REVISED STAFF PROPOSED DEVELOPMENT CONDITIONS

SEA 80-P-078-12

DECEMBER 4, 2002

If it is the intent of the Board of Supervisors to approve SEA 80-P-078-12 located at Tax Map 49-3 ((1)) 136C, 136C1 and 59-2 ((1)) 1A pt., 1B pt., 1C pt. 1D, 1E previously approved for a Medical Care Facility and related uses and two (2) Child Care Centers to permit building additions and site modifications, pursuant to Sect. 3-1204 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions which are in addition to development conditions approved with SE 80-P-078 through SEA 80-P-078-10 and replace and supercede those approved with SEA 80-P-078-11. Development conditions previously approved with SEA 80-P-078-11 are included in these conditions and are marked with asterisks.

*1. This Special Exception Amendment is granted for and runs with the land indicated in this application and is not transferable to other land.

*2. This Special Exception Amendment is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions.

3. This Special Exception Amendment is subject to the provisions of Article 17, Site Plans as may be determined by the Director, Department of Public Works and Environmental Services (DPW&ES). Any plan submitted pursuant to this special exception amendment shall be in substantial conformance with the Special Exception Amendment Plat entitled Fairfax Hospital prepared by Dewberry & Davis, which was last revised November 15, 2002 (sheets 1-4) and June 29, 2001 (Sheets 5-9) , and these development conditions. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.

*4. The existing trees located along the southwestern property boundary which extend from south of the proposed Heart Institute to the western side of Parking Lot #9 shall not be disturbed by clearing and grading and shall be retained as a buffer between the hospital and the adjacent Woodburn Village Condominiums. It is understood that the location of the proposed traffic circle in the main hospital loop road will be modified from that shown on the SE Plat in order to avoid damage to any of the existing trees in the buffer area. Additional trees shall be planted in this area where needed to provide adequate year-round screening, as recommended by the Urban Forester. Any existing trees located in this area which are damaged or destroyed by construction activities shall be replaced, as determined by the Urban Forester.

Management (TDM) program for the hospital ~~and office buildings~~ and to document strategies and results to DOT on an annual basis.

13. Lighting of the Phase II parking garage shall conform with the Glare Standards contained in Sect. 14-900 of the Zoning Ordinance so that no glare is produced which results in illumination in excess of 0.5 foot candles, or whatever standard is applicable at the time of site plan approval, in adjacent residential properties. All outdoor lighting fixtures associated with the Phase II parking garage shall be of low intensity design and shall utilize full cut off fixtures which shall focus directly on the garage. Lighting within the parking structure shall be of a low intensity and recessed design in order to mitigate the impact on adjacent residences. Lighting within the stair towers shall be fully shielded with full cut-off fixtures in order to mitigate the impact on adjacent residences. Parapet walls on each level of the parking garage shall be a minimum of 42 inches in height to provide adequate shielding of vehicle headlights.

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by that Board.

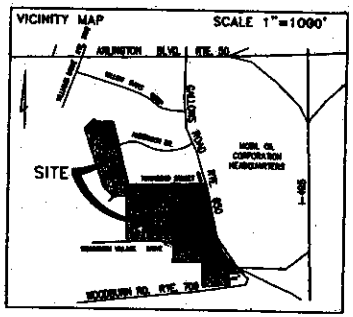
This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for obtaining the required Non-Residential Use Permit through established procedures, and this Special Exception Amendment shall not be valid until this has been accomplished.

Under Section 9-015 of the Zoning Ordinance, this special exception amendment shall automatically expire, without notice, thirty (30) months after the date of approval unless construction has commenced on the Heart Institute or emergency room expansion, or unless additional time is approved by the Board of Supervisors. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

INOVA FAIRFAX HOSPITAL CAMPUS

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SPECIAL EXCEPTION AMENDMENT PLAT



APPLICANT:

INOVA HEALTH CARE SERVICES
3300 GALLOWS ROAD
FALLS CHURCH, VIRGINIA 22042
August 7, 2002
Rev. October 29, 2002
Rev. November 15, 2002

SHEET INDEX:

1. COVER SHEET
2. SPECIAL EXCEPTION AMENDMENT PLAT
3. NOTES AND TABULATION
4. BUILDING/GARAGE DETAILS
5. SCHEMATIC LANDSCAPE PLANS
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7. SCHEMATIC LANDSCAPE PLANS
8. SCHEMATIC LANDSCAPE PLANS
9. PLANTING LIST AND NOTES

INOVA FAIRFAX HOSPITAL CAMPUS
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SPECIAL EXCEPTION AMENDMENT PLAT
SEA-80-P-078-12

August 7, 2002
Rev. October 29, 2002
Rev. November 15, 2002

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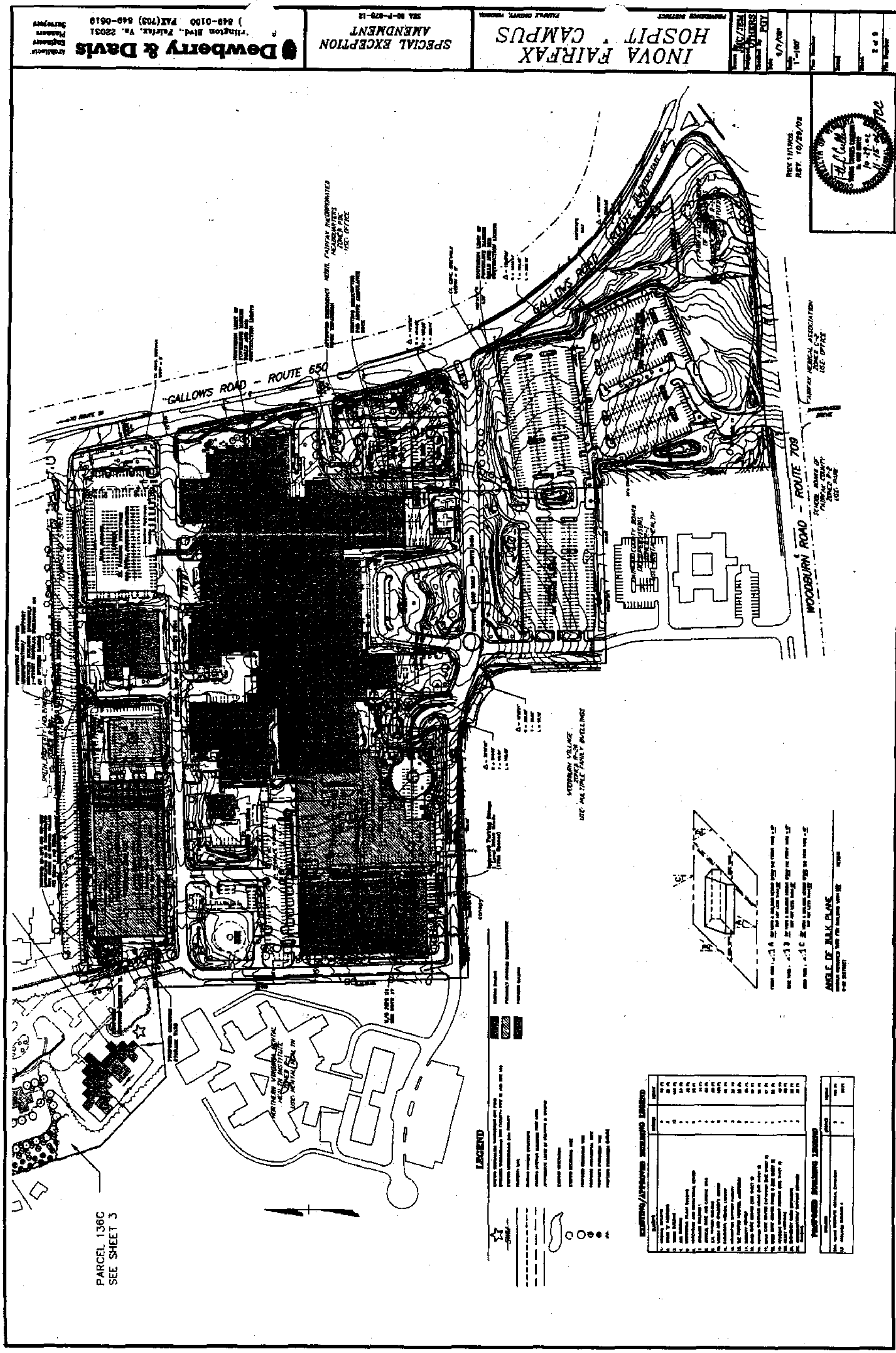
M-10381



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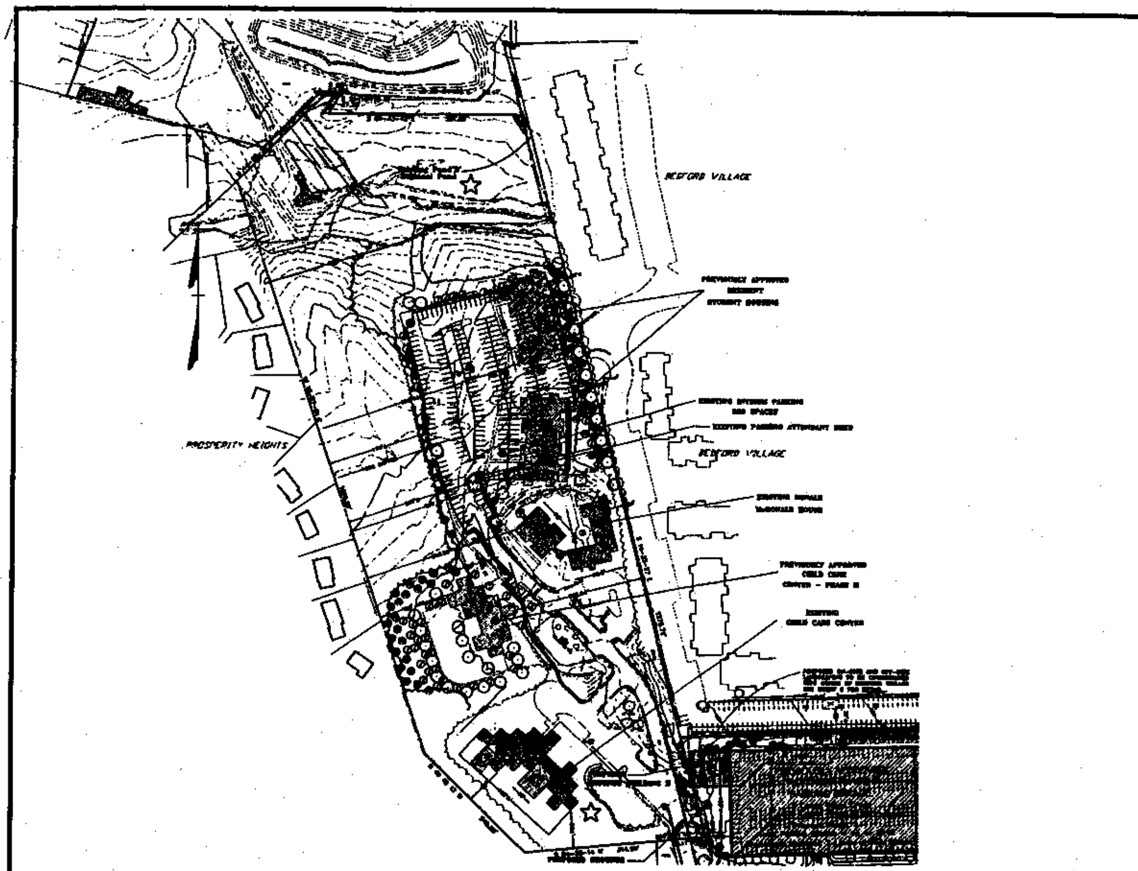
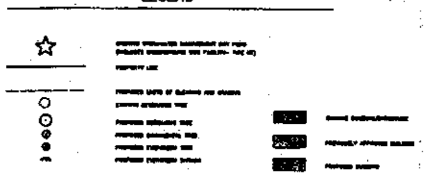
SPECIAL EXCEPTION
AMENDMENT
INOVA FAIRFAX
HOSPIT CAMPUS
GALLOWS ROAD - ROUTE 650
GALLOWS ROAD
WOODBURN ROAD - ROUTE 709
REV 11/11/02
REV. 10/29/02
FAIRFAX MEDICAL ASSOCIATION
ZONED C-2
USE: OFFICE
WOODBURN VILLAGE
USE: MULTIPLE FAMILY DWELLINGS
HEADQUARTERS
USE: OFFICE
LEGEND
ANGLE OF BULK PLANE
PARCEL 136C
SEE SHEET 3



LEGEND



TABULATION:

EXISTING ZONING	R-12
LAND AREA	59.16 AC[1]
EXISTING/PROPOSED USE	833 BED HOSPITAL AND ACCESSORY USES[2]
GROSS FLOOR AREA	
CURRENTLY PERMITTED PER COMPREHENSIVE PLAN (0.70 FAR)	1,821,268± SF[3]
CURRENTLY APPROVED THROUGH SEA 80-P-078-11	1,576,747± SF
PROPOSED ADDITIONAL	51,370± SF
VERTICAL ADDITION TO PREVIOUSLY APPROVED HEART INSTITUTE	42,800± SF
GROUNDS BUILDING 2	8,570± SF
TOTAL CURRENTLY APPROVED AND PROPOSED	1,628,117± SF
TOTAL EXISTING PER AS-BUILT	1,071,480± SF[3]
ADDITIONAL AVAILABLE WITH FUTURE APPROVALS (1,821,267± SF - 1,576,747± SF - 51,370± SF)	193,150± SF
FLOOR AREA RATIO (FAR) BASED ON 59.73 ACRES	
PERMITTED PER COMPREHENSIVE PLAN	0.70[4]
CURRENTLY APPROVED	0.61[4]
PROPOSED	0.63[4]
OPEN SPACE	
REQUIRED (25% OF 59.16 ACRES)	14.8 AC
PROPOSED (38% OF 59.16 ACRES)	22.4 AC
PARKING SPACES REQUIRED	2,574[5]
HOSPITAL: 833 LICENSED BEDS @ 2.9 SPACES/BED[2]	2,416
CHILD CARE CENTER(S): 350 CHILDREN @ 0.16 SPACE/CHILD	56
RESIDENT STUDENT HOUSING: 56 UNITS @ 1.6 SPACES/UNIT	90
RONALD MCDONALD HOUSE: 5 UNITS @ 1 SPACE/UNIT PLUS 1 SPACE/STAFF MEMBER	12
PARKING SPACES	
EXISTING	3,641
BLUE GARAGE	900
GREY GARAGE (NEW)	901
LOT #1	362
LOT #9	304
LOT #10	240
EMERGENCY CENTER AND RANDOM SPACES (82+14+3+28)	127
CHILD CARE	27
RONALD MCDONALD HOUSE	12
PARALLEL STREET PARKING	18
TEMPORARY PARKING - PARCEL 136C	250
VALET PARKING - LOTS 9, 10 AND BLUE GARAGE	500
SPACES LOST TO NEW CONSTRUCTION	1,152
LOT 1 (30 TO REMAIN)	372
TEMPORARY PARKING - PARCEL 136C	250
VALET PARKING - LOTS 9, 10 AND BLUE GARAGE	500
PROPOSED	3,065
PHASE II GARAGE (9 LEVELS)	UP TO 2,640
LOT 7 (FOLLOWING CONSTRUCTION)	62
HEART INSTITUTE GARAGE AND SURFACE	182
EMERGENCY AND TRAUMA CENTER	28
PARCEL 136C-FUTURE ULTIMATE DEVELOPMENT PROGRAM	153
PROPOSED GRAND TOTAL (3,641 - 1,152 + 3,065)	5,554

[1] THE ORIGINAL LAND AREA OF 59.73 ACRES HAS BEEN ADJUSTED TO REFLECT PREVIOUS RIGHT-OF-WAY DEDICATIONS. FOR THE PURPOSE OF THE PERMITTED FAR CALCULATION, THE LAND AREA OF THE CAMPUS HAS BEEN INCREASED TO 66.32 ACRES IN ACCORDANCE WITH THE RECOMMENDATION SET FORTH IN THE COMPREHENSIVE PLAN.

[2] SEE NOTE 22.

[3] THE GROSS FLOOR AREAS HAVE BEEN CALCULATED IN ACCORDANCE WITH THE DEFINITION SET FORTH IN ARTICLE 20 OF THE ZONING ORDINANCE.

[4] SEE NOTE 18.

[5] SEE NOTE 9.

NOTES:

1. THE PROPERTY THAT IS THE SUBJECT OF THIS SPECIAL EXCEPTION AMENDMENT (SEA) APPLICATION IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS 59-2 ((1)) 1A (PART), 1B (PART), 1C (PART), 1D AND 1E; AND 49-3 ((1)) 136C AND 134C1.

2. THIS SPECIAL EXCEPTION AMENDMENT (SEA) PLAT ACCOMPANIES AN APPLICATION TO AMEND THE CURRENTLY APPROVED SEA 80-P-078-11 THAT WAS APPROVED BY THE BOARD OF SUPERVISORS ON AUGUST 6, 2001. THIS SEA HAS BEEN FILED FOR THE FOLLOWING IMPROVEMENTS AND/OR REVISIONS TO THE CURRENTLY APPROVED DEVELOPMENT PROGRAM:

   A. TO ADD ONE (1) ADDITIONAL FLOOR TO THE PREVIOUSLY APPROVED HEART INSTITUTE BUILDING FOR A TOTAL OF FIVE (5) FLOORS.

   B. TO ADD AN ADDITIONAL 42,800 SQUARE FEET OF GROSS FLOOR AREA (ONE FLOOR) TO THE PREVIOUSLY APPROVED HEART INSTITUTE BUILDING FOR A GRAND TOTAL OF 325,365 SQUARE FEET. THE ORIGINAL BUILDING WAS APPROVED FOR 240,000 SQUARE FEET; AN ADDITIONAL 42,565 SQUARE FEET OF GROSS FLOOR AREA WAS TRANSFERRED TO THE BUILDING BY AN INTERPRETATION DATED MAY 29, 2002; AND THE REMAINING 42,800 SQUARE FEET OF GROSS FLOOR AREA IS PROPOSED WITH THE APPROVAL OF THE ADDITIONAL FLOOR. WITH THE APPROVAL OF THIS SPECIAL EXCEPTION AMENDMENT, IT IS UNDERSTOOD THAT THE 42,565 SQUARE FEET OF GROSS FLOOR AREA THAT WAS ALLOWED TO BE TRANSFERRED FROM THE INTERIM RESIDENT HOUSING BUILDINGS BY THE INTERPRETATION DATED MAY 29, 2002 WILL BE REINSTATED TO THOSE BUILDINGS.

   C. TO ADD TWO (2) ADDITIONAL LEVELS OF PARKING ABOVE GRADE TO THE PROPOSED PHASE II PARKING GARAGE AND TO EXPAND ITS FOOTPRINT.

   D. TO ADD A SECOND ONE (1) LEVEL GROUNDS BUILDING AND RELATED GROUNDS STORAGE YARD AS AN APPENDAGE TO THE PHASE II PARKING GARAGE.

3. THE BOUNDARY INFORMATION SHOWN HEREON IS FROM EXISTING RECORDS.

4. THE TOPOGRAPHY SHOWN HEREON IS AT A CONTOUR INTERVAL OF TWO (2) FEET FROM AN AIR SURVEY.

5. THE EXISTING BUILDING DIMENSIONS AND LOCATIONS, AND PARKING LOT LAYOUT AND INTERNAL CIRCULATION INFORMATION ARE TAKEN FROM AN AIR SURVEY AND FROM AS-BUILT SURVEY RECORDS PERFORMED BY OTHERS.

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° ANGLE OF BULK PLANE, BUT NOT LESS THAN 20 FEET.

   SIDE YARD: CONTROLLED BY A 25° ANGLE OF BULK PLANE, BUT NOT LESS THAN 10 FEET.

   FRONT YARD: CONTROLLED BY A 25° ANGLE OF BULK PLANE, BUT NOT LESS THAN 25 FEET.

8. LANDSCAPING AND SCREENING HAS BEEN/WILL BE PROVIDED IN ACCORDANCE WITH PREVIOUSLY APPROVED DEVELOPMENT CONDITIONS. IN ITS APPROVAL OF SEA 80-P-078-11, THE BOARD MODIFIED THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS AS HAD BEEN PREVIOUSLY APPROVED WITH ITS APPROVAL OF SE 80-P-078 THROUGH SEA 80-P-078-10 IN FAVOR OF THAT SHOWN ON THE SEA PLAT.. A REQUEST IS HEREBY MADE FOR A RENEWED BOARD MODIFICATION/WAIVER OF SAID REQUIREMENTS IN CONJUNCTION WITH ITS APPROVAL OF THIS SEA.

9. IN COMPLIANCE WITH DEVELOPMENT CONDITION #17 APPROVED WITH SEA 80-P-078-8, A PARKING STUDY UPDATE FOR THE FAIRFAX HOSPITAL CAMPUS WAS COMPLETED AND FILED WITH THE COUNTY ON APRIL 25, 2001. ONE OF THE CONCLUSIONS OF THIS STUDY READS AS FOLLOWS:

   4. APPROXIMATELY 3,100 WELL-LOCATED PARKING SPACES ARE REQUIRED TO MEET THE OBSERVED 2,870-SPACE PEAK PARKING DEMAND AT A CAMPUS-WIDE AVERAGE OCCUPANCY OF 90 PERCENT...

   GIVEN THAT THE EXISTING NUMBER OF PARKING SPACES ON THE CAMPUS EXCEEDS THE NUMBER OF SPACES REQUIRED BY THE PROVISIONS OF THE ZONING ORDINANCE, THE HOSPITAL RESERVES THE RIGHT TO REDUCE THE NUMBER OF PARKING SPACES ON THE CAMPUS WITHOUT AN 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 HOSPITAL SITE BE REDUCED TO LESS THAN 3,100 SPACES WITHOUT THE APPROVAL OF A SEA. FURTHERMORE, IT IS TO BE UNDERSTOOD THAT THE EXISTING PARKING SPACES MAY BE REDUCED IN NUMBER TO ACCOMMODATE FUTURE EXPANSION/ADDITIONS TO THE HOSPITAL, AS MAY BE APPROVED WITH THIS OR FUTURE SEA APPLICATIONS, AS LONG AS IT CAN BE DEMONSTRATED THAT ADEQUATE PARKING IS PROVIDED.

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

11. 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.

12. THE ORIGINAL HOSPITAL BUILDING WAS CONSTRUCTED IN 1958. NUMEROUS ADDITIONS AND ACCESSORY BUILDINGS HAVE BEEN CONSTRUCTED OVER THE SUBSEQUENT YEARS. ALL OF THE BUILDINGS WILL BE RETAINED EXCEPT FOR SOME NOMINAL DEMOLITION THAT WILL OCCUR WITH THE CONTINUED EXPANSION OF THE PROPOSED DEVELOPMENT PROGRAM.

13. 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.

14. THERE ARE NO EXISTING UTILITY EASEMENTS HAVING A WIDTH OF TWENTY-FIVE (25) FEET OR MORE LOCATED ON THE MAIN CAMPUS PORTION OF THE SUBJECT PROPERTY. PARCEL 136C HAS AN EXISTING VIRGINIA POWER EASEMENT WITH A WIDTH OF THIRTY (30) FEET FOR AN AERIAL POWER LINE RUNNING ACROSS THE PROPERTY. THERE ARE NO EXISTING MAJOR UNDERGROUND UTILITIES LOCATED ON THE SUBJECT PROPERTY.

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

16. THERE IS AN EXISTING SIDEWALK ALONG GALLOWS ROAD WHICH HAS BEEN PREVIOUSLY APPROVED TO BE REPLACED IN PART BY A TRAIL. THIS IS THE ONLY TRAIL REQUIRED BY THE COMPREHENSIVE PLAN THAT IS LOCATED ON THE SUBJECT PROPERTY.

17. STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMPs) 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 80-P-078-8. THE SWM AND BMP FACILITIES ARE REPRESENTED ON THE GRAPHIC. THEY ARE SUBJECT TO ADJUSTMENT WITH FINAL ENGINEERING AND DESIGN.

    SINCE THE PROPOSED DEVELOPMENT TAKES PLACE MAINLY WITHIN THE CURRENTLY DEVELOPED/IMPERVIOUS AREA OF THE CAMPUS, ADDITIONAL SWM/BMP FACILITY/CAPACITY IS NOT ANTICIPATED WITH THIS APPLICATION.

18. IN ACCORDANCE WITH PRIOR APPROVALS, THE CURRENT FLOOR AREA RATIO (FAR) IS BASED ON THE ORIGINAL LAND AREA OF 59.73 ACRES. THE FLOOR AREA RATIO RELATED TO 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.

    IN ADDITION, FOR INFORMATIONAL PURPOSES, THE CURRENTLY APPROVED FAR FOR THE HOSPITAL CAMPUS IS 0.70. WITH THE RECENT COMPREHENSIVE PLAN AMENDMENT THAT WAS ADOPTED FOR THE MERRIFIELD SUBURBAN CENTER, THE FAR MAY INCREASE TO 0.80 FOR THE HOSPITAL CAMPUS IF THE CAMPUS LAND AREA IS EXPANDED TO INCLUDE THE ADDITIONAL LAND AREA OF 6.59 ACRES ON WHICH THE FAIRFAX HOUSE (1.18 ACRES) AND THE WOODBURN MENTAL HEALTH CENTER (5.41 ACRES) ARE LOCATED.

    IN ACCORDANCE WITH THE COMPREHENSIVE PLAN RECOMMENDATION, THE ULTIMATE DEVELOPMENT OF THE 66.32 ACRE CAMPUS WILL NOT EXCEED A FLOOR AREA RATIO OF 0.80 WHICH WILL ALLOW FOR FUTURE HOSPITAL GROWTH AS WELL AS PROVIDING FOR ADDITIONAL COUNTY HUMAN SERVICE FACILITIES.

    PARCEL 136C, HOWEVER, WILL BE LIMITED TO A FLOOR AREA RATIO OF 0.25 WITH THE GROSS FLOOR AREA FROM THE REMAINING FLOOR AREA RATIO BETWEEN 0.25 AND 0.70 (OR 0.80) ON PARCEL 136C BEING TRANSFERRED TO THE MAIN CAMPUS.

19. DEVELOPMENT OF THE PREVIOUSLY APPROVED AND PROPOSED IMPROVEMENTS ON THE CAMPUS WILL CONTINUE TO OCCUR IN PHASES. IT IS TO BE UNDERSTOOD THAT THE FIRST PHASE(S) OF THE PROPOSED IMPROVEMENTS IS CURRENTLY PLANNED TO COMMENCE WITHIN THIRTY (30) MONTHS FROM THE DATE OF APPROVAL OF THE SPECIAL EXCEPTION AMENDMENT IN ACCORDANCE WITH THE PROVISION SET FORTH IN SECT. 9-015 OF THE ZONING ORDINANCE. IT IS TO BE FURTHER UNDERSTOOD THAT ALL PHASES OF THE APPROVED AND PROPOSED CONSTRUCTION MAY NOT COMMENCE WITHIN SAID THIRTY (30) MONTH PERIOD.

20. THE FOOTPRINTS OF THE BUILDINGS SHOWN HEREON MAY BE INCREASED UP TO FIVE (5) PERCENT AS LONG AS THE OPEN SPACE PRESENTED IN THE TABULATION AND THE MINIMUM DISTANCES TO THE PERIPHERAL LOT LINES AS PRESENTED ON THE GRAPHIC ARE NOT DIMINISHED AND AS LONG AS THE RESULTANT PROPOSED DEVELOPMENT IS IN SUBSTANTIAL CONFORMANCE WITH THAT REPRESENTED HEREON. THE SIZES AND SHAPES AND LOCATIONS OF THE PROPOSED BUILDINGS, STRUCTURES AND IMPROVEMENTS ARE PRELIMINARY AND SUBJECT TO MINOR MODIFICATION WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECT. 9-004 OF THE ZONING ORDINANCE.

    THE TOTAL GROSS FLOOR AREA AND MAXIMUM BUILDING HEIGHTS PRESENTED IN THE TABULATION ARE TO BE CONSIDERED MAXIMUMS. THE DIMENSIONS TO THE PERIPHERAL LOT LINES PRESENTED ON THE GRAPHIC ARE TO BE DEEMED MINIMUMS. THE FLOOR AREAS OF THE INDIVIDUAL BUILDINGS AS PRESENTED IN THE TABULATION MAY VARY WITH FINAL ARCHITECTURAL DESIGN, HOWEVER, THE TOTAL COMBINED GROSS FLOOR AREA AS PRESENTED IN THE TABULATION WILL NOT BE EXCEEDED.

21. IT IS TO BE UNDERSTOOD THAT ADDITIONAL SITE FEATURES SUCH AS GAZEBOS, TRELLISES, SIGNS, FLAGPOLES, SIDEWALKS/TRAILS, LIGHT STANDARDS, PASSIVE AND ACTIVE RECREATION FACILITIES, WALLS, FENCES, AND/OR UTILITY AND MAINTENANCE STRUCTURES NOT REPRESENTED ON THE GRAPHIC MAY BE PROVIDED AS LONG AS THE RESULTANT PROPOSED DEVELOPMENT IS IN SUBSTANTIAL CONFORMANCE WITH THAT REPRESENTED HEREON. ALL SIGNS WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN ARTICLE 12 OF THE ZONING ORDINANCE. 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.

22. THE EXISTING HOSPITAL IS APPROVED FOR 833 BEDS. THE APPLICANT RESERVES THE RIGHT IN THE FUTURE TO REQUEST APPROVAL OF A CERTIFICATE OF PUBLIC NEED TO INCREASE THE NUMBER OF BEDS BY APPROXIMATELY 32. THE ADDITIONAL 32 BEDS WILL BE LOCATED IN THE EXISTING/PROPOSED BUILDINGS ON THE CAMPUS WITH THE UNDERSTANDING THAT: (A) AN ADDITIONAL SPECIAL EXCEPTION AMENDMENT WILL NOT BE REQUIRED; AND (B) AVAILABLE ON-SITE PARKING SPACES FOR THE ADDITIONAL BEDS WILL MEET OR EXCEED THE NUMBER OF PARKING SPACES REQUIRED BY THE PROVISIONS OF THE ZONING ORDINANCE.

23. 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.

REV 10/29/02
REV 11/15/02

10-29-02
11-15-02

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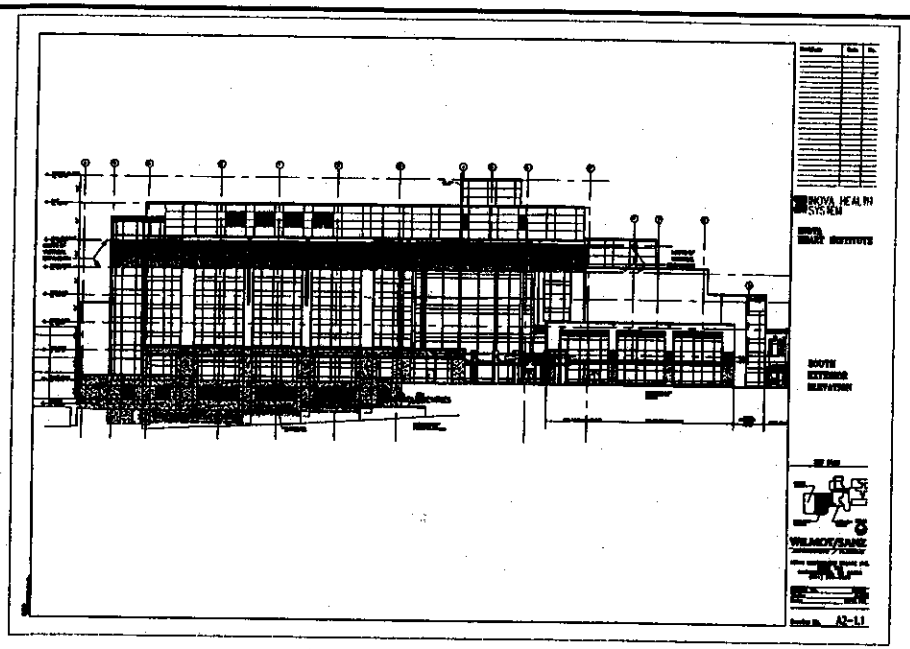
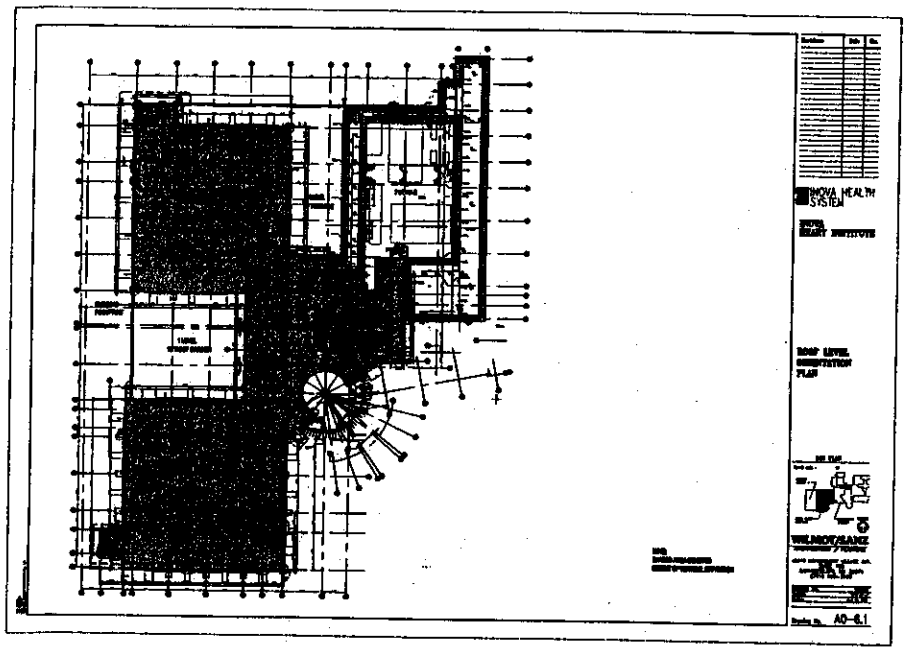
SPECIAL EXCEPTION AMENDMENT
SEA 80-P-078-12

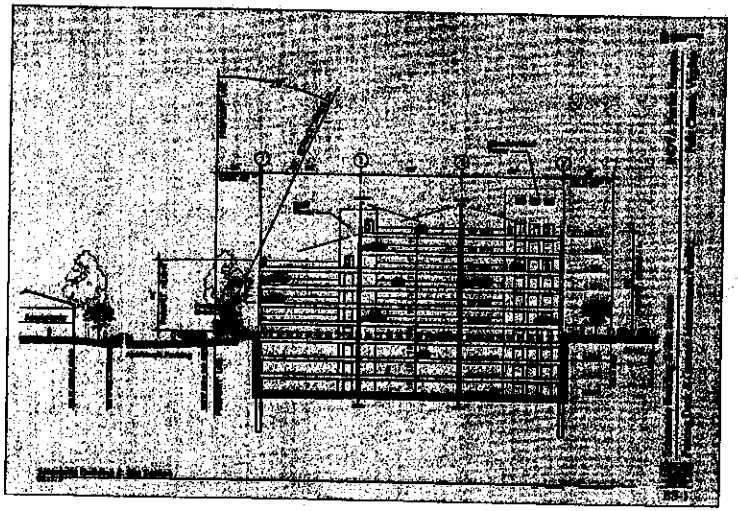
INOVA FAIRFAX HOSPITAL CAMPUS

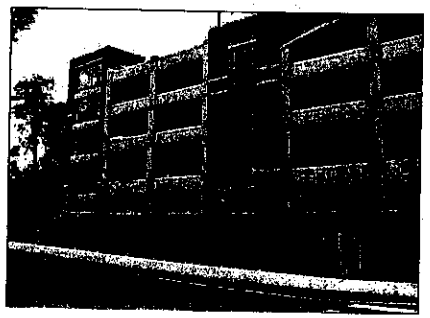
PROVIDENCE DISTRICT — FAIRFAX COUNTY, VIRGINIA

Drawn by: JNC/JEM
Designed by: OTHERS
Checked by: PGY
Date: 8/7/02
Scale: 1"=100'
Sheet: 3 of 9
File Number: M-10381









THE PROPOSED HEART INSTITUTE BUILDING AND PROPOSED PARKING GARAGE GRAPHICS PRESENTED ON THIS SHEET ARE PRELIMINARY. THEY ARE SUBJECT TO REFINEMENT AND MINOR MODIFICATION WITH FURTHER ARCHITECTURAL AND ENGINEERING DESIGN.

THE PHOTOGRAPHS OF THE RECENTLY COMPLETED PHASE I PARKING GARAGE (GREY GARAGE) AT FAIRFAX HOSPITAL ARE PRESENTED TO ILLUSTRATE THE GENERAL ARCHITECTURAL THEME OF THE PROPOSED PHASE II PARKING GARAGE.

REV. 11/15/02
REV. 10/29/02

10-29-02
11-15-02

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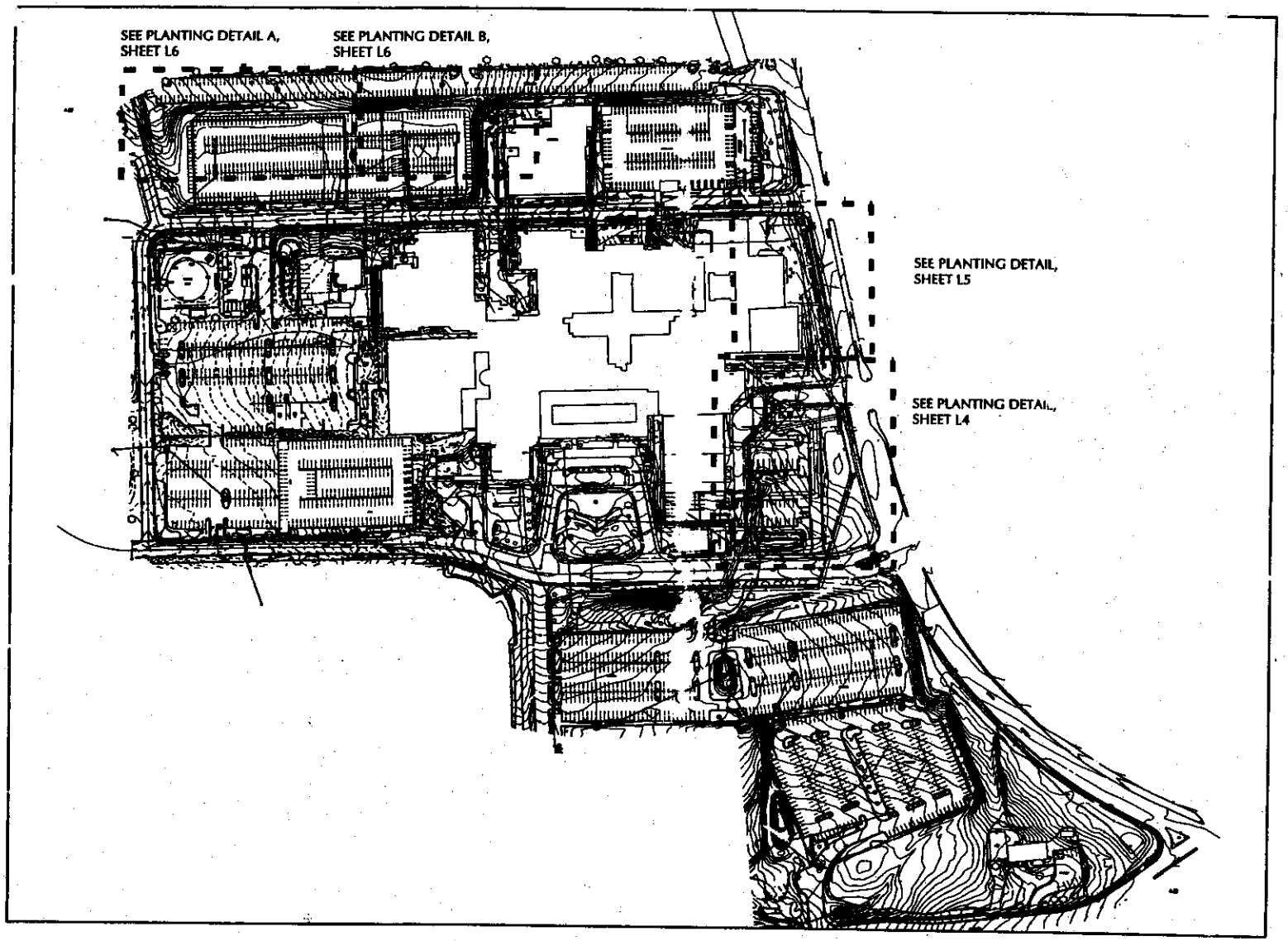
SPECIAL EXCEPTION AMENDMENT
SEA 88-P-078-12

INOVA FAIRFAX HOSPITAL CAMPUS
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

Drawn By	JMC/JEM
Designed By	OTHERS
Checked By	PGY
Date	8/7/02
Scale	1"=100'
Plan Number	
Zoned	
Sheet	4 of 8
File Number	M-10081



No change proposed with this SEA 80-P-078-12

8/29/2001 - No Change

FAIRFAX HOSPITAL

FAIRFAX COUNTY, VIRGINIA

REVISIONS

No.	Description

AS APPROVED BY THE BOARD OF SUPERVISORS ON AUGUST 6, 2001

SCHEMATIC LANDSCAPE PLANS SPECIAL EXCEPTION AMENDMENT SEA-80-P-078-11

Drawing Title

Sheet 5 of 9

L3 of 7 M-10381

KEY TO PLANT SYMBOLS

PROPOSED ORNAMENTAL TREES UNDER 20' HIGH

Suggested but not limited to:

Acer ginnala (Amur Maple)
Cornus kousa (Japanese Dogwood)

Lagerstroemia indica (Crape Myrtle)
Magnolia stellata (Star Magnolia)

Malus sargentii (Sargent Crabapple)
Prunus serrulata sp. (Cherry species: Kwanzan, sieboldi)

PROPOSED DECIDUOUS SHRUBS

Suggested but not limited to:

Euonymous alatus (Winged Euonymous)
Spiraea x bumalda 'Anthony Waterer' (Anthony Waterer Spiraea)
Viburnum plicatum var. *tomentosa 'Mariesii'* (Mariesii Viburnum)

PROPOSED EVERGREEN SHRUBS

Suggested but not limited to:

Ilex cornuta 'Burfordii' (Burford Holly)
Ilex glabra (Inkberry)
Juniperus chinensis 'Pfitzeriana' (Pfitzer Juniper)
Prunus laurocerasus (Cherry Laurel)

PROPOSED GROUNDCOVERS/GRASSES

Suggested but not limited to:

Hypericum calycinum (Aaronsbeard St. Johnswort)
Miscanthus sinensis gracillimus (Maiden Grass)
Pennisetum alopecuroides (Fountain Grass)

PROPOSED PERENNIALS

Suggested but not limited to:

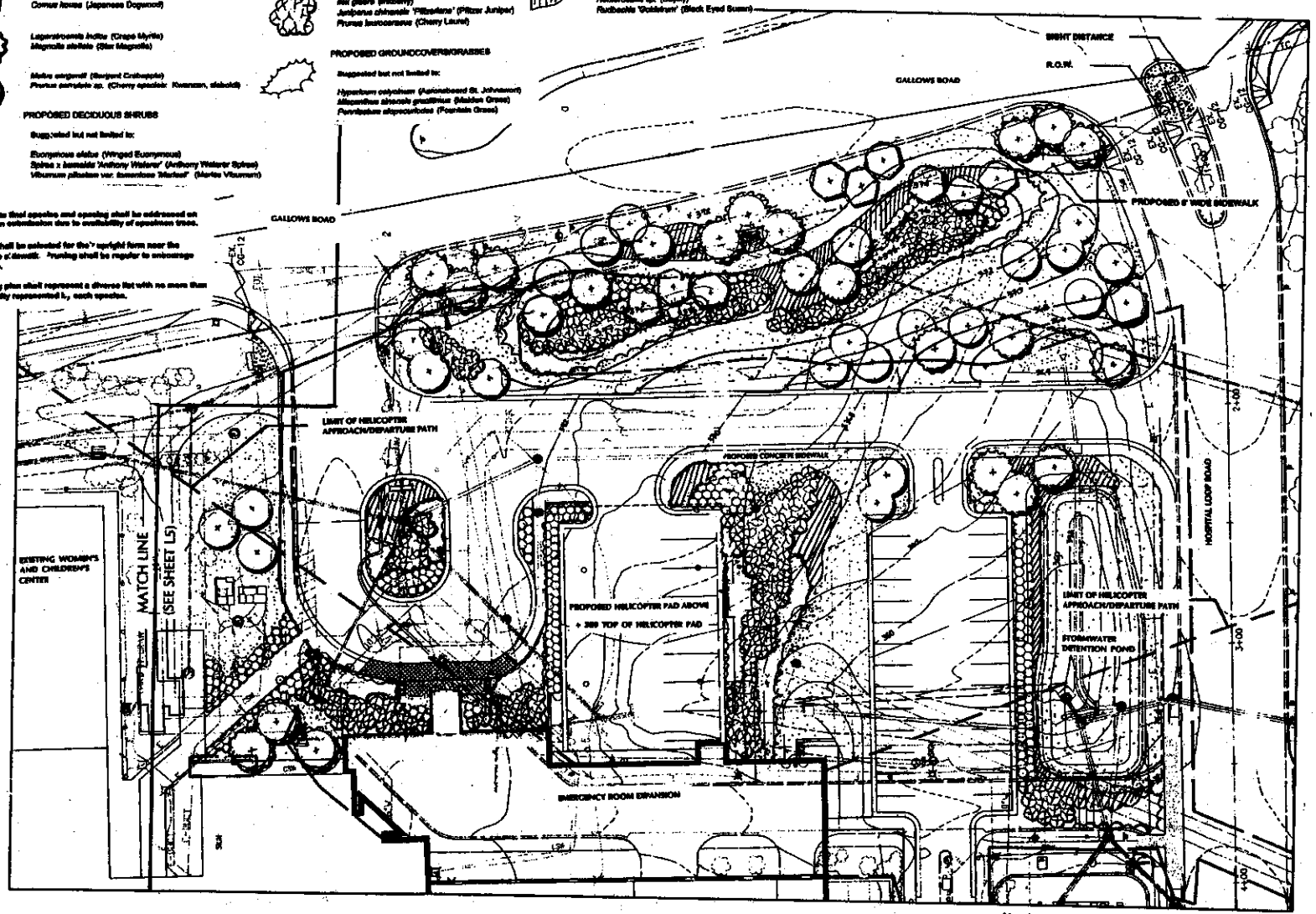
Coreopsis grandiflora 'Sunray' (Tickseed)
Hemerocallis sp. (Daylily)
Rudbeckia 'Goldstrum' (Black Eyed Susan)

NOTES:

1. Commitment to final species and spacing shall be addressed on the final site plan submission due to availability of specimen trees.

2. Small trees shall be selected for their upright form near the proposed 8' wide sidewalk. Pruning shall be regular to encourage branching above.

3. Final planting plan shall represent a diverse list with no more than 30% of the quantity represented by each species.



No change proposed with this SEA 80-P-078-12

LEWIS LANDSCAPE SCULLY ARCHITECTS GIONET

FAIRFAX HOSPITAL

FAIRFAX COUNTY, VIRGINIA

REVISIONS

No.	Description	Date

AS APPROVED BY THE BOARD OF SUPERVISORS ON AUGUST 6, 2001

SCHEMATIC LANDSCAPE PLANS SPECIAL EXCEPTION AMENDMENT SEA-80-P-078-11

Drawing Title

Project Number: 2 [illegible]
Scale: 1" = 20'
Drawn By: MCS
Checked By:
Date: JUN 30, 2001

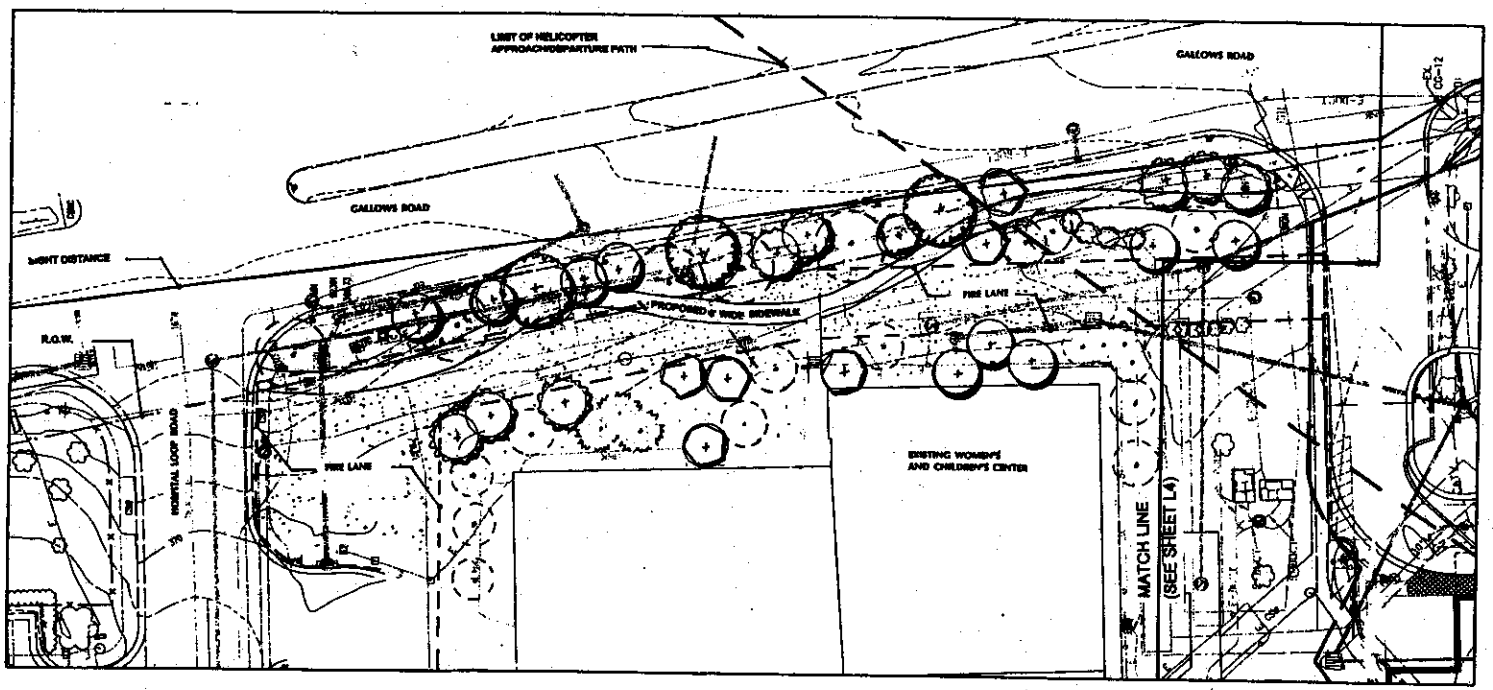
Sheet No. of

Sheet 6 of 9

L4 of 7

M-10381

6/29/2001 - No Change



KEY TO PLANT SYMBOLS

EXISTING LARGE SHADE TREES
Acer rubrum (Red Maple)

EXISTING ORNAMENTAL TREES
Prunus serrulata (Kwanzan Cherry)

EXISTING EVERGREEN TREES

PROPOSED LARGE SHADE TREES
Suggested but not limited to:
Acer rubrum 'October Glory' (Red Maple 'October Glory')
Platanus x acerifolia 'Bloodgood' (London Plane Tree 'Bloodgood')
Quercus phellos (Willow Oak)
Quercus palustris (Pin Oak)

PROPOSED ORNAMENTAL TREES UNDER 20' HIGH
Suggested but not limited to:
Acer ginnala (Amur Maple)
Cornus kousa (Japanese Dogwood)
Lagerstroemia indica (Crape Myrtle)
Magnolia stellata (Star Magnolia)
Malus sargenti (Sargent Crabapple)
Prunus serrulata sp. (Cherry species: Kwanzan, okiokiri)

NOTES:

1. Commitment to final species and spacing shall be addressed on the final site plan submission due to availability of specimen trees.

2. Small trees shall be selected for their upright form near the proposed 6' wide sidewalk. Pruning shall be regular to encourage branching above.

3. Final planting plan shall represent a diverse list with no more than 30% of the quantity represented by each species.

No change proposed with this SEA 80-P-078-12

6/29/2001 - No Change

LEWIS
LANDSCAPE
SCULLY
ARCHITECTS
GIONET

FAIRFAX
HOSPITAL

FAIRFAX COUNTY, VIRGINIA

REVISION:

No.	Description	Date

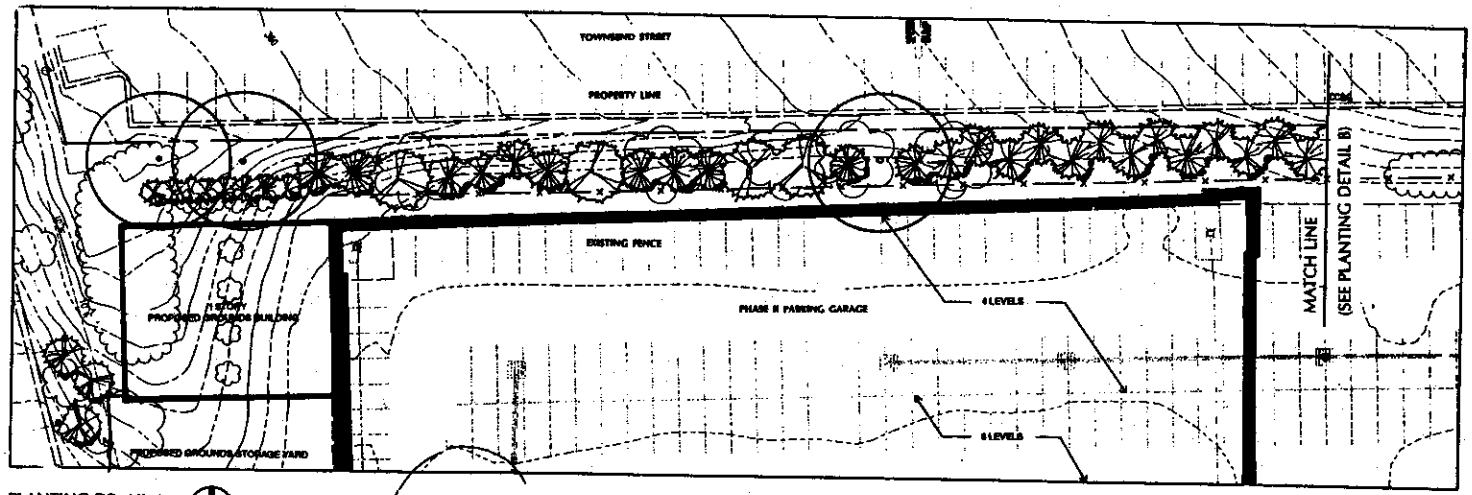
AS APPROVED BY THE BOARD OF SUPERVISORS ON AUGUST 6, 2001

SCHEMATIC
LANDSCAPE PLANS
SPECIAL EXCEPTION
AMENDMENT
SEA-80-P-078-11

Drawing Title

Project Number: 21030.00
Scale: 1"=20'
Drawn By: MCS
Checked By:
Date: JULY 30, 2001
Sheet No. of Sheet 7 of 9

L5 of 7 M-10381



PLANTING DETAIL A

KEY TO PLANT SYMBOLS

EXISTING LARGE DECIDUOUS TREES

EXISTING EVERGREEN TREES

PROPOSED EVERGREEN TREES

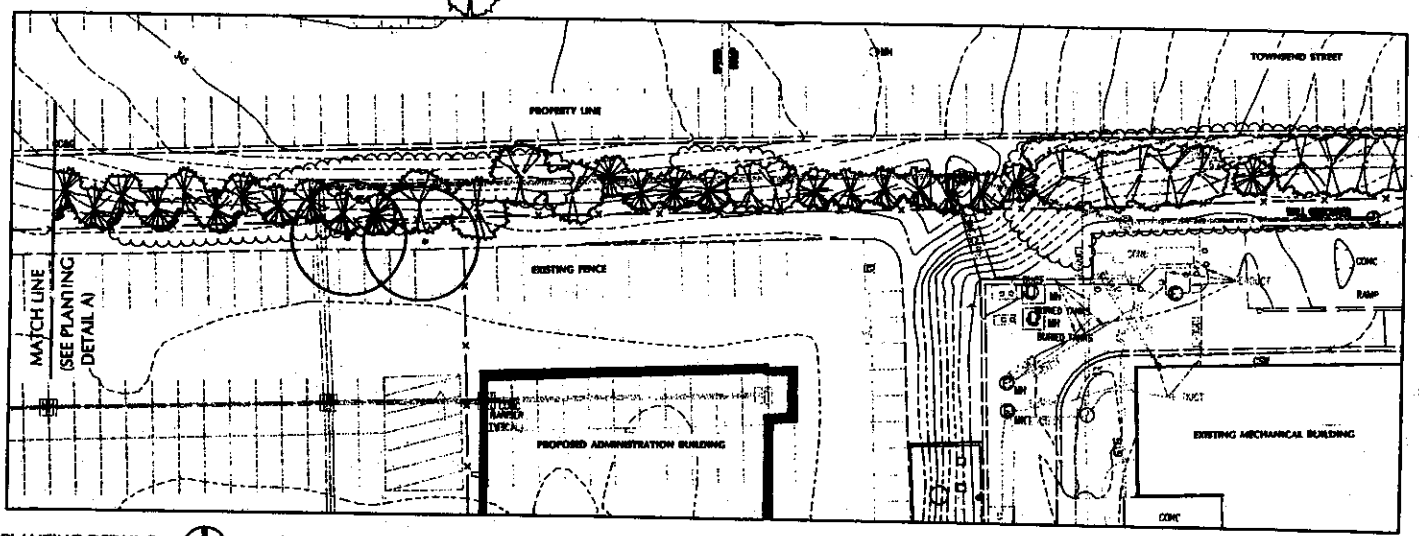
Suggested but not limited to:

x Cupressocyparis leylandii (Leyland Cypress)
Ilex 'Nellie R. Stevens' (Nellie R. Stevens Holly)
Picea abies (Norway Spruce)
Pinus strobus (White Pine)

NOTES:

1. Commitment to final species and spacing shall be addressed on the final site plan submission due to availability of specimen trees.

2. Final planting plan shall represent a diverse list with no more than 30% of the quantity represented by each species.



PLANTING DETAIL B

No change proposed with this SEA 80-P-078-12 except addition of proposed Grounds Building and Grounds Storage Yard.

6/29/2001 - No Change

AS APPROVED BY THE BOARD OF SUPERVISORS ON AUGUST 6, 2001

LEWIS LANDSCAPE SCULLY ARCHITECTS GIONET

FAIRFAX HOSPITAL

FAIRFAX COUNTY, VIRGINIA

REVISIONS

No.	Description	Date

SCHEMATIC LANDSCAPE PLANS SPECIAL EXCEPTION AMENDMENT SEA-80-P-078-11

Drawing Title

Project Number: 21050.00
Scale: 1" = 30'
Drawn By: MCS
Checked By:
Date: JUNE 20, 2001

Sheet No. of Sheet 8 of 9

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PLANT LIST

Key	Botanical Name	Common Name	Size	Type	Remark
	PROPOSED SHADE TREES				
	Acer rubrum	Red Maple	2.5 - 3" CAL.	B & B	Matching, Well Branched
	Platanus x acerifolia 'Bloodgood'	London Plane Tree	2.5 - 3" CAL.	B & B	Matching, Well Branched
	Quercus phellos	Willow Oak	2.5 - 3" CAL.	B & B	Matching, Well Branched
	Quercus palustris	Pin Oak	2.5 - 3" CAL.	B & B	Matching, Well Branched
	PROPOSED EVERGREEN TREES				
	x Cupressocyparis leylandii	Leyland Cypress	8' HT.	B & B	Full to Ground, Dense
	Ilex 'Nellie R. Stevens'	Nellie R. Stevens Holly	8' HT.	B & B	Full to Ground, Dense
	Picea abies	Norway Spruce	8' HT.	B & B	Full to Ground, Dense
	Pinus strobus	Eastern White Pine	8' HT.	B & B	Full to Ground, Dense
	PROPOSED FLOWERING TREES				
	Acer ginnala	Amur Maple	8 - 10' HT.	B & B	Multi-stem, Heavy
	Cornus kousa	Kousa Dogwood	8 - 10' HT.	B & B	Multi-stem, Heavy
	Lagerstroemia indica	Crape Myrtle	8 - 10' HT.	B & B	Multi-stem, Heavy
	Magnolia stellata	Star Magnolia	8 - 10' HT.	B & B	Multi-stem, Heavy
	Malus sargentii	Sargent Crabapple	8 - 10' HT.	B & B	Multi-stem, Heavy
	Prunus serrulata sp.	Cherry	8 - 10' HT.	B & B	Multi-stem, Heavy
	PROPOSED DECIDUOUS SHRUBS				
	Euonymus alatus 'Compactus'	Burning Bush	30 - 36"	B & B	Full, Dense
	Spiraea x bumalda 'Anthony Waterer'	Anthony Waterer Spiraea	30 - 36"	B & B	Full, Dense
	Viburnum tomentosum 'Mariesii'	Maries Doublefile Viburnum	3 - 4'	B & B	Full, Dense
	PROPOSED EVERGREEN SHRUBS				
	Ilex cornuta 'Burfordii'	Burford Holly	30 - 36"	B & B	Full, Dense
	Ilex glabra	Inkberry	30 - 36"	B & B	Full, Dense
	Juniperus chinensis 'Pfitzeriana'	Pfitzer Juniper	30 - 36"	B & B	Full, Dense
	Prunus laurocerasus	Cherry Laurel	24 - 30"	B & B	Full, Dense
	PROPOSED GROUNDCOVER / GRASSES				
	Hypericum calycinum	Aaronsbeard St. Johnswort	1 Gallon	Cont.	Well-rooted, Mature
	Miscanthus sinensis gracillimus	Maiden Grass	1 Gallon	Cont.	Well-rooted, Mature
	Pennisetum alopecuroides	Fountain Grass	1 Gallon	Cont.	Well-rooted, Mature
	PROPOSED PERENNIALS				
	Coreopsis grandiflora 'Sunray'	Tickseed	1 Quart	Cont.	Well-rooted, Mature
	Hemerocallis Sp.	Daylily		BR	Well-rooted, Mature
	Rudbeckia 'Goldsturm'	Black Eyed Susan	1 Quart	Cont.	Well-rooted, Mature

PLANTING NOTES

[illegible]

No change proposed with this SEA 80-P-078-12

6/29/2001 - No Change

LEWIS LANDSCAPE SCULLY ARCHITECTS GIONET

[illegible]

COMMONWEALTH OF VIRGINIA — 6-26-01

FAIRFAX HOSPITAL

Fairfax County, Virginia

REVISIONS

No.	Description	Date

AS APPROVED BY THE BOARD OF SUPERVISORS ON AUGUST 6, 2001

PLANTING LIST AND NOTES SPECIAL EXCEPTION AMENDMENT SEA-80-P-078-11

Drawing Title

Sheet 9 of 9

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INOVA Fairfax Hospital