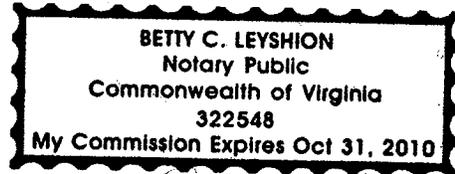


Molly Novotny
Molly M. Novotny, Senior Urban Planner
COOLEY GODWARD KRONISH LLP
One Freedom Square
Reston Town Center
11951 Freedom Drive
Reston, VA 20190-5656

Subscribed and sworn to before me this 22nd day of April 2010.

Betty C. Leyshion
Notary Public



My Commission Expires: Oct 31, 2010

**HIGHWAY 50 REAL ESTATE, LLC
SPECIAL EXCEPTION APPLICATION/
SPEX 2007-0021**

STONESPRING MEDICAL CENTER

FOR APRIL 28, 2010 PLANNING COMMISSION PUBLIC HEARING

<u>Owner's Name and Mailing Address</u>	<u>MCPI Number</u>	<u>Tax Map Number</u>	<u>Certified Receipt Number</u>
Highway 50 Real Estate, LLC c/o HCA Inc. P.O. Box 1504 Nashville, TN 37202	204-48-7841 204-40-4123	100/////////65A 101/////////35/	7009 2820 0003 8101 5334
Adjacent Owners			
Glascock Field at Stone Ridge LLC c/o Van Metre Companies 5252 Lyngate Ct. Burke, VA 22015	204-39-4010 204-39-3236	100/////////48/ 100/////////49A	7009 2820 0003 8101 5341
Raymond Allen Case & Sara Virginia Case 36760 North Fork Rd. Purcellville, VA 20132-4223	203-10-3331	101/////////34/	7009 2820 0003 8101 5358
James Beverly Cross Estate 39246 Lime Kiln Rd. Leesburg, VA 20175-6614	203-29-5737	101/////////32/	7009 2820 0003 8101 5365
Lakhvinder S. Virk, et al 12824 Pinecrest Rd. Herndon, VA 20171-2604	204-48-1974	100/////////64A	7009 2820 0003 8101 5372
Show-Me Development Group LLC P.O. Box 7623 Arlington, VA 22207-0623	204-48-2535	100/////////64C	7009 2820 0003 8101 5389
Stone Ridge Village Center LLC c/o Bank of America – NC1-023- 03-01 525 N. Tyron St., Fl 3 Charlotte, NC 28255	204-37-9689	100/C21//PCLA/	7009 2820 0003 8101 5396
Stone Ridge Village Center LLC c/o 7-11, Attn: Corp. Tax P.O. Box 711 Dallas, TX 75221-0711	204-38-1479	100/C22//PCLA/	7009 2820 0003 8101 5402
Stone Ridge Business Park Assocs. c/o Van Metre Companies 5252 Lyngate Ct.	204-38-4096	100/C25/////A/	7009 2820 0003 8101 5419

<u>Owner's Name and Mailing Address</u>	<u>MCPI Number</u>	<u>Tax Map Number</u>	<u>Certified Receipt Number</u>
Burke, VA 22015			
Stone Ridge Community Dev LLC c/o Van Metre Companies 5252 Lyngate Ct. Burke, VA 22015	205-36-2224	100/////////37/	7009 2820 0003 8101 5426

437643 v1/RE



Molly M. Novotny
(703) 456-8105
mnovotny@cooley.com

VIA CERTIFIED MAIL

April 15, 2010

RE: Planning Commission Public Hearing – Second Notice SPEX 2007-0021

Dear Sir/Madam:

You are listed in the current real estate tax records of Loudoun County as the owner of a parcel of land adjacent to property subject to the above-referenced Special Exception ("SPEX") application to permit a Hospital and Medical Care Facility, Outpatient Only in the PD-OP (Planned Development-Office Park) zoning district.

This application is subject to the Revised 1993 Zoning Ordinance and the proposed Hospital use is listed as a Special Exception use under Section 4-304(B), subject to the Additional Regulations set forth in Section 5-610, and the proposed Medical Care Facility, Outpatient Only use is listed as a Special Exception use under Section 4-304(E). As part of this application, the Applicant requests modifications to the buffer and screening regulations as authorized under Section 5-1403(C) of the Zoning Ordinance.

In accordance with the provisions of the Revised 1993 Loudoun County Zoning Ordinance, I hereby provide you with the second notice of the planned public hearing before the Loudoun County Planning Commission at **6:00 p.m. on Wednesday, April 28, 2010, in the Board of Supervisors meeting room at the Loudoun County Government Center**, 1 Harrison Street, SE, Leesburg, Virginia. All members of the public will be heard as to their views on these matters at the public hearing.

Highway 50 Real Estate, LLC (c/o HCA, Inc.) of Nashville, Tennessee, has submitted the applications for the property, which is approximately 23.22 acres of a 42.07 acre parcel that is located on the north side of John Mosby Highway (Route 50) and along both sides of Gum Spring Road (Route 659), at 24597 Gum Spring Road, Sterling, Virginia, in the Dulles Election District. The property is more particularly described as Tax Map Number 100////////65A (PIN# 204-48-7841).

The property subject to this application is located within the AI Overlay District, between the Ldn 60-65 aircraft noise contours and is also located partially within the FOD (Floodplain Overlay District). The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Dulles Community)) and the Arcola Area/Route 50 Corridor Plan Amendment (CPAM 2005-0007), which designate this area as Business Community.



Property Owner
April 15, 2010
Page Two

If you have any questions about this application, please feel free to call me at 703-456-8105 or Marchant Schneider, the County's project manager, at 703-777-0246. To review the project files, please contact the Loudoun County Building and Development Department at 703-777-0397, or visit their offices at 1 Harrison Street, SE, Leesburg, Virginia.

Sincerely,

A handwritten signature in black ink that reads "Molly M. Novotny". The signature is written in a cursive, flowing style.

Molly M. Novotny

cc: Marchant Schneider, Loudoun County Planning Department
Cliff Kierce, Loudoun County Planning Commissioner, Dulles District
Honorable Stevens Miller, Loudoun County Supervisor, Dulles District
Tracey White, HCA Capital Division
Mark Looney, Esquire, Cooley Godward Kronish LLP

436399 v2/RE



Molly M. Novotny
(703) 456-8105
mnovotny@cooley.com

VIA FIRST CLASS MAIL

April 6, 2010

RE: Planning Commission Public Hearing – First Notice SPEX 2007-0021

Dear Sir/Madam:

You are listed in the current real estate tax records of Loudoun County as the owner of a parcel of land adjacent to property subject to the above-referenced Special Exception (“SPEX”) application to permit a Hospital and Medical Care Facility, Outpatient Only in the PD-OP (Planned Development-Office Park) zoning district.

This application is subject to the Revised 1993 Zoning Ordinance and the proposed Hospital use is listed as a Special Exception use under Section 4-304(B), subject to the Additional Regulations set forth in Section 5-610, and the proposed Medical Care Facility, Outpatient Only use is listed as a Special Exception use under Section 4-304(E). As part of this application, the Applicant requests modifications to the buffer and screening regulations as authorized under Section 5-1403(C) of the Zoning Ordinance.

In accordance with the provisions of the Revised 1993 Loudoun County Zoning Ordinance, I hereby provide you with the first notice of the planned public hearing before the Loudoun County Planning Commission at **6:00 p.m. on Wednesday, April 28, 2010, in the Board of Supervisors meeting room at the Loudoun County Government Center, 1 Harrison Street, SE, Leesburg, Virginia.** All members of the public will be heard as to their views on these matters at the public hearing.

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Property Owner
April 6, 2010
Page Two

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Sincerely,



Molly M. Novotny

cc: Marchant Schneider, Loudoun County Planning Department
Cliff Kierce, Loudoun County Planning Commissioner, Dulles District
Honorable Stevens Miller, Loudoun County Supervisor, Dulles District
Tracey White, HCA Capital Division
Mark Looney, Esquire, Cooley Godward Kronish LLP

436399 v1/RE