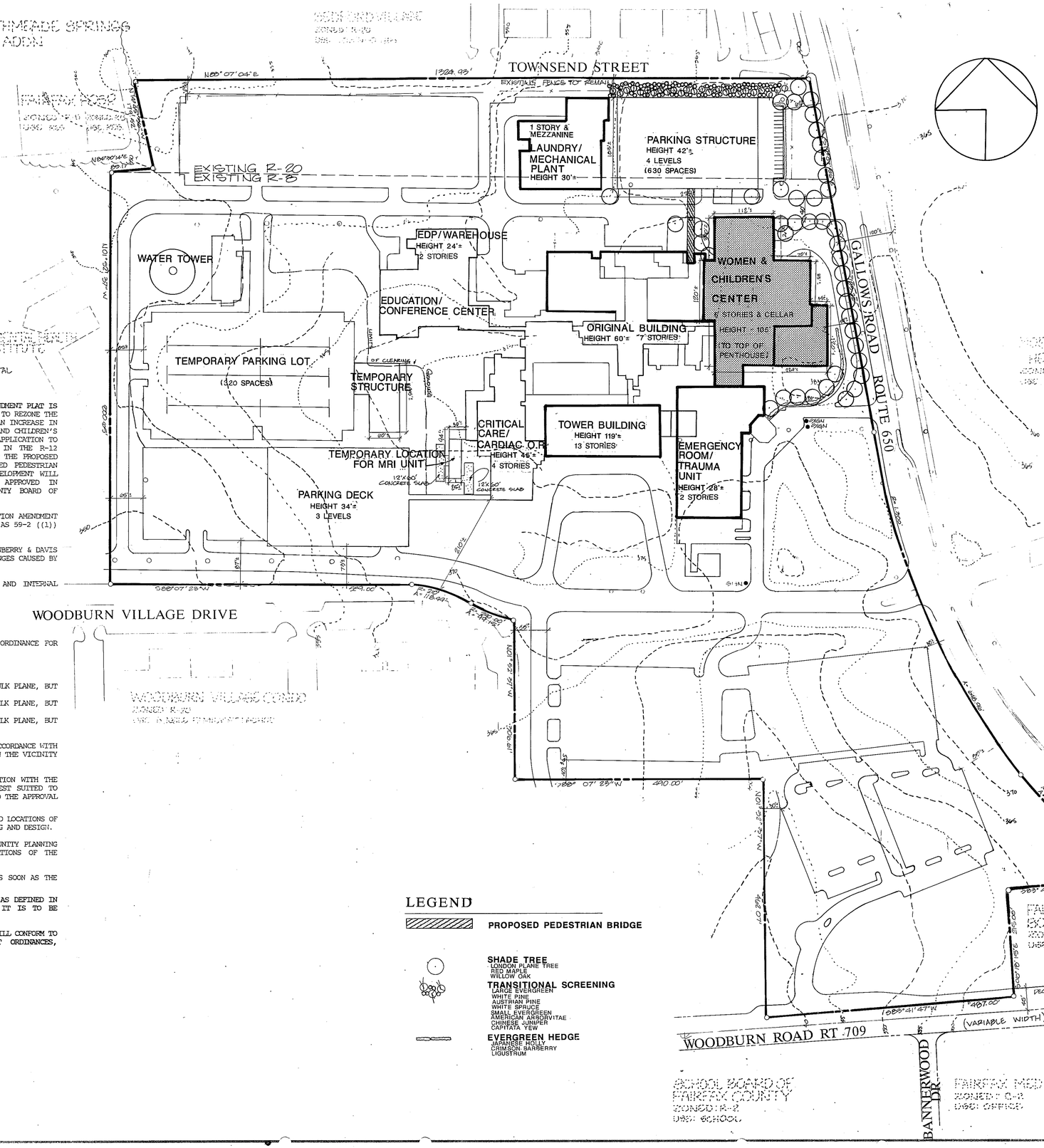

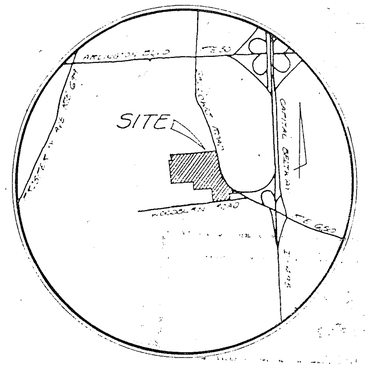

VICINITY MAP 1"=2000'

NOTES

1. THIS GENERALIZED DEVELOPMENT PLAN/SPECIAL EXCEPTION AMENDMENT PLAT IS SUBMITTED IN CONJUNCTION WITH (1) A REZONING APPLICATION TO REZONE THE TOTAL LAND AREA TO THE R-12 DISTRICT THAT WILL PERMIT AN INCREASE IN THE PERMITTED GROSS FLOOR AREA FOR THE PROPOSED WOMEN AND CHILDREN'S CENTER BUILDING AND (2) A SPECIAL EXCEPTION AMENDMENT APPLICATION TO PERMIT AN INCREASE IN THE MAXIMUM HEIGHT SPECIFIED IN THE R-12 DISTRICT AND TO RECOGNIZE THE INCREASED FLOOR AREA FOR THE PROPOSED WOMEN AND CHILDREN'S CENTER BUILDING AND THE PROPOSED PEDESTRIAN BRIDGE. EXCEPT WHERE NOTED HEREIN, THE PROPOSED DEVELOPMENT WILL CONFORM WITH THE PLAN AND DEVELOPMENT CONDITIONS APPROVED IN CONJUNCTION WITH SEA 80-P-078-5 BY THE FAIRFAX COUNTY BOARD OF SUPERVISORS ON JULY 11, 1988.
2. THE PROPERTY THAT IS THE SUBJECT OF THIS SPECIAL EXCEPTION AMENDMENT IS IDENTIFIED ON THE FAIRFAX COUNTY TAX ASSESSMENT MAP AS 59-2 ((1)) PART OF 1A, PART OF 1B AND PART OF 1C, 1D and 1E.
3. THE BOUNDARY INFORMATION SHOWN HEREON IS BY OTHERS. DEWBERRY & DAVIS ASSUMES NO RESPONSIBILITY FOR DESIGN OR CONSTRUCTION CHANGES CAUSED BY INACCURACIES IN THE BOUNDARY INFORMATION.
4. THE EXISTING BUILDING LOCATIONS, PARKING LOT LAYOUT AND INTERNAL CIRCULATION INFORMATION IS FROM EXISTING RECORDS.
5. THE PROPERTY IS CURRENTLY ZONED R-8 AND R-20.
6. THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
7. THE MINIMUM YARD REQUIREMENTS SET FORTH IN THE ZONING ORDINANCE FOR ALL OTHER STRUCTURES ARE AS FOLLOWS:

   R-12 DISTRICT

   FRONT YARD - CONTROLLED BY A 25 DEGREE ANGLE OF BULK PLANE, BUT NOT LESS THAN 20 FEET.
   SIDE YARD - CONTROLLED BY A 25 DEGREE ANGLE OF BULK PLANE, BUT NOT LESS THAN 10 FEET.
   REAR YARD - CONTROLLED BY A 25 DEGREE ANGLE OF BULK PLANE, BUT NOT LESS THAN 25 FEET.
8. LANDSCAPING AND SCREENING MEASURES WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 13 OF THE ZONING ORDINANCE IN THE VICINITY OF THE PROPOSED IMPROVEMENTS.
9. A DETAILED LANDSCAPE PLAN WILL BE PREPARED IN CONJUNCTION WITH THE FINAL SITE PLAN. THE SELECTION OF PLANT MATERIALS BEST SUITED TO SCREEN THE PROPOSED PARKING STRUCTURE WILL BE SUBJECT TO THE APPROVAL OF THE COUNTY ARBORIST.
10. MINOR DEVIATIONS TO THE SIZES, DIMENSIONS, FOOTPRINTS AND LOCATIONS OF THE PROPOSED STRUCTURES MAY RESULT FROM FINAL ENGINEERING AND DESIGN.
11. THE SUBJECT PROPERTY IS LOCATED WITHIN THE MANTUA COMMUNITY PLANNING SECTOR OF AREA II AND COMPLIES WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN.
12. DEVELOPMENT OF THE PROPOSED STRUCTURES WILL COMMENCE AS SOON AS THE REQUIRED COUNTY APPROVALS AND PERMITS ARE ISSUED.
13. THE FLOOR AREA REPRESENTED HEREON IS GROSS FLOOR AREA AS DEFINED IN THE FAIRFAX COUNTY ZONING ORDINANCE. IN ADDITION, IT IS TO BE UNDERSTOOD THAT THE BUILDINGS MAY HAVE CELLAR SPACE.
14. TO THE BEST OF OUR KNOWLEDGE, THE PROPOSED DEVELOPMENT WILL CONFORM TO THE PROVISIONS OF ALL APPLICABLE LAND DEVELOPMENT ORDINANCES, REGULATIONS, STANDARDS AND CONDITIONS.

LEGEND

PROPOSED PEDESTRIAN BRIDGE

SHADE TREE
LONDON PLANE TREE
RED MAPLE
WILLOW OAK

TRANSITIONAL SCREENING
LARGE EVERGREEN
WHITE PINE
AUSTRIAN PINE
WHITE SPRUCE
SMALL EVERGREEN
AMERICAN ARBORVITAE
CHINESE JUNIPER
CAPITATA YEW

EVERGREEN HEDGE
JAPANESE HOLLY
CRIMSON BARBERRY
LIGUSTRUM

PROJECT SUMMARY

EXISTING ZONING R-8, R-20
PROPOSED ZONING R-12

LAND AREA

R-8 ..... 40.44 ± AC
R-20 ..... 5.30 ± AC
TOTAL LAND AREA ..... 45.74 ± AC

GROSS FLOOR AREA

CURRENTLY APPROVED ..... 925,859 ± SF
PROPOSED ADDITIONAL ..... 60,000 ± SF
TOTAL ..... 985,859 ± SF

FLOOR AREA RATIO

PERMITTED ..... ~~0.70~~ 0.55
CURRENTLY APPROVED 0.46
PROPOSED 0.49

OPEN SPACE

REQUIRED (25%) ..... 11.4 ± AC
PROPOSED (38%) ..... 17.2 ± AC

PARKING

PARKING REQUIRED (656 LICENSED BEDS AT 2.9 SPACES/1 BED) 1903

EXISTING NUMBER OF SPACES 1891
PROPOSED ADDITIONAL SPACES* 630
SPACES DISPLACED BY PROPOSED PARKING STRUCTURE ... (184)

TOTAL PARKING SPACES PROVIDED 2337 ±

* IT IS TO BE NOTED THAT THE NUMBER OF PROPOSED PARKING SPACES MAY VARY DEPENDENT ON THE FINAL DESIGN OF THE PROPOSED PARKING STRUCTURE. THE NUMBER OF PROPOSED PARKING SPACES DOES NOT INCLUDE THE 320 SPACES IN THE PROPOSED TEMPORARY SURFACE PARKING LOT.

Application No. SEA 80-P-078-6
APPROVED SE/SP PLAT
SEE DEVELOPMENT CONDITIONS
Date of (BOS) (BZA) approval 5/12/90
Staff Coordinator cc
Sheet 1 of 1

RECEIVED
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AUG 28 1989
ZONING EVALUATION DIVISION

COMMONWEALTH OF VIRGINIA
D. L. HENDRICKSON
NO. 5526
PROFESSIONAL ENGINEER

DEWBERRY & DAVIS
AUG 25 1989
PRINTED

Dewberry & Davis
Architects Engineers Planners Surveyors

/SPECIAL EXCEPTION AMENDMENT 80-P-078-6

FAIRFAX COUNTY, VIRGINIA

FAIRFAX HOSPITAL
WOMEN'S & CHILDREN CENTER.
PROVIDENCE DISTRICT

GRN CG
DY
REV 8.7.89
1"=100'
1 OF 1
M-7954