



COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX
4100 CHAIN BRIDGE ROAD
FAIRFAX, VIRGINIA 22030



July 7, 1989

Ms. Marilyn S. DeLuca
6 Pidgeon Hill Drive - Suite 300
Sterling, Virginia 22170

Re: Special Exception
Number SE 88-V-102
(Concurrent with RZ 89-V-038)

Dear Ms. DeLuca:

At a regular meeting of the Board of Supervisors held on June 26, 1989, the Board approved Special Exception Number SE 88-V-102, in the name of Gunston Plaza Associates Limited Partnership, located at Tax Map 108-3 ((2)) 9 for use as an institution providing housing and general care for the elderly pursuant to Section 4-404 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception 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 is subject to the provisions of Article 17, Site Plans. Any plan submitted pursuant to this Special Exception shall be in substantial conformance with the approved Special Exception Plat and these conditions.
4. No more than 67 residents shall reside in the premises at any one time.
5. No more than 8 full-time staff employees shall be on the premises at any one time.

6. Pedestrian access to the shopping center shall be provided via a marked crosswalk. Access to the shopping center shall contain adequate lighting and pedestrian refuge. Signs shall designate the location of this crosswalk in order to warn vehicles of its use.
7. A storm water detention pond shall be provided in conformance with Fairfax County's Public Facilities Manual and the Stormwater Management Branch of the Department of Public Works to protect groundwater quality.
8. The applicant shall provide a drainage study for the property at the time of site plan review and shall construct the facility in accordance with the recommendations, if any, of the Department of Environmental Management (DEM). This study shall demonstrate that the existing detention pond shown on the General Development Plan/Special Exception (GDP/SE) Plat can accommodate stormwater runoff from the shopping center and the proposed facility or the pond shall be modified to accommodate runoff from both the shopping center and this facility.
9. If required by DEM, a geotechnical study shall be provided for approval by DEM and the recommendations of the study shall be implemented.
10. In order to achieve a maximum interior noise level of 45 dBA Ldn in all portions of the proposed structure, the building shall have the following acoustical attributes:
 - a. Exterior walls shall have a laboratory Sound Transmission Class (STC) of at least 39.
 - b. Doors and windows shall have a laboratory STC of at least 28. If windows function as the walls, then they shall have the STC specified for exterior walls.
 - c. Adequate measures to seal and caulk between surfaces shall be provided.
11. In order to achieve a maximum exterior noise level of 65 dBA Ldn in the enclosed porch/solarium areas of the proposed structure the applicant shall conduct an acoustical noise study by a certified acoustical engineer and implement the recommendations of that study.
12. Applicant agrees to the construction of the masonry wall along Route 1 subject to the approval by Virginia Department of Transportation (VDOT) and the County's Department of Transportation to insure that such construction does not obstruct sight distance at the entrance of the center closest to the subject site.

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- 13. If operational problems result from improper use of the right in/right out entrance on Lorton Road as determined by VDOT, the applicant shall close this entrance and re-landscape the area.

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 shall not be valid until this has been accomplished.

Under Section 9-015 of the Zoning Ordinance, this Special Exception shall automatically expire, without notice, eighteen (18) months after the approval date of the Special Exception unless the activity authorized has been established, or unless construction has commenced, and is diligently pursued, or unless additional time is approved by the Board of Supervisors because of the occurrence of conditions unforeseen at the time of the approval of this Special Exception. A request for additional time shall be justified in writing, and must be filed with the Zoning Administrator prior to the expiration date.

If you have any questions concerning this Special Exception, please give me a call.

Sincerely,



Theodore Austell, III
 Clerk to the Board of Supervisors (Acting)

TAIII/ns

- cc: Joseph T. Hix
 Real Estate Division, Assessments
 Gilbert R. Knowlton, Deputy
 Zoning Administrator
 Donald D. Smith
 Permit, Plan Review Branch
 Seldon H. Garnet, Chief
 Inspection Services Division
 Building Plan Review Branch
 Barbara A. Byron, Director
 Zoning Evaluation Division
 Robert Moore, Transportation Planning Division,
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 Kathy Ichter, Transportation Road Bond Division,
 Office of Transportation
 Department of Environmental Management
 A. V. Bailey, Resident Engineer
 Virginia Department of Transportation
 Richard Jones, Manager, Land Acquisition & Planning Division
 Fairfax County Park Authority