



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



October 7, 1986

Mr. Donald L. Harris  
Senior Vice-President  
Fairfax Hospital Association  
8001 Braddock Road  
Springfield, Virginia 22151

Re: Special Exception Amendment  
Number SEA 84-C-076-2  
(Concurrent with PCA 85-C-091)

Dear Mr. Harris:

At a regular meeting of the Board of Supervisors held on September 29, 1986, the Board approved Special Exception Amendment Number SEA 84-C-076-2, in the name of Fairfax Hospital Association, located at Tax Map 45-2 ((1)) 25 for use as hospital pursuant to Section 4-304 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions:

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 Amendment 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. Any plan submitted pursuant to this Special Exception Amendment shall be in substantial conformance with the approved Special Exception Amendment Plat and these conditions.
4. The Acorn Ridge Road extension shall be dedicated to a 60-foot right-of-way to the southern edge of the subject property, aligning and connecting with the "Unnamed Street". Construction of a 38-foot-wide public road with curb, gutter, and sidewalk shall be provided along this right-of-way from existing Acorn Ridge Road to the site entrance. All dedication and construction shall occur prior to occupancy of the hospital.

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5. A right-turn deceleration lane and a left-turn lane shall be provided at the West Ox Road/Ox Trail (Rugby Road Extended) intersection. Completion of the above improvements may be delayed for nine months from the approval of Special Exception Amendment SEA 84-C-076-2 subject to the following provisions:
  - a. the office building to be constructed adjacent to the hospital shall not be occupied until the above noted road improvements are completed;
  - b. the applicant shall ensure that the standard highway directional signage provided by the Virginia Department of Highways and Transportation (VDH&T) to direct automobile traffic to the hospital channels traffic via Acorn Ridge Road; such sign location shall be subject to the review and approval of the VDH&T; said signage may be relocated after the improvements have been completed and the applicant shall pay for such signage and/or its relocation if so requested by VDH&T;
  - c. access to the hospital from the Ox Trail (Rugby Road Extended) entrance shall be limited to emergency vehicles only until such time as the intersection improvements are completed;
  - d. a gate shall be constructed at the Ox Trail (Rugby Road Extended) entrance to the hospital and patrolled by a guard 24 hours a day;
  - e. a guardhouse may be constructed adjacent to the gate;
  - f. the applicant shall provide the Department of Environmental Management with monthly reports on the progress towards completing the improvements to the West Ox/Ox Trail (Rugby Road Extended) intersection. These reports shall address the status of acquiring the necessary land for the improvements, the moving of the power lines, and construction of the improvements and shall include an estimated schedule of completion of the three items noted above.
6. An area at least 7.5 acres in size between the tributary on the south boundary and the access road from Acorn Ridge Road shall be offered to the Fairfax County Park Authority for public use.

7. Conformance with the provisions of Article 13 of the Zoning Ordinance shall be satisfied with the provision of a 50-foot transitional screen along the boundaries of the site as represented on the Special Exception Amendment Plat approved pursuant to SEA 84-C-076-1. The transitional screen shall consist of undisturbed existing vegetation where possible and supplemented as approved by the County Arborist to meet the standards specified in the Ordinance for Transitional Screening #3. A barrier shall be provided along the westerly boundary of the site in order to screen the parking area as depicted in the Special Exception Amendment Plat approved pursuant to SEA 84-C-076-1.
8. Rooftop structures shall not extend more than twelve (12) feet above the roof line of the medical office building and shall be screened in part by a three to four-foot parapet wall.
9. The medical office building shall be limited to medical-related uses and those uses clearly in support of the hospital.
10. Stormwater management and Best Management Practices shall be provided in accordance with the policies and ordinances of Fairfax County.
11. Except for utilities and passive recreational uses, limits of clearing and grading shall be established at least 90 feet from the stream along the southern boundary.
12. If so allowed by the owner(s) and easement holder(s), applicant shall plant a substantial screen of evergreen trees and shrubs within Parcels H and AB, along the north side of Alder Woods Drive extended, for the purpose of screening the roadway and creating an attractive entrance to Fair Oak Estates.
13. Stop signs shall be placed at all quadrants of the intersection of the internal access road from Ox Trail and the internal road leading to the helistop and emergency room as shown on the Special Exception Amendment Plat approved pursuant to Special Exception Amendment SEA 84-C-076-1. Stop signs shall also be placed at the intersection of the travel lane in front of the loading spaces and the access road to Ox Trail as shown on the Special Exception Amendment Plat approved pursuant to Special Exception Amendment SEA 84-C-076-1.

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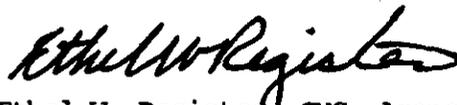
14. Speed bumps shall be installed on the access road between the two groups of stop signs required in Condition #13 above.
15. The applicants shall provide upon demand of Fairfax County ingress/egress easements to Tax Map Parcels 45-2 ((1)) 8, 9, and 11 and temporary construction and grading easements as required.

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, eighteen (18) months after the approval date of the Special Exception Amendment 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 Amendment. 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.

Very truly yours,



Ethel W. Register, CMC, Agency Director  
Office of The Clerk to the Board

EWR/ns

cc: Lurty C. Houff, Jr.  
Real Estate Division  
Gilbert R. Knowlton, Deputy  
Zoning Administrator  
Donald D. Smith  
Permit, Plan Review Branch  
Barbara A. Byron, Director  
Zoning Evaluation Division