



County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

Lynne J. Strobel
Walsh, Colucci, Lubeley, Emrich & Terpak
2200 Clarendon Blvd., Thirteenth Floor
Arlington, VA 22201-3359

January 22, 2007

Re: Fair Oaks Senior Campus ("The Woodlands"), PCA 1997-SU-027 and SEA 97-Y-035,
Tax Map 56-2 ((1)) 61: Retaining Walls, Fire Lane

Dear Ms. Strobel:

This is in response to your letter of December 7, 2006, requesting an interpretation of the proffers accepted and the Generalized Development Plan (GDP) and Special Exception Amendment (SEA) Plat and development conditions approved in conjunction with the Board of Supervisors' approval of the above-referenced applications. As I understand it, your question is whether the construction of several retaining walls and a grass-crete fire lane that were not shown on the SEA Plat would be in substantial conformance with PCA 1997-SU-027 and SEA 97-Y-035. This determination will address the retaining walls and fire lane separately and is based on your letter, the attached Proffer Interpretation Exhibit entitled "Fair Oaks Senior Campus" prepared by Land Design Consultants dated November, 2006, and a Landscape Plan dated October, 2001, prepared by Land Design Consultants. Copies of your letter and relevant exhibits are attached.

The first question concerns the proposed retaining walls. Your letter states that construction is currently taking place on the elderly housing development that was approved pursuant to the above-referenced applications. As a result of final engineering, you state that six (6) retaining walls, ranging from 5 feet to 18 feet in height, that were not shown on the approved development plan are now required. The Interpretation Exhibit shows the location of all of the proposed retaining walls, which are numbered 1 through 6. The letter states that the retaining walls are needed to support the underground parking garage and the storm water management pond on the north side of the building (retaining walls 5, 6, and a portion of 4); to support the underground parking and the building at the western end of the building (retaining walls 3 and part of 4); and to protect tree save areas adjacent to the parking lot and provide access (retaining walls 1 and 2). You have stated that the walls are proposed to be constructed of segmental wall systems with the appearance of stacked stone and will be compatible with the building materials used for the other improvements.

In response to a request from staff, you have also submitted a reduction of a 2001 Landscape Plan that shows additional plantings in a cleared area south of the entrance from Forest Hill Road that are not shown on the Interpretation Exhibit. I understand that these additional plantings were required by DPWES pursuant to the approval of a site plan revision (9782-SPV-001-D-1) and will be planted.

Department of Planning and Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509
Phone 703 324-1290
FAX 703 324-3924
www.fairfaxcounty.gov/dpz/

Lynne Strobel

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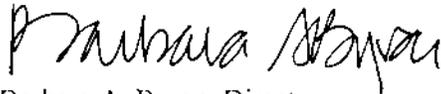
As such, it is my determination that the six (6) proposed retaining walls as discussed above and shown on your Interpretation Exhibit are in substantial conformance with PCA 1997-SU-027 and SEA 97-Y-035 provided that additional trees are planted as shown on the Landscape Plan and subject to Urban Forest Management (UFM) approval.

The second question is whether the provision of a grass-crete fire lane required by the Fire Marshall is in substantial conformance with PCA 1997-SU-027 and SEA 97-Y-035. The fire lane is shown extending from the parking lot on the east side of the building along the rear of the building. No additional clearing is required for its construction.

It is my determination that the proposed fire lane is in substantial conformance with PCA 1997-SU-027 and SEA 97-Y-035.

These determinations have been made in my capacity as the duly authorized agent of the Zoning Administrator and include only those modifications discussed in this letter. If you have any questions regarding this interpretation, please feel free to contact Mary Ann Godfrey at (703) 324-1290.

Sincerely,



Barbara A. Byron, Director
Zoning Evaluation Division

BAB/MAG/O:mgodfrProfferInterpretations PI/SEI FairOaksSeniorCampus (PCA 1997-SU-027, SEA 97-Y-035) ret.walls.doc

Attachments: A/S

cc: Elaine McConnell, Supervisor, Springfield District
Peter Murphy, Planning Commissioner, Springfield District
Diane Johnson-Quinn, Senior Zoning Administrator, Permit Review Branch, DPZ
Michelle Brickner, Assistant Director, Office of Land Development Services, DPWES
Angela Rodeheaver, Section Chief for Site Analysis, DOT
Craig Carinci, Director, Environmental and Facilities Inspection Division, DPWES
Kevin Guinaw, Chief, Special Projects/Applications Acceptance Branch, DPZ
File: PCA 1997-SU-027, SEA 97-Y-035, PI 0612 200, SEI 0612 076, Imaging, Reading



WALSH COLUCCI
LUBELEY EMRICH
& WALSH PC

Lynne J. Strobel
(703) 528-4700 Ext. 5418
lstrobel@arl.thelandlawyers.com

December 7, 2006

RECEIVED
Department of Planning & Zoning

DEC 08 2006

Zoning Evaluation Division

Via Overnight Delivery

Barbara A. Byron, Director
Zoning Evaluation Division
Fairfax County Department of Planning & Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035

Re: Request for Interpretation
PCA 1997-SU-027 approved concurrently with SEA 97-Y-035
Fair Oak Senior Campus

Dear Ms. Byron:

Please accept this letter as a request for an interpretation of the generalized development plan (GDP) and proffers accepted by the Board of Supervisors in conjunction with the approval of RZ 1997-SU-027 and the special exception plat (the "SE Plat") and development conditions approved by the Board of Supervisors in conjunction with SE 97-Y-035 for elderly housing. This request is made in accordance with Section 18-204 and 9-004 of the Fairfax County Zoning Ordinance (the "Zoning Ordinance").

Fairfax Nursing Center, Inc. (the "Applicant") is currently developing the property that is the subject of the referenced applications and is identified among the Fairfax County tax map records as 56-2 ((1)) 61 (the "Subject Property"). The Subject Property is comprised of approximately 8.99 acres. The Applicant is developing the Subject Property with age restricted housing as approved in accordance with the referenced special exception application. On August 10, 2000, an interpretation was issued identifying a number of modifications to the GDP/SE Plat that was approved by the Board of Supervisors. I have attached a copy of that letter for your review and information. Subsequently, the Applicant obtained approval of a revised site plan for the Subject Property. The site plan is referenced by Fairfax County as 9782-SPV-001-D, and was approved by the Department of Public Works and Environmental Services on December 13, 2001. In accordance with the approved site plan, the Applicant has received building permits and construction has commenced. The Applicant has requested building permits for a series of retaining walls on the Subject Property. These retaining walls are necessary as a result of final engineering design. An issue has been raised by the Department of Public Works and Environmental Services regarding the substantial conformance of the retaining walls with the GDP/SE Plat. Therefore, I am submitting this request for a determination.

As shown on the enclosed Proffer Interpretation Exhibit prepared by Land Design Consultants (the "Exhibit"), a total of six (6) retaining walls is required. These retaining walls vary in height from approximately 5 feet to approximately 18 feet. The retaining walls are necessary to implement the improvements that were approved in conjunction with the prior interpretation. Specifically, retaining walls are necessary to support the underground parking and the stormwater management pond. (retaining walls 5 and 6 and part of 4). Other retaining walls are necessary to support that portion of the underground parking that is integrated with the building construction. (retaining walls 3 and part of 4). Finally, retaining walls are necessary in conjunction with the topography of the Subject Property to provide the access and protect tree save areas identified on the GDP/SE Plat (retaining walls 1 and 2). While these walls were not shown on the exhibit submitted with the prior interpretation, they are clearly required in order to implement those improvements. In addition, the topography of the Subject Property precludes visibility of the retaining walls from adjacent parcels. The retaining walls will be constructed of segmental wall systems with an appearance of stacked stone, that will be compatible with the building materials used for the improvements. The Exhibit further identifies the limits of clearing and grading and tree save areas, that are consistent with the prior approval. Lastly, the Exhibit identifies a grass-crete fire lane that was required by the Fire Marshall.

This proposal may be reviewed in accordance with the provisions for minor modifications as set forth in the Zoning Ordinance. Consistent with the requirements of the Zoning Ordinance, the Applicant does not request any of the following:

- A change in the amount of land area or a more intensive use from that which was approved. The land area and use approved by the Board of Supervisors remains the same.
- An increased parking requirement. As the Applicant is not modifying the use of the Subject Property, there is no increase in the parking requirement.
- Permit uses other than those approved pursuant to the special exception. There are no changes to the permitted uses.
- Reduce the effectiveness of approved transitional screening, buffering, landscaping or open space. The Applicant does not propose to modify transitional screening or buffering from that shown on the GDP/SE Plat. Further, the proposed retaining walls are located in proximity to the building and will not affect screening and buffering as viewed from the perimeter of the Subject Property.
- Changes to bulk, mass, orientation or location which adversely impact the relationship of the development or part thereof to adjacent property. The proposed building remains in the location as previously approved on the GDP/SE Plat as amended by interpretation. The proposed retaining walls are necessary to implement the construction of the building as approved by interpretation. Given existing topography, the retaining walls will not be visible from the perimeter of the Subject Property.

December 7, 2006

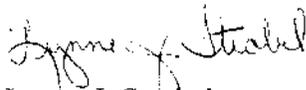
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- Result in an increase in the amount of clearing and/or grading for a stormwater management facility. There are no changes proposed to stormwater management.
- The addition of any building or additions to buildings. The Applicant is not proposing any modifications to the approved building or any additions thereto.

I would appreciate the issuance of a determination that the retaining walls and other features as shown on the Exhibit are in substantial conformance with the previously approved GDP/SE Plat as modified by interpretation. The retaining walls are solely a result of final engineering and are necessary to implement the construction of the building as previously approved. Should you have any questions regarding this request, or require additional information, please do not hesitate to give me a call. I have also enclosed a reduction of the Exhibit for your use. I would appreciate a response at your earliest convenience as the construction of the retaining walls is critical to the construction schedule of the building. As always, I appreciate your cooperation and assistance.

Very truly yours,

WALSH, COLUCCI, LUBELEY, EMRICH & WALSH, P.C.



Lynne J. Strobel

LJS/aab

Enclosure

cc: Kevin Guinaw

Matt Marshall

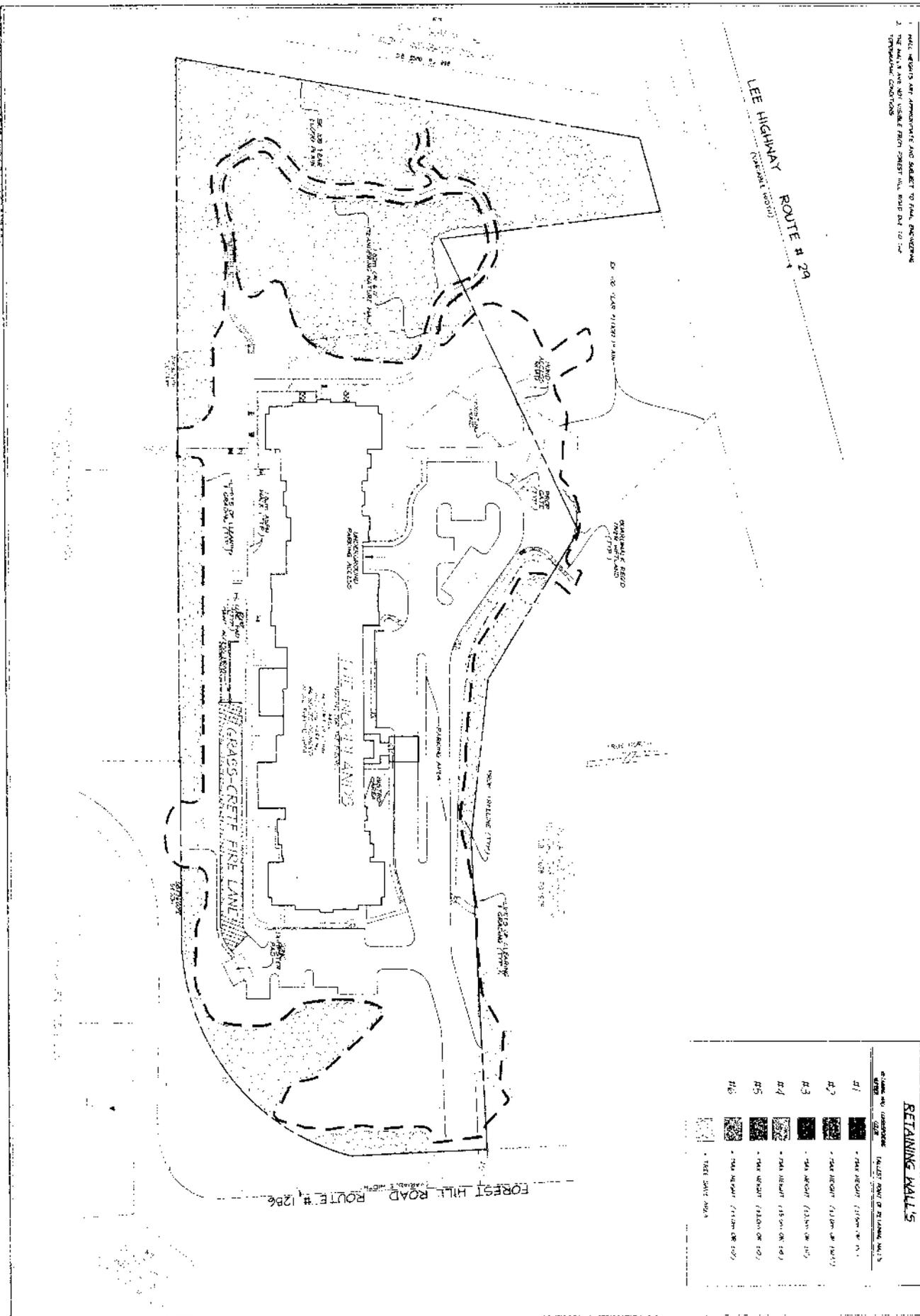
Martin D. Walsh

{A0102461 DOC / 1 12/7/06 002538 000003}

NOTES

- 1. ALL DETAILS ARE APPROXIMATE AND SUBJECT TO FIELD REVISIONS
- 2. ALL MATERIALS SHALL BE TAKEN FROM CREST HILL, MISSOURI TO THE
- 3. TRAVELING CONDITIONS

LEE HIGHWAY ROUTE # 29
(FORMERLY ROUTE 10)



RETAINING WALLS

TYPE	DESCRIPTION	LOCATION
R1	GRAVEL	WEST SIDE OF RETAINING WALLS
R2	GRAVEL	WEST SIDE OF RETAINING WALLS
R3	GRAVEL	WEST SIDE OF RETAINING WALLS
R4	GRAVEL	WEST SIDE OF RETAINING WALLS
R5	GRAVEL	WEST SIDE OF RETAINING WALLS
R6	GRAVEL	WEST SIDE OF RETAINING WALLS

FAIR OAKS
SENIOR CAMPUS

PROFFER
INTERPRETATION
EXHIBIT

LAND DESIGN CONSULTANTS
101 CENTER HILL ROAD, SUITE 200
MANASSAS, VIRGINIA 20108
TEL: 703-257-2600 FAX: 703-257-2604

Professional seal and title block area containing project details and the engineer's signature.

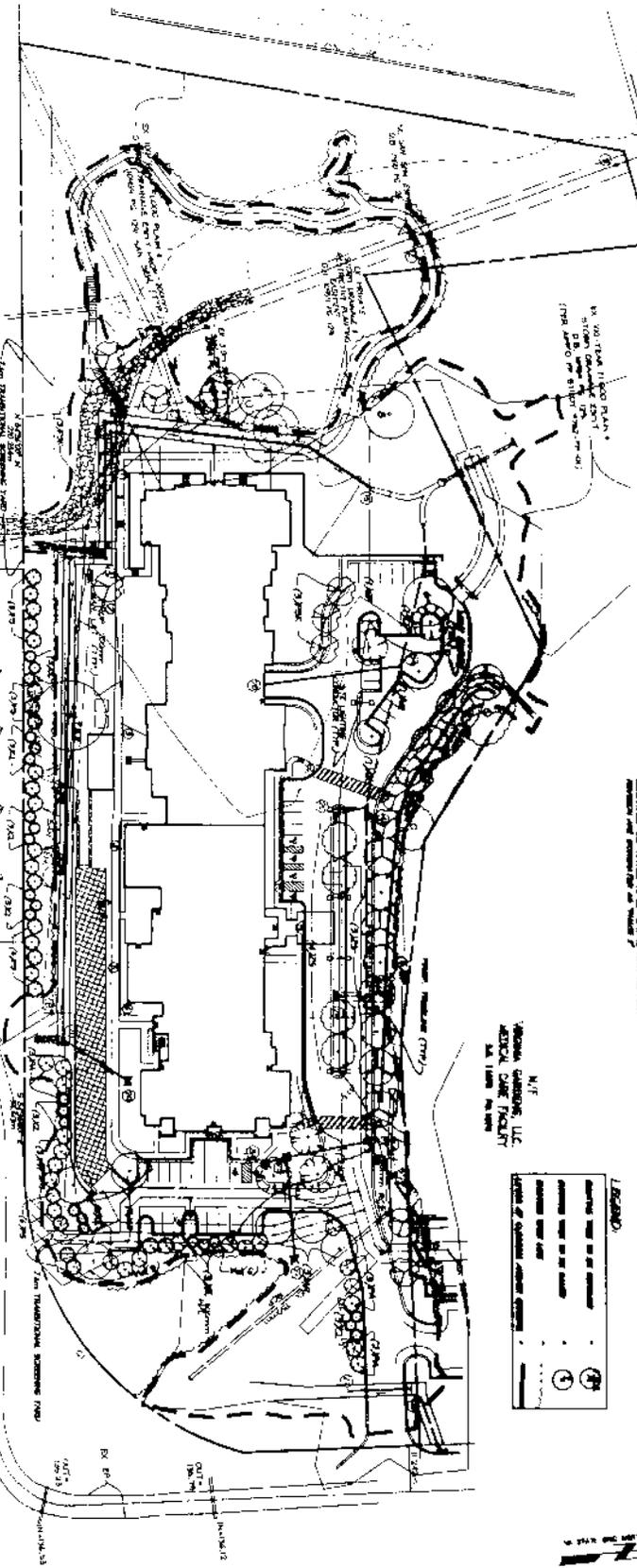
LEE HIGHWAY ROUTE 529

NOTES ON THIS PLAN:
 1. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL LANDSCAPE ARCHITECTURE HANDBOOK AND THE NATIONAL SPECIFICATION FOR LANDSCAPE ARCHITECTURE.
 2. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL LANDSCAPE ARCHITECTURE HANDBOOK AND THE NATIONAL SPECIFICATION FOR LANDSCAPE ARCHITECTURE.
 3. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL LANDSCAPE ARCHITECTURE HANDBOOK AND THE NATIONAL SPECIFICATION FOR LANDSCAPE ARCHITECTURE.

LANDSCAPE ARCHITECTURE
 1000 N. GARDEN STREET, SUITE 100, FARMERSVILLE, VA 22434
 (703) 426-1100
 WWW.LANDSCAPEARCHITECTURE.COM

MILLS-CORSON SUBDIVISION

DATE: 10/15/2014
 SCALE: AS SHOWN
 DRAWN BY: J. W. WILSON
 CHECKED BY: J. W. WILSON
 PROJECT NO.: 14-001



PLANT LIST

NO.	SYMBOL	PLANT NAME	SIZE	QUANTITY	DATE	PRICE	TOTAL
1	(Symbol)	PLANT NAME	SIZE	QUANTITY	DATE	PRICE	TOTAL
2	(Symbol)	PLANT NAME	SIZE	QUANTITY	DATE	PRICE	TOTAL
3	(Symbol)	PLANT NAME	SIZE	QUANTITY	DATE	PRICE	TOTAL
4	(Symbol)	PLANT NAME	SIZE	QUANTITY	DATE	PRICE	TOTAL
5	(Symbol)	PLANT NAME	SIZE	QUANTITY	DATE	PRICE	TOTAL
6	(Symbol)	PLANT NAME	SIZE	QUANTITY	DATE	PRICE	TOTAL
7	(Symbol)	PLANT NAME	SIZE	QUANTITY	DATE	PRICE	TOTAL
8	(Symbol)	PLANT NAME	SIZE	QUANTITY	DATE	PRICE	TOTAL
9	(Symbol)	PLANT NAME	SIZE	QUANTITY	DATE	PRICE	TOTAL
10	(Symbol)	PLANT NAME	SIZE	QUANTITY	DATE	PRICE	TOTAL
11	(Symbol)	PLANT NAME	SIZE	QUANTITY	DATE	PRICE	TOTAL
12	(Symbol)	PLANT NAME	SIZE	QUANTITY	DATE	PRICE	TOTAL
13	(Symbol)	PLANT NAME	SIZE	QUANTITY	DATE	PRICE	TOTAL
14	(Symbol)	PLANT NAME	SIZE	QUANTITY	DATE	PRICE	TOTAL
15	(Symbol)	PLANT NAME	SIZE	QUANTITY	DATE	PRICE	TOTAL
16	(Symbol)	PLANT NAME	SIZE	QUANTITY	DATE	PRICE	TOTAL
17	(Symbol)	PLANT NAME	SIZE	QUANTITY	DATE	PRICE	TOTAL
18	(Symbol)	PLANT NAME	SIZE	QUANTITY	DATE	PRICE	TOTAL
19	(Symbol)	PLANT NAME	SIZE	QUANTITY	DATE	PRICE	TOTAL
20	(Symbol)	PLANT NAME	SIZE	QUANTITY	DATE	PRICE	TOTAL
21	(Symbol)	PLANT NAME	SIZE	QUANTITY	DATE	PRICE	TOTAL
22	(Symbol)	PLANT NAME	SIZE	QUANTITY	DATE	PRICE	TOTAL
23	(Symbol)	PLANT NAME	SIZE	QUANTITY	DATE	PRICE	TOTAL
24	(Symbol)	PLANT NAME	SIZE	QUANTITY	DATE	PRICE	TOTAL
25	(Symbol)	PLANT NAME	SIZE	QUANTITY	DATE	PRICE	TOTAL
26	(Symbol)	PLANT NAME	SIZE	QUANTITY	DATE	PRICE	TOTAL
27	(Symbol)	PLANT NAME	SIZE	QUANTITY	DATE	PRICE	TOTAL
28	(Symbol)	PLANT NAME	SIZE	QUANTITY	DATE	PRICE	TOTAL
29	(Symbol)	PLANT NAME	SIZE	QUANTITY	DATE	PRICE	TOTAL
30	(Symbol)	PLANT NAME	SIZE	QUANTITY	DATE	PRICE	TOTAL



FAIR OAKS SENIOR CAMPUS
 SULLY DISTRICT
 EARIFAX COUNTY, VIRGINIA

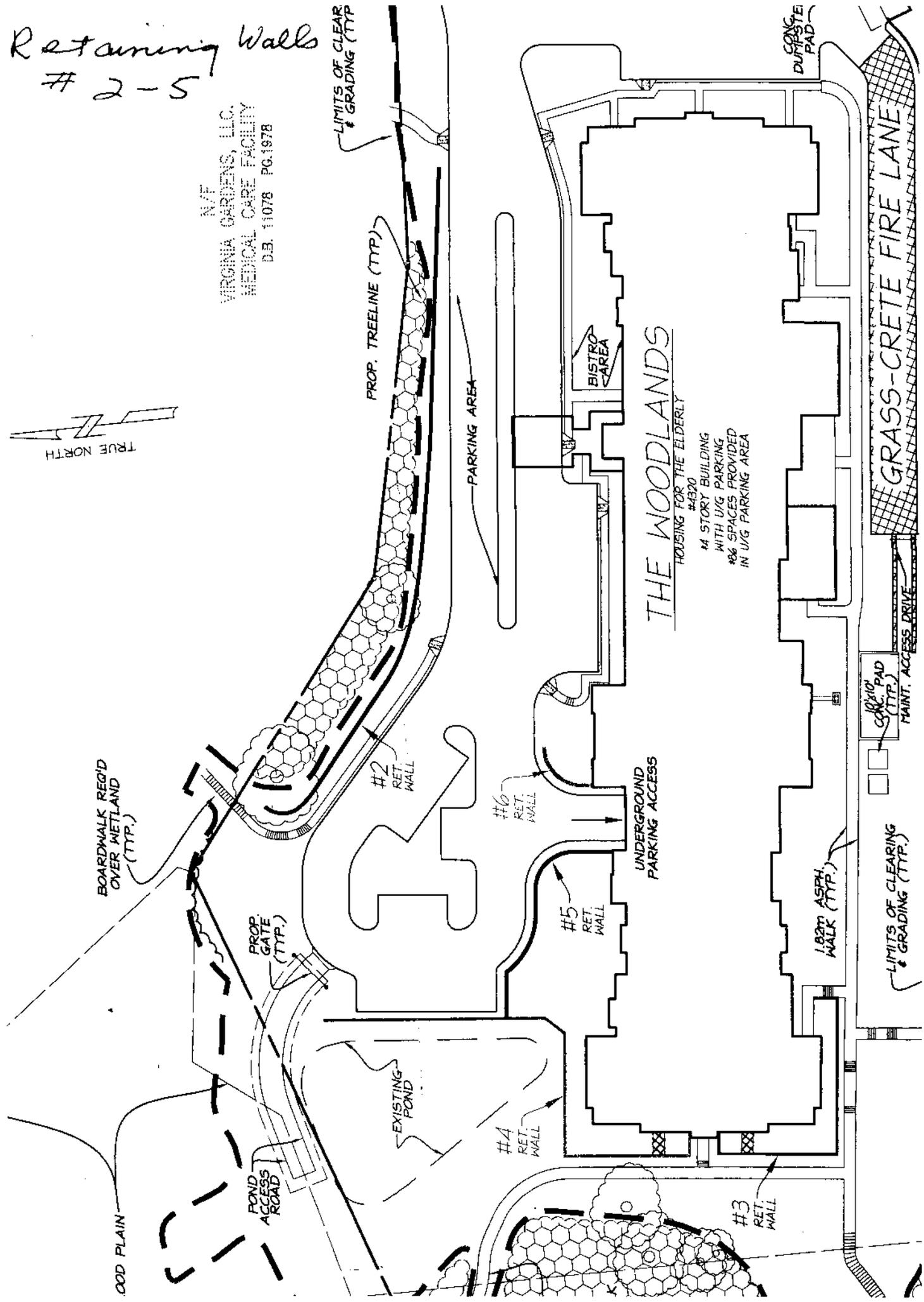
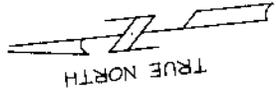
LANDSCAPE PLAN

LAND

CONTRACT NO. 14-001
 DATE: 10/15/2014
 SCALE: AS SHOWN
 DRAWN BY: J. W. WILSON
 CHECKED BY: J. W. WILSON
 PROJECT NO.: 14-001

Retaining Walls # 2-5

N/F
 VIRGINIA GARDENS, LLC.
 MEDICAL CARE FACILITY
 D.B. 11078 PG.1978



BOARDWALK REQ'D
 OVER WETLAND
 (TYP.)

PROP. GATE
 (TYP.)

POND
 ACCESS
 ROAD

EXISTING
 POND

PROP. TREELINE (TYP.)

LIMITS OF CLEAR
 & GRADING (TYP)

PARKING AREA

#2
 RET.
 WALL

#6
 RET.
 WALL

BISTRO
 AREA

THE WOODLANDS
 HOUSING FOR THE ELDERLY
 #4320

44 STORY BUILDING
 WITH U/G PARKING
 #86 SPACES PROVIDED
 IN U/G PARKING AREA

UNDERGROUND
 PARKING ACCESS

#5
 RET.
 WALL

18" RT ASPH.
 WALK (TYP.)

LIMITS OF CLEARING
 & GRADING (TYP.)

#4
 RET.
 WALL

#3
 RET.
 WALL

10'x10'
 CONC. PAD
 (TYP.)

MAINT. ACCESS DRIVE

CONC.
 DUMPSTE
 PAD

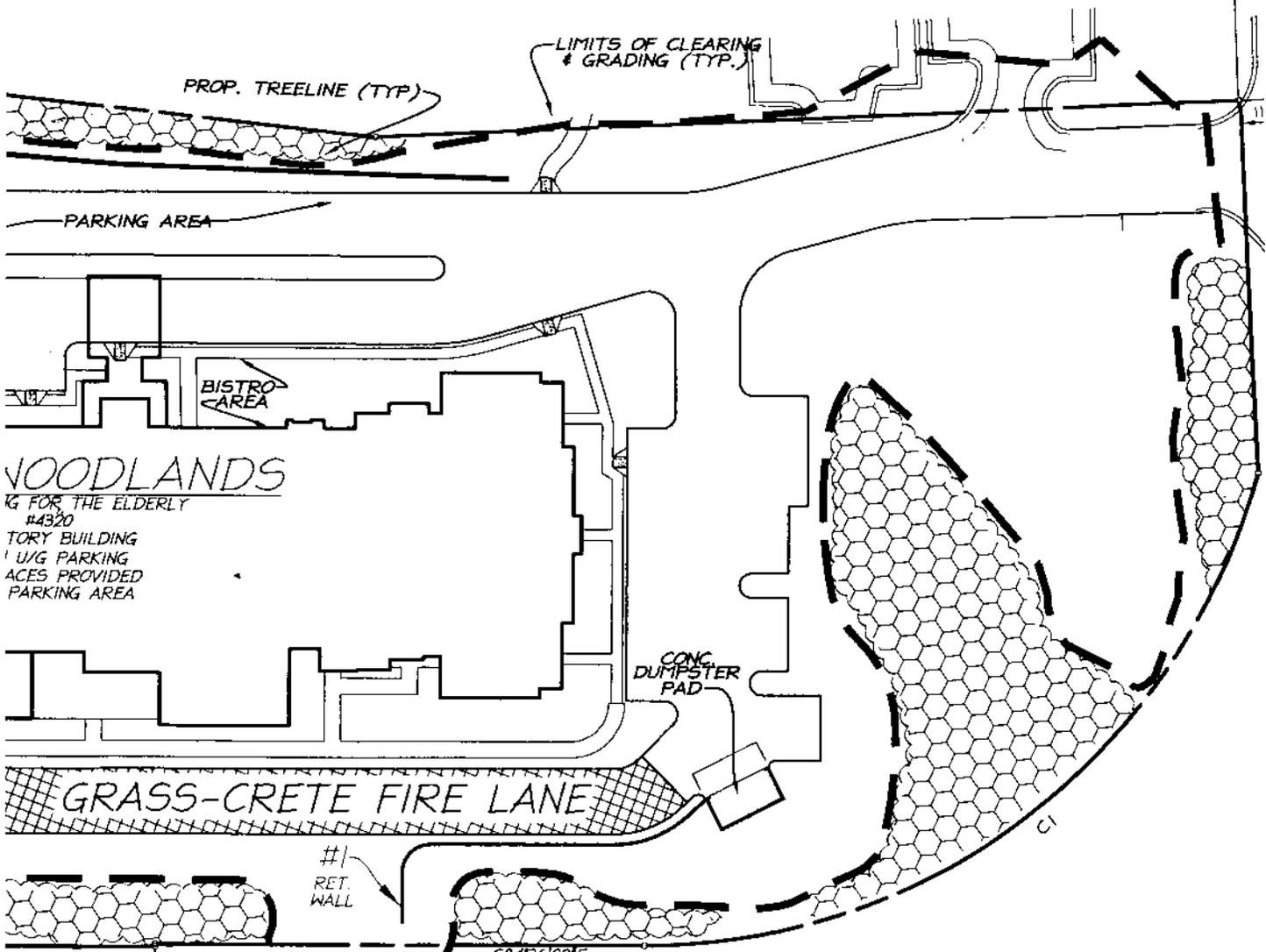
GRASS-CRETE FIRE LANE

#3		=
#4		=
#5		=
#6		=
		=

Retaining Wall #1



N/F
 VIRGINIA GARDENS, LLC.
 MEDICAL CARE FACILITY
 D.B. 11078 PG.1978

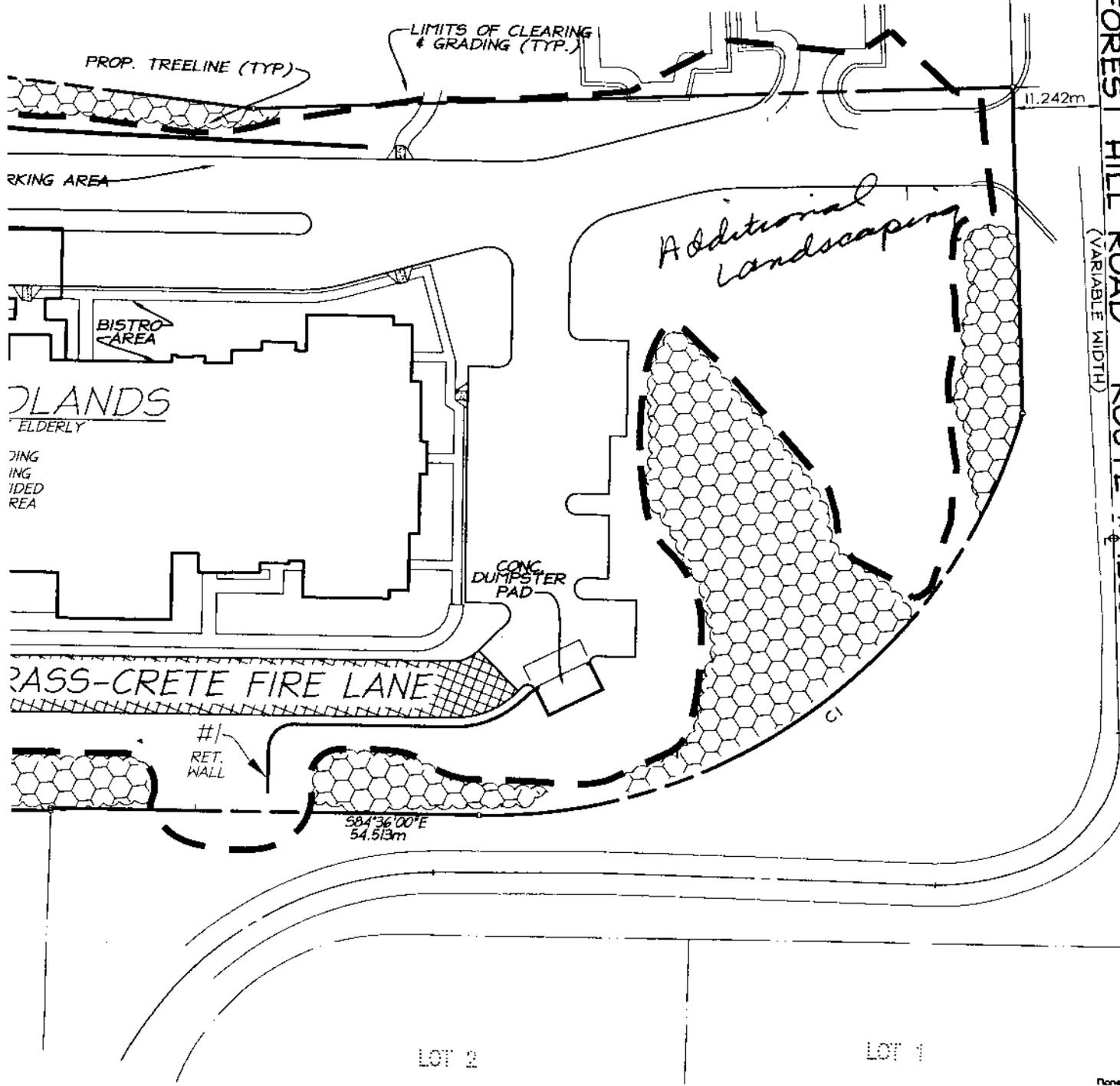




= TREE SA

TRUE NORTH

N/F
VIRGINIA GARDENS, LLC.
MEDICAL CARE FACILITY
D.B. 11078 PG.1978



FOREST | HILL ROAD (VARIABLE WIDTH) | SOUTH SIDE

LOT 2

LOT 1