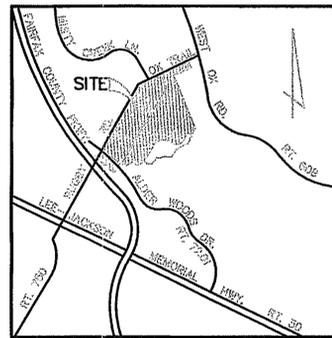


INOVA FAIR OAKS HOSPITAL CAMPUS

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

GENERALIZED DEVELOPMENT PLAN AMENDMENT/ SPECIAL EXCEPTION AMENDMENT PLAT



VICINITY MAP
SCALE : 1" = 2,000'

APPLICANT:

INOVA HEALTH CARE SERVICES
3600 JOSEPH SIEWICK DRIVE
FAIRFAX, VIRGINIA 22033

July 19, 2002

Revised September 30, 2002

Revised November 4, 2002

SHEET INDEX:

1. COVER SHEET
2. GENERALIZED DEVELOPMENT PLAN AMENDMENT/SPECIAL EXCEPTION AMENDMENT PLAT
3. NOTES AND TABULATION
4. LANDSCAPE ENLARGEMENTS, HOSPITAL ELEVATION

Application No. SEA84-C-076-7 Staff J. S. Stryker
APPROVED SE SP PLAN
SEE DEV CONDS DATED 12-4-02
Date of (BOS) (BZA) approval 12-9-02
Sheet 1 of 4
see also PCA 2000-SU-032

INOVA FAIR OAKS HOSPITAL CAMPUS

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

GENERALIZED DEVELOPMENT PLAN AMENDMENT/
SPECIAL EXCEPTION PLAT AMENDMENT

PCA 2000-SU-032
SEA-84-C-076-7

July 19, 2002
Rev. September 30, 2002
Rev. November 4, 2002

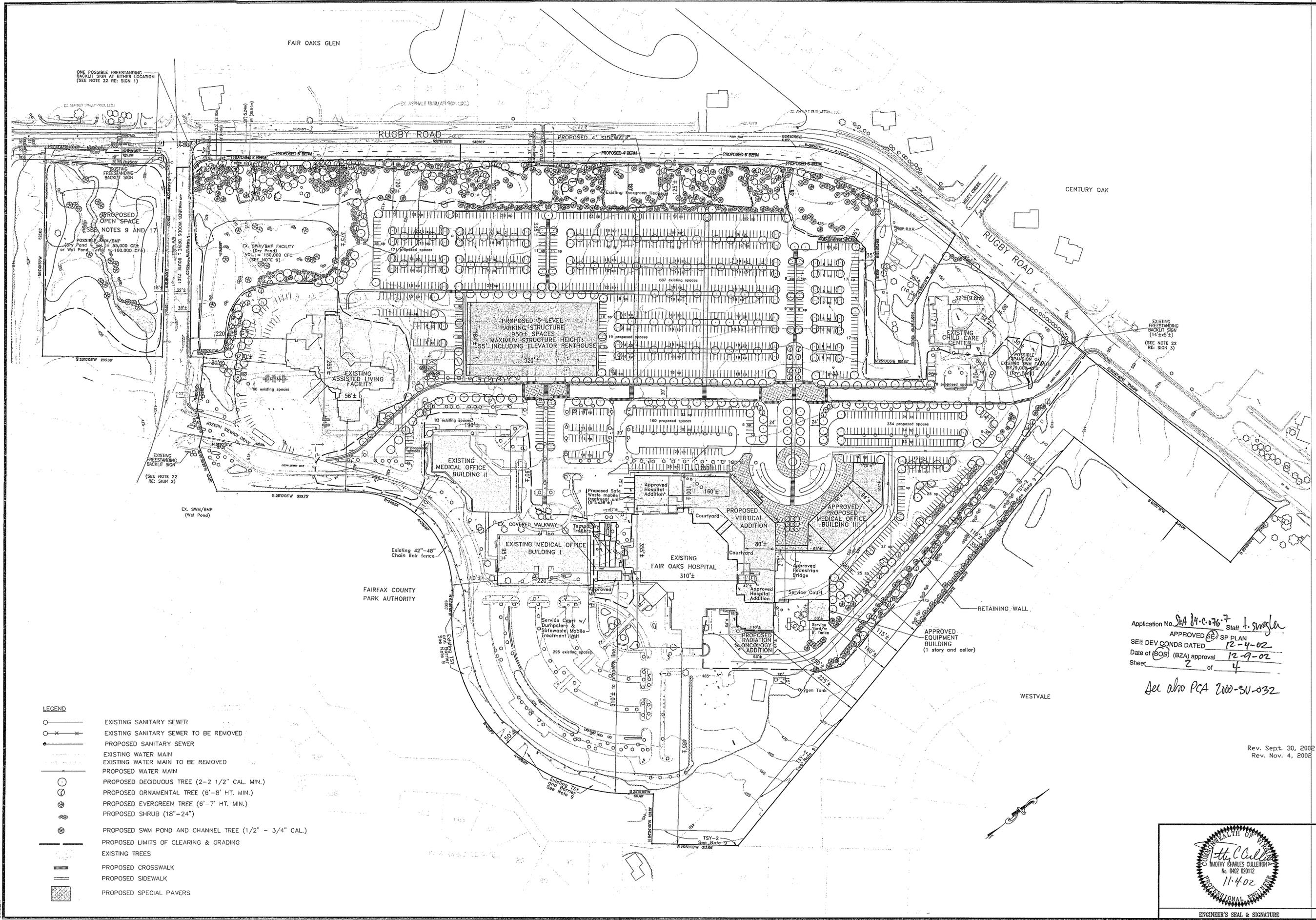
RECEIVED
Department of Planning & Zoning
DEC 23 2002
Zoning Evaluation Division



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

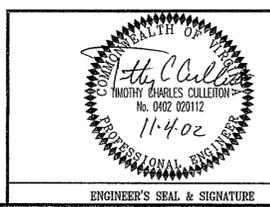
M-10365

C:\PROJECTS\Fairfax\11032002_04-3232.PM_johna



- LEGEND**
- — EXISTING SANITARY SEWER
 - — X — EXISTING SANITARY SEWER TO BE REMOVED
 - — EXISTING WATER MAIN
 - — X — EXISTING WATER MAIN TO BE REMOVED
 - — PROPOSED SANITARY SEWER
 - — PROPOSED WATER MAIN
 - — PROPOSED DECIDUOUS TREE (2-2 1/2" CAL. MIN.)
 - — PROPOSED ORNAMENTAL TREE (6'-8' HT. MIN.)
 - — PROPOSED EVERGREEN TREE (6'-7' HT. MIN.)
 - — PROPOSED SHRUB (18"-24")
 - — PROPOSED SWM POND AND CHANNEL TREE (1/2" - 3/4" CAL.)
 - — PROPOSED LIMITS OF CLEARING & GRADING
 - — EXISTING TREES
 - — PROPOSED CROSSWALK
 - — PROPOSED SIDEWALK
 - — PROPOSED SPECIAL PAVERS

Application No. SEA 04-C-0767 Staff: J. Smolger
 APPROVED SE SP PLAN
 SEE DEV CONDS DATED 12-4-02
 Date of BOS (BZA) approval: 12-9-02
 Sheet 2 of 4
See also PCA 2000-SU-032



Rev. Sept. 30, 2002
 Rev. Nov. 4, 2002

Dewberry & Davis LLC
 A Dewberry Company
 8401 Arlington Blvd.
 Fairfax, VA 22031
 (703) 649-0100 Fax (703) 649-0118
 Engineers
 Planners
 Surveyors
 Landscape Architects

GENERALIZED DEVELOPMENT PLAN AMENDMENT/SPECIAL EXCEPTION AMENDMENT PLAN
INOVA FAIR OAKS HOSPITAL CAMPUS
 SULLY DISTRICT
 FAIRFAX COUNTY, VIRGINIA

PCA 2000-SU-032
 SEA-84-C-076-7

DRAWN BY JMC
 DESIGNED BY Others
 CHECKED BY PGY
 DATE July 19, 2002
 SCALE 1" = 100'
 PLAN NUMBER
 ZONED
 SHEET 2 OF 4
 FILE NUMBER M-10365

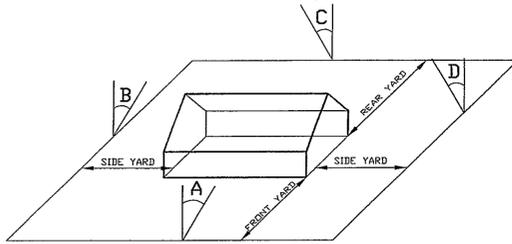
NOTES:

- THE PROPERTY THAT IS THE SUBJECT OF THIS GENERALIZED DEVELOPMENT PLAN AMENDMENT (GDPA) AND SPECIAL EXCEPTION AMENDMENT (SEA) IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS 45-2 (1) 25L AND 41A, AND 45-2 (2) 38, 39A, 39B, 40A, 40B, 41 THROUGH 50 AND 51B1. THE PROPERTY IS ZONED C-3 AND IS THE SITE OF THE FAIR OAKS HOSPITAL CAMPUS. IT CONTAINS 61.82 ACRES.
- THE GDPA ACCOMPANIES A PROFFERED CONDITION AMENDMENT (PCA) APPLICATION THAT HAS BEEN FILED TO AMEND SEVERAL OF THE PROFFERS AND THE RELATED GENERALIZED DEVELOPMENT PLAN THAT WAS APPROVED WITH THE APPROVAL OF RZ 2000-SU-032 ON DECEMBER 11, 2000.
- THE PURPOSE OF THE SPECIAL EXCEPTION AMENDMENT IS TO REVISE THE CURRENTLY APPROVED DEVELOPMENT PROGRAM ON THE FAIR OAKS HOSPITAL CAMPUS IN ACCORDANCE WITH AND IN FURTHERANCE OF A COMPREHENSIVE PLAN AMENDMENT THAT WAS APPROVED BY THE BOARD OF SUPERVISORS FOR THE SUBJECT PROPERTY ON MARCH 18, 2002.

THERE IS NO CHANGE PROPOSED TO THE CHILD CARE CENTER LOCATED ON LOT 51B1 THAT WAS APPROVED WITH SE 92-Y-024 AND THERE IS NO CHANGE PROPOSED TO THE ASSISTED LIVING FACILITY OR THE TWO EXISTING MEDICAL OFFICE BUILDINGS THAT WERE APPROVED AND THE SUBJECT OF SEA 84-C-076-5.

THE AMENDMENT PROPOSES THE FOLLOWING REVISIONS TO THE CURRENTLY APPROVED DEVELOPMENT PROGRAM:

- A TWO-STORY VERTICAL ADDITION ON TOP OF THE FOUR-STORY HOSPITAL ADDITION THAT WAS APPROVED WITH RZ 2000-SU-032. (ONE OF THE TWO STORIES WILL BE FOR MECHANICAL EQUIPMENT WHICH MAY BE CONVERTED TO A FUTURE INTERSTITIAL STORY.)
 - AN EXPANSION TO THE BUILDING FOOTPRINT FOR THE PROPOSED MEDICAL OFFICE BUILDING (MOB) III THAT WAS APPROVED WITH RZ 2000-SU-032. THE PROPOSED FOOTPRINT WILL CONSIST OF APPROXIMATELY 22,500 SQUARE FEET. THE BUILDING WILL BE A MAXIMUM OF FOUR (4) STORIES AND 60 FEET IN HEIGHT. THE MAXIMUM GROSS FLOOR AREA IN MOB III WILL BE 90,000 SQUARE FEET.
 - THE CONSTRUCTION OF A FIVE-LEVEL PARKING GARAGE LOCATED IN PROXIMITY TO THE EXISTING MOB II. THE PARKING GARAGE WILL ACCOMMODATE APPROXIMATELY 950 PARKING SPACES.
 - THE ADDITION OF APPROXIMATELY 100 SURFACE PARKING SPACES LOCATED ADJACENT AND TO THE NORTH OF THE EXISTING ASSISTED LIVING FACILITY.
 - THE DELETION OF THE PROPOSED BARRIER AND THE PROVISION OF ADDITIONAL LANDSCAPING ALONG THE EASTERN PROPERTY LINE ADJACENT TO THE WESTVALE COMMUNITY AT THE REQUEST OF THE COMMUNITY.
 - THE CONSTRUCTION OF A ONE-STORY RADIATION ONCOLOGY ADDITION TO THE MAIN HOSPITAL BUILDING.
 - THE ADDITION OF SEVERAL BERMS AND SUPPLEMENTAL LANDSCAPING IN THE BUFFER AREA ADJACENT TO RUGBY ROAD.
 - THE ADDITION OF 40 NEW BEDS IN THE HOSPITAL.
- THE BOUNDARY INFORMATION SHOWN HEREON HAS BEEN PREPARED BY DEWBERRY & DAVIS. IT IS FROM A FIELD SURVEY IN PART AND EXISTING RECORDS IN PART.
 - THE TOPOGRAPHY SHOWN HEREON IS AT A CONTOUR INTERVAL OF TWO (2) FEET FROM A RECENT AERIAL AND FIELD SURVEY.
 - THE EXISTING BUILDING DIMENSIONS AND LOCATIONS, AND PARKING LOT LAYOUT AND INTERNAL CIRCULATION INFORMATION ARE TAKEN FROM A RECENT AERIAL SURVEY. THE HOSPITAL AND TWO EXISTING MEDICAL OFFICE BUILDINGS WERE CONSTRUCTED BETWEEN THE YEARS 1986 AND 1994. THE CHILD CARE CENTER WAS CONSTRUCTED IN 1994. THE ASSISTED LIVING FACILITY WAS CONSTRUCTION IN 2000. THESE EXISTING BUILDINGS WILL REMAIN.
 - THE EXISTING AND PROPOSED DEVELOPMENT PROGRAM WILL BE SERVED BY PUBLIC WATER AND SEWER THAT IS CURRENTLY LOCATED ON SITE.
 - THE MINIMUM YARD REQUIREMENTS SET FORTH IN THE ZONING ORDINANCE FOR THE C-3 DISTRICT ARE AS FOLLOWS:
 FRONT YARD: CONTROLLED BY A 25° ANGLE OF BULK PLANE, BUT NOT LESS THAN 40 FEET
 SIDE YARD: NO REQUIREMENT
 REAR YARD: CONTROLLED BY A 20° ANGLE OF BULK PLANE, BUT NOT LESS THAN 25 FEET



FRONT YARD: $\triangle A$ 25° WITH A BUILDING HEIGHT OF 60', THE FRONT YARD = NOT LESS THAN 40'

SIDE YARD: $\triangle B$ NO REQUIREMENT

REAR YARD: $\triangle C$ 20° WITH A BUILDING HEIGHT OF 60', THE REAR YARD = NOT LESS THAN 25'

ANGLE OF BULK PLANE
 MINIMUM REQUIRED YARD FOR BUILDING WITH 60' HEIGHT - C-3 DISTRICT

- LANDSCAPING AND SCREENING HAVE BEEN PROVIDED IN ACCORDANCE WITH PREVIOUSLY APPROVED DEVELOPMENT CONDITIONS ON THE EXISTING DEVELOPED PORTION OF THE SUBJECT PROPERTY. LANDSCAPING AND SCREENING WILL BE PROVIDED IN ACCORDANCE WITH THE REPRESENTATIONS ON THE ATTACHED GRAPHIC ON THAT PORTION OF THE SUBJECT PROPERTY WHERE NEW DEVELOPMENT IS PROPOSED.
- THE EXISTING VEGETATION IN THE AREA ALONG THE EASTERN EDGE OF THE SUBJECT PROPERTY WHERE IT ABUTS THE WESTVALE COMMUNITY WILL BE PRESERVED, AND SUPPLEMENTAL LANDSCAPING WILL BE PROVIDED WITHIN THE AREA TO FURTHER SCREEN THE DEVELOPMENT PROGRAM ON THE CAMPUS IN ACCORDANCE WITH A PLAN TO BE COORDINATED WITH THE WESTVALE COMMUNITY. THE PROPOSED TREES AND LANDSCAPING REPRESENTED ON THE GRAPHIC IN THE VICINITY OF THE EXISTING RETAINING WALL WILL BE DISPERSED THROUGHOUT THE AREA WHERE IT WILL PROVIDE THE MOST EFFECTIVE SCREEN. NO BARRIER WILL BE PROVIDED ALONG THE EASTERN EDGE OF THE PROPERTY. GIVEN THIS BACKGROUND, A WAIVER OF THE BARRIER REQUIREMENT AND A MODIFICATION OF THE TRANSITIONAL SCREENING YARD PLANTING REQUIREMENT IS HEREBY REQUESTED IN FAVOR OF THE LANDSCAPING REPRESENTED ON THE GRAPHIC AND DISCUSSED ABOVE.
- GIVEN THE 115-120 FOOT BUFFER THAT IS PROPOSED ALONG RUGBY ROAD AND THE PROPOSED EXTENSIVE OPEN SPACE AREA SOUTH OF ALDER WOODS DRIVE, NO TRANSITIONAL SCREENING OR BARRIER IS PROPOSED ALONG THE SOUTHERN OR WESTERN BOUNDARIES OF THE SUBJECT PROPERTY. ADDITIONAL PLANTINGS ALONG RUGBY ROAD WILL BE PROVIDED IN ACCORDANCE WITH THE PROPOSED LANDSCAPING REPRESENTED ON THE GRAPHIC. GIVEN THIS BACKGROUND, A REAFFIRMATION IS HEREBY REQUESTED FOR A BOARD MODIFICATION AND WAIVER OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS IN CONJUNCTION WITH ITS APPROVAL OF THIS GDPA/SEA.
- IN ADDITION TO THE LANDSCAPE REPRESENTATIONS ON THE GRAPHIC, A WETLAND SEED MIX WILL BE PROVIDED IN THE STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICE DRY POND LOCATED IN THE NORTHEAST QUADRANT OF THE RUGBY ROAD/ALDER WOODS DRIVE INTERSECTION.
- LASTLY, TRANSITIONAL SCREENING AND A BARRIER HAVE BEEN PREVIOUSLY PROVIDED AND WILL BE MAINTAINED ALONG THE SOUTHEASTERN BOUNDARY OF THE SUBJECT PROPERTY ADJACENT TO PARCEL 42.
- PARKING AND LOADING SPACES WILL BE PROVIDED FOR THE MIXTURE OF USES ON THE CAMPUS IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE AND THE REPRESENTATIONS IN THE TABULATION AND ON THE GRAPHIC.
- THE APPLICANT RESERVES THE RIGHT TO REQUEST A REDUCTION IN THE TOTAL NUMBER OF REQUIRED PARKING SPACES IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN PAR. 4 OF SECT. 11-102 OF THE ZONING ORDINANCE. IN ADDITION, THE APPLICANT RESERVES THE RIGHT TO CONSTRUCT OR NOT CONSTRUCT ALL OF THE PARKING SPACES IN THE LAST PARKING BAY ADJACENT TO RUGBY ROAD.
- LASTLY, THE APPLICANT RESERVES THE RIGHT TO REDUCE THE TOTAL NUMBER OF PARKING AND LOADING SPACES ON THE CAMPUS WITHOUT A GDPA/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 CAMPUS SITE BE REDUCED TO LESS THAN THAT NUMBER THAT IS REQUIRED FOR THE EXISTING USES ON THE CAMPUS AT THAT POINT IN TIME. FURTHERMORE, IT IS UNDERSTOOD THAT THE NUMBER OF PARKING SPACES MAY BE REDUCED TO ACCOMMODATE FUTURE EXPANSION/ADDITIONS TO THE USES ON CAMPUS, AS MAY BE APPROVED WITH FUTURE GDPA OR 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.
- 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.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITY EASEMENTS HAVING A WIDTH OF TWENTY-FIVE (25) FEET OR MORE, NOR ARE THERE ANY EXISTING OR MAJOR UNDERGROUND UTILITIES LOCATED ON THE SUBJECT PROPERTY. THERE ARE SEVERAL EXISTING STORM DRAINAGE EASEMENTS GREATER THAN TWENTY-FIVE (25) FEET IN WIDTH LOCATED ON LOTS 38, 39B, 40A AND 40B.
- A STATEMENT CONFIRMING THE OWNERSHIP OF THE PROPERTY AND THE APPLICANT'S INTEREST IS PROVIDED SEPARATELY.
- THE COMPREHENSIVE PLAN RECOMMENDS THAT A BICYCLE TRAIL BE LOCATED ON THE NORTHERN (OR EASTERN) SIDE OF WEST OX ROAD AND ALONG THE NORTHERN (OR EASTERN) SIDE OF THE FAIRFAX COUNTY PARKWAY. IN ADDITION, A PEDESTRIAN TRAIL IS RECOMMENDED ALONG THE WESTERN SIDE OF RUGBY ROAD.
- STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMPs) HAVE BEEN 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 84-C-076-4 AND SE 92-Y-024. THE EXISTING AND PROPOSED SWM AND BMP FACILITIES ARE REPRESENTED ON THE GRAPHIC. THEY ARE SUBJECT TO ADJUSTMENT WITH FINAL ENGINEERING AND DESIGN. AN ADDITIONAL FACILITY (S) MAY BE NEEDED BASED ON FINAL ENGINEERING, AND SUCH FACILITY COULD BE LOCATED IN THE PROPOSED OPEN SPACE ON LOTS 38, 39A AND 39B.

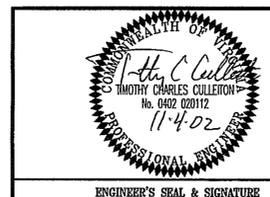
- IN ACCORDANCE WITH PRIOR ZONING APPROVALS AND IN ACCORDANCE WITH THE RECOMMENDATION SET FORTH IN THE COMPREHENSIVE PLAN, THE FLOOR AREA RATIO (FAR) PRESENTED IN THE TABULATION IS BASED ON THE ORIGINAL LAND AREA(S) PRIOR TO DEDICATIONS:
 46.3296 AC ORIGINAL LAND AREA OF HOSPITAL CAMPUS
 1.4357 AC ORIGINAL LAND AREA OF CHILD CARE CENTER SITE
 24.3600 AC ORIGINAL LAND AREA ADDED TO THE CAMPUS BY RZ 1998-SU-067 LESS THE CHILD CARE CENTER SITE TOTAL FOR PURPOSE OF FAR CALCULATION
 72.1253 AC
- IT IS TO BE UNDERSTOOD THAT THE FLOOR AREA RATIO RELATED TO ALL PRIOR DEDICATIONS AND 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. ULTIMATE DEVELOPMENT OF THE SUBJECT PROPERTY WILL NOT EXCEED A TOTAL FLOOR AREA RATIO OF 0.30 BASED ON THE ORIGINAL COMBINED TOTAL LAND AREA(S) OF 72.1253 ACRES.
- THE DEVELOPMENT OF THE PROPOSED IMPROVEMENTS MAY OCCUR IN PHASES. THE FIRST PHASE OF THE CONSTRUCTION, THE VERTICAL EXPANSION OF THE HOSPITAL BUILDING IS CURRENTLY PLANNED TO COMMENCE AS SOON AS APPLICABLE PLANS AND PERMITS ARE APPROVED. IT IS ANTICIPATED THAT THE PROPOSED RADIATION ONCOLOGY ADDITION TO THE HOSPITAL BUILDING, THE PROPOSED MEDICAL OFFICE BUILDING III AND THE PROPOSED PARKING GARAGE MAY BE CONSTRUCTED AS A SECOND PHASE. AS A CONSEQUENCE, IT IS TO BE UNDERSTOOD THAT CONSTRUCTION OF BOTH OR ALL PHASES OF DEVELOPMENT MAY NOT COMMENCE WITHIN THE THIRTY (30) MONTHS FROM THE DATE OF APPROVAL OF THE SEA AS PRESCRIBED BY THE PROVISION SET FORTH IN SECT. 9-015 OF THE ZONING ORDINANCE.
- IT IS TO BE FURTHER UNDERSTOOD THAT AS PART OF THE PHASING OF DEVELOPMENT, INTERIM PARKING AREAS MAY BE REQUIRED AND THEY MAY NOT BE LOCATED IN STRICT ACCORDANCE WITH THE DEVELOPMENT PROGRAM REPRESENTED ON THE GRAPHIC.
- THE FLOOR AREAS REPRESENTED IN THE TABULATION ARE GROSS FLOOR AREAS AS DEFINED IN THE ZONING ORDINANCE. THE GROSS FLOOR AREAS OF THE EXISTING BUILDINGS, TO INCLUDE THE ASSISTED LIVING FACILITY WHICH IS CURRENTLY UNDER CONSTRUCTION, WERE RECENTLY RECALCULATED IN ACCORDANCE WITH THE DEFINITION OF GROSS FLOOR AREA AS SET FORTH IN ARTICLE 20 OF THE ZONING ORDINANCE. IT IS UNDERSTOOD THAT THE PROPOSED BUILDINGS OR PORTIONS THEREOF MAY HAVE CELLAR SPACE(S) WHICH SPACE(S) WILL BE CALCULATED FOR OFF-STREET PARKING REQUIREMENTS IN ACCORDANCE WITH THE PROVISION SET FORTH IN PAR. 25 OF SECT. 11-102 OF THE ZONING ORDINANCE.
- IT IS UNDERSTOOD THAT ADDITIONAL SITE FEATURES SUCH AS GAZEBOS, FLAGPOLES, TRELLISES, SIGNS, SIDEWALKS/TRAILS, PASSIVE AND ACTIVE RECREATION FACILITIES, WALLS, FENCES, LIGHT STANDARDS AND/OR UTILITY AND MAINTENANCE STRUCTURES NOT REPRESENTED ON THE GRAPHIC MAY BE PROVIDED.
- ALL SIGNS WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN ARTICLE 12 OF THE ZONING ORDINANCE AND IN ACCORDANCE WITH NOTE 22 BELOW. ALL LIGHT STANDARDS WILL BE SIMILAR IN SIZE AND HEIGHT TO THE EXISTING LIGHT STANDARDS ON THE CAMPUS AND WILL BE SHIELDED AND LOCATED IN SUCH A MANNER AS TO REDUCE GLARE ON ADJACENT PROPERTIES IN ACCORDANCE WITH THE STANDARDS SET FORTH IN ARTICLE 14 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 AND IN ACCORDANCE WITH THE RECOMMENDATIONS SET FORTH IN THE COMPREHENSIVE PLAN.
- THREE (3) FREESTANDING SIGNS ARE PROPOSED TO IDENTIFY THE HOSPITAL FOR THE CONVENIENCE OF THE PUBLIC. THE LOCATIONS OF THE THREE (3) SIGNS ARE REPRESENTED ON THE GRAPHIC.
- THE EXISTING FREESTANDING SIGN LOCATED IN THE SOUTHEAST QUADRANT OF THE RUGBY ROAD/ALDER WOODS DRIVE INTERSECTION (SIGN 1) WILL BE REPLACED WITH ONE (1) NEW FREESTANDING SIGN THAT WILL BE LOCATED IN EITHER THE NORTHEAST OR SOUTHEAST QUADRANT OF THE INTERSECTION AS REPRESENTED ON THE GRAPHIC.
- THE EXISTING FREESTANDING SIGNS LOCATED AT THE JOSEPH SIEWICK DRIVE/ALDER WOODS DRIVE AND JOSEPH SIEWICK DRIVE/OX TRAIL INTERSECTIONS (SIGNS 2 AND 3) MAY BE REPLACED WITH NEW FREESTANDING SIGNS.
- ALL THREE (3) PROPOSED FREESTANDING SIGNS WILL HAVE A MAXIMUM SIGN AREA OF EIGHTY (80) SQUARE FEET; A MAXIMUM HEIGHT OF TWELVE (12) FEET; WILL BE BACKLIT; AND WILL BE LOCATED A MINIMUM OF FIVE (5) FEET FROM ANY LOT LINE IN ACCORDANCE WITH THE PROVISION SET FORTH IN PAR. 20 OF SECT. 12-208 OF THE ZONING ORDINANCE. THE MESSAGE(S) ON THE SIGNS WILL BE SIMILAR TO THE MESSAGE PRESENTED ON THE EXISTING FREESTANDING SIGN AT OX TRAIL, A PHOTOGRAPH OF WHICH IS PRESENTED ON SHEET 4.
- 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 EXCEPT AS QUALIFIED ABOVE.

TABULATION:

EXISTING ZONING	C-3
LAND AREA	61.82 AC*
GROSS FLOOR AREA PERMITTED (72.1253 AC @ 0.30 FAR - PER COMPREHENSIVE PLAN)	942,533 SF*
EXISTING AND GROSS FLOOR AREA UNDER CONSTRUCTION	422,364 SF
HOSPITAL (INCLUDES CHAPEL, PHYSICIAN'S LOUNGE ADDITION AND MRI ADDITION)	189,494 SF
MEDICAL OFFICE BUILDING 1	74,656 SF
MEDICAL OFFICE BUILDING 2	76,660 SF
CHILD CARE CENTER	9,380 SF
ASSISTED LIVING FACILITY	68,454 SF
MOBILE CATH LAB	640 SF
TEMPORARY TRAILERS	3,080 SF
SUBTOTAL	232,870 SF
GROSS FLOOR AREA TO BE REMOVED (TEMPORARY TRAILERS)	(3,080 SF)
PREVIOUSLY APPROVED GROSS FLOOR AREA NOT YET CONSTRUCTED	205,309± SF
PROPOSED HOSPITAL EXPANSION (4 STORIES)	142,500± SF
PROPOSED EQUIPMENT BUILDING	2,809± SF
PROPOSED MEDICAL OFFICE BUILDING #3	60,000± SF
PROPOSED GROSS FLOOR AREA WITH THIS APPLICATION	65,250± SF
PROPOSED HOSPITAL VERTICAL EXPANSION	29,000± SF
PROPOSED RADIATION ONCOLOGY ADDITION (1 STORY)	6,250± SF
PROPOSED MEDICAL OFFICE BUILDING #3 ADDITIONAL GFA (FOR A TOTAL OF 90,000± SF)	30,000± SF
TOTAL EXISTING, PREVIOUSLY APPROVED AND PROPOSED GROSS FLOOR AREA (422,364 SF + 205,309 SF - 3,080 SF + 65,250 SF)	689,843± SF
GROSS FLOOR AREA AVAILABLE FOR EXPANSION(S) TO BE APPROVED IN THE FUTURE (942,533 SF - 689,843 SF)	252,690± SF
FLOOR AREA RATIO (FAR) PERMITTED - PER COMPREHENSIVE PLAN	0.30*
PROPOSED WITH THIS APPLICATION	0.22*
OPEN SPACE REQUIRED (15% OF 61.82 AC)	9.27± AC
PROPOSED (50%)	30.91± AC
PARKING SPACES REQUIRED	1401
HOSPITAL: 200 LICENSED BEDS @ 2.9 SPACES/BED	580
MOB #1: 74,656 SF X 3 SPACES/1,000 SF GFA	224
MOB #2: 76,660 SF X 3 SPACES/1,000 SF GFA	230
CHILD CARE CENTER: 150 CHILDREN X 0.16 SPACE/CHILD	24
ASSISTED LIVING FACILITY	73
112 RESIDENTS @ 1 SPACE/3 RESIDENTS = 38 SPACES	38
35 EMPLOYEES @ 1 SPACE/EMPLOYEE = 35 SPACES	35
PROPOSED MOB: 90,000 SF X 3 SPACES/1,000 SF GFA	270
PARKING SPACES PREVIOUSLY APPROVED	1847±
PARKING SPACES PROPOSED	2886±**
SURFACE	1936
GARAGE	950
BUILDING HEIGHTS	
EXISTING	
HOSPITAL (4 STORIES)	60± FT
MEDICAL OFFICE BUILDING #1 (4 STORIES)	52± FT
MEDICAL OFFICE BUILDING #2 (4 STORIES)	52± FT***
ASSISTED LIVING FACILITY (3 STORIES)	50± FT***
CHILD CARE CENTER (1 STORY)	20± FT
PROPOSED	
HOSPITAL VERTICAL EXPANSION (2 STORIES + 4 STORIES PREVIOUSLY APPROVED = 6 STORIES)	90± FT
MEDICAL OFFICE BUILDING #3 (4 STORIES)	60± FT***
RADIATION ONCOLOGY ADDITION TO HOSPITAL (1 STORY)	20± FT

- * SEE NOTE 18.
- ** SEE NOTE 10.
- *** IN ADDITION, MOB #2 HAS A MECHANICAL PENTHOUSE THAT APPROXIMATES 12 FEET IN HEIGHT, AND THE ASSISTED LIVING FACILITY HAS A MANSARD ROOF SCREEN THAT APPROXIMATES 12.6 FEET IN HEIGHT.
- **** THE MEDICAL OFFICE BUILDING #3 WILL HAVE A PENTHOUSE WHICH WILL HAVE AN ADDITIONAL HEIGHT NOT TO EXCEED 12 FEET.

Application No. SEA 84-C-076-7 Staff: J. Swagler
 APPROVED (SE) SP PLAN
 SEE DEV CONDS DATED 12-4-02
 Date of (BOS) (BZA) approval 12-9-02
 Sheet 3 of 4
 See also PCA 2000-SU-032



Rev. Nov. 4, 2002
 Rev. Sept. 30, 2002

NOTES AND TABULATION

INOVA FAIR OAKS HOSPITAL CAMPUS
 SULLY DISTRICT

FAIRFAX COUNTY, VIRGINIA

PCA 2000-SU-032
 SEA-84-C-076-7

DRAWN BY JMC
 DESIGNED BY Others
 CHECKED BY PGY
 DATE July 19, 2002
 SCALE N.A.
 PLAN NUMBER
 ZONED
 SHEET 3 OF 4
 FILE NUMBER M-10365

Dewberry & Davis LLC
 A Dewberry Company
 6401 Arlington Blvd.
 Fairfax, VA 22031
 (703) 649-0100 Fax (703) 649-0118
 Engineers
 Planners
 Surveyors
 Landscape Architects

