



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

County of Fairfax, Virginia

May 11, 2011

STAFF REPORT ADDENDUM

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 Attachment 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.

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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.

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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).

BACKGROUND

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.

The staff report for SE 2010-DR-030 was published on March 10, 2010, and recommended approval subject to development conditions. A development condition was included that required the applicant to dedicate and construct the frontage improvements to Colvin Run Road, subject to Virginia Department of Transportation (VDOT) review and approval.

The Planning Commission public hearing was held on March 23, 2010. Since that time, and the publication of the staff report, VDOT has agreed to waive the frontage improvements in order to save a healthy oak tree along Colvin Run Road. The tree would likely be impacted by the required frontage dedication and improvements being provided prior to site plan approval.

The applicant has also worked closely with County staff to address green building issues that were raised during the development review process and at the public hearing.

DISCUSSION

Right of Way Dedication and Frontage Improvements

The applicant has provided a revised SE Plat that shows right of way dedication at 25 feet from centerline and no frontage improvements; VDOT has no objection to this development proposal. However, although VDOT has agreed to waive the frontage improvements, the Fairfax County Department of Transportation (DOT) has concerns about the tree's location and impact on safety. Although the tree is within VDOT's clear zone, it remains a safety obstacle to possible run-off the road vehicles. In addition, DOT staff continues to request that the applicant dedicate right of way at 35 feet from the centerline of Colvin Run Road as shown on previous versions of the plan, instead of the 25 feet that the latest revised plan shows. If the applicant does not dedicate the 35 feet of right of way at the time of site plan, they should commit to providing the dedication on demand and also escrow \$12,000 for the construction of curb and gutter in the future. A development condition has been included which requires the applicant to dedicate the right of way on demand by the County, and also escrow the funds for future curb and gutter installation.

The revised development plan also shows a sidewalk to be constructed on the applicant's property. As this sidewalk is now outside of the dedicated right of way, it will be privately maintained and is no longer subject to PFM Standards. Therefore, Condition 8 has been deleted.

Green Building

The applicants green building practices include a variety of strategies that reduce energy use and improve the air quality of the building. The applicant has agreed to a number of development conditions to address green building practices, including: the use of Energy Star appliances, low-VOC paints and adhesives, recycled products, and energy efficient heating and cooling systems. As there is no specific Plan recommendation for a green building commitment in this area, staff believes the applicant has gone above and beyond by agreeing to the proposed green building conditions, and should be commended.

Community Concerns

Finally, the applicant met with the community to address concerns raised at the public hearing related to lighting, noise, and transitional screening. Conditions 14-17 were added at the request of the applicant, and staff does not object.

CONCLUSIONS AND RECOMMENDATIONS

The development conditions were revised based on the revised SE Plat, a change in VDOT's position, additional information from the applicant on their green building practices, and community input. Staff continues to recommend approval of this application.

Recommendations

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

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 adopting any 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.

ATTACHMENTS

1. Proposed Development Conditions
2. Revised SE Plat
3. DOT Analysis
4. VDOT Analysis

PROPOSED DEVELOPMENT CONDITIONS

SE 2010-DR-030

May 11, 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 May 5, 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.

ATTACHMENT 1

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. Upon demand by Fairfax County, the Applicant shall dedicate and convey in fee simple to the Board of Supervisors right-of-way at a width of thirty-five feet from the centerline along the Application Property's Colvin Run Road frontage. The applicant shall escrow funds in the amount of \$12,000.00 for the construction of curb and gutter to be constructed by Fairfax County or VDOT in the future.~~
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. The Applicant shall contribute the sum of \$90,000 to the Fairfax County Park Foundation, to be used for capital at Colvin Run Mill Park, as determined by the Fairfax County Park Authority in consultation with the Fairfax County Park Foundation. Such contribution shall be paid in three installments: \$30,000 shall be due at the issuance of the first RUP or Non-RUP, as applicable; \$30,000 shall be due at such time as the facility has an occupancy greater than 50%; and the remaining \$30,000 shall be due at such time as the facility is 90% occupied, or two years from the date of the first RUP, whichever occurs first.
13. ~~Notwithstanding that shown on the Special Exception Plat, the material for the trail across the frontage of the property shall meet PFM Plate 4-8 Type 1 Asphalt Trail dark colored hard coat to match existing trails in the area, shall be to standards, and is subject to review and approval by DPWES.~~
14. A fence, board on board or other similar solid type, a maximum of six feet in height, shall be installed along the western property line. The fence shall meander through the transitional screening, with plantings along both sides of the fence, to soften the appearance from both sides. The applicant shall coordinate with the immediately adjacent neighbors to the west prior to site plan submission relative to the location of the fence and plantings. The final location of the fence and transitional screening plantings shall be subject to review and approval by Urban Forest Management Division, DPWES.
15. Trash and/or recycling collection shall be limited to the hours of 7:00 am-7:00 pm, Monday through Friday. No weekend pickups shall be allowed.
16. Food and linen delivery hours shall be restricted to 7:00 am- 7:00 pm, Monday through Friday only, unless unusual circumstances such as emergencies,

atypical weather, or traffic conditions require delivery outside of the standard hours or weekdays.

17. All parking lot lighting poles shall be a maximum of fifteen feet in height, including the base, and in accordance with Paragraph 14 of Section 9 of the Zoning Ordinance.
18. Excepting for safety or aesthetic reasons, or to comply with other requirements of other development conditions contained herein, the applicant will ensure that all of the following types of appliances, fixtures, and building components used in the project shall be ENERGY STAR qualified: clothes washers; dishwashers; refrigerators/freezers; ceiling fans; ventilation fans (including kitchen and bathroom fans); light fixtures; exit signs; programmable thermostats; windows and doors; skylights; roofing materials; and water heaters. Prior to issuance of the Residential Use Permit for each unit, the applicant will submit to DPWES a letter from a registered architect or professional engineer certifying compliance with this commitment. This letter shall also explain any exceptions and the reasoning behind the exception (safety, aesthetic reasons, or compliance with other approved development conditions). The applicant may, at his or her discretion, submit a letter covering multiple units. Documentation is not required to be submitted with the letter of compliance; however documentation to support compliance may be requested at a future date pending any concerns with compliance. This commitment will apply only to appliances, fixtures and building components provided with the initial construction of the development; this commitment will not apply to subsequent purchasers of dwelling units.
19. The applicant shall use energy efficient heating and cooling systems that are at least 10% more efficient than 2009 IECC (International Energy Conservation Code) minimum requirements.
20. The applicant shall only use adhesives and sealants that comply with the requirements listed in LEED-NC (Version 2009) IEQ Credit 4.1. Prior to issuance of the Residential Use Permit for each unit, the applicant will submit to DPWES a letter from a registered architect or professional engineer certifying compliance with this commitment. The applicant may, at his or her discretion, submit a letter covering multiple units. Documentation is not required to be submitted with the letter of compliance; however documentation to support compliance may be requested at a future date pending any concerns.
21. The applicant shall only use paints and coatings that comply with the requirements listed in LEED-NC (Version 2009) IEQ Credit 4.2. Prior to issuance of the Residential Use Permit for each unit, the applicant will submit to DPWES a letter from a registered architect or professional engineer certifying compliance with this commitment. The applicant may, at his or her discretion, submit a letter covering multiple units. Documentation is not required to be

submitted with the letter of compliance; however documentation to support compliance may be requested at a future date pending any concerns.

22. The applicant shall only use flooring systems that comply with the requirements listed in LEED-NC (Version 2009) IEQ Credit 4.3. Prior to issuance of the Residential Use Permit for each unit, the applicant will submit to DPWES a letter from a registered architect or professional engineer certifying compliance with this commitment. The applicant may, at his or her discretion, submit a letter covering multiple units. Documentation is not required to be submitted with the letter of compliance; however documentation to support compliance may be requested at a future date pending any concerns.

23. The applicant shall only use composite wood and agrifiber products that comply with the requirements listed in LEED-NC (Version 2009) IEQ Credit 4.4. Prior to issuance of the Residential Use Permit for each unit, the applicant will submit to DPWES a letter from a registered architect or professional engineer certifying compliance with this commitment. The applicant may, at his or her discretion, submit a letter covering multiple units. Documentation is not required to be submitted with the letter of compliance; however documentation to support compliance may be requested at a future date pending any concerns.

24. 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.

25. 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.

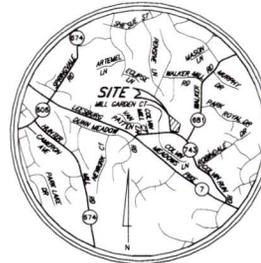
F. Site Monitoring. During any clearing or tree/vegetation/structure removal on the Applicant Property, a representative of the Applicant shall be present to monitor the process and ensure that the activities are conducted as proffered and as approved by the UFMD. The Applicant shall retain the services 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.

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.

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

REVISED: 01-11-11
 REVISED: 04-07-11
 REVISED: 04-22-11
 REVISED: 05-05-11



VICINITY MAP
 SCALE: 1" = 2,000'

CONTRACT PURCHASER/APPLICANT

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 Fax 703.712-5207

ENGINEER/LANDSCAPE ARCHITECT/PLANNER

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 Fax 703.449.8108

ARCHITECT/AGENT

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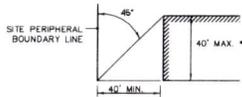


GENERAL NOTES:

- THE PROPERTY DELINEATED ON THIS SPECIAL EXCEPTION PLAT (SE) IS IDENTIFIED ON FAIRFAX COUNTY TAX ASSESSMENT MAP #012-4 ((1)), PARCEL 32 AND IS ZONED R-1 AND C-B.
- 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 SHYDER 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 PLAIN 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 9-306, 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 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 COLVIN 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 D, 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.

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 ON SHEET 4. EXISTING CONDITIONS AND EXISTING VEGETATION MAP. THE APPROXIMATE LOCATIONS OF POSSIBLE ENTRY FEATURES/SIGNS 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 FLOODPLAIN 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 8 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: OWNER OF PARCEL 32:
SHELTER DEVELOPMENT, LLC
218 N. CHARLES STREET, SUITE 220
BALTIMORE, MD. 21201
NEST ESTATES, LLC
1538 CROWELL ROAD
VENNA, VA. 22182
- THE SITE IS NOT WITHIN ANY OVERLAY DISTRICTS.
- APPLICATION FEE WILL BE SUBMITTED WITH THIS PLAN.

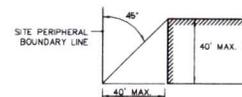


FRONT YARD ANGLE OF BULK PLANE FOR THE C-B ZONE

NO REQUIREMENT

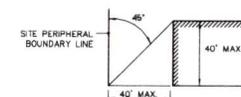
SIDE YARD ANGLE OF BULK PLANE FOR THE C-B ZONE

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-B 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

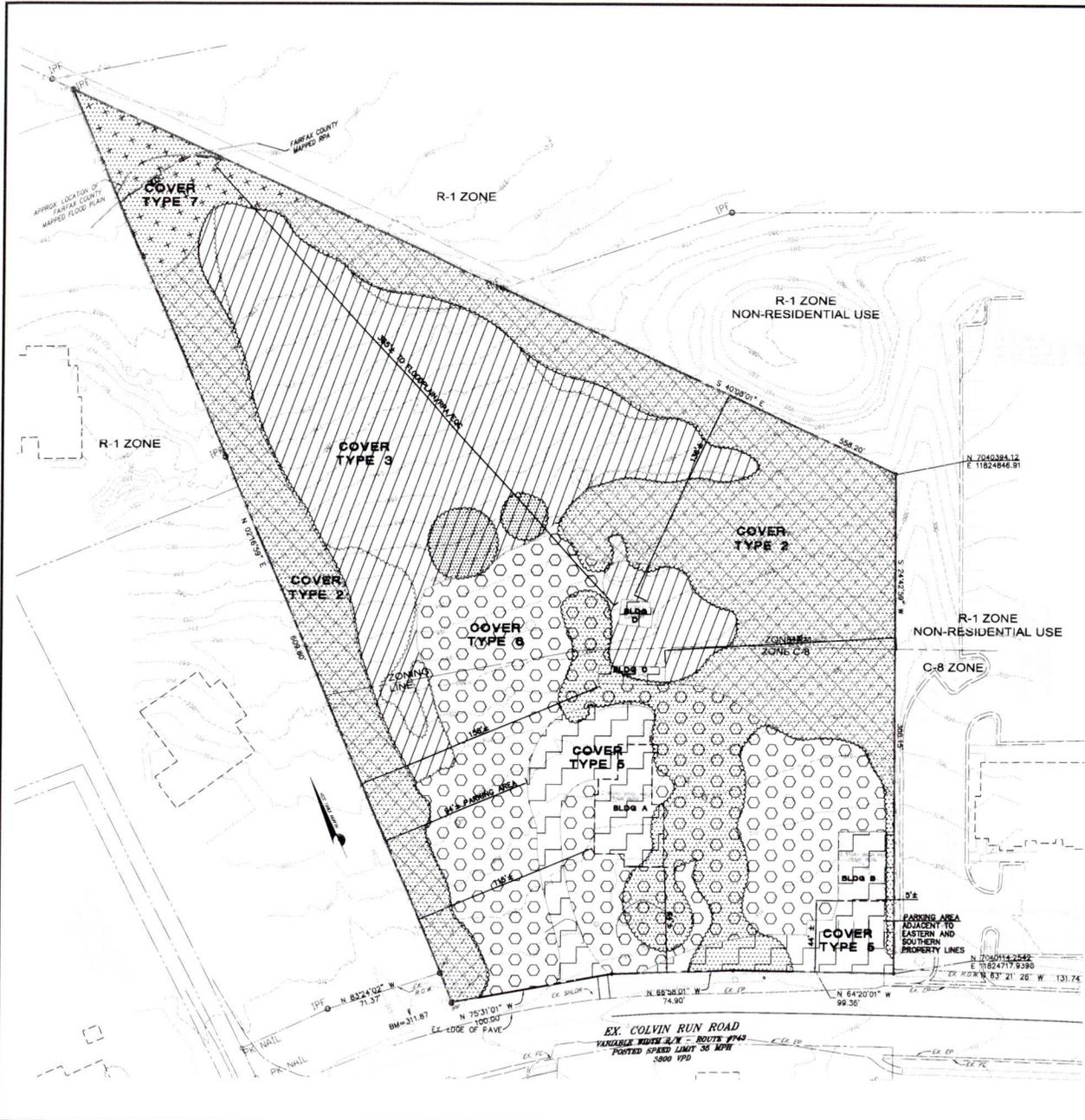
NO SCALE

BC Consultants
Planner - Engineer - Surveyor - Landscape Architect
12800 Fair Lakes Circle, Suite 100, Fairfax, VA 22033
(703)449-8108 (Fax)
www.bccon.com



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

| | |
|---------------------------|------------------------|
| DATE REVISIONS | DESIGNED BY: PLR |
| DATE: 02-07-11 | DRAWN BY: CAD |
| DATE: 04-22-11 | CHECKED BY: PLR |
| DATE: 05-05-11 | DATE: OCTOBER 19, 2010 |
| APPLICANT: MANAGEMENT LLC | SCALE: HOR. |
| 218 N. CHARLES STREET | VERT. |
| BALTIMORE, MD. 21201 | SHEET 3 OF 18 |
| | CO. NO. |
| | CAD NAME: S5073N07 |
| | LAYOUT NOTES |
| | FILE NO.: 0507311-00 |



EXISTING VEGETATION MAP SUMMARY TABLE AND NARRATIVE:

| COVER TYPE | PRIMARY SPECIES | SUCCESSIONAL STAGE | CONDITION | AREA (Ac.±) | NARRATIVE |
|------------------|--|--------------------|-----------|-------------|--|
| 2 | Maple, Eastern Redcedar | Mature | Fair/Good | 1.08 | THIS AREA IS DOMINATED BY MAPLE, EASTERN REDCEDAR AND SOME BLACK LOCUST. TREES IN THIS COVER TYPE RANGE FROM 8' TO 47' DBH. THIS COVER TYPE IS FOUND MOSTLY ALONG THE PROPERTY LINES AND ABANDONED FENCE ROWS. THERE ARE UNDERSTORY PATCHES OF BRIARS, VINES AND MULTIFLORA ROSE SCATTERED THROUGHOUT. CLIMBING BRIARS AND VINES ARE COMPROMISING THE HEALTH OF SOME OF THE TREES. THE OVERALL QUALITY OF THE TREES IS FAIR TO GOOD. |
| 3 | Large patches of briars, multiflora rose, and other herbaceous plants. | Juvenile, Emerging | N/A | 1.06 | ABANDONED OPEN FIELDS IN THE EARLY STAGES OF NATURALIZING. ABUNDANCE OF BRIARS AND MULTIFLORA ROSE PROVIDE A NATURAL HABITAT FOR SMALL WILDLIFE. |
| 5 | N/A | N/A | N/A | 0.31 | AREAS OF CONSTRUCTED FEATURES INCLUDING BUILDINGS, PARKING AND ROADWAYS. |
| 6 | N/A | N/A | N/A | 0.98 | GRASSED AND LANDSCAPED AREAS, ATHLETIC FIELDS OR OTHER GREEN AREAS DEVOID OF NATURAL VEGETATION. |
| 7 | Maples, Oaks | Mature | Fair/Good | 0.13 | THE DEFINED BOUNDARIES BETWEEN THIS COVER TYPE AND COVER TYPE 2 ARE HARD TO DETERMINE. BOTH COVER TYPES HAVE SIMILAR PRIMARY SPECIES AND UNDERSTORY COMPONENTS. TREES WITHIN THIS FLOODPLAIN AREA HAVE ADAPTED TO THE WET CONDITIONS. THE OVERALL QUALITY OF THE TREES IS FAIR TO GOOD. |
| Total: 3.56 Ac.± | | | | | |

EXISTING BUILDING INVENTORY

| STRUCTURE | TYPE | HEIGHT | DATE OF CONSTRUCTION | STATUS |
|------------|--------------------------|--------|----------------------|---------------|
| BUILDING A | 2 STORY BRICK AND FRAME | 30'± | UNKNOWN | TO BE REMOVED |
| BUILDING B | 2 STORY BRICK AND FRAME | 25'± | UNKNOWN | TO BE REMOVED |
| BUILDING C | 1 STORY SHED | 8'± | UNKNOWN | TO BE REMOVED |
| BUILDING D | 1 STORY ALUMINUM CARPORT | 10'± | UNKNOWN | TO BE REMOVED |

LEGEND:

- COVER TYPE 2 (UPLAND FOREST)
- COVER TYPE 3 (EARLY SUCCESSIONAL FOREST COMMUNITY)
- COVER TYPE 5 (DEVELOPED LAND)
- COVER TYPE 6 (MAINTAINED GRASSLAND)
- COVER TYPE 7 (BOTTOMLAND FOREST)
- EXISTING PRE-DEVELOPMENT TREE CANOPY AREA (89,371 s.f.±)
- EXISTING TREE CANOPY LINE

SEE SHEET 7 FOR THE TREE PRESERVATION TARGET AND STATEMENT.

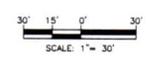
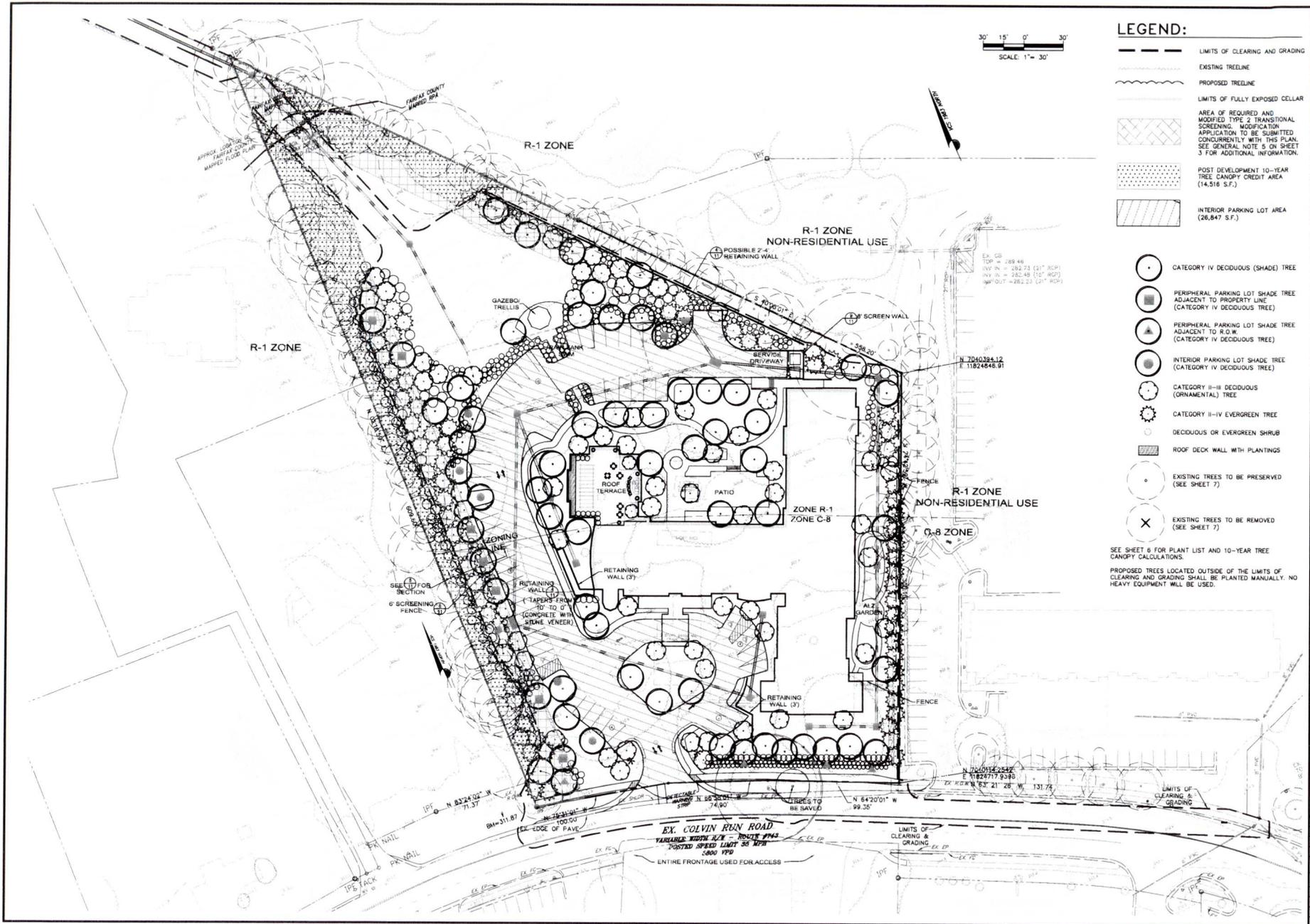
CERTIFIED ARBORIST

International Society of Arboriculture
CERTIFIED ARBORIST
 Dennis Dale Dixon
10000 Lakes Circle, Suite 100, Fairfax, VA 22033
 (703)449-8100 (Fax)
 www.bccom.com

BC Consultants
 Planners • Engineers • Surveyors • Landscape Architects
 12800 Fair Lakes Circle, Suite 100, Fairfax, VA 22033
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 www.bccom.com

SPECIAL EXCEPTION PLAN
 EXISTING CONDITIONS AND EXISTING VEGETATION MAP
BRIGHTVIEW
INDEPENDENT MEMBER
 ARBORICULTURAL SOCIETY OF AMERICA

REVISIONS
 DATE: 07-11-11
 DATE: 02-07-11
 DATE: 05-05-11
 DATE: 05-05-11
 PREPARED BY: PLR
 CHECKED BY: PLR
 DRAFTED BY: CAD
 DATE: OCTOBER 19, 2010
 SCALE: HOR 1" = 30'
 VERT 1" = 30'
 SHEET 4 OF 18
 CO. NO.
 CAD NAME: S5073EVM
 LAYOUT: EVM
 FILE NO. 0507311-00



LEGEND:

- LIMITS OF CLEARING AND GRADING
- - - - - EXISTING TREELINE
- ~~~~~ PROPOSED TREELINE
- LIMITS OF FULLY EXPOSED CELLAR
- [Cross-hatched box] 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 box] POST DEVELOPMENT 10-YEAR TREE CANOPY CREDIT AREA (14,516 S.F.)
- [Diagonal lines box] INTERIOR PARKING LOT AREA (26,847 S.F.)
- [Circle with dot] CATEGORY IV DECIDUOUS (SHADE) TREE
- [Circle with square] PERIPHERAL PARKING LOT SHADE TREE ADJACENT TO PROPERTY LINE (CATEGORY IV DECIDUOUS TREE)
- [Circle with triangle] PERIPHERAL PARKING LOT SHADE TREE ADJACENT TO R.O.W. (CATEGORY IV DECIDUOUS TREE)
- [Circle with circle] INTERIOR PARKING LOT SHADE TREE (CATEGORY IV DECIDUOUS TREE)
- [Circle with star] CATEGORY II-III DECIDUOUS (ORNAMENTAL) TREE
- [Circle with gear] CATEGORY II-IV EVERGREEN TREE
- [Circle with cross] DECIDUOUS OR EVERGREEN SHRUB
- [Hatched circle] ROOF DECK WALL WITH PLANTINGS
- [Circle with dot] 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 Fair Lakes Circle, Suite 100, Fairfax, VA 22033
 (703)449-8100 (703)449-8108 (Fax)
 www.bcon.com



SPECIAL EXCEPTION PLAT
 LANDSCAPE PLAN
BRIGHTVIEW
 MANASSAS PARISH, VIRGINIA

DESIGNED BY: PLR
 DRAFTED BY: CAD
 CHECKED BY: PLR
 DATE: OCTOBER 19, 2010
 SCALE: HOR.
 VERT.
 SHEET 5 OF 18

CO. NO.
 CAD NAME: SS073LSC
 LAYOUT: LSC
 FILE NO: 0507311-00

**TREE PRESERVATION TARGET AND STATEMENT
(10-YEAR TREE CANOPY CALCULATIONS)**

| A. TREE PRESERVATION TARGET CALCULATIONS AND STATEMENT | | Notes |
|--|--|-------------|
| A.1 | Pre-development Area of Existing Tree Canopy | 69,371 |
| A.2 | Percentage of Gross Site Area Covered by Existing Tree Canopy (A.1/B.1) | 44.7% |
| A.3 | Percentage of 10-year Tree Canopy Required for the Site (See Note 1 Below) | 22% |
| A.4 | Percentage of the 10-Year Tree Canopy Requirement That Should be Met Through Tree Preservation | 44.7% |
| A.5 | Proposed Percentage of Canopy Requirement That Will be Met Through Tree Preservation (C.1/B.1) | 48.7% |
| A.6 | Has the Tree Preservation Target Minimum Been Met? | Yes |
| A.7 | If A.6 is no, then a request to donate from the Tree Preservation Target shall be provided on the plan that states one or more of the justifications listed in 4.10.507.3 along with a narrative that provides a site-specific explanation of why the Tree Preservation Target cannot be met. Provide sheet number where donation request is located. The narrative shall be prepared in accordance with 4.10.507.4. | N/A |
| B. TREE CANOPY REQUIREMENT | | |
| B.1 | Identify Gross Area | 155,111 |
| B.2 | Subtract Areas Dedicated to Parks and Road Frontage | 2,688 |
| B.3 | Subtotal Area of Exemption | 0 |
| B.4 | Adjusted Gross Site Area B.1 - (B.2+B.3) | 152,423 |
| B.5 | Apply State's Zone and/or Sub | B.1 and C.1 |
| B.6 | Percentage of 10-Year Tree Canopy Required | 22% |
| B.7 | Area of 10-Year Tree Canopy Required (B.4*B.6) | 33,534 |
| B.8 | Modification of 10-Year Tree Canopy Requirement Requested | No |
| B.9 | If B.8 is Yes, Then List Plan Sheets Where Modification Request is Located | N/A |
| C. TREE CANOPY PRESERVATION | | |
| C.1 | Tree Preservation Target Area (B.7 x A.4) | 14,989 |
| C.2 | Total Canopy Area Meeting Standards (C.1/C.3) | 7,237 |
| C.3 | Total Canopy Area Meeting Standards (C.1 x 25% / 0.25) | 9,034 |
| C.4 | Total Canopy Area Meeting Standards (C.1 x 25% / 0.25) + Bonus Multiplier | 8,378 |
| C.5 | Total Canopy Area Meeting Standards (C.1 x 1.00) | 0 |
| C.6 | Total Canopy Area Provided by Uniquely or Valuable Forest or Woodland Community | 0 |
| C.7 | Total Canopy Area Provided by "Heritage", "Memorial", "Specimen" or "Historic Tree" | 0 |
| C.8 | Total Canopy Area Provided by "Heritage", "Memorial", "Specimen" or "Historic Tree" | 0 |
| C.9 | Canopy Area of Trees Within Resource Protection Areas and 100-Year Riparian | 915 |
| C.10 | Canopy Area of Trees Within Resource Protection Areas and 100-Year Riparian | 915 |
| C.11 | Totals of C.3 - C.11, C.5 - C.7 and C.9 | 16,323 |
| D. TREE PLANTING | | |
| D.1 | Area of Canopy to be Met Through Tree Planting (B.7 - C.10) | 17,211 |
| D.2 | Area of Canopy Planned for Air Quality Benefits | 0 |
| D.3 | Area of Canopy Planned for Energy Conservation | 0 |
| D.4 | Area of Canopy Planned for Water Quality Benefits | 0 |
| D.5 | Area of Canopy Planned for Wildlife Benefits | 0 |
| D.6 | Area of Canopy Planned for Native Species | 0 |
| D.7 | Area of Canopy Planned for Visual Screening | 0 |
| D.8 | Area of Canopy Planned for Noise Reduction | 0 |
| D.9 | Area of Canopy Planned for Visual Screening | 0 |
| D.10 | Area of Canopy Planned for Noise Reduction | 0 |
| D.11 | Area of Canopy Planned for Visual Screening | 0 |
| D.12 | Area of Canopy Planned for Noise Reduction | 0 |
| D.13 | Area of Canopy Planned for Visual Screening | 0 |
| D.14 | Area of Canopy Planned for Noise Reduction | 0 |
| D.15 | Area of Canopy Planned for Visual Screening | 0 |
| D.16 | Area of Canopy Planned for Noise Reduction | 0 |
| D.17 | Area of Canopy Planned for Visual Screening | 0 |
| D.18 | Area of Canopy Planned for Noise Reduction | 0 |
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| D.96 | Area of Canopy Planned for Noise Reduction | 0 |
| D.97 | Area of Canopy Planned for Visual Screening | 0 |
| D.98 | Area of Canopy Planned for Noise Reduction | 0 |
| D.99 | Area of Canopy Planned for Visual Screening | 0 |
| D.100 | Area of Canopy Planned for Noise Reduction | 0 |

NOTE 1: THE SITE IS SPLIT BETWEEN THE R-1 ZONE (92,507 s.f.) AND THE C-8 ZONE (62,604 s.f.). FOR THE R-1 ZONE, 30% OF THE GROSS SITE AREA (GSA) IS REQUIRED TO BE COVERED BY 10-YEAR TREE CANOPY AND 10% OF THE GSA FOR THE C-8 ZONE. THE OVERALL PERCENTAGE OF 10-YEAR TREE CANOPY COVER REQUIRED FOR THE ENTIRE SITE IS 22% $[(0.30 \times 92,507) + (0.10 \times 62,604)] / 155,111 = 0.219$ or 22%.

NOTE 2: BONUS MULTIPLIERS MAY BE APPLIED AT THE SITE PLAN PHASE DEPENDING ON THE FINAL TREE SELECTION.

TRANSITIONAL SCREENING AND BARRIERS
A MODIFICATION OF THE TRANSITIONAL SCREENING AND A WAIVER OF BARRIER REQUIREMENTS HAS BEEN REQUESTED. SEE GENERAL NOTE 5 ON SHEET 3 FOR ADDITIONAL INFORMATION.

INTERIOR PARKING LOT LANDSCAPING CALCULATIONS
INTERIOR PARKING LOT AREA: 26,847 s.f. ±
AREA REQUIRED FOR INTERIOR PARKING LOT LANDSCAPING: 0.05 x 26,847 s.f. = 1,342 s.f. ±

NUMBER OF SHADE TREES REQUIRED AT 250 s.f. PER TREE: 1,342 s.f. / 250 s.f. = 5.36 OR 6
NUMBER OF SHADE TREES PROVIDED AT 250 s.f. PER TREE: 6 TREES

PERIPHERAL PARKING LOT LANDSCAPING CALCULATIONS
PERIPHERAL PARKING LOT FRONTAGE ALONG R.O.W.: 158 l.f. ±
NUMBER OF SHADE TREES REQUIRED AT ONE TREE PER 40 l.f.: 3.95 OR 4 TREES
NUMBER OF SHADE TREES PROVIDED ALONG R.O.W. FRONTAGE: 4 TREES
PERIPHERAL PARKING LOT FRONTAGE ALONG ADJACENT PROPERTY: 344 l.f. ±
NUMBER OF SHADE TREES REQUIRED AT ONE TREE PER 50 l.f.: 6.88 OR 7 TREES
NUMBER OF SHADE TREES PROVIDED ALONG ADJACENT PROPERTY: 7 TREES

LANDSCAPE IMPLEMENTATION POLICY

URBAN FOREST MANAGEMENT POLICY ON LANDSCAPE IMPLEMENTATION
January 1, 2009

The completion of selected portions of the Public Works Program is intended to enhance and clarify requirements pertaining to the implementation of landscape plans developed and subject to review and approval by the City Council. The following policies are intended to provide a clear and concise set of non-prescriptive guidelines to staff of the various departments, agencies, inspectors, and the community of the City regarding general landscape objectives.

- Tree Selection and Size**
1. Trees that are planted shall be of the species and size specified on the approved plan. There shall be no substitutions of trees, species, or sizes except as approved by the Urban Forestry Management Unit (U-FMU) (PM 12-0905.1).
2. All trees and shrubs shall meet the minimum size and quality specifications set forth in the American Nursery Association's American Standard for Nursery Stock (ANSI Z60.1-1998, See Attachment 1) (PM 12-0905.1B).
- Tree Substitutions**
3. Substitutions of trees shall be made only when the tree species, size, or quality specified on the approved plan is not available or when the tree species, size, or quality specified on the approved plan is not suitable for the site conditions. Substitutions shall be approved by the U-FMU (PM 12-0905.1C).
4. **Plant Diversity** - The use of additional or different tree species is encouraged to enhance the diversity and overall health of the urban forest. The use of a single tree species is discouraged. The use of a single tree species is discouraged. The use of a single tree species is discouraged.
5. **Additional Tree Cover** - In areas where additional tree cover is desired, the tree species and size shall be approved by the U-FMU (PM 12-0905.1D).
6. **Energy Conservation** - The use of trees to provide shade and reduce energy consumption is encouraged. The use of trees to provide shade and reduce energy consumption is encouraged.
7. **Water Conservation** - The use of trees to provide shade and reduce water consumption is encouraged. The use of trees to provide shade and reduce water consumption is encouraged.

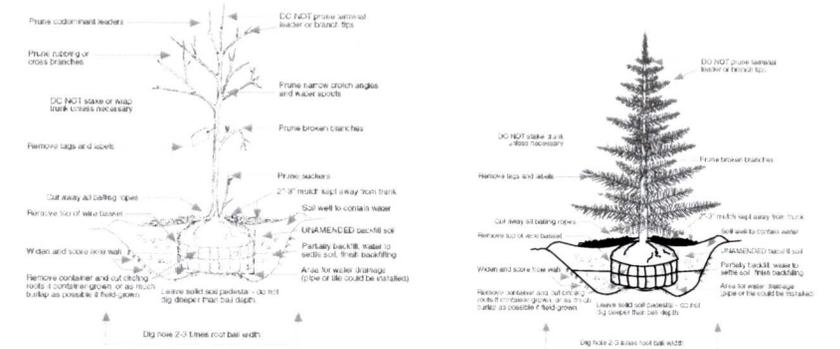
- Planting Location**
1. Planting locations for all trees shall be determined in accordance with the approved plan. The U-FMU is encouraged to provide technical assistance to the applicant in the selection of planting locations. The use of trees to provide shade and reduce energy consumption is encouraged.
2. **Planting Area** - The planting area for each tree shall be determined in accordance with the approved plan. The use of trees to provide shade and reduce energy consumption is encouraged.
3. **Planting Conditions** - The planting area for each tree shall be determined in accordance with the approved plan. The use of trees to provide shade and reduce energy consumption is encouraged.
4. **Planting Method** - The planting area for each tree shall be determined in accordance with the approved plan. The use of trees to provide shade and reduce energy consumption is encouraged.
5. **Planting Materials** - The planting area for each tree shall be determined in accordance with the approved plan. The use of trees to provide shade and reduce energy consumption is encouraged.
6. **Planting Schedule** - The planting area for each tree shall be determined in accordance with the approved plan. The use of trees to provide shade and reduce energy consumption is encouraged.
7. **Planting Personnel** - The planting area for each tree shall be determined in accordance with the approved plan. The use of trees to provide shade and reduce energy consumption is encouraged.
8. **Planting Records** - The planting area for each tree shall be determined in accordance with the approved plan. The use of trees to provide shade and reduce energy consumption is encouraged.

Seasonal Landscape Objectives
A Seasonal Landscape Objectives may be granted when seasonal or weather-related conditions, such as excessive tree and shrub loss, are likely to occur. The applicant shall submit a request for a Seasonal Landscape Objectives to the U-FMU (PM 12-0905.1E).

The party responsible for the placement of the permanent bond and construction deposit for the project shall also be responsible for the seasonal and final landscape report. The seasonal and final landscape report shall be submitted to the Environmental and Facilities Inspection Division of the Urban Forestry Management Unit.

At the time of final inspection for release of permanent bond and construction deposit, all of the plant material is inspected. Plant material previously inspected, as part of the process to release any default deposit that may be required, is not re-inspected. All plant material inspected after the final inspection shall be replaced and in good condition.

Requirements Prior to Approval of RLP and MFP
1. The landscaping and screening components of a project shall be approved by the U-FMU (PM 12-0905.1F) prior to the start of construction. The U-FMU is encouraged to provide technical assistance to the applicant in the selection of landscaping and screening components. The use of trees to provide shade and reduce energy consumption is encouraged.



1 TREE PLANTING GUIDELINE NOT TO SCALE

2 EVERGREEN PLANTING GUIDELINE NOT TO SCALE



3 EVERGREEN HEDGE WITH ROSES PHOTO

PLANT SCHEDULE AND TREE CANOPY CALCULATIONS *

| QTY. | TYPE | CULTURE ** | SIZE | REMARKS | TREE CANOPY CALCULATIONS | |
|------|--------------------------------|------------|-------------|---------|--------------------------|--------------------------|
| | | | | | AREA/TREE (s.f.) | TOTAL CANOPY AREA (s.f.) |
| 50 | CATEGORY I-II DECIDUOUS TREE | TBD | 2" CAL | B&B | 200 | 10,000 |
| 30 | CATEGORY II-III DECIDUOUS TREE | TBD | 1"-1.5" CAL | B&B | NOT LESS THAN 75 | 2,250 |
| 60 | CATEGORY II-IV EVERGREEN TREE | TBD | 2" CAL | B&B | NOT LESS THAN 100 | 6,000 |
| | | | | | SUBTOTAL | 18,250 |
| | | | | | CULTURE MULTIPLIER | TBD |
| | | | | | TOTAL | 18,250 |

* FINAL TREE GENUS AND SPECIES TO BE DETERMINED AT THE SITE PLAN PHASE. TREES WILL BE SELECTED FROM THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL, TABLE 12.19, TREE SELECTION AND CANOPY COVER GUIDE, OR IN CONSULTATION WITH THE URBAN FOREST MANAGEMENT DIVISION.

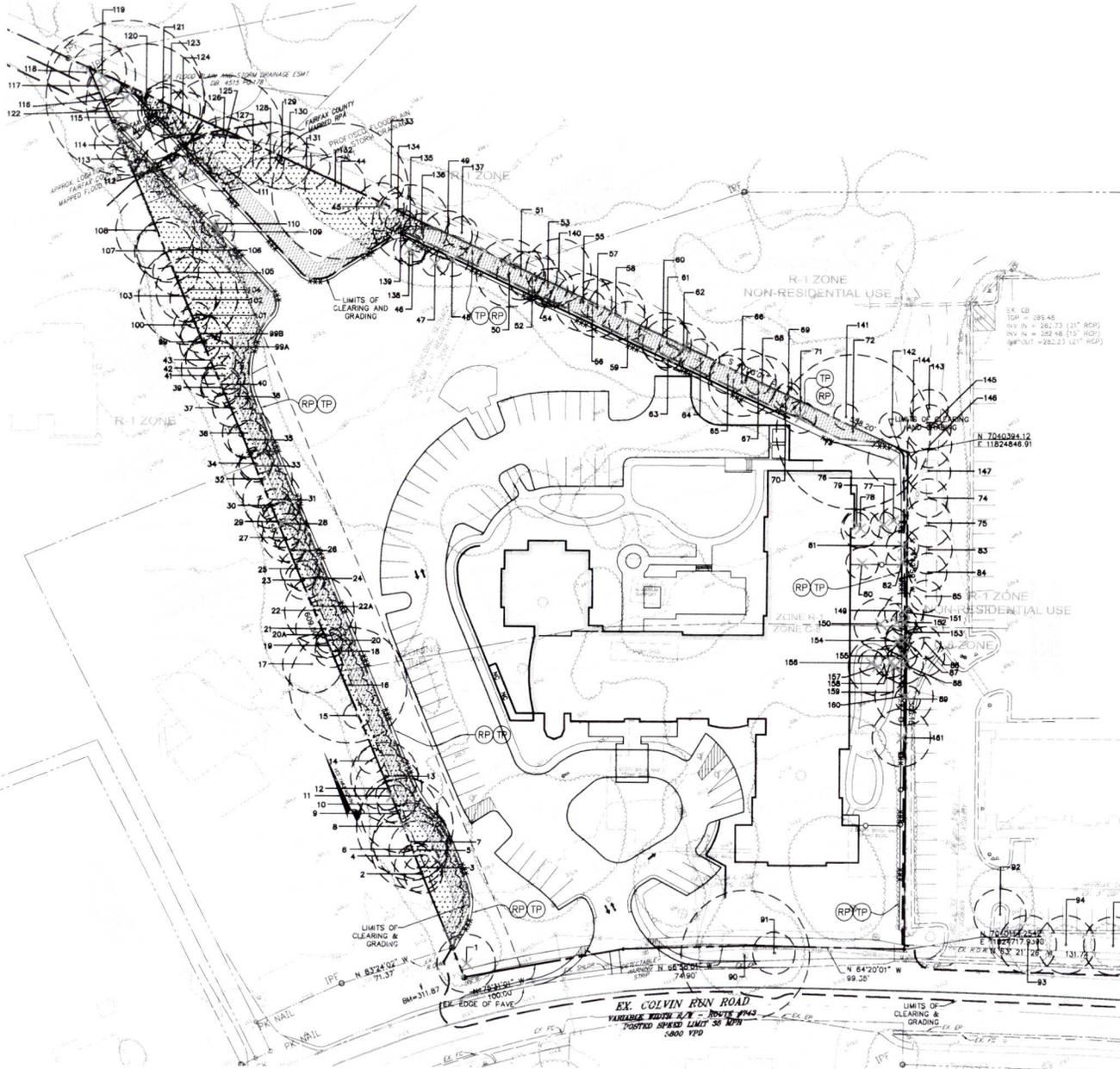
** BONUS MULTIPLIER FOR CULTURE (i.e. NATIVE SPECIES, MILDFE BENEFITS, ENERGY CONSERVATION, WATER QUALITY BENEFITS AND AIR QUALITY BENEFITS) TO BE DETERMINED.

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



SPECIAL EXCEPTION PLAN
LANDSCAPE DETAILS
BRIGHTVIEW
UNAPPROVED SUBJECT
FAIRFAX COUNTY, VIRGINIA

REVISIONS:
NO. REVISION DATE BY
1 02-07-11
2 02-07-11
3 02-07-11
4 02-07-11
DESIGNED BY: P. P. P.
CHECKED BY: P. P. P.
DATE: OCTOBER 19, 2010
SCALE: HOR.
SHEET 6 OF 18
CO. NO.
CAD NAME: 5507339C
LAYOUT: LSC DETAILS
FILE NO: 0507311-00



LEGEND:

- LIMITS OF CRITICAL ROOT ZONE (CRZ)
- EXISTING TREE TO BE PRESERVED
- EXISTING TREE TO BE REMOVED
- MULCH AREA
- PROPOSED DEVELOPMENT 10-YEAR TREE CANNOPY CREDIT AREA (14.516 S.F.)
- ROOT PRUNE (RP) AND/OR TREE PROTECTION FENCE (TP)
- 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 NARRATIVE.

CERTIFIED ARBORIST

Dennis Dale Devon
 CERTIFIED ARBORIST
 216 N. CHARLES STREET
 BALTIMORE, MD 21201

BC Consultants
 Planners - Engineers - Surveyors - Landscape Architects
 12600 Parkersburg Blvd., Fairfax, VA 22035
 (703)440-8100 (Fax) (703)440-0100 (Web)
 www.bccoonline.com



SPECIAL EXCEPTION PLAN
TREE PRESERVATION PLAN
BRIGHTVIEW
 PRINCETONVILLE DISTRICT
 ALBANY COUNTY, VIRGINIA

| |
|------------------------|
| DESIGNED BY: PLR |
| DRAFTED BY: CAD |
| CHECKED BY: PLR |
| DATE: OCTOBER 19, 2010 |
| SCALE: HOR. 1" = 30' |
| VERT. 1" = 30' |
| SHEET 7 OF 18 |
| CD. NO. |
| CAD NAME: S5073TPP |
| LAYOUT: TPP |
| 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



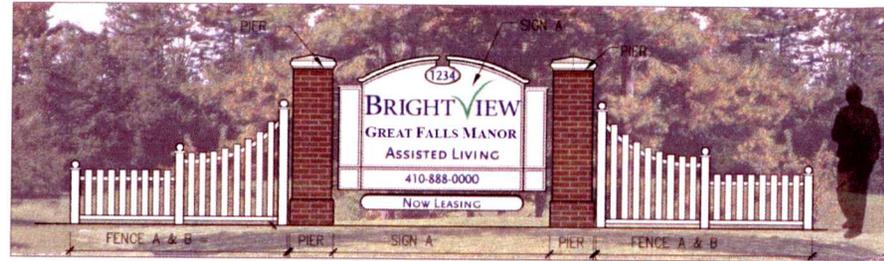
4
11 PRECAST STONE RETAINING WALL NO SCALE



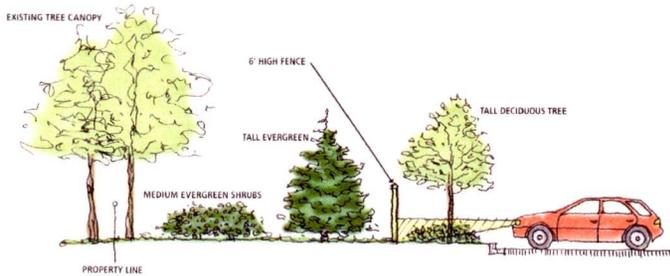
5
11 LATTICE TOP WOOD FENCE NO SCALE



6
11 OUTDOOR LIVING SPACE NO SCALE



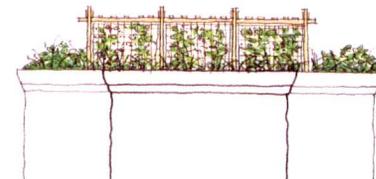
7
11 ENTRANCE SIGNAGE NO SCALE
NOTE: SIGN WILL CONFORM TO FAIRFAX COUNTY SIGNAGE REGULATIONS



8
11 SCREENING FENCE SECTION NO SCALE



9
11 SCREEN WALL NO SCALE



10
11 ROOF TERRACE NO SCALE

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(703)449-8100 (703)449-8108 (Fax)
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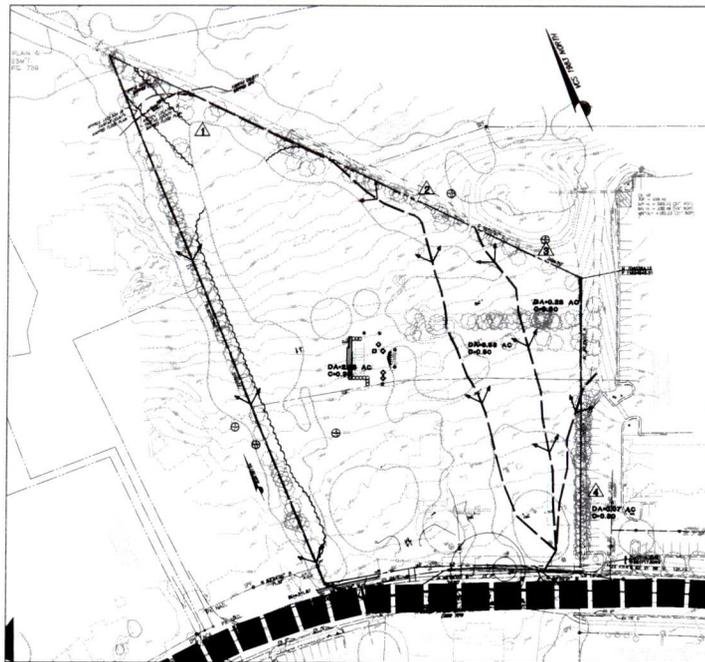
SPECIAL EXCEPTION PLAT
SITE AMENITIES
BRIGHTVIEW
BRANDSVILLE SUBSTATION
FAIRFAX COUNTY, VIRGINIA

| |
|------------------------|
| DESIGNED BY: PLR |
| DRAFTED BY: CAD |
| CHECKED BY: PLR |
| DATE: OCTOBER 18, 2010 |
| SCALE: HOR AS SHOWN |
| VERT. |
| SHEET 11 OF 18 |
| CO. NO. |
| CAD NAME: S5073AMENITY |
| LAYOUT: AMENITIES |
| FILE NO: 05073.11-00 |

REVISED

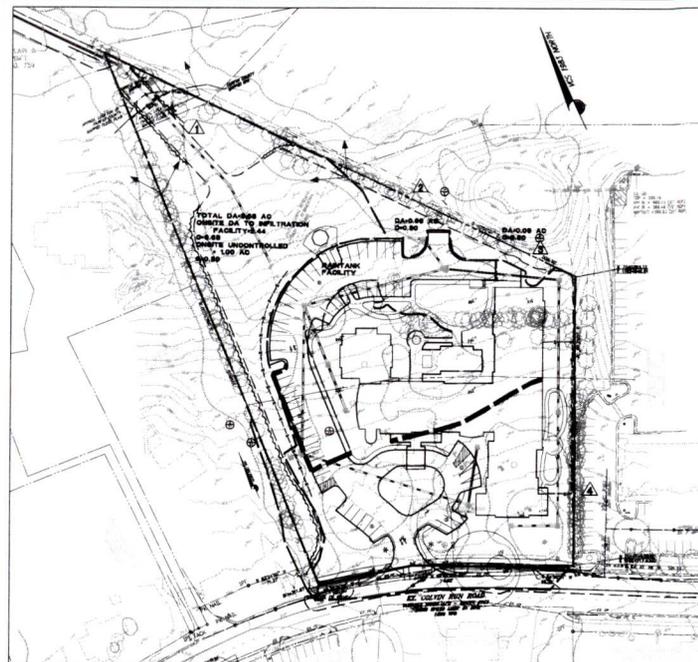
PREDEVELOPMENT DRAINAGE DIVIDES

1"=60'



POSTDEVELOPMENT DRAINAGE DIVIDES

1"=60'



REZONING STORMWATER MANAGEMENT NARRATIVE

PRE-DEVELOPMENT CONDITIONS
 THIS 3.56 ACRE SITE CURRENTLY CONTAINS A FEW STRUCTURES, OPEN FIELD, AND SOME WOODS. THE PROPERTY IS SPLIT ZONED WITH AN R-1 ZONE TO THE NORTH AND A C-3 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 RFA 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 90 RESIDENTS. AN UNDERGROUND DETENTION FACILITY CONSISTING OF RAINTANK 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 0.14 ACRES OFFSITE ARE DETAINED IN THIS STORMWATER MANAGEMENT FACILITY. THE RAINTANK 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

STORMWATER MANAGEMENT ANALYSIS

| Outfall | Pre-Development Drainage Area | Pre-Development Infiltration | 2-Year Post-Development Discharge | 10-Year Post-Development Discharge | Type of Discharge |
|------------------------|-------------------------------|------------------------------|-----------------------------------|------------------------------------|-------------------|
| 1 | 2.68 | 0.30 | 4.38 | 5.85 | Concentrated |
| 2 | 0.53 | 0.30 | 0.87 | 1.16 | Sheet Flow |
| 3 | 0.28 | 0.30 | 0.46 | 0.61 | Sheet Flow |
| 4 | 0.07 | 0.30 | 0.00 | 0.00 | Sheet Flow |
| Total Site Discharge = | | | 5.82 | 7.77 | |

| Outfall | Post-Development Drainage Area | Post-Development Infiltration | 2-Year Post-Development Discharge | 10-Year Post-Development Discharge | Type of Discharge |
|------------------------|--------------------------------|-------------------------------|-----------------------------------|------------------------------------|-------------------|
| 1 | 3.44 | 0.57 | 0.68 | 2.18 | Concentrated |
| 2 | 0.03 | 0.30 | 0.15 | 0.20 | Sheet Flow |
| 3 | 0.03 | 0.30 | 0.05 | 0.07 | Sheet Flow |
| 4 | 0.00 | 0.30 | 0.00 | 0.00 | NA |
| Total Site Discharge = | | | 0.88 | 2.45 | |

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 INTO 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 IS THE OPINION OF THE ENGINEER THAT ADEQUATE OUTFALL REQUIREMENTS PER PFM REQUIREMENTS ARE SATISFIED.

OUTFALL 1

PRE-DEVELOPMENT CONDITIONS
 THE SITE CONSISTED OF SOME EXISTING ONSITE STRUCTURES, ONE SHEED, DRIVEWAYS AND ASSOCIATED INFRASTRUCTURE. DURING PRE-DEVELOPMENT CONDITIONS NON-CONCENTRATED RUNOFF FROM THE SITE FLOWED NORTH UNTIL OUTFALLING INTO THE FLOODPLAIN AT THE NORTHERN TIP OF THE SITE. THE PRE-DEVELOPMENT ONSITE DRAINAGE AREA TO THIS POINT WAS 2.86 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 (2.10 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 RAINTANK 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 ULTIMATE 2-YEAR AND 10-YEAR DISCHARGE TO OUTFALL A IS 0.68 CFS AND 2.18 CFS, RESPECTIVELY. FOR THE 2-YEAR AND 10-YEAR DISCHARGES, THIS DISCHARGE ACCOUNTS FOR THE ONSITE UNDETAINED AND THE OFFSITE DETAINED DRAINAGE AREAS.

POST-DEVELOPMENT FLOWS TO OUTFALL 1 MEET THE 1-YEAR DETENTION REQUIREMENTS AS SET FORTH IN PFM SECTION 6-2023.4C. THIS IS THE OPINION OF THE ENGINEER THAT THIS OUTFALL IS ADEQUATE.

OUTFALL 2

PRE-DEVELOPMENT CONDITIONS
 RUNOFF FROM AREA 2 (0.53 ACRES) SHEET FLOWS TOWARD AN EXISTING OFFSITE SWALE. OUTFALL 2 HAS 2- AND 10-YEAR FLOWS OF 0.87 CFS AND 1.16 CFS, RESPECTIVELY.

POST-DEVELOPMENT CONDITIONS
 THE DRAINAGE AREA TO OUTFALL 2 HAS BEEN REDUCED FROM 0.53 ACRES TO 0.31 ACRES. THE SHEET FLOW HAS THIS BEEN REDUCED TO 0.78 CFS AND 1.01 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 6-2023.4A.

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 0.26 CFS FOR THE 2- AND 10-YEAR FLOWS, RESPECTIVELY. THE DIVERTED 0.08 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 6-2023.4A.

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 6-2023.4A.

BC Consultants
 Planner, Engineer, Surveyor, Estimator, Auditor
 12800 Falls Lake Blvd., Suite 100, Falls Church, VA 22045
 (703) 449-8100 (703) 449-8108 (fax)
 www.bccon.com



SPECIAL EXCEPTION PLAT
 ADEQUATE OUTFALL ANALYSIS
BRIGHTVIEW
 MANASSAS INFRASTRUCTURE
 MANASSAS COUNTY, VIRGINIA

| |
|------------------------|
| DESIGNED BY: PLR |
| DRAWN BY: CAD |
| CHECKED BY: PLR |
| DATE: OCTOBER 19, 2010 |
| SCALE: HOR AS SHOWN |
| VERT. N/A |
| SHEET 12 OF 18 |
| CAD NAME: P50735W_1_2 |
| LAYOUT: SWH |
| NO. 0507311-00 |

REVISIONS
 REV. NO. DATE BY
 01 02-27-11
 02 04-22-11
 03 05-05-11

APPROVED FOR SUBMITTAL
 218 N. CHARLES STREET
 SUITE 200
 FALLS CHURCH, VA 22045

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 Woods Sub B | 55 | X | 1.41 | 77.55 |
| A2 Woods Sub C | 70 | X | 0.77 | 53.90 |
| TOTAL | | | 2.18 | 131.45 |
| (B) WEIGHTED AVERAGE CN | | | TOTAL = AREA / PRODUCT = 56 | |
| POST DEVELOPMENT | | | | |
| (C) SUBAREA & DESCRIPTION | CN | | AREA (AC) | PRODUCT |
| A3 Lawn Sub B | 61 | X | 1.06 | 64.66 |
| A4 Impervious Sub B | 98 | X | 1.39 | 136.22 |
| A5 Lawn Sub C | 74 | X | 0.43 | 31.82 |
| A6 Impervious Sub C | 98 | X | 0.70 | 68.60 |
| TOTAL | | | 3.58 | 301.30 |
| (D) WEIGHTED AVERAGE CN | | | TOTAL = AREA / PRODUCT = 84 | |

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 6-2.3 OF THE FPM)

$P_1 = 2.7"$ $P_2 = 3.2"$ $P_{10} = 5.2"$

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

| GOOD FORESTED CONDITION | POST DEVELOPMENT |
|----------------------------|------------------|
| $S = \frac{10(P-10)}{100}$ | $S = 1.90$ |
| $d_1 = 0.21"$ | $d_1 = 1.28"$ |
| $d_2 = 0.37"$ | $d_2 = 1.68"$ |
| $d_{10} = 1.35"$ | $d_{10} = 3.46"$ |

PART 3 - CALCULATE THE 1-YEAR POST DEVELOPMENT VOLUME

| | | |
|---|---|---|
| (A) DETERMINE TOTAL VOLUME OF WATER TO BE DETAINED FOR 1-YEAR STORM | $V_1 = \text{DRAINAGE AREA (ACRES)} \times d_1 \text{ (INCHES)} / 12 \text{ (INCHES/FOOT)}$ | $V_1 = 0.3819 \text{ cu-ft} = 16.636 \text{ cu-ft}$ |
| (B) SUBTRACT VOLUME DETAINED IN BMP VOLUME (FROM BMP COMPUTATIONS) | $V_{1,net} = V_1 - V_{bmp}$ | $V_{1,net} = 13.990 \text{ cu-ft}$ |

PART 4 - DETERMINE ORIFICE SIZE FOR 1-YEAR STORM

| | |
|---|---------------------------------|
| (A) MAXIMUM HEAD (H) AT THE REQUIRED 1-YEAR STORM 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 | $Q_p = 0.3229 \text{ cfs}$ |
| (C) REQUIRED ORIFICE AREA | $A_{or} = 0.0567 \text{ sq-ft}$ |
| (D) MAXIMUM DIAMETER OF CIRCULAR ORIFICE | MAXIMUM DIAMETER = 3.22" |

PART 5 - DETERMINE ALLOWABLE RELEASE

| | | |
|---|---|--|
| (A) DETERMINE THE VOLUME OF RUNOFF FOR EACH STORM TO BE ANALYZED | $V = \text{DRAINAGE AREA (ACRES)} \times d \text{ (INCHES)} / 12 \text{ (INCHES/FOOT)}$ | |
| GOOD FORESTED CONDITION | | |
| $V_1 = 3.606 \text{ cu-ft}$ | $V_{10} = 21.932 \text{ cu-ft}$ | |
| $V_2 = 13.123 \text{ cu-ft}$ | $V_{10} = 44.964 \text{ cu-ft}$ | |
| (B) DETERMINE THE PROPORTIONAL IMPROVEMENTS FOR EACH STORM TO BE ANALYZED | | |
| $R_1 = 83.5\%$ | $R_{10} = 70.7\%$ | |

(C) DETERMINE THE ALLOWABLE PEAK RELEASES

| GOOD FORESTED CONDITION RELEASE | PROPORTIONAL IMPROVEMENT RELEASE |
|---------------------------------|--|
| $Q_1 = 0.56 \text{ cfs}$ | $Q_1 = 0.16 \text{ cfs} = 0.95 \times (1 - R_1)$ |
| $Q_{10} = 4.64 \text{ cfs}$ | $Q_{10} = 1.36 \text{ cfs} = 4.64 \times (1 - R_{10})$ |

PART 9 - MAXIMUM ALLOWABLE OUTFALL

| STORM FREQUENCY | PROPORTIONAL IMPROVEMENT TO OUTFALL (CFS) | UNDERTAINED (CFS) | OFFSITE DETAINED (CFS) | MAX ALLOWABLE OUTFLOW (CFS) |
|-----------------|---|-------------------|------------------------|-----------------------------|
| Q ₁ | 0.16 | 0.37 | 0.37 | 0.38 |
| Q ₁₀ | 1.36 | 1.81 | 0.93 | 0.48 |

OUTFALL 'A' PRE-DEVELOPMENT
TIME OF CONCENTRATION CALCULATOR

| | |
|-------------------------------|----------------------------|
| Segment #1: To: IR-55 Shallow | Segment #1 Time: .0289 hrs |
| Hydraulic Length: 503.00 ft | |
| Slope: .090000 ft/ft | |
| Unpaved | |
| Avg. Velocity: 4.84 ft/sec | |
| Segment #2: To: IR-55 Street | Segment #2 Time: .1247 hrs |
| Manning's n: 1.500 | |
| Hydraulic Length: 100.00 ft | |
| 2yr, 24hr P: 2.7000 in | |
| Slope: .040000 ft/ft | |
| Avg. Velocity: .21 ft/sec | |
| Segment #3: To: 22nd Street | Segment #3 Time: .1247 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 |

MASTER NETWORK SUMMARY
SCS Unit Hydrograph Method

(*Node=Outfall; *Node=Diversion; (*Trun=HYD Truncation; Blank=None; L=Left; R=Right; LR=Left&Right)

| Node ID | Type | Return Event | HYD Vol cu-ft | Trun | Qpeak cfs | Qmax cfs | Max WEEL ft | Max Pond Storage cu-ft |
|------------|------|--------------|---------------|---------|-----------|----------|-------------|------------------------|
| *OUT 10 | OUT | 2 | 0.84 | 12.0000 | 0.90 | 4.64 | | |
| *OUT 10 | OUT | 10 | 3.01 | 12.0000 | 4.64 | | | |
| *OUT 10 | OUT | 1 | 0.46 | 12.0000 | 0.35 | | | |
| SUBAREA 10 | AREA | 2 | 0.84 | 12.0000 | 0.90 | | | |
| SUBAREA 10 | AREA | 10 | 3.01 | 12.0000 | 4.64 | | | |
| SUBAREA 10 | AREA | 1 | 0.46 | 12.0000 | 0.35 | | | |

DETENTION VOLUME

| Elevation (ft) | Panimeter (sq.in) | Area (sq.ft) | Al+A2+sq.r(A1*A2) (cu.ft) | Volume (cu.ft) | Volume Sum (cu.ft) |
|----------------|-------------------|--------------|---------------------------|----------------|--------------------|
| 280.00 | ----- | 6049 | 0 | 0 | 0 |
| 284.30 | ----- | 6049 | 18147 | 29990 | 29990 |

POND VOLUME EQUATIONS

* Incremental volume computed by the Conic Method for Reservoir Storage.

Volume = (1/3) * (EL1+EL2) * (Area1 + Area2 + sq.rt.(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

MASTER NETWORK SUMMARY
SCS Unit Hydrograph Method

| Node ID | Type | Return Event | HYD Vol cu-ft | Trun | Qpeak cfs | Qmax cfs | Max WEEL ft | Max Pond Storage cu-ft |
|------------------|----------|--------------|---------------|------|-----------|----------|-------------|------------------------|
| ONSITE AREA 2 | AREA | 2 | 16242 | | 717.00 | 6.58 | | |
| ONSITE AREA 10 | AREA | 10 | 31388 | | 717.00 | 12.36 | | |
| ONSITE AREA 1 | AREA | 1 | 12640 | | 717.00 | 5.15 | | |
| *OUTFLOW | OUT | 2 | 10412 | | 927.00 | 0.15 | | |
| *OUTFLOW | OUT | 10 | 25508 | | 774.00 | 0.69 | | |
| *OUTFLOW | OUT | 1 | 6810 | | 909.00 | 0.15 | | |
| POND IN POND 2 | POND | 2 | 16242 | | 717.00 | 6.58 | | |
| POND IN POND 10 | POND | 10 | 31388 | | 717.00 | 12.36 | | |
| POND IN POND 1 | POND | 1 | 12640 | | 717.00 | 5.15 | | |
| POND OUT POND 2 | OUT POND | 2 | 10412 | | 927.00 | 0.15 | 281.98 | 11383 |
| POND OUT POND 10 | OUT POND | 10 | 25508 | | 774.00 | 0.69 | 283.41 | 15094 |
| POND OUT POND 1 | OUT POND | 1 | 6810 | | 909.00 | 0.15 | 281.57 | 9029 |

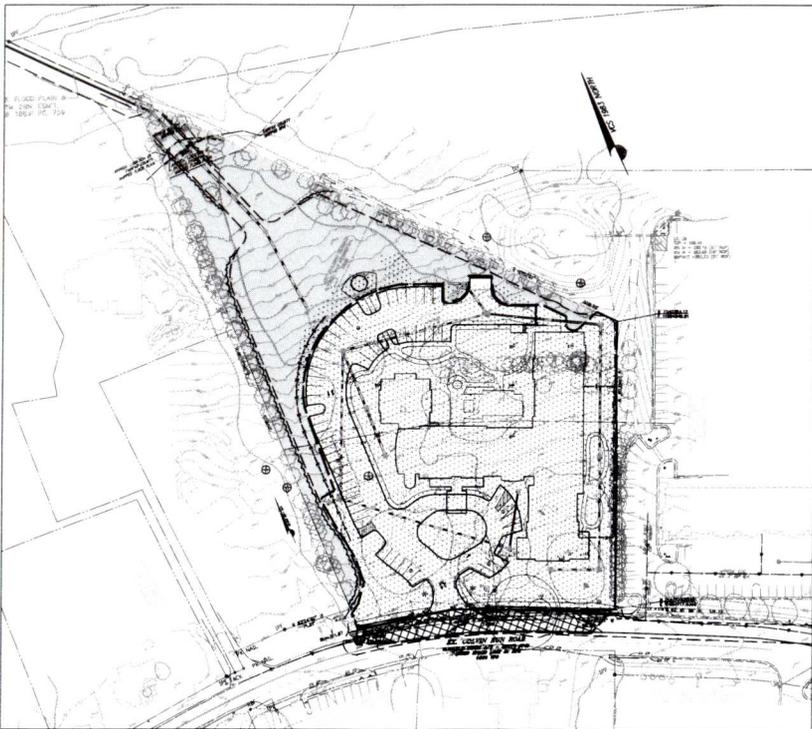
BC Consultants
Planners - Engineers - Surveyors - Landscape Architects
12800 Fair Lakes Circle, Suite 100, Fairfax, VA 22033
(703)449-8100 (Fax)
www.bccon.com



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

| REV. | DATE | BY | DESCRIPTION |
|------------------------|----------|-----|------------------------|
| 1 | 01-11-11 | PLR | DESIGNED BY PLR |
| 2 | 02-22-11 | PLR | DRAFTED BY CAD |
| 3 | 05-05-11 | PLR | CHECKED BY PLR |
| 4 | 06-19-10 | PLR | DATE: OCTOBER 19, 2010 |
| SCALE: HOR. 1" = 400' | | | |
| SCALE: VERT. 1" = 20' | | | |
| SHEET 13 OF 18 | | | |
| CAD NAME: P5073SHM.DWG | | | |
| LAYOUT: SHM2 | | | |
| FILE NO: 0507311-00 | | | |

BMP MAP
1"=60'



BEST MANAGEMENT PRACTICE (BMP) NARRATIVE
THE 3.36 ACRE SITE IS IN THE DIFFICULT R1A WATERSHED. THIS SITE REQUIRES 40% PHOSPHORUS REMOVAL EFFICIENCY AS IT IS CONSIDERED A NEW DEVELOPMENT IN FAIRFAX COUNTY. BMP COMPUTATIONS ARE BASED ON THE OCCOQUAN METHOD AND RIBLAK 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 RAINTANK SYSTEM. GENERALLY SOILS IN THIS AREA HAVE INFILTRATION RATES SUFFICIENT TO FACILITATE THE PROPER USE OF THE RAINTANK 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**

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: Viewers will be added upon separately. Failure to adequately address the required submission information may result in a delay in processing this application.

This information is required under the following Zoning Ordinance paragraphs:
Special Permits (9-011 J & K), Special Exceptions (9-011 J & K),
Cluster Subdivision (8-015 I & N), Commercial Reestablishment Districts (9-022 2A (12) & (14))
Development Plans PRC Districts (10-302 3 & 4), PRC Plan (10-303 I & J),
PDP Districts (except PRC) (10-302 Y & Z), Amendments (10-302 IOP & IPR)

- 1. Plat is at a minimum scale of 1"=60' (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, culverts, access roads, site outlets, energy dissipation devices, and stream stabilization measures as shown on Sheet 2.11.
- 3. Provide:

| Facility Name/Type & No. | On-site area served (acres) | Off-site area served (acres) | Drainage area (acres) | Footprint area (sf) | Storage Volume (cu ft) | if pond dam height (ft) |
|--------------------------|-----------------------------|------------------------------|-----------------------|---------------------|------------------------|-------------------------|
| 1 | 2.10 | 0.14 | 2.24 | 6049 | 27752 | N/A |
| Total | | | | | | |
- 4. Onsite drainage channels, outlets and pipe systems are shown on Sheet 2.11.
Pond inlet and outlet pipe systems are shown on Sheet 2.11.
- 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet 2.11.
Type of maintenance access road surface noted on the plat is GRAVEL (asphalt, concrete, gravel, etc.)
- 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet 2.11.
- 7. A stormwater management narrative which contains a description of how detention and best management practices requirements will be met is provided on Sheet 1.1.
- 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 feet from the site area at which has a drainage area of at least one square mile (640 acres) is provided on Sheet 1.1.
- 9. A description of how the outlet requirements, including known changes to contributing drainage areas (i.e. drainage easements, of the Public Facilities Manual will be satisfied is provided on Sheet 1.1.
- 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 2.1, 2.2.
- 11. A submission waiver is requested for _____
- 12. Stormwater management is not required because _____
Revised 2/21/2006

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 | 0.68 | 2.44 |
| B2 Offsite - Treated | 0.90 | 0.14 |
| B3 Onsite - Untreated | 0.35 | 1.12 |

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

| (A) AREA OF THE SITE | (a) | 2.36 | ACRES |
|-------------------------|------|------------|------------------|
| (B) SUBAREA DESIGNATION | "C" | AREA (AC.) | PRODUCT |
| B1 Onsite - Treated | 0.68 | 2.44 | 1.66 |
| B2 Offsite - Treated | 0.90 | 0.14 | 0.39 |
| B3 Onsite - Untreated | 0.35 | 1.12 | 0.39 |
| | | | (b) TOTAL = 2.05 |
| | | | (b) / (a) = (c) |
| | | | 0.86 |

PART 3. COMPUTE THE TOTAL PHOSPHORUS REMOVAL FOR THE SITE

| SUBAREA DESIGNATION | BMP TYPE | REMOVAL EFF. (%) | AREA RATIO | "C" FACTOR RATIO | PRODUCT | |
|---------------------|--------------------|------------------|------------|------------------|-------------------|------|
| B1 | Onsite - Treated | 50 | X | 0.68 | X | 1.17 |
| B2 | Offsite - Treated | 50 | X | 0.04 | X | 1.55 |
| B3 | Onsite - Untreated | 0 | X | 0.31 | X | 0.00 |
| | | | | | (a) TOTAL = 43.47 | |

PART 4. DETERMINE COMPLIANCE WITH PHOSPHORUS REMOVAL REQUIREMENT

- (A) SELECT REQUIREMENT (a) 40 %
(FAIRFAX COUNTY CHESAPEAKE BAY PRESERVATION AREA - 40%)
OR (FAIRFAX COUNTY WATER SUPPLY OVERLAY DISTRICT - 50%)
- (B) IF LINE 3 (a) 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 PPM WATER QUALITY VOLUME = 1.815 CU. FT. ACRE OF IMPERVIOUS IMPERVIOUS AREA TO SYSTEM (ACRE) | 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 3.10-2) 0.52
- (D) DESIGN INFILTRATION RATE (I_d)
I_d = 0.5 I (a) 260 in/yr

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 3.5 INCH STONE - VOID NO. 1 COARSE GRADED AGGREGATE
V_v = (c) 0.40
- (B) MAXIMUM ALLOWABLE DEPTH OF THE FACILITY
D_{max} = I_d * T_{max} / V_v
(a) * (b) / (c) = (d) 312.8

PART 4. DETERMINE MINIMUM BOTTOM SURFACE AREA REQUIRED

- (A) WATER QUALITY VOLUME REQUIREMENTS FOR SITE VOL_{WQ}
SA_{min} = VOL_{WQ} / (d) 2.686 cu ft
- (B) MINIMUM BOTTOM SURFACE AREA OF THE FACILITY
(a) * (b) / (c) = (e) 215.04 ft²

PART 5. ACTUAL BMP VOLUME PROVIDED IN THE INFILTRATION TRENCH

- (A) SURFACE AREA AND DEPTH PROVIDED
LENGTH = (a) 89.0 ft
WIDTH = (b) 26.0 ft
LENGTH * WIDTH = (a) * (b) = (c) 2314.0 ft²
- (B) DEPTH PROVIDED
(c) * (d) = (e) 1.25 ft
- (C) BMP VOLUME PROVIDED FOR IN THE INFILTRATION TRENCH
VOLUME = (c) * (b) * (d) = (f) 3028.0 cu ft

PART 6. RUNOFF PRE-TREATMENT CONSIDERATIONS

- (A) CONCENTRATED RUNOFF AND SHEET FLOW RUNOFF PRE-TREATED BY:
 - (i) _____
 - (ii) _____
 - (iii) _____

BC Consultants
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12800 Fair Lakes Circle, Suite 100, Fairfax, VA 22033
(703)448-0100
www.bcconsultants.com

SPECIAL EXCEPTION PLAT
BEST MANAGEMENT PRACTICES
BRIGHTVIEW
MANAGEABLE INFILTRATION
FAIRFAX COUNTY, VIRGINIA

REVISIONS
NO. REVISIONS
DATE
DESIGNED BY: PLR
DRAWN BY: CAD
CHECKED BY: PLR
DATE: OCTOBER 19, 2010
SCALE: HOR: 1" = 60'
VERT: 1" = 8'
SHEET 14 OF 18
CO. NO.
CAD NAME: P50735MM.DWG
LAYOUT: BMP
FILE NO.: 05073.11-00

DOWNSTREAM IMPOUNDMENTS MAP

1"=500'



DOWNSTREAM IMPOUNDMENTS NARRATIVE

ALL THE CUTFALLS EVENTUALLY FLOW TO THE PINEY RUN FLOODPLAIN WHICH HAS A DRAINAGE AREA GREATER THAN 640 ACRES AT POINT X. THE TOTAL DISTURBED AREA APPROXIMATELY 3.6 ACRES. THE DRAINAGE AREA TO POINT X IS GREATER THAN 100 TIMES THE TOTAL DISTURBED AREA FOR THE SITE. THERE ARE NO DOWNSTREAM IMPOUNDMENTS IN THE REFERENCE AREA. THESE DOWNSTREAM IMPOUNDMENTS HAVE BEEN SATISFIED PER LETTER TO INDUSTRY 03-05.

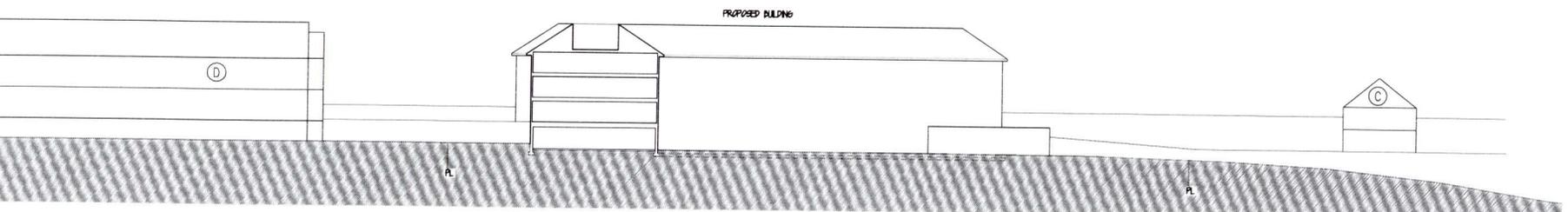
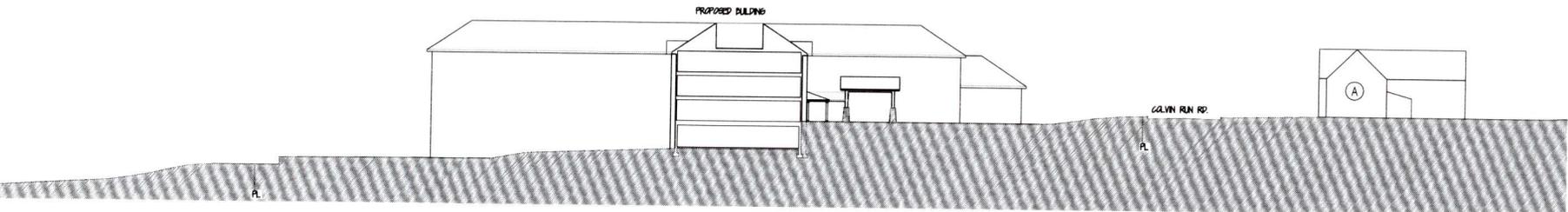
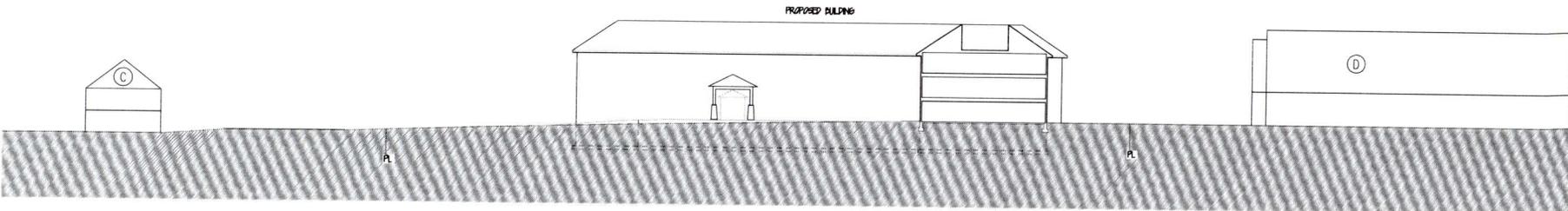
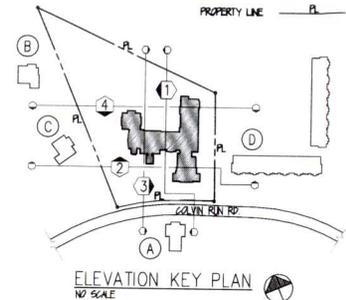
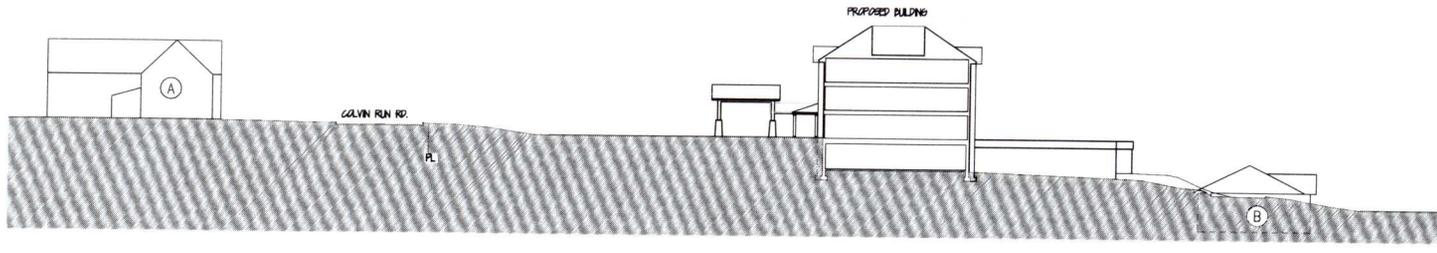
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 (703)449-8100 (703)449-8108 (Fax)
 www.bcva.com



SPECIAL EXCEPTION PLAT
 DOWNSTREAM IMPOUNDMENT ANALYSIS
BRIGHTVIEW
 MANASSAS TOWNSHIP
 FAIRFAX COUNTY, VIRGINIA

| |
|----------------------------------|
| DESIGNED BY: PLR |
| DRAFTED BY: CAD |
| CHECKED BY: PLR |
| DATE: OCTOBER 19, 2010 |
| SCALE: HOR: AS SHOWN VER: N/A |
| SHEET 15 OF 18 |
| CO. NO. |
| CAD NAME: P50735MM DWG |
| LAYOUT: DOWNSTREAM IMP |
| FILE NO: 05073.11-00 |

REV. REVISIONS
 REVISION NO. DATE
 1 07-11-11
 2 04-22-11
 3 05-05-11
 PROJECT:
 SHEET DEVELOPMENT LLC
 SUIT 220
 1400 WINDMILLS STREET
 BALTIMORE, MD 21201



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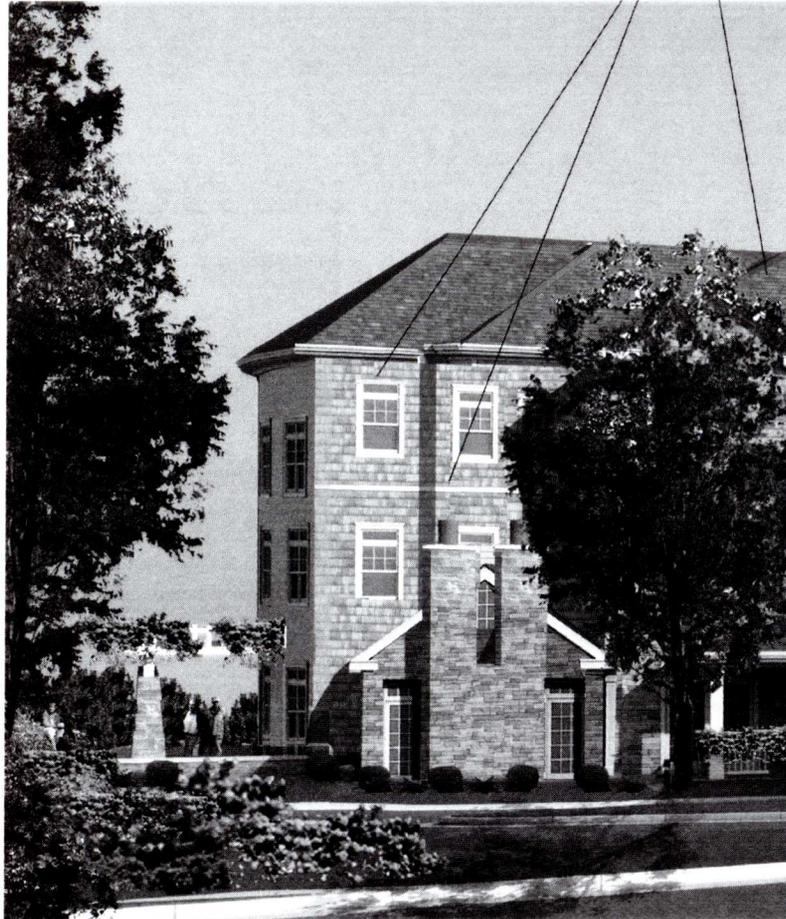


SPECIAL EXCEPTION PLAT
 SITE SECTIONS
BRIGHTVIEW
 MANASSAS HEIGHTS, VIRGINIA
 FAIRFAX COUNTY, VIRGINIA

| | |
|--------------|------------------|
| BC REVISIONS | 07-11 |
| DATE | 04-29-11 |
| DATE | 05-05-11 |
| DESIGNED BY: | PLR |
| DRAFTED BY: | CAD |
| CHECKED BY: | PLR |
| DATE: | OCTOBER 19, 2010 |
| SCALE: | FOR 1"=20' |
| | MKT. |
| | SHEET 16 OF 18 |
| CO. NO. | |
| CAD NAME: | S5073SECT |
| 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

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12800 Falls Road, Suite 100, Fairfax, VA 22033
(703)749-8100 (703)749-8106 (fax)
www.bccon.com



SPECIAL EXCEPTION PLAT
PERSPECTIVE 1

BRIGHTVIEW

DRAINAGE DISTRICT
FAIRFAX COUNTY, VIRGINIA

| | |
|------------------|------------------|
| BC REGIONS | |
| SHEET ADDED | 02-07-11 |
| DATE | 06-05-11 |
| DESIGNED BY: PLR | |
| DRAFTED BY: CAD | |
| CHECKED BY: PLR | |
| DATE | OCTOBER 19, 2010 |
| SCALE | HOR: NO SCALE |
| VERT: | |
| SHEET | 17 OF 18 |
| CD. NO. | |
| CAD NAME | 9607PERSPECTIVE1 |
| LAYOUT | PERSP1 |
| FILE NO. | 05073.11-00 |

1/2" = 1'



County of Fairfax, Virginia

MEMORANDUM

DATE: April 27, 2011

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

FROM: Angela Kadar Rodeheaver, Chief
Site Analysis Section
Department of Transportation

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

SUBJECT: Transportation Impact Addendum

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 April 22, 2011.

- The applicant should dedicate right-of-way at 35-ft. from centerline along their site on Colvin Run Road or commit to provide the 35-ft. dedication upon demand by Fairfax County and escrow \$12,000 for the construction of curb and gutter.

Note: While the existing trees to be saved are within VDOT's clear zone, they remain a safety obstacle to the possible run-off the road vehicles.

AKR/AK C:SE2010DR030Shelter Development

Fairfax County Department of Transportation
4050 Legato Road, Suite 400 Fairfax, Virginia,
22033-2895
phone: (703) 877-5600 TTY: (703) 877-5602
Fax: (703) 877 5723
www.fairfaxcounty.gov/fcdot





COMMONWEALTH of VIRGINIA
DEPARTMENT OF TRANSPORTATION

GREGORY A. WHIRLEY
COMMISSIONER

4975 Alliance Drive
Fairfax, VA 22030

April 28, 2011

To: Ms. Barbara Berlin
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 take no exception to its approval.