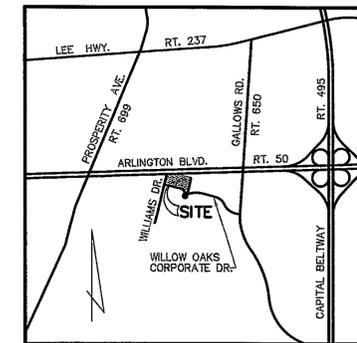
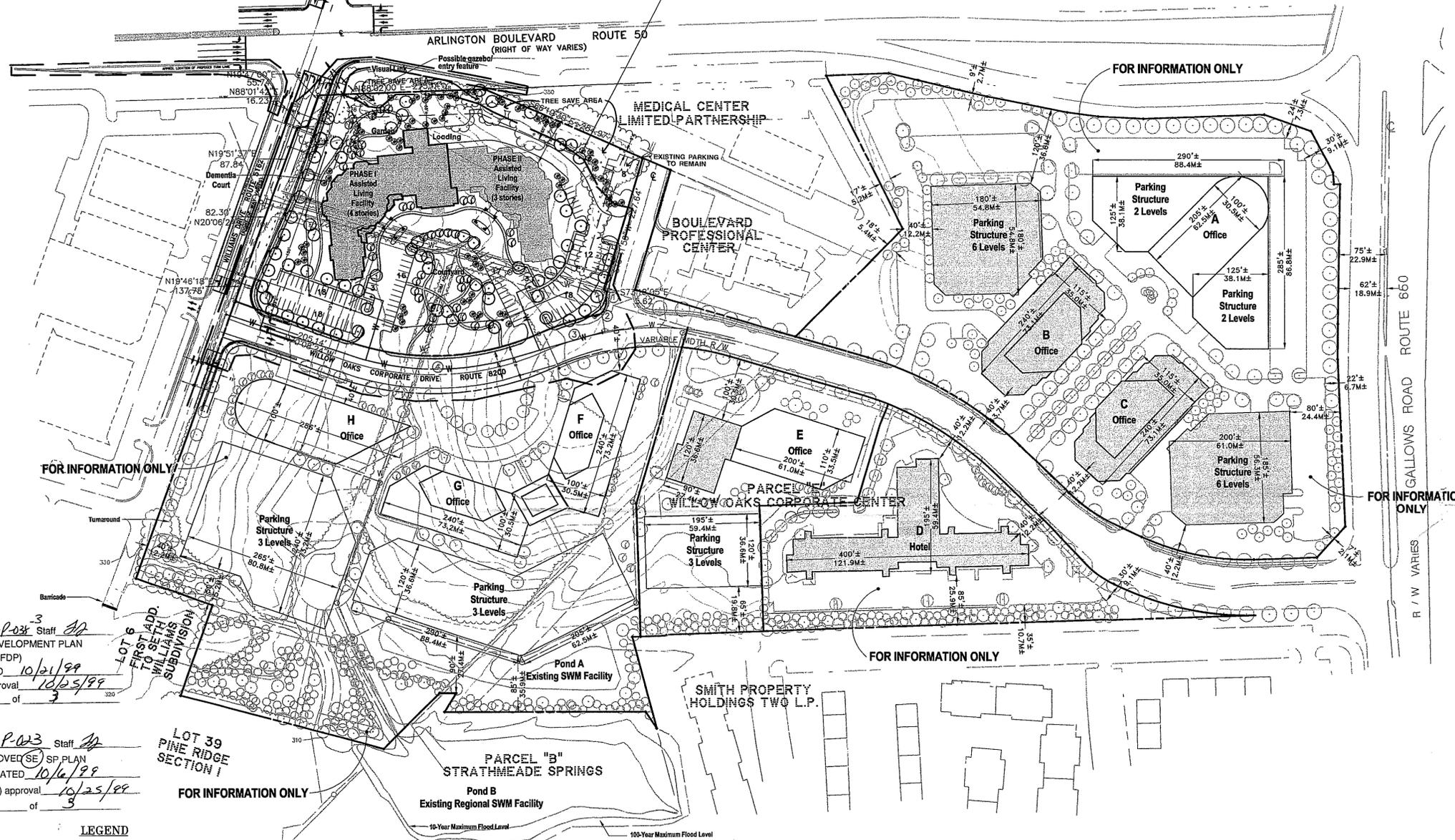


NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	BEARING
1	297.84'	03°31'39"	18.34'	9.17'	18.33'	S03°04'36"W
2	25.00'	75°32'50"	32.98'	19.37'	30.63'	S39°05'11"W
3	471.74'	11°41'53"	96.31'	48.33'	96.15'	S71°00'40"W
4	409.74'	44°41'53"	319.65'	168.46'	311.60'	S87°30'39"W

## AREA OF PROPOSED GDPA/SE (SEE SHEET 2)



**VICINITY MAP**  
SCALE: 1" = 2,000'



TABULATION FOR TOTAL AREA OF WILLOW OAKS CORPORATE CENTER  
FOR INFORMATION ONLY

EXISTING/PROPOSED ZONING	LAND AREA OF WILLOW OAKS CORPORATE CENTER
..... C-3	..... 33.56 AC*

BUILDING	USE	HEIGHT	STORIES	FLOOR AREA	PARKING SPACES REQUIRED	PARKING SPACES EXISTING/PROPOSED**
BUILDING A	OFFICE	90 FT	8	183,838 SF	479	635 (P)
BUILDING B	OFFICE	90 FT	8	190,014 SF	494	708 (E)
BUILDING C	OFFICE	90 FT	8	190,000 SF	494	766 (E)
BUILDING D	HOTEL	44 FT	2	50,000 SF	139	139 (E)
BUILDING E	OFFICE	42 FT	3	67,500 SF ***	203	243 (P)
BUILDING F	OFFICE	59 FT	4	90,500 SF **	272	326 (P)
BUILDING G	OFFICE	59 FT	4	90,500 SF **	272	326 (P)
BUILDING H	OFFICE	59 FT	4	90,500 SF **	271	325 (P)
BUILDING I	ASSISTED LIVING FACILITY	60 FT	4	121,000 SF **	120	131 (P)
<b>TOTAL</b>				<b>1,073,426 SF **</b>	<b>2,744</b>	<b>3,599</b>

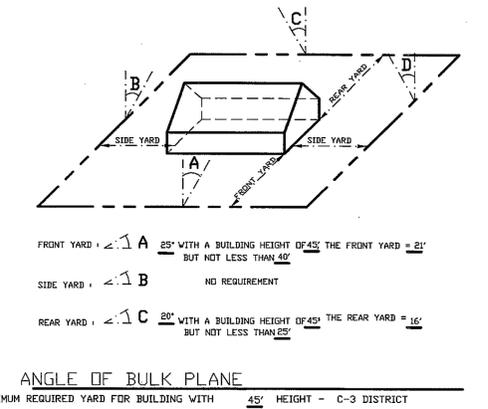
  

CURRENT PROPOSED GROSS FLOOR AREA	..... 1,073,426 SF
ULTIMATE PROPOSED GROSS FLOOR AREA	..... 1,169,176 SF
PERMITTED FLOOR AREA RATIO (FAR) (C-3 DISTRICT)	..... 1.0
CURRENT PROPOSED FAR	..... 0.64**
ULTIMATE PROPOSED FAR	..... 0.70**
OPEN SPACE REQUIRED (15%)	..... 5.03 AC
OPEN SPACE PROVIDED (37.5%)	..... 12.41 AC
PARKING SPACES REQUIRED	..... 2,744
PARKING SPACES EXISTING/PROPOSED	..... 3,599

THE ORIGINAL LAND AREA OF WILLOW OAKS CORPORATE CENTER WAS 38.213 ACRES. DEDICATIONS FOR STREET RIGHTS-OF-WAY HAVE BEEN MADE IN THE INTERVENING YEARS. IN ACCORDANCE WITH PREVIOUSLY APPROVED PROCEEDINGS, FLOOR AREA RATIO CALCULATIONS HAVE BEEN BASED ON THE ORIGINAL LAND AREA OF 38.213 ACRES.

\*\* SEE NOTES 2 AND 12.

\*\*\* ONLY PHASE I WHICH CONSISTS OF A 10,000 SF MEDICAL OFFICE BUILDING AND 42 PARKING SPACES EXISTS AT THIS TIME.



Application No. **PA87-P-03** Staff **SA**  
APPROVED DEVELOPMENT PLAN  
(DP) (GDP) (CDP) (FDP)  
SEE PROCEEDERS DATED **10/21/99**  
Date of (BOS) (FC) approval **10/25/99**  
Sheet **1** of **3**

Application No. **SE99-P-023** Staff **SA**  
APPROVED (SE) SP PLAN  
SEE DEV CONDS DATED **10/16/99**  
Date of (BOS) (BZA) approval **10/25/99**  
Sheet **1** of **3**

- LEGEND**
- W — EXISTING WATERMAIN
  - - - - EXISTING WATERMAIN, TO BE REMOVED
  - W — PROPOSED WATERMAIN
  - S — EXISTING SANITARY SEWER
  - - - - EXISTING SANITARY SEWER, TO BE REMOVED
  - S — PROPOSED SANITARY SEWER
  - LIMITS OF CLEARING AND GRADING
  - ○ EXISTING VEGETATION
  - ○ PROPOSED VEGETATION
  - EXISTING BUILDINGS/STRUCTURES
  - FUTURE BUILDINGS/STRUCTURES
  - PROPOSED ASSISTED LIVING FACILITY

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

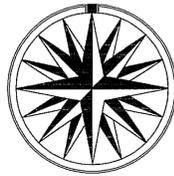
GENERALIZED DEVELOPMENT PLAN AMENDMENT/SPECIAL EXCEPTION PLAN  
**INOVA/WILLOW OAKS**  
PROVIDENCE DISTRICT  
FAIRFAX COUNTY, VIRGINIA

DRAWN BY **JMC/MEH**  
DESIGNED BY **Others**  
CHECKED BY **PGY**  
DATE **03/23/99**  
SCALE **1" = 100'**  
PLAN NUMBER  
ZONED  
SHEET **1 of 3**  
FILE NUMBER **M-10017**

REV. 10/4/99  
REV. 09/21/99\*  
REV. 09/08/99  
REV. 07/09/99  
REV. 04/15/99

RECEIVED  
DEPARTMENT OF PLANNING AND ZONING  
OCT 4 1999  
ZONING EVALUATION DIVISION

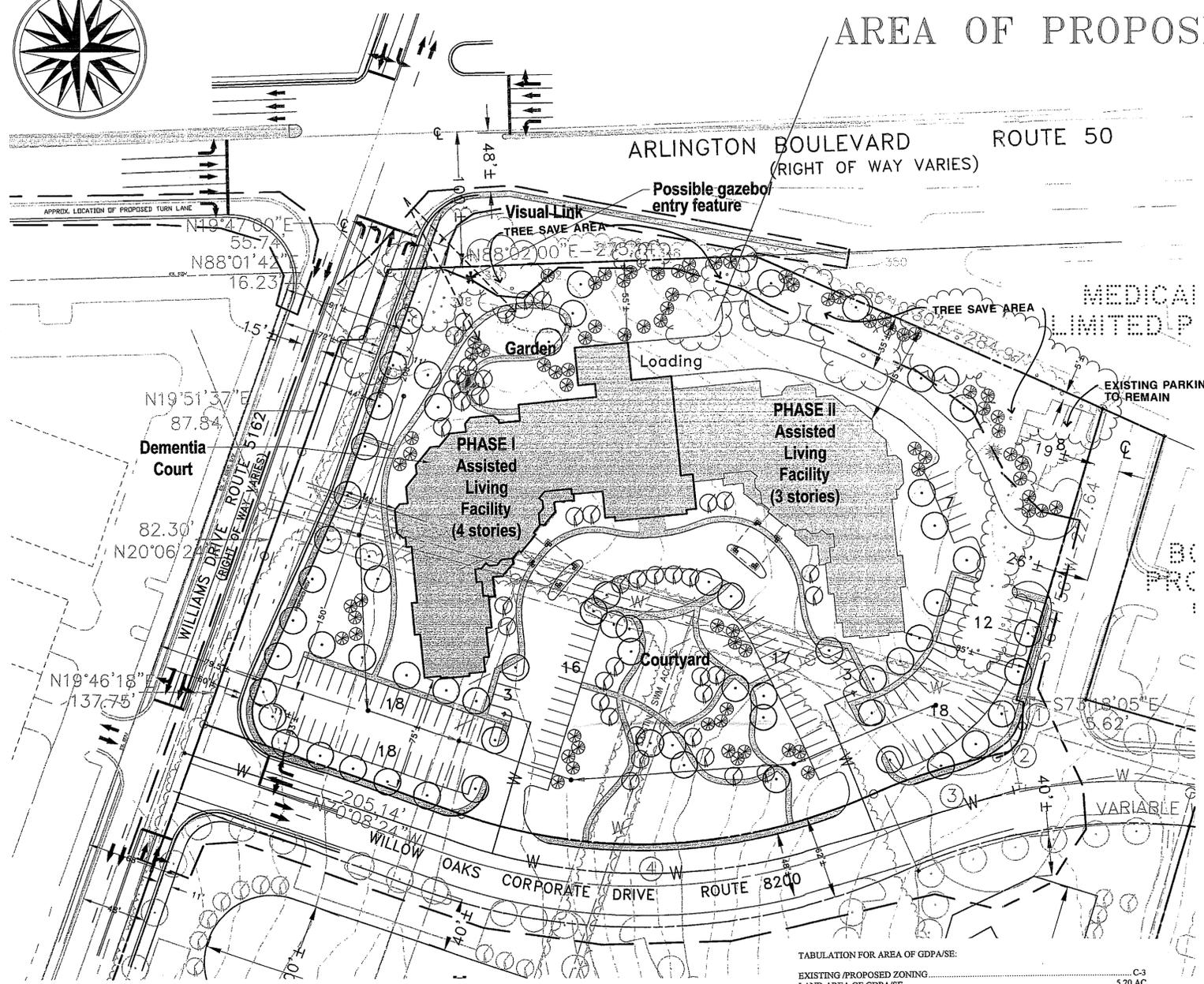
COMMONWEALTH OF VIRGINIA  
JIM F. KOVATS  
No. 19406  
9-21-99  
PROFESSIONAL ENGINEER  
ENGINEER'S SEAL & SIGNATURE



# AREA OF PROPOSED GDPA/SE

Application No. **KA87-P-038** Staff **JA**  
 APPROVED DEVELOPMENT PLAN  
 (DP) (GDP) (CDP) (FDP)  
 SEE PROFFERS DATED **10/21/99**  
 Date of (BOS) (PC) approval **10/25/99**  
 Sheet **2** of **3**

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



SEE SHEET 3 FOR DETAILS

- NOTES:
- THE PROPERTY THAT IS THE SUBJECT OF THIS GENERALIZED DEVELOPMENT PLAN AMENDMENT (GDPA) AND SPECIAL EXCEPTION (SE) IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS 49-3 (1) 141 (PART). THE LAND AREA CONSISTS OF APPROXIMATELY 5.20 ACRES. IT IS ZONED TO THE C-3 DISTRICT. IT IS PART OF THE WILLOW OAKS CORPORATE CENTER THAT IS THE SUBJECT OF REZONING APPLICATION 87-P-038 THAT WAS PROFFERED AND APPROVED BY THE BOARD OF SUPERVISORS ON MAY 1, 1989 AND SUBSEQUENTLY AMENDED BY PROFFERED CONDITION AMENDMENT (PCA 87-P-038) ON AUGUST 5, 1996.
  - THE PURPOSE OF THE GDPA IS TO ACCOMPANY A PROFFERED CONDITION AMENDMENT (PCA) APPLICATION THAT HAS BEEN FILED TO AMEND THE CURRENTLY APPROVED DEVELOPMENT PLAN FOR WILLOW OAKS TO CHANGE THE USE OF ONE BUILDING FROM AN OFFICE USE TO AN ASSISTED LIVING FACILITY (MEDICAL CARE FACILITY). THE PROPOSED ASSISTED LIVING FACILITY IS PLANNED TO BE CONSTRUCTED IN TWO PHASES. THE TOTAL GROSS FLOOR AREA OF THE PROPOSED ASSISTED LIVING FACILITY IS LESS THAN THE GROSS FLOOR AREA ASSIGNED TO THE CURRENTLY APPROVED OFFICE BUILDING I, THEREFORE, A SECOND PURPOSE OF THE GDPA IS TO RESERVE THE UNUSED GROSS FLOOR AREA FOR FUTURE DEVELOPMENT ON LOT 141 SUBJECT TO THE APPROVAL OF A FUTURE GDPA THAT MAY BE FILED.
  - THE PURPOSE OF THE SPECIAL EXCEPTION IS TO SEEK APPROVAL FOR THE PROPOSED ASSISTED LIVING FACILITY. THE ASSISTED LIVING FACILITY HAS BEEN DEEMED A MEDICAL CARE FACILITY, AND MEDICAL CARE FACILITIES ARE ALLOWED IN THE C-3 DISTRICT WITH THE APPROVAL OF A CATEGORY 3 SPECIAL EXCEPTION.
  - WITH THE APPROVAL OF THE PROPOSED AMENDMENT, THE COMPREHENSIVE DEVELOPMENT PROGRAM AT WILLOW OAKS CORPORATE CENTER WILL BE COMPRISED OF SEVEN (7) OFFICE BUILDINGS, ONE (1) HOTEL AND ONE (1) ASSISTED LIVING FACILITY (MEDICAL CARE FACILITY).
  - THE GDPA GRAPHIC IS A REPRESENTATION OF THE GDPA GRAPHIC THAT WAS APPROVED BY THE BOARD OF SUPERVISORS ON AUGUST 5, 1996. THE NOTES AND TABULATION ARE CURRENT REPRESENTATIONS.
  - THE PRINCIPAL USE OF BUILDING I WILL BE AN ASSISTED LIVING FACILITY (MEDICAL CARE FACILITY) WHICH WILL BE CONSTRUCTED IN TWO PHASES. IT IS TO BE UNDERSTOOD THAT, GIVEN APPROPRIATE APPROVALS, SPECIAL EXCEPTION AND SPECIAL PERMIT USES ALLOWED IN THE C-3 DISTRICT MAY ALSO BE ESTABLISHED.
  - THE BOUNDARY INFORMATION SHOWN HEREON FOR THE AREA OF THE GDPA AND SE IS FROM A SURVEY PREPARED BY DEWBERRY & DAVIS.
  - THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS AT A CONTOUR INTERVAL OF TWO (2) FEET FROM BOTH AERIAL AND FIELD SURVEYS BY OTHERS. DEWBERRY AND DAVIS ASSUMES NO RESPONSIBILITY FOR DESIGN OR CONSTRUCTION CHANGES NECESSITATED BY INACCURACIES IN THE TOPOGRAPHY.
  - TO THE BEST OF OUR KNOWLEDGE, WITHIN THE AREA OF THE GDPA/SE, THERE ARE NO EXISTING UTILITY EASEMENTS HAVING A WIDTH OF TWENTY-FIVE (25) FEET OR MORE OR NO MAJOR UNDERGROUND UTILITY EASEMENTS REGARDLESS OF WIDTH.
  - STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) FOR THE PROPOSED DEVELOPMENT WILL BE PROVIDED IN ACCORDANCE WITH THE PLANS PREVIOUSLY APPROVED FOR THE WILLOW OAKS CORPORATE CENTER.
  - THE FLOOR AREAS REPRESENTED IN THE TABULATION ARE GROSS FLOOR AREAS AS DEFINED IN THE FAIRFAX COUNTY ZONING ORDINANCE. IT IS UNDERSTOOD THAT BUILDINGS MAY HAVE CELLAR SPACES WHICH SPACES WILL BE CALCULATED FOR OFF-STREET PARKING REQUIREMENTS IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN PAR. 25 OF SECT. 11-102 OF THE ZONING ORDINANCE.
  - THE NUMBER OF PARKING SPACES REPRESENTED IN THE TABULATION AND ON THE GRAPHIC FOR THE ASSISTED LIVING FACILITY IS BASED ON THE CURRENT ESTIMATE OF THE NUMBER OF PROPOSED RESIDENTS AND EMPLOYEES. IN ADDITION, IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN PAR. 1 OF SECT. 11-102 OF THE ZONING ORDINANCE, EIGHT (8) PARKING SPACES HAVE BEEN PROVIDED TO SERVE THE EXISTING OFFICE BUILDING LOCATED ON PARCEL 49-3 (1) 128.
  - IT IS TO BE UNDERSTOOD THAT THE TOTAL NUMBER OF PARKING SPACES PROVIDED MAY BE ADJUSTED IN ACCORDANCE WITH THE FINAL DEVELOPMENT PROGRAM AS LONG AS THE MINIMUM NUMBER OF PARKING SPACES PROVIDED IS IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN ARTICLE 11 OF THE ZONING ORDINANCE AND THE OPEN SPACE PROVIDED AND THE MINIMUM DIMENSIONS TO THE PERIPHERAL LOT LINES ARE NOT DIMINISHED.
  - IT IS TO BE NOTED THAT THE NUMBER OF PARKING SPACES REPRESENTED IN THE TABULATION FOR THE REMAINDER OF THE USES IN THE WILLOW OAKS CORPORATE CENTER THAT ARE NOT SUBJECT TO THE GDPA/SE EXCEEDS THE NUMBER THAT IS CURRENTLY REQUIRED BY THE PROVISIONS OF THE ZONING ORDINANCE. AS PREVIOUSLY APPROVED, THE APPLICANT RESERVES THE RIGHT TO PROVIDE A LESSER NUMBER OF SPACES BY EITHER REDUCING THE SIZE OF THE PARKING STRUCTURES OR THE NUMBER OF SURFACE SPACES.
  - A FINAL NUMBER OF PARKING SPACES AND LOADING SPACES, AND A FINAL NUMBER AND LOCATION OF ACCESSIBLE PARKING SPACES WILL BE DETERMINED AT THE TIME OF SITE PLAN SUBMISSION AND WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE.
  - IT IS TO BE UNDERSTOOD THAT THE PROPOSED STRUCTURED PARKING SITES LOCATED THROUGHOUT THE WILLOW OAKS CORPORATE CENTER MAY BE USED AS INTERIM SURFACE PARKING LOTS ACCESSORY TO ADJACENT USES.
  - THE FOOTPRINTS AND SIZES OF THE BUILDINGS SHOWN HEREON MAY BE THE SUBJECT OF MINOR MODIFICATIONS IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECT. 18-204 OF THE ZONING ORDINANCE. THE SIZES AND SHAPES OF THE BUILDINGS ARE PRELIMINARY AND MAY VARY, AND THE EXACT LOCATIONS OF THE BUILDINGS AND NUMBER OF RENTAL UNITS, RESIDENTS, EMPLOYEES, ETC. SHOWN IN THE TABULATION MAY CHANGE AS A RESULT OF FINAL ENGINEERING, ARCHITECTURAL DESIGN AND/OR FINAL TENANT NEGOTIATIONS. THE TOTAL GROSS FLOOR AREA AND THE BUILDING HEIGHTS PRESENTED IN THE TABULATIONS ARE TO BE CONSIDERED MAXIMUMS. THE DIMENSIONS TO THE PERIPHERAL LOT LINES PRESENTED ON THE GRAPHIC ARE TO BE DEEMED MINIMUMS.
  - AS NOTED IN NOTE 2 ABOVE, THE APPLICANT RESERVES THE RIGHT TO TRANSFER THE UNUSED GROSS FLOOR AREA IN BUILDING I TO FUTURE DEVELOPMENT ON LOT 141 SUBJECT TO THE APPROVAL OF A FUTURE GDPA THAT MAY BE FILED.
  - THE APPLICANT FURTHER RESERVES THE RIGHT TO DEVELOP A LESSER AMOUNT OF GROSS FLOOR AREA FROM THE TOTAL PRESENTED IN THE TABULATION AND THE BUILDING FOOTPRINT(S) AND ASSOCIATED PARKING LOT LAYOUT(S) WILL BE MODIFIED ACCORDINGLY. ADDITIONAL PARKING SPACES MAY BE PROVIDED WHERE THE BUILDING FOOTPRINTS ARE REDUCED, SHIFTED OR MODIFIED SO LONG AS THEY DO NOT ENCRoACH INTO AREAS DESIGNATED AS LANDSCAPED OPEN SPACE.
  - IT IS TO BE UNDERSTOOD THAT ADDITIONAL SITE FEATURES SUCH AS GAZEBOS, TRELLISES, ENTRANCE SIGNS, PLANTERS, FLAGPOLES, FENCES AND/OR WALLS NOT REPRESENTED HEREON MAY BE PROVIDED. IT IS ALSO TO BE UNDERSTOOD THAT ARCHITECTURAL FEATURES SUCH AS BALCONIES, STAIRWELLS ETC. MAY ALSO BE PROVIDED.
  - THERE ARE FOUR (4) EXISTING BUILDINGS IN THE WILLOW OAKS CORPORATE CENTER. THEY ARE BUILDINGS B, C, D AND E. THEY WERE CONSTRUCTED IN 1986, 1988, 1998 AND 1995, RESPECTIVELY. THEY WILL BE RETAINED.
  - OTHER THAN THE EXISTING VEGETATION, THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION OR PRESERVATION ON THE SUBJECT PROPERTY.
  - THE PROPOSED DEVELOPMENT IS LOCATED IN LAND UNIT Q OF THE ROUTE 50/495 AREA, AREA I OF THE FAIRFAX COUNTY COMPREHENSIVE PLAN. THE COMPREHENSIVE PLAN RECOMMENDS AN OFFICE PARK FOR LAND UNIT Q. THE PROPOSED ASSISTED LIVING FACILITY IS IN ACCORDANCE WITH THE RECOMMENDATION SET FORTH IN THE COMPREHENSIVE PLAN.
  - THE PROPOSED DEVELOPMENT PLAN IS IN ACCORDANCE WITH THE COMPREHENSIVE PLAN AND THE PREVIOUSLY APPROVED GDP FOR THE SITE. THEREFORE, IT IS OUR JUDGEMENT THAT THERE SHOULD BE NO ADVERSE EFFECTS ON ADJACENT OR NEIGHBORING PROPERTIES FROM THE PROPOSED DEVELOPMENT.
  - PUBLIC IMPROVEMENTS WILL BE PROVIDED IN ACCORDANCE WITH THE PREVIOUSLY APPROVED PROFFERS FOR THE WILLOW OAKS CORPORATE CENTER.
  - THE DEVELOPMENT OF THE PROPOSED PHASE I ASSISTED LIVING FACILITY IS IMMINENT. THE FACILITY AS WELL AS THE RELATED SITE IMPROVEMENTS WILL BE DEVELOPED IN TWO PHASES. IT IS TO BE UNDERSTOOD THAT CONSTRUCTION OF PHASE II WILL NOT COMMENCE WITHIN THE THIRTY (30) MONTHS FROM THE APPROVAL DATE THAT IS PRESCRIBED BY THE PROVISION SET FORTH IN PAR. 1 OF SECT. 9-015 OF THE ZONING ORDINANCE. A FINAL SEQUENCE OF DEVELOPMENT SCHEDULE FOR THE BALANCE OF DEVELOPMENT IN THE WILLOW OAKS CORPORATE CENTER IS NOT KNOWN AT THIS TIME.
  - THE SITE IS CURRENTLY SERVED BY PUBLIC WATER AND SEWER.
  - THERE IS NO FLOODPLAIN DESIGNATED BY THE FEDERAL INSURANCE ADMINISTRATION, UNITED STATES GEOLOGICAL SURVEY OR FAIRFAX COUNTY ON THE SITE. IN ADDITION, THERE IS NO ENVIRONMENTAL QUALITY CORRIDOR (EQC) OR RESOURCE PROTECTION AREA (RPA) ON THE SITE.
  - TO THE BEST OF OUR KNOWLEDGE THERE ARE NO GRAVES LOCATED ON THE SUBJECT PROPERTY.
  - TO THE BEST OF OUR KNOWLEDGE, THE PROPOSED USES WILL NOT GENERATE, UTILIZE, STORE, TREAT OR DISPOSE OF ANY HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PARTS 116.4, 302.4 AND 355; ALL HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA DEPARTMENT OF WASTE MANAGEMENT VR 672-10-1 - VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS; AND/OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280; HOWEVER, ANY SUCH SUBSTANCES THAT MAY BE UTILIZED, STORED AND DISPOSED OF IN CONJUNCTION WITH THE USE AND BUILDING MAINTENANCE WILL BE IN ACCORDANCE WITH SAID REGULATIONS.
  - THE LANDSCAPING REPRESENTED ON THE GRAPHIC IS ILLUSTRATIVE ONLY AND REPRESENTS THE LEVEL OF QUANTITY AND QUALITY PROPOSED. THE ACTUAL LOCATION, LAYOUT, TYPE AND AMOUNT OF LANDSCAPING WILL BE DETERMINED PURSUANT TO MORE DETAILED LANDSCAPE PLANS TO BE PREPARED AND SUBMITTED IN CONJUNCTION WITH THE SITE PLAN(S).
  - IN AREAS WITHIN THE LIMITS OF CLEARING AND GRADING, EXISTING SPECIMEN TREES WILL BE PRESERVED AND PROTECTED WHERE FEASIBLE IN ACCORDANCE WITH GOOD ENGINEERING PRACTICE.
  - THERE IS NO TRANSITIONAL SCREENING YARD OR BARRIER REQUIRED FOR THE PROPOSED ASSISTED LIVING FACILITY.
  - IN ACCORDANCE WITH THE PREVIOUS APPROVALS, IN THAT AREA OF WILLOW OAKS CORPORATE CENTER THAT IS OUTSIDE OF THE SUBJECT GDPA/SE, A WAIVER OF THE TRANSITIONAL SCREENING YARD AND BARRIER THAT IS REQUIRED ALONG THAT SECTION OF THE SOUTHERN PROPERTY LINE EAST OF BUILDING D WHERE WILLOW OAKS CORPORATE DRIVE IS ADJACENT AND PARALLEL TO THE SOUTHERN PROPERTY BOUNDARY IS REAFFIRMED.
  - A WAIVER OF THE SERVICE DRIVE ALONG THE FRONTAGE OF ROUTE 50 IS REQUESTED PURSUANT TO THE PREVIOUS APPROVAL OF SUCH WAIVER.
  - THE STATEMENTS AND ADDITIONAL INFORMATION REQUIRED BY THE PROVISIONS OF SECT. 18-202 AND SECT. 9-011 OF THE ZONING ORDINANCE ARE FURNISHED IN A SEPARATE ASSOCIATED DOCUMENT.
  - NOTWITHSTANDING THE GDPA AND SE ARE PRESENTED AS ONE DOCUMENT, THE APPLICANT RESERVES THE RIGHT TO FILE FOR ONLY A SPECIAL EXCEPTION AMENDMENT (SEA) IN THE FUTURE WITHOUT HAVING TO FILE A GENERALIZED DEVELOPMENT PLAN AMENDMENT (GDPA), IF THE PROPOSED AMENDMENT IS IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED PROFFERS.
  - 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 FOR AREA OF GDPA/SE:

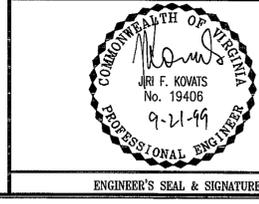
EXISTING PROPOSED ZONING	C-3
LAND AREA OF GDPA/SE	5.20 AC
PROPOSED USE	ASSISTED LIVING FACILITY
PROPOSED GROSS FLOOR AREA	121,000± SF*
PHASE I	73,000± SF
PHASE II	48,000± SF
PROPOSED NUMBER OF RESIDENTS	186
PHASE I	112
PHASE II	74
PROPOSED NUMBER OF EMPLOYEES	50
PHASE I	25
PHASE II	25
PERMITTED FLOOR AREA RATIO	1.00
CURRENTLY APPROVED FLOOR AREA RATIO	0.70
PROPOSED FLOOR AREA RATIO	0.53*
MAXIMUM BUILDING HEIGHT	60 FT
PHASE I (4 STORIES)	60 FT
PHASE II (3 STORIES)	50 FT
PARKING SPACES REQUIRED/PROVIDED	120**
PHASE I	71
PHASE II	49
186 RESIDENTS x 1 SPACE/3 RESIDENTS	62
PHASE I	38
PHASE II	24
50 EMPLOYEES x 1 SPACE/EMPLOYEE	50
PHASE I	25
PHASE II	25
SPACES FOR ADJACENT OFFICE USE	8
PHASE I	8
LANDSCAPED OPEN SPACE REQUIRED (15%)	0.78 AC
LANDSCAPED OPEN SPACE PROVIDED (38%)	2.00 AC

\* SEE NOTES 2 AND 12.  
 \*\* SEE NOTE 10.

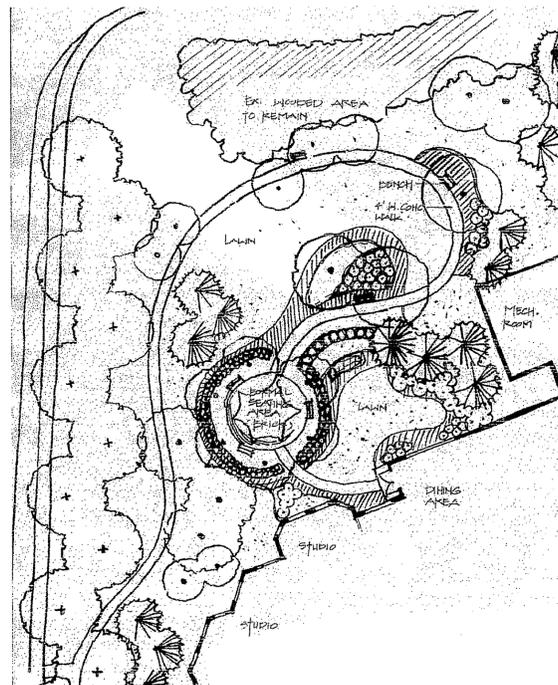
- LEGEND
- W — EXISTING WATERMAIN
  - W — EXISTING WATERMAIN, TO BE REMOVED
  - W — PROPOSED WATERMAIN
  - S — EXISTING SANITARY SEWER
  - S — EXISTING SANITARY SEWER, TO BE REMOVED
  - S — PROPOSED SANITARY SEWER
  - LIMITS OF CLEARING AND GRADING
  - ○ EXISTING VEGETATION
  - ○ PROPOSED VEGETATION
  - — PROPOSED PEDESTRIAN CIRCULATION
  - ■ PROPOSED ASSISTED LIVING FACILITY

GENERALIZED DEVELOPMENT PLAN AMENDMENT/SPECIAL EXCEPTION PLAN  
**INOVA/WILLOW OAKS**  
 PROVIDENCE DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

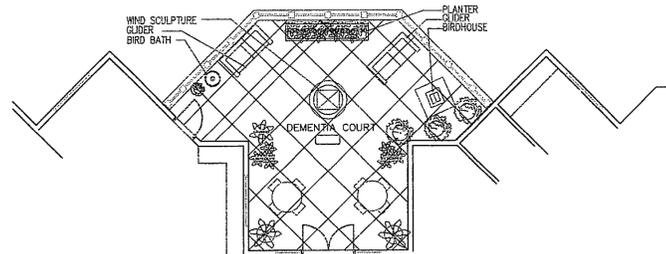
DRAWN BY **JMC/MEH**  
 DESIGNED BY **Others**  
 CHECKED BY **PGY**  
 DATE **03/23/99**  
 SCALE **1" = 50'**  
 PLAN NUMBER  
 ZONED  
 SHEET **2 of 3**  
 FILE NUMBER  
**M-10017**



Application No. **99-P-023** Staff **JA**  
 APPROVED SE / SP PLAN  
 SEE DEV CONDS DATED **10/6/99** REV. **10/4/99**  
 Date of (BOS) (BZA) approval **10/25/99** REV. **09/21/99**  
 Sheet **2** of **3** REV. **09/08/99**  
 REV. **07/09/99**  
 REV. **04/15/99**



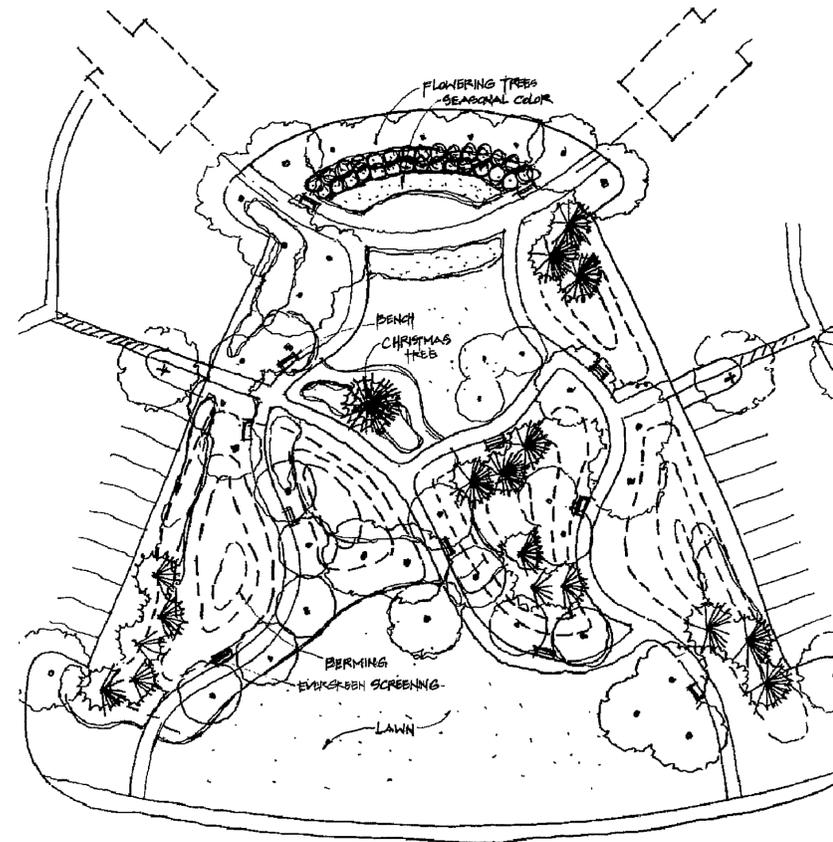
Detail of Garden  
Not to Scale



Detail of Dementia Court  
Not to Scale

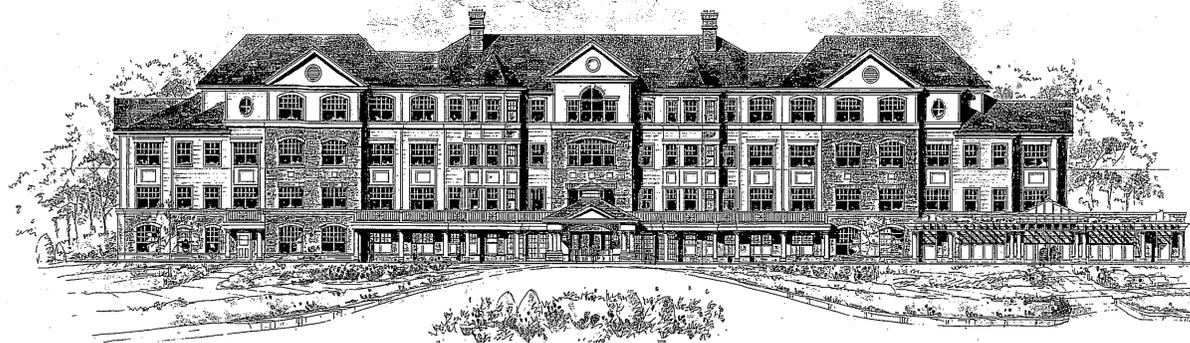


PARTIAL  
BACK ELEVATION

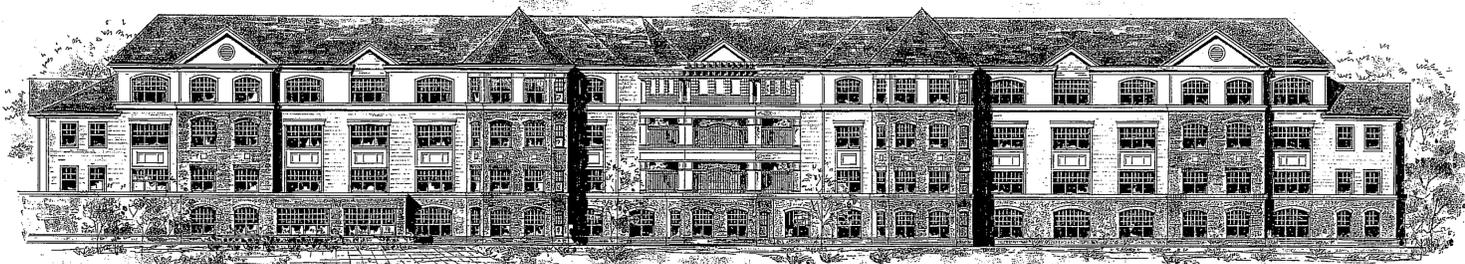


Detail of Central Courtyard  
Not to Scale

The schematic elevations 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.



MAIN ENTRY ELEVATION



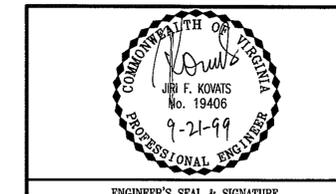
BACK ELEVATION

Elevations of Proposed Facility

Application No. 99-P-023 Staff JH  
 APPROVED  (SE)  (SP)  (AM)  
 SEE DEV CONDS DATED 10/6/99  
 Date of (BOS) (BZA) approval 10/25/99  
 Sheet 3 of 3

Application No. PC4 87-P-038 Staff JH  
 APPROVED DEVELOPMENT PLAN  
 (DP)  (GDP)  (CDP)  (FDP)  
 SEE PROFFERS DATED 10/21/99  
 Date of (BOS) (PC) approval 10/25/99  
 Sheet 3 of 3

REV. 10/4/99  
 Rev. 9/21/99\*  
 Rev. 9/8/99



GENERALIZED DEVELOPMENT PLAN AMENDMENT/SPECIAL EXCEPTION PLAN

INOVA/WILLOW OAKS

PROVIDENCE DISTRICT

FAIRFAX COUNTY, VIRGINIA

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

DRAWN BY	JMC/MEH
DESIGNED BY	Others
CHECKED BY	PGY
DATE	7/9/99
SCALE	1" = 50'
PLAN NUMBER	
ZONED	
SHEET	3 of 3
FILE NUMBER	M-10017