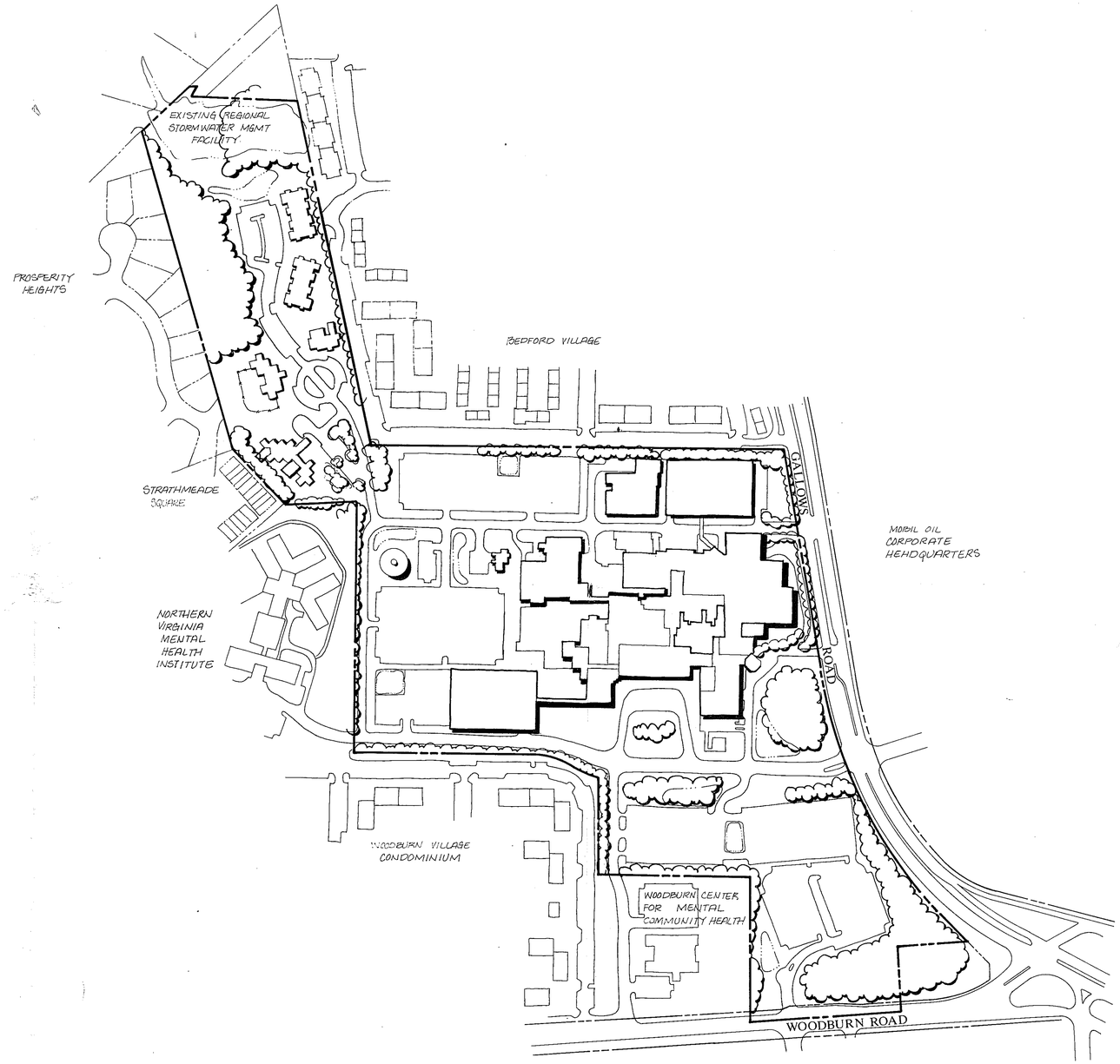
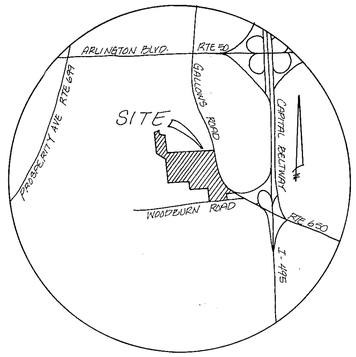




VICINITY MAP
1" = 2000'

Dewberry & Davis
Architects
Engineers
Planners
Surveyors

APPLICATION NO. RZ 94-P-005
SEA 80-P-078-7

FAIRFAX COUNTY, VIRGINIA

COMPOSITE PLAN
FAIRFAX HOSPITAL
PROVIDENCE DISTRICT

Application No. SEA 80-P-078-7/RZ 94-P-005

APPROVED SE/SP PLAT

SEE DEVELOPMENT CONDITIONS

Date of (BOS) (BZA) approval 7/25/94

Staff Coordinator Catherine Chianese

Sheet 1 of 4

Revision Date
5-10-94
5-27-94
6-23-94
6-29-94 *

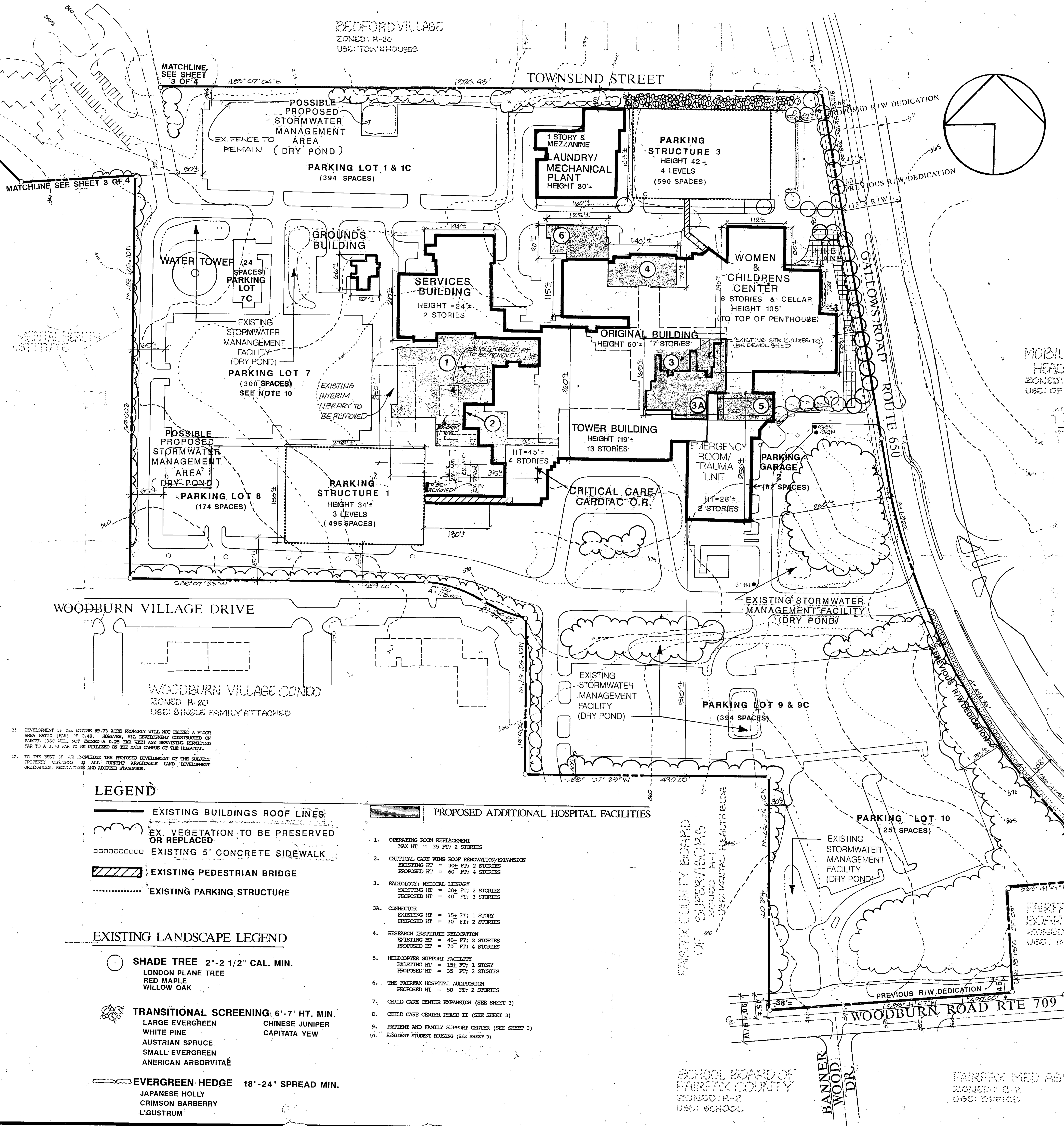
Drawn By	CG
Designed By	
Checked By	SKY
Date	1-11-94
Scale	1" = 200'
Plan Number	FZ905 PLAN E8414 GDPR
Zoned	
Sheet	1 of 4
File Number	M-7354 A

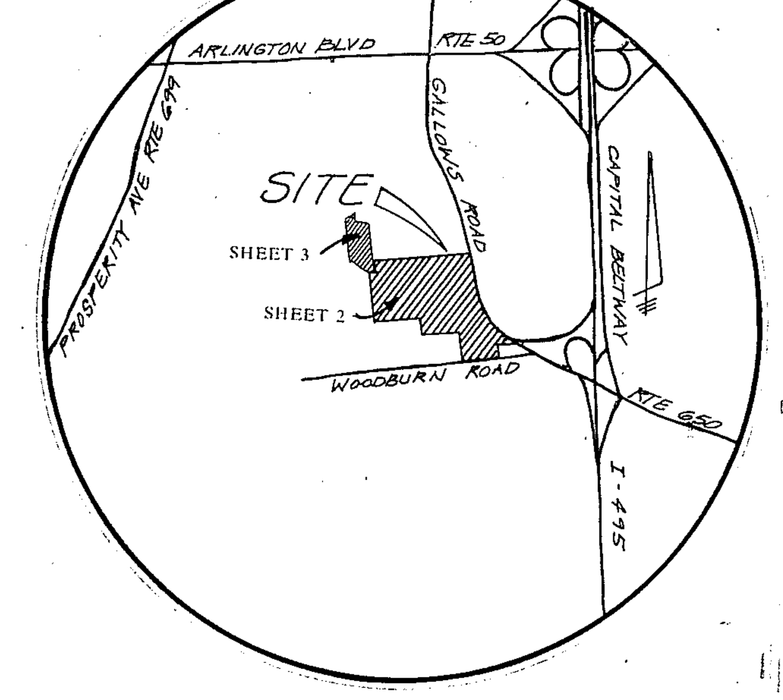
NOTE: THIS COMPOSITE PLAN IS FOR INFORMATIONAL PURPOSES ONLY. REFER TO SHEETS 2 AND 3 FOR THE SPECIAL EXCEPTION AMENDMENT PLAT AND GENERALIZED DEVELOPMENT PLAN.

PRINTED
JUL 25 1994
Dewberry & Davis

* NOTES UPDATED

13
N67557





VICINITY MAP 1"=2000'

NOTES

1. THE PROPERTY THAT IS THE SUBJECT OF THE REZONING APPLICATION IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS 49-3 ((1)) 136C. THE PROPERTY THAT IS THE SUBJECT OF THIS SPECIAL EXCEPTION AMENDMENT (SEA) APPLICATION IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS 49-3 ((1)) 136C; 59-2 ((1)) PART OF 1A, PART OF 1B AND PART OF 1C, 1D AND 1E.

2. THE REZONING APPLICATION IS FILED TO REZONE APPROXIMATELY 13.99 ACRES CURRENTLY ZONED R-5 TO THE R-12 DISTRICT. THE SPECIAL EXCEPTION AMENDMENT APPLICATION IS TO INCREASE THE LAND AREA OF THE PREVIOUSLY APPROVED SPECIAL EXCEPTION AMENDMENT 80-P-078-6 FROM 45.74 ACRES TO 59.73 ACRES AND TO ALLOW THE ADDITIONAL HOSPITAL FACILITIES AS SHOWN HEREON.

IT SHOULD BE NOTED THAT A SPECIAL EXCEPTION APPLICATION 89-P-066 WAS APPROVED BY THE BOARD OF SUPERVISORS ON JULY 9, 1990 WHICH PERMITTED THE ESTABLISHMENT OF THE EXISTING CHILD CARE CENTER LOCATED ON THE FAIRFAX COUNTY ZONING MAP AS 49-3 ((1)) 136C (PART) AND SHOWN ON SHEET 3. THIS APPLICATION PROPOSES TO REZONE THE AREA THAT WAS THE SUBJECT OF SPECIAL EXCEPTION 89-P-066 AND INCORPORATE IT INTO SEA 80-P-078-7.

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 TOPOGRAPHY SHOWN HEREON IS AT A CONTOUR INTERVAL OF FIVE (5) FEET FROM AN AIR SURVEY BY OTHERS PRIOR TO DEVELOPMENT OF THE WOMEN AND CHILDREN'S CENTER AND RELATED IMPROVEMENTS, AND THE CHILD CARE CENTER.

5. THE EXISTING BUILDING DIMENSIONS AND LOCATIONS, AND PARKING LOT LAYOUT AND INTERNAL CIRCULATION INFORMATION ARE FROM EXISTING RECORDS. MANY OF THE DIMENSIONS ARE SCALED.

6. THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.

7. THE MINIMUM YARD REQUIREMENTS SET FORTH IN THE ZONING ORDINANCE FOR THE R-12 DISTRICT FOR ALL OTHER STRUCTURES ARE AS FOLLOWS:

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.

A GRAPHIC DEPICTION OF THE ANGLE OF BULK PLANE IS NOT PROVIDED FOR THE PROPOSED BUILDING ADDITIONS LOCATED IN THE INTERIOR OF THE SITE AS THE PROVISION IS NOT APPLICABLE. THE GRAPHIC DEPICTION OF THE ANGLE OF BULK PLANE FOR THE PROPOSED BUILDING ADDITIONS LOCATED ON THE PERIPHERY OF THE SITE IS SHOWN ON SHEET 3. AS EVIDENCED BY PRIOR APPROVALS, THE EXISTING BUILDINGS SATISFY THE ANGLE OF BULK PLANE REQUIREMENT SPECIFIED IN THE R-12 DISTRICT.

8. LANDSCAPING AND SCREENING HAS BEEN PROVIDED IN ACCORDANCE WITH PREVIOUSLY APPROVED DEVELOPMENT CONDITIONS.

EXISTING VEGETATION SUPPLEMENTED WITH LANDSCAPING WHERE NECESSARY WILL BE USED FOR TRANSITIONAL SCREENING ALONG THE EASTERN AND WESTERN PROPERTY LINES OF PARCEL 136C. THE PROPOSED SUPPLEMENTAL LANDSCAPING SHOWN ON SHEET 3 IN THESE AREAS MAY BE REDUCED IF THE EXISTING VEGETATION IS DETERMINED TO BE SUITABLE FOR TRANSITIONAL SCREENING.

A WAIVER OF THE BARRIER REQUIREMENT IS REQUESTED ALONG THE EASTERN AND WESTERN PROPERTY LINES OF PARCEL 136C PURSUANT TO PAR. 12 OF SECT. 13-304 OF THE ZONING ORDINANCE.

9. IT IS TO BE NOTED THAT THE PROPOSED ADDITIONAL GROSS FLOOR AREA OF 279,338 SQUARE FEET IS A NET ADDITIONAL GROSS FLOOR AREA FOR THE PROPOSED BUILDING ADDITIONS TO THE HOSPITAL. APPROXIMATELY 14,000 SQUARE FEET OF THE EXISTING HOSPITAL WILL BE DEMOLISHED AND THIS FLOOR AREA HAS BEEN DEDUCTED FROM THE TOTAL GROSS FLOOR AREA FOR THE PROPOSED HOSPITAL EXPANSION.

10. THE NUMBER OF PARKING SPACES SHOWN FOR THE PARKING LOTS AND STRUCTURES SHOWN ON SHEET 2 ARE BASED ON THE PARKING STUDY DATED JUNE 1992 BY ORTH-RODGERS & ASSOCIATES. IT SHOULD BE NOTED THAT AN ADMINISTRATIVE INTERPRETATION WAS GRANTED ON SEPTEMBER 17, 1993 TO CONVERT THE TEMPORARY PARKING LOT (PARKING LOT 1) TO A PERMANENT FACILITY.

11. THE FOOTPRINTS OF THE BUILDINGS SHOWN HEREON MAY BE INCREASED BY UP TO FIVE PERCENT AS LONG AS THE OPEN SPACE PROVIDED IN THE TABULATION AND MINIMUM DIMENSIONS TO THE PERIPHERAL LOT LINES ARE NOT DIMINISHED. THE SIZES AND SHAPES OF THE BUILDINGS ARE PRELIMINARY AND MAY VARY WITHIN THE BUILDING FOOTPRINTS AND MAY CHANGE AS A RESULT OF FINAL ENGINEERING AND ARCHITECTURAL DESIGN. THE TOTAL GROSS FLOOR AREA AND THE BUILDING HEIGHTS PRESENTED IN THE TABULATION ARE TO BE CONSIDERED MAXIMUMS, HOWEVER, AND THE DIMENSIONS TO THE PERIPHERAL LOT LINES PRESENTED ON THE GRAPHIC ARE TO BE DEEMED MINIMUMS. THE FLOOR AREA OF THE INDIVIDUAL USES SHOWN IN THE TABULATION MAY VARY AS A RESULT OF FINAL ARCHITECTURAL DESIGN SO LONG AS THE TOTAL MAXIMUM FLOOR AREA OF 1,275,197 SQUARE FEET IS NOT EXCEEDED.

12. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRAVES LOCATED ON THE PROPERTY.

13. THE EXISTING AND PROPOSED HOSPITAL USE DOES 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 672-10-1 - VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS; AND/OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280. ALL SUCH SUBSTANCES THAT ARE UTILIZED, STORE AND/OR DISPOSED OF IN CONJUNCTION WITH THE HOSPITAL USE WILL BE IN ACCORDANCE WITH SAID REGULATIONS.

14. THE ORIGINAL HOSPITAL BUILDING WAS CONSTRUCTED IN 1958 AND SEVERAL ADDITIONS HAVE BEEN BUILT SUBSEQUENTLY. THE CHILD CARE CENTER WAS CONSTRUCTED IN 1991. EXCEPT AS NOTED IN NOTE 9, ALL OF THE BUILDINGS WILL BE RETAINED.

15. THE SUBJECT PROPERTY IS LOCATED IN A RESOURCE MANAGEMENT AREA (RMA). THE RMA PERFORMANCE CRITERIA WILL BE SATISFIED FOR THE PROPOSED ADDITIONS REPRESENTED WITHIN THE 13.99 ACRES SUBJECT TO REZONING. THE RMA PERFORMANCE CRITERIA WILL BE SATISFIED FOR THE 45.74 ACRE PORTION OF THE SITE UNLESS WAIVED BY THE DEPARTMENT OF ENVIRONMENTAL MANAGEMENT (DEM).

THERE ARE THREE POSSIBLE ADDITIONAL STORMWATER MANAGEMENT (SWM) FACILITIES PROPOSED WITH THIS APPLICATION. THEY HAVE BEEN SIZED IN ACCORDANCE WITH THE PROPOSED ADDITIONS TO THE HOSPITAL. THEIR COMBINED CAPACITY EQUATES TO APPROXIMATELY 50,000 CUBIC FEET.

THE EXACT TYPES, SIZES AND CONFIGURATIONS OF THE SWM FACILITIES ARE SUBJECT TO FINAL ENGINEERING AND DESIGN. IF THE TWO PROPOSED SWM FACILITIES SHOWN WITHIN THE EXISTING PARKING LOTS ARE DESIGNED AS UNDERGROUND FACILITIES, THE PARKING SPACES WILL CONTINUE TO BE PROVIDED WITHIN THE AREAS DESIGNATED FOR THE SWM FACILITIES. IN ADDITION, FINAL ENGINEERING MAY SUGGEST THAT EXISTING SWM FACILITIES MAY BE REDESIGNED TO HANDLE THE INCREASED FLOW FROM THE PROPOSED ADDITIONS. A PROPOSED DETAILED SWM PLAN WILL BE DESIGNED IN CONJUNCTION WITH THE SITE PLAN(S).

16. THE PORTION OF THE SITE SHOWN ON SHEET 2 HAS ALREADY BEEN SUBJECT TO CLEARING AND GRADING. IN THE SEVERAL AREAS THAT ARE REPRESENTED ON THE GRAPHIC WHERE EXISTING VEGETATION IS TO BE PRESERVED OR REPLACED, WHEN EXISTING VEGETATION CANNOT BE SAVED DUE TO PROPOSED IMPROVEMENTS IN THE IMMEDIATE VICINITY, THE EXISTING VEGETATION WILL BE REPLACED IN ACCORDANCE WITH A LANDSCAPE PLAN TO BE APPROVED BY THE URBAN FORESTOR.

17. THERE IS NO FLOODPLAIN DESIGNATED BY THE FEDERAL INSURANCE ADMINISTRATION, UNITED STATES' GEOLOGICAL SURVEY OR FAIRFAX COUNTY OR ENVIRONMENTAL QUALITY CORRIDOR LOCATED ON SITE.

18. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITY EASEMENTS HAVING A WIDTH OF 25 FEET OR MORE LOCATED ON THE SUBJECT PROPERTY.

19. A STATEMENT CONFIRMING THE OWNERSHIP OF THE PROPERTY AND THE APPLICANT'S INTEREST IS PROVIDED SEPARATELY.

20. DEVELOPMENT OF THE PROPOSED ADDITIONAL HOSPITAL FACILITIES WILL OCCUR IN PHASES. HOWEVER, THE FIRST PHASE OF DEVELOPMENT WILL COMMENCE WITHIN THIRTY (30) MONTHS OF APPROVAL OF THE APPLICATION.

21. DEVELOPMENT OF THE ENTIRE 59.73 ACRE PROPERTY WILL NOT EXCEED A FLOOR AREA RATIO (FAR) OF 0.49. HOWEVER, ALL DEVELOPMENT CONSTRUCTED ON PARCEL 136C WILL NOT EXCEED A 0.25 FAR WITH ANY REMAINING PERMITTED FAR TO A 0.70 FAR TO BE UTILIZED ON THE MAIN CAMPUS OF THE HOSPITAL.

22. 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.

LEGEND

EXISTING BUILDINGS ROOF LINES
EX. VEGETATION TO BE PRESERVED OR REPLACED
EXISTING 5' CONCRETE SIDEWALK
EXISTING PEDESTRIAN BRIDGE
EXISTING PARKING STRUCTURE

PROPOSED ADDITIONAL HOSPITAL FACILITIES

1. OPERATING ROOM REPLACEMENT
MAX HT = 35 FT; 2 STORIES
2. CRITICAL CARE WING ROOF RENOVATION/EXPANSION
EXISTING HT = 30± FT; 2 STORIES
PROPOSED HT = 60 FT; 4 STORIES
3. RADIOLOGY; MEDICAL LIBRARY
EXISTING HT = 30± FT; 2 STORIES
PROPOSED HT = 40 FT; 3 STORIES
3A. CONNECTOR
EXISTING HT = 15± FT; 1 STORY
PROPOSED HT = 30 FT; 2 STORIES
4. RESEARCH INSTITUTE RELOCATION
EXISTING HT = 40± FT; 2 STORIES
PROPOSED HT = 70 FT; 4 STORIES
5. HELICOPTER SUPPORT FACILITY
EXISTING HT = 15± FT; 1 STORY
PROPOSED HT = 35 FT; 2 STORIES
6. THE FAIRFAX HOSPITAL AUDITORIUM
PROPOSED HT = 50 FT; 2 STORIES
7. CHILD CARE CENTER EXPANSION (SEE SHEET 3)
8. CHILD CARE CENTER PHASE II (SEE SHEET 3)
9. PATIENT AND FAMILY SUPPORT CENTER (SEE SHEET 3)
10. RESIDENT STUDENT HOUSING (SEE SHEET 3)

EXISTING LANDSCAPE LEGEND

SHADE TREE 2"-2 1/2" CAL. MIN.
LONDON PLANE TREE
RED MAPLE
WILLOW OAK

TRANSITIONAL SCREENING 6'-7' HT. MIN.
LARGE EVERGREEN: WHITE PINE, AUSTRIAN SPRUCE
SMALL EVERGREEN: ANERICAN ARBORVITAE, CHINESE JUNIPER, CAPITATA YEW

EVERGREEN HEDGE 18"-24" SPREAD MIN.
JAPANESE HOLLY
CRIMSON BARBERRY
L'GUSTRUM

PROJECT SUMMARY

EXISTING ZONING
PROPOSED ZONING
TOTAL LAND AREA .... 59.73 AC
R-12 .... 45.74± AC
R-5 .... 13.99± AC

GROSS FLOOR AREA

CURRENTLY APPROVED .... 995,859± SF
HOSPITAL (656 BEDS) AND ACCESSORY USES .... 985,859 SF
CHILD CARE CENTER (168 CHILDREN)
(SEE NOTE 2) .... 10,000 SF

PROPOSED GROSS FLOOR AREA FOR
ADDITIONAL ACCESSORY USES .... 279,338± SF*
(1) OPERATING ROOM REPLACEMENT .... 51,045± SF
(2) CRITICAL CARE WING ROOF
RENOVATION/EXPANSION .... 9,900± SF
(3) RADIOLOGY; MEDICAL LIBRARY; AND
(3A) CONNECTOR .... 40,188± SF
(4) RESEARCH INSTITUTE RELOCATION .... 12,900± SF
(5) HELICOPTER SUPPORT FACILITY .... 9,855± SF
(6) THE FAIRFAX HOSPITAL AUDITORIUM .... 20,650± SF
(7) CHILD CARE CENTER EXPANSION .... 2,000± SF
PROPOSED DAILY ENROLLMENT ... 200 CHILDREN
PROPOSED PLAY AREA .... MIN. 10,000 SF
(8) CHILD CARE CENTER PHASE II .... 10,000± SF
PROPOSED DAILY ENROLLMENT ... 150 CHILDREN
PROPOSED PLAY AREA .... MIN. 7,500 SF
(9) PATIENT AND FAMILY SUPPORT CENTER .... 21,000± SF
(10) RESIDENT STUDENT HOUSING .... 93,500± SF

TOTAL .... 1,275,197± SF

FLOOR AREA RATIO

PROPOSED (SEE NOTE 21) 0.49

OPEN SPACE

REQUIRED (25%) .... 14.93± AC
PROVIDED (40%) .... 21.01± AC

PARKING SPACES

PARKING SPACES REQUIRED .... MIN. 1903
HOSPITAL (656 LICENSED BEDS AT 2.9 SPACES BED)

TOTAL PARKING SPACES PROVIDED .... 2890±
PARKING SPACES PROVIDED
FOR FACILITIES SHOWN ON SHEET 2 .... 2704±
PARKING SPACES PROVIDED
FOR FACILITIES SHOWN ON SHEET 3 .... 186±

* SEE NOTE 9
** SEE NOTE 21

Application No. SEA 80-P-078-7/RZ 94-P-005
APPROVED SE/SP PLAT
SEE DEVELOPMENT CONDITIONS
Date of (BOS) (BZA) approval 7/25/94
Staff Coordinator CC
Sheet 2 of 4

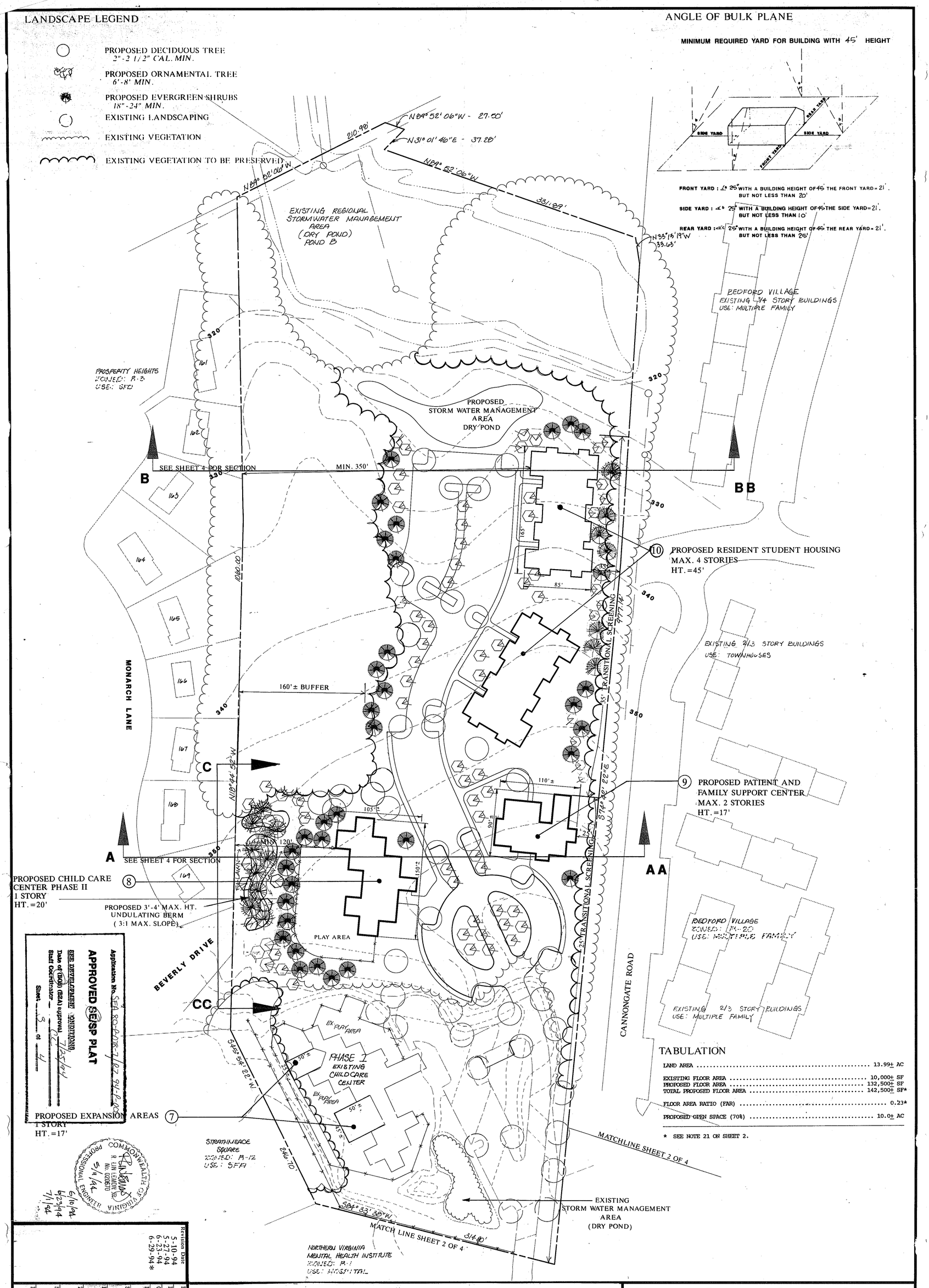
REV 6-29-94*
REV. 6-23-94
REV. 5-27-94

ENGINEER'S SEAL AND SIGNATURE

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

SPECIAL EXCEPTION AMENDMENT PLAT
APPLICATION NO. SEA 80-P-078-7
FAIRFAX HOSPITAL
PROVIDENCE DISTRICT
FAIRFAX COUNTY VIRGINIA

Drawn By	
Designed By	
Checked By	SKY
Date	1-11-94 REV. 5-10-94
Scale	1"=100'
Plan Number	
Zoned	
Sheet	2 of 4
File Number	M 7354A



TABULATION

LAND AREA	13.99± AC
EXISTING FLOOR AREA	10,000± SF
PROPOSED FLOOR AREA	132,500± SF
TOTAL PROPOSED FLOOR AREA	142,500± SF*
FLOOR AREA RATIO (FAR)	0.23*
PROPOSED OPEN SPACE (70%)	10.0± AC

* SEE NOTE 21 ON SHEET 2.

Revision Date
5-10-94
5-27-94
6-23-94
6-29-94*

Drawn By	CG
Designed By	JB
Checked By	PGY
Date	1-11-94
Scale	1"=50'
Plan Number	
Zoned	
Sheet	3 OF 4
File Number	M-7354A

SPECIAL EXCEPTION AMENDMENT PLAT/GENERALIZED DEVELOPMENT PLAN

APPLICATION NO. RZ 94-P-005
SEA 80-P-078-7

FAIRFAX HOSPITAL

PROVIDENCE DISTRICT

FAIRFAX COUNTY, VIRGINIA

Dewberry & Davis
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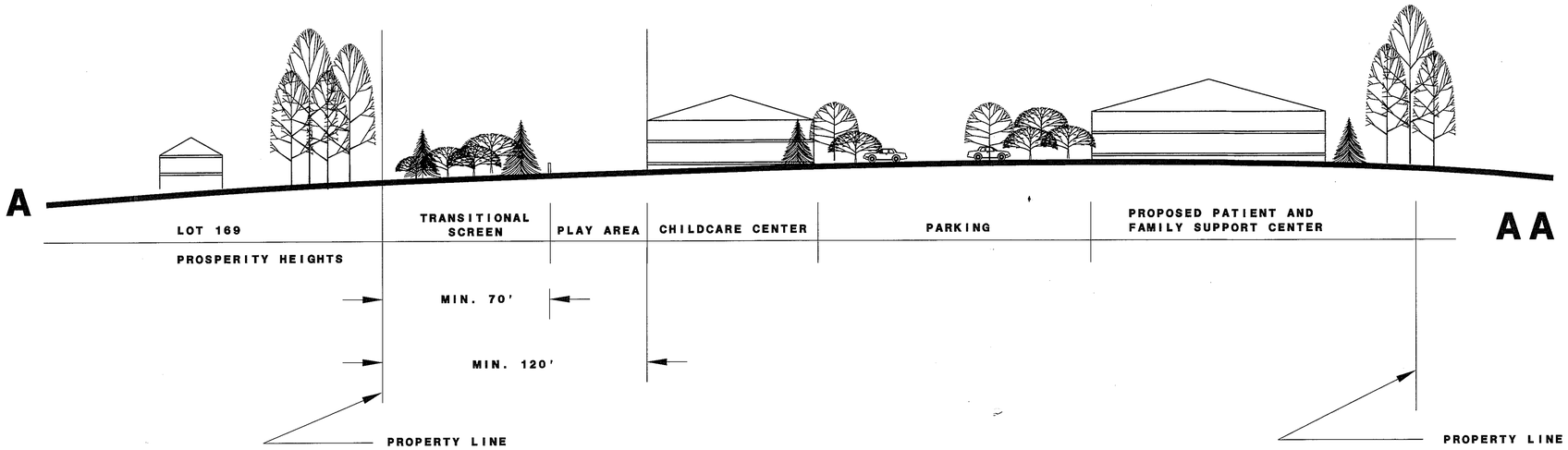
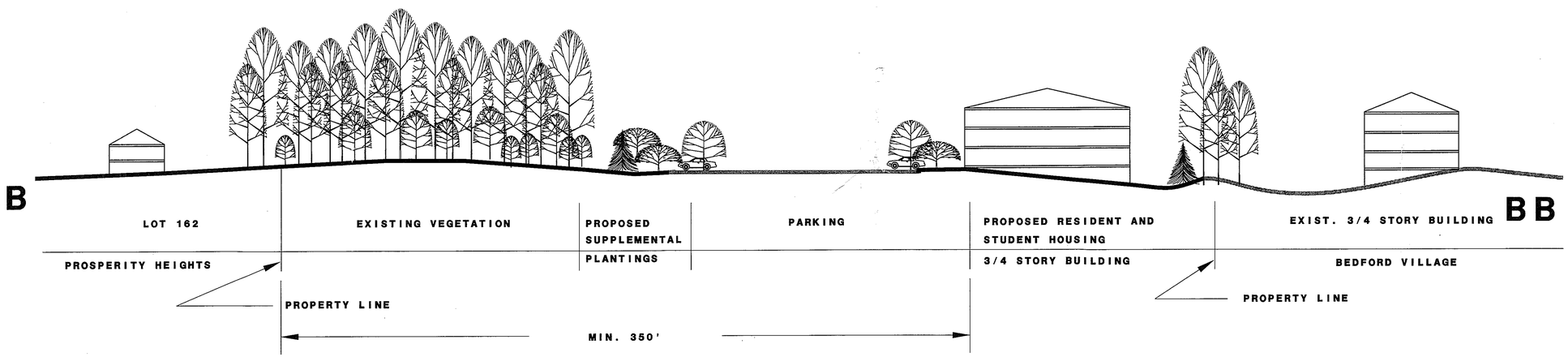


SECTION A-AA



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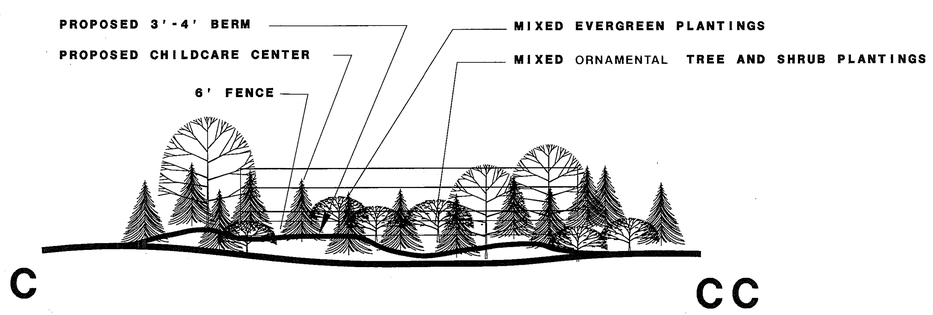

ELEVATION C-CC

Application No. SEA 80-P-078-7/82 94-P-005

APPROVED SE/SP PLAT

SEE DEVELOPMENT CONDITIONS

Date of (BOS) (BZA) approval 7/25/94

Staff Coordinator CC

Sheet 4 of 4

NOTE: THESE SECTIONS & ELEVATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE WITH FINAL ENGINEERING DESIGN.

REVISION DATE
8-27-94
6-23-94
6-29-94 *

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FAIRFAX COUNTY, VIRGINIA

SECTIONS & ELEVATION

FAIRFAX HOSPITAL

PROVIDENCE DISTRICT

Drawn By	CG
Designed By	JB
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Date	5-10-94
Scale	1" = 30'
Plan Number	
Zoned	
Sheet	4 OF 4
File Number	M-7354A