIS GDP/SEA.
- LASTLY, 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.
- PARKING AND LOADING SPACES WILL BE PROVIDED FOR THE MIXTURE OF USES ON THE CAMPUS IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE AND THE REPRESENTATIONS IN THE TABULATION AND ON THE GRAPHIC.
- 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 OR NOT CONSTRUCT ALL OF THE PARKING SPACES IN THE LAST PARKING BAY ADJACENT TO RUGBY ROAD. LASTLY, THE APPLICANT RESERVES THE RIGHT TO REDUCE THE TOTAL NUMBER OF PARKING AND LOADING SPACES ON THE CAMPUS WITHOUT A GDP/SEA OR ADMINISTRATIVE INTERPRETATION TO ALLOW FOR MINOR ENGINEERING ISSUES SUCH AS, BUT NOT LIMITED TO, RESTRIPING PARKING LOTS, STORAGE, CONSTRUCTION EQUIPMENT/TRAILERS, STORMWATER MANAGEMENT PONDS, ETC. IN NO EVENT, HOWEVER, WILL THE TOTAL NUMBER OF PARKING SPACES ON THE ENTIRE 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 GDP/SEA APPLICATIONS, AS LONG AS IT CAN BE DEMONSTRATED THAT ADEQUATE PARKING IS PROVIDED.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRAVES LOCATED ON THE SUBJECT PROPERTY.
- THE EXISTING AND PROPOSED HOSPITAL AND RELATED USES ON SITE DO UTILIZE, STORE, TREAT AND DISPOSE OF HAZARDOUS AND TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PARTS 116.4, 302.4 AND 355; HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA/DEPARTMENT OF WASTE MANAGEMENT VR 672-10-10 - VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS; AND/OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280. TO THE BEST OF OUR KNOWLEDGE AND UNDERSTANDING, ALL SUCH SUBSTANCES THAT ARE UTILIZED, STORED AND/OR DISPOSED OF IN CONJUNCTION WITH THE HOSPITAL AND RELATED USES WILL BE IN ACCORDANCE WITH SAID REGULATIONS.
- THERE IS NO FLOODPLAIN DESIGNATED BY THE FEDERAL INSURANCE ADMINISTRATION, UNITED STATES GEOLOGICAL SURVEY OR FAIRFAX COUNTY, NO ENVIRONMENTAL QUALITY CORRIDOR (EQC) OR NO RESOURCE PROTECTION AREA (RPA) LOCATED ON THE SUBJECT PROPERTY.

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
72.1253 AC	TOTAL FOR PURPOSE OF FAR CALCULATION

- 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, 39B, 40A AND 40B.
- A STATEMENT CONFIRMING THE OWNERSHIP OF THE PROPERTY AND THE APPLICANT'S INTEREST IS PROVIDED SEPARATELY.
- THE COMPREHENSIVE PLAN RECOMMENDS THAT A BICYCLE TRAIL BE LOCATED ON THE NORTHERN (OR EASTERN) SIDE OF WEST OX ROAD AND ALONG THE NORTHERN (OR EASTERN) SIDE OF THE FAIRFAX COUNTY PARKWAY. IN ADDITION, A PEDESTRIAN TRAIL IS RECOMMENDED ALONG THE WESTERN SIDE OF RUGBY ROAD.
- STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) WILL BE PROVIDED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS SET FORTH IN THE PUBLIC FACILITIES MANUAL, CHAPTER 118 OF THE CODE OF THE COUNTY OF FAIRFAX, THE CHESAPEAKE BAY PRESERVATION ORDINANCE AND ALSO IN ACCORDANCE WITH THE DEVELOPMENT CONDITIONS APPROVED WITH THE APPROVAL OF SEA 84-C-076-4 AND SE 92-Y-024. THE EXISTING AND PROPOSED SWM AND BMP FACILITIES ARE REPRESENTED ON THE GRAPHIC. THEY ARE SUBJECT TO ADJUSTMENT WITH FINAL ENGINEERING AND DESIGN. AN ADDITIONAL FACILITY (S) MAY BE NEEDED BASED ON FINAL ENGINEERING, AND SUCH FACILITY COULD BE LOCATED IN THE PROPOSED OPEN SPACE ON LOTS 38, 39A AND 39B.
- 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:

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
72.1253 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 TOTAL FLOOR AREA RATIO OF 0.20 BASED ON THE ORIGINAL COMBINED TOTAL LAND AREA(S) OF 72.1253 ACRES.
- THE DEVELOPMENT OF THE PROPOSED IMPROVEMENTS MAY OCCUR IN PHASES. THE FIRST PHASE OF THE CONSTRUCTION, THE HOSPITAL BUILDING AND PARKING LOT EXPANSIONS, IS CURRENTLY PLANNED TO COMMENCE AS SOON AS APPLICABLE PLANS AND PERMITS ARE APPROVED. IT IS ANTICIPATED THAT THE PROPOSED MEDICAL OFFICE BUILDING MAY BE CONSTRUCTED AS A SECOND PHASE. AS A CONSEQUENCE, IT IS TO BE UNDERSTOOD THAT CONSTRUCTION OF BOTH PHASES OF DEVELOPMENT MAY NOT COMMENCE WITHIN THE THIRTY (30) MONTHS FROM THE DATE OF APPROVAL OF THE SEA AS PRESCRIBED BY THE PROVISION SET FORTH IN SECT. 9-015 OF THE ZONING ORDINANCE.
- IT IS TO BE FURTHER UNDERSTOOD THAT AS PART OF THE PHASING OF DEVELOPMENT, INTERIM PARKING AREAS MAY BE REQUIRED AND THEY MAY NOT BE LOCATED IN STRICT ACCORDANCE WITH THE DEVELOPMENT PROGRAM REPRESENTED ON THE GRAPHIC.
- THE FLOOR AREAS REPRESENTED IN THE TABULATION ARE GROSS FLOOR AREAS AS DEFINED IN THE ZONING ORDINANCE. THE GROSS FLOOR AREAS OF THE EXISTING BUILDINGS, TO INCLUDE THE ASSISTED LIVING FACILITY WHICH IS CURRENTLY UNDER CONSTRUCTION, HAVE BEEN RECENTLY RECALCULATED IN ACCORDANCE WITH THE DEFINITION OF GROSS FLOOR AREA AS SET FORTH IN ARTICLE 20 OF 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.
- IT IS UNDERSTOOD THAT ADDITIONAL SITE FEATURES SUCH AS GAZEBOS, 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.
- ALL SIGNS WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN ARTICLE 12 OF THE ZONING ORDINANCE. ALL 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. THE LIGHT STANDARDS IN THE VICINITY OF THE ASSISTED LIVING FACILITY WILL BE IN ACCORDANCE WITH THOSE REPRESENTED AND APPROVED WITH SEA 84-C-076-5 AND RZ 1998-SU-067. 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.
- TO THE BEST OF OUR KNOWLEDGE, THE PROPOSED DEVELOPMENT OF THE SUBJECT PROPERTY CONFORMS TO ALL CURRENT APPLICABLE LAND DEVELOPMENT ORDINANCES, REGULATIONS AND ADOPTED STANDARDS.

TABULATION:

EXISTING ZONING	C-3
LAND AREA	63.87± AC*
GROSS FLOOR AREA PERMITTED (72.1253 AC @ 0.20 FAR - PER COMPREHENSIVE PLAN)	628,355± SF
EXISTING GROSS FLOOR AREA	426,484± SF ***
HOSPITAL (INCLUDES CHAPEL AND PHYSICIAN'S LOUNGE ADDITION)	185,494± SF
MAINTENANCE BUILDING	2,715± SF
PHYSICAL THERAPY BUILDING	2,985± SF
SUBTOTAL	191,194± SF
MEDICAL OFFICE BUILDING 1	74,656± SF
MEDICAL OFFICE BUILDING 2	76,660± SF
COVERED WALKWAYS (2)	2,420± SF ***
CHILD CARE CENTER	9,380± SF
ASSISTED LIVING FACILITY (UNDER CONSTRUCTION)	68,454± SF
MOBILE CATH LAB	640± SF
TEMPORARY TRAILERS	3,080± SF
SUBTOTAL	235,290± SF
GROSS FLOOR AREA TO BE REMOVED	(8,780± SF)
MAINTENANCE BUILDING	(2,715± SF)
PHYSICAL THERAPY BUILDING	(2,985± SF)
TEMPORARY TRAILERS	(3,080± SF)
PROPOSED GROSS FLOOR AREA	210,123± SF ***
PROPOSED HOSPITAL EXPANSION	142,500± SF
PROPOSED EQUIPMENT BUILDING	2,809± SF
PROPOSED MEDICAL OFFICE BUILDING	60,000± SF
PROPOSED COVERED WALKWAY	814± SF ***
PROPOSED MRI HOSPITAL EXPANSION	4,000± SF
TOTAL EXISTING AND PROPOSED GROSS FLOOR AREA	627,827± SF ***
(426,484 SF - 8,780 SF + 210,123 SF)	
GROSS FLOOR AREA AVAILABLE FOR EXPANSION(S) TO BE APPROVED IN THE FUTURE (628,355 SF - 627,827 SF)	528± SF ***
FLOOR AREA RATIO (FAR) PERMITTED - PER COMPREHENSIVE PLAN	0.20*
PROPOSED	0.20*
OPEN SPACE REQUIRED (15% OF 63.87 AC)	9.58± AC
PROPOSED (50%)	31.94± AC
PARKING SPACES REQUIRED	1195
HOSPITAL: 160 LICENSED BEDS @ 2.9 SPACES/BED	464
MOB #1: 74,656 SF X 3 SPACES/1,000 SF GFA	224
MOB #2: 76,660 SF X 3 SPACES/1,000 SF GFA	230
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: 60,000 SF X 3 SPACES/1,000 SF GFA	180
PARKING SPACES PROPOSED	1847±**
BUILDING HEIGHTS	
EXISTING	
HOSPITAL (4 STORIES)	60± FT
MEDICAL OFFICE BUILDING #1 (4 STORIES)	52± FT
MEDICAL OFFICE BUILDING #2 (4 STORIES)	52± FT
MAINTENANCE BUILDING (1 STORY)	14± FT
PHYSICAL THERAPY BUILDING (1 STORY)	15± FT
ASSISTED LIVING FACILITY (3 STORIES)	50± FT
PROPOSED	
HOSPITAL EXPANSION (4 STORIES)	60± FT
MEDICAL OFFICE BUILDING #3 (4 STORIES + MECHANICAL PENTHOUSE)	60± FT
EQUIPMENT BUILDING (1 STORY WITH CELLAR)	20± FT
HOSPITAL MRI EXPANSION (1 STORY WITH CELLAR)	20± FT

* SEE NOTE 18.

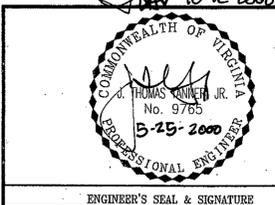
** SEE NOTE 10.

*** THERE IS A PROPOSED ZONING ORDINANCE AMENDMENT THAT IS CURRENTLY SCHEDULED FOR PUBLIC HEARING BY THE BOARD OF SUPERVISORS ON DECEMBER 11, 2000 THAT WILL EXCLUDE THE FLOOR AREA IN COVERED WALKWAYS FROM GROSS FLOOR AREA CALCULATIONS. IF THIS ZONING ORDINANCE AMENDMENT IS ADOPTED, THE FOLLOWING TABULATION CHANGES WILL BE IN ORDER:

EXISTING GROSS FLOOR AREA	424,064± SF
PROPOSED GROSS FLOOR AREA	209,309± SF
TOTAL EXISTING AND PROPOSED GROSS FLOOR AREA	624,593± SF
GROSS FLOOR AREA AVAILABLE FOR EXPANSION TO BE APPROVED IN THE FUTURE	3,762± SF

Application No. 2000-032-001-001
 APPROVED (S) / SP PLAN
 SEE DEV CONDS DATED 12-11-00
 Date of (S) (RZA) approval 12-11-00
 Z of L
 See RZ 2000-547-032

JTH 11-20-00 REV. 11/02/00
 JTH 11-15-00 REV. 11/15/00
 JTH 11-20-00 REV. 11/30/00

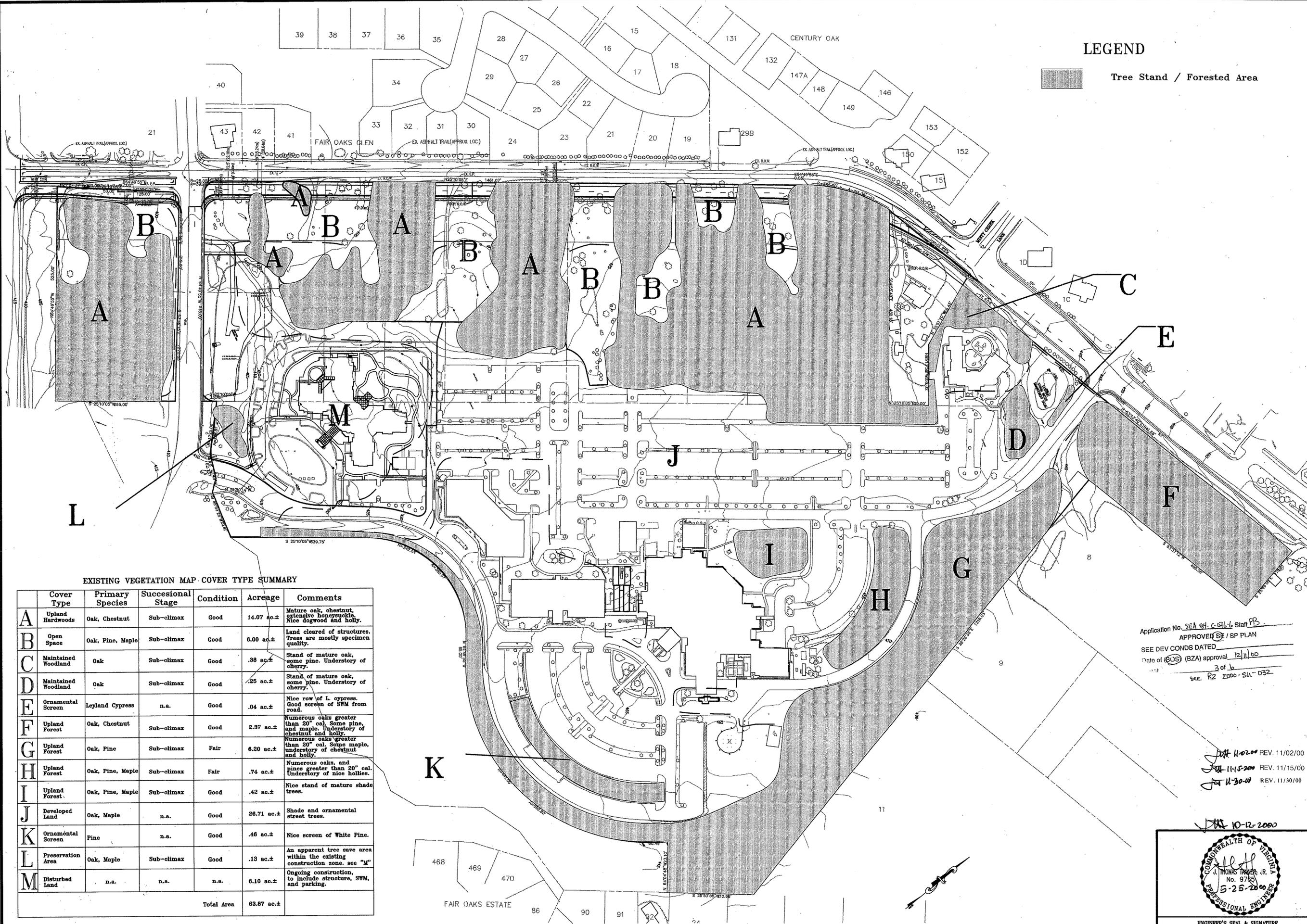


Engineers Planners Surveyors Landscape Architects
Dewberry & Davis
 8401 Arlington Blvd., Fairfax, Va. 22031
 (703) 849-0100 FAX (703) 849-0118

RZ 2000-SU-032
 SEA-84-C-076-6
 FAIRFAX COUNTY, VIRGINIA

GENERALIZED DEVELOPMENT PLAN/SPECIAL EXCEPTION AMENDMENT PLAN
FAIR OAKS HOSPITAL CAMPUS
 SULLY DISTRICT

DRAWN BY	JC
DESIGNED BY	Others
CHECKED BY	PGY
DATE	May 24, 2000
SCALE	REV. 10/11/00
PLAN NUMBER	
ZONED	
SHEET	2 OF 6
FILE NUMBER	M-10148



LEGEND

Tree Stand / Forested Area

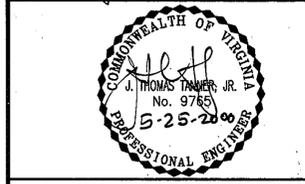
EXISTING VEGETATION MAP COVER TYPE SUMMARY

Cover Type	Primary Species	Successional Stage	Condition	Acreage	Comments	
A	Upland Hardwoods	Oak, Chestnut	Sub-climax	Good	14.07 ac.±	Mature oak, chestnut, extensive honeysuckle. Nice dogwood and holly.
B	Open Space	Oak, Pine, Maple	Sub-climax	Good	6.00 ac.±	Land cleared of structures. Trees are mostly specimen quality.
C	Maintained Woodland	Oak	Sub-climax	Good	.38 ac.±	Stand of mature oak, some pine. Understory of cherry.
D	Maintained Woodland	Oak	Sub-climax	Good	.25 ac.±	Stand of mature oak, some pine. Understory of cherry.
E	Ornamental Screen	Leyland Cypress	n.a.	Good	.04 ac.±	Nice row of L. cypress. Good screen of SWM from road.
F	Upland Forest	Oak, Chestnut	Sub-climax	Good	2.37 ac.±	Numerous oaks greater than 20" cal. Some pine, and maple. Understory of chestnut and holly.
G	Upland Forest	Oak, Pine	Sub-climax	Fair	6.20 ac.±	Numerous oaks greater than 20" cal. Some maple, understory of chestnut and holly.
H	Upland Forest	Oak, Pine, Maple	Sub-climax	Fair	.74 ac.±	Numerous oaks, and pines greater than 20" cal. Understory of nice hollies.
I	Upland Forest	Oak, Pine, Maple	Sub-climax	Good	.42 ac.±	Nice stand of mature shade trees.
J	Developed Land	Oak, Maple	n.a.	Good	26.71 ac.±	Shade and ornamental street trees.
K	Ornamental Screen	Pine	n.a.	Good	.46 ac.±	Nice screen of White Pine.
L	Preservation Area	Oak, Maple	Sub-climax	Good	.13 ac.±	An apparent tree save area within the existing construction zone. see "M"
M	Disturbed Land	n.a.	n.a.	n.a.	6.10 ac.±	Ongoing construction, to include structure, SWM, and parking.
				Total Area	63.87 ac.±	

Application No. SEA 84-C-684-6 Staff PB
 APPROVED SE / SP PLAN
 SEE DEV CONDS DATED
 Date of (SUS) (BZA) approval 12/11/00
 3 of 6
 see RZ 2000-SU-032

JTH 11-20-00 REV. 11/02/00
 JTH 11-15-2000 REV. 11/15/00
 JTH 11-30-00 REV. 11/30/00

JTH 10-12-2000



Engineers
 Planners
 Surveyors
 Landscape Architects

Dewberry & Davis
 8401 Arlington Blvd., Fairfax, Va. 22031
 (703) 849-0100 FAX (703) 849-0118

RZ 2000-SU-032
 SEA-84-C-076-6

FAIRFAX COUNTY, VIRGINIA

EXISTING VEGETATION MAP
FAIR OAKS HOSPITAL CAMPUS
 SULLY DISTRICT

Application No. SEA 84-C-684-6 Staff PB
 APPROVED SE / SP PLAN
 SEE DEV CONDS DATED
 Date of (SUS) (BZA) approval 12/11/00
 3 of 6
 see RZ 2000-SU-032

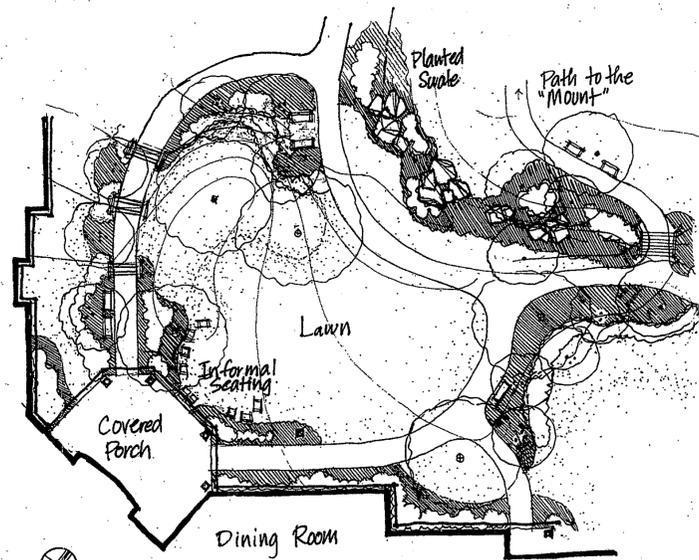
JTH 11-20-00 REV. 11/02/00
 JTH 11-15-2000 REV. 11/15/00
 JTH 11-30-00 REV. 11/30/00

JTH 10-12-2000

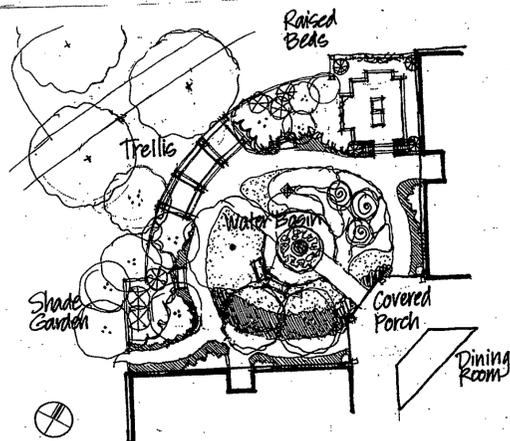
COMMONWEALTH OF VIRGINIA
 J. THOMAS TANNER, JR.
 No. 9785
 5-25-2000
 PROFESSIONAL ENGINEER

ENGINEER'S SEAL & SIGNATURE

DRAWN BY JC
 DESIGNED BY Others
 CHECKED BY PGY
 DATE May 24, 2000
 REV. 10/11/00
 SCALE 1" = 100'
 PLAN NUMBER
 ZONED
 SHEET 3 OF 6
 FILE NUMBER M-10148



Assisted Living Courtyard
Scale: 1" = 200 M



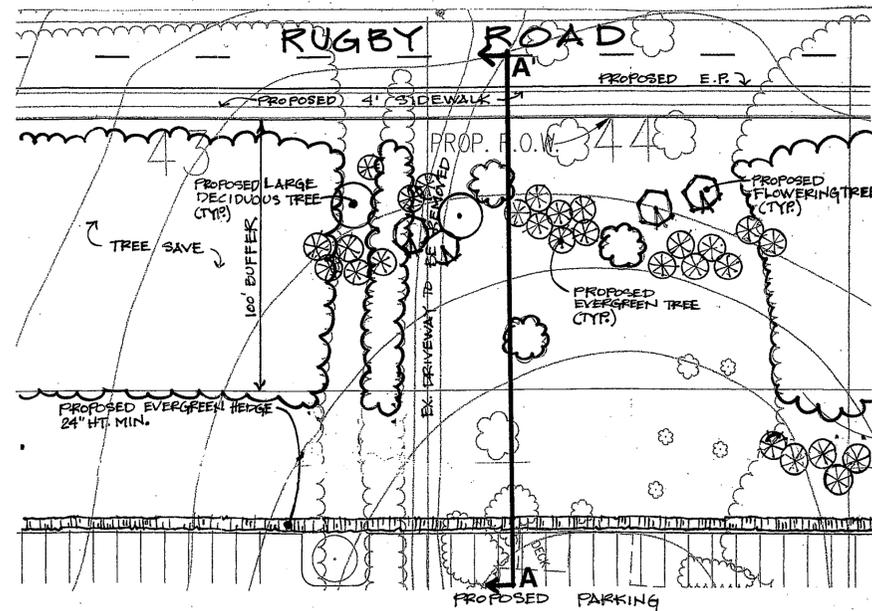
Dementia Courtyard
Scale: 1" = 200 M



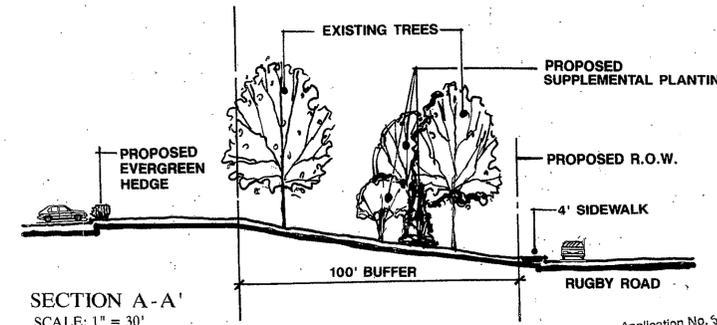
7' HEIGHT TO MID-FIXTURE
CAST IRON

PROPOSED LIGHT FIXTURE - Assisted Living Facility
NOT TO SCALE

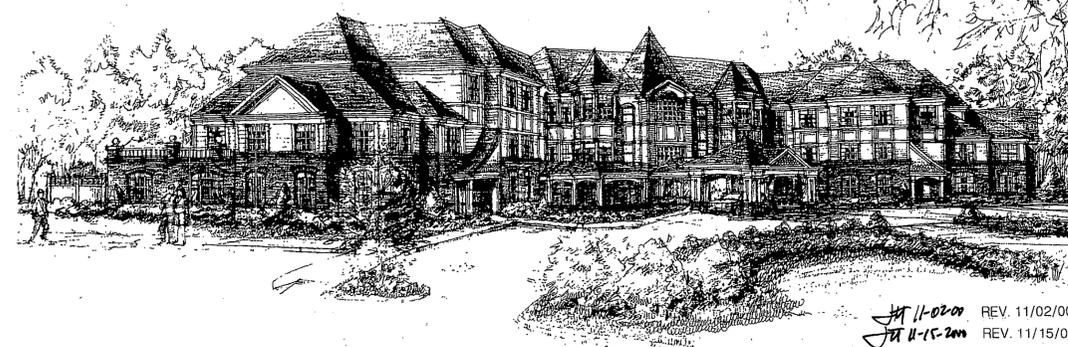
Plant Legend Symbol	Botanical Name	Size
	Canopy Tree - to be selected from the following: Acer saccharum Gleditsia triacanthos var. Inermis 'Skyline' Platanus acerifolia 'Bloodgood' Quercus palustris	2-2.5' (5cm - 6.5cm)
	Ornamental Tree - to be selected from the following: Amelanchier canadensis Betula nigra 'Heritage' Cercis canadensis Crataegus phaenopyrum	1.5-2' (2.5cm - 4cm)
	Evergreen Tree - to be selected from the following: Ilex opaca Juniperus virginiana Picea abies Pinus strobus	6-7' (1.8m - 2.1m)
	Sugar Maple Skyline Honeylocust London Plane Tree Pin Oak Serviceberry Heritage River Birch Eastern Redbud Washington Hawthorn American Holly Virginia Red Cedar Norway Spruce Eastern White Pine	



TYPICAL 100' BUFFER/SUPPLEMENTAL PLANTING
SCALE: 1" = 30'

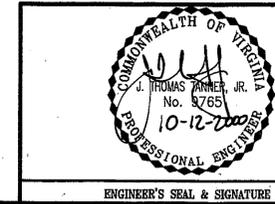


Application No. SEA 2000-032-6 Start 12/11/00
APPROVED SE/SP PLAN
SEE DEV CONDS DATED
Date of (BOS) (BZA) approval 12/11/00
4 of 6
See RZ 2000-032



REV. 11/02/00
REV. 11/15/00
REV. 11/30/00

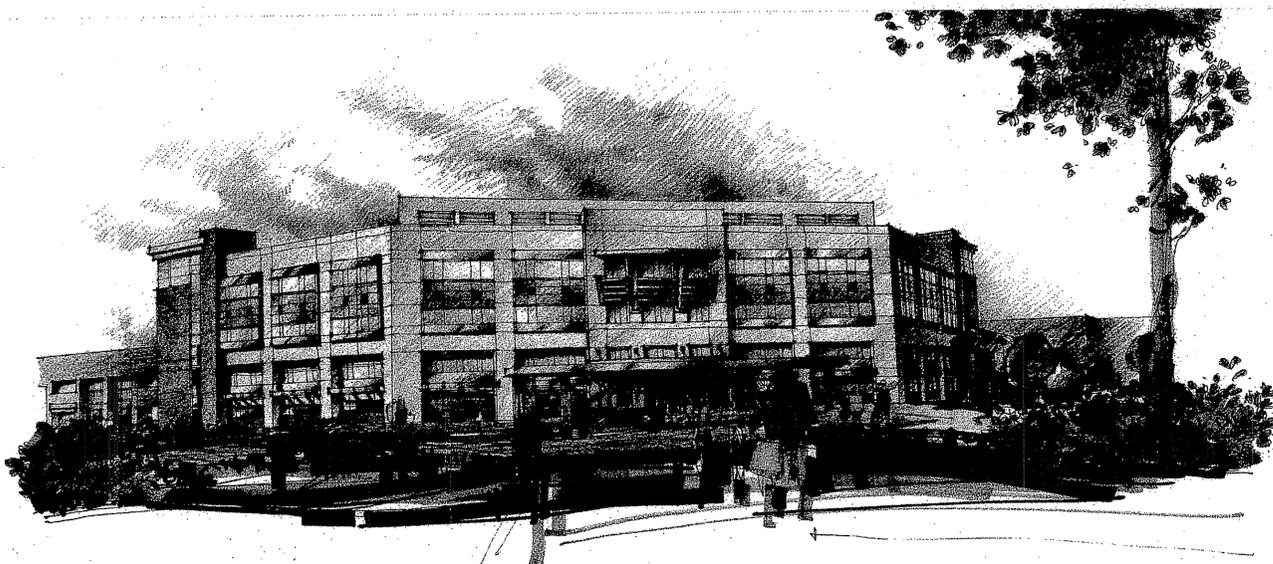
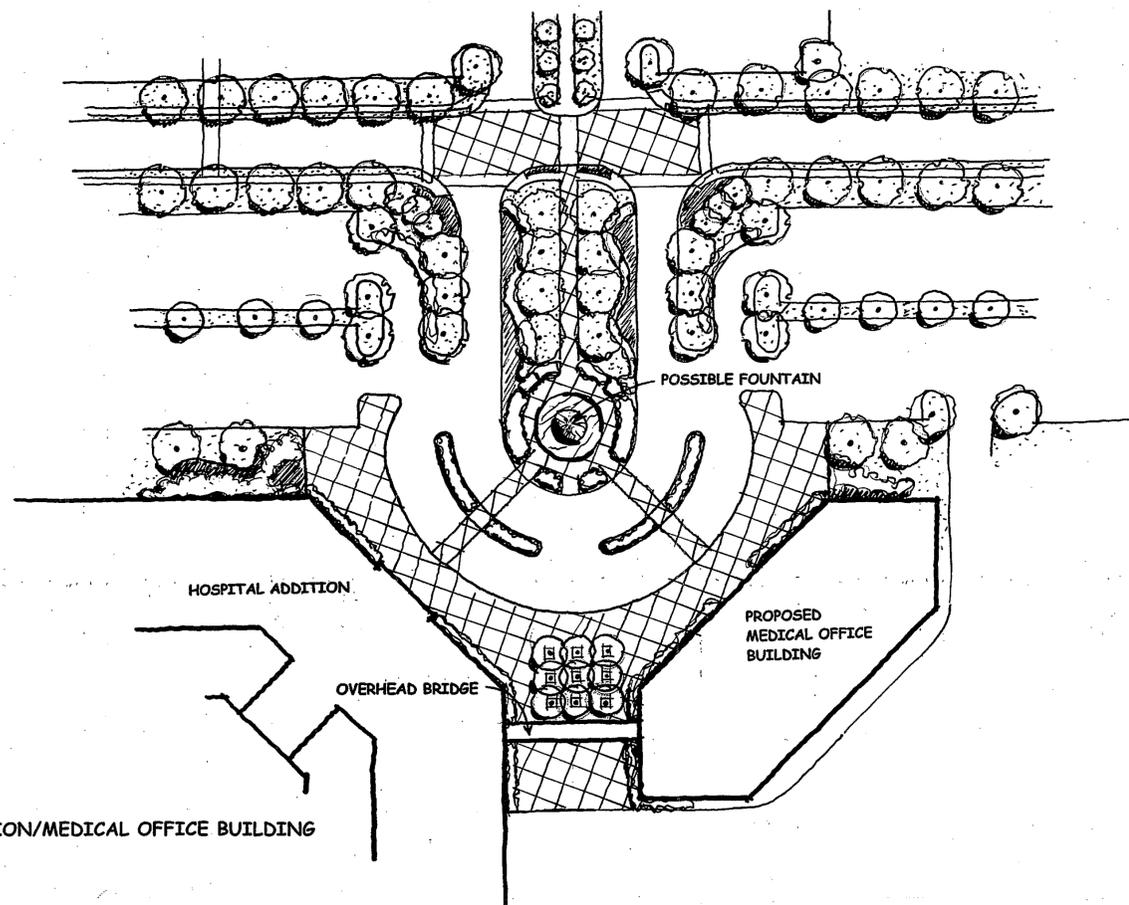
THE SCHEMATIC ELEVATION AND DETAILS PRESENTED ON THIS SHEET ARE PRELIMINARY. THEY ARE PRESENTED TO REPRESENT THE GENERAL CHARACTER AND THEME OF THE PROPOSED ASSISTED LIVING FACILITY AND LANDSCAPE FEATURES. THE DETAILS WILL BE REFINED AND SUBJECT TO MINOR MODIFICATION WITH FINAL ENGINEERING, ARCHITECTURE AND LANDSCAPE DESIGN.



RZ 2000-SU-032
 SEA-84-C-076-6
 FAIRFAX COUNTY, VIRGINIA
 LANDSCAPE ENLARGEMENT, LIGHTING,
FAIR OAKS HOSPITAL CAMPUS
 SULLY DISTRICT
 DRAWN BY JC
 DESIGNED BY Others
 CHECKED BY PGY
 DATE 10/11/00
 SCALE
 PLAN NUMBER
 ZONED
 SHEET 4 OF 6
 FILE NUMBER M-10148

LEWIS SCULLY GIONET
 ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS
Dewberry & Davis LLC
 A Dewberry Company
 8401 Arlington Blvd.
 Fairfax, VA 22031
 (703) 649-0100 Fax (703) 649-0118

HOSPITAL ADDITION/MEDICAL OFFICE BUILDING
COURTYARD
Scale: 1" = 50'



INOVA HEALTH SYSTEM

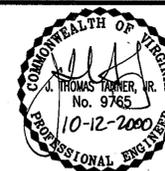
INOVA FAIR OAKS HOSPITAL -- FAIRFAX COUNTY, VIRGINIA

Wilmot/Sanz ARCHITECTS/PLANNERS

Application No. SEA-84-C-076-6 Staff: PB
 APPROVED 66 SP PLAN
 SEE DEV CONDS DATED _____
 Date of (ECS) (BZA) approval 12/1/00
 Page 5 of 6
 See RZ 2000-54-032

JTB 11-02-00 REV. 11/02/00
JTB 11-15-01 REV. 11/15/00
JTB 11-30-00 REV. 11/30/00

THE SCHEMATIC ELEVATION AND DETAIL PRESENTED ON THIS SHEET ARE PRELIMINARY. THEY ARE PRESENTED TO REPRESENT THE GENERAL CHARACTER AND THEME OF THE PROPOSED HOSPITAL ADDITION AND LANDSCAPE FEATURES. THE DETAILS WILL BE REFINED AND SUBJECT TO MINOR MODIFICATION WITH FINAL ENGINEERING, ARCHITECTURE AND LANDSCAPE DESIGN.



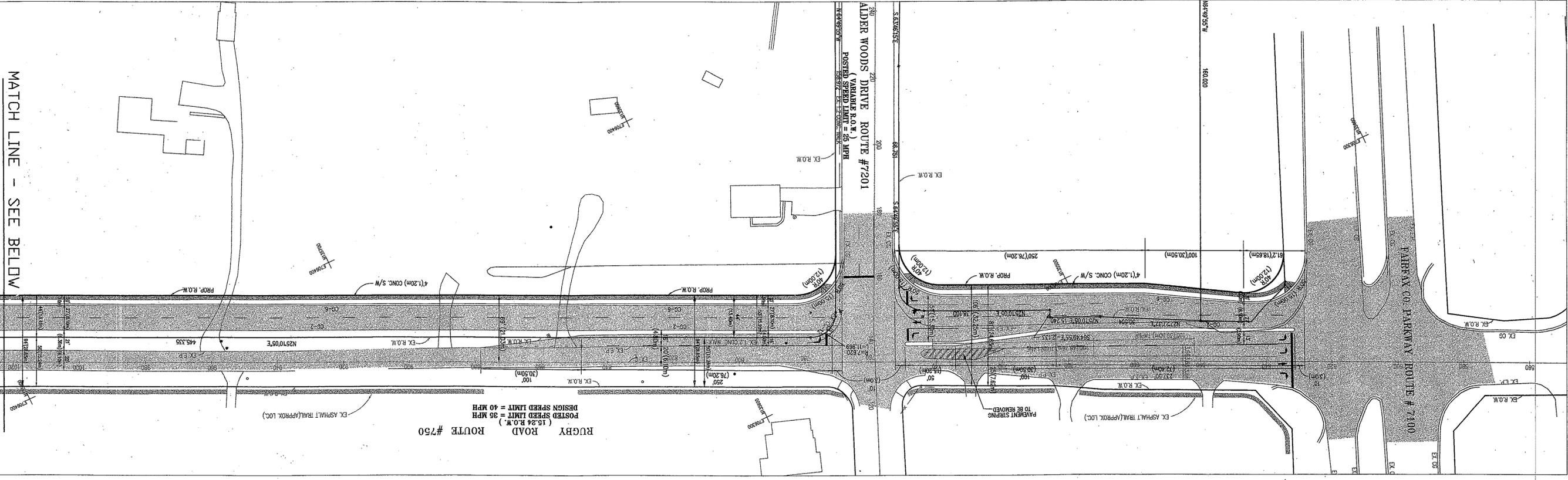
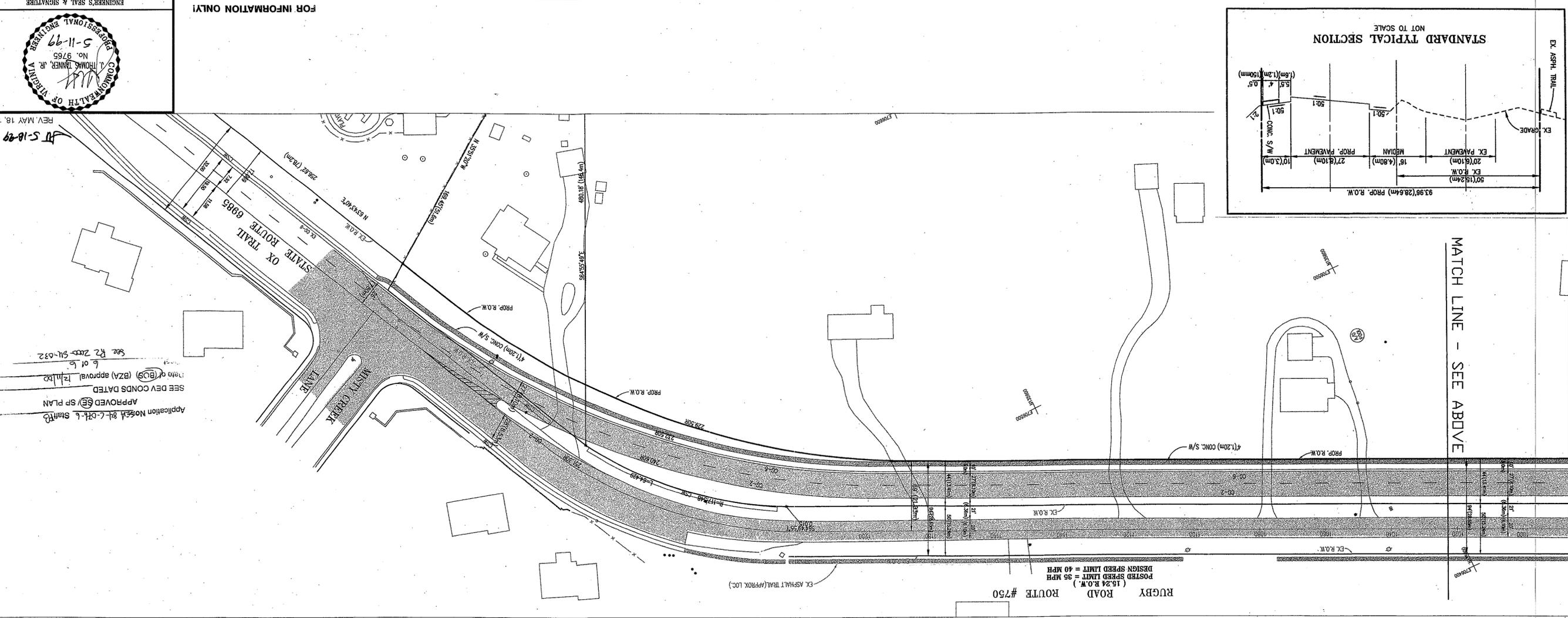
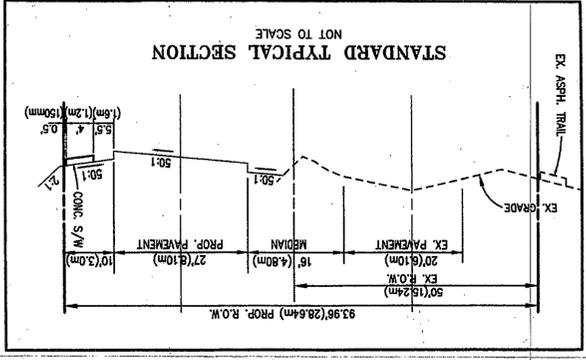
ENGINEER'S SEAL & SIGNATURE

Dewberry & Davis
 Engineers
 Planners
 Surveyors
 Landscape
 Architects
 8401 Arlington Blvd., Fairfax, Va. 22031
 (703) 849-0100 FAX (703) 849-0118

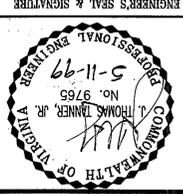
RZ 2000-SU-032
 SEA-84-C-076-6

LANDSCAPE ENLARGEMENT, SCHEMATIC ELEVATION
FAIR OAKS HOSPITAL CAMPUS
 SULLY DISTRICT
 FAIRFAX COUNTY, VIRGINIA

DRAWN BY	JC
DESIGNED BY	Others
CHECKED BY	PGY
DATE	10/11/00
SCALE	
PLAN NUMBER	
ZONED	
SHEET	5 OF 6
FILE NUMBER	M-10148



FOR INFORMATION ONLY!



FILE NUMBER	M-10148
SHEET	6 OF 6
ZONED	
PLAN NUMBER	
SCALE	1:600
DATE	May 10, 1999
CHECKED BY	PGY
DESIGNED BY	D. Thoms
DRAWN BY	JC

REV. MAY 18, 1999
 5-18-99

AS APPROVED BY THE BOARD OF SUPERVISORS ON JULY 12, 1999

Application No. 564 & C-076-6, Staffed
 APPROVED BY SP PLAN
 SEE DEV CONDS DATED
 (BZ) approval
 See R2 2000 511-032

RUGBY ROAD IMPROVEMENT PLAN
FAIR OAKS HOSPITAL CAMPUS
 FAIRFAX COUNTY, VIRGINIA
 FAIRFAX DISTRICT

Dewberry & Davis
 Engineers
 Planners
 Surveyors
 Landscape
 Architects

8401 Arlington Blvd., Fairfax, Va. 22031
 (703) 849-0100 FAX (703) 849-0118