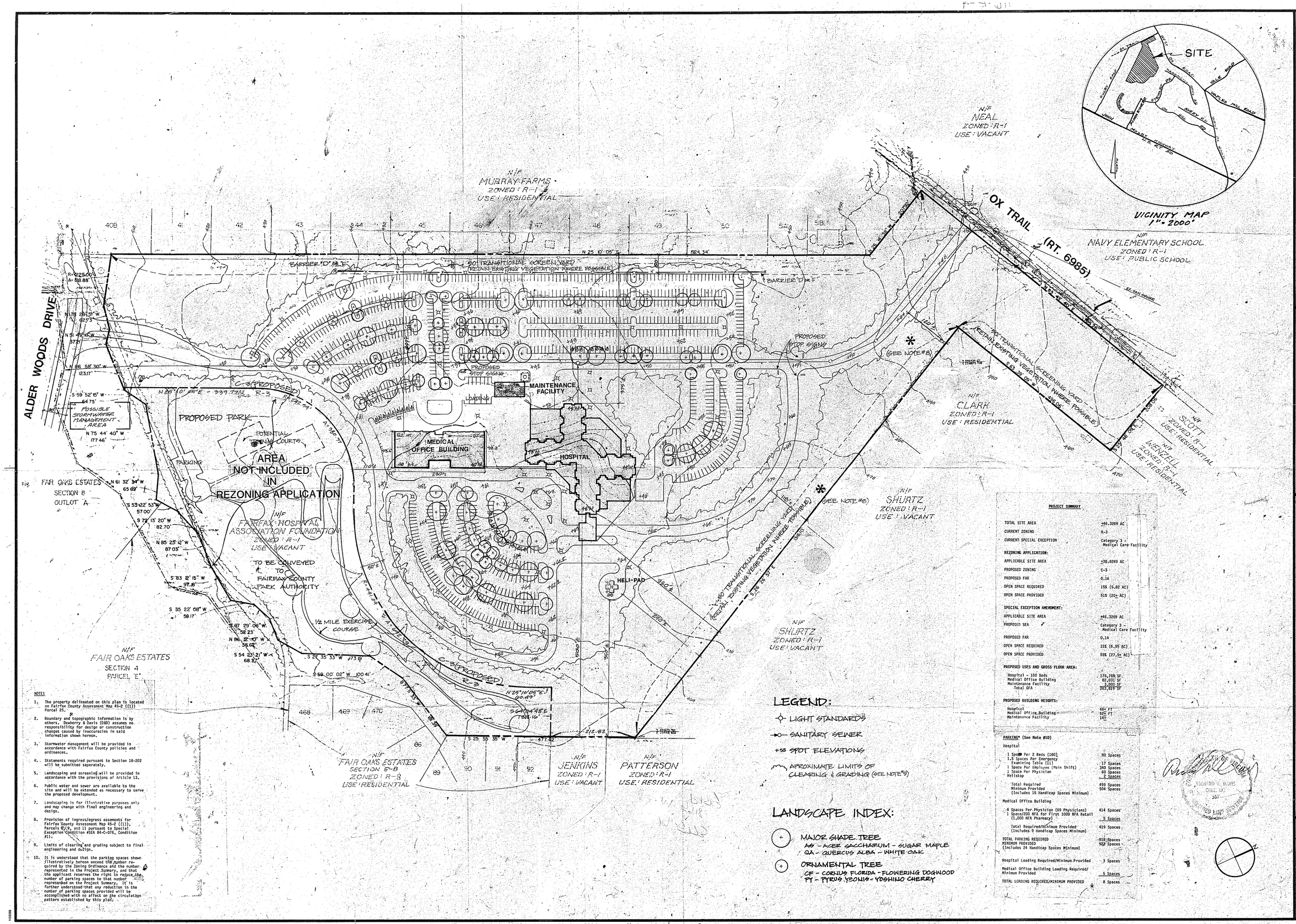

NOTES

1. The property delineated on this plan is located on Fairfax County Assessment Map 45-2 ((1)) Parcel 25.
2. Boundary and topographic information is by others. Dewberry & Davis (D&D) assumes no responsibility for design or construction changes caused by inaccuracies in said information shown hereon.
3. Stormwater management will be provided in accordance with Fairfax County policies and ordinances.
4. Statements required pursuant to Section 18-202 will be submitted separately.
5. Landscaping and screening will be provided in accordance with the provisions of Article 13.
6. Public water and sewer are available to the site and will be extended as necessary to serve the proposed development.
7. Landscaping is for illustrative purposes only and may change with final engineering and design.
8. Provision of ingress/egress easements for Fairfax County Assessment Map 45-2 ((1)), Parcels 8, 9, and 11 pursuant to Special Exception Condition #SEA 84-C-076, Condition #11.
9. Limits of clearing and grading subject to final engineering and design.
10. It is understood that the parking spaces shown illustratively hereon exceed the number required by the Zoning Ordinance and the number represented in the Project Summary, and that the applicant reserves the right to reduce the number of parking spaces to that number represented on the Project Summary. It is further understood that any reduction in the number of parking spaces provided will be accomplished with no affect on the circulation pattern established by this plat.

LEGEND:

- LIGHT STANDARDS
- SANITARY SEWER
- +55 SPOT ELEVATIONS
- APROXIMATE LIMITS OF CLEARING & GRADING (SEE NOTE #9)

LANDSCAPE INDEX:

- MAJOR SHADE TREE
  - AS - ACER SACCHARUM - SUGAR MAPLE
  - QA - QUERCUS ALBA - WHITE OAK
- ORNAMENTAL TREE
  - CF - CORNUS FLORIDA - FLOWERING DOGWOOD
  - PY - PYRUS YEDNIA - YOSHINO CHERRY

PROJECT SUMMARY

TOTAL SITE AREA	±46.3269 AC
CURRENT ZONING	R-3
CURRENT SPECIAL EXCEPTION	Category 3 - Medical Care Facility
REZONING APPLICATION:	
APPLICABLE SITE AREA	±38.8269 AC
PROPOSED ZONING	C-3
PROPOSED FAR	0.16
OPEN SPACE REQUIRED	15% (5.82 AC)
OPEN SPACE PROVIDED	51% (20± AC)
SPECIAL EXCEPTION AMENDMENT:	
APPLICABLE SITE AREA	±46.3269 AC
PROPOSED SEA	Category 3 - Medical Care Facility
PROPOSED FAR	0.14
OPEN SPACE REQUIRED	15% (6.95 AC)
OPEN SPACE PROVIDED	59% (27.5± AC)
PROPOSED USES AND GROSS FLOOR AREA:	
Hospital - 160 Beds	178,788 SF
Medical Office Building	82,031 SF
Maintenance Facility	2,000 SF
Total GFA	263,819 SF
PROPOSED BUILDING HEIGHTS:	
Hospital	48± FT
Medical Office Building	52± FT
Maintenance Facility	14±
PARKING* (See Note #10)	
Hospital	
1 Space Per 2 Beds (160)	80 Spaces
1.5 Spaces Per Emergency Examining Table (11)	17 Spaces
1 Space Per Employee (Main Shift)	340 Spaces
1 Space Per Physician	60 Spaces
Holistop	2 Spaces
Total Required	499 Spaces
Minimum Provided (Includes 15 Handicap Spaces Minimum)	504 Spaces
Medical Office Building	
6 Spaces Per Physician (69 Physicians)	414 Spaces
1 Space/200 NFA for First 1000 NFA Retail (1,000 NFA Pharmacy)	5 Spaces
Total Required/Minimum Provided (Includes 9 Handicap Spaces Minimum)	419 Spaces
TOTAL PARKING REQUIRED	918 Spaces
MINIMUM PROVIDED (Includes 24 Handicap Spaces Minimum)	923 Spaces
Hospital Loading Required/Minimum Provided	3 Spaces
Medical Office Building Loading Required/ Minimum Provided	5 Spaces
TOTAL LOADING REQUIRED/MINIMUM PROVIDED	8 Spaces

Dewberry & Davis
Engineers Architects Planners Surveyors
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1400 TWO ENERGY SQUARE DALLAS, TEXAS 75206
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REZONING CASE NO. 85-C-091, SEA 84-C-076-1
GENERALIZED DEVELOPMENT PLAN/SPECIAL EXCEPTION AMENDMENT PLAT

FAIRFAX HOSPITAL ASSOCIATION/ FAIR OAKS SITE

CENTREVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

Scale 1" = 100'

Sheet 1 of 1

Date AUGUST 21, 1985
REV. 10-3-85 | 11-14-85
10-16-86

File Number M-5648