

## PROPOSED DEVELOPMENT CONDITIONS

SEA 84-C-076-4

October 7, 1992

If it is the intent of the Board of Supervisors to approve SEA 84-C-076-4 located at Tax Map 45-2 ((1)) 25, 41 for a medical care facilities to permit pursuant to Section 4-304 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions which supercede all previous 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 conformance with the approved Special Exception Amendment Plat, entitled, "Generalized Development Plan/Special Exception Plat, Fairfax Hospital Systems/Fair Oaks Site", prepared by Dewberry and Davis which is dated May 11, 1992 and revised to September 29, 1992.
4. These Development Conditions shall be in addition to any proffers adopted pursuant to PCA 85-C-091-3 which shall remain in full force and effect.
5. The structure identified on the Generalized Development Plan and Special Exception Amendment Plat as proposed hospital administrative offices shall be constructed with a brick similar in color and size to that used in the existing hospital and medical office building as determined by DEM.
6. Best Management Practices (BMP) facilities, such as, but not limited to, the proposed dry pond or other facilities indicated on the SE Plat, designed to meet the Best Management Practices (BMP) requirements of the Water Supply Protection Overlay District (WSPOD) for runoff from the subject site, shall be provided as determined by the Director, DEM. These measures may also include contribution to regional pond C-44 as determined by DEM. In order to preserve as much as possible of the site in its natural state the applicant shall explore with DEM the use of an embankment-only facility or other water quality measure(s) which will cause the least amount of disturbance to the existing vegetation as determined by DEM.

7. Erosion and sediment control measures shall be implemented during and after construction in accordance with methods recommended by the Virginia Soil and Water Conservation Commission and shall be approved by DEM. These methods shall include but not be limited to redundant siltation fencing that can be designed and maintained to achieve sediment trapping efficiencies in the range of 80% to 90%. The intent of these measures is to achieve greater erosion and sediment control than that achieved by the minimum design standards set forth in the Public Facilities Manual and the Virginia Erosion and Sediment Control Handbook as determined by DEM.
8. All existing trees within areas designated for tree preservation shall be preserved.
9. If the concurrent Special Exception Application SE 92-Y-024 is not approved, or if SE 92-Y-024 is approved and a shared parking agreement with the hospital is obtained by the owner of the child care center, the additional parking shown on the GDP/SEA Plat shall be deleted, and the area shall remain as undisturbed open space.

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by that Board.

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.

Pursuant to Section 9-015 of the Zoning Ordinance, this Special Exception shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established or construction has commenced and been diligently prosecuted. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

## PROFFERS

PCA 85-C-091-3

September 29, 1992

Pursuant to Section 15.1-491(a), Code of Virginia, 1950 Edition, as amended, subject to the Board of Supervisors approving PCA 85-C-091-3, except as modified below, the subject property containing approximately 46.3 acres remains governed by proffers dated January 25, 1991, and approved in conjunction with PCA 85-C-091-2.

1. Pursuant to Paragraphs 4 and 5 of Section 18-204 of the zoning ordinance, development of the property will be in substantial conformance with the generalized development plan amendment (the "Plan"), prepared by Dewberry & Davis, which consists of one page dated May 11, 1992, and last revised September 29, 1992.
2. Applicant previously dedicated, subject to a reservation of density credit as described in Proffer 22 of PCA 85-C-091-2, a portion of the subject property (Parcel 42) to the Fairfax County Park Authority as evidenced by a deed recorded in Deed Book 7750 at page 346 among the Fairfax County land records. Either the hospital parcel (approximately 38.8 acres) or the Park Authority parcel (approximately 7.5 acres) may be the subject of a Proffered Condition Amendment (PCA) without the joinder and/or consent of the other parcel. Previously approved proffered conditions applicable to the parcel which is not the subject of a proposed PCA shall remain in full force and effect unless amended.

[SIGNATURES BEGIN ON FOLLOWING PAGE]

