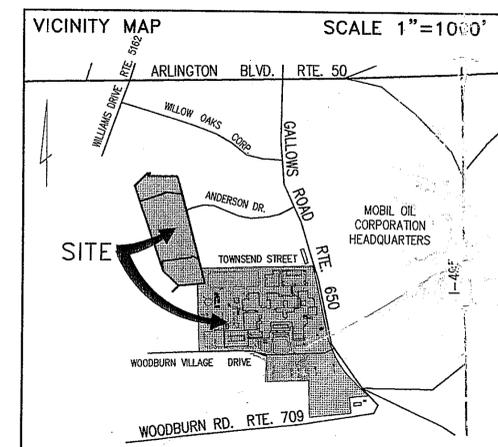
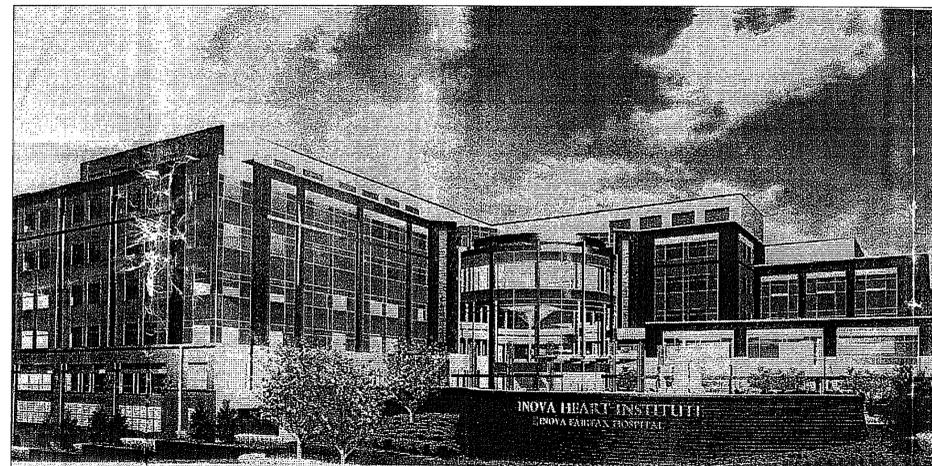


INOVA FAIRFAX HOSPITAL CAMPUS

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SPECIAL EXCEPTION AMENDMENT PLAT



SEA 80-P-078-12
Application No. _____ Staff *1/27/03*
APPROVED *(SEY)* SP PLAN
SEE DEV CONDS DATED *12-4-03*
Date of (BOS) (BZA) approval *1-27-03*
Sheet *1* of *9*

APPLICANT:

INOVA HEALTH CARE SERVICES
3300 GALLOW'S ROAD
FALLS CHURCH, VIRGINIA 22042

August 7, 2002

Rev. October 29, 2002

Rev. November 15, 2002

INOVA FAIRFAX HOSPITAL CAMPUS

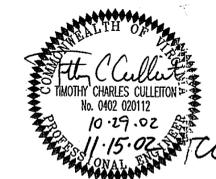
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

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

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

SHEET INDEX:

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

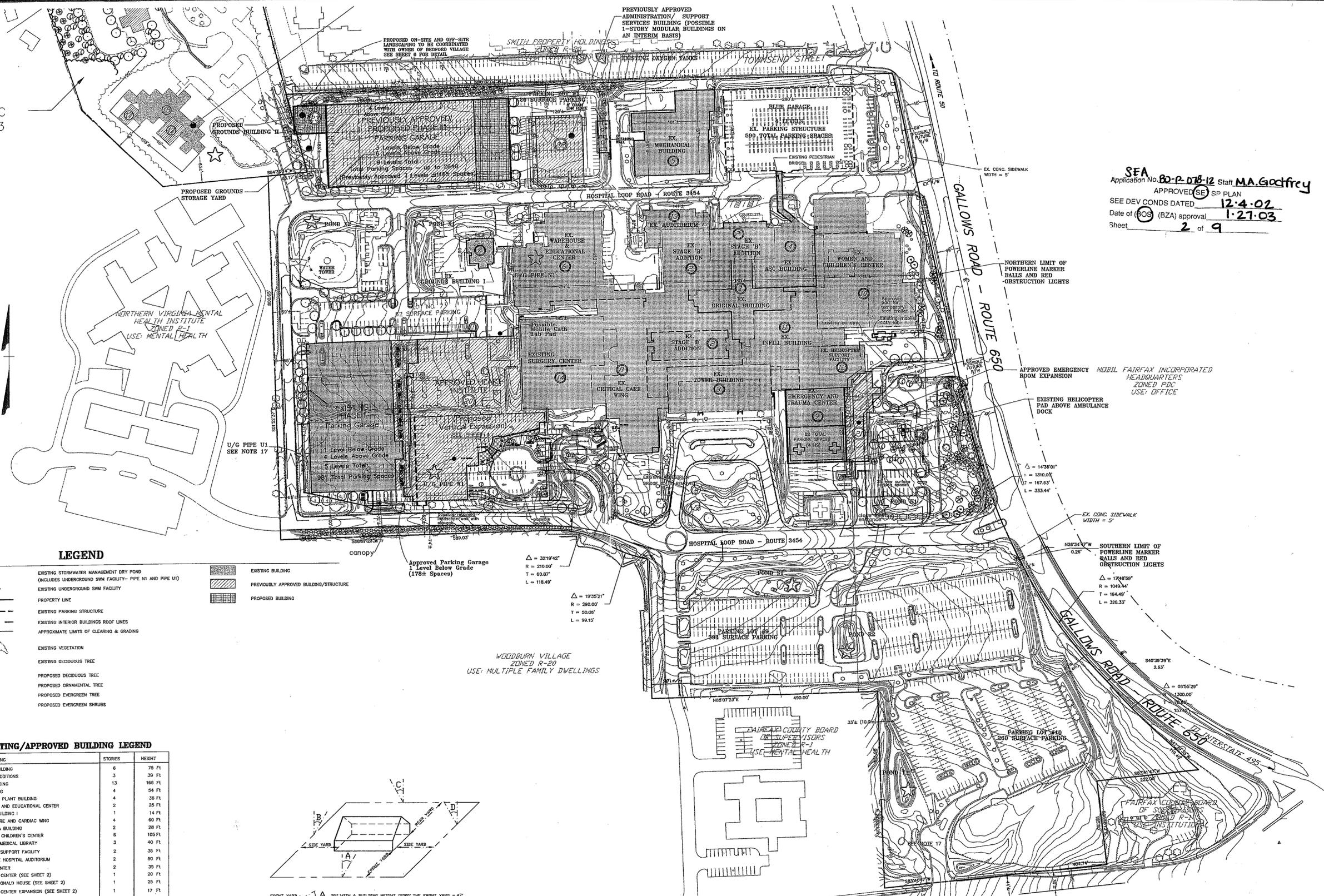


Dewberry & Davis LLC Engineers
Planners
Surveyors
Landscape Architects
A Dewberry Company
8401 Arlington Blvd.
Fairfax, VA 22031
(703) 849-0100 Fax (703) 849-0118

M-10381

RECEIVED
Department of Planning & Zoning
NOV 18 2002
Zoning Evaluation Div.

PARCEL 136C
SEE SHEET 3



SEA Application No. 80-P-078-12 Staff MA.Godfrey
APPROVED SE SP PLAN
SEE DEV CONDS DATED 12.4.02
Date of (BOS) (BZA) approval 1.27.03
Sheet 2 of 9

LEGEND

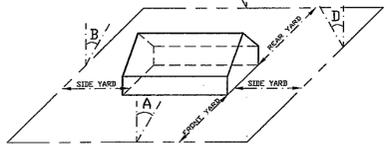
- EXISTING STORMWATER MANAGEMENT DRY POND (INCLUDES UNDERGROUND SWM FACILITY - PIPE N1 AND PIPE U1)
- EXISTING UNDERGROUND SWM FACILITY
- PROPERTY LINE
- EXISTING PARKING STRUCTURE
- EXISTING INTERIOR BUILDINGS ROOF LINES
- APPROXIMATE LIMITS OF CLEARING & GRADING
- EXISTING VEGETATION
- EXISTING DECIDUOUS TREE
- PROPOSED DECIDUOUS TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED EVERGREEN TREE
- PROPOSED EVERGREEN SHRUBS

EXISTING/APPROVED BUILDING LEGEND

BUILDING	STORES	HEIGHT
1. ORIGINAL BUILDING	6	75 FT
2. STAGE 'B' ADDITIONS	3	39 FT
3. TOWER BUILDING	13	166 FT
4. ASC BUILDING	4	54 FT
5. MECHANICAL PLANT BUILDING	4	35 FT
6. WAREHOUSE AND EDUCATIONAL CENTER	2	25 FT
7. GROUNDS BUILDING I	1	14 FT
8. CRITICAL CARE AND CARDIAC WING	4	60 FT
9. E.R. TRAUMA BUILDING	2	28 FT
10. WOMEN AND CHILDREN'S CENTER	6	105 FT
11. RADIOLOGY, MEDICAL LIBRARY	3	40 FT
12. HELICOPTER SUPPORT FACILITY	2	35 FT
13. THE FAIRFAX HOSPITAL AUDITORIUM	2	50 FT
14. SURGERY CENTER	2	35 FT
15. CHILD CARE CENTER (SEE SHEET 2)	1	20 FT
16. RONALD MCDONALD HOUSE (SEE SHEET 2)	1	25 FT
17. CHILD CARE CENTER EXPANSION (SEE SHEET 2)	1	17 FT
18. CHILD CARE CENTER PHASE II (SEE SHEET 2)	1	20 FT
19. RESIDENT STUDENT HOUSING (SEE SHEET 2)	4	45 FT
20. HEART INSTITUTE	4	80 FT
21. EMERGENCY ROOM EXPANSION	1	20 FT
22. ADMINISTRATION/ SUPPORT SERVICES BUILDING	3	36 FT

PROPOSED BUILDING LEGEND

BUILDING	STORES	HEIGHT
20A. HEART INSTITUTE VERTICAL EXPANSION	5	100 FT
23. GROUNDS BUILDING II	1	20 FT



FRONT YARD - 1:1 A 25' WITH A BUILDING HEIGHT OF 30' THE FRONT YARD = 47' BUT NOT LESS THAN 20'

SIDE YARD - 1:1 B 25' WITH A BUILDING HEIGHT OF 30' THE FRONT YARD = 47' BUT NOT LESS THAN 10'

REAR YARD - 1:1 C 25' WITH A BUILDING HEIGHT OF 30' THE REAR YARD = 42' BUT NOT LESS THAN 25'

ANGLE OF BULK PLANE

MINIMUM REQUIRED YARD FOR BUILDING WITH 100' HEIGHT
R-12 DISTRICT

Dewberry & Davis
 Architects
 Engineers
 Planners
 Surveyors
 8401 Arlington Blvd., Fairfax, Va. 22031
 (703) 849-0100 FAX (703) 849-0519

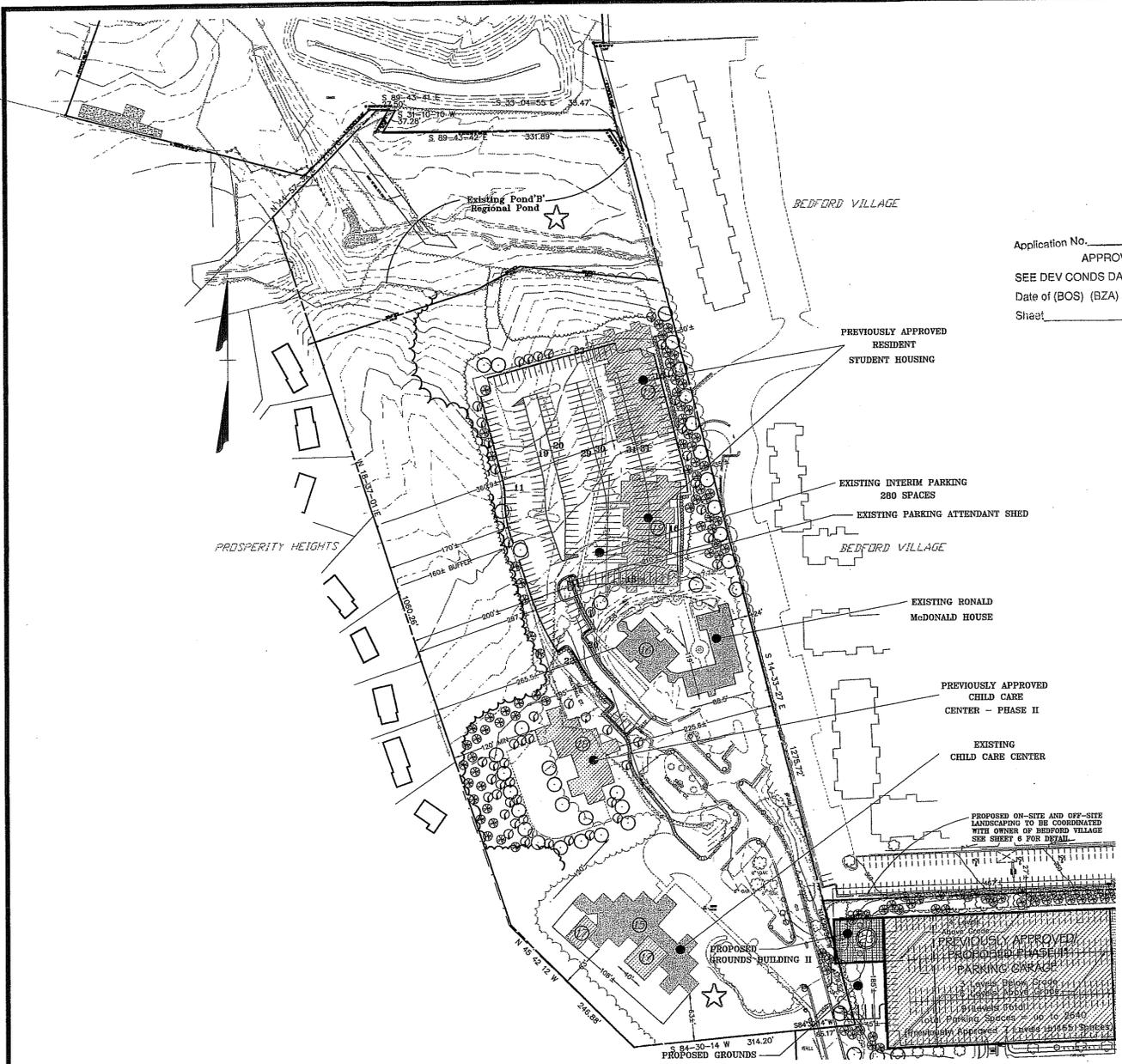
SPECIAL EXCEPTION AMENDMENT
 SEA 80-P-078-12

INOVA FAIRFAX HOSPITAL CAMPUS
 FAIRFAX COUNTY, VIRGINIA
 PROVIDENCE DISTRICT

Drawn By JMC/JEM
 Designed By OTHERS
 Checked By PGY
 Date 8/7/02*
 Scale 1"=100'
 Plan Number
 Zoned
 Sheet 2 of 9
 File Number M-10381



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



Application No. _____ Staff _____
 APPROVED SE / SP PLAN
 SEE DEV CONDS DATED _____
 Date of (BOS) (BZA) approval _____
 Sheet _____ of _____

- NOTES:
- 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 136C1.
 - 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:
 - TO ADD ONE (1) ADDITIONAL FLOOR TO THE PREVIOUSLY APPROVED HEART INSTITUTE BUILDING FOR A TOTAL OF FIVE (5) FLOORS.
 - TO ADD AN ADDITIONAL 42,600 SQUARE FEET OF GROSS FLOOR AREA (ONE FLOOR) TO THE PREVIOUSLY APPROVED HEART INSTITUTE BUILDING FOR A GRAND TOTAL OF 325,565 SQUARE FEET. THE ORIGINAL BUILDING WAS APPROVED FOR 240,000 SQUARE FEET; AN ADDITIONAL 42,965 SQUARE FEET OF GROSS FLOOR AREA WAS TRANSFERRED TO THE BUILDING BY AN INTERPRETATION DATED MAY 29, 2002; AND THE REMAINING 42,600 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 42,965 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.
 - TO ADD TWO (2) ADDITIONAL LEVELS OF PARKING ABOVE GRADE TO THE PROPOSED PHASE II PARKING GARAGE AND TO EXPAND ITS FOOTPRINT.
 - TO ADD A SECOND ONE (1) LEVEL GROUNDS BUILDING AND RELATED GROUNDS STORAGE YARD AS AN APPENDAGE TO THE PHASE II PARKING GARAGE.
 - THE BOUNDARY INFORMATION SHOWN HEREON IS FROM EXISTING RECORDS.
 - THE TOPOGRAPHY SHOWN HEREON IS AT A CONTOUR INTERVAL OF TWO (2) FEET FROM AN AIR SURVEY.
 - 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.
 - THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
 - 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.
 - 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 SEA 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.
 - 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 3,198 WELL-LOCATED PARKING SPACES ARE REQUIRED TO MEET THE OBSERVED 2,878-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 3,198 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.
 - 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.
 - 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.
 - 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.
 - 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.
 - A STATEMENT CONFIRMING THE OWNERSHIP OF THE PROPERTY AND THE APPLICANT'S INTEREST IS PROVIDED SEPARATELY.
 - THERE IS AN EXISTING SIDEWALK ALONG GALLOWES 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.
 - 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.
 - 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.
 - 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.
 - 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.

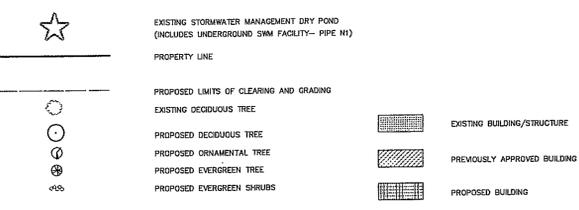
THE TOTAL GROSS FLOOR AREA AND MAXIMUM BUILDING HEIGHTS PRESENTED IN THE TABULATION ARE TO BE CONSIDERED MAXIMUMS. THE DIMENSIONS TO THE PERIPHERAL LOT LINES PRESENTED ON THE GRAPHIC ARE TO BE DEEMED MINIMUMS. THE FLOOR AREAS OF THE INDIVIDUAL BUILDINGS AS PRESENTED IN THE TABULATION MAY VARY WITH FINAL ARCHITECTURAL DESIGN, HOWEVER, THE TOTAL COMBINED GROSS FLOOR AREA AS PRESENTED IN THE TABULATION WILL NOT BE EXCEEDED.
 - 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.
 - 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 52. THE ADDITIONAL 52 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.
 - 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:

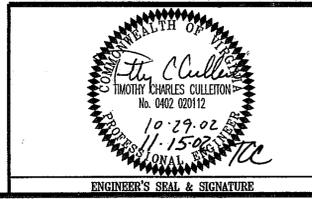
EXISTING ZONING	R-12
LAND AREA	59.10 AC
EXISTING/PROPOSED USE	833 BED HOSPITAL AND ACCESSORY USES
GROSS FLOOR AREA	
CURRENTLY PERMITTED PER COMPREHENSIVE PLAN (0.70 FAR)	1,821,286± SF
CURRENTLY APPROVED THROUGH SEA 80-P-078-11	1,576,747± SF
PROPOSED ADDITIONAL	51,370± SF
VERTICAL ADDITION TO PREVIOUSLY APPROVED HEART INSTITUTE	42,600± SF
PROPOSED GROUNDS BUILDING II	6,770± SF
TOTAL CURRENTLY APPROVED AND PROPOSED	1,628,117± SF
TOTAL EXISTING PER AS-BUILT	1,071,480± SF
ADDITIONAL AVAILABLE WITH FUTURE APPROVALS (1,821,287± SF - 1,576,747± SF - 51,370± SF)	193,170± SF
FLOOR AREA RATIO (FAR) BASED ON 59.73 ACRES	
PERMITTED PER COMPREHENSIVE PLAN	0.70
CURRENTLY APPROVED	0.61
PROPOSED	0.63
OPEN SPACE	
REQUIRED (25% OF 59.10 ACRES)	14.8 AC
PROPOSED (38% OF 59.10 ACRES)	22.4 AC
PARKING SPACES REQUIRED	
HOSPITAL: 833 LICENSED BEDS @ 2.9 SPACES/BED	2,416
CHILD CARE CENTER(S): 350 CHILDREN @ 0.16 SPACES/CHILD	56
RESIDENT STUDENT HOUSING: 56 UNITS @ 1.6 SPACES/UNIT	90
RONALD MCDONALD HOUSE: 8 UNITS @ 1 SPACE/UNIT	12
PLUS 1 SPACE/STAFF MEMBER	
PARKING SPACES	
EXISTING	3,641
BLUE GARAGE	590
GREY GARAGE (NEW)	981
LOT #1	392
LOT #9	394

LOT #10	260
EMERGENCY CENTER AND RANDOM SPACES (82+14+5+20)	127
CHILD CARE	27
RONALD MCDONALD HOUSE	12
PARALLEL STREET PARKING	78
TEMPORARY PARKING - PARCEL 136C	280
VALET PARKING - LOTS 9, 10 AND BLUE GARAGE	500
SPACES LOST TO NEW CONSTRUCTION	
LOT 1 (20 TO REMAIN)	372
TEMPORARY PARKING - PARCEL 136C	280
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 PERMITTED 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.	

LEGEND

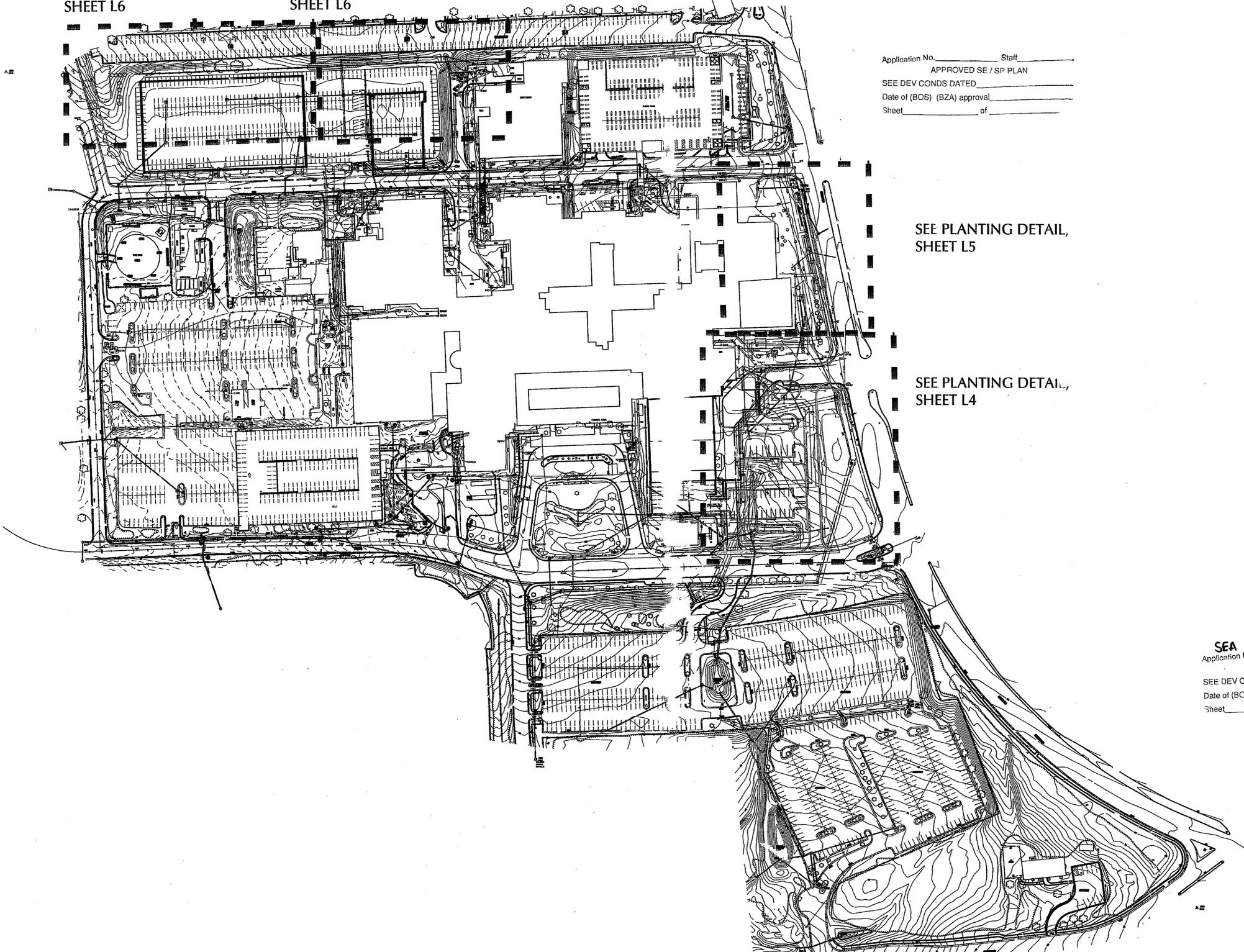


Architects
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 Sheet 3 of 9
 File Number
 M-10381



SEE PLANTING DETAIL A,
SHEET L6

SEE PLANTING DETAIL B,
SHEET L6



Application No. _____ Staff _____
 APPROVED SE / SP PLAN
 SEE DEV CONDS DATED _____
 Date of (BOS) (BZA) approval _____
 Sheet _____ of _____

SEE PLANTING DETAIL,
SHEET L5

SEE PLANTING DETAIL,
SHEET L4

SEA 80-P-078-12
 Application No. _____ Staff *codific*
 APPROVED SE / SP PLAN
 SEE DEV CONDS DATED **12-4-02**
 Date of (BOS) (BZA) approval **1-27-03**
 Sheet **5** of **9**

W.S. SCULLY ARCHITECTS
 SCULLY ARCHITECTS
 PLOTTING
 COURT HOUSE RD. SUITE 350
 FARMERSVILLE, VA 21822
 TEL: (410) 218-2020 FAX: (410) 218-0597



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: 218-100
 Scale: 1" = 100'
 Drawn By: MCS
 Checked By:
 Date: JUNE 20, 2001



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

Sheet No. of 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:

- Euonymus alatus* (Winged Euonymus)
- Spirea x bumalda* 'Anthony Waterer' (Anthony Waterer Spirea)
- Viburnum plicatum* var. *tomentosa* 'Mariesii' (Maries 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* (Aronsbear St. Johnswort)
- Miscanthus sinensis gracillimus* (Maiden Grass)
- Pennisetum alopecuroides* (Fountain Grass)

PROPOSED PERENNIALS

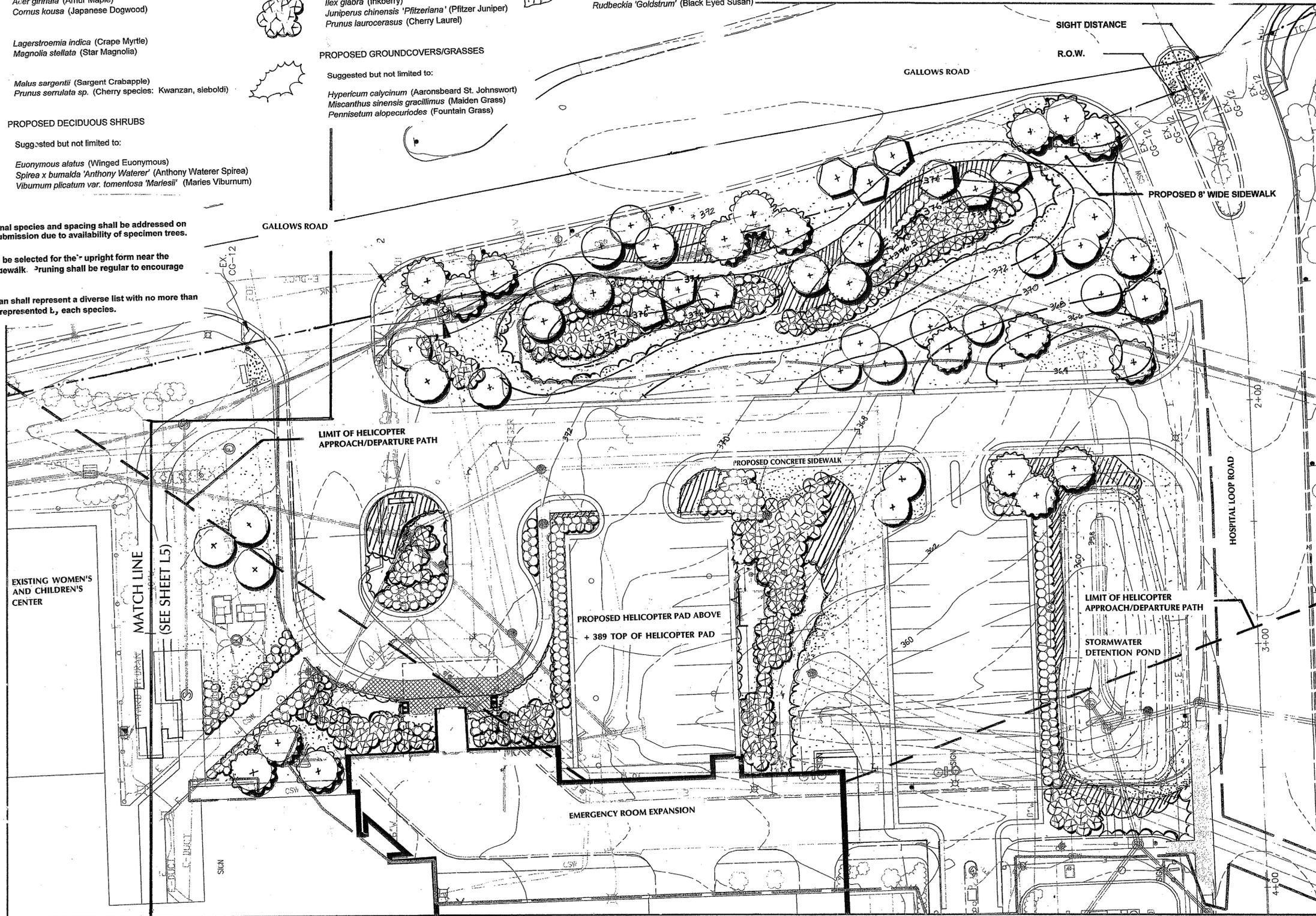
Suggested but not limited to:

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

Application No. _____ Staff _____
 APPROVED SE / SP PLAN
 SEE DEV CONDS DATED _____
 Date of (BOS) (BZA) approval _____
 Sheet _____ of _____

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 the upright form near the proposed 8' wide sidewalk. Spacing 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

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**FAIRFAX
 HOSPITAL**
 Application No. **SEA 80-P-078-12** Staff **Godfrey**
 APPROVED SE / SP PLAN
 SEE DEV CONDS DATED **12-4-02**
 Date of (BOS) (BZA) approval **1-27-03**
 Sheet **6** of **9**

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: 21036.00
 Scale: 1" = 20'
 Drawn By: MCS
 Checked By: _____
 Date: JUN 20, 2001
 Sheet No. of _____ Sheet 6 of 9
 L4 of 7 M-10381



**FAIRFAX
HOSPITAL**

FAIRFAX COUNTY, VIRGINIA

REVISION:

No.	Description	Date

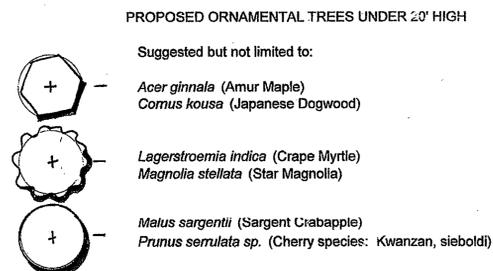
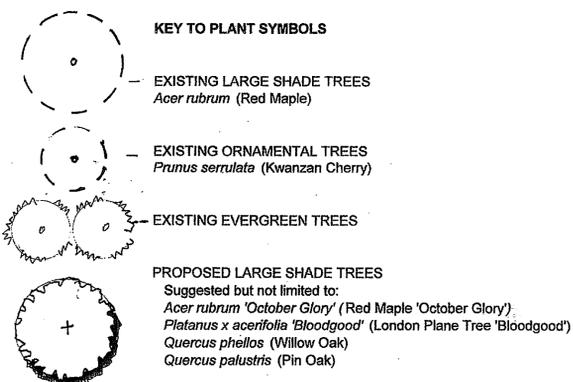
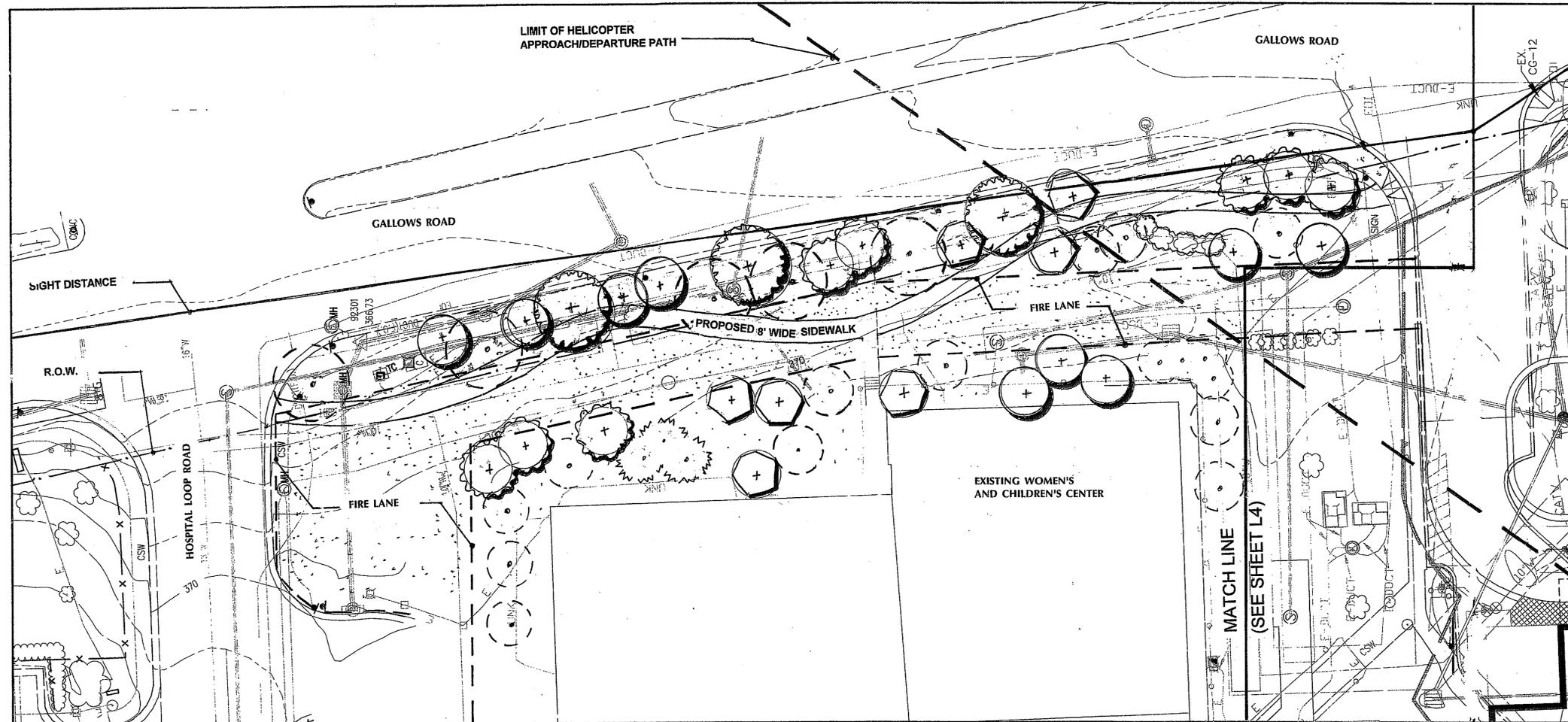
AS APPROVED BY THE BOARD OF SUPERVISORS ON AUGUST 6, 2001

**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: JUN - 20, 2001

Sheet No. of Sheet 7 of 9
L5 of 7M-10381

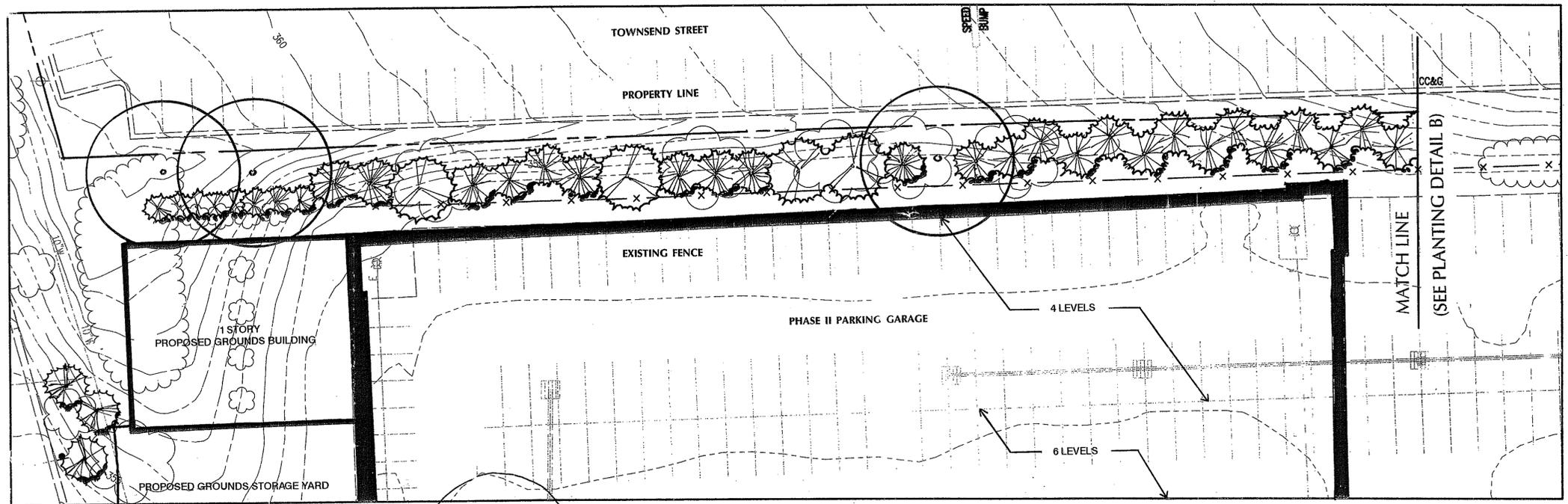


NOTES:

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.

SEA 80-P-078-12 Staff Godfrey
APPROVED SEA PLAN
SRE DEV CONDS DATED 12-4-02
Date of (BOS) (BZA) approval 1-27-03
7 of 9

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



PLANTING DETAIL A



KEY TO PLANT SYMBOLS

EXISTING LARGE DECIDUOUS TREES

EXISTING EVERGREEN TREES



PROPOSED EVERGREEN TREES

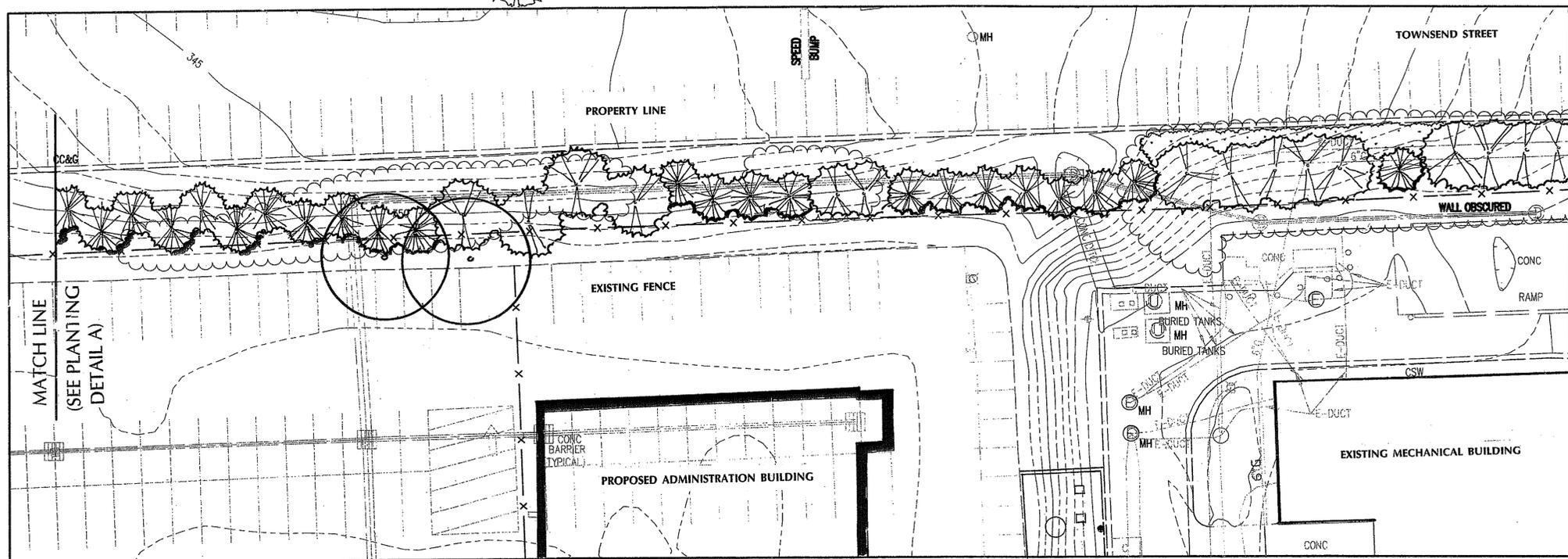
Suggested but not limited to:

- x *Cupressus yparis 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.

SEA No. 80-P-078-12 Staff: Godfrey
 Application No. 80-P-078-12
 APPROVED SP PLAN
 SEE DEV CONDS DATED 12-4-02
 Date of (BOS) (BZA) approval 1-27-03
 Sheet 8 of 9



PLANTING DETAIL B



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

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FAIRFAX COUNTY, VIRGINIA

REVISIONS

No.	Description	Date

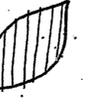
AS APPROVED BY THE BOARD OF SUPERVISORS ON AUGUST 6, 2001

**SCHEMATIC
 LANDSCAPE PLANS
 SPECIAL EXCEPTION
 AMENDMENT
 SEA-80-P-078-12**

Drawing Title
 Project Number: 21030.00
 Scale: 1" = 20'
 Drawn By: MCS
 Checked By:
 Date: JUNE 20, 2001

Sheet No. of Sheet 8 of 9
 L6 of 7M-10381

PLANT LIST

Key	Botanical Name	Common Name	Size	Type	Remark
PROPOSED SHADE TREES					
	Acer rubrum	Red Maple	2.5 - 5" CAL.	B # B	Matching, Well Branched
	Platanus x acerifolia 'Bloodgood'	London Plane Tree	2.5 - 5" CAL.	B # B	Matching, Well Branched
	Quercus phellos	Willow Oak	2.5 - 5" CAL.	B # B	Matching, Well Branched
	Quercus patustris	Pin Oak	2.5 - 5" 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	5' 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 glabrala	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 'Marlesii'	Marles 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
	Festuca 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

- Quality Assurance:
 - Landscape planting and related work shall be performed by a firm with a minimum of five years experience specializing in this type and scale of work.
 - Applicable Specifications and Standards:
 - Fairfax County Zoning Ordinance, American Joint Committee on Horticultural Nomenclature, American Standard for Nursery Stock, latest edition.
 - American Association of Nurserymen Landscape Specification Guidelines for Baltimore Washington Metropolitan Areas, latest edition.
 - Landscape Contractors Association.
 - Submittals: Submit the following to the Owner's Representative prior to beginning work:
 - Copies of manufacturer's data for all materials required.
 - Samples of required mulch material.
 - Chemical and mechanical analysis and samples of all existing soil, topsoil, organic matter and soil mix to be used.
 - Planting schedule showing the dates (earliest and latest) proposed for each type of plant specified, schedule each type of planting within the normal planting seasons for such work. Include requests for any proposed changes in the approved planting season and a list of proposed sources for all plant materials.
 - List of proposed sources for all plant material.
 - Delivery, Storage and Handling:
 - Deliver packaged materials in manufacturer's unopened containers or bundles, fully identified with name, brand, type, weight, and analysis. Store packaged materials in such a manner as to prevent damage or intrusion of foreign matter.
 - Dig balled and burlapped (B# B) plants with firm, natural balls of earth, of a diameter not less than that shown on the plant list nor less than recommended by the American Standard for Nursery Stock, and of sufficient depth to include the fibrous and feeding roots. B#B plants will not be accepted if the ball is cracked or broken before or during planting operation.
 - Deliver trees and shrubs after preparations for planting have been completed. Do not bend, bind, or tie trees or shrubs in such a manner as to damage bark, break branches or destroy natural shape. If planting is delayed more than 6 hours after delivery, set trees and shrubs in shade, protect from weather and mechanical damage, and keep roots moist by heeling-in bare root stock and covering plant balls with soil, peat moss or other acceptable material for balled stock. Plants shall be kept well watered and shall not remain unplanted for longer than ten (10) days after delivery.
 - Plants shall be lifted and handled from the bottom of the ball only.
 - Do not remove container-grown stock from containers until planting time.
 - Before planting, determine that areas to receive plant material have adequate subdrainage.
 - The landscape contractor is responsible for drainage tests as necessary to identify any problems prior to beginning planting operations. Upon commencement of planting operations the landscape contractor assumes responsibility for soil conditions.
 - Dig planting pits to full depth and dimensions indicated on drawings.
 - At bottom of planting pit, excavate rectangular pit 12 inches by 12 inches by 18 inches deep. Quickly pour water into small pit to a depth of 6 inches (approximately 2-3/4 gallon). Note time required for water to be completely absorbed. Divide time noted by 6 to achieve average rate of absorption in 1 inch of water. Where rate of absorption exceeds 60 minutes per inch, notify owner immediately for directions on how to proceed.
 - Planting shall be done only within the following dates except as approved by Owner:
 - Deciduous Trees and Shrubs: March 1 to May 31 and October 15 to December 15.
 - Evergreen Trees, Shrubs and Vines: March 1 to May 31 and September 1 to November 15.
 - All plant material shall be guaranteed by the Contractor for a period of 1 year from the date final acceptance to be in good, healthy and flourishing condition.
 - Materials for Planting:
 - Mulch shall be double shredded hardwood bark. Submit sample for approval. Material shall be mulching grade, uniform in size and free from foreign matter.
 - Leaf Compost shall be screened and free of trash.
 - Coir Mesh (geo-textile blankets) shall be natural fiber geo-textile woven mesh composed of 100% coir (spin from coconut fiber) yarn, containing 45% Lignin and 55% Cellulose. Opening in the mesh shall be 1 inch square (nominal) by 0.3 inches thick. Yarn count per yard shall be 42 warp x 57 weft. Fabric tensile strength shall be 492 lb/ft x 135 lb/ft.
 - Twelve-inch hardwood stakes shall be Eco-STAKES by North American Green or equal.
 - Fertilizer shall be commercial fertilizer for ornamental trees, shrubs and ground cover. Fertilizer shall be provided in accordance with the recommendations of the soil tests. As a basis for bidding, Contractors shall assume a fertilizer with an analysis of 10% Nitrogen, 6% Phosphorus and 4% Potassium. This fertilizer shall be granular with a minimum of 50% of the total Nitrogen in organic form.
 - Topsoil: If required, shall be a fertile, friable natural loam, uniform in composition, free of stones, lumps, plants and their root debris and other extraneous matter of 1" diameter, and capable of sustaining vigorous plant growth. Topsoil shall have a pH range of 6.0 to 6.5, with a pH range of 5.0 to 5.5 for plants requiring acid soils. Contractor shall have soil tested at an approved agricultural laboratory, and submit results and recommendations for acceptance by the Owner before providing topsoil for use.
 - Composted Pine Bark Fines shall be approved composted ground pine bark, having no particle with a dimension greater than 3/4 inch.
 - Soil Mix shall consist of 3/4 existing soil and 1/4 composted pine bark fines or other approved organic matter, by volume.
 - Plant Materials (Refer to the PLANT LIST on the drawings for specific types and quantities of plants):
 - Plants shall be nursery grown in accordance with good horticultural practices. Plants shall either be obtained from local nurseries and/or others, which have soil (heavy clay) and climatic conditions similar to those in the locality of the project. Plant material grown in sandy, well-drained soil will not be approved for this project.
 - Plants shall be true to species and variety and unless specifically noted otherwise, all plants shall be of specimen quality, exceptionally heavy, symmetrical, tightly-knit plants, so trained or favored in their development and appearance as to be unquestionably and outstandingly superior in form, number of branches, compactness and symmetry.
 - Plants shall be sound, healthy and vigorous, well branched and densely foliated when in leaf, free of disease, insect pests, eggs or larvae and shall have healthy, well-developed root systems. They shall be free from physical damage or any conditions that would prevent thriving health and the desired appearance.
 - Trees, which have a damaged or crooked leader, or multiple leaders, unless specified in the plant list, will be rejected. Trees with abrasion of the bark, sun scald, disfiguring knots, or pruning cuts more than 1 1/4 inch diameter which have not completely callused, will be rejected.
- Plants shall conform to measurements specified in the plant schedules except that plants larger than specified may be used if acceptable to the Landscape Architect. Use of such plants shall not increase the contract price. If larger plants are accepted, the root ball shall be sized for the larger plant.
 - Caliper Measurements: Shall be taken at a point on the trunk 6 inches above natural ground line for trees up to 4 inch diameter, and at a point 12 inches above the natural ground line for trees over 4 inch diameter.
 - Plants shall be measured when branches are in the normal position. Height and spread dimensions specified refer to the main body of the plant and not from branch tip to tip.
 - Preparation of Areas for Planting:
 - Stake out all plant material beds and tree locations for approval of Landscape Architect prior to any bed preparation.
 - Shrubs, Shrub Beds and Hedges on slopes of 1:5 or less: Loosen soil in the area of entire plant bed or hedgerow to a depth of 6 inches minimum with a rototiller. Add soil amendments and rototill again to a depth of 6 inches. Excavate plant pit and hedge trenches a minimum of 12 inches wider than the root ball or bare root on all sides. The depth shall be sufficient to allow shrub to sit 2 inches above finished grade.
 - Shrub Beds on Slopes of Greater than 5:1: Amend soil as above. Spread coir mesh across entire area of shrub bed in steep slope area per manufacturer's specifications. Excavate plant pit through coir mesh a minimum of 12 inches wider than the root ball or bare root on all sides. The depth shall be sufficient to allow shrub to sit 2 inches above finished grade.
 - Ground Covers and Seasonal Plantings: Loosen soil to a depth of 6 inches minimum with a rototiller. Add amendments to the soil and/or specified planting soil mix and rototill again to a depth of 6". Install plants directly into prepared bed, and firm the soil mix around them.
 - Groundcover on Slopes of Greater than 5:1: Amend soil as above or by hand as required. Spread leaf compost to 2 inches in depth immediately prior to placing coir mesh. Spread coir mesh across entire area of groundcover bed in steep slope area per manufacturer's specifications. Each ground cover shall be placed in an individual planting pit planted through the biodegradable netting.
 - Trees: Excavate plant pit walls vertical and scarify sides. Plant pit depth shall be sufficient to allow 2 inch maximum of root ball to be above finished grade. Tree pit shall be 12 inches wider than the ball on all sides.
 - Erosion Control Material and Planting on Steep Slopes
 - Material meeting the requirements of the specification shall be installed and maintained on the designated areas as shown and specified. This area to be covered shall be prepared and fertilized as specified before the erosion material is placed. Immediately prior to the planting operations, the material shall be laid evenly, smoothly and in contact with the soil throughout.
 - Lay erosion control materials with one inch nominal openings in accordance with manufacturer's instructions. Unroll in direction of water flow. Overlap sheets by at least 6 inches. Where strips are to be spliced lengthwise, overlap strips by 6 inches. Upgrade section shall be on top of all splices.
 - The Contractor shall maintain and protect the erosion control material until the final inspection. Maintenance shall consist of repairs made necessary by erosion, wind or any other cause. Following the restoration of damaged areas under plant and turf guarantee and establishment requirements for applicable underlying items, the erosion control material shall be repaired or replaced to meet the original requirements and maintained until the final inspection.
 - General Plant Installation:
 - Excavation: Excavate all tree pits and planting areas to the width and depth shown in the planting details.
 - Center plant in pit and orient for the best visual effect. Set plants plumb and hold rigidly in position until soil has been tamped firmly around root ball.
 - Mix soil amendments and fertilizers with existing soil in accordance with soil recommendations for plant type, based upon soil test results as approved by Owner. Delay mixing of fertilizer if planting will not occur within a few days.
 - Backfill pit with planting soil mix and fertilizer, until two-thirds full. Tamp and water each layer thoroughly to settle soil. After soil settles, fill pit with remaining planting soil mix, water and shape surface so that it slopes to drain from trunk and matches ground at edge of planting pit.
 - Mulch within 48 hours after planting and after applying the pre-emergent herbicide, except ground cover areas (which shall have organic material placed before planting) with a 2" layer of mulch immediately after planting. All bed lines shall be cut with a smooth consistent edge to a minimum depth of 3 inches. Keep mulch out of the crowns of shrubs and off buildings, sidewalks, light standards, and other structures.
 - All planting areas to conform to specified grades after full settlement has occurred and mulch has been applied. Provide saucers around tree pits as shown on planting details. Remove all tags, labels, strings, etc. from all plants.
 - Permanent Seeding or Sodding for Grass Areas:
 - Lawn Seed or Sod varieties shall be an improved variety turf-type tall fescue blend. The landscape contractor shall select from varieties approved by the Maryland or Virginia Department of Agriculture.
 - Refer to the Virginia Department of Transportation Erosion and Sediment Control Guidelines, for guidelines, specifications and installation techniques of seed and sod.
 - Maintenance shall begin immediately after each plant and lawn area is installed and shall continue until 90 days after final acceptance of the last section.

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FAIRFAX HOSPITAL
 Application No. SEA 80-P-078-12 Staff Godfrey
 APPROVED SE / SP PLAN
 SEE DEV CONDS DATED 12-4-02
 Date of (BOS) (BZA) approval 1-21-03
 Sheet 9 of 9

Fairfax County, Virginia

REVISIONS

No.	Description	Date

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

Drawing Title

Project Number: 21030.00
 Scale: as shown
 Drawn By: MCS
 Checked By:
 Date: June 20, 2001
 Sheet No. of Sheet 9 of 9

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

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

NOVA Fairfax Hospital