



APPLICATION ACCEPTED: October 29, 2010
PLANNING COMMISSION: March 23, 2011
BOARD OF SUPERVISORS: not scheduled

County of Fairfax, Virginia

March 10, 2011

STAFF REPORT

SPECIAL EXCEPTION APPLICATION SE 2010-DR-030

DRANESVILLE DISTRICT

APPLICANT: Shelter Development, LLC

ZONING: R-1, C-8

PARCEL(S): 12-4 ((1)) 32

ACREAGE: 3.56 acres

FAR: 0.37 overall
0.7 (C-8 portion of the site)
0.15 (R-1 portion of the site)

PLAN MAP: Retail and other; Residential at .2-.5 du/ac

SE CATEGORY: Category 3- Medical Care Facility

PROPOSAL: To permit a 57,698 square foot medical care facility and an increase in FAR in the C-8 District.

STAFF RECOMMENDATIONS:

Staff recommends approval of SE 2010-DR-030, subject to the proposed development conditions in Appendix 1.

Staff recommends approval of a modification of the transitional screening requirement for the northern and a portion of the western property lines to allow the existing and supplemental landscaping as shown on the SE Plat.

S. Zottl

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/



Staff recommends approval of a waiver of the minimum lot size for R-1 Districts, as required by Zoning Ordinance Section 9-304.1

Staff recommends approval of a waiver of the barrier requirement on all property lines.

Staff recommends approval of a modification of Additional Standard 5, which states that no building shall be located closer than 45 feet to any street line or closer than 100 feet to any lot line which abuts an R-A through R-4 street.

It should be noted that it is not the intent of staff to recommend that the Board, in imposing any development conditions, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Supervisors.

The approval of this special exception does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.

N:\sbatti\SE\SE 2010-DR-030 Shelter\Staff Report - Cover.doc



Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Special Exception
SE 2010-DR-030



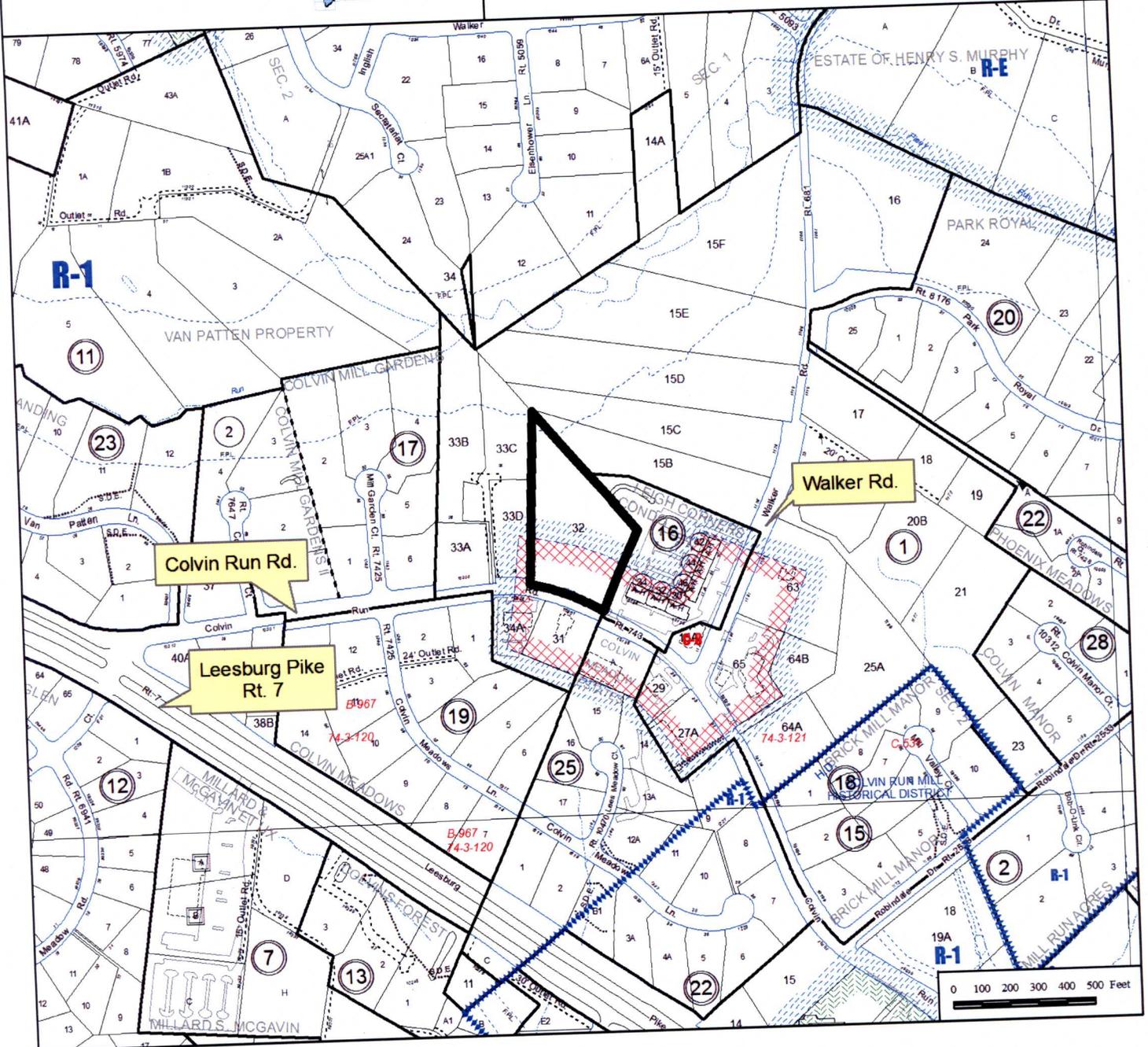
Applicant:
Accepted:
Proposed:

SHELTER DEVELOPMENT, LLC
10/29/2010
MEDICAL CARE FACILITY AND INCREASE IN FAR

Area:

3.56 AC OF LAND; DISTRICT - DRANESVILLE

Zoning Dist Sect: 9-301 9-601 4-840 3-104
Art 9 Group and Use: 6-15 3-06 3-06
Located: 10200 COLVIN RUN ROAD
Zoning: C- 8 R-1
Plan Area: 3
Overlay Dist:
Map Ref Num: 012-4 /01/ /0032 /01/ /0032



BRIGHTVIEW
SPECIAL EXCEPTION
 DRANESVILLE DISTRICT
 FAIRFAX COUNTY, VIRGINIA
 OCTOBER 19, 2010

REVISED: 01-11-11

RECEIVED
 Department of Planning & Zoning
FEB 08 2011
 Zoning Evaluation Division



VICINITY MAP
 SCALE: 1" = 2,000'
 REVISED 2-07-11

CONTRACT PURCHASER/APPLICANT

SHELTER DEVELOPMENT, LLC
 218 N. Charles Street
 Suite 220
 Baltimore, MD 21201
 Telephone 410.246.7486
 Fax 410.528.2437

ENGINEER/LANDSCAPE ARCHITECT/PLANNER

THE BC CONSULTANTS
 12600 Fair Lakes Circle
 Suite 100
 Fairfax, Virginia 22033
 Telephone 703.449.8100
 Fax 703.449.8108

SHEET INDEX

ATTORNEY/AGENT

McGUIRE WOODS, LLC
 1750 TYSONS BOULEVARD
 Suite 1800
 McLEAN, VA 22102-4215
 Telephone 703-712-5000
 Fax 703.712.5207

ARCHITECT/AGENT

ARCHITECTURE, INC.
 1802 Cairpus Commons Drive
 Suite 101
 Reston, VA 20191
 Telephone 703.476.3900
 Fax 703.284.0733

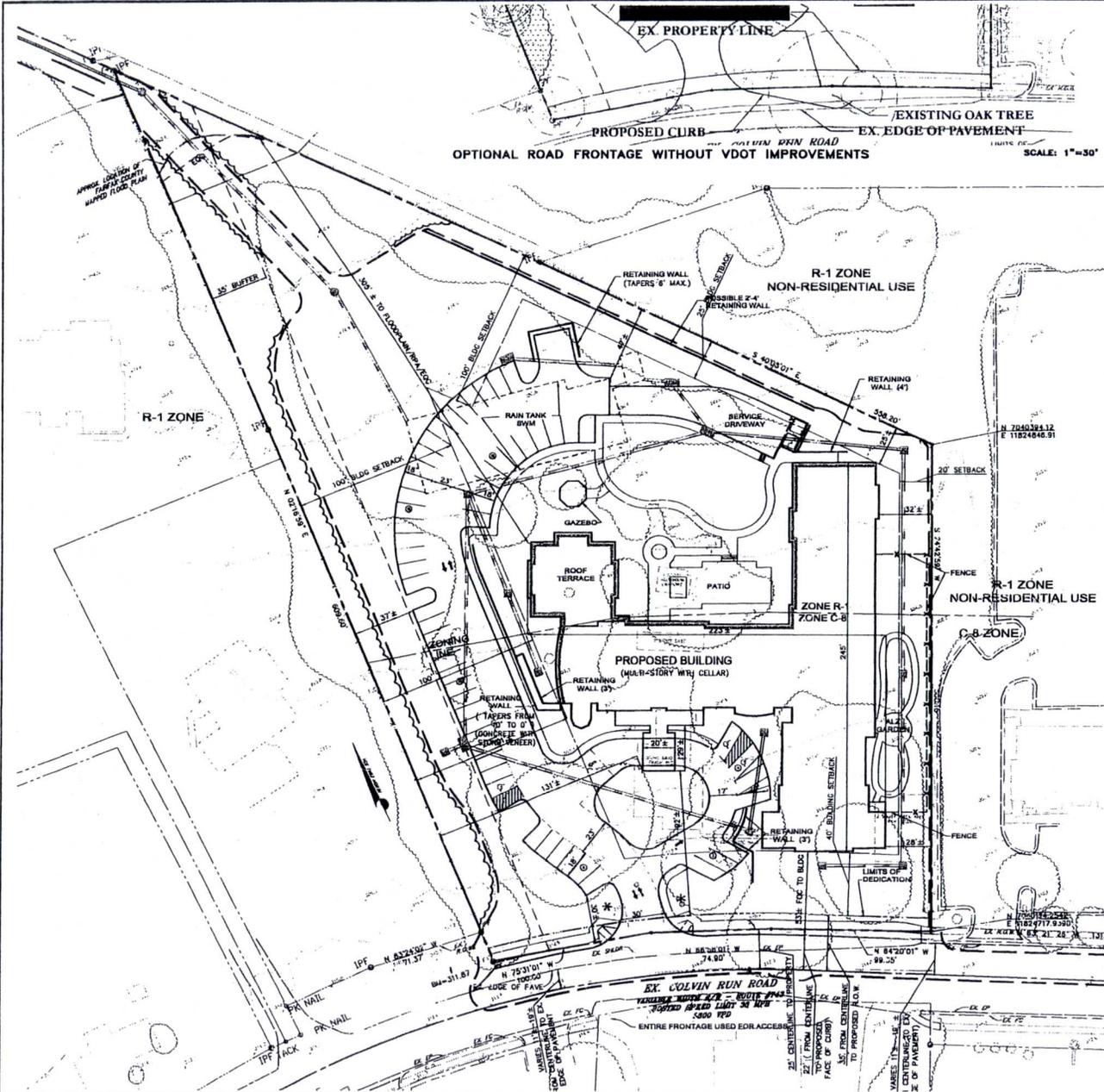
Sheet List Table

Sheet Number	Sheet Title
1	COVER SHEET
2	SPECIAL EXCEPTION
3	GENERAL NOTES AND COMMENTS
4	EXISTING CONDITIONS AND EXISTING VEGETATION MAP
5	LANDSCAPE PLAN
6	LANDSCAPE DETAILS
7	TREE PRESERVATION PLAN
8	TREE INVENTORY AND CONDITION ANALYSIS
9	TREE INVENTORY AND CONDITION ANALYSIS
10	TREE PRESERVATION DETAILS
11	SITE AMENITIES
12	ADEQUATE OUTFALL ANALYSIS
13	STORMWATER MANAGEMENT CALCULATION
14	BEST MANAGEMENT PRACTICES
15	DOWNSTREAM IMPOUNDMENT ANALYSIS
16	SITE SECTIONS
17	PERSPECTIVE 1
18	PERSPECTIVE 2

BC Consultants
 Planners • Engineers • Surveyors • Landscape Architects
 12600 Fair Lakes Circle, Suite 100, Fairfax, VA 22033
 (703)449-8100 (703)449-8108 (Fax)
 www.bcconsultants.com



SHEET 1 OF 18
 PROJECT # 05073.11.00
 DATE: OCTOBER 19, 2010



LEGEND:

--- EXISTING TREELINE
 --- APPROXIMATE LIMITS OF CLEARING AND GRADING

--- PROPOSED TREELINE
 * APPROXIMATE LOCATION OF PROPOSED ENTRY FEATURE/SIGN

--- LIMITS OF FULLY EXPOSED CELLAR

SITE TABULATIONS:

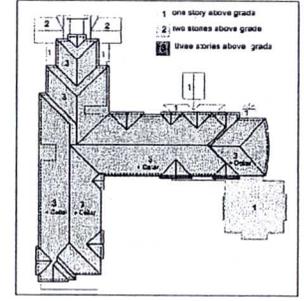
EXISTING ZONES:	R-1/C-8
PROPOSED USE:	ASSISTED LIVING FACILITY
GROSS SITE AREA (GSA):	155,111 s.f. or 3.56 Ac.±
AREA BREAKDOWN BY ZONE:	
R-1 ZONE:	92,507 s.f. or 2.12 Ac.±
C-8 ZONE:	62,604 s.f. or 1.44 Ac.±
MINIMUM LOT SIZE REQUIRED:	
R-1 ZONE:	5.0 Ac.
C-8 ZONE:	40,000 s.f.
MINIMUM LOT SIZE PROVIDED:	
R-1 ZONE:	2.12 Ac.
C-8 ZONE:	62,604 s.f.
MAXIMUM FLOOR AREA RATIO (FAR) ALLOWED AND PROPOSED:	
R-1 ZONE:	ALLOWED: 0.15 PROPOSED: 0.15
C-8 ZONE:	ALLOWED: 0.70 PROPOSED: 0.70
OVERALL SITE:	(WITH APPROVAL OF A SPECIAL EXCEPTION) 0.37
MAXIMUM GROSS FLOOR AREA (GFA) ALLOWED AND PROPOSED:	
R-1 ZONE:	ALLOWED: 13,878 s.f.± PROPOSED: 13,878 s.f.±
C-8 ZONE:	ALLOWED: 43,822 s.f.± PROPOSED: 43,822 s.f.±
TOTAL:	57,698 s.f.±
PARKING SPACES REQUIRED:	56*
PARKING SPACES PROVIDED:	56 (INCLUDING 3 HANDICAP)
LOADING SPACES REQUIRED:	ONE**
LOADING SPACES PROVIDED:	TWO
OPEN SPACE REQUIRED:	
R-1 ZONE:	NO REQUIREMENT
C-8 ZONE:	15.0% OF ZONE AREA OR 9,360 s.f.
TOTAL:	9,360 s.f.
OPEN SPACE PROVIDED:	
R-1 ZONE:	66,275 s.f.±
C-8 ZONE:	45.5% OF 28,517 s.f.±
TOTAL:	94,792 s.f.± 60%
MAXIMUM BUILDING HEIGHT ALLOWED:	
R-1 ZONE:	60 FEET
C-8 ZONE:	GREATER THAN 40 FEET
MAXIMUM BUILDING HEIGHT PROPOSED:	NO MORE THAN 40 FEET ***
CANOPY HEIGHT:	24'

* ONE SPACE FOR EVERY 3 RESIDENTS/UNITS PLUS ONE SPACE FOR EVERY EMPLOYEE (80 RESIDENTS/UNITS AND 28 EMPLOYEES = 90/3 + 28 = 30 + 28 OR 58 SPACES)

** ONE SPACE FOR THE FIRST 10,000 s.f. OF GFA PLUS ONE ADDITIONAL SPACE FOR EACH ADDITIONAL 100,000 s.f. OF GFA OR MAJOR FRACTION THEREOF

*** HEIGHT AS DEFINED BY THE FAIRFAX COUNTY ZONING ORDINANCE

NOTE: PATIO AND ALZ GARDEN DESIGN MAY CHANGE IN FINAL ENGINEERING



BUILDING SHOWING AREA OF STORIES

SCALE: 1" = 30'

BC Consultants
 Planners • Engineers • Surveyors • Landscape Architects
 12800 Fair Lakes Circle, Suite 101, Fairfax, VA 22033
 (703) 441-1111
 WWW.BCCONLINE.COM

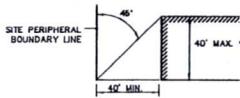


SPECIAL EXCEPTION PLAT
BRIGHTVIEW
 MANASSAS PARKWAY
 FAIRFAX COUNTY, VIRGINIA

DESIGNED BY: PLS
 DRAFTED BY: CAD
 CHECKED BY: PLS
 DATE: OCTOBER 19, 2010
 SCALE: HOR. 1" = 30'
 VERT. 1" = 30'
 SHEET 2 OF 18
 CDD NO.
 CAD NAME: 580733E
 LAYOUT: SPC
 FILE NO. 0507311-00

GENERAL NOTES:

- THE PROPERTY DELINEATED ON THIS SPECIAL EXCEPTION PLAT (SE) IS IDENTIFIED ON FAIRFAX COUNTY TAX ASSESSMENT MAP #012-4 (11), PARCEL 32 AND IS ZONED R-1 AND C-8.
- THE BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON A FIELD SURVEY BY BC CONSULTANTS DATED MAY 17, 2007.
- THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS FROM AN AERIAL TOPOGRAPHIC SURVEY CONDUCTED BY MCKENZIE SNYDER IN MARCH, 2007 AND FIELD VERIFIED BY BC CONSULTANTS IN MAY, 2007. THE TOPOGRAPHY IS SHOWN AT TWO (2) FEET CONTOUR INTERVALS.
- THE PROPERTY SHOWN ON THIS SE IS IN THE DRANESVILLE MAGISTERIAL DISTRICT, THE BLUE PLAN SEWER-SHED AND THE DIFFICULT RUN WATERSHED.
- TO THE BEST OF OUR KNOWLEDGE, THIS DEVELOPMENT IS IN CONFORMANCE WITH THE FAIRFAX COUNTY COMPREHENSIVE PLAN FOR THIS PARCEL, AND WILL CONFORM TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS AND CONDITIONS WITH THE EXCEPTION OF THE FOLLOWING REQUESTS:
 - REQUEST A WAIVER OF THE FIVE (5) ACRES MINIMUM DISTRICT SIZE AS REQUIRED BY ARTICLE 9, PART 3, SECTION 9-308, PARAGRAPH 6 OF THE ZONING ORDINANCE.
 - REQUEST A MODIFICATION OF THE TRANSITIONAL SCREENING, WHERE REQUIRED (SEE SHEET 5), TO USE THE EXISTING VEGETATION SUPPLEMENTED WITH ADDITIONAL TREES AND SHRUBS WHERE APPROPRIATE AND AS SHOWN ON THE PLAN. A SEPARATE REQUEST FOR WAIVER/MODIFICATION OF THE PROVISIONS OF ARTICLE 13 OF THE FAIRFAX COUNTY ZONING ORDINANCE, APPLICATION WILL BE SUBMITTED CONCURRENTLY WITH THIS PLAN, INCLUDING ALL NECESSARY CALCULATIONS AND LETTER OF JUSTIFICATION.
 - REQUEST A WAIVER OF THE BARRIER REQUIREMENTS AT ALL TRANSITIONAL SCREENING, WHERE REQUIRED (SEE SHEET 5). SEE TRANSITIONAL SCREENING MODIFICATION REQUEST ABOVE FOR ADDITIONAL INFORMATION.
 - REQUEST A MODIFICATION OF THE YARD (SETBACK) DISTANCES TO 40 FEET ALONG THAT PORTION OF THE SITE'S EASTERN PROPERTY LINE ADJACENT TO THE R-1 NON-RESIDENTIAL USE ZONE AND TO 25' ALONG THAT PART OF THE SITE'S NORTHERN PROPERTY LINE ADJACENT TO THE R-1 NON-RESIDENTIAL USE ZONE. SEE THE ANGLE OF BULK PLANE SHOWN BELOW FOR ADDITIONAL INFORMATION.
 - REQUEST A MODIFICATION TO PROVIDE A SIX (6) FEET CONCRETE SIDEWALK ALONG THE SITE'S FRONTAGE IN LIEU OF THE SIX (6) FEET TO EIGHT (8) FEET NATURAL SURFACE OR STONE DUST TRAIL AS REQUIRED BY THE FAIRFAX COUNTY COUNTY-WIDE TRAILS PLAN.
- ACCORDING TO THE FAIRFAX COUNTY-COUNTYWIDE TRAILS PLAN (ADOPTED BY THE BOARD OF SUPERVISORS JUNE 17, 2002), A SIX (6) FEET TO EIGHT (8) NATURAL SURFACE OR STONE DUST TRAIL IS REQUIRED ALONG THE NORTHERN SIDE OF COLUMBIA RUN ROAD. A MODIFICATION HAS BEEN REQUESTED TO PROVIDE A SIX (6) FEET CONCRETE SIDEWALK TO MATCH THE EXISTING SIDEWALK TO THE EAST.
- THE SITE IS SERVED BY PUBLIC WATER AND SANITARY SEWER. THE FAIRFAX COUNTY WATER AUTHORITY IS THE PUBLIC WATER SUPPLY AGENCY FOR THIS DEVELOPMENT. THE COUNTY OF FAIRFAX IS THE SANITARY SEWER SUPPLY AGENCY FOR THIS DEVELOPMENT.
- THIS PLAN SHOWS ALL KNOWN EXISTING UNDERGROUND UTILITIES AND ALL EXISTING UTILITY EASEMENTS OF 25' OR MORE. THE LOCATIONS OF THE EASEMENTS SHOWN ARE FROM TAX RECORDS AND/OR DEEDS AND INFORMATION OF RECORD AND SHOULD NOT BE REGARDED AS CORRECT AND FINAL.
- THIS PLAN DOES NOT SHOW PROPOSED UTILITIES. ALL NECESSARY PUBLIC UTILITIES ARE READILY ACCESSIBLE TO THE SITE AND WILL BE EXTENDED BY THE DEVELOPER OR UTILITY COMPANY. UTILITY PLANS AND PROFILES WILL BE SUBMITTED IN THE FUTURE FOR CONSTRUCTION PURPOSES.
- THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON THIS SITE. IF ANY SUBSTANCES ARE FOUND, THE METHODS FOR DISPOSAL SHALL ADHERE TO COUNTY, STATE AND/OR FEDERAL LAW.
- THERE ARE NO KNOWN GRAVES OR PLACES OF BURIAL ON SITE.
- THE PROPOSED LIMITS OF CLEARING AND GRADING ARE SHOWN ON THE PLAN. THESE LIMITS ARE APPROXIMATE AND SUBJECT TO ADJUSTMENT AT THE TIME OF FINAL GRADING, ENGINEERING AND LOCATION OF PROPOSED UTILITIES. WHERE THE LIMITS OF CLEARING AND GRADING ARE SHOWN ADJACENT TO A PROPERTY LINE, IT SHOULD BE ASSUMED THAT THE LIMITS EXTEND TO THE PROPERTY LINE.
- ANY AND ALL OFF-SITE GRADING, PARKING, ACCESS, UTILITY CROSSINGS, ETC. SHALL BE ALLOWED WITH THE PERMISSION OF THE ADJACENT HOMEOWNERS AND/OR THEIR ASSOCIATED HOMEOWNER'S ASSOCIATION.
- IN ACCORDANCE WITH PROVISIONS OF ARTICLE 9, PART 3, SECTION 9-004, PARAGRAPH 4 OF THE FAIRFAX COUNTY ZONING ORDINANCE, MINOR MODIFICATIONS TO AN APPROVED SPECIAL EXCEPTION MAY BE PERMITTED WHEN IT IS DETERMINED BY THE ZONING ADMINISTRATOR THAT SUCH ARE IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED SPECIAL EXCEPTION OR PROFFERED CONDITIONS AND THAT SUCH ARE IN RESPONSE TO ISSUES OF TOPOGRAPHY, DRAINAGE, UNDERGROUND UTILITIES, STRUCTURAL SAFETY, LAYOUT DESIGN, VEHICULAR CIRCULATION OR REQUIREMENTS OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION OR FAIRFAX COUNTY.



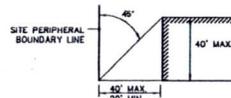
FRONT YARD ANGLE OF BULK PLANE FOR THE C-8 ZONE

NO REQUIREMENT

SIDE YARD ANGLE OF BULK PLANE FOR THE C-8 ZONE

ANGLE OF BULK PLANE DOES NOT APPLY TO THE WESTERN PROPERTY LINE ADJACENT TO THE R-1 ZONE. MINIMUM SETBACK OF 100' REQUIRED IN ACCORDANCE WITH ARTICLE 9, PART 3, SECTION 9-308 OF THE ZONING ORDINANCE.

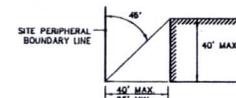
ALTHOUGH NO SETBACK IS REQUIRED ALONG THAT PORTION OF THE EASTERN PROPERTY LINE ADJACENT TO THE C-8 ZONE, A MINIMUM 40' SETBACK IS PROPOSED.



SIDE YARD ANGLE OF BULK PLANE FOR THE R-1 ZONE

ANGLE OF BULK PLANE DOES NOT APPLY TO THE WESTERN PROPERTY LINE ADJACENT AND THAT PORTION OF THE EASTERN PROPERTY LINE ADJACENT TO THE R-1 ZONE. MINIMUM SETBACK OF 100' REQUIRED IN ACCORDANCE WITH ARTICLE 9, SECTION 9-308 OF THE ZONING ORDINANCE.

REQUEST MODIFICATION TO USE A 40' SETBACK FOR THAT PORTION OF THE EASTERN PROPERTY LINE ADJACENT TO THE R-1 (NON-RESIDENTIAL USE) ZONE.



REAR YARD ANGLE OF BULK PLANE FOR THE R-1 ZONE

ANGLE OF BULK PLANE DOES NOT APPLY TO THE NORTHERN PROPERTY LINE ADJACENT TO THE R-1 ZONE. MINIMUM SETBACK OF 100' REQUIRED IN ACCORDANCE WITH ARTICLE 9, SECTION 9-308 OF THE ZONING ORDINANCE.

REQUEST MODIFICATION TO USE THE MINIMUM 25' SETBACK FOR THAT PORTION OF THE NORTHERN PROPERTY LINE ADJACENT TO THE R-1 (NON-RESIDENTIAL USE) ZONE.

ANGLE OF BULK PLANE

NO SCALE

ZONING ORDINANCE, ARTICLE 9, SECTION 9-011 COMMENTS:

- APPLICATION TO BE SUBMITTED WITH THIS PLAN.
- A. BOUNDARY INFORMATION AS SHOWN ON THE PLAN.
- B. REFER TO THE SITE TABULATIONS ON SHEET 2 FOR SITE AREA.
- C. SCALE AND NORTH ARROW AS SHOWN ON THE PLAN.
- D. THE LOCATION, DIMENSIONS AND MAXIMUM HEIGHT OF THE PROPOSED BUILDING ARE SHOWN ON THE PLAN OR INCLUDED IN THE SITE TABULATIONS ON SHEET X. THE LOCATION, DIMENSIONS AND MAXIMUM HEIGHT OF ALL EXISTING BUILDINGS ARE SHOWN OF SHEET 4. EXISTING CONDITIONS AND EXISTING VEGETATION MAP. THE APPROXIMATE LOCATIONS OF POSSIBLE ENTRY FEATURES/SHEDS ARE SHOWN ON THE PLAN. THESE FEATURES HAVE NOT BEEN DESIGNED, CONSEQUENTLY, THEIR EXACT LOCATIONS AND DIMENSIONS AND, THE LOCATIONS AND THE TYPE OF LIGHTING FOR THESE FEATURES AND ALL SIGNS ARE NOT KNOWN AT THIS TIME. THERE ARE 4 EXISTING STRUCTURES ON SITE. ALL STRUCTURES ARE TO BE REMOVED. THE DATES OF CONSTRUCTION FOR ALL EXISTING STRUCTURES ARE NOT KNOWN.
- E. THE ANGLE OF BULK PLANE IS SHOWN BELOW WITH ADDITIONAL INFORMATION CONCERNING ADDITIONAL STANDARDS AND/OR MODIFICATION OR WAIVER REQUESTS. REFER TO GENERAL NOTE 5 FOR ADDITIONAL INFORMATION.

THE REQUIRED DIMENSIONS FOR THE PROPOSED FACILITY ARE AS SHOWN ON THE PLAN. THE REQUIRED DIMENSIONS FOR THE EXISTING STRUCTURES ARE SHOWN ON SHEET 4. EXISTING CONDITIONS AND EXISTING VEGETATION MAP. TRANSITIONAL SCREENS AND BARRIERS, WHERE REQUIRED, ARE AS SHOWN ON SHEET 5. LANDSCAPE PLAN. A MODIFICATION OF THE TRANSITIONAL SCREENING AND A WAIVER OF THE BARRIER REQUIREMENTS HAS BEEN REQUESTED. REFER TO GENERAL NOTE 5 FOR ADDITIONAL INFORMATION CONCERNING THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS.
- F. PUBLIC RIGHT-OF-WAY INFORMATION IS AS SHOWN ON THE PLAN. ADDITIONAL RIGHT-OF-WAY DEDICATION AND FRONTAGE IMPROVEMENTS ARE AS SHOWN ON THE PLAN. THE REQUIRED DIMENSIONS ARE SHOWN ON THE PLAN.
- G. MEANS OF INGRESS AND EGRESS ARE AS SHOWN ON THE PLAN.
- H. PROPOSED PARKING SPACE INFORMATION IS AS SHOWN ON THE PLAN AND INCLUDED IN THE SITE TABULATIONS ON SHEET 2. EXISTING PARKING SPACE INFORMATION IS SHOWN ON SHEET 4. EXISTING CONDITIONS AND EXISTING VEGETATION MAP.
- I. THE SITE IS SERVED BY PUBLIC WATER AND SANITARY SEWER.
- J. REFER TO SHEETS 12, 13, 14, AND 15 FOR ALL REQUIRED STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES INFORMATION.
- K. REFER TO THE SITE TABULATIONS ON SHEET 2 FOR THE NUMBER OF RESIDENTS, THE PROPOSED GROSS FLOOR AREA AND THE PROPOSED FLOOR AREA RATIO.
- L. REFER TO GENERAL NOTE 3 FOR TOPOGRAPHIC INFORMATION.
- M. THE LIMITS OF CLEARING AND GRADING ARE AS SHOWN ON THE PLAN. PROPOSED LANDSCAPING AND, TRANSITIONAL SCREENING AND BARRIERS, WHERE REQUIRED, MODIFIED OR WAIVED, ARE AS SHOWN ON SHEET 5, LANDSCAPE PLAN. REFER TO SHEET 4, EXISTING CONDITIONS AND EXISTING VEGETATION MAP FOR ALL EXISTING VEGETATION INFORMATION.
- N. THE APPROXIMATE LOCATION OF A FAIRFAX COUNTY MAPPED FLOORPLAIN IS AS SHOWN ON THE PLAN. THE APPROXIMATE LOCATION OF A FAIRFAX COUNTY MAPPED RESOURCE PROTECTION AREA AND AN ENVIRONMENTAL QUALITY CORRIDOR ARE AS SHOWN ON THE PLAN. THE DISTANCE TO THE PROPOSED STRUCTURE IS SHOWN ON THE PLAN. THE DISTANCE TO THE CLOSEST EXISTING STRUCTURE IS SHOWN ON SHEET 4. EXISTING CONDITIONS AND EXISTING VEGETATION MAP.
- O. USEABLE OUTDOOR RECREATION AREAS ARE AS SHOWN ON THE PLAN.
- P. REFER TO GENERAL NOTE 6 FOR INFORMATION CONCERNING EXISTING UTILITY EASEMENTS.
- Q. REFER TO GENERAL NOTES 5 AND 6 FOR INFORMATION CONCERNING COMPREHENSIVE PLAN TRAILS REQUIREMENTS.
- R. THERE ARE NO KNOWN GRAVES OR PLACES OF BURIAL ON SITE.
- S. SEAL AND SIGNATURE AS SHOWN ON THE PLAN.
- ZONING MAP WILL BE SUBMITTED WITH THIS PLAN.
- SITE PHOTOGRAPHS WILL BE SUBMITTED WITH THIS PLAN.
- SOILS MAP IS NOT REQUIRED.
- AFFIDAVIT WILL BE SUBMITTED WITH THIS PLAN.
- WRITTEN STATEMENT DESCRIBING THE PROPOSED USE GIVING ALL PERTINENT INFORMATION WILL BE SUBMITTED WITH THIS PLAN.
- APPLICANT AND CONTRACT PURCHASER:

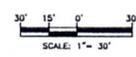
SHELTER DEVELOPMENT, LLC 218 N. CHARLES STREET, SUITE 220 BALTIMORE, MD 21201	OWNER OF PARCEL 32: NEST ESTATES, LLC 1536 CROWELL ROAD VENNA, VA 22182
---	--
- THE SITE IS NOT WITHIN ANY OVERLAY DISTRICTS.
- APPLICATION FEE WILL BE SUBMITTED WITH THIS PLAN.

BC Consultants
 Planning, Engineering, Surveying, Landscape Architecture
 12800 Fair Lakes Circle, Suite 100, Fairfax, VA 22033
 (703)448-8100 (703)448-8108 (Fax)
 www.bccon.com



SPECIAL EXCEPTION PLAT
 GENERAL NOTES AND COMMENTS
BRIGHTVIEW
 UNINCORPORATED PARTNERSHIP
 FAIRFAX COUNTY, VIRGINIA

DESIGNED BY: PLR
DRAFTED BY: CAD
CHECKED BY: PLR
DATE: OCTOBER 18, 2010
SCALE: HOR. VERT.
SHEET 3 OF 18
CO. NO.
CAD NAME: 55073M01
LAYOUT: NOTES
FILE NO. 0507311-00



LEGEND:

- LIMITS OF CLEARING AND GRADING
- - - - - EXISTING TREELINE
- ~ ~ ~ ~ ~ PROPOSED TREELINE
- LIMITS OF FULLY EXPOSED CELLAR
- [Cross-hatched pattern] AREA OF REQUIRED AND MODIFIED TYPE 2 TRANSITIONAL SCREENING. MODIFICATION APPLICATION TO BE SUBMITTED CONCURRENTLY WITH THIS PLAN. SEE GENERAL NOTE 5 ON SHEET 3 FOR ADDITIONAL INFORMATION.
- [Dotted pattern] POST DEVELOPMENT 10-YEAR TREE CANOPY CREDIT AREA (14,516 S.F.)
- [Diagonal hatched pattern] INTERIOR PARKING LOT AREA (24,794 S.F.)

- [Circle with vertical lines] CATEGORY IV DECIDUOUS (SHADE) TREE
- [Circle with horizontal lines] PERIPHERAL PARKING LOT SHADE TREE ADJACENT TO PROPERTY LINE (CATEGORY IV DECIDUOUS TREE)
- [Circle with diagonal lines] PERIPHERAL PARKING LOT SHADE TREE ADJACENT TO R.O.W. (CATEGORY IV DECIDUOUS TREE)
- [Circle with concentric circles] INTERIOR PARKING LOT SHADE TREE (CATEGORY IV DECIDUOUS TREE)
- [Circle with dots] CATEGORY II-III DECIDUOUS (ORNAMENTAL) TREE
- [Circle with starburst] CATEGORY II-IV EVERGREEN TREE
- [Circle with small dots] DECIDUOUS OR EVERGREEN SHRUB
- [Circle with solid fill] EXISTING TREES TO BE PRESERVED (SEE SHEET 7)
- [Circle with 'X'] EXISTING TREES TO BE REMOVED (SEE SHEET 7)

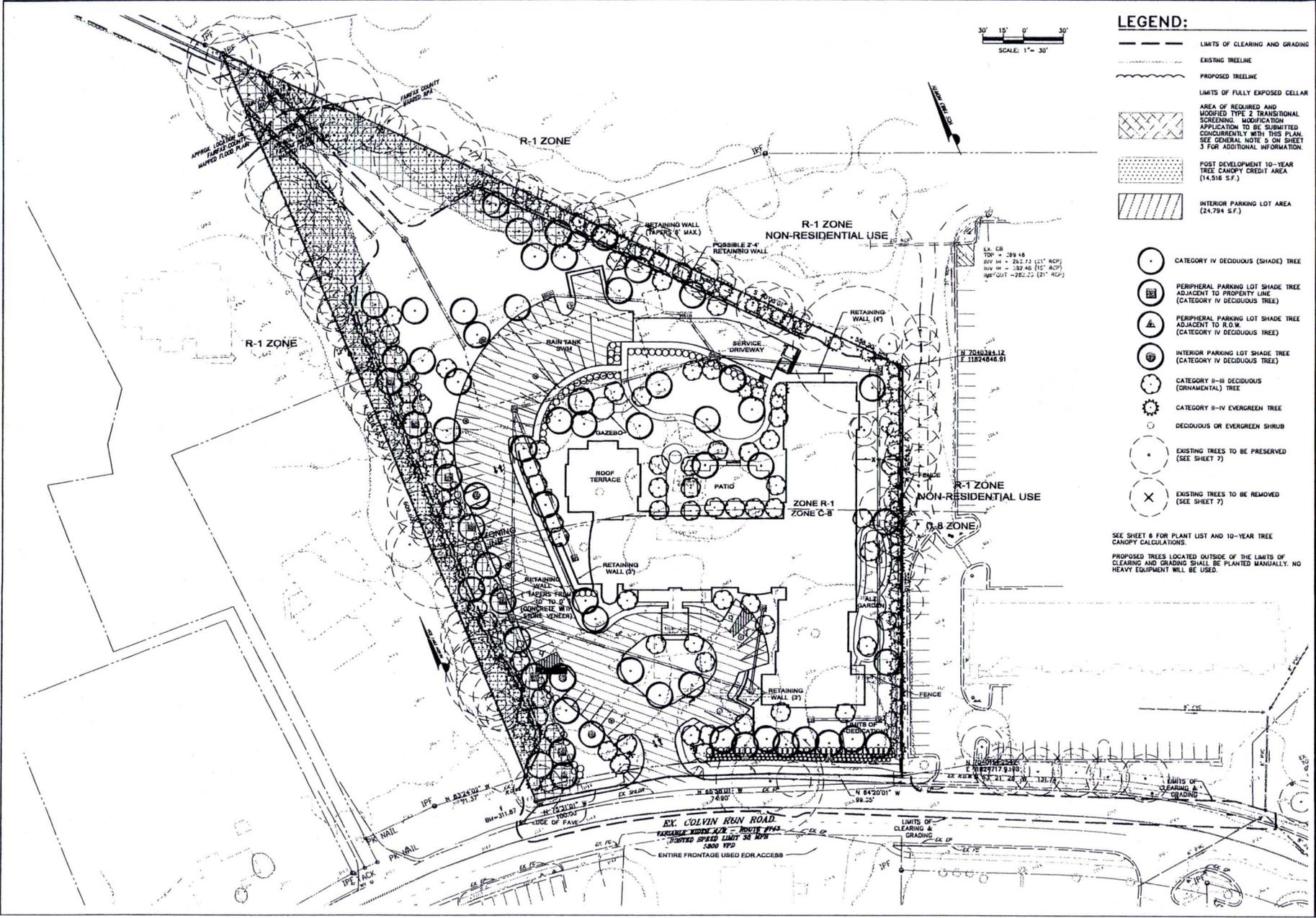
SEE SHEET 6 FOR PLANT LIST AND 10-YEAR TREE CANOPY CALCULATIONS.
 PROPOSED TREES LOCATED OUTSIDE OF THE LIMITS OF CLEARING AND GRADING SHALL BE PLANTED MANUALLY. NO HEAVY EQUIPMENT WILL BE USED.

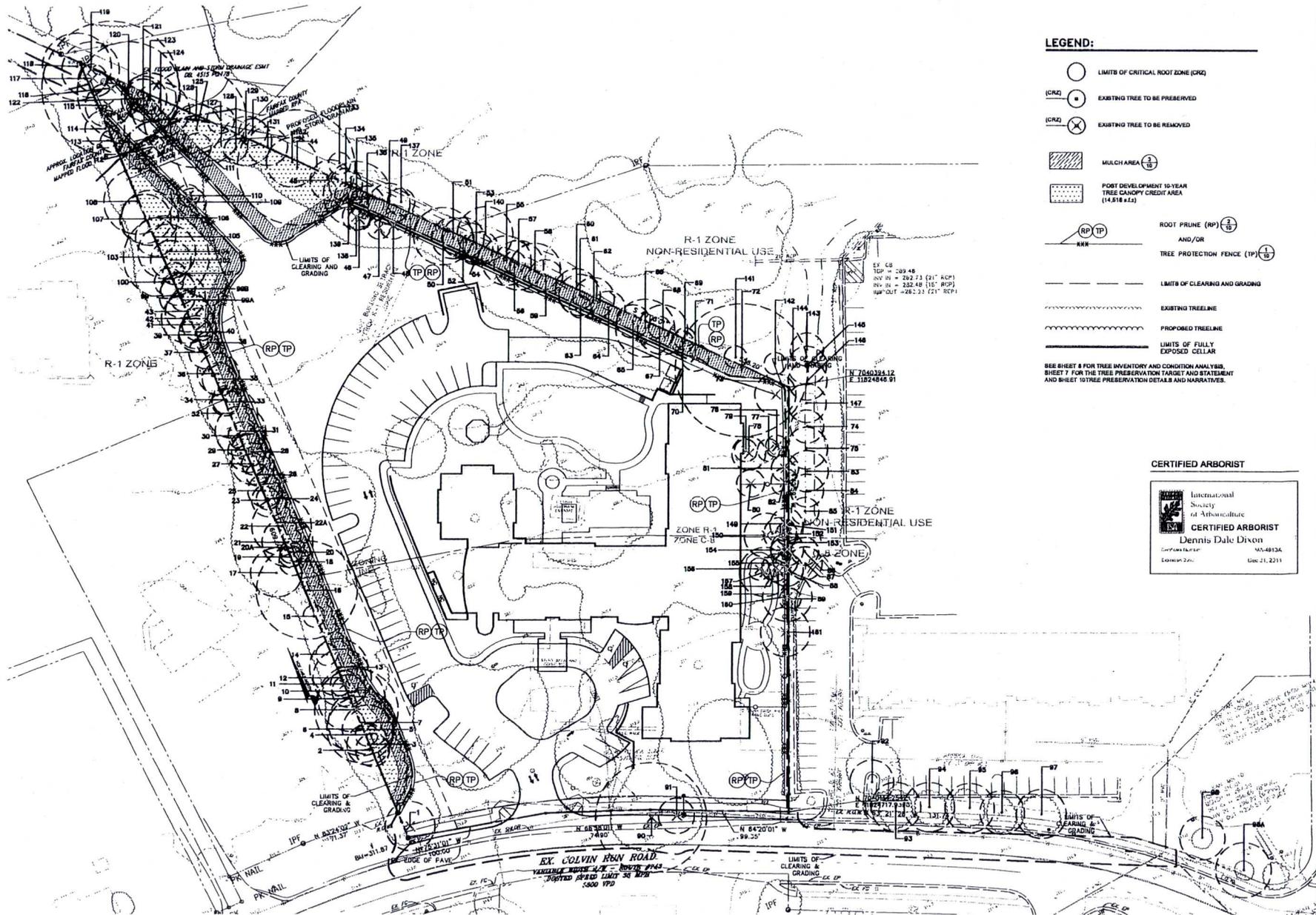
BC Consultants
 Planners • Engineers • Surveyors • Landscape Architects
 12800 Fall Lake Circle, Suite 100, Fairfax, VA 22035
 (703)448-9100 (703)448-9108 (Fax)
 www.bcva.com



SPECIAL EXCEPTION PLAN
 LANDSCAPE PLAN
BRIGHTVIEW
 ANNAPOLIS PROJECT
 FEDERAL COUNTY, VIRGINIA

DESIGNED BY: PLR
DRAFTED BY: CAD
CHECKED BY: PLR
DATE: OCTOBER 19, 2010
SCALE: HOR.
VERT.
SHEET 6 OF 18
CO. NO.
CAD NAME: 55073LSC
LAYOUT: LSC
FILE NO. 05073.11-00





- LEGEND:**
- LIMITS OF CRITICAL ROOT ZONE (CRZ)
 - EXISTING TREE TO BE PRESERVED (CRZ)
 - EXISTING TREE TO BE REMOVED (CRZ)
 - MULCH AREA (1/8")
 - POST DEVELOPMENT 10-YEAR TREE CANOPY CREDIT AREA (14,518 ± sq ft)
 - ROOT PRUNE (RP) (1/8") AND/OR TREE PROTECTION FENCE (TP) (1/8")
 - RKR
 - LIMITS OF CLEARING AND GRADING
 - EXISTING TREELINE
 - PROPOSED TREELINE
 - LIMITS OF FULLY EXPOSED CELLAR
- SEE SHEET 8 FOR TREE INVENTORY AND CONDITION ANALYSIS, SHEET 7 FOR THE TREE PRESERVATION TARGET AND STATEMENT AND SHEET 10 FOR TREE PRESERVATION DETAILS AND NARRATIVES.

CERTIFIED ARBORIST

International Society of Arboriculture
CERTIFIED ARBORIST
 Dennis Dale Dixon
 License No. 00-48134
 Expires 2/21/11

BC Consultants
 Planners - Engineers - Surveyors - Landscape Architects
 12800 Falls Church Road, Suite 100, Fairfax, VA 22033
 (703)440-8110
 www.bccon.com



SPECIAL EXCEPTION PLAN
 TREE PRESERVATION PLAN
BRIGHTVIEW
 ANNAPOLIS HEIGHTS
 HARWARD COUNTY, MARYLAND

DESIGNED BY: PLR
 DRAFTED BY: CAD
 CHECKED BY: PLR
 DATE: OCTOBER 19, 2010
 SCALE: HORIZ. 1" = 30'
 VERT. 1" = 30'
 SHEET 7 OF 18
 CO. NO.
 CAD NAME: S5073TPP
 LAYOUT: TPP
 FILE NO. 05073.11-00

TREE INVENTORY AND CONDITION ANALYSIS																		
TREE KEY	BOTANICAL NAME / COMMON NAME	SIZE			CRZ	CONDITION	CANOPY POSITION	DORM. DENSITY	HEALTH / DISEASE / INJURY		FOLIAGE STATUS	ACTIVITIES					PROBLEMS	COMMENTS
		H (ft)	R (ft)	D (in)					PC	FD		ROOT PRUNE	TRUNK PRUNE	BRANCH PRUNE	TREAT POSTS	OTHER		
1	<i>Juniperus virginiana</i> /Eastern Redcedar	18	18	24		Codominant	70	15	R							Vine Covered	Poor Condition	
2	<i>Juniperus virginiana</i> /Eastern Redcedar	12	12	36		Codominant	50	15	PC	X	X						Poor Condition Co-Denied	
3	<i>Prunus serotina</i> /Black Cherry	15	15	34		Codominant	10	10	POS								Poor Condition Off Site	
4	<i>Rubus pseudoacacia</i> /Black Locust	8	8	28		Codominant	10	15	PC	X	X						Poor Condition	
5	<i>Prunus serotina</i> /Black Cherry	18	18	36		Codominant	15	12	PC	X	X					Leaning, In Decline	Poor Condition	
6	<i>Acer sp./Maple</i>	24	24	-					POS								Off Site	
7	<i>Acer sp./Maple</i>	24	24	-					P	X	X							
8	Dead	30	30	-					RWP								Dead	
9	<i>Acer Maple sp./Maple</i>	24	24	-					P	X	X						Mild Stain	
10	<i>Acer Maple sp./Maple</i>	12	12	-					P	X	X							
11	Dead	10	10	-					RWP								Dead Co-Denied	
12	<i>Prunus serotina</i> /Black Cherry	21	21	-					P	X	X						Co-Denied	
13	<i>Prunus serotina</i> /Black Cherry	24	24	28		Dominant	40	30	PC	X	X					Leaning, In Decline, Vine Covered	Poor Condition	
14	<i>Rubus pseudoacacia</i> /Black Locust	8	8	36		Codominant	35	25	POS							Vine Covered	Poor Condition Off Site	
15	<i>Acer sp./Maple</i>	8	8	24		Codominant	35	20	POS							Vine Covered, In Decline	Poor Condition Off Site	
16	<i>Acer sp./Maple</i>	36	36	-					P	X	X							
17	<i>Quercus sp./Oak</i>	18	18	-					POS								Off Site	
18	<i>Acer sp./Maple</i>	10	10	24		Codominant	65	20	PC	X	X						Poor Condition Co-Denied	
19	<i>Acer sp./Maple</i>	8	8	-					P	X	X						Co-Denied	
20	<i>Juniperus virginiana</i> /Eastern Redcedar	10	10	-					P	X	X							
20A	<i>Fagus grandifolia</i> /American Beech	8	8	-					P	X	X							
21	<i>Juniperus virginiana</i> /Eastern Redcedar	18	18	-					P	X	X							
22	<i>Acer sp./Maple</i>	21	21	-					P	X	X							
22A	<i>Acer sp./Maple</i>	8	8	-					P	X	X							
23	<i>Cornus Solida</i> /Flowering Dogwood	12	12	-					P	X	X							
24	<i>Bet sp./American Holly</i>	8	8	-					P	X	X							
25	<i>Acer sp./Maple</i>	12	12	-					P	X	X							
26	<i>Acer sp./Maple</i>	8	8	-					P	X	X							
27	<i>Prunus serotina</i> /Black Cherry	8	8	-					P	X	X							
28	Dead	15	15	-					RWP								Dead	
29	<i>Acer sp./Maple</i>	12	12	-					P	X	X							
30	<i>Acer sp./Maple</i>	10	10	-					P	X	X							
31	<i>Acer sp./Maple</i>	13	13	-					P	X	X						Mild Stain	
32	<i>Acer sp./Maple</i>	18	18	-					P	X	X						Mild Stain	
33	<i>Juniperus virginiana</i> /Eastern Redcedar	10	10	-					P	X	X						Co-Denied	
34	<i>Acer sp./Maple</i>	10	10	-					P	X	X							
35	<i>Juglans nigra</i> /Black Walnut	12	12	-					P	X	X							
36	<i>Acer sp./Maple</i>	15	15	-					P	X	X						Mild Stain	
37	<i>Acer sp./Maple</i>	12	12	-					P	X	X						Mild Stain	
38	<i>Fagus grandifolia</i> /American Beech	8	8	-					P	X	X							
39	<i>Acer sp./Maple</i>	12	12	-					POS								Off Site	
40	<i>Acer sp./Maple</i>	12	12	-					P	X	X						Co-Denied	
41	<i>Acer sp./Maple</i>	12	12	-					P	X	X							
42	<i>Acer sp./Maple</i>	18	18	-					POS								Off Site	
43	<i>Prunus serotina</i> /Black Cherry	15	15	-					P	X	X						Mild Stain	
44	<i>Acer sp./Maple</i>	36	36	25		Dominant	50	35	PC	X	X					Dead/Broken Branch	Poor Condition	
45	Dead	20	20	-					RWP								Dead	
46	<i>Fagus grandifolia</i> /American Beech	10	10	-					R									
47	<i>Acer sp./Maple</i>	10	10	-					R									

TREE INVENTORY AND CONDITION ANALYSIS																		
TREE KEY	BOTANICAL NAME / COMMON NAME	SIZE			CRZ	CONDITION	CANOPY POSITION	DORM. DENSITY	HEALTH / DISEASE / INJURY		FOLIAGE STATUS	ACTIVITIES					PROBLEMS	COMMENTS
		H (ft)	R (ft)	D (in)					PC	FD		ROOT PRUNE	TRUNK PRUNE	BRANCH PRUNE	TREAT POSTS	OTHER		
48	<i>Juniperus virginiana</i> /Eastern Redcedar	8	8	-						R								
49	<i>Prunus serotina</i> /Black Cherry	14	14	-						P	X							
50	<i>Acer sp./Maple</i>	24	24	28		Dominant	55	40	RWP								Dead/Broken Branches, In Decline	
51	<i>Acer Maple sp./Maple</i>	15	15	-					P									
52	<i>Acer Maple sp./Maple</i>	15	15	-					P								Mild Stain	
53	<i>Acer Maple sp./Maple</i>	12	12	-					P									
54	<i>Juniperus virginiana</i> /Eastern Redcedar	12	12	-					P									
55	<i>Acer Maple sp./Maple</i>	16	16	-					P									
56	<i>Acer Maple sp./Maple</i>	8	8	-					P									
57	<i>Prunus serotina</i> /Black Cherry	16	16	-					P									
58	<i>Acer Maple sp./Maple</i>	16	16	-					POS								Off Site	
59	<i>Acer Maple sp./Maple</i>	12	12	-					P									
60	<i>Acer Maple sp./Maple</i>	15	15	-					P								Co-Denied	
61	<i>Acer Maple sp./Maple</i>	15	15	-					P									
62	Dead	15	15	-					RWP								Dead	
63	<i>Quercus sp./Oak</i>	8	8	-					R									
64	Dead	12	12	-					P									
65	<i>Juniperus virginiana</i> /Eastern Redcedar	12	12	-					P									
66	<i>Acer Maple sp./Maple</i>	21	21	-					P									
67	<i>Acer Maple sp./Maple</i>	8	8	-					P								Co-Denied	
68	Dead	16	16	-					P								Co-Denied	
69	<i>Acer Maple sp./Maple</i>	8	8	-					POS								Off Site	
70	<i>Acer Maple sp./Maple</i>	8	8	-					P									
71	<i>Sassafras albidum</i> /Common Sassafras	10	10	-					R									
72	<i>Acer Maple sp./Maple</i>	46	46	-					P									
73	<i>Fagus grandifolia</i> /American Beech	15	15	-					R									
74	<i>Pinus strobus</i> /Eastern White Pine	12	12	-					POS								Off Site	
75	<i>Pinus strobus</i> /Eastern White Pine	15	15	-					POS								Off Site	
76	<i>Acer Maple sp./Maple</i>	8	8	-					R									
77	<i>Acer Maple sp./Maple</i>	8	8	-					R									
78	<i>Acer Maple sp./Maple</i>	12	12	-					R									
79	<i>Quercus sp./Oak</i>	8	8	-					R									
80	<i>Acer Maple sp./Maple</i>	10	10	-					R									
81	<i>Acer Maple sp./Maple</i>	10	10	-					R									
82	<i>Acer Maple sp./Maple</i>	10	10	-					R									
83	<i>Pinus strobus</i> /Eastern White Pine	15	15	-					POS								Off Site	
84	<i>Acer Maple sp./Maple</i>	15	15	-					POS								Off Site	
85	<i>Pinus strobus</i> /Eastern White Pine	12	12	-					POS								Off Site	
86	<i>Pinus strobus</i> /Eastern White Pine	10	10	-					POS								Off Site	
87	<i>Pistacia aquatica</i> /London Plane Tree	12	12	-					POS								Off Site	
88	<i>Sassafras albidum</i> /Common Sassafras	12	12	-					R									
89	<i>Sassafras albidum</i> /Common Sassafras	8	8	-					POS								Off Site	
90	<i>Quercus sp./Oak</i>	40	40	-					R								In Row	

LEGEND:
 PC : POOR CONDITION STATUS TO BE DETERMINED IN CONSULTATION WITH THE URBAN FOREST MANAGEMENT DIVISION (UFMD).
 TD : POTENTIAL HAZARD. STATUS TO BE DETERMINED IN CONSULTATION WITH THE UFMD.
 P : PRESERVE
 R : REMOVE
 POS : PRESERVE OFF-SITE
 RWP : REMOVE WITH PERMISSION FROM THE UFMD. TREE IS WITHIN UNDISTURBED AREA BUT CONDITIONS WARRANT ITS REMOVAL.
 X : CONDUCT ACTIVITY INDICATED
 + : DBH/DIAMETER BREAK HEIGHT AS MEASURED 4.5 FEET ABOVE GROUND.
 * : CRZ/CRITICAL ROOT ZONE (ONE FOOT OF RADIUS FOR EVERY INCH OF TREE DIAMETER. CRZ FOR TREES WITH MULTIPLE STEMS ARE CALCULATED BASED ON THE DIAMETER OF A TREE WITH A BASKET AREA EQUIVALENT TO THE SUM OF THE BASKET AREAS FOR ALL STEMS MEASURED).
 *** : CONDITION RATINGS ARE PROVIDED AS PERCENTAGES BASED ON METHODS OUTLINED IN THE LATEST EDITION OF THE GUIDE FOR PLANT APPRAISAL PUBLISHED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE.

SEE SHEET 7 FOR THE TREE PRESERVATION PLAN, SHEET 8 FOR THE TREE PRESERVATION TARGET AND STATEMENT AND SHEET 10 FOR THE TREE PRESERVATION DETAILS AND NARRATIVES.
 NOTE: NO OFF-SITE TREES OR CO-OWNED TREES SHALL BE REMOVED WITHOUT THE PRIOR PERMISSION OF THE OFF-SITE OWNER OR CO-OWNER OF THE TREES.

CERTIFIED ARBORIST

 International Society of Arboriculture
CERTIFIED ARBORIST
 Dennis Dale Dixon
 MEMBER # 24787
 10/20/15A
 Oct 21, 2011

BC Consultants
 Planner - Engineer - Surveyor - Landscape Architect
 12800 Fair Lakes Circle, Suite 100, Fairfax, VA 22033
 (703)446-8100 (703)446-8100 (Fax)
 www.bccoon.com



SPECIAL EXCEPTION PLAT
 TREE INVENTORY AND CONDITION ANALYSIS
BRIGHTVIEW
 TRANSMISSION JUNCTION
 FAIRFAX COUNTY, VIRGINIA

DESIGNED BY: PLR
 DRAFTED BY: CAD
 CHECKED BY: PLR
 DATE: OCTOBER 19, 2010
 SCALE: HOR. VERT.
 SHEET 8 OF 18
 CAD NAME: S5073TPP
 LAYOUT: TTP-INVENTORY(1)
 FILE NO: 05073.11-00

TREE INVENTORY AND CONDITION ANALYSIS														
TREE KEY	BOTANICAL NAME / COMMON NAME	SIZE	**CRZ	CONDITION	CANOPY POSITION	CROWN DENSITY		STEM STATUS	ACTIVITIES				PROBLEMS	COMMENTS
						N	D (%)		BOG	PRUNE	FERTILIZE	TREAT PESTS		
		HGT (ft)	R (ft)	K ***										
91	Juniperus virginiana/Eastern Redcedar	15	15	-				R						In ROW
92	Pyrus melanocarpa/Blackstart/Blackstart Pear	18	18	-				POS						Off Site
93	Quercus sp./Oak	18	18	-				POS						Off Site
94	Quercus sp./Oak	18	18	-				POS						Off Site
95	Quercus sp./Oak	18	18	-				POS						Off Site
96	Quercus sp./Oak	18	18	-				POS						Off Site
97	Quercus sp./Oak	18	18	-				POS						Off Site
98	Magnolia sp./Magnolia	24	24	-				POS						Off Site
98A	Magnolia sp./Magnolia	20	20	-				POS						Off Site
99	Acer sp./Maple	18	18	34	Dominant	83	40	PC	X	X				Poor Condition
99A	Juniperus virginiana/Eastern Redcedar	8	8	38	Dominant	40	23	PC	X	X				Poor Condition
99B	Acer sp./Maple	12	12	34	Dominant	83	15	PC	X	X				Poor Condition
100	Prunus serotina/Black Cherry	10	10	-				P	X	X				Off Site
101	Dead	8	8	-				P	X	X				
102	Dead	14	8	-				P	X	X				Co-Domed
103	Acer sp./Maple	30	30	-				P	X	X				Co-Domed
104	Acer Maple sp./Maple	20	20	28	Dominant	40	30	PC	X	X		Leaning to Death, Vine Covered		Poor Condition
105	Prunus serotina/Black Cherry	14	14	38	Dominant	38	23	POS	X	X		Vine Covered		Poor Condition, Off Site
106	Prunus serotina/Black Cherry	20	20	34	Dominant	35	20	PC	X	X		Vine Covered, in Decline		Poor Condition
107	Acer sp./Maple	18	18	-				POS	X	X				Off Site
108	Acer sp./Maple	24	24	-				POS						Off Site
109	Absinthus atisiensis/Tree of Heaven	10	10	-				R						
110	Absinthus atisiensis/Tree of Heaven	8	8	-				R						
111	Acer sp./Maple	10	10	-				P	X	X				
112	Absinthus atisiensis/Tree of Heaven	8	8	-				R						
113	Absinthus atisiensis/Tree of Heaven	8	8	-				POS						Off Site
114	Prunus serotina/Black Cherry	14	14	-				POS						Off Site
115	Absinthus atisiensis/Tree of Heaven	18	18	-				R						
116	Acer sp./Maple	48	48	-				R						
117	Absinthus atisiensis/Tree of Heaven	10	10	-				R						
118	Dead	24	24	-				POS						Off Site
119	Dead	20	20	-				R						
120	Acer sp./Maple	38	38	-				P	X	X				
121	Acer sp./Maple	12	12	-				P	X	X				
122	Prunus serotina/Black Cherry	18	18	-				Mult						Mult Stem
123	Acer sp./Maple	18	18	-				Mult						Mult Stem
124	Acer sp./Maple	20	20	-				P	X	X				
125	Acer sp./Maple	18	18	-				P	X	X				
126	Acer sp./Maple	38	38	-				P	X	X				
127	Absinthus atisiensis/Tree of Heaven	10	10	-				Mult						Off Site
128	Absinthus atisiensis/Tree of Heaven	8	8	-				Mult						Mult Stem
129	Sassafras albidum/Common Sassafras	18	18	-				P	X	X				
130	Absinthus atisiensis/Tree of Heaven	10	10	-				POS						Off Site
131	Dead	14	14	-				POS						Off Site
132	Acer sp./Maple	18	18	-				P	X	X				

TREE INVENTORY AND CONDITION ANALYSIS															
TREE KEY	BOTANICAL NAME / COMMON NAME	SIZE	**CRZ	CONDITION	CANOPY POSITION	CROWN DENSITY		STEM STATUS	ACTIVITIES				PROBLEMS	COMMENTS	
						N	D (%)		BOG	PRUNE	FERTILIZE	TREAT PESTS			OTHER
		HGT (ft)	R (ft)	K ***											
133	Absinthus atisiensis/Tree of Heaven	8	8	-				POS							Off Site
134	Acer sp./Maple	12	12	-				P	X	X					Talk Stem
135	Acer sp./Maple	24	24	25	Dominant	50	35	PC	X	X		Dead/Broken Branch		Poor Condition	
136	Prunus serotina/Black Cherry	12	12	-				P	X	X					
137	Absinthus atisiensis/Tree of Heaven	10	10	-				POS						Off Site	
138	Fagus grandifolia/American Beech	10	10	-				R							
139	Prunus serotina/Black Cherry	10	10	-				P	X	X					
140	Fraxinus sp./Ash	20	20	-				POS						Off Site	
141	Prunus serotina/Black Cherry	8	8	28	Dominant	55	40	POS				Dead/Broken Branches, in Decline		POOR CONDITION OFF SITE	
142	Prunus serotina/Black Cherry	8	8	-				POS						Off Site	
143	Pinus strobus/White Pine	12	12	-				POS						Off Site	
144	Morus alba/Common Mulberry	20	20	-				POS						Off Site	
145	Pinus strobus/White Pine	12	12	-				POS						Off Site	
146	Pinus strobus/White Pine	14	14	-				POS						Off Site	
147	Pinus strobus/White Pine	14	14	-				POS						Off Site	
148	Not Used														
149	Prunus serotina/Black Cherry	12	12	-				R							
150	Liquidambar styraciflua/Tupelo	18	18	-				R							
151	Acer sp./Maple	12	12	-				R							
152	Ulmus sp./Elm	8	8	-				R							
153	Ulmus sp./Elm	12	12	-				R							
154	Ulmus sp./Elm	8	8	-				R							
155	Prunus serotina/Black Cherry	8	12	-				R							
156	Prunus serotina/Black Cherry	8	8	-				R							
157	Acer sp./Maple	18	18	-				R							
158	Prunus serotina/Black Cherry	10	10	-				R							
159	Sassafras albidum/Common Sassafras	8	8	-				R							
160	Prunus serotina/Black Cherry	18	18	-				R							
161	Acer sp./Maple	18	18	-				R							

LEGEND:

PC : POOR CONDITION. STATUS TO BE DETERMINED IN CONSULTATION WITH THE URBAN FOREST MANAGEMENT DIVISION (UFMD).

SD : POTENTIAL HAZARD. STATUS TO BE DETERMINED IN CONSULTATION WITH THE UFMD.

P : PRESERVE

R : REMOVE

POS : PRESERVE OFF-SITE

SNP : REMOVE WITH PERMISSION FROM THE UFMD. TREE IS WITHIN UNDISTURBED AREA BUT CONDITIONS WARRANT ITS REMOVAL.

X : CONDUCT ACTIVITY INDICATED

** : DBH/DIAMETER BREAST HEIGHT AS MEASURED 4.5 FEET ABOVE GROUND.

** : CRZ/CROWN ROOT ZONE (ONE FOOT OF RADII FOR EVERY INCH OF TREE DIAMETER. CRZ FOR TREES WITH MULTIPLE STEMS ARE CALCULATED BASED ON THE DIAMETER OF A TREE WITH A BASAL AREA EQUIVALENT TO THE SUM OF THE BASAL AREAS FOR ALL STEMS MEASURED.

*** : CONDITION RATINGS ARE PROVIDED AS PERCENTAGES BASED ON METHODS OUTLINED IN THE LATEST EDITION OF THE GUIDE FOR PLANT APPRAISAL. PUBLISHED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE.

SEE SHEET 7 FOR THE TREE PRESERVATION PLAN, SHEET 8 FOR THE TREE PRESERVATION TARGET AND STATEMENT AND SHEET 10 FOR THE TREE PRESERVATION DETAILS AND NARRATIVES.

NOTE: NO OFF-SITE TREES OR CO-DOMED TREES SHALL BE REMOVED WITHOUT THE PRIOR PERMISSION OF THE OFF-SITE OWNER OR CO-OWNER OF THE TREES.

CERTIFIED ARBORIST



International Society of Arboriculture
CERTIFIED ARBORIST
 Dennis Dale Dixon
 156-4915A
 Dec. 31, 2011

BC Consultants
 Planners - Engineers - Surveyors - Landscape Architects
 12800 Fair Lakes Circle, Suite 100, Fairfax, VA 22033
 (703) 449-8100 (703) 449-8106 (Fax)
 www.bccoon.com

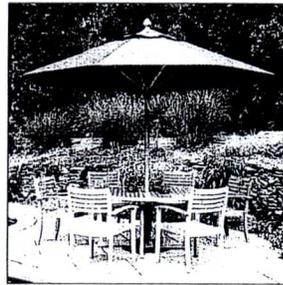
SPECIAL EXCEPTION PLAN
TREE INVENTORY AND CONDITION ANALYSIS
BRIGHTVIEW
 UNINCORPORATED DISTRICT
 WASHINGTON COUNTY, VIRGINIA

DESIGNED BY: PLR
 DRAFTED BY: CAD
 CHECKED BY: PLR
 DATE: OCTOBER 19, 2010
 SCALE: HOR. VERT.
 SHEET 9 OF 18

CD NO.
 CAD NAME: 55073TTP
 LAYOUT: TTP-INVENTORY (2)
 FILE NO. 05073.11-00



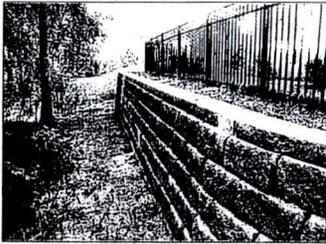
1
11 ROCKING CHAIR NO SCALE



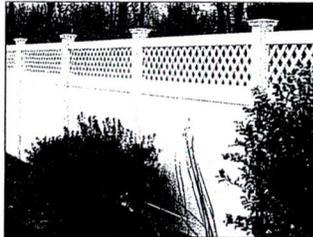
2
11 PATIO TABLE AND CHAIRS NO SCALE



3
11 LIGHT FIXTURE NO SCALE



4
11 PRECAST STONE RETAINING WALL NO SCALE



5
11 LATTICE TOP WOOD FENCE NO SCALE



6
11 OUTDOOR LIVING SPACE NO SCALE



7
11 ENTRANCE SIGNAGE NO SCALE

NOTE: SIGN WILL CONFORM TO FAIRFAX COUNTY SIGNAGE REGULATIONS

BC Consultants
Planner, Engineer, Surveyor, Landscape Architect
12800 Fair Lakes Circle, Suite 100, Fairfax, VA 22033
(703)449-9100 (703)449-9106 (Fax)
www.bccon.com



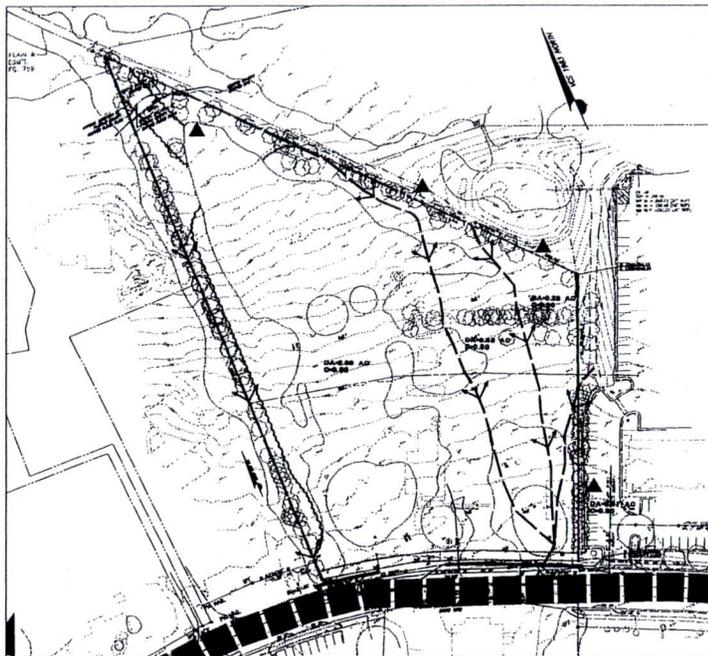
SPECIAL EXCEPTION PLAT
SITE AMENITIES
BRIGHTVIEW
MANASSAS PARKWAY
FAIRFAX COUNTY, VIRGINIA

BC REVISIONS
DATE: 01-11-11
REVISED: 02-07-11
DESIGNED BY: PLR
DRAFTED BY: CAD
CHECKED BY: PLR
DATE: OCTOBER 19, 2010
SCALE: HOK AS SHOWN
VERT.
SHEET 11 OF 18
CD. NO.
CAD NAME: S5073AMENITY
LAYOUT: AMENITIES
FILE NO: 05073.11-00

11/24

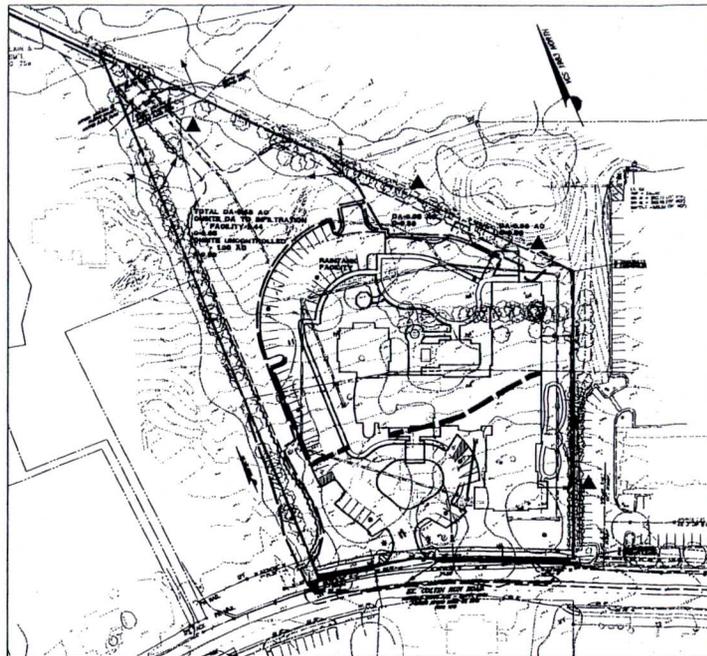
PREDEVELOPMENT DRAINAGE DIVIDES

1"=60'



POSTDEVELOPMENT DRAINAGE DIVIDES

1"=60'



REZONING STORMWATER MANAGEMENT NARRATIVE

PRE-DEVELOPMENT CONDITIONS
 THIS 2.6 ACRE SITE CURRENTLY CONTAINS A FEW STRUCTURES, OPEN FIELD, AND SCRAM WOODS. THE PROPERTY IS ZONED WITH AN R1 ZONE TO THE NORTH AND A C4 ZONE TO THE SOUTH. THE ADJACENT PARCELS TO THE EAST ARE COMMERCIAL USES AND THE PARCELS TO THE NORTH AND WEST ARE RESIDENTIAL USES. COLVIN RUN ROAD BORDERS THE PROPERTY TO THE SOUTH. WATER FROM THE SITE DRAINS OVERLAND TO THE NORTH INTO AN OFFSITE SWALE NORTHWEST AS WELL AS OVERLAND TO THE NORTHWEST INTO AN EXISTING FLOODPLAIN AND RPA AREA. OFFSITE WATER MAINLY COMES FROM COLVIN RUN ROAD.

POST-DEVELOPMENT CONDITIONS
 THE PROPOSED CONDITIONS FOR THE SITE IS FOR AN ASSISTED LIVING FACILITY WITH 80 RESIDENTS. AN UNDERGROUND DETENTION FACILITY CONSISTING OF MAINTANK BRAND UNDERGROUND INFILTRATION FACILITY WILL COLLECT WATER FROM THE COMBINATION OF OVERLAND FLOW AND A PROPOSED STORM SEWER SYSTEM. ROUGHLY 2.1 ACRES ONSITE AND 0.5 ACRES OFFSITE ARE DETAINED IN THIS STORMWATER MANAGEMENT FACILITY. THE MAINTANK SYSTEM DETAINS THE STORMWATER RUNOFF IN ORDER TO MEET THE MAXIMUM ALLOWABLE RELEASE. REFER TO THE ALLOWABLE RELEASE COMPUTATIONS, OUTFLOW COMPUTATIONS, AND VOLUME SHOWN ON SHEET 13. THE FACILITY OUTFALLS INTO THE EXISTING FLOODPLAIN. STORMWATER MANAGEMENT REQUIREMENTS HAVE BEEN MET, AS THE POST DEVELOPMENT PEAK RELEASE RATES FOR THE 2 AND 10-YEAR STORMS ARE LESS THAN PRE-DEVELOPMENT LEVELS. SEE THE TABLE ON THIS SHEET FOR A SUMMARY OF FLOWS DEMONSTRATING THE REDUCTION IN PEAK FLOW RATES FOR THE SITE.

BRIGHTVIEW - Stormwater Management Allowable Release Computations

Outfall	Pre-Development Drainage Area	Pre-Development c-factor	2-Year Post-Development Discharge	10-Year Post-Development Discharge	Type of Discharge
1	2.68	0.30	4.38	5.85	Concentrated
2	1.43	0.30	0.87	1.16	Sheet Flow
3	0.28	0.30	0.46	0.61	Sheet Flow
4	0.07	0.30	0.11	0.15	Sheet Flow
Total Site Discharge =			5.82	7.77	

Outfall	Post-Development Drainage Area	Post-Development c-factor	2-Year Post-Development Discharge	10-Year Post-Development Discharge	Type of Discharge
1	3.44	0.37	0.68	2.18	Concentrated
2	0.09	0.30	0.16	0.26	Sheet Flow
3	0.01	0.30	0.05	0.07	Sheet Flow
4	0.00	0.00	0.00	0.00	N/A
Total Site Discharge =			0.89	2.51	

ADEQUATE OUTFALL AND EXTENT OF REVIEW NARRATIVE

THERE ARE FOUR OUTFALLS PRESENT ON THIS SITE. ALL THE OUTFALLS DISCHARGE TO THE NORTH WITH OUTFALL 1 DISCHARGING AS CONCENTRATED FLOW AND OUTFALLS 2, 3, AND 4 DISCHARGING AS SHEET FLOW. OUTFALL 2 DISCHARGES AS SHEET FLOW INTO AN OFFSITE SWALE AND OUTFALLS 3 AND 4 DISCHARGE AS SHEET FLOW ONTO THE ADJACENT COMMERCIAL PROPERTY AND INTO AN EXISTING DRY POND.

POST DEVELOPMENT FLOWS TO ALL OF THE OUTFALL LOCATIONS HAS EITHER REMAINED UNCHANGED OR HAS BEEN REDUCED TO LESS THAN PRE-DEVELOPMENT FLOWS. THIS, IT IS THE OPINION OF THE ENGINEER THAT ADEQUATE OUTFALL REQUIREMENTS PER PFM REQUIREMENTS ARE SATISFIED.

OUTFALL 1

PRE-DEVELOPMENT CONDITIONS:
 THE SITE CONSISTS OF SOME EXISTING ONSITE STRUCTURES, ONE SHEET DRIVEWAYS, AND ASSOCIATED INFRASTRUCTURE. DURING PRE-DEVELOPMENT CONDITIONS NON-CONCENTRATED RUNOFF FROM THE SITE FLOWS NORTH INTO THE FLOODPLAIN AT THE NORTHERN TIP OF THE SITE. THE PRE-DEVELOPMENT ONSITE DRAINAGE AREA TO THIS POINT WAS 2.68 ACRES WITH 2- AND 10-YEAR FLOWS OF 4.38 CFS AND 5.85 CFS, RESPECTIVELY.

POST-DEVELOPMENT CONDITIONS:
 A PROPOSED INFILTRATION FACILITY WILL INTERCEPT A TOTAL OF 2.24 ACRES (0.14 ACRES ONSITE). THIS OUTFALL HAS BEEN DESIGNED UTILIZING THE 1-YEAR DETENTION METHOD AS DEMONSTRATED ON SHEET 13. THE INFILTRATION FACILITY CONSISTS OF ONE FOOT OF GRAVEL UNDER A MAINTANK SYSTEM. THE ONE FOOT OF GRAVEL WILL PROVIDE THE STORAGE VOLUME NECESSARY TO INFILTRATE THE FIRST HALF-INCH OF RUNOFF. ADDITIONALLY, THE 1-YEAR DISCHARGE HAS BEEN DESIGNED TO BE RELEASED OVER THE REQUIRED 24 HOUR PERIOD, AND THE 10-YEAR 2-YEAR AND 10-YEAR DISCHARGE TO OUTFALL 1 IS 0.68 CFS AND 2.18 CFS, RESPECTIVELY. FOR THE 2-YEAR AND 10-YEAR DISCHARGE, THIS DISCHARGE ACCOMMODS FOR THE ONSITE UNDETAINED AND THE OFFSITE DETAINED DRAINAGE AREA.

POST-DEVELOPMENT FLOWS TO OUTFALL 1 MEET THE 1-YEAR DETENTION REQUIREMENTS AS SET FORTH IN PFM SECTION 8-2023.4C. THIS, IT IS THE OPINION OF THE ENGINEER THAT THE OUTFALL IS ADEQUATE.

OUTFALL 2

PRE-DEVELOPMENT CONDITIONS:
 RUNOFF FROM AREA 2 (0.28 ACRES) SHEET FLOWS TOWARD AN EXISTING OFFSITE SWALE. OUTFALL 2 HAS 2- AND 10-YEAR FLOWS OF 0.46 CFS AND 0.61 CFS RESPECTIVELY.

POST-DEVELOPMENT CONDITIONS:
 THE DRAINAGE AREA TO OUTFALL 2 HAS BEEN REDUCED FROM 0.28 ACRES TO 0.31 ACRES. THE SHEET FLOW HAS THIS BEEN REDUCED TO 0.16 CFS AND 0.26 CFS FOR THE 2- AND 10-YEAR FLOWS, RESPECTIVELY. THE DIVERTED 0.22 ACRES FROM THE PRE-DEVELOPMENT CONDITION HAS BEEN DIRECTED TO THE ONSITE STORMWATER MANAGEMENT FACILITY. SINCE FLOW IS NON-CONCENTRATED AND HAS NOT INCREASED FROM PRE-DEVELOPMENT CONDITIONS, ADEQUATE OUTFALL FOR OUTFALL 2 IS PROVIDED PER PFM SECTION 8-2022.8A.

OUTFALL 3

PRE-DEVELOPMENT CONDITIONS:
 RUNOFF FROM AREA 3 (0.28 ACRES) SHEET FLOWS TOWARD THE EXISTING OFFSITE DRY POND. THIS AREA HAS 2- AND 10-YEAR FLOWS OF 0.46 CFS AND 0.61 CFS RESPECTIVELY.

POST-DEVELOPMENT CONDITIONS:
 THE DRAINAGE AREA TO OUTFALL 3 HAS BEEN REDUCED FROM 0.28 ACRES TO 0.28 ACRES. THE SHEET FLOW HAS THIS BEEN REDUCED TO 0.20 CFS AND 0.28 CFS FOR THE 2- AND 10-YEAR FLOWS, RESPECTIVELY. THE DIVERTED 0.20 ACRES FROM THE PRE-DEVELOPMENT CONDITION HAS BEEN DIRECTED TO THE ONSITE STORMWATER MANAGEMENT FACILITY. SINCE FLOW IS NON-CONCENTRATED AND HAS NOT INCREASED FROM PRE-DEVELOPMENT CONDITIONS, ADEQUATE OUTFALL FOR OUTFALL 3 IS PROVIDED PER PFM SECTION 8-2022.8A.

OUTFALL 4

PRE-DEVELOPMENT CONDITIONS:
 RUNOFF FROM AREA 4 (0.7 ACRES) SHEET FLOWS TOWARD THE EXISTING OFFSITE DRY POND. THIS AREA HAS 2- AND 10-YEAR FLOWS OF 0.11 CFS AND 0.15 CFS RESPECTIVELY.

POST-DEVELOPMENT CONDITIONS:
 THE DRAINAGE AREA TO OUTFALL 4 FROM THE SITE REMAINS AT 0.07 ACRES WITH A 2- AND 10-YEAR FLOW OF 0.11 CFS AND 0.15 CFS. THE FLOWS HAVE NOT BEEN ALTERED FROM PRE-DEVELOPMENT CONDITIONS. SINCE FLOW IS NON-CONCENTRATED AND HAS NOT INCREASED FROM PRE-DEVELOPMENT CONDITIONS, ADEQUATE OUTFALL FOR OUTFALL 4 IS PROVIDED PER PFM SECTION 8-2022.8A.

SPECIAL EXCEPTION PLAN
 ADEQUATE OUTFALL ANALYSIS

BRIGHTVIEW

UNAPPROVED WORK
 FEDERAL CONTRACT, U.S.A.

BC Consultants
 Planners, Engineers, Surveyors, Landscape Architects
 12800 Fair Lakes Circle, Suite 100, Fairfax, VA 22035
 (703)448-8100 (703)448-8108 (Fax)
 www.bccom.com



DESIGNED BY: PLR
 DRAWN BY: CAD
 CHECKED BY: PLR
 DATE: OCTOBER 18, 2010
 SCALE: HOR. AS SHOWN
 VERT. N/A
 SHEET 12 OF 18
 CO. NO.
 CAD NAME: P50735SM.DWG
 LAYOUT: SWM
 FILE NO: 0507311-00

OUTFALL ANALYSIS COMPUTATIONS
OUTFALL A

PART 1. LIST ALL OF THE SUBAREAS WITH CN NUMBERS AND COMPUTE THE AVERAGE CN FOR THE OUTFALL

GOOD FORESTED CONDITION			
(A) SUBAREA & DESCRIPTION	CN	AREA (AC)	PRODUCT
A1 Wood Soil B	55	X 1.91	105.05
A2 Wood Soil C	70	X 0.77	53.90
TOTAL			158.95
TOTAL = AREA / PRODUCT =			59

(B) WEIGHTED AVERAGE CN

POST DEVELOPMENT			
(C) SUBAREA & DESCRIPTION	CN	AREA (AC)	PRODUCT
A3 Lawn Soil B	81	X 1.06	84.86
A4 Impervious Soil B	98	X 1.39	136.22
A5 Lawn Soil C	74	X 0.43	31.82
A6 Impervious Soil C	98	X 0.70	68.60
TOTAL			301.30
TOTAL = AREA / PRODUCT =			84

(D) WEIGHTED AVERAGE CN

PART 2. COMPUTE THE DEPTH OF RAINFALL AT OUTFALL

(A) CALCULATE THE RAINFALL AMOUNT (P) FOR THE 1-, 2-, AND 10-YEAR 24-HOUR STORM (FROM TABLE 6.23 OF THE FFM)

$P_1 = 2"$ $P_2 = 3.2"$ $P_{10} = 5.2"$

(B) DETERMINE THE RUNOFF DEPTH (Q) IN INCHES

GOOD FORESTED CONDITION	POST DEVELOPMENT
$S = \frac{1000 - 10}{10}$	$S = 9.9$
$J = \frac{(P - 0.25)^2}{P + 0.85}$	$d_u = 0.21"$
	$d_m = 0.37"$
	$d_o = 1.29"$
	$d_u = 1.28"$
	$d_m = 1.68"$
	$d_o = 3.47"$

PART 3. CALCULATE THE 1-YEAR POST DEVELOPMENT VOLUME

(A) DETERMINE TOTAL VOLUME OF WATER TO BE DETAINED FOR 1-YEAR STORM

$V_1 = \text{DRAINAGE AREA (ACRES)} \times 4.356 \text{ (INCHES)} / 12 \text{ (INCHES/FOOT)}$

(B) SUBTRACT VOLUME DETAINED IN BMP VOLUME (FROM BMP COMPUTATIONS)

$V_{11} = V_1 - V_{BMP}$

PART 4. DETERMINE ORIFICE SIZE FOR 1-YEAR STORM

(A) MAXIMUM HEAD (H) AT THE REQUIRED 1-YEAR STORAGE FROM THE ELEVATION STORAGE CURVE FOR THE FACILITY

$H = 1.40 \text{ ft}$

(B) PEAK OUTFLOW RATE (Q) AT THE MAXIMUM HEAD FOR DRAWDOWN TIME OF 24 HOURS

$Q_p = \frac{V_{11}}{0.5 \times 1.600 \times 24}$

$Q_p = 0.3229 \text{ cfs}$

(C) REQUIRED ORIFICE AREA

$A_p = \frac{Q_p}{0.6 \sqrt{64.4H}}$

$A_p = 0.0567 \text{ sq ft}$

(D) MAXIMUM DIAMETER OF CIRCULAR ORIFICE

MAXIMUM DIAMETER = 3.22"

PART 5. DETERMINE ALLOWABLE RELEASE

(A) DETERMINE THE VOLUME OF RAINFALL FOR EACH STORM TO BE ANALYZED

$V = \text{DRAINAGE AREA (ACRES)} \times 4.356 \text{ (INCHES)} / 12 \text{ (INCHES/FOOT)}$

GOOD FORESTED CONDITION	POST DEVELOPMENT
$V_1 = 3.600 \text{ cu-ft}$	$V_1 = 21.832 \text{ cu-ft}$
$V_{10} = 12.133 \text{ cu-ft}$	$V_{10} = 44.864 \text{ cu-ft}$

(B) DETERMINE THE PROPORTIONAL IMPROVEMENTS FOR EACH STORM TO BE ANALYZED

$R_i = \left[1 - \frac{V_i}{V_{10}} \right] \times 100$

$R_{10} = 70.79\%$

(C) DETERMINE THE ALLOWABLE PEAK RELEASES

GOOD FORESTED CONDITION RELEASE	PROPORTIONAL IMPROVEMENT RELEASE
$Q_p = 0.95 \text{ cfs}$	$Q_p = 0.18 \text{ cfs} = 0.95 \times (1 - R_i)$
$Q_{10} = 4.84 \text{ cfs}$	$Q_{10} = 1.38 \text{ cfs} = 4.84 \times (1 - R_{10})$

PART 6. MAXIMUM ALLOWABLE OUTFALL

STORM FREQUENCY	PROPORTIONAL IMPROVEMENT TO OUTFALL RELEASE (CFS)	UNDETAINED TO OUTFALL A (CFS)	OFF-SITE DETAINED (CFS)	MAX ALLOWABLE OUTFLOW (CFS)
$Q_p = 0.18$	0.18	0.37	0.57	0.38
$Q_{10} = 1.38$	1.38	1.81	0.93	0.48

OUTFALL 'A' PRE-DEVELOPMENT TIME OF CONCENTRATION CALCULATOR

Segment #1: To: TR-55 Shallow

Hydraulic Length: 503.00 ft
Slope: 0.00000 ft/ft
Unpaved

Avg. Velocity: 4.84 ft/sec

Segment #1 Time: .0289 hrs

Segment #2: To: TR-55 Sheet

Manholes n: .1500
Hydraulic Length: 100.00 ft
2yr, 24hr P: 2.7000 in
Slope: .040000 ft/ft

Avg. Velocity: .21 ft/sec

Segment #2 Time: .1347 hrs

Total To: .1636 hrs

OUTFALL 'A' ONSITE PRE-DEVELOPMENT

Return Event	Total Depth in	Rainfall Type	RNF ID
2	3.2000	Synthetic Curve	TypeII 24hr
10	5.2000	Synthetic Curve	TypeII 24hr
1	2.7000	Synthetic Curve	TypeII 24hr

HASTEN NETWORK SUMMARY
SCB Unit Hydrograph Method
(*Node=Outfall; *Node=Diversion)
(Trun= HYG Truncation: Blank=None; L=Left; R=Right; LR=LeftLR)

Node ID	Return Type	HYG Vol ac-ft	Trun	Qpeak hrs	Qpeak cfs	Max HSEL ft	Max Pond Storage ac-ft
ONSITE AREA 2		16242		717.00	6.58		
ONSITE AREA 10		31388		717.00	12.36		
ONSITE AREA 1		12640		717.00	5.15		
*OUTFLOW JCT 2		10412		927.00	.15		
*OUTFLOW JCT 10		25558		774.00	.69		
*OUTFLOW JCT 1		6810		909.00	.11		
POND IN POND 2		16242		717.00	6.58		
POND IN POND 10		31388		717.00	12.36		
POND IN POND 1		12640		717.00	5.15		
POND OUT POND 2		10412		927.00	.15	281.98	11383
POND OUT POND 10		25558		774.00	.69	283.41	19594
POND OUT POND 1		6810		909.00	.11	281.57	9029

DETENTION VOLUME

Elevation (EL)	Planimeter (sq.in)	Area (sq.ft)	A1+A2+sq.r(A1*A2) (sq.ft)	Volume (cu.ft)	Volume Sum (cu.ft)
280.00	-----	6049	0	25995	25995
284.30	-----	6049	18147	0	25995

POND VOLUME EQUATIONS

Incremental volume computed by the Conic Method for Reservoir Volumes.
Volume = (1/3) * (EL2-EL1) * (Area1 + Area2 + sq.ct.(Area1*Area2))
where: EL1, EL2 = Lower and upper elevations of the increment Area1, Area2 = Areas computed for EL1, EL2, respectively
Volume = Incremental volume between EL1 and EL2

DETENTION FACILITY DISCHARGE SUMMARY

Return Event	Total Depth in	Rainfall Type	RNF ID
1	2.7000	Synthetic Curve	TypeII 24hr
2	3.2000	Synthetic Curve	TypeII 24hr
10	5.2000	Synthetic Curve	TypeII 24hr

HASTEN NETWORK SUMMARY
SCB Unit Hydrograph Method

Node ID	Return Type	HYG Vol cu-ft	Trun	Qpeak h/m	Qpeak cfs	Max HSEL ft	Max Pond Storage cu-ft
ONSITE AREA 2		16242		717.00	6.58		
ONSITE AREA 10		31388		717.00	12.36		
ONSITE AREA 1		12640		717.00	5.15		
*OUTFLOW JCT 2		10412		927.00	.15		
*OUTFLOW JCT 10		25558		774.00	.69		
*OUTFLOW JCT 1		6810		909.00	.11		
POND IN POND 2		16242		717.00	6.58		
POND IN POND 10		31388		717.00	12.36		
POND IN POND 1		12640		717.00	5.15		
POND OUT POND 2		10412		927.00	.15	281.98	11383
POND OUT POND 10		25558		774.00	.69	283.41	19594
POND OUT POND 1		6810		909.00	.11	281.57	9029

BC Consultants
Planners, Engineers, Surveyors, Landscape Architects
12800 Fair Lakes Circle, Suite 100, Fairfax, VA 22033
(703)441-8100 (703)441-8106 (Fax)
www.bcconsultants.com

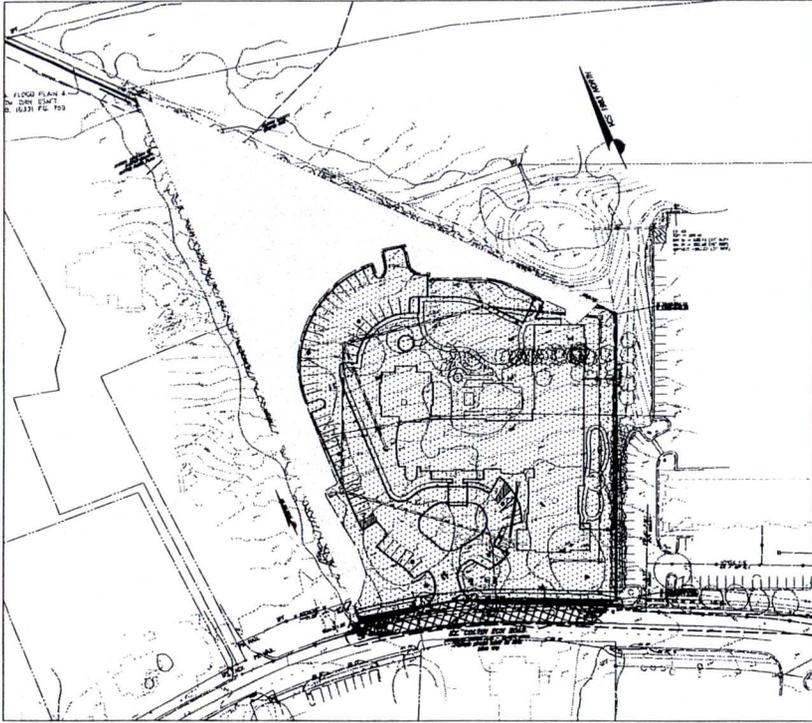


SPECIAL EXCEPTION PLAT
STORMWATER MANAGEMENT CALCULATIONS
BRIGHTVIEW
MANASSAS PARKWAY
FAIRFAX COUNTY, VIRGINIA

BC REVISIONS
DATE: 01-11-11
REVISION: 02-22-11
DESIGNED BY: PLR
DRAFTED BY: CAD
CHECKED BY: PLR
DATE: OCTOBER 19, 2010
SCALE: HOR. 1" = 100'
VERT. 1" = 10'
SHEET 13 OF 18
CO. NO.
CAD NAME: P507351M.DWG
LAYOUT: SWR2
FILE NO: 0507311-00

BMP MAP

1"=60'



BEST MANAGEMENT PRACTICE (BMP) NARRATIVE
 THE 3.8 ACRE SITE IS IN THE DIFFICULT RUN WATERBED. THIS SITE REQUIRES 40% PHOSPHORUS REMOVAL EFFICIENCY AS IT IS CONSIDERED A "NEW DEVELOPMENT" IN FAIRFAX COUNTY. BMP COMPUTATIONS ARE BASED ON THE DOCCOLAN METHOD AND RESULT IN A 40% PHOSPHORUS REMOVAL. (SEE COMPUTATIONS ON THIS SHEET). THE BMP REQUIREMENTS WILL BE MET BY INFILTRATING THE FIRST 3" OF RUNOFF THROUGH A GRAVEL BED BENEATH THE BARRIAGE SYSTEM. GENERALLY, SOILS IN THIS AREA HAVE INFILTRATION RATES SUFFICIENT TO FACILITATE THE PROPER USE OF THE BARRIAGE FACILITIES, BUT FINAL DESIGN AND LOCATION IS DEPENDENT UPON FIELD VERIFICATION OF THE SOIL INFILTRATION RATES BY A QUALIFIED GEOTECHNICAL ENGINEER.

LEGEND

- B1 ONSITE TO INFILTRATION TRENCH
- B2 OFFSITE TO INFILTRATION TRENCH
- B3 ONSITE UNTREATED

BMP FACILITY DESIGN CALCULATIONS

II. WATERSHED INFORMATION
 PART 1. LIST ALL OF THE SUBAREAS AND "C" FACTORS USED IN THE BMP COMPUTATIONS

SUBAREA DESIGNATION & DESCRIPTION	"C"	AREA (AC.)
B1 Onsite - Treated	(2)	(2)
B2 Onsite - Treated	(2)	2.44
B3 Onsite - Untreated	0.35	0.14
	0.35	1.12

PART 2. COMPUTE THE WEIGHTED AVERAGE "C" FACTOR FOR THE SITE

(A) AREA OF THE SITE	(A)	3.56	ACRES
(B) SUBAREA DESIGNATION	(1)	(2)	AREA (AC.)
B1 Onsite - Treated	0.58	X	2.44 = 1.06
B2 Onsite - Treated	0.35	X	1.12 = 0.29
(C) WEIGHTED AVERAGE "C" FACTOR	(3)	(4)	2.05
	(3) / (A) = (4)		0.58

PART 3. COMPUTE THE TOTAL PHOSPHORUS REMOVAL FOR THE SITE

SUBAREA DESIGNATION	BMP TYPE	REMOVAL EFF. (%)	AREA (AC.)	"C" FACTOR RATIO	PRODUCT RATIO	
B1	Onsite - Treated	50	X	0.58	X	1.71
B2	Onsite - Treated	50	X	0.04	X	1.33
B3	Onsite - Untreated	0	X	0.31	X	0.00
(d) TOTAL						43.47

PART 4. DETERMINE COMPLIANCE WITH PHOSPHORUS REMOVAL REQUIREMENT

- (A) SELECT REQUIREMENT (4) 40 %
 (FAIRFAX COUNTY CHESAPEAKE BAY PRESERVATION AREA - 40%)
 OR (FAIRFAX COUNTY WATER SUPPLY OVERLAY DISTRICT - 50%)
- (B) IF LINE 2 (d) 43.47 % > LINE 4(a) 40 %
 THEN PHOSPHORUS REMOVAL REQUIREMENT IS SATISFIED.

PART 5. DETERMINE THE STORAGE REQUIRED FOR EACH PROPOSED FACILITY

(A) INFILTRATION DESIGN	PER PFM WATER QUALITY VOLUME = 1.815 CF / ACRE OF IMPERVIOUS IMPERVIOUS AREA TO SYSTEM (ACAE)	1.48
WATER QUALITY VOLUME REQUIRED (CU FT)		2.686

INFILTRATION TRENCH DESIGN CALCULATIONS

PART 1. DETERMINE DESIGN INFILTRATION RATE

(A) SOIL CLASSIFICATION	LOAM
(B) HYDROLOGIC SOIL GROUPING	B
(C) MINIMUM INFILTRATION RATE (I) (TABLE 3-10-3)	0.52
(D) DESIGN INFILTRATION RATE (I _d) I _d = 0.5 I	260 in./hr

PART 2. DETERMINE MAXIMUM STORAGE TIME

(A) MAXIMUM STORAGE TIME, T _{max}	(B) 48 hr
--	-----------

PART 3. DETERMINE MAXIMUM ALLOWABLE DEPTH OF THE FACILITY

(A) VOID RATIO FOR STONE RESERVOIRS USING 1.5 TO 2.5 INCH STONE - VDOT NO. 1 COARSE-GRADED AGGREGATE	(C) 0.40
(B) MAXIMUM ALLOWABLE DEPTH OF THE FACILITY d _{max} = I _d * T _{max} / V _v	(d) (B) / (C) = (d) 31.2 ft

PART 4. DETERMINE MINIMUM BOTTOM SURFACE AREA REQUIRED

(A) WATER QUALITY VOLUME REQUIREMENTS FOR SITE, VOL _{WQ}	(A) 2.686 cu ft
(B) MINIMUM BOTTOM SURFACE AREA OF THE FACILITY SA _{min} = VOL _{WQ} / I _d	(B) / (d) = (B) = 218 sq ft

PART 5. ACTUAL BMP VOLUME PROVIDED IN THE INFILTRATION TRENCH

(A) SURFACE AREA AND DEPTH PROVIDED LENGTH = (a) 80.0 ft WIDTH = (b) 66.5 ft LENGTH * WIDTH = (c) (A) * (B) 5302.0 sq ft	(C) 1.25 ft
(B) DEPTH PROVIDED	(C) 1.25 ft
(C) BMP VOLUME PROVIDED FOR IN THE INFILTRATION TRENCH VOLUME = (c) (C) * (c) = (c) 3028.0 cu ft	

PART 6. RUNOFF PRETREATMENT CONSIDERATIONS

- (A) CONCENTRATED RUNOFF AND SHEET FLOW RUNOFF PRETREATED BY
 - (i) BUMP MANHOLES WITH SHOUTS
 - (ii) _____
 - (iii) _____

MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EXCEPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS

The following information is required to be shown or provided in all zoning applications, or a waiver request of the submission requirement with justification shall be attached. Note: Waivers will be acted upon separately. Failure to adequately address the required submission information may result in a delay in processing the application.

This information is required under the following Zoning Ordinance paragraphs:
 Special Permits (9-011.2 J & 2 L) Special Exceptions (9-011.2 J & 2 L)
 Cluster Subdivision (9-013.10 & 10) Commercial Re-development Ordinance (9-022.2A (13) & (14))
 Development Plans PRC Districts (19-202.3 & 4 L) PRC Plan (19-202.1E & 1G)
 FDP P Districts (except PRC) (19-202.1F & 1Q) Amendments (19-202.10F & 10I)

- 1. Plot is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100').
- 2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond systems, access roads, site utility, energy dissipation devices, and stream stabilization measures as shown on Sheet 2, II.
- 3. Provide:

Facility Number	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sq ft)	Storage Volume (cu ft)	If pond, dam height (ft)
1	0.14	2.24	0.09	25726	N/A	
Total						
- 4. Create drainage channels, outfalls and pipe systems are shown on Sheet 2, II.
 Pond inlet and outlet pipe systems are shown on Sheet 2, II.
- 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet 2, II.
 Type of maintenance access road surface noted on the plot is ASPHALT (concrete, gravel, grass, etc.).
- 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet 2, II.
- 7. A stormwater management narrative which contains a description of how detention and best management practice requirements will be met is provided on Sheet II.
- 8. A description of the existing conditions of each numbered site outlet extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet II, II.
- 9. A description of how the outlet requirements, including known changes to contributing drainage areas (i.e. drainage dimensions), of the Public Facilities Manual will be satisfied is provided on Sheet II.
- 10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets 2, II.
- 11. A submission waiver is requested for _____
- 12. Stormwater management is not required because _____
 Revised 3-21-2008

BC Consultants
 Planners • Engineers • Surveyors • Landscape Architects
 12800 Fair Lakes Circle, Suite 100, Fairfax, VA 22033
 (703) 446-8100 (703) 446-8100 (Fax)
 www.bccol.com



SPECIAL EXCEPTION PLAT
 BEST MANAGEMENT PRACTICES
BRIGHTVIEW
 TRANSMISSION CORP
 FAIRFAX COUNTY, VIRGINIA

DESIGNED BY: PLR
 DRAFTED BY: CAD
 CHECKED BY: PLR
 DATE: OCTOBER 19, 2010
 SCALE: HOR. 1" = 60'
 VERT. 1" = 8'
 SHEET 14 OF 18
 CO. NO.
 CAD NAME: P50735M.DWG
 LAYOUT: BMP
 FILE NO: 050731-10

DESIGNED BY: PLR
 DRAFTED BY: CAD
 CHECKED BY: PLR
 DATE: OCTOBER 19, 2010
 SCALE: HOR. 1" = 60'
 VERT. 1" = 8'
 SHEET 14 OF 18
 CO. NO.
 CAD NAME: P50735M.DWG
 LAYOUT: BMP
 FILE NO: 050731-10

DOWNSTREAM IMPOUNDMENTS MAP

1"=500'



DOWNSTREAM IMPOUNDMENTS NARRATIVE
 ALL THE OUTFALLS EVENTUALLY FLOW TO THE RINEY RUN FLOODPLAIN WHICH HAS A DRAINAGE AREA GREATER THAN 840 ACRES AT POINT X. THE TOTAL DISTURBED AREA APPROXIMATELY 2.8 ACRES. THE DRAINAGE AREA TO POINT X IS GREATER THAN 840 ACRES. THE TOTAL DISTURBED AREA FOR THE SITE. THERE ARE NO DOWNSTREAM IMPOUNDMENTS IN THE INFLUENCE AREA. THE DOWNSTREAM IMPOUNDMENTS HAVE BEEN SATISFIED PER LETTER TO INDUSTRY 03-06.

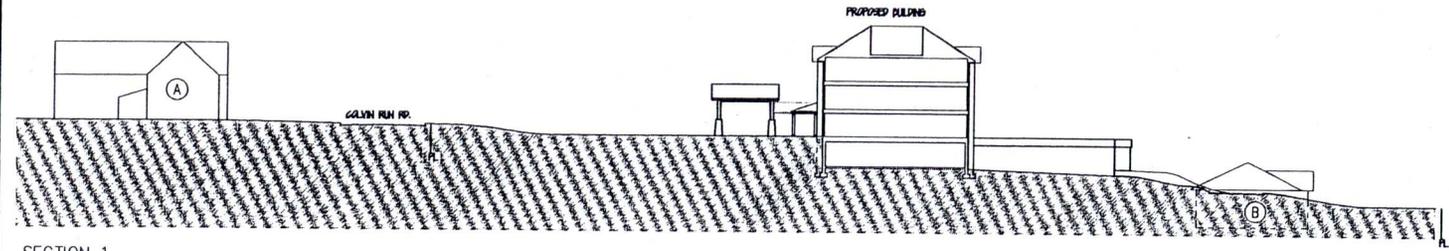
BC Consultants
 Planner, Engineer, Surveyor, Landscape Architect
 12800 Fair Lakes Circle, Suite 100, Fairfax, VA 22033
 (703)446-8100 (703)446-8106 (Fax)
 www.bccom.com



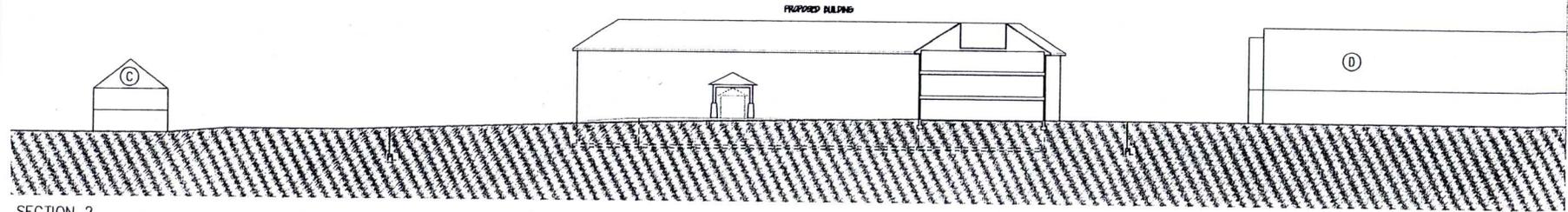
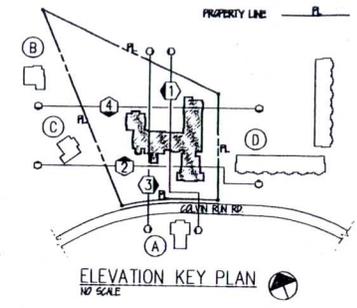
SPECIAL EXCEPTION PLAT
 DOWNSTREAM IMPOUNDMENT ANALYSIS
BRIGHTVIEW
 HANOVERVILLE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

DESIGNED BY: PLR
DRAWN BY: CAD
CHECKED BY: PLR
DATE: OCTOBER 19, 2010
SCALE: HOR. AS SHOWN
VERT. N/A
SHEET 15 OF 16
CO. NO.
CAD NAME: P507356M.DWG
LAYOUT: DOWNSTREAM IMP
FILE NO: 0507311-00

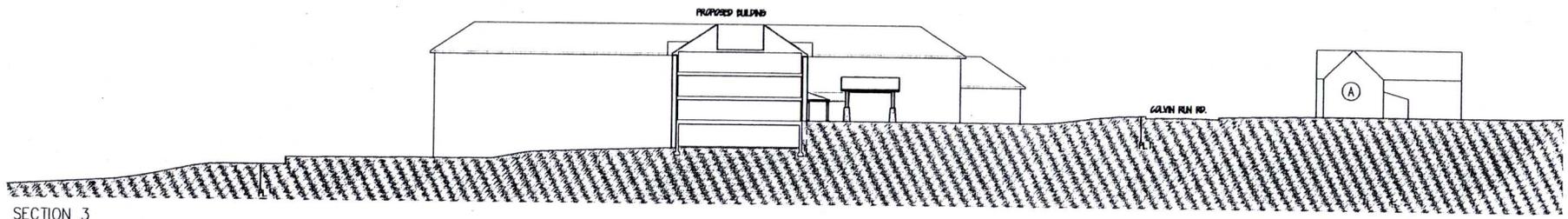
PLOT: 0507311-00.DWG



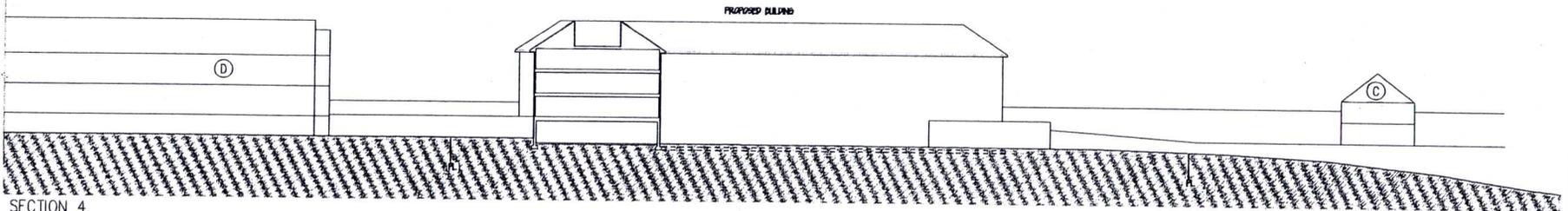
SECTION 1



SECTION 2



SECTION 3



SECTION 4

BC Consultants
 Planners - Engineers - Surveyors - Landscaping Architects
 12800 Fair Lakes Circle, Suite 100, Fairfax, VA 22033
 (703) 441-8100 (Fax)
 www.bccon.com



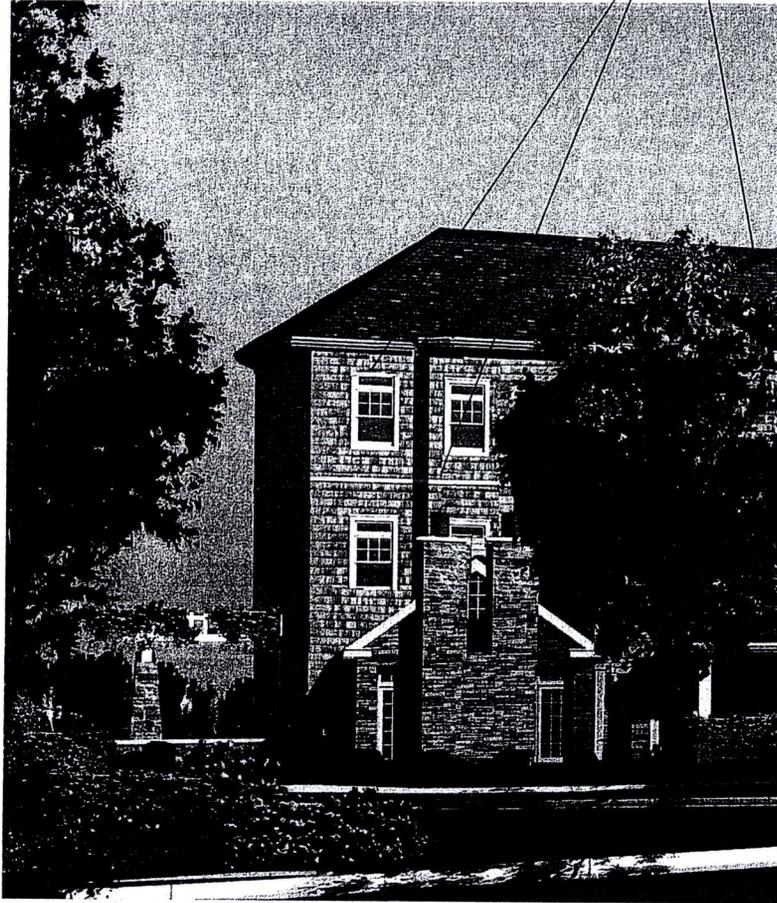
SPECIAL EXCEPTION PLAT
 SITE SECTIONS

BRIGHTVIEW
 BALTIMORE COUNTY, MARYLAND

DESIGNED BY: PLR
DRAFTED BY: CAD
CHECKED BY: PLR
DATE: OCTOBER 19, 2010
SCALE: HOR. 1"=20'
VERT. 1"=10'
SHEET 16 OF 18
CD. NO.
CAD NAME: 55073SECT
LAYOUT: SECTIONS
FILE NO. 05073.11-00

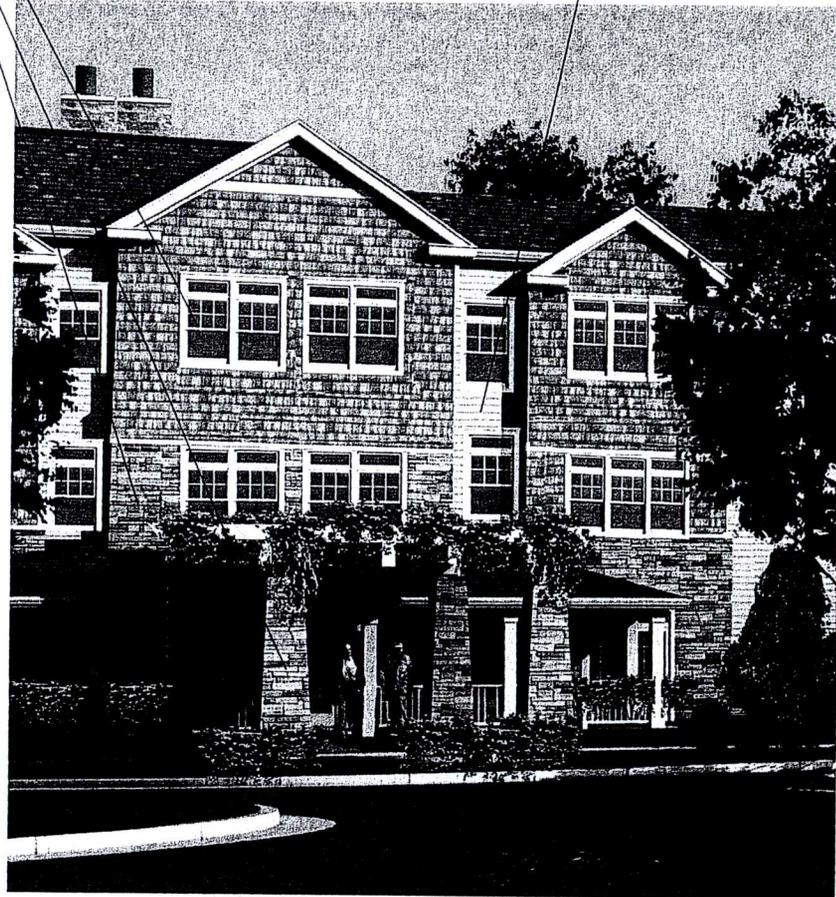
dark roof shingles throughout

cementitious siding - shingle pattern
earthtone color with accent trim



West Property Line
View from Colvin Run Road

earth tone -regional pattern-manufactured stone veneer - approx 2" thick
double hung aluminum window
horizontal cementitious siding - muted trim color



Front Entrance

BC Consultants
Planners • Engineers • Surveyors • Landscape Architects
12000 Fair Lakes Circle, Suite 100, Fairfax, VA 22035
(703)449-8100 (703)449-8100 (Fax)
www.bccon.com



SPECIAL EXCEPTION PLAT
PERSPECTIVE 1
BRIGHTVIEW
BANGORVILLE SUBDIVISION
BALTIMORE COUNTY, MARYLAND

BY: REVISIONS
SHEET: 05073.11-00-11
DESIGNED BY: PLR
DRAFTED BY: CAD
CHECKED BY: PLR
DATE: OCTOBER 19, 2010
SCALE: HOR. NO SCALE
VERT.
SHEET 17 OF 18
CO. NO.
CAD NAME: 1307PERSPECTIVE1
LAYOUT: PERSP1
FILE NO. 05073.11-00

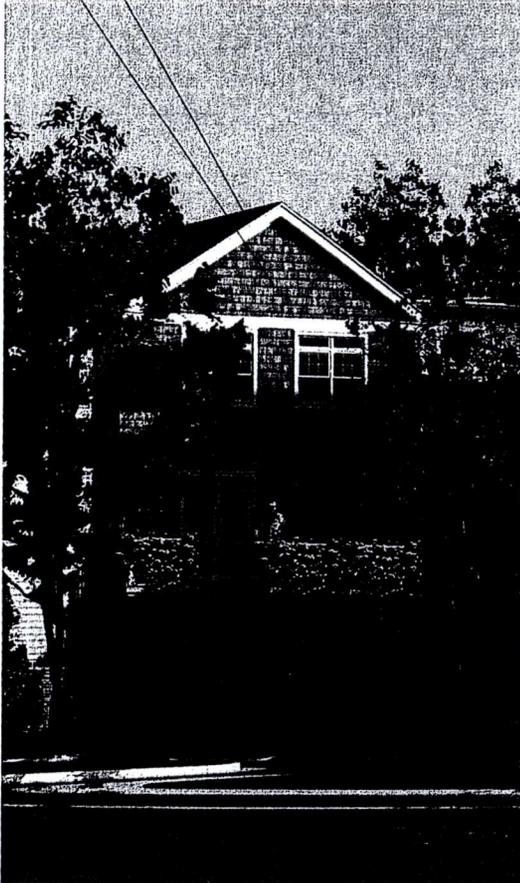
dark roof shingles throughout

cementitious siding - shingle pattern
earthtone color with accent trim

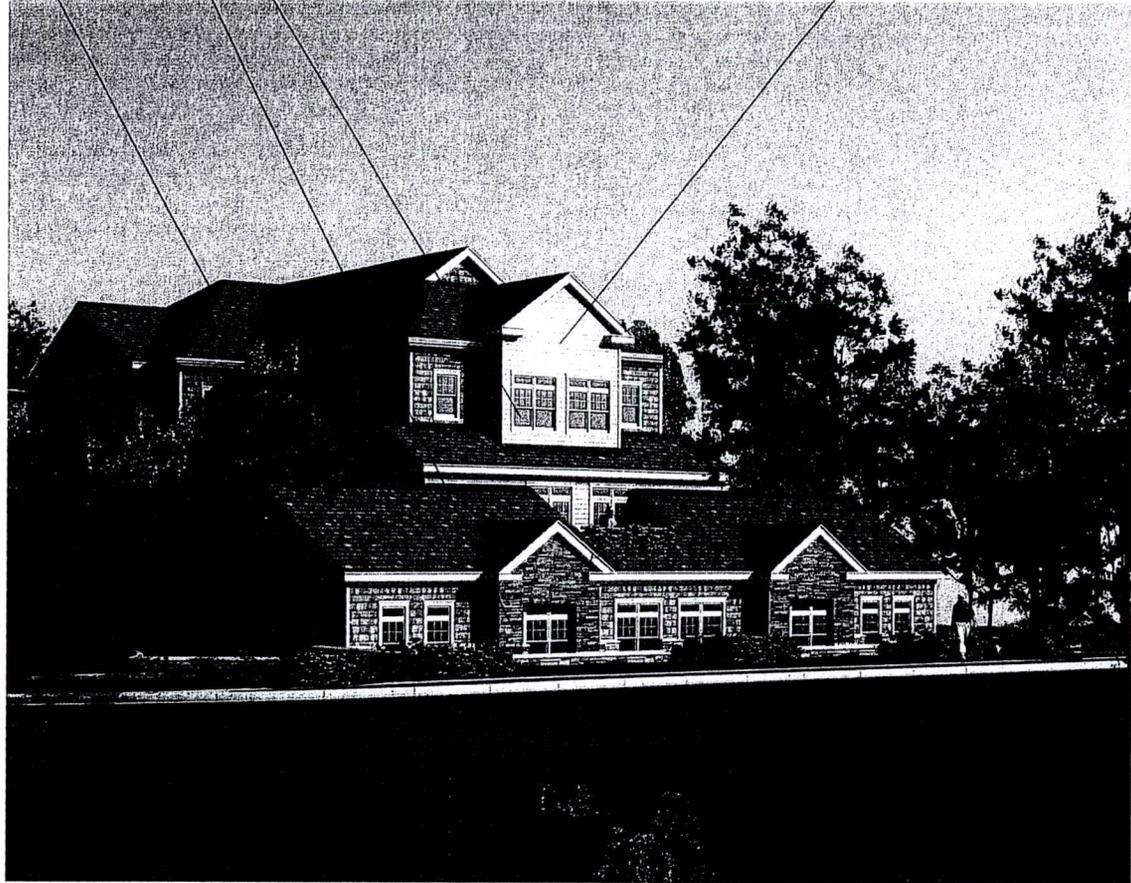
earth tone -regional pattern-manufactured stone veneer - approx 2" thick

double hung aluminum window

horizontal cementitious siding - muted trim color



Front Facade



East Property Line
View from Colvin Run Road

BC Consultants
Planners - Engineers - Surveyors - Landscape Architects
12800 Fair Lakes Circle, Suite 100, Fairfax, VA 22033
(703)449-8100 (703)449-8108 (Fax)
www.bccon.com



SPECIAL EXCEPTION PLAT
PERSPECTIVE 2

BRIGHTVIEW

MANASSAS PARK
FAIRFAX COUNTY, VIRGINIA

REVISIONS
SHEET ADDED 02-07-11

DESIGNED BY: PLR
DRAFTED BY: CAD
CHECKED BY: PLR
DATE: OCTOBER 19, 2010
SCALE: N/A, NO SCALE
V.O.T.
SHEET 18 OF 18
CO. NO.
CAD NAME: 85073PERSP2
LAYOUT: PERSP2
FILE NO: 05073.11-00

**A GLOSSARY OF TERMS FREQUENTLY
USED IN STAFF REPORTS WILL BE
FOUND AT THE BACK OF THIS REPORT**

DESCRIPTION OF THE APPLICATION

The applicant, Shelter Development LLC, requests Special Exception approval to permit the development of a 90-unit, 57,698 square foot medical care facility on a property zoned R-1 and C-8.

Hours of Operation:

The facility will operate as a twenty-four hour facility.

Number of Patrons/Patients:

The proposed facility will consist of a total of 90 assisted living units. Approximately 26 of the units will be in a separate wing for memory-impaired patients.

Number of Employees and Shifts:

The applicant proposes a maximum number of 46 employees; no more than 26 will be on the property at any one time. The employee hours will be in three shifts: 7:00 am to 3:00 pm; 3:00 pm to 11:00 pm, and 11:00 pm to 7:00 am.

Waivers and Modifications:

The applicant has requested the following waivers and modifications:

- *Waiver of the minimum lot size for R-1 Districts.*
- *Modification of the transitional screening requirement for the northern and a portion of the western property lines to allow the existing and supplemental landscaping as shown on the SE Plat.*
- *Waiver of the barrier requirement on all property lines.*
- *Modification of Additional Standard 5, which states that no building shall be located closer than 45 feet to any street line or closer than 100 feet to any lot line which abuts an R-A through R-4 street.*

Copies of the proposed development conditions, applicant's affidavit, and statement of justification can be found in Appendices 1-3 of this report.

LOCATION AND CHARACTER

The site is located at 10200 Colvin Run Road, near its intersection at Walker Road. The site is zoned R-1 and C-8 and currently contains buildings that are used for commercial operations. Access to the site is obtained via a driveway entrance off of Colvin Run Road. The site contains existing tree cover; portions along the northern and western property line are proposed to be preserved.

BACKGROUND

No other land use applications are associated with the subject property. A site plan for an office building on the property was approved in 2008, but that building was never constructed.

The application property is listed in *The Fairfax County Inventory of Historic Sites*. The property was listed in the inventory in May 2002; the historic significance of the site related to the buildings' early to mid-20th century form and use as a community serving store, gas station, and auto repair shop. The Feighery Store/Thelma's Ice Cream was demolished in July 2007 by the property owner of record. In addition to the demolished store, the listed property includes a four-square style house and a 2-story garage. The historic significance of these two buildings is integrally tied to that of the demolished store.

The Colvin Run Historic District, which includes 10200 Colvin Run Rd, was determined National Register eligible by the Virginia Department of Historic Resources (VDHR) State Review Board on March 16, 2005.

Colvin Run Road is a historic by-way; however, this designation does not preclude road improvements.

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan
North	Stormwater management pond, single family detached dwelling	R-1	Residential; .2-.5 du/ac
South	Former school building, currently used as meeting house	C-8	Residential; .2-.5 du/ac
East	Office-condos (Leigh Corners)	R-1, C-8	Residential; .2-.5 du/ac
West	Single family detached dwelling	R-1	Residential; .2-.5 du/ac

COMPREHENSIVE PLAN PROVISIONS (Appendix 4)

- Plan Area:** Area III, Upper Potomac Planning District
- Planning Sector:** UP3- Hickory Community Planning Sector
- Plan Map:** Retail and other; Residential at .2-.5 du/ac
- Plan Text:**

In the Fairfax County Comprehensive Plan, 2007 Edition, Area III, Upper Potomac Planning District, UP3- Hickory Community Planning Sector, as amended through July 27, 2010, page 101, the Plan states:

"6. Commercial uses should be limited to existing commercial areas in the vicinity of Walker Road and Route 193, and Walker Road and Colvin Run Road. Commercial uses in these areas should be neighborhood-serving in nature and should be restricted to the existing commercially-zoned parcels. However, it would be appropriate for some required commercial parking to be located on the residentially-zoned portion of Tax Map 12-4 ((16)), provided that the Alfred Leigh House is rehabilitated and maintained as defined in "The Secretary of the Interior's Standards for Historic Preservation Projects." The Fairfax County Architectural Review Board should provide guidance. The parking should be buffered from surrounding residential development. Such parking use should only be continued in conjunction with the continued maintenance of the Leigh House. Should the Leigh House be demolished, use of the residentially-zoned land for parking should cease and the land should be restored to its original condition or a condition appropriate for residential use."

Additional relevant plan text can be found in Appendix 4.

ANALYSIS

Special Exception Plan (Copy at front of staff report)

Title of SE Plat: Brightview Special Exception

Prepared By: BC Consultants

Original and Revision Dates: October 19, 2010 as revised through February 7, 2011

The sheet index is found on Sheet 1 of the Plans, which are attached to the front of this report for reference.

The SE Plat depicts the following:

Site Layout:

- The building is located closest to the property line which abuts the office-condos.
- Parking is located along the northern property line, and loops towards the back of the building.
- A drop off area is located at the front of the building, which faces Colvin Run Road.
- An enclosed garden area is located along the eastern property line. There is a separate landscaped patio and outdoor passive recreation area at the rear of the building.

Building Details

- 57,698 square feet total
- varies from 1-3 stories, maximum height of 40 feet
- The portion of the building closest to Colvin Run Road is 2 stories
- Total overall FAR = 0.37

- The proposed architecture is craftsman style and will use building materials such as cementitious siding, stone veneer, aluminum windows, dark roof shingles, and earth tone colors throughout.

Access & Parking

- There is an existing driveway entrance along Colvin Run Road. This driveway entrance will be improved to current VDOT standards to facilitate safe movements into and out of the site.
- 56 parking spaces are provided on site, primarily located to the west of the proposed building.
- Two loading spaces, a service driveway, and a turn-around are provided at the rear of the building, located along the northern property line.

Open Space & Landscaping

- 60 percent open space is provided
- Existing vegetation is proposed to be preserved along all property lines. The applicant has requested a modification of the transitional screening requirement to allow the existing vegetation to remain but be supplemented, as shown on the SE Plat.

Stormwater Management

- Stormwater management quality and quantity control is proposed to be met through an underground rain tank, to be located on the north central portion of the site (underneath the surface parking.) The tank provides BMP and detention. Outfall for the site is located at the northwestern corner of the property and will connect into the larger stormwater management system.

Land Use Analysis (Appendix 4)

The Comprehensive Plan does not specifically note an option for medical care facilities at this location; however, the use may be permitted by Special Exception in both the R-1 and C-8 zoning districts. The structure is proposed to be located on the eastern portion of the property, which places it closer to the existing commercial office development and further from the existing residential properties which abut the western boundary of the subject property. The proposed structure is residential in character, which allows it to blend-in with the adjoining residential development. Staff finds that the proposed use is in harmony with the intent of the Comprehensive Plan.

Environmental Analysis (Appendix 4)

The Policy Plan incorporates guidance in support of the application of energy conservation, water conservation and other green building practices in the design and construction of new development and redevelopment projects to attain green building certification under U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) program or equivalent third party certification program. Staff strongly encourages the applicant to seek-out green building measures for the proposed development. At this time, the applicant has not opted to provide details on their green building practices.

Urban Forest Management Analysis (Appendix 5)

Issue: The proposed limits of clearing and grading at the northeastern portion of the site will provide minimal protection for off-site trees.

Resolution: The applicant modified the development plan to show a possible retaining wall at the northeastern portion of the site, which will be implemented if determined necessary at site plan for the protection of the off-site trees. This issue is resolved.

Issue: Two Category III landscape trees located at the west side of the building, between two proposed retaining walls, appear to be planted in an area that is less than the minimum requirement.

Resolution: The two Category III trees are still shown in the location between the retaining walls. At the time of site plan review, the applicant may need to relocate the trees to a more appropriate location, in consultation with Urban Forest Management.

Stormwater Management Analysis (Appendix 6)

Issue: There is mapped Resource Protection Area on the Site. Stormwater outfall is shown within the RPA. A water quality impact assessment (WQIA) for the stormwater outfall encroachment into the RPA is required. The WQIA must be approved before Site Plan is approved. WQIA can be included in Site Plan per LTI 06-07. The applicant indicates that water quality control (BMP) for the Site has been provided in an infiltration trench (a Rain-tank) facility. A site specific field infiltration test is required before approval of the Site Plan (LTI 10-04).

Resolution: The applicant will submit a WQIA and a site specific infiltration test at the time of site plan.

Issue: There is regulated 100-yr floodplain on the site. A letter of permission from DPWES to construct the proposed stormwater outfall in a floodplain is required (PFM § 6-0703.2, ZO 2-903) before the Site Plan is approved.

Resolution: The applicant will submit the letter of permission prior to site plan approval.

Issue: The applicant has indicated on the Plat that stormwater detention will be designed to provide a release rate from the site as if it were undeveloped and in a "good forested" condition. If the existing outfall channel is inadequate and/or erodible/eroding, the applicant needs to either modify the outfall to make it adequate; use the PFM channel capacity method; or use the detention method (PFM 6-0203). The detention method requires extended detention of the 1-year storm volume for a minimum of 24 hours, and proportional improvement (2-year and 10-year peak flows reduction below forested condition) outlined on the PFM § 6-0203.4C. Applicant has planned to use the detention method as per PFM 6-0203.4C to address the outfall issues.

Resolution: The applicant has several options for satisfying outfall requirements. If the outfall cannot be provided in general conformance with the SE Plat, an SEA may be required.

Transportation Analysis (Appendix 7)

Issue: The applicant should provide frontage improvements along Colvin Run Road, including curb and gutter, to match the existing frontage to the east. The applicant should submit a cross-section with typical dimensions for the frontage improvements. The SE Plat shows two options for frontage treatment. The first option provides the full frontage improvements, including right of way dedication and construction, for the VDOT and DOT suggested improvements. The second option shows no dedication or construction, but would allow the preservation of an existing mature tree in good condition that is along the site frontage.

Resolution: Staff cannot support the option of no dedication or construction. Although preservation of trees is important, the applicant will be required to dedicate and construct the frontage improvements at the time of site plan. It is highly unlikely that VDOT would support a waiver of the frontage improvements for this site. Staff has included a development condition requiring the frontage improvements to be constructed.

Heritage Resources Analysis (Appendix 8)

The impact of the Application Property development on the National Register-eligible historic district should be mitigated. Staff acknowledges the efforts of the applicant to address the general elements of site and architectural design in the application. While the application property does not lie within the Colvin Run Historic Overlay District, the applicant has followed the overall intent of the guidelines and the intent for compatibility with the surrounding community.

Staff believes that the impact of the Application Property development on the National Register-eligible historic district can be mitigated through enhanced evergreen plantings along the Colvin Run Road frontage, reducing the building height, and eliminating internally illuminated signs. Staff has included development conditions to address the issue of landscaping along Colvin Run Road, and to restrict the use of any internally-illuminated signs. The cross-sections provided in the SE Plat demonstrate that the proposed building is height-compatible with that of the adjacent buildings and does not believe the building height will have a negative impact.

In addition to mitigation efforts, the existing conditions for the application property should be documented through photographic recordation for the purpose of recording and documenting the existing standing structures, the cultural landscape and the relationship of the site to Colvin Run Road prior to development and/or demolition. A development condition has been included which details the requirements of site documentation; this issue is addressed.

ZONING ORDINANCE PROVISIONS

Standard	Bulk Standards R-1		Bulk Standards C-8	
	Required	Provided	Required	Provided
Lot Size	Min. 5.0 ac	3.56 acres (waiver requested)	Min. 40,000 sf	62,604 sf
Lot Width	n/a	n/a	Min. 200'	274.75'
Building Height	Max. 60'	40'	Max. 40'	40'
Front Yard	50° ABP, but no less than 40'	0'	45° ABP, but no less than 40'	40'
Side Yard	45° ABP, but no less than 20'	28' (east), 110' (west)	No requirement	n/a
Rear Yard	n/a	n/a	Min. 20'	25'
FAR	Max. 0.15	0.15	Max. 0.5 (0.7 with BOS approval)	0.7
Parking				
Parking Spaces	56 spaces	56 spaces	-	-
Loading Spaces	1 space	2 spaces	-	-

Requested Waivers and Modifications:

The following waivers and modifications have been requested:

- *Waiver of the minimum lot size for R-1 Districts (Zoning Ordinance Section 9-304.1).* The applicant has requested a modification of this standard. As this is an already established parcel that is split-zoned, and the adjacent properties are developed with no immediate opportunity for consolidation, staff does not object to this modification.
- *Modification of the transitional screening requirement for the northern and a portion of the western property lines to allow the existing and supplemental landscaping as shown on the SE Plat.* As this applicant is providing the full width of the required transitional screening yard and is proposing tree save in those areas, to be supplemented with additional vegetation, staff does not object to a modification.
- *Waiver of the barrier requirement on all property lines.* The applicant has requested a waiver of the barrier requirement, as the adjacent properties have existing fencing along the lot lines. The applicant is providing the appropriate transitional screening widths, and is supplementing the existing vegetation with new planting. The office-condo use to the east is compatible with this proposed use, and the residential uses to the west are set back from the shared property line. Staff does not object to this waiver.
- *Modification of Additional Standard 5, which states that no building shall be located closer than 45 feet to any street line or closer than 100 feet to any lot line which abuts an R-A through R-4 street.* The adjacent property to the northeast is zoned R-1, and the applicant has requested a modification to allow the building to be located

25 feet from the rear lot line in the northeast corner. As this area of the adjacent property is developed with a non-residential use (a parking lot and stormwater management facility), staff does not object to this modification. The applicant has also requested a modification to allow the building to be located 40 feet from the street line. As the development conditions require frontage improvements along Colvin Run Road, this modification will be needed. The building cannot be shifted back due to the narrowness of the rear portion of the property. Staff does not object to this modification.

Other Zoning Ordinance Requirements:

Special Exception Requirements (Appendix 9)

General Special Exception Standards (Sect. 9-006)

Category 3 Standards (Sect. 9-304)

Additional Standards for Medical Care Facilities (Sect. 9-308)

Increase in FAR (Sect. 9-618)

General Special Exception Standards (Sect. 9-006)

The General Special Exception Standards require that the proposal be in harmony with the Comprehensive Plan, that there be a finding of no significant negative impacts on surrounding properties, and that safe and adequate vehicular and pedestrian access be provided.

- 1. The proposed use shall be in harmony with the adopted Comprehensive Plan. The Comprehensive Plan map for this property is retail and other and residential development at .2-.5 du/acre. While the Comprehensive Plan does not specifically note an option for medical care facilities at this location, the use is permitted by Special Exception. The proposed building has been sited close to the existing commercial building, and the architecture, materials, and colors proposed present a building that is residential in character. Staff believes this standard is met.*
- 2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations. The intent of the C-8 District is to provide locations on heavily-traveled collector and arterial highways for commercial and service uses. The intent of the R-1 District is to allow for single-family detached dwelling and uses compatible with the same. The proposed use is residential in character and is allowed by Special Exception in both the R-1 and C-8 Districts. This use serves as a transition between the office-condo use to the east and the residential uses to the west. Staff believes this standard is met.*
- 3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted Comprehensive Plan. The location, size and height of buildings, structures, walls and fences, and the*

nature and extent of screening, buffering, and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof. The proposed building is located on the eastern part of the site, adjacent to the existing commercial development. The building is proposed at a maximum height of 40 feet, which is compatible with the heights of the surrounding buildings. The proposed building design elements are residential in character and include porches, varying rooflines, bay windows, and muted colors. The use does not produce a high noise or light level that could be considered intrusive to adjacent property owners. The full transitional screening width is provided; the applicant has requested a modification to allow the existing vegetation to remain and be supplemented with additional planting. Staff has included a development condition requiring the applicant to provide additional evergreen plantings along the Colvin Run Road site frontage. A retaining wall along the eastern property edge has been shown on the plan, and, if it is determined necessary, a retaining wall will protect vegetation off-site. Staff believes this standard is addressed.

4. *The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.* Staff has included a development condition requiring the applicant to dedicate right of way and construct frontage improvements along Colvin Run Road. No further improvements are required, as this use is a low trip generating use. Sidewalks are provided around the site, and adequate vehicular circulation patterns around the site are provided. Staff believes this issue is addressed.
5. *In addition to the standards which may be set forth in this Article for a particular category or use, the Board shall require landscaping or screening in accordance with the provisions of Article 13.* The applicant has requested a modification of the transitional screening requirement to allow the existing vegetation to remain and be supplemented. Staff believes this issue is addressed.
6. *Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.* The open space requirement in the C-8 District is 15%, and the applicant is providing 45.5 percent. There is no open space requirement in the R-1 District.
7. *Adequate utility, drainage, parking, loading, and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.* The proposal meets parking and loading requirements. Stormwater management is provided through the proposed rain tank, and connections to public water and sewer will be made. This standard has been met.
8. *Signs shall be regulated by the provisions of Article 12; however, the Board may impose more strict requirements for a given use than those set forth in this Ordinance.* In order to preserve the viewshed along Colvin Run Road, staff has included a development condition restricting the use of internally illuminated signs.

Category 3 Standards (Sect. 9-304)

The Category 3 Standards require that the proposed development meet lot size and bulk requirements for the Zoning District, comply with performance standards, and be subject to Site Plan Review. The applicant has requested a waiver of the minimum lot size for R-1 Districts. This property is split-zoned, and approximately 2.12 acres are located in the R-1 District. The lot is already established, and the adjacent properties are already developed, leaving no options for consolidation. Staff does not object to this waiver.

Additional Standards for Medical Care Facilities (Sect. 9-308)

Additional Standard 1 requires, in addition to the development of a recommendation and report by the Healthcare Advisory Board, that the HCAB solicit information and comment from providers and consumers of health services. This case was heard by the HCAB on February 14, 2011; a memo is included as Appendix 9. The HCAB recommends approval of the application and finds the application reasonable in terms of quality, operations, and access to clients with low to moderate incomes. The applicant participates in the Auxiliary Grant program, which is a payment program of the Virginia Department of Social Services that issues a monthly check to eligible recipients to supplement income to pay for room and board in a licensed adult care residence. The HCAB finds that the applicant's commitment to maintain at least 4% of the beds for residents who qualify for the grant to be acceptable; staff has included a development condition to ensure the commitment.

Additional Standard 2 requires that the Advisory Board and the Board of Supervisors consider a) that there is demonstrated need for the proposed facility, b) that any proposed specialized care facility can provide for a working relationship with a general hospital sufficiently close, and c) the proposed facility will contribute to the implementation of a plan for comprehensive health care for the area proposed to be served. This Standard will be addressed in the HCAB report, which will be forwarded under separate cover prior to the Board of Supervisors public hearing on this case.

Additional Standard 3 requires that all such uses be designed to accommodate service vehicles with access to the building at a side or rear entrance. Service vehicles have access to the rear of the building; this standard is addressed.

Additional Standard 4 requires that no freestanding nursing facility shall be established except on a parcel of land fronting on, and with direct access to, an existing or planned collector or arterial street as defined in the Comprehensive Plan. The proposed use is a medical care facility. The property fronts on and has direct access to Colvin Run Road, which is classified as a minor arterial street in the Comprehensive Plan.

Additional Standard 5 states that no building shall be located closer than 45 feet to any street line or closer than 100 feet to any lot line which abuts an R-A through R-4 street. As previously discussed, the applicant has requested a modification of this standard.

Additional Standard 6 states that in the R-E through R-5 Districts, no such use shall be located on a lot containing less than 5 acres. The subject property is split zoned R-1 and C-8 and is 3.56 acres. The applicant has requested a waiver of this standard.

Additional Standard 7 describes additional signage for hospitals. As this use is a medical care facility, this Additional Standard is not applicable.

Increase in FAR (Sect. 9-618)

The Board may approve a Special Exception to allow an increase in the maximum permitted FAR for all uses in the C-6, C-7, C-8, I-3, I-4, I-5, and I-6 Districts, in accordance with the maximum FAR set forth in the respective zoning district.

The applicant as requested an increase in FAR for the C-8 portion of the property to 0.7; 0.5 FAR is the maximum for the C-8 District, and 0.7 is allowed with BOS approval. Due to the split zoned nature of the subject property, staff does not object to this increase.

CONCLUSIONS AND RECOMMENDATIONS

Summary of Zoning Ordinance Provisions

All applicable standards have been satisfied with the proposed development conditions.

Staff Conclusions

Staff concludes that the subject application to permit a medical care facility is in harmony with the Comprehensive Plan and in conformance with the applicable Zoning Ordinance provisions.

Recommendation

Staff recommends approval of SE 2010-DR-030, subject to the proposed development conditions contained in Appendix 1.

Staff recommends approval of a waiver of the minimum lot size for R-1 Districts.

Staff recommends approval of a modification of the transitional screening requirement for the northern and a portion of the western property lines to allow the existing and supplemental landscaping as shown on the SE Plat.

Staff recommends approval of a waiver of the barrier requirement on all property lines.

Staff recommends approval of a modification of Additional Standard 5, which states that no building shall be located closer than 45 feet to any street line or closer than 100 feet to any lot line which abuts an R-A through R-4 street.

It should be noted that it is not the intent of staff to recommend that the Board, in imposing development conditions, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

The approval of this special exception does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Supervisors.

APPENDICES

1. Proposed Development Conditions
2. Affidavit
3. Statement of Justification
4. Plan Citations and Land Use & Environmental Analysis
5. Urban Forest Management Analysis
6. Stormwater Management Analysis
7. Transportation Analysis
8. Heritage Resources Analysis
9. Health Care Advisory Review
10. Applicable Zoning Ordinance Provisions
11. Glossary

PROPOSED DEVELOPMENT CONDITIONS

SE 2010-DR-030

March 10, 2011

If it is the intent of the Board of Supervisors to approve SE 2010-DR-030 located at 10200 Colvin Run Road (Tax Map 12-4 ((1)) 32) for use as a medical care facility pursuant to Sect. 3-104 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval 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, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special exception shall be in substantial conformance with the approved Special Exception Plat entitled Brightview Special Exception, prepared by BC Consultants and dated October 19, 2010 as revised through February 7, 2011, consisting of 18 sheets, and these conditions. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. A copy of this Special Exception and the Non-Residential Use Permit shall be posted in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
5. All required ADA accessible parking spaces will be located adjacent to the building such that no travel aisles will have to be crossed to access the facility.
6. Foundation landscaping around the building, including a mix of shrubs, ornamental trees, and ground cover, shall be provided to enhance the residential character of the building.
7. If stormwater management/BMP waiver(s) are not granted by DPWES, the applicant shall provide stormwater management/BMP controls to the satisfaction of DPWES. If stormwater management/BMP facilities are not in substantial conformance with the SE Plat, the applicant may be required to submit a Special Exception Amendment.

8. Regardless of the "Optional Road Frontage Without VDOT Improvements" diagram shown on the SE Plat, the applicant shall dedicate and construct the frontage improvements to Colvin Run Road, subject to Virginia Department of Transportation (VDOT) review and approval at the time of Site Plan.
9. Internally-illuminated signs shall not be allowed on the site.
10. In order to mitigate the building's impact on the viewshed from Colvin Run Road, the applicant shall install a mix of plantings that are primarily evergreen and include a mix of heights and types, along the entire road frontage, subject to review and approval by Urban Forest Management.
11. The applicant shall maintain at least 4 percent of the beds for residents who are eligible for the Virginia Department of Social Services' Auxiliary Grant program.
12. Prior to Site Plan approval, the existing conditions for the property shall be documented through photographic recordation for the purpose of recording and documenting the existing standing structures, the cultural landscape and the relationship of the site to Colvin Run Road prior to development and/or demolition. The documentation shall include at a minimum the exteriors of the standing structures and landscape features, as stipulated below, to be photographed prior to any land disturbing activity on site. The documentation shall include a clear sketch plan map, based upon the existing conditions and vegetation map for this application, showing the location where each photograph was taken. The number and angle of photographic views and sketch plan map shall be coordinated with the Department of Planning and Zoning (DPZ) Historic Preservation planner prior to final submission of the documentation. All photographs and sketch plan shall be submitted to the Virginia Room of the Fairfax County Public Library and to the Fairfax County Department of Planning and Zoning (DPZ) Historic Preservation Planner. The applicant shall provide written documentation to DPZ that required documentation has been submitted to the Virginia Room.

Photographic documentation for dwelling, garage and site context shall include:

- View of each façade
 - Perspective view, front façade and one side
 - Perspective view, rear and one side
 - Details of the buildings such as views of the main entrance, stairs, signage, prominent window(s), chimney(s) and any unique architectural and/or character defining features
 - General views from a distance sufficient to show environmental setting, landscaping, and cultural landscape features and elements
 - General streetscape views to and from the property along Colvin Run Road.
13. A. Tree Preservation: The applicant shall submit a Tree Preservation Plan and Narrative as part of the first and all subsequent site plan submissions. The preservation plan and narrative shall be prepared by a Certified Arborist or a Registered Consulting Arborist, and shall be subject to the review and approval of the Urban Forest Management Division, DPWES.

The tree preservation plan shall include a tree inventory that identifies the location, species, critical root zone, size, crown spread and condition analysis percentage rating for all individual trees to be preserved, as well as all on and off-site trees, living or dead with trunks 8 inches in diameter and greater (measured at 4 ½ -feet from the base of the trunk or as otherwise allowed in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture) located within 25 feet to either side of the limits of clearing and grading. The tree preservation plan shall provide for the preservation of those areas shown for tree preservation, those areas outside of the limits of clearing and grading shown on the Special Exception Plat and those additional areas in which trees can be preserved as a result of final engineering. The tree preservation plan and narrative shall include all items specified in PFM 12-0507 and 12-0509. Specific tree preservation activities that will maximize the survivability of any tree identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, and others as necessary, shall be included in the plan.

B. Tree Preservation Walk-Through. The Applicant shall retain the services of a certified arborist or Registered Consulting Arborist, and shall have the limits of clearing and grading marked with a continuous line of flagging prior to the walk-through meeting. During the tree-preservation walk-through meeting, the Applicant's certified arborist or landscape architect shall walk the limits of clearing and grading with an UFMD, DPWES, representative to determine where adjustments to the clearing limits can be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented. Trees that are identified as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall be done using a stump-grinding machine in a manner causing as little disturbance as possible to adjacent trees and associated understory vegetation and soil conditions.

C. Limits of Clearing and Grading. The Applicant shall conform strictly to the limits of clearing and grading as shown on the Special Exception Plat, subject to allowances specified in these development conditions and for the installation of utilities and/or trails as determined necessary by the Director of DPWES, as described herein. If it is determined necessary to install utilities and/or trails in areas protected by the limits of clearing and grading as shown on the Special Exception Plat, they shall be located in the least disruptive manner necessary as determined by the UFMD, DPWES. A replanting plan shall be developed and implemented, subject to approval by the UFMD, DPWES, for any areas protected by the limits of clearing and grading that must be disturbed for such trails or utilities.

D. Tree Preservation Fencing: All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fence. Tree protection fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart or, super silt fence to the extent

that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees shall be erected at the limits of clearing and grading as shown on the demolition, and phase I & II erosion and sediment control sheets, as may be modified by the "Root Pruning" development condition below.

All tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree protection fencing shall be performed under the supervision of a certified arborist, and accomplished in a manner that does not harm existing vegetation that is to be preserved. Three (3) days prior to the commencement of any clearing, grading or demolition activities, but subsequent to the installation of the tree protection devices, the UFMD, DPWES, shall be notified and given the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by the UFMD, DPWES.

E. Root Pruning. The Applicant shall root prune, as needed to comply with the tree preservation requirements of these development conditions. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the subdivision plan submission. The details for these treatments shall be reviewed and approved by the UFMD, DPWES, accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to the following:

- Root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches.
- Root pruning shall take place prior to any clearing and grading, or demolition of structures.
- Root pruning shall be conducted with the supervision of a certified arborist.
- An UFMD, DPWES, representative shall be informed when all root pruning and tree protection fence installation is complete.

F. Site Monitoring. During any clearing or tree/vegetation/structure removal on the Applicant Property, a representative of the Applicant shall be present to monitor the process and ensure that the activities are conducted as proffered and as approved by the UFMD. The Applicant shall retain the services of a certified arborist or Registered Consulting Arborist to monitor all construction and demolition work and tree preservation efforts in order to ensure conformance with all tree preservation proffer, development conditions, and UFMD approvals. The monitoring schedule shall be described and detailed in the Landscaping and Tree Preservation Plan, and reviewed and approved by the UFMD, DPWES.

APPENDIX 1

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.

SPECIAL EXCEPTION AFFIDAVIT

DATE: FEB 17 2011
 (enter date affidavit is notarized)

I, Gregory A. Riegler, do hereby state that I am an
 (enter name of applicant or authorized agent)

(check one) applicant
 applicant's authorized agent listed in Par. 1(a) below *1102920*

in Application No.(s): SE 2010-DR-030
 (enter County-assigned application number(s), e.g. SE 88-V-001)

and that, to the best of my knowledge and belief, the following information is true:

1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS, and LESSEES** of the land described in the application,* and, if any of the foregoing is a **TRUSTEE,**** each **BENEFICIARY** of such trust, and all **ATTORNEYS and REAL ESTATE BROKERS**, and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

(NOTE: All relationships to the application listed above in **BOLD** print are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Shelter Development, LLC Agent: David D. Carliner Andrew M. Teeters	218 N. Charles Street, Suite 220 Baltimore, MD 21201	Applicant/Contract Purchaser of Tax Map No. 12-4 ((1)) 32
Nest Estates LLC Agent: Panthea Mohtasham	1538 Crowell Road Vienna, VA 22182	Title Owner of Tax Map No. 12-4 ((1)) 32
BC Consultants, Inc. Agent: Peter L. Rinek Dennis D. Dixon	12600 Fair Lakes Circle, Suite 100 Fairfax, VA 22033	Engineer/Agent
Architecture, Inc. Agent: William R. Drury	1902 Campus Common Drive, Suite 101 Reston, VA 20191	Architect/Agent

(check if applicable) There are more relationships to be listed and Par. 1(a) is continued on a "Special Exception Attachment to Par. 1(a)" form.

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

Special Exception Attachment to Par. 1(a)

DATE: FEB 17 2011
(enter date affidavit is notarized)

11027200

for Application No. (s): SE 2010-DR-030
(enter County-assigned application number (s))

(NOTE: All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel (s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
McGuireWoods LLP Agents: Scott E. Adams Carson Lee Fifer, Jr. David R. Gill Jonathan P. Rak Gregory A. Riegler Mark M. Viani Kenneth W. Wire Sheri L. Akin Lisa M. Chiblow Lori R. Greenlief	1750 Tysons Boulevard, Suite 1800 McLean, VA 22102	Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Planner/Agent Planner/Agent Planner/Agent

(check if applicable)

There are more relationships to be listed and Par. 1(a) is continued further on a "Special Exception Attachment to Par. 1(a)" form.

SPECIAL EXCEPTION AFFIDAVIT

DATE: FEB 17 2011
(enter date affidavit is notarized)

110272a

for Application No. (s): SE 2010-DR-030
(enter County-assigned application number(s))

1(b). The following constitutes a listing*** of the SHAREHOLDERS of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders:

(NOTE: Include SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name and number, street, city, state, and zip code)

Shelter Development, LLC
218 N. Charles Street, Suite 220
Baltimore, MD 21201

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF SHAREHOLDERS: (enter first name, middle initial and last name)

Arnold I. Richman
Marilynn K. Duker
Mark K. Joseph
David D. Carliner
Jeff K. Hettleman

(check if applicable) There is more corporation information and Par. 1(b) is continued on a "Special Exception Affidavit Attachment 1(b)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed. Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Special Exception Attachment to Par. 1(b)

DATE: FEB 17 2011
(enter date affidavit is notarized)

110272a

for Application No. (s): SE 2010-DR-030
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Nest Estates LLC
1538 Crowell Road
Vienna, VA 22182

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Hamid M. Gharagozloo
Farideh Joneydi Living Trust f/b/o Panthea
Mohtasham

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

BC Consultants, Inc.
12600 Fair Lakes Circle, Suite 100
Fairfax, VA 22033

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

James H. Scanlon

(check if applicable) There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

Special Exception Attachment to Par. 1(b)

DATE: FEB 17 2011
(enter date affidavit is notarized)

110272 a

for Application No. (s): SE 2010-DR-030
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Architecture, Inc.
1902 Campus Common Drive, Suite 101
Reston, VA 20191

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

William R. Drury
Carl R. Shaw Jr.
Chris R. Comeau
Ken I. White
Ted C. Sottong

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

(check if applicable) There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

SPECIAL EXCEPTION AFFIDAVIT

DATE: FEB 17 2011
(enter date affidavit is notarized)

110272 a

for Application No. (s): SE 2010-DR-030
(enter County-assigned application number(s))

1(c). The following constitutes a listing*** of all of the PARTNERS, both GENERAL and LIMITED, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, and number, street, city, state, and zip code)
McGuireWoods LLP
1750 Tysons Boulevard, Suite 1800
McLean, VA 22102

(check if applicable) [✓] The above-listed partnership has no limited partners.

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g. General Partner, Limited Partner, or General and Limited Partner)

Equity Partners of McGuireWoods LLP

- | | | |
|-------------------------|-----------------------|-----------------------|
| Adams, John D. | Becket, Thomas L. | Brown, Thomas C., Jr. |
| Alphonso, Gordon R. | Beil, Marshall H. | Buchan, Jonathan E. |
| Anderson, Arthur E., II | Belcher, Dennis I. | Busch, Stephen D. |
| Anderson, Mark E. | Bell, Craig D. | Cabaniss, Thomas E. |
| Andre-Dumont, Hubert | Beresford, Richard A. | Cacheris, Kimberly Q. |
| Bagley, Terrence M. | Bilik, R. E. | Cairns, Scott S. |
| Barger, Brian D. | Blank, Jonathan T. | Capwell, Jeffrey R. |
| Barnum, John W. | Boland, J. W. | Cason, Alan C. |
| Barr, John S. | Brenner, Irving M. | Chaffin, Rebecca S. |
| Becker, Scott L. | Brooks, Edwin E. | Cobb, John H. |

(check if applicable) [✓] There is more partnership information and Par. 1(c) is continued on a "Special Exception Affidavit Attachment to Par. 1(c)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed. Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Special Exception Attachment to Par. 1(c)

DATE: FEB 17 2011
(enter date affidavit is notarized)

110272a

for Application No. (s): SE 2010-DR-030
(enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

McGuireWoods LLP
1750 Tysons Boulevard, Suite 1800
McLean, VA 22102

(check if applicable) The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

- | | | |
|-------------------------------|---------------------------|----------------------------|
| Cogbill, John V., III | Gibson, Donald J., Jr. | King, Donald E. |
| Covington, Peter J. | Glassman, Margaret M. | King, Sally D. |
| Cramer, Robert W. | Glickson, Scott L. | Kittrell, Steven D. |
| Cromwell, Richard J. | Gold, Stephen (nmi) | Kobayashi, Naho (nmi) |
| Culbertson, Craig R. | Goldstein, Philip (nmi) | Kratz, Timothy H. |
| Cullen, Richard (nmi) | Grant, Richard S. | Krueger, Kurt J. |
| de Cannart d'Hamale, Emmanuel | Greenberg, Richard T. | Kutrow, Bradley R. |
| De Ridder, Patrick A. | Grieb, John T. | La Fratta, Mark J. |
| Dickerman, Dorothea W. | Harmon, Jonathan P. | Lias-Booker, Ava E. |
| DiMattia, Michael J. | Harmon, T. C. | Lieberman, Richard E. |
| Dooley, Kathleen H. | Hartsell, David L. | Little, Nancy R. |
| Dorman, Keith A. | Hayden, Patrick L. | Long, William M. |
| Downing, Scott P. | Hayes, Dion W. | Manning, Amy B. |
| Edwards, Elizabeth F. | Heberton, George H. | Marianes, William B. |
| Ensing, Donald A. | Horne, Patrick T. | Marks, Robert G. |
| Ey, Douglas W., Jr. | Hosmer, Patricia F. | Marshall, Gary S. |
| Farrell, Thomas M. | Hutson, Benne C. | Marshall, Harrison L., Jr. |
| Feller, Howard (nmi) | Isaf, Fred T. | Marsico, Leonard J. |
| Fennebresque, John C. | Jackson, J. B. | Martin, Cecil E., III |
| Foley, Douglas M. | Jarashow, Richard L. | Martin, George K. |
| Fox, Charles D., IV | Jordan, Hilary P. | Martinez, Peter W. |
| France, Bonnie M. | Kanazawa, Sidney K. | Mason, Richard J. |
| Franklin, Ronald G. | Kannensohn, Kimberly J. | Mathews, Eugene E., III |
| Freedlander, Mark E. | Katsantonis, Joanne (nmi) | Mayberry, William C. |
| Freeman, Jeremy D. | Keenan, Mark L. | McCallum, Steven C. |
| Fuhr, Joy C. | Kennedy, Wade M. | McDonald, John G. |
| Gambill, Michael A. | Kilpatrick, Gregory R. | McElligott, James P. |

(check if applicable) There is more partnership information and Par. 1(c) is continued further on a "Special Exception Attachment to Par. 1(c)" form.

Special Exception Attachment to Par. 1(c)

DATE: FEB 17 2011
(enter date affidavit is notarized)

1102720

for Application No. (s): SE 2010-DR-030
(enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

McGuireWoods LLP
1750 Tysons Boulevard, Suite 1800
McLean, VA 22102

(check if applicable) The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., General Partner, Limited Partner, or General and Limited Partner)

McFarland, Robert W.
McIntyre, Charles W.
McLean, J. D.
McRill, Emery B.
Muckenfuss, Robert A.
Muir, Arthur B.
Murphy, Sean F.
Natarajan, Rajsekhar (nmi)
Neale, James F.
Nesbit, Christopher S.
Nickens, Jacks C.
O'Grady, Clive R.
O'Grady, John B.
O'Hare, James P.
Oakey, David N.
Oostdyk, Scott C.
Padgett, John D.
Pankey, David H.
Parker, Brian K.
Phears, H. W.
Plotkin, Robert S.
Potts, William F., Jr.
Pryor, Robert H.
Pusateri, David P.
Rak, Jonathan P.
Rakison, Robert B.

Reid, Joseph K., III
Richardson, David L.
Riegle, Gregory A.
Riley, James B., Jr.
Riopelle, Brian C.
Roberts, Manley W.
Robinson, Stephen W.
Rogers, Marvin L.
Rohman, Thomas P.
Rosen, Gregg M.
Rust, Dana L.
Satterwhite, Rodney A.
Scheurer, P. C.
Schewel, Michael J.
Schill, Gilbert E., Jr.
Schmidt, Gordon W.
Sellers, Jane W.
Shelley, Patrick M.
Simmons, L. D., II
Simmons, Robert W.
Skinner, Halcyon E.
Slone, Daniel K.
Spahn, Thomas E.
Spitz, Joel H.
Stallings, Thomas J.
Steen, Bruce M.

Stein, Marta A.
Stone, Jacquelyn E.
Swan, David I.
Tackley, Michael O.
Tarry, Samuel L., Jr.
Thornhill, James A.
Van der Mersch, Xavier G.
Vaughn, Scott P.
Vick, Howard C., Jr.
Viola, Richard W.
Wade, H. L., Jr.
Walker, John T., IV
Walsh, James H.
Watts, Stephen H., II
Werlin, Leslie M.
Westwood, Scott E.
Whelpley, David B., Jr.
White, H. R., III
White, Walter H., Jr.
Wilburn, John D.
Williams, Steven R.
Wilson, James M.
Wren, Elizabeth G.
Young, Kevin J.
Younger, W. C.

(check if applicable) There is more partnership information and Par. 1(c) is continued further on a "Special Exception Attachment to Par. 1(c)" form.

SPECIAL EXCEPTION AFFIDAVIT

DATE: FEB 17 2011
(enter date affidavit is notarized)

110272a

for Application No. (s): SE 2010-DR-030
(enter County-assigned application number(s))

1(d). One of the following boxes **must** be checked:

In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land:

Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land.

2. That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (**NOTE:** If answer is none, enter "NONE" on the line below.)

NONE

(check if applicable) There are more interests to be listed and Par. 2 is continued on a "Special Exception Attachment to Par. 2" form.

SPECIAL EXCEPTION AFFIDAVIT

DATE: FEB 17 2011
(enter date affidavit is notarized)

110272a

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)

- Carson Lee Fifer, Jr. of McGuireWoods LLP donated in excess of \$100 to Sharon Bulova.
- Jonathan P. Rak of McGuireWoods LLP donated in excess of \$100 to Sharon Bulova.
- Gregory A. Riegle of McGuireWoods LLP donated in excess of \$100 to Sharon Bulova.
- Stephen W. Robinson of McGuireWoods LLP donated in excess of \$100 to John Cook.

NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) [] There are more disclosures to be listed and Par. 3 is continued on a "Special Exception Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

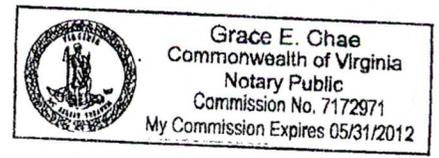
(check one) [] Applicant [x] Applicant's Authorized Agent

Gregory A. Riegle, Esquire
(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 17th day of February, 2011, in the State/Comm. of Virginia, County/City of Fairfax.

Grace E. Chae
Notary Public

My commission expires: 5/31/2012



**STATEMENT OF JUSTIFICATION
FOR
SPECIAL EXCEPTION FOR MEDICAL CARE FACILITY
(Assisted Living Facility)
Shelter Development, LLC
September 10, 2010
Revised October 19, 2010
Revised November 3, 2010
Revised February 8, 2011
Revised February 25, 2011**

Pursuant to Sections 9-301 and 9-601 of the Fairfax County Zoning Ordinance, dated August 14, 1978, as amended (the "Ordinance"), Shelter Development, LLC, hereby requests approval of a special exception for a medical care facility (assisted living facility) and an increase in FAR in the C-8 portion of the property on property identified as Tax Map Reference Number 12-4((1))32.

LOCATION/BACKGROUND

The property is zoned C-8 and R-1 and contains 3.561 acres. It is located on the north side of Colvin Run Road, approximately 400 feet west of its intersection with Walker Road. The property is bordered on the north by a stormwater management pond associated with the office condominium property to the east and by the rear yards of single family detached dwellings that front on Walker Road. It is bordered on the west by single family detached dwellings located on a pipestem off of Colvin Run Road. The property to the east is developed with the Leigh Corners office condominiums and the property across Colvin Run Road to the south is the former Colvin Run school, currently used as a meeting house. There are several other commercially developed properties on the south side of Colvin Run Road.

The subject property has been used for several different commercial uses over the years. Most recently, in 2008, a site plan for an office building was approved, but the building has not been constructed.

OVERVIEW OF PROPOSAL

The Applicant is proposing to develop the property with an assisted living facility which is defined as a medical care facility in the Zoning Ordinance. The facility will be developed by Shelter Development, LLC and operated by an arm of that company called Brightview Senior Living. Brightview Senior Living

facilities are located throughout Maryland and the East Coast states from Massachusetts to Florida.

The proposed Brightview Great Falls facility will consist of 90 assisted living units. The senior community will provide high quality, personalized residential care services for senior and for persons with memory impairment disabilities. The following services and amenities will be provided on-site: concierge, security, all utilities except phone and cable, meals and snacks, housekeeping, laundry and linen service, 24-hour emergency call response systems, wellness programs, scheduled transportation, social and recreational activities, and limited personalized wellness health care management provided by on-site licensed nurses as well as visiting health care professionals. Personal care assistance with the activities of daily living such as bathing, dressing, grooming and assistance with prescribed medications are also provided to residents.

Approximately 26 of the units will be dedicated to the Wellspring Program, a separate and secured "neighborhood" within the building for those seniors confronting various forms of dementia or memory impairment, including Alzheimer's disease. The goal of the Wellspring Program is to enrich the quality of life for residents with memory impaired diseases by creating a customized plan of support and personalized care services tailored to their needs that maintains as much independence as possible in a compassionate and caring environment. The Wellspring Program provides a separate secured outdoor garden area for its residents.

Brightview Senior Living offers the following communal amenities to the residents: living room, library, group dining room and café, activities room, beauty/barber salon, multi-purpose room, outdoor courtyards, and exercise and physical therapy room. Daily activity and entertainment programs are offered within the amenity areas to encourage social interaction within the community.

The grounds and internal communal areas will be ADA accessible and all of the units will incorporate universal design elements.

SPECIAL EXCEPTION PLAT FEATURES

The special exception plat shows an L-shaped building, approximately 57,671 square feet in size located in the eastern portion of the site in the area closest to the adjacent office condominiums. The building height will be no more than 40 feet. The topography of the land slopes down and away from Colvin Run Road. The first floor elevation of the building at the front of the site is approximately 6 feet lower than the road. These site characteristics, together

with the fact that the front portion of the building is one-story, will result in a viewshed into the site from Colvin Run Road of a building shorter than the average height of the facility.

Integration into the community is an important element of Brightview Senior Living communities and care is taken in the development of architecture and architectural elements to ensure compatibility with the style, character and feel of the surrounding area. Shelter Development, prior to becoming contract purchaser of the property and filing this special exception application, conducted extensive market research regarding the need for assisted living in the Great Falls area as well as met with interested groups to discuss the potential of an assisted living facility on the property. Blending with the surrounding community was a key comment in these meetings. The building architecture will be in the "craftsman" style, very typical in Great Falls. The building will vary from one to three stories. The rooflines will also vary and will be constructed of asphalt shingles and metal. The building exterior will use clapboard cementitious siding and shingles. The windows will have divided lites. The window and door openings will have oversized trim and detailing to maintain a residential character. There will be several chimneys, as well as porches to add to the residential feel.

The parking area and a circular drop off will be located to the west and north of the building. A total of 56 parking spaces will be provided including 3 accessible spaces. The loading area will be located in the rear of the building. Access to the facility will be provided via a single two-way driveway onto Colvin Run Road.

Stormwater detention will be handled through an underground detention vault located in the parking lot in the rear portion of the site as shown on the plat. Water quality requirements will be met through a combination of infiltration associated with the underground facility, other surface infiltration devices and conservation of land in the rear portion of the site.

A minimum of Transitional Screening 2 is provided along the western and northern lot lines where required. A modification is required to allow existing vegetation along the northern lot line and a portion of the western lot line where Transitional Screening is required to satisfy the requirement with supplementation. Additional landscaped areas are provided in the form of courtyards and garden patios internal to the site for use by the residents. The site's frontage will be landscaped to provide an attractive and inviting atmosphere. A waiver of the barrier requirement is requested in that adequate screening is proposed to provide a buffer along the lot lines and the adjacent neighbors have fencing along those lot lines.

The site contains a small area of Resource Protection Area (RPA) in the back corner which is located within the limits of clearing and grading and which will be not be disturbed. Additional vegetated areas in the rear of the site will also be preserved beyond the RPA line.

A sidewalk is shown along the site's frontage to connect with sidewalks/trails to either side of the site. A modification to the type of trail is requested to allow installation of a concrete sidewalk to match that which exists to the east. Internal sidewalks will be provided throughout the site for the benefit of the residents.

DISCUSSION OF COMPREHENSIVE PLAN

The property is located in the Upper Potomac Planning District in the UP3 – Hickory Community Planning Sector. The Comprehensive Plan language for this area indicates commercial uses should be limited to existing commercial areas around Walker Road and Georgetown Pike and Walker Road and Colvin Run Road. The Plan Map indicates that a portion of the property is planned for commercial use and a portion is planned for residential use at .2 to .5 dwelling units per acre. The proposed assisted living facility serves as an appropriate transition use between the more traditional commercial uses on Colvin Run Road and the residential uses to the north and west of the property. Residential in nature and in operation, the facility has been specifically designed to a residential scale with residential elements for the benefit of the surrounding community, but also to create a home atmosphere for the residents. The proposed use is in harmony with the mixed planned designation on the property.

ZONING ORDINANCE REQUIREMENTS

The following information is provided pursuant to Section 9-011 of the Fairfax County Zoning Ordinance:

- A. Type of operation: Medical Care Facility (Assisted Living Facility)
- B. Hours of operation: 24/7
- C. Number of residents: 90 units
- D. Number of employees: Employees for the facility will include an administrative and security staff, marketing staff, activities and transportation staff, dining staff, nursing staff, housekeeping staff and

maintenance staff. There will be three shifts, generally 7:00am to 3:00pm; 3:00pm to 11:00pm; and 11:00pm to 7:00am. The maximum number of employees will be 46 with no more than 26 during any one shift.

- E. Estimate of traffic impact: The proposed facility is expected to generate 13 trips in the AM peak hour and 20 trips in the PM peak hour. These trip figures are based on the Institute of Transportation Engineers (ITE) Trip Generation Report, land use code 254. With the majority of the residents in their 80's, few, if any, residents drive. Trips to the site will include employees, visitors and deliveries. Visitors, for the most part, come during off-peak traffic times and the employee shift changes and deliveries are also out of the peak. The threshold for the preparation of a Traffic Impact Analysis has not been met.

- E. Vicinity or general area to be served by the use: Northern Virginia area

- F. Architectural compatibility: Care has been taken to create a building that blends with the surrounding community and represents the style of Great Falls. The architecture will be in the "craftsman" style, very typical in Great Falls. The building will vary in stories from one to three. The rooflines will also vary and will be constructed of asphalt shingles and metal. The building exterior will use clapboard cementitious siding and shingles. The windows will have divided lites. The window and door openings will have oversized trim and detailing to maintain a residential character. There will be several chimneys, as well as porches to add to the residential feel.

- H. Hazardous and toxic substances: There are no known hazardous or toxic substances that will be generated on site with this proposed change.

- I. Statement of conformance: To the best of the Applicant's knowledge, the proposed use conforms to the provision of all applicable ordinances, regulations, adopted standards, and any applicable conditions with the exception of those requirements which are discussed with this statement.

CONFORMANCE WITH SECTION 9-303, Additional Submission Requirements

1. N/A

2. N/A
3. N/A

CONFORMANCE WITH SECT. 9-304, Standard for All Category 3 Uses

1. N/A
2. A modification to the standard requiring compliance with the lot size requirement of the zoning district is requested for the portion of the property located in the R-1 District. This is an already established, platted split-zoned lot with 2.12 acres being located within the R-1 District and the remainder commercially zoned.
3. The use will comply with the bulk regulations of the R-1 and C-8 Districts.
4. The use will comply with performance standards contained in the Zoning Ordinance.
5. It is acknowledged that the use will be subject to Article 17, Site Plans.

CONFORMANCE WITH SECT.9-308, Additional Standards for Medical Care Facilities

1. The Applicant acknowledges that an application/presentation to the Health Care Advisory Board is part of this special exception process.
2. The Applicant acknowledges that an application/presentation to the Health Care Advisory Board is part of this special exception process.
3. The loading area is located to the rear of the building.
4. The facility is an assisted living facility, not a nursing facility but the facility will front on Colvin Run Road which is classified as a minor arterial in the Comprehensive Plan.
5. A modification is requested to the requirement that the building be located 100 feet from a lot line abutting an R-A through R-4 District and that the

building be located 45 feet from the front lot line. While the majority of the building is located within the C-8 portion, the rear wing is located in the R District. A corner of the building is 25 feet from the rear lot line, but while the adjacent property is zoned R-1, is it developed with a non-residential use. Only the rear corner of the building will be located within the 100 foot setback. This area of the adjacent property is developed with a non-residential use, a parking lot and stormwater management pond, associated with the Leigh Corners Office Condominiums.

Additionally, a modification to allow the building to be located 40 feet from a possible new front lot line is also requested. This is based on the fact that the applicant is agreeing to reserve land along the site frontage but not dedicate additional right-of-way. Additionally, because of the narrowness of the C-8 portion of the property, the building can not be shifted farther back into the site.

6. As previously stated, only a portion of the lot on which this use is proposed is zoned R-1. That portion is 2.12 acres.
7. N/A

CONFORMANCE WITH SECT. 9-006, General Standards for Special Exceptions

1. The Comprehensive Plan map shows the property is split-planned commercial and residential at .2 to .5 dwelling units per acre. As previously stated, the proposed assisted living facility is residential in nature and in operation, as well as visually. This is important in order to blend with the surrounding community but also for the residents who live there. The use is in harmony with the Comprehensive Plan.
2. The intent of the C-8 Zoning District is to provide locations on heavily traveled collector and arterial highways for commercial and service uses. The intent of the R-1 Zoning District is to allow for single family detached dwellings and uses compatible with the same. Again, the proposed use, residential in nature but allowable by special exception in both the C District and the R District, is appropriately located on this split-zoned site as it serves as a intermediate intensity between the two zoning districts which split this site.
3. The use will not adversely affect the surrounding properties. As previously stated, care and attention has been paid to incorporating residentially

scaled design elements such as porches, varying rooflines, bay windows, architectural bump-outs and a variety of residential building materials in order to architecturally blend with the adjacent homes to the west and those farther up Walker Road to the north. Ample buffering and transitional screening is provided along these lot lines. The use does not produce a noise or light level which would cause issues with the adjacent residences. There are many by-right commercial uses which could establish on the C-8 portion of the site which would create much more of an adverse impact. The Brightview facility will be a home to its residents - the goal being to become a valued part of the community, providing opportunities for citizens to remain in their neighborhoods when they can no longer safely remain in their homes and provide a place to keep loved ones close to adult children who live in the neighborhood.

4. The proposed use will not be hazardous nor conflict with existing or anticipated traffic in the area. The use is anticipated to produce 13 trips in the AM peak hour and 20 trips in the PM peak hour. The employee shift changes are designed to be out of the peak hour. Residents themselves, do not drive and visitors generally come in the evenings or weekends out of the peak hour. The site has safe access with adequate sight distance along Colvin Run Road.
5. The building and grounds will be landscaped with plantings which will add to the residential nature of the property.
6. The open space requirement of 15% in the C-8 District is met. There is no open space requirement in the R-1 District.
7. Utility, drainage, parking and loading requirements have been met.
8. Signs shall meet the regulations of Article 12.

CONCLUSION

An assisted living facility on the subject property is an appropriate transition use from the commercially zoned Colvin Run Road/Walker Road area to the residential uses outside of the that area from both a visual and an inherent intensity perspective. This residential use is a very low trip generator compared to commercial uses that could locate on the property by-right, such as the office building already approved for the property. The residential architectural elements

taken from vernacular Great Falls provide a visually appealing building which blends with the surrounding area.

The proposed use, commercial by Zoning Ordinance definition yet residential in nature, is in harmony with the Comprehensive Plan and the intent of the C-8 and R-1 District given the split zoning of the property.

For these reasons and the others stated in this statement of justification, Shelter Development LLC respectfully requests approval of this special exception application for an assisted living facility.

Respectfully submitted,

Lori Greenlief
McGuirewoods LLP



County of Fairfax, Virginia

MEMORANDUM

DATE February 24, 2011

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

FROM: Pamela G. Nee, Chief *PGN*
Environment and Development Review Branch, DPZ

SUBJECT: **Land Use Analysis and Environmental Assessment:** SE 2010-DR-030
Brightview (a.k.a Shelter Development)

The memorandum, prepared by John Bell, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the special exception plat as revised through February 7, 2011. The extent to which the application conforms to the applicable guidance contained in the Comprehensive Plan is noted. Possible solutions to remedy identified issues are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

DESCRIPTION OF THE APPLICATION

The approximately 3.56-acre subject property is located near the northwest corner of the intersection of Colvin Run Road and Walker Road in the Great Falls area. The application seeks approval of a special exception request to develop the property as a medical care/assisted living facility. The property is zoned C-8, which limits the permitted floor area ratio (FAR) to 0.50. However, the applicant is also seeking approval to permit an increase in the FAR to 0.70 as noted in Section 9-618 of the Zoning Ordinance. The proposed building measures approximately 57,700 square feet in size and is proposed to be sited for a portion of the parcel closest to the existing office condos on the east side of the subject property. The building height is limited to 40-feet. The applicant is proposing 90 units with no full kitchens. The applicant is proposing craftsmen-style architecture which will be compatible with surrounding residential development. A total of 56 parking spaces are provided as well as a loading space with access from the rear of the building. Stormwater detention will be managed through an underground detention facility located in the rear parking lot.

LOCATION AND CHARACTER OF THE AREA

The subject property is located in Area III, UP3-Hickory Community Planning Sector, Upper Potomac Planning District. The property is split-zoned C-8 and R-1. Properties to the east and south are developed with commercial uses and zoned C-8. Properties to the north and west are developed with single-family detached dwellings and zoned R-1.

Department of Planning and Zoning
Planning Division
12055 Government Center Parkway, Suite 730
Fairfax, Virginia 22035-5509
Phone 703-324-1380
Fax 703-324-3056
www.fairfaxcounty.gov/dpz/



COMPREHENSIVE PLAN CITATIONS:

Land Use

Fairfax County Comprehensive Plan, Area III, 2007 edition, Upper Potomac Planning District as amended through July 27, 2010, UP3 Hickory Community Planning Sector, Land Use, pages 101 and 102:

- “1. Most land should be developed for residential use at .2-.5 dwelling units per acre in order to preserve the existing character and support the concept of low density residential development for land in the Reston environs. . . .
6. Commercial uses should be limited to existing commercial areas in the vicinity of Walker Road and Route 193, and Walker Road and Colvin Run Road. Commercial uses in these areas should be neighborhood-serving in nature and should be restricted to the existing commercially-zoned parcels. . . .
9. In this planning sector uses requiring special permits and special exception approval should be rigorously reviewed and permitted only when the use is of a size and scale that will not adversely impact adjacent land uses and the overall low density residential character of the area. . . .”

Environment

Fairfax County Comprehensive Plan, 2007 Edition, Policy Plan, Environment, as amended through July 27, 2010, page 19:

“Objective 13: Design and construct buildings and associated landscapes to use energy and water resources efficiently and to minimize short- and long-term negative impacts on the environment and building occupants.

- Policy a. Consistent with other Policy Plan objectives, encourage the application of energy conservation, water conservation and other green building practices in the design and construction of new development and redevelopment projects. These practices can include, but are not limited to:
- Environmentally-sensitive siting and construction of development.
 - Application of low impact development practices, including minimization of impervious cover (See Policy k under Objective 2 of this section of the *Policy Plan*).
 - Optimization of energy performance of structures/energy-efficient design.

- Use of renewable energy resources.
- Use of energy efficient appliances, heating/cooling systems, lighting and/or other products.
- Application of water conservation techniques such as water efficient landscaping and innovative wastewater technologies.
- Reuse of existing building materials for redevelopment projects.
- Recycling/salvage of non-hazardous construction, demolition, and land clearing debris.
- Use of recycled and rapidly renewable building materials.
- Use of building materials and products that originate from nearby sources.
- Reduction of potential indoor air quality problems through measures such as increased ventilation, indoor air testing and use of low-emitting adhesives, sealants, paints/coatings, carpeting and other building materials.

Encourage commitments to implementation of green building practices through certification under established green building rating systems (e.g., the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED[®]) program or other comparable programs with third party certification). Encourage commitments to the attainment of the ENERGY STAR[®] rating where applicable and to ENERGY STAR qualification for homes. Encourage the inclusion of professionals with green building accreditation on development teams. Encourage commitments to the provision of information to owners of buildings with green building/energy efficiency measures that identifies both the benefits of these measures and their associated maintenance needs. . . .

Policy e. Encourage energy conservation through the provision of measures which support nonmotorized transportation, such as the provision of showers and lockers for employees and the provision of bicycle parking facilities for employment, retail and multifamily residential uses.”

COMPREHENSIVE PLAN MAP: Retail and other for the portion zoned C-8 and residential use at 2-.5 dwelling unit per acre (du/ac) or 5 to 2-acre lots

LAND USE ANALYSIS

The applicant is proposing to develop the subject property with a medical care/assisted living facility at an overall FAR of 0.37. While the Comprehensive Plan does not specifically note an option for medical care facilities at this location, the use may be permitted by special exception in both the R-1 and C-8 zoning districts. The Comprehensive Plan does specify for this area that “special permits and special exception approval should be rigorously reviewed and permitted only when the use is of a size and scale that will not adversely impact adjacent land uses and the overall low density residential character of the area.” The proposed development includes a multi-story building with a maximum height of 40 feet, fifty-six surface parking spaces, two loading spaces, 60% open space in comparison to the 15 percent requirement, stormwater management facilities, right-of-way dedication and landscaping. The applicant has not offered any specific green building commitments. The structure is proposed to be located on the eastern portion of the property, which places it closer to the existing commercial office development and further from the existing residential properties which abut the western boundary of the subject property. The proposed structure is residential in character, which should help it to blend-in with the adjoining residential development. The Planning Division staff finds that the proposed use is in harmony with the land use recommendations of the Comprehensive Plan.

ENVIRONMENTAL ANALYSIS

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed development. Solutions are suggested to remedy the concerns that have been identified by staff. There may be other acceptable solutions.

Green Building

The Policy Plan incorporates guidance in support of the application of energy conservation, water conservation and other green building practices in the design and construction of new development and redevelopment. The applicant is currently providing no specific commitments for any green building measures. In support of the Policy Plan guidance on green buildings, staff strongly encourages the applicant to incorporate green building measures in the proposed development.

PGN: JRB



County of Fairfax, Virginia

MEMORANDUM

January 24, 2011

TO: Suzie Zottl, Staff Coordinator
Zoning Evaluation Division, DPZ

FROM: Craig Herwig, Urban Forester III
Forest Conservation Branch, DPWES

SUBJECT: Brightview, SE 2010-DR-030

RE: Request for assistance dated January 19, 2011

This review is based upon the Special Exception Plat, SE-2010-DR-030, stamped, "Received, Department of Planning and Zoning, January 14, 2011." A site visit was conducted on December 22, 2010.

General Comment: Comments on the previously submitted Special Exception Application and Special Exception Plat were provided to DPZ in a memo dated January 10, 2011. Two comments contained in that memo were not adequately addressed.

1. **Comment:** The proposed limits of clearing and grading at the northeastern portion of the site will provide minimal protection to off-site trees.

Recommendation: A 10-foot wide undisturbed area should be provided along the northeastern property line to adequately protect off-site trees from clearing, grading and construction activities.

2. **Comment:** Two category III landscape trees located at the west side of the building, between two proposed retaining walls appear to be planted in an area less than the minimum requirement.

Recommendation: The minimum planting areas should be provided for all trees proposed to be planted on the site in accordance with PFM 12-0601.1B. The two category III trees should be relocated to areas that meet the minimum planting requirements.

Please feel free to contact me if you have any further questions or concerns.

CSH/
UFMID #: 157021

cc: RA File
DPZ File

Department of Public Works and Environmental Services
Land Development Services, Urban Forest Management Division
12055 Government Center Parkway, Suite 518
Fairfax, Virginia 22035-5503
Phone 703-324-1770, TTY: 703-324-1877, Fax: 703-803-7769
www.fairfaxcounty.gov/dpwes





County of Fairfax, Virginia

MEMORANDUM

January 10, 2011

TO: Suzie Zottl, Staff Coordinator
Zoning Evaluation Division, DPZ

FROM: Craig Herwig, Urban Forester III
Forest Conservation Branch, DPWES

SUBJECT: Brightview, SE 2010-DR-030

RE: Request for assistance dated December 9, 2010

This review is based upon the Special Exception Application and Special Exception Plat, SE 2010-DR-001-1, stamped "Received, Department of Planning and Zoning, October 20, 2010. A site visit was conducted on December 22, 2010.

- 1. Comment:** The proposed limits of clearing and grading at the northeastern portion of the site will provide minimal protection to off-site trees.

Recommendation: A 10-foot wide undisturbed buffer should be provided along the northeastern property line to protect off-site trees from clearing, grading and construction activity.

- 2. Comment:** It appears the Applicant is requesting a modification to the transitional screening and a waiver of the barrier requirements along the western and northwestern property boundaries, adjoining single family detached dwellings as stated in General Note 5, on sheet 3. The modification request with a justification does not appear to be in conformance with ZO 13-305. In addition, transitional screening calculations have not been provided and it is unclear if the proposed landscaping along the western and northwestern property boundaries of the site meet the intent of the transitional screening yard and barrier requirements.

Recommendation: Transitional screening calculations in accordance with ZO 13-303.3B and a detailed modification request of the transitional screening and waiver of the barrier requirements in conformance with ZO 13-305 should be provided.

- 3. Comment:** Two proposed category III landscape trees at the west side of the proposed building appear to be planted in an area less than the minimum requirement.

Recommendation: The minimum planting areas should be provided for all trees proposed to be planted on the site in accordance with PFM 12-0601.1B

- 4. Comment:** Two landscape trees located at the west of the proposed building and one located at the west side of the proposed entrance are planted within 4 feet of restrictive barriers.

Department of Public Works and Environmental Services
Land Development Services, Urban Forest Management Division
12055 Government Center Parkway, Suite 518
Fairfax, Virginia 22035-5503
Phone 703-324-1770, TTY: 703-324-1877, Fax: 703-803-7769
www.fairfaxcounty.gov/dpwes



Recommendation: The minimum planting width of any planting area should be 8 feet measured from the interior sides of the restrictive barrier and trees should be planted no closer than 4 feet from any restrictive barrier.

5. **Comment:** It does not appear easements for all proposed and existing utilities have been identified.

Recommendation: Easements for all proposed and existing utilities should be provided.

6. **Comment:** Several co-owned trees in the Tree Inventory and Condition Analysis are identified for removal.

Recommendation: The applicant should provide a note in the Tree Inventory and Condition Analysis that states something similar to "No off-site or co-owned trees shall be removed without prior permission from the off-site owner or co-owner of tree(s)."

7. **Comment:** The Special Exception Plat includes a comprehensive Tree Conservation Plan with all required plan elements, however, it is unclear when a site plan will be submitted and approved for this project. In addition, depending on the ultimate development configuration and site engineering provided, several development conditions will be instrumental in assuring adequate tree preservation and protection during the development process.

Recommendation: To ensure effective tree preservation using the most up-to-date information regarding design, engineering and site conditions, recommend the following development conditions:

Tree Preservation: "The applicant shall submit a Tree Preservation Plan and Narrative as part of the first and all subsequent site plan submissions. The preservation plan and narrative shall be prepared by a Certified Arborist or a Registered Consulting Arborist, and shall be subject to the review and approval of the Urban Forest Management Division, DPWES.

The tree preservation plan shall include a tree inventory that identifies the location, species, critical root zone, size, crown spread and condition analysis percentage rating for all individual trees to be preserved, as well as all on and off-site trees, living or dead with trunks 8 inches in diameter and greater (measured at 4 ½ -feet from the base of the trunk or as otherwise allowed in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture) located within 25 feet to either side of the limits of clearing and grading. The tree preservation plan shall provide for the preservation of those areas shown for tree preservation, those areas outside of the limits of clearing and grading shown on the Special Exception Plat and those additional areas in which trees can be preserved as a result of final engineering. The tree preservation plan and narrative shall include all items specified in PFM 12-0507 and 12-0509. Specific tree preservation activities that will maximize the survivability of any tree identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, and others as necessary, shall be included in the plan."

Tree Preservation Walk-Through. "The Applicant shall retain the services of a certified arborist or Registered Consulting Arborist, and shall have the limits of clearing and grading marked with a continuous line of flagging prior to the walk-through meeting. During the tree-



preservation walk-through meeting, the Applicant's certified arborist or landscape architect shall walk the limits of clearing and grading with an UFMD, DPWES, representative to determine where adjustments to the clearing limits can be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented. Trees that are identified as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall be done using a stump-grinding machine in a manner causing as little disturbance as possible to adjacent trees and associated understory vegetation and soil conditions."

Limits of Clearing and Grading. "The Applicant shall conform strictly to the limits of clearing and grading as shown on the Special Exception Plat, subject to allowances specified in these development conditions and for the installation of utilities and/or trails as determined necessary by the Director of DPWES, as described herein. If it is determined necessary to install utilities and/or trails in areas protected by the limits of clearing and grading as shown on the Special Exception Plat, they shall be located in the least disruptive manner necessary as determined by the UFMD, DPWES. A replanting plan shall be developed and implemented, subject to approval by the UFMD, DPWES, for any areas protected by the limits of clearing and grading that must be disturbed for such trails or utilities."

Tree Preservation Fencing: "All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fence. Tree protection fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart or, super silt fence to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees shall be erected at the limits of clearing and grading as shown on the demolition, and phase I & II erosion and sediment control sheets, as may be modified by the "Root Pruning" development condition below.

All tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree protection fencing shall be performed under the supervision of a certified arborist, and accomplished in a manner that does not harm existing vegetation that is to be preserved. Three (3) days prior to the commencement of any clearing, grading or demolition activities, but subsequent to the installation of the tree protection devices, the UFMD, DPWES, shall be notified and given the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by the UFMD, DPWES."

Root Pruning. "The Applicant shall root prune, as needed to comply with the tree preservation requirements of these development conditions. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the subdivision plan submission. The details for these treatments shall be reviewed and approved by the UFMD, DPWES, accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to the following:

- Root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches.



Brightview
SE 2010-DR-030
January 10, 2011
Page 4 of 4

- Root pruning shall take place prior to any clearing and grading, or demolition of structures.
- Root pruning shall be conducted with the supervision of a certified arborist.
- An UFMD, DPWES, representative shall be informed when all root pruning and tree protection fence installation is complete.”

Site Monitoring. “During any clearing or tree/vegetation/structure removal on the Applicant Property, a representative of the Applicant shall be present to monitor the process and ensure that the activities are conducted as proffered and as approved by the UFMD. The Applicant shall retain the services of a certified arborist or Registered Consulting Arborist to monitor all construction and demolition work and tree preservation efforts in order to ensure conformance with all tree preservation proffer, development conditions, and UFMD approvals. The monitoring schedule shall be described and detailed in the Landscaping and Tree Preservation Plan, and reviewed and approved by the UFMD, DPWES.”

Please feel free to contact me at 703-324-1770 if you have any questions or concerns.

CSH/
UFMID #: 157021

cc: RA File
DPZ File





County of Fairfax, Virginia

MEMORANDU

DATE: January 28, 2011

TO: Suzianne Zottl, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM:  Sharad Regmi, P.E., Stormwater Engineer
Site Review, Environmental and Site Review Division
Department of Public Works and Environmental Services

SUBJECT: Sepecial Exception Application Review, SE 2010-DR-030, Tax Map #012-4-01-0032, SE Plat dated January 13, 2011, Dranesville District

We have reviewed the subject Plat and offer the following comments related to stormwater management:

Chesapeake Bay Preservation Ordinance (CBPO)

There is mapped Resource Protection Area on the Site. Stormwater outfall is shown within the RPA. A water quality impact assessment (WQIA) for the stormwater outfall encroachment into the RPA is required. The WQIA must be approved before Site Plan is approved. WQIA can be included in Site Plan per LTI 06-07 .

The applicant indicates that water quality control (BMP) for the Site has been provided in an infiltration trench (a Rain-tank) facility. A site specific field infiltration test is required before approval of the Site Plan (LTI 10-04).

Floodplain Regulations

There is regulated 100-yr floodplain on the site. A letter of permission to construct the proposed stormwater outfall in a floodplain is required (PFM § 6-0703.2, ZO 2-903) before the Site Plan is approved.

Stormwater Detention

The applicant indicates that stormwater detention will be achieved with an infiltration trench (Rain-tank) located on the site.

Site Outfall

The applicant has indicated on the Plat that stormwater detention will be designed to provided a release rate at that from the site as if it were undeveloped and in a "good forested" condition. If the existing outfall channel is inadequate and/or erodible/eroding, applicant needs to either modify the outfall to make it adequate, use the PFM channel capacity method, or use the detention method (PFM 6-0203). The detention method requires extended detention of the 1-year storm volume for a minimum of 24 hours, and proportional improvement (2-year and 10-year peak flows reduction below forested condition) outlined on the PFM § 6-0203.4C.

Applicant has planned to use the detention method as per PFM 6-0203.4C to address the outfall issues.

Downstream Drainage Complaints

There are several downstream drainage complaints on file from Lot 3 and 4 regarding drain pipe clog and channel erosion. Lot 4 reported drainage clog in 2005. Lot 3 reported storm drain pipe clog in 1993, and channel erosion in 1998.

Please contact me at 703-324-1720 if you require additional information.

SR/

cc: Craig Carinci, Director, Stormwater Planning Division, DPWES
Jeremiah Stonefield, Chief, Stormwater & Geotechnical Section, DPWES
Zoning Application File (4971-ZONA-001-2)



County of Fairfax, Virginia

MEMORANDUM

DATE: February 2, 2011

TO: Barbara Berlin, Director
Zoning Evaluation Division,
Department of Comprehensive Planning

FROM: Angela Kadar Rodeheaver, Chief *AKR by CAR*
Site Analysis Section
Department of Transportation

FILE: 3-5 (SE 2010-DR-030)

SUBJECT: Transportation Impact

REFERENCE: SE 2010-DR-030; Shelter Development (BrightView)
Traffic Zone: 1628
Land Identification Map: 12-4 ((01)) 32

The applicant requests a special exception to provide an assisted living facility.

Transmitted herewith are comments from the Department of Transportation with respect to the referenced application. These comments are based on the revised plat dated January 11, 2011.

- The applicant should provide frontage improvements, including curb and gutter that match the existing frontage to the east.
- Also, the VDOT memo (dated January 3, 2011) provides comments regarding the sidewalk width and location and for the applicant to submit the typical section dimension for the frontage improvements on Colvin Run Road.

AKR/AK C:SE2010DR030Shelter Development



COMMONWEALTH of VIRGINIA
DEPARTMENT OF TRANSPORTATION

GREGORY A. WHIRLEY
COMMISSIONER

4975 Alliance Drive
Fairfax, VA 22030

January 3, 2011

To: Ms. Regina Coyle
Director, Zoning Evaluation Division

From: Terry Yates, P.E.
Virginia Department of Transportation – Land Development Section

Subject: SE 2010-DR-030; BRIGHTVIEW

All submittals subsequent to the first submittal shall provide a response letter to the previous VDOT comments. Submittals without comment response letters are considered incomplete and will be returned without review.

We have reviewed the subject plan and offer the following comments:

1. Side walk should be located 4 feet off the back of the curb along Colvin Run Road.
2. Recommend showing a typical section with dimensions for the frontage improvements along Colvin Run Road.
3. Sidewalk must be a minimum of 5 feet wide and return radii must be at least 25 feet.

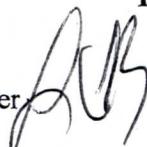


County of Fairfax, Virginia

MEMORANDUM

DATE: 17 February 2011

TO: Suzianne Zottl, ZED Coordinator

FROM: Linda Cornish Blank, Historic Preservation Planner 

SUBJECT: SE 2010-DR-030, Shelter Development, LLC, Proposed medical care facility (assisted living) & increase in FAR in C-8 District, 10200 Colvin Run Rd, Tax map # 12-4 ((1)) 32.

Planning Location: Fairfax County Comprehensive Plan, 2007 Edition, Area III, Upper Potomac Planning District, Amended through 7-27-2010, UP3-Hickory Community Planning Sector, p. 103:

“Heritage Resources

Maintain the Colvin Run Mill Historic Overlay District and consider expanding the Historic Overlay District to include the Dr. Alfred Leigh House (Tax Map 12-4((1))15A). The regulations of the Colvin Run Mill Historic Overlay District (Appendix 1, A1-600 of the Zoning Ordinance) limit development to residential uses with the exception of commercial uses appropriate to the mill site itself. All improvements shall be designed to be compatible with the scale and appearance of the historic site. All development within the historic overlay district must be reviewed by the Architectural Review Board. . . .

Any development or ground disturbance in this sector, both on private and public land, should be preceded by heritage resource studies, and alternatives should be explored for the avoidance, preservation or recovery of significant heritage resources that are found. In those areas where significant heritage resources have been recorded, an effort should be made to preserve them. If preservation is not feasible, then, in accordance with countywide objectives and policies as cited in the Heritage Resources section of the Policy Plan, the threatened resource should be thoroughly recorded and in the case of archaeological resources, the artifacts recovered. “

Heritage Resource Comment:

Background: The Application Property is listed in *The Fairfax County Inventory of Historic Sites*. The property was listed in the inventory in May 2002 as Feighery Store and House/Thelma’s Ice Cream. The historic significance of the site related to its early to mid-20th century form and use; community serving store, gas station and auto repair. The Feighery Store/Thelma’s Ice Cream was demolished in July 2007 by the current property owner of record. In addition to the demolished store, the listed property includes a four-square style house and a 2-story garage. The historic significance of these two buildings is integrally tied to that of the demolished store.

The Colvin Run Historic District, which includes 10200 Colvin Run Rd, was determined National Register eligible by the Virginian Department of Historic Resources (VDHR) State

Department of Planning and Zoning
 Planning Division
 12055 Government Center Parkway, Suite 730
 Fairfax, Virginia 22035-5509
 Phone 703-324-1380
 Fax 703-324-3056
www.fairfaxcounty.gov/dpz/



Review Board on March 16, 2005. (Please note: The National Register-eligible district, is not the same as the local Colvin Run Mill Historic Overlay District. See page 4 for National Register-eligible district boundaries.) The letter indicating eligibility was sent to then Board of Supervisors Chairman, Gerry Connolly and stated "The recommendation of eligibility is also subject to re-evaluation if the architectural and/or archaeological resource is significantly altered, remodeled or partially demolished." The Preliminary Information Form (PIF), which was used in making the recommendation of eligibility, did not include in the district the property at tax map # 12-4 ((16)) known as Leigh Corners Condominiums which abuts the Application Property. The PIF states the "Recent suburban development at the top of the ridge is completely screened from the historic byway with evergreen plantings. The historic district boundary excluded these residences." Since the review of the PIF in 2005, one property within the National Register-eligible district has been demolished and one property significantly altered and partially demolished.

Findings:

1. The impact and effect on the status of the National Register-eligible district by the development proposed on the Application Property combined with the loss of two resources contributing to the significance of the eligible district is unknown. Assessment of the effect requires submission to the VDHR for a determination. It can only be assumed that as resources are lost and re-development occurs that the integrity of the eligible historic district is compromised and eroded.
2. The application indicates that consideration has been given to the site and architectural design for compatibility with the surrounding community. However, it is believed that this development will be seen as an intrusion into the Colvin Run Historic District and that the boundary of the eligible district would likely be re-drawn to exclude this property. Because Colvin Run Road, a historic byway, is within the eligible district, the impact of the development on the road should be mitigated.
3. The building on this property which qualified it for listing on the county's inventory has been lost. And although the historic significance of the remaining two structures is integrally tied to that of the demolished resource, the Comprehensive Plan text cited above concerning documentation, recordation and recovery is applicable to the property and in-keeping with the Heritage Resources section of the Policy Plan
4. Documentation of buildings and sites from the recent past is often overlooked although they play an important part in telling the history, development and evolution of our community. The four-square dwelling and garage merit documentation. Of equal importance to the documentation is the site context or cultural landscape and its relationship to Colvin Run Road.
5. The Cultural Resource and Protection Section of the Fairfax County Park Authority stated that archaeological survey is not warranted.

Heritage Resource Recommendation:

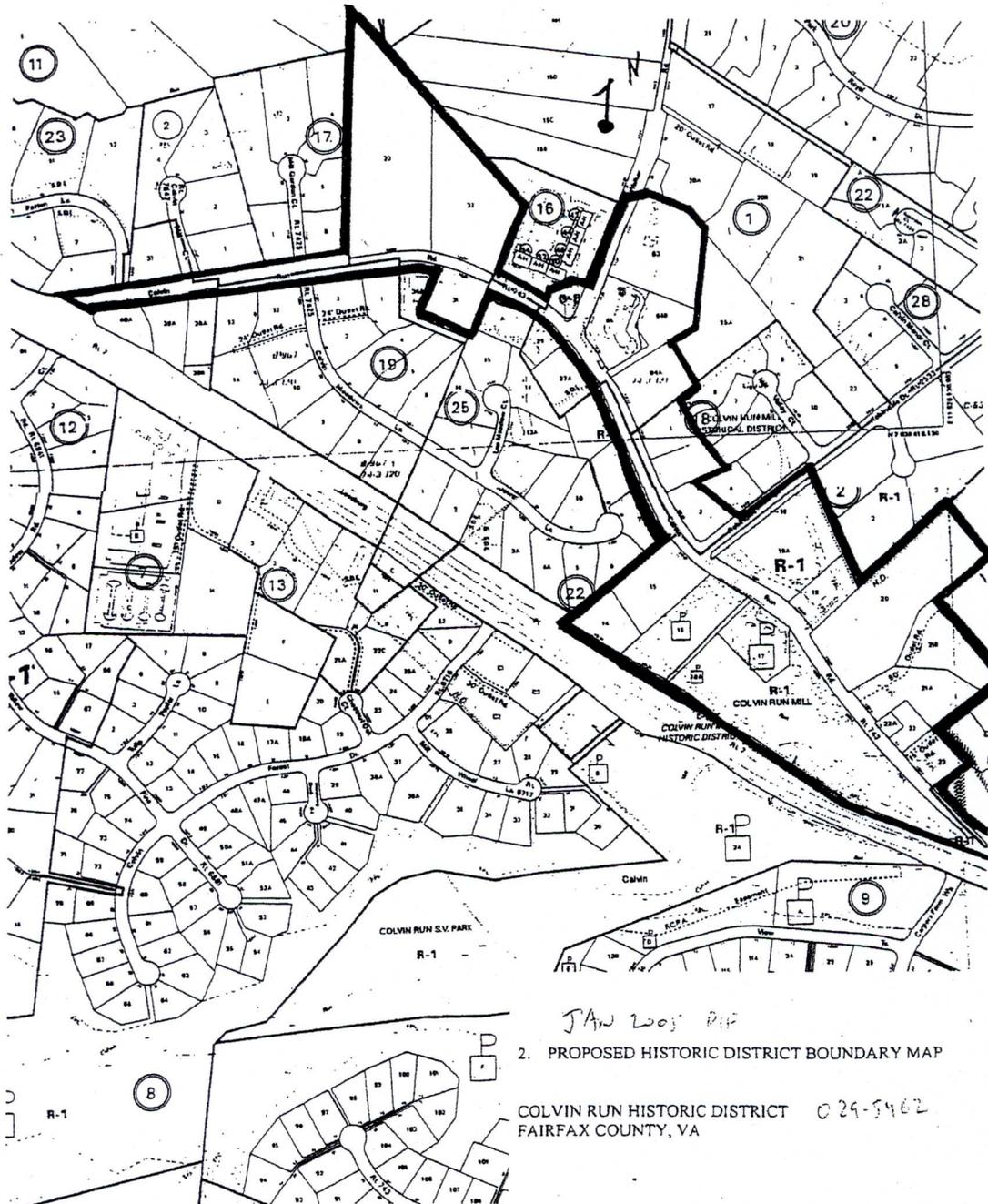
1. The impact of the Application Property development on the National Register-eligible historic district be mitigated. Staff acknowledges the efforts of the applicant to address the general elements of site and architectural design in the application. The conceptual architectural and site line drawings show some adherence to the Colvin Run Mill Historic Overlay District Design Guidelines and the intent for compatibility with the surrounding community. Staff recognizes that the nature of the Application Property's use mandates a

certain square footage; requiring either a large massing or a sprawling footprint. However, staff believes, even with the applicant's efforts, that this development will be seen as an intrusion into the Colvin Run Historic District. Staff believes that the impact of the Application Property development on the National Register-eligible historic district can be mitigated through the following and recommends that the applicant:

1. Enhance evergreen plantings adjacent to the frontage along Colvin Run Road to provide additional screening. (Please note: With the evergreen plantings at Leigh Corners Condominiums completely screening that development from the historic byway, the PIF made a case that the development did not intrude upon the eligible-historic district.)
 2. Reduce the expansive roof line and thereby the building height. If all of the expanded roofline height does not contribute to useable floor space, take the opportunity to reduce the building's massing, height and its impact on the eligible-historic district by eliminating roof expanse.
 3. Eliminate internally lighted signs. This type of sign is not appropriate to the eligible-historic district along Colvin Run Road. If identification signs adjacent to Colvin Run Road are required to be illuminated, use external spots for lighting.
2. The existing conditions for the Application Property at 10200 Colvin Run Rd, Tax map # 12-4 ((1)) 32 be documented through photographic recordation for the purpose of recording and documenting the existing standing structures, the cultural landscape and the relationship of the site to Colvin Run Road prior to development and/or demolition. The documentation include at a minimum the exteriors of the standing structures and landscape features, as stipulated below, to be photographed prior to any land disturbing activity on site. The documentation include a clear sketch plan map, based upon the existing conditions and vegetation map for this application, showing the location of the photographic angle of views and each photograph be identified. The number and angle of photographic views and sketch plan map be coordinated with the Department of Planning and Zoning (DPZ) Historic Preservation planner; either prior to taking of the photographs or prior to final submission of the documentation. All photographs and sketch plan map be submitted to the Virginia Room of the Fairfax County Public Library and to the Fairfax County Department of Planning and Zoning (DPZ) Historic Preservation planner. The applicant is to provide written documentation to DPZ that required documentation has been submitted to the Virginia Room.

Photographic documentation: dwelling, garage and site context:

1. View of each façade
2. Perspective view, front façade and one side
3. Perspective view, rear and one side
4. Details of the buildings such as views of the main entrance, stairs, signage, prominent window(s), chimney(s) and any unique architectural and/or character defining features
5. General views from a distance sufficient to show environmental setting, landscaping, and cultural landscape features and elements
6. General streetscape views to and from the property along Colvin Run Road.



2. PROPOSED HISTORIC DISTRICT BOUNDARY MAP

COLVIN RUN HISTORIC DISTRICT 029-5462
FAIRFAX COUNTY, VA



County of Fairfax, Virginia

Health Care Advisory Board

MEMORANDUM

DATE: February 23, 2011

TO: Board of Supervisors

FROM: Marlene W. Blum, Chairman *MWB/cms*
Health Care Advisory Board (HCAB)

SUBJECT: Health Care Advisory Board Review of the Zoning Application of
Brightview Great Falls Assisted Living Community (SE 2010-DR-030)

On February 14, 2011, a public meeting was held to review the above-referenced zoning application of Brightview Great Falls Assisted Living Community/ Shelter Development, LLC, (SE 2010-DR-030) to construct a 90-unit assisted living and Alzheimer's care community in the Dranesville District. As the Board of Supervisors is aware, the Zoning Ordinance specifies that the Health Care Advisory Board (HCAB) review Special Exception applications for medical care facilities, which include Assisted Living Facilities. The HCAB reviews these applications from the perspective of financial accessibility to clients, community and medical need, institutional need, cost, proposed staffing level and qualifications, and financial feasibility.

Background

Brightview Great Falls Assisted Living Community/Shelter Development, LLC, proposes to construct Brightview Senior Living, a 90-unit assisted living and Alzheimer's care community in Great Falls. The proposed facility will provide personalized residential care services for seniors and for persons with memory impairment disabilities. Approximately 26 units will be dedicated to the Wellspring Program, a separate and secured "neighborhood" within the building for those seniors confronting various forms of dementia or memory impairment, including Alzheimer's disease. Brightview Senior Living, LLC, operates 19 senior living communities in nine states: Connecticut, Florida, Maryland, Massachusetts, Missouri, New Jersey, Pennsylvania, Rhode Island, and Virginia. Brightview Great Falls will be the first assisted living community located in Great Falls, Virginia.

Staffing of the facility will include health services, administrative, security, marketing, activities, transportation, dining, housekeeping, and maintenance. The health services staff includes a Medical Director, Registered Nurse, Licensed Practical Nurses, and Certified Nursing Assistants. There will be three shifts, generally 7 a.m. to 3 p.m., 3 p.m. to 11 p.m., and 11 p.m. to 7 a.m. All staff will be licensed and/or trained as required by state law and regulations.

The assisted living rental rate structure will be similar to the structure offered in other communities throughout the Northern Virginia area and will include a base rent and levels of care, depending on the specific needs of each individual. Rates are projected to be in the range of \$4,000 to \$6,000 plus per month. The applicant has agreed to committing at least 4% of its beds for residents who are eligible for the Virginia Department of Social Services' Auxiliary Grant.

Fairfax County Health Department

10777 Main Street, Suite 203

Fairfax, VA 22030

Phone: 703-246-2411 TTY: 703-591-6435

FAX: 703-273-0825

<http://www.fairfaxcounty.gov/hd/hcab/>



The HCAB received testimony and written submissions from Jerry Hopkins, Chairman, Fairfax Long Term Care Coordinating Council; John Albert, Tall Oaks Assisted Living in Reston; and Don Feltman, Great Falls Assisted Living in Herndon. All focused on concerns about vacancies in nearby assisted living facilities and the question of the need for another such facility.

Discussion

From the perspective of access, the application appears reasonable. Furthermore, the applicant has agreed to maintain a census of at least 4% who receive the Auxiliary Grant. The Auxiliary Grant program is a payment program of the Virginia Department of Social Services that issues a monthly check to eligible recipients to supplement income to pay for room and board in a licensed Adult Care Residence. This commitment corresponds to a level that the HCAB finds reasonable and consistent with similar commitments made by other applicants in the past.

Regarding operations and quality, the HCAB noted concern about the minimal staffing requirements mandated by the state. The HCAB encouraged Brightview staff to make every effort to provide a staffing level that exceeds the minimum required by State regulation. Further, the HCAB strongly supports and appreciates Brightview's commitment to maintaining at least 4% of its beds for residents who are eligible for the Virginia Department of Social Services' Auxiliary Grant.

Recommendation: The HCAB recommends that the Board of Supervisors approve Brightview Great Falls Assisted Living Community/ Shelter Development, LLC, (SE 2010-DR-030) to construct a 90-unit assisted living and Alzheimer's care community in the Dranesville District. The HCAB finds the application reasonable in terms of quality, operations, and access to clients with low to moderate incomes (based on the applicant's participation in the Auxiliary Grant program).

Should the Board have any questions or comments, please contact the HCAB.
Thank you.

cc: Anthony H. Griffin, County Executive
Patricia Harrison, Deputy County Executive
Gloria Addo-Ayensu, MD, MPH, Director of Health
Rosalyn Foroobar, Deputy Director for Health Services
Planning Commission
Office of Comprehensive Planning, Zoning Evaluation Branch
Jerry Hopkins, Chairman, Fairfax Long Term Care Coordinating Council
Lori Greenlief, McGuire Woods
Andrew Teeters, Development Director, Shelter Development, LLC
Health Care Advisory Board

FAIRFAX COUNTY ZONING ORDINANCE

- (7) Include the addition of any building or additions to buildings except that accessory structures clearly subordinate to the use, and minor additions to buildings may be permitted, provided that:
 - (a) the sum total of all such structures or additions shall not exceed the greater of 500 square feet of gross floor area, or five (5) percent of the approved gross floor area up to a maximum of 2500 square feet of gross floor area; and
 - (b) the maximum permitted FAR for the zoning district shall not be exceeded.
- C. For all approved special exception uses, any request for an addition shall require the provision of written notice by the requester in accordance with the following:
- (1) the notice shall include the letter of request with all attachments as submitted to the Zoning Administrator, a statement that the request has been submitted, and where to call for additional information; and
 - (2) the notice shall be sent to the last known address of the owners, as shown in the real estate assessment files of the Department of Tax Administration, of all property abutting and across the street from the site, or portion thereof, which is the subject of the request, and shall be delivered by hand or sent by certified mail, return receipt requested.

The request for an addition submitted to the Zoning Administrator shall include: an affidavit from the requester affirming that the required notice has been provided in accordance with the above; the date that the notice was delivered or sent; the names and addresses of all persons notified; and the Tax Map references for all parcels notified. No request for an addition shall be considered by the Zoning Administrator unless the affidavit has been provided in accordance with this paragraph.

When it is determined by the Zoning Administrator that a modification is not in substantial conformance with the approved special exception, such modification shall require the approval of an amendment to the special exception in accordance with Sect. 014 below or a new special exception.

9-005 Establishment of Categories

For purposes of applying specific conditions upon certain types of special exception uses, and for allowing special exception uses to be established only in those zoning districts which are appropriate areas for such uses, all special exception uses are divided into categories of associated or related uses, as hereinafter set forth in this Article 9.

9-006 General Standards

In addition to the specific standards set forth hereinafter with regard to particular special exception uses, all such uses shall satisfy the following general standards:

SPECIAL EXCEPTIONS

1. The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.
2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.
3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.
4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.
5. In addition to the standards which may be set forth in this Article for a particular category or use, the Board shall require landscaping and screening in accordance with the provisions of Article 13.
6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.
7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.
8. Signs shall be regulated by the provisions of Article 12; however, the Board may impose more strict requirements for a given use than those set forth in this Ordinance.

9-007

Conditions and Restrictions

In addition to those standards set forth in this Article, the Board, in approving a special exception, may impose such conditions and restrictions upon the proposed use as it may deem necessary in the public interest to secure compliance with the provisions of this Ordinance and to protect the viability of the implementation of the adopted comprehensive plan. Such conditions or restrictions may include but need not be limited to a time limitation on the length of the exception in accordance with the provisions of Sect. 008 below and may require the posting of a guarantee or bond in a reasonable amount by the applicant.

9-008

Time Limitations, Extensions, Renewals

In addition to the time limits set forth in this Article, the Board may require, as a condition of the approval of any special exception, that it shall be approved for a specified period of time; that it may be subsequently extended for a designated period by the Zoning Administrator; or that it may be periodically renewed by the Board. The procedure of granting an extension or renewal shall be as presented in Sections 012 and 014 below.

SPECIAL EXCEPTIONS

the special exception shall be referred to the Health Care Advisory Board for a recommendation and report, which shall be developed in accordance with the provisions of Par. 1 and Par. 2 of Sect. 308 below and furnished to the Planning Commission and Board of Supervisors.

9-304 Standards for all Category 3 Uses

In addition to the general standards set forth in Sect. 006 above, all Category 3 special exception uses shall satisfy the following standards:

1. For public uses, it shall be concluded that the proposed location of the special exception use is necessary for the rendering of efficient governmental services to residents of properties within the general area of the location.
2. Except as may be qualified in the following Sections, all uses shall comply with the lot size requirements of the zoning district in which located.
3. Except as may be qualified in the following Sections, all uses shall comply with the bulk regulations of the zoning district in which located; however, subject to the provisions of Sect. 9-607, the maximum building height for a Category 3 use may be increased.
4. All uses shall comply with the performance standards specified for the zoning district in which located, including the submission of a sports illumination plan as may be required by Part 9 of Article 14.
5. Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans.

9-305 Additional Standards for Conference Centers and Retreat Houses

1. No building shall be located closer than 45 feet to any street line or closer than 100 feet to any lot line which abuts an R-A through R-4 District.

9-306 Additional Standards for Independent Living Facilities

1. Housing and general care shall be provided only for persons who are sixty-two (62) years of age or over, couples where either the husband or wife is sixty-two (62) years of age or over and/or persons with handicaps, as defined in the Federal Fair Housing Act Amendments of 1988, who are eighteen (18) years of age or older and with a spouse and/or caregiver, if any.
2. The Board specifically shall find that applications under this Section adequately and satisfactorily take into account the needs of elderly persons and/or persons with handicaps for transportation, shopping, health, recreational and other similar such facilities and shall impose such reasonable conditions upon any exception granted as may be necessary or expedient to insure provisions of such facilities.
3. The Board shall find that such development shall be compatible with the surrounding neighborhood, shall not adversely affect the health or safety of persons residing or

SPECIAL EXCEPTIONS

10. The minimum front, side and rear yard requirements shall be as follows, except greater yards may be required by the Board:
 - A. Where the yard abuts or is across a street from an area adopted in the comprehensive plan for 0.2 to 8 dwelling units per acre - 50 feet.
 - B. Where the yard abuts or is across a street from an area adopted in the comprehensive plan for a residential use having a density greater than 8 dwelling units per acre or any commercial, office or industrial use - 30 feet.
11. Transitional screening shall be provided in accordance with the provisions of Article 13, and for the purpose of that Article, an independent living facility shall be deemed a multiple family dwelling.
12. The provisions of Par. 6 above shall not be applicable to proffered rezoning and approved special exception applications or amendments thereto approved prior to May 20, 2003 or for special exception applications approved prior to May 20, 2003 for which a request for additional time to commence construction is subsequently requested in accordance with Sect. 9-015. Additionally, Par. 6 above shall not be applicable, unless requested by the applicant to rezoning and special exception amendment applications filed on or after May 20, 2003, which propose no increase in density over the previously approved density.

9-307 Additional Standards for Congregate Living Facilities

1. Congregate living facilities located in a building, which but for its institutional use would be a single detached dwelling, shall comply with the applicable single family detached minimum yard requirements of the zoning district in which located. Such facilities located in any other structure shall be located no closer than 45 feet to any street line or closer than 100 feet to any lot line which abuts an R-1 through R-4 District.

9-308 Additional Standards for Medical Care Facilities

1. In its development of a recommendation and report as required by Par. 3 of Sect. 303 above, the Health Care Advisory Board shall, in addition to information from the applicant, solicit information and comment from such providers and consumers of health services, or organizations representing such providers or consumers and health planning organizations, as may seem appropriate, provided that neither said Board nor the Board of Supervisors shall be bound by any such information or comment. The Health Care Advisory Board may hold such hearing or hearings as may seem appropriate, and may request of the Board of Supervisors such deferrals of Board action as may be reasonably necessary to accumulate information upon which to base a recommendation.
2. The Advisory Board, in making its recommendations, and the Board of Supervisors, in deciding on the issuance of such an exception, shall specifically consider whether or not:
 - A. There is a demonstrated need for the proposed facility, in the location, at the time, and in the configuration proposed. Such consideration shall take into account alternative facilities and/or services in existence or approved for construction, and

FAIRFAX COUNTY ZONING ORDINANCE

the present and projected utilization of specialized treatment equipment available to persons proposed to be served by the applicant.

- B. Any proposed specialized treatment or care facility has or can provide for a working relationship with a general hospital sufficiently close to ensure availability of a full range of diagnostic and treatment services.
 - C. The proposed facility will contribute to, and not divert or subvert, implementation of a plan for comprehensive health care for the area proposed to be served; such consideration shall take into account the experience of the applicant, the financial resources available and projected for project support and operation, and the nature and qualifications of the proposed staffing of the facility.
3. All such uses shall be designed to accommodate service vehicles with access to the building at a side or rear entrance.
 4. No freestanding nursing facility shall be established except on a parcel of land fronting on, and with direct access to, an existing or planned collector or arterial street as defined in the adopted comprehensive plan.
 5. No building shall be located closer than 45 feet to any street line or closer than 100 feet to any lot line which abuts an R-A through R-4 District.
 6. In the R-E through R-5 Districts, no such use shall be located on a lot containing less than five (5) acres.
 7. For hospitals, the Board of Supervisors may approve additional on-site signs when it is determined, based on the size and nature of the hospital, that additional signs are necessary in order to provide needed information to the public and that such signs will not have an adverse impact on adjacent properties. All proposed signs shall be subject to the maximum area and height limitations for hospital signs set forth in Article 12. All requests shall show the location, size, height and number of all signs, as well as the information to be displayed on the signs.

9-309

Additional Standards for Child Care Centers and Nursery Schools

1. In addition to complying with the minimum lot size requirements of the zoning district in which located, the minimum lot area shall be of such size that 100 square feet of usable outdoor recreation area shall be provided for each child that may use the space at any one time. Such area shall be delineated on a plat submitted at the time the application is filed.
 - For the purpose of this provision, usable outdoor recreation area shall be limited to:
 - A. That area not covered by buildings or required off-street parking spaces.
 - B. That area outside the limits of the minimum required front yard, unless specifically approved by the Board in commercial and industrial districts only.
 - C. Only that area which is developable for active outdoor recreation purposes.

FAIRFAX COUNTY ZONING ORDINANCE

9-617 **Density Credit for Major Utility Easements**

The Board may approve a special exception to allow density credit for a major utility easement in accordance with the provisions of Par. 3 of Sect. 2-308, and the following:

1. The granting of an easement was not made in exchange for monetary compensation from the grantee-instrumentality; provided however, that, in the discretion of the Board, the exchange of monetary compensation may be permitted based upon the following standards:
 - A. The easement is for a major utility facility providing regional benefit;
 - B. The location of the easement impacts the subject property;
 - C. Monetary compensation is appropriate under the circumstances; and
 - D. The proposed location for the easement is determined to be significantly in the public interest.
2. The area which is the subject of the easement is necessary for the installation or improvement of a public facility which is in accordance with the adopted comprehensive plan. Where such proposed public facility requires approval under Sect. 15.2-2232 of the Code of Virginia, such approval shall be obtained prior to or in conjunction with the granting of density credit under this Section.

9-618 **Increase in FAR**

The Board may approve a special exception to allow an increase in the maximum permitted FAR for all uses in the C-6, C-7, C-8, I-3, I-4, I-5 and I-6 Districts, in accordance with the maximum FAR set forth in the respective zoning district.

9-619 **Provisions for Minor Modifications to a Nonconformity**

Notwithstanding the standards of Sect. 006 above, the Board may approve a special exception to allow structural alterations to any nonconforming building or to a building in which a nonconforming use is conducted subject to the following:

1. It is determined that such alteration is necessary as a result of a condemnation or other acquisition by any government agency for a public improvement.
2. It is determined that a reduction in monetary compensation associated with the public improvement, due to the allowance of such alteration, is of more public benefit than not allowing the alteration, even if the use may not be in harmony with the adopted comprehensive plan.
3. A plan shall be submitted which depicts the proposed alteration and the overall impact or effect of the alteration to the structure. No such alteration shall result in an increase in building square footage, an increase in the area of the building occupied by the nonconforming use, or in the relocation of the building on the site.

GLOSSARY

This Glossary is provided to assist the public in understanding the staff evaluation and analysis of development proposals. It should not be construed as representing legal definitions. Refer to the Fairfax County Zoning Ordinance, Comprehensive Plan or Public Facilities Manual for additional information.

ABANDONMENT: Refers to road or street abandonment, an action taken by the Board of Supervisors, usually through the public hearing process, to abolish the public's right-of-passage over a road or road right-of way. Upon abandonment, the right-of-way automatically reverts to the underlying fee owners. If the fee to the owner is unknown, Virginia law presumes that fee to the roadbed rests with the adjacent property owners if there is no evidence to the contrary.

ACCESSORY DWELLING UNIT (OR APARTMENT): A secondary dwelling unit established in conjunction with and clearly subordinate to a single family detached dwelling unit. An accessory dwelling unit may be allowed if a special permit is granted by the Board of Zoning Appeals (BZA). Refer to Sect. 8-918 of the Zoning Ordinance.

AFFORDABLE DWELLING UNIT (ADU) DEVELOPMENT: Residential development to assist in the provision of affordable housing for persons of low and moderate income in accordance with the affordable dwelling unit program and in accordance with Zoning Ordinance regulations. Residential development which provides affordable dwelling units may result in a density bonus (see below) permitting the construction of additional housing units. See Part 8 of Article 2 of the Zoning Ordinance.

AGRICULTURAL AND FORESTAL DISTRICTS: A land use classification created under Chapter 114 or 115 of the Fairfax County Code for the purpose of qualifying landowners who wish to retain their property for agricultural or forestal use for use/value taxation pursuant to Chapter 58 of the Fairfax County Code.

BARRIER: A wall, fence, earthen berm, or plant materials which may be used to provide a physical separation between land uses. Refer to Article 13 of the Zoning Ordinance for specific barrier requirements.

BEST MANAGEMENT PRACTICES (BMPs): Stormwater management techniques or land use practices that are determined to be the most effective, practicable means of preventing and/or reducing the amount of pollution generated by nonpoint sources in order to improve water quality.

BUFFER: Graduated mix of land uses, building heights or intensities designed to mitigate potential conflicts between different types or intensities of land uses; may also provide for a transition between uses. A landscaped buffer may be an area of open, undeveloped land and may include a combination of fences, walls, berms, open space and/or landscape plantings. A buffer is not necessarily coincident with transitional screening.

CHESAPEAKE BAY PRESERVATION ORDINANCE: Regulations which the State has mandated must be adopted to protect the Chesapeake Bay and its tributaries. These regulations must be incorporated into the comprehensive plans, zoning ordinances and subdivision ordinances of the affected localities. Refer to Chesapeake Bay Preservation Act, Va. Code Section 10.1-2100 et seq and VR 173-02-01, Chesapeake Bay Preservation Area Designation and Management Regulations.

CLUSTER DEVELOPMENT: Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted by the applicable zoning district. See Sect. 2-421 and Sect. 9-615 of the Zoning Ordinance.

COUNTY 2232 REVIEW PROCESS: A public hearing process pursuant to Sect. 15.2-2232 (Formerly Sect. 15.1-456) of the Virginia Code which is used to determine if a proposed public facility not shown on the adopted Comprehensive Plan is in substantial accord with the plan. Specifically, this process is used to determine if the general or approximate location, character and extent of a proposed facility is in substantial accord with the Plan.

dBa: The momentary magnitude of sound weighted to approximate the sensitivity of the human ear to certain frequencies; the dBA value describes a sound at a given instant, a maximum sound level or a steady state value. See also Ldn.

DENSITY: Number of dwelling units (du) divided by the gross acreage (ac) of a site being developed in residential use; or, the number of dwelling units per acre (du/ac) except in the PRC District when density refers to the number of persons per acre.

DENSITY BONUS: An increase in the density otherwise allowed in a given zoning district which may be granted under specific provisions of the Zoning Ordinance when a developer provides excess open space, recreation facilities, or affordable dwelling units (ADUs), etc.

DEVELOPMENT CONDITIONS: Terms or conditions imposed on a development by the Board of Supervisors (BOS) or the Board of Zoning Appeals (BZA) in connection with approval of a special exception, special permit or variance application or rezoning application in a "P" district. Conditions may be imposed to mitigate adverse impacts associated with a development as well as secure compliance with the Zoning Ordinance and/or conformance with the Comprehensive Plan. For example, development conditions may regulate hours of operation, number of employees, height of buildings, and intensity of development.

DEVELOPMENT PLAN: A graphic representation which depicts the nature and character of the development proposed for a specific land area: information such as topography, location and size of proposed structures, location of streets trails, utilities, and storm drainage are generally included on a development plan. A development plan is a submission requirement for rezoning to the PRC District. A **GENERALIZED DEVELOPMENT PLAN (GDP)** is a submission requirement for a rezoning application for all conventional zoning districts other than a P District. A development plan submitted in connection with a special exception (SE) or special permit (SP) is generally referred to as an SE or SP plat. A **CONCEPTUAL DEVELOPMENT PLAN (CDP)** is a submission requirement when filing a rezoning application for a P District other than the PRC District; a CDP characterizes in a general way the planned development of the site. A **FINAL DEVELOPMENT PLAN (FDP)** is a submission requirement following the approval of a conceptual development plan and rezoning application for a P District other than the PRC District; an FDP further details the planned development of the site. See Article 16 of the Zoning Ordinance.

EASEMENT: A right to or interest in property owned by another for a specific and limited purpose. Examples: access easement, utility easement, construction easement, etc. Easements may be for public or private purposes.

ENVIRONMENTAL QUALITY CORRIDORS (EQCs): An open space system designed to link and preserve natural resource areas, provide passive recreation and protect wildlife habitat. The system includes stream valleys, steep slopes and wetlands. For a complete definition of EQCs, refer to the Environmental section of the Policy Plan for Fairfax County contained in Vol. 1 of the Comprehensive Plan.

ERODIBLE SOILS: Soils that wash away easily, especially under conditions where stormwater runoff is inadequately controlled. Silt and sediment are washed into nearby streams, thereby degrading water quality.

FLOODPLAIN: Those land areas in and adjacent to streams and watercourses subject to periodic flooding; usually associated with environmental quality corridors. The 100 year floodplain drains 70 acres or more of land and has a one percent chance of flood occurrence in any given year.

FLOOR AREA RATIO (FAR): An expression of the amount of development intensity (typically, non-residential uses) on a specific parcel of land. FAR is determined by dividing the total square footage of gross floor area of buildings on a site by the total square footage of the site itself.

FUNCTIONAL CLASSIFICATION: A system for classifying roads in terms of the character of service that individual facilities are providing or are intended to provide, ranging from travel mobility to land access. Roadway system functional classification elements include Freeways or Expressways which are limited access highways, Other Principal (or Major) Arterials, Minor Arterials, Collector Streets, and Local Streets. Principal arterials are designed to accommodate travel; access to adjacent properties is discouraged. Minor arterials are designed to serve both through traffic and local trips. Collector roads and streets link local streets and properties with the arterial network. Local streets provide access to adjacent properties.

GEOTECHNICAL REVIEW: An engineering study of the geology and soils of a site which is submitted to determine the suitability of a site for development and recommends construction techniques designed to overcome development on problem soils, e.g., marine clay soils.

HYDROCARBON RUNOFF: Petroleum products, such as motor oil, gasoline or transmission fluid deposited by motor vehicles which are carried into the local storm sewer system with the stormwater runoff, and ultimately, into receiving streams; a major source of non-point source pollution. An oil-grit separator is a common hydrocarbon runoff reduction method.

IMPERVIOUS SURFACE: Any land area covered by buildings or paved with a hard surface such that water cannot seep through the surface into the ground.

INFILL: Development on vacant or underutilized sites within an area which is already mostly developed in an established development pattern or neighborhood.

INTENSITY: The magnitude of development usually measured in such terms as density, floor area ratio, building height, percentage of impervious surface, traffic generation, etc. Intensity is also based on a comparison of the development proposal against environmental constraints or other conditions which determine the carrying capacity of a specific land area to accommodate development without adverse impacts.

Ldn: Day night average sound level. It is the twenty-four hour average sound level expressed in A-weighted decibels; the measurement assigns a "penalty" to night time noise to account for night time sensitivity. Ldn represents the total noise environment which varies over time and correlates with the effects of noise on the public health, safety and welfare.

LEVEL OF SERVICE (LOS): An estimate of the effectiveness of a roadway to carry traffic, usually under anticipated peak traffic conditions. Level of Service efficiency is generally characterized by the letters A through F, with LOS-A describing free flow traffic conditions and LOS-F describing jammed or grid-lock conditions.

MARINE CLAY SOILS: Soils that occur in widespread areas of the County generally east of Interstate 95. Because of the abundance of shrink-swell clays in these soils, they tend to be highly unstable. Many areas of slope failure are evident on natural slopes. Construction on these soils may initiate or accelerate slope movement or slope failure. The shrink-swell soils can cause movement in structures, even in areas of flat topography, from dry to wet seasons resulting in cracked foundations, etc. Also known as slippage soils.

OPEN SPACE: That portion of a site which generally is not covered by buildings, streets, or parking areas. Open space is intended to provide light and air; open space may function as a buffer between land uses or for scenic, environmental, or recreational purposes.

OPEN SPACE EASEMENT: An easement usually granted to the Board of Supervisors which preserves a tract of land in open space for some public benefit in perpetuity or for a specified period of time. Open space easements may be accepted by the Board of Supervisors, upon request of the land owner, after evaluation under criteria established by the Board. See Open Space Land Act, Code of Virginia, Sections 10.1-1700, et seq.

P DISTRICT: A "P" district refers to land that is planned and/or developed as a Planned Development Housing (PDH) District, a Planned Development Commercial (PDC) District or a Planned Residential Community (PRC) District. The PDH, PDC and PRC Zoning Districts are established to encourage innovative and creative design for land development; to provide ample and efficient use of open space; to promote a balance in the mix of land uses, housing types, and intensity of development; and to allow maximum flexibility in order to achieve excellence in physical, social and economic planning and development of a site. Refer to Articles 6 and 16 of the Zoning Ordinance.

PROFFER: A written condition, which, when offered voluntarily by a property owner and accepted by the Board of Supervisors in a rezoning action, becomes a legally binding condition which is in addition to the zoning district regulations applicable to a specific property. Proffers are submitted and signed by an owner prior to the Board of Supervisors public hearing on a rezoning application and run with the land. Once accepted by the Board, proffers may be modified only by a proffered condition amendment (PCA) application or other zoning action of the Board and the hearing process required for a rezoning application applies. See Sect. 15.2-2303 (formerly 15.1-491) of the Code of Virginia.

PUBLIC FACILITIES MANUAL (PFM): A technical text approved by the Board of Supervisors containing guidelines and standards which govern the design and construction of site improvements incorporating applicable Federal, State and County Codes, specific standards of the Virginia Department of Transportation and the County's Department of Public Works and Environmental Services.

RESOURCE MANAGEMENT AREA (RMA): That component of the Chesapeake Bay Preservation Area comprised of lands that, if improperly used or developed, have a potential for causing significant water quality degradation or for diminishing the functional value of the Resource Protection Area. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

RESOURCE PROTECTION AREA (RPA): That component of the Chesapeake Bay Preservation Area comprised of lands at or near the shoreline or water's edge that have an intrinsic water quality value due to the ecological and biological processes they perform or are sensitive to impacts which may result in significant degradation of the quality of state waters. In their natural condition, these lands provide for the removal, reduction or assimilation of sediments from runoff entering the Bay and its tributaries, and minimize the adverse effects of human activities on state waters and aquatic resources. New development is generally discouraged in an RPA. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

SITE PLAN: A detailed engineering plan, to scale, depicting the development of a parcel of land and containing all information required by Article 17 of the Zoning Ordinance. Generally, submission of a site plan to DPWES for review and approval is required for all residential, commercial and industrial development except for development of single family detached dwellings. The site plan is required to assure that development complies with the Zoning Ordinance.

SPECIAL EXCEPTION (SE) / SPECIAL PERMIT (SP): Uses, which by their nature, can have an undue impact upon or can be incompatible with other land uses and therefore need a site specific review. After review, such uses may be allowed to locate within given designated zoning districts if appropriate and only under special controls, limitations, and regulations. A special exception is subject to public hearings by the Planning Commission and Board of Supervisors with approval by the Board of Supervisors; a special permit requires a public hearing and approval by the Board of Zoning Appeals. Unlike proffers which are voluntary, the Board of Supervisors or BZA may impose reasonable conditions to assure, for example, compatibility and safety. See Article 8, Special Permits and Article 9, Special Exceptions, of the Zoning Ordinance.

STORMWATER MANAGEMENT: Engineering practices that are incorporated into the design of a development in order to mitigate or abate adverse water quantity and water quality impacts resulting from development. Stormwater management systems are designed to slow down or retain runoff to re-create, as nearly as possible, the pre-development flow conditions.

SUBDIVISION PLAT: The engineering plan for a subdivision of land submitted to DPWES for review and approved pursuant to Chapter 101 of the County Code.

TRANSPORTATION DEMAND MANAGEMENT (TDM): Actions taken to reduce single occupant vehicle automobile trips or actions taken to manage or reduce overall transportation demand in a particular area.

TRANSPORTATION SYSTEM MANAGEMENT (TSM) PROGRAMS: This term is used to describe a full spectrum of actions that may be applied to improve the overall efficiency of the transportation network. TSM programs usually consist of low-cost alternatives to major capital expenditures, and may include parking management measures, ridesharing programs, flexible or staggered work hours, transit promotion or operational improvements to the existing roadway system. TSM includes Transportation Demand Management (TDM) measures as well as H.O.V. use and other strategies associated with the operation of the street and transit systems.

URBAN DESIGN: An aspect of urban or suburban planning that focuses on creating a desirable environment in which to live, work and play. A well-designed urban or suburban environment demonstrates the four generally accepted principles of design: clearly identifiable function for the area; easily understood order; distinctive identity; and visual appeal.

VACATION: Refers to vacation of street or road as an action taken by the Board of Supervisors in order to abolish the public's right-of-passage over a road or road right-of-way dedicated by a plat of subdivision. Upon vacation, title to the road right-of-way transfers by operation of law to the owner(s) of the adjacent properties within the subdivision from whence the road/road right-of-way originated.

VARIANCE: An application to the Board of Zoning Appeals which seeks relief from a specific zoning regulation such as lot width, building height, or minimum yard requirements, among others. A variance may only be granted by the Board of Zoning Appeals through the public hearing process and upon a finding by the BZA that the variance application meets the required Standards for a Variance set forth in Sect. 18-404 of the Zoning Ordinance.

WETLANDS: Land characterized by wetness for a portion of the growing season. Wetlands are generally delineated on the basis of physical characteristics such as soil properties indicative of wetness, the presence of vegetation with an affinity for water, and the presence or evidence of surface wetness or soil saturation. Wetland environments provide water quality improvement benefits and are ecologically valuable. Development activity in wetlands is subject to permitting processes administered by the U.S. Army Corps of Engineers

TIDAL WETLANDS: Vegetated and nonvegetated wetlands as defined in Chapter 116 Wetlands Ordinance of the Fairfax County Code: includes tidal shores and tidally influenced embayments, creeks, and tributaries to the Occoquan and Potomac Rivers. Development activity in tidal wetlands may require approval from the Fairfax County Wetlands Board.

Abbreviations Commonly Used in Staff Reports

A&F	Agricultural & Forestal District	PDH	Planned Development Housing
ADU	Affordable Dwelling Unit	PFM	Public Facilities Manual
ARB	Architectural Review Board	PRC	Planned Residential Community
BMP	Best Management Practices	RC	Residential-Conservation
BOS	Board of Supervisors	RE	Residential Estate
BZA	Board of Zoning Appeals	RMA	Resource Management Area
COG	Council of Governments	RPA	Resource Protection Area
CBC	Community Business Center	RUP	Residential Use Permit
CDP	Conceptual Development Plan	RZ	Rezoning
CRD	Commercial Revitalization District	SE	Special Exception
DOT	Department of Transportation	SEA	Special Exception Amendment
DP	Development Plan	SP	Special Permit
DPWES	Department of Public Works and Environmental Services	TDM	Transportation Demand Management
DPZ	Department of Planning and Zoning	TMA	Transportation Management Association
DU/AC	Dwelling Units Per Acre	TSA	Transit Station Area
EQC	Environmental Quality Corridor	TSM	Transportation System Management
FAR	Floor Area Ratio	UP & DD	Utilities Planning and Design Division, DPWES
FDP	Final Development Plan	VC	Variance
GDP	Generalized Development Plan	VDOT	Virginia Dept. of Transportation
GFA	Gross Floor Area	VPD	Vehicles Per Day
HC	Highway Corridor Overlay District	VPH	Vehicles per Hour
HCD	Housing and Community Development	WMATA	Washington Metropolitan Area Transit Authority
LOS	Level of Service	WS	Water Supply Protection Overlay District
Non-RUP	Non-Residential Use Permit	ZAD	Zoning Administration Division, DPZ
OSDS	Office of Site Development Services, DPWES	ZED	Zoning Evaluation Division, DPZ
PCA	Proffered Condition Amendment	ZPRB	Zoning Permit Review Branch
PD	Planning Division		
PDC	Planned Development Commercial		