



APPLICATION ACCEPTED: October 29, 2010  
PLANNING COMMISSION HEARING: March 23, 2011  
BOARD OF SUPERVISORS: July 26, 2011 @ 3:30 pm

# County of Fairfax, Virginia

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July 19, 2011

## STAFF REPORT ADDENDUM II

### SPECIAL EXCEPTION APPLICATION SE 2010-DR-030

#### DRANESVILLE DISTRICT

<b>APPLICANT:</b>	Shelter Development, LLC
<b>ZONING:</b>	R-1, C-8
<b>PARCEL(S):</b>	12-4 ((1)) 32
<b>ACREAGE:</b>	3.56 acres
<b>FAR:</b>	0.34 overall 0.7 (C-8 portion of the site) 0.096 (R-1 portion of the site)
<b>PLAN MAP:</b>	Retail and other; Residential at .2-.5 du/ac
<b>SE CATEGORY:</b>	Category 3- Medical Care Facility
<b>PROPOSAL:</b>	To permit a 52,698 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 and barrier requirement for the western property line to allow the existing and supplemental landscaping and barrier location as shown on the SE Plat.

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Staff recommends approval of a waiver of the barrier requirement and a modification of the transitional screening requirement for the western portion of the northern property line to allow the existing vegetation to remain.

Staff recommends approval of a waiver of the minimum lot size for R-1 Districts, as required by Zoning Ordinance Section 9-304.2.

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

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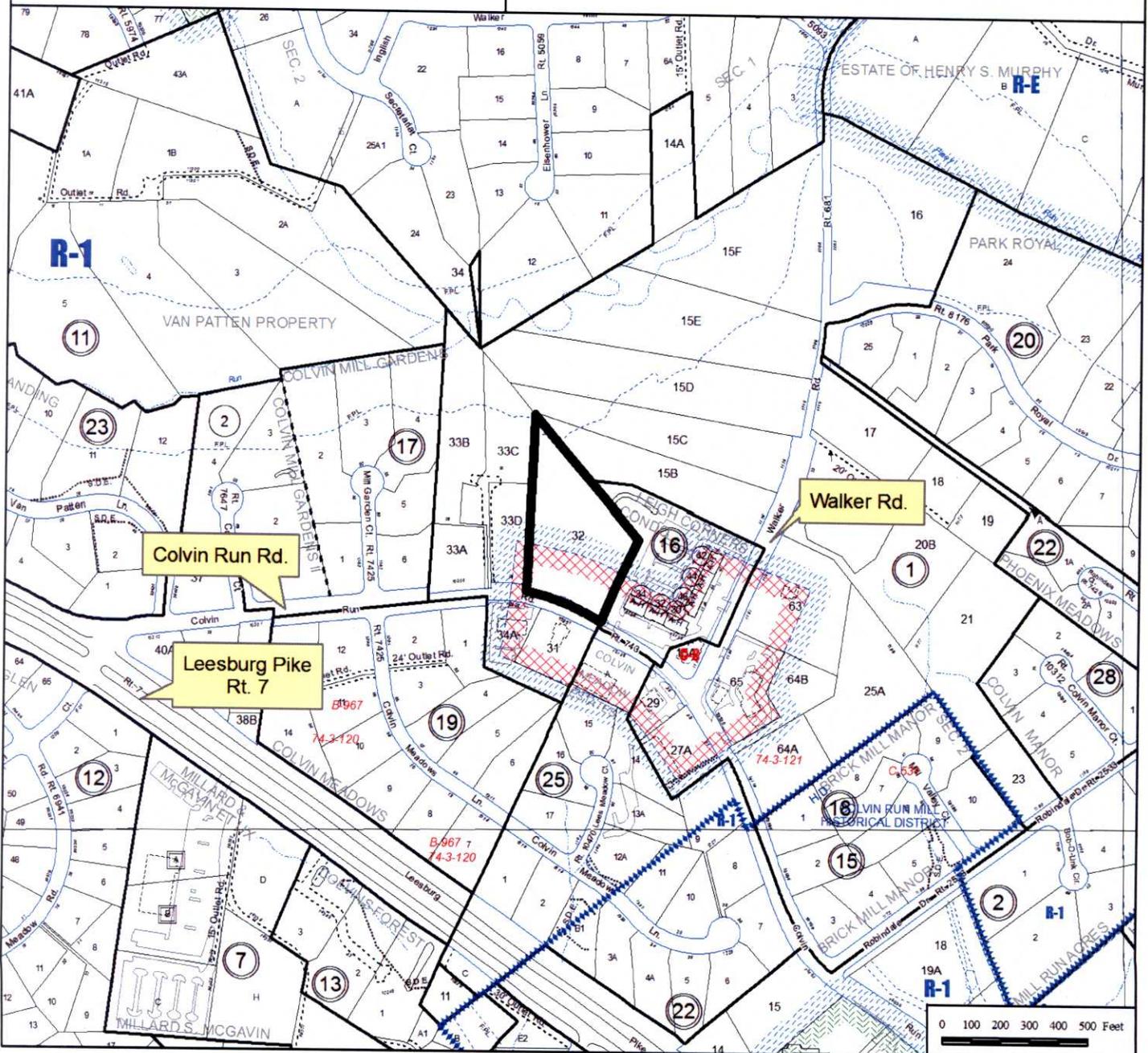
Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

**Special Exception**  
**SE 2010-DR-030**

Applicant: SHELTER DEVELOPMENT, LLC  
 Accepted: 10/29/2010  
 Proposed: 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  
 Plan Area: 3  
 Overlay Dist:  
 Map Ref Num: 012-4 /01/ /0032 /01/ /0032



## **BACKGROUND**

The applicant, Shelter Development LLC, requests Special Exception approval to permit the development of a 90-unit medical care facility on a parcel that is split 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.

The Planning Commission public hearing was held on March 23, 2010, and the Planning Commission decision was on May 11, 2011. Since that time, (and the publication of a staff report addendum on May 11, 2011), the applicant met with the community and neighboring property owners who have raised concerns with the development proposal. As a result, the applicant has worked diligently to address these concerns, including changes to the development plan.

## **DISCUSSION**

### **Square Footage on the R-1 Portion of the Property**

The applicant has provided a revised SE Plat that shows a number of modifications to the building design in order to reduce the amount of square footage on the portion of the site that is residentially zoned.

- The overall square footage of the building was reduced by 5,000 square feet, all of which was removed from the R-1 portion of the site. This reduced the square footage of the R-1 portion from 13,876 square feet to 8,876 square feet and reduced the overall square footage of the building from 57,698 square feet to 52,698 square feet. (FAR reduced from 0.15 on R-1 portion to 0.09, overall reduced from 0.37 to 0.34)
- The portion of the building on the R-1 area of the site was modified to resemble two houses, enhancing the residential feel and character of the building and its bulk and appearance from the adjacent properties.
- With these modifications, the building setback from the rear lot line/northeast corner increased from 25 feet to 55 feet. This area is now shown with supplemental evergreen, ornamental, and shade tree landscaping. Although there is no open space requirement in the R-1 District, the applicant has increased the open space and available planting area by 1,227 square feet.

### **Additional Development Condition**

Staff has added a development condition in order to address the maximum number of units allowed.

## **Requested Waivers and Modifications**

Due to changes with the development proposal and further coordination with DPWES, several waivers and modifications previously requested by the applicant are no longer needed.

A modification of Additional Standard 5, which states that no building shall be located closer than 45 feet to any street line, is no longer needed as Colvin Run Road will remain unimproved. The building will be set back 50 feet from the existing frontage.

Transitional screening and/or barriers are not required along Colvin Run Road, the eastern portion of the northern property line, or the eastern property line (office condominium and associated SWM property). Although the applicant is providing transitional screening and barriers against the adjacent single family detached properties to the west, a modification is still necessary as existing vegetation is being utilized and the barrier is located within the transitional screening. Staff supports this modification request.

## **CONCLUSIONS AND RECOMMENDATIONS**

The SE Plat and development condition revisions were made in order to address the community's concerns with the development proposal. 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 and barrier requirement for the western property line to allow the existing and supplemental landscaping and barrier location as shown on the SE Plat.

Staff recommends approval of a waiver of the barrier requirement and a modification of the transitional screening requirement for the western portion of the northern property line to allow the existing vegetation to remain.

Staff recommends approval of a waiver of the minimum lot size for R-1 Districts, as required by Zoning Ordinance Section 9-304.2.

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

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. Applicant's Revised Statement of Justification
3. Revised SE Plat

**PROPOSED DEVELOPMENT CONDITIONS**

SE 2010-DR-030

July 19, 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 June 27, 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. Internally-illuminated signs shall not be allowed on the site.

9. 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.
10. 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.
11. 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.
12. 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.
13. 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.
14. 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.
15. 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.
16. 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.

17. 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.
18. 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.
19. 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.
20. 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.
21. 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.

22. 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.

23. 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.

24. All sidewalks and/or trails shown on the SE Plat shall be maintained by the applicant.
25. At the time of site plan approval, a public access easement shall be provided in a form approved by the County Attorney, for the purpose of providing access to the sidewalks along the Colvin Run Road frontage, in the approximate location shown on the SE plat.
26. The applicant shall install a detectable surface across the driveway entrance to connect the proposed pedestrian path, subject to review and approval by VDOT.

27. The maximum number of units shall be 90.

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.

**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  
Revised July 12, 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.

**Update - Summary of Changes to Application**

*This application was originally filed in September of 2010. Since that time, there have been several revisions to the plan/application, the most recent of which was on June 27, 2011. Below is a summary of the most recent changes:*

- *To address concerns raised by the neighbors regarding the amount of square footage located on the residentially zoned portion of the property, the square footage of the building has been reduced by 5,000 square feet (13, 876 sf to 8,876 sf) with all of that reduction being from the portion of the property zoned R-1. Now 83% of the building is located within the C-8 zone. The building square footage in the R-1 portion of the property was reduced by 36%.*
- *The remaining building square footage in the R-1 was redesigned to resemble two "manor" house wings, enhancing the residential feel of the building. They are similar in size, shape and features to two Great Falls single family homes, which the R-1 portion of the property could support by-right based upon acreage (2.12 acres).*
- *With these reductions in building size, the building setback from the rear lot line increased from 25 feet to 55 feet. That area which was once building footprint is now shown with extensive landscaping with, in some areas, a 50 foot wide area of landscaping to include evergreen, ornamental and shade trees.*

- *The remainder of this statement contains the information reflecting the original submission/ general information about the application and where the information has changed due to revised plans, such is noted in italics.*

### **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 (*Note revision on June 27, 2011 reduced building size to 52.698 square feet*) 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 revised plan now shows a 6 foot high fence along the western lot line adjacent to the single family dwellings in addition to the existing vegetation and proposed transitional screening.*

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 hard coat surface sidewalk. 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. (*Update – The Health Care Advisory Board voted to recommend approval of the application to the Board of Supervisors.*)
2. The Applicant acknowledges that an application/presentation to the Health Care Advisory Board is part of this special exception process. (*See above*)
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 23 feet from the side lot line, but while the adjacent property is zoned R-1, is it developed with a non-residential use (office condominiums). *The June 27, 2011 revisions increased the building setback from the rear lot line from 25 feet to 55 feet. A modification is still requested to the 100 foot setback requirement, but as previously noted, the use to the side and rear of the property is a non-residential use.*

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. *(Update – VDOT has agreed to not require dedication or reservation of land along the site's frontage. Therefore, this modification is no longer necessary.)*

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

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

REVISED: 01-11-11  
 REVISED: 04-09-11  
 REVISED: 05-02-11  
 REVISED: 05-25-11  
 REVISED: 06-27-11



VICINITY MAP  
 SCALE: 1" = 2,000'

**CONTRACT PURCHASER/APPLICANT**

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 218 N. Charles Street  
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 Fax 410.526.2437

**ATTORNEY/AGENT**

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 1750 TYSONS BOULEVARD  
 Suite 1800  
 McLEAN, VA 22102-4215  
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 Fax 703-712-5207

**ENGINEER/LANDSCAPE ARCHITECT/PLANNER**

THE BC CONSULTANTS  
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 Fax 703.449.8108

**ARCHITECT/AGENT**

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 Telephone 703.476.3900  
 Fax 703.264.0733

**SHEET INDEX**

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

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



SHEET 1 OF 18  
 PROJECT # 08031106  
 DATE: OCTOBER 19, 2010







DESIGNED BY: RJP
DRAWN BY: CAD
CHECKED BY: RJP
DATE: OCTOBER 18, 2010
SCALE: 1/8" = 1' - 0"
SHEET: 4 OF 18
JOB NO. 0607261M
LAYOUT: EM
FILE NO. 0607311-00

**EXISTING VEGETATION MAP SUMMARY TABLE AND NARRATIVE:**

COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	CONDITION	AREA (AC-E)	NARRATIVE
2	Maple, Redwood	Mature	Fair/Good	1.08	THIS AREA IS DOMINATED BY MAPLE, EASTERN REDWOOD AND SPOKANE DOGWOOD TREES IN THIS COVER TYPE. THIS COVER TYPE IS FOUND MOSTLY ALONG THE PERIMETER OF THE PROPERTY. THERE ARE UNDERSTORY PATCHES OF BRASS, THROUGHOUT. CLIMBING BRASS ARE IDENTIFIED COMPROMISING THE HEALTH OF SOME OF THE TREES. THE COVER TYPE IS TO BE REMOVED.
3	Large patches of broad, multi-stemmed herbaceous plants	Juvenile, Emerging	N/A	1.06	ADVANCED OPEN PRAIRIES IN THE SEASONS OF NATURALIZING. ABUNDANCE OF BRASS AND MULTIFLORA ROSE PROVIDE A NATURAL HABITAT FOR SMALL MAMMALS.
5	N/A	N/A	N/A	0.31	AREAS OF CONSTRUCTION BY TREES INCLUDING BALCONIES, PARKING AND ROADWAYS.
6	N/A	N/A	N/A	0.98	GRASSY AND LANDSCAPED AREAS, ATHLETIC FIELDS OR OTHER OPEN AREAS DIVIDED BY OTHER VEGETATION.
7	Maple, Oak	Mature	Fair/Good	0.13	THIS COVER TYPE IS FOUND BETWEEN THIS COVER TYPE AND COVER TYPE 2. BOTH COVER TYPES HAVE SIMILAR PRIMARY SPECIES. WITHIN THIS FLOORPLAN AREA, HAVE ADAPTED TO THE WET CONDITIONS. THE QUALITY OF THE TREES IS FAIR TO GOOD.

Total: 3.56 AC-E

**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:**

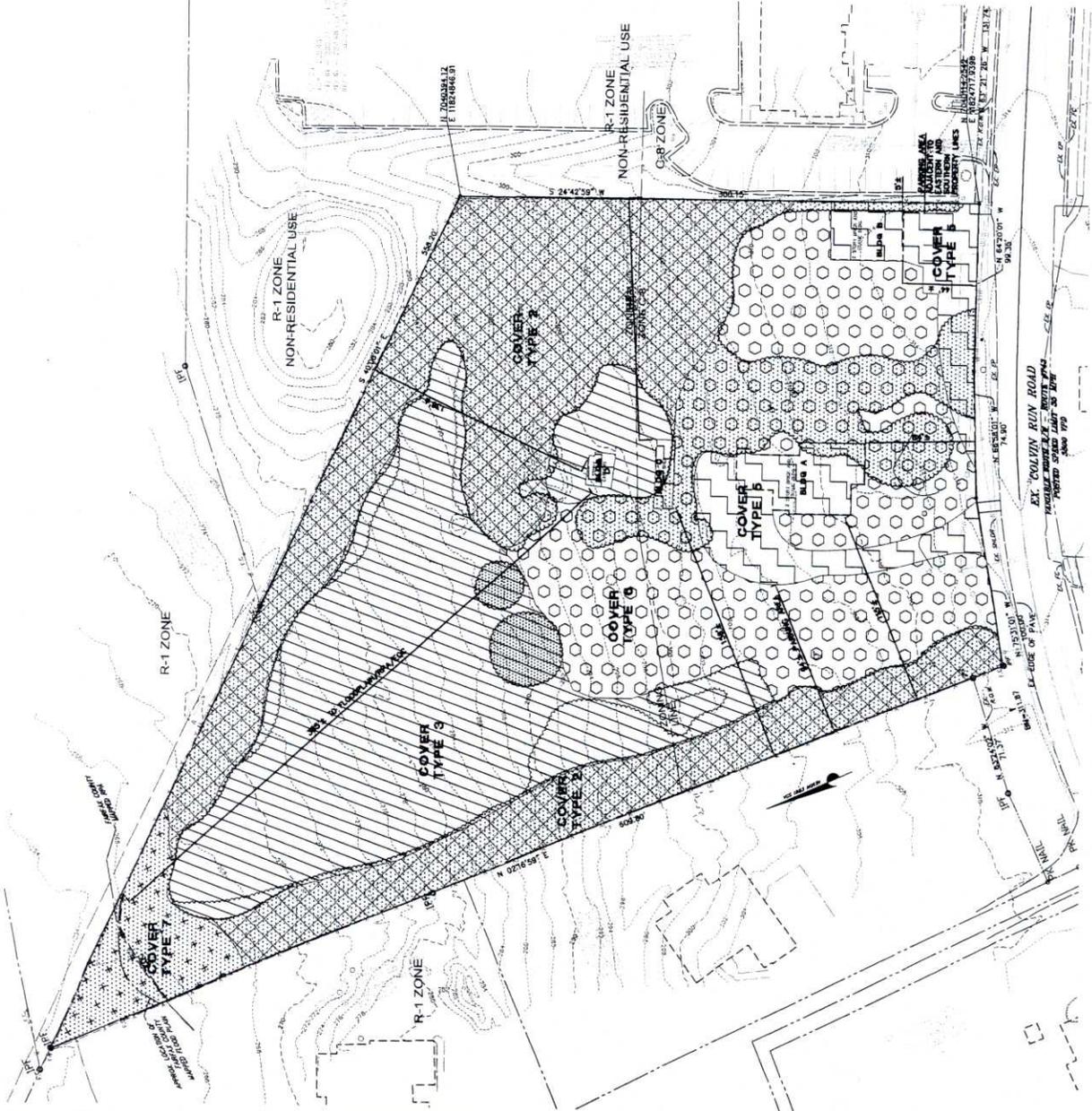
- COVER TYPE 2 (UPLAND FOREST)
- COVER TYPE 3 (EARLY SUCCESSIONAL FOREST COMMUNITY)
- COVER TYPE 5 (DEVELOPED LAND)
- COVER TYPE 6 (MAINTAINED GRASS LAND)
- COVER TYPE 7 (BOTTOMLAND FOREST)
- EXISTING PRE-DEVELOPMENT TREE CANOPY AREA (8437) ±(±)
- EXISTING TREE CANOPY LINE

SEE SHEET 7 FOR THE TREE PRESERVATION TREATMENT AND STATEMENT.

**CERTIFIED ARBORIST**

International  
 Society of Arboriculture  
 Certified Arborist  
 Thomas Dale Dixon  
 License # 2206

DATE: 09-31-2011  
 TIME: 09:31:30 AM



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 12900 Fair Lakes Circle, Suite 100, Fairfax, VA 22033  
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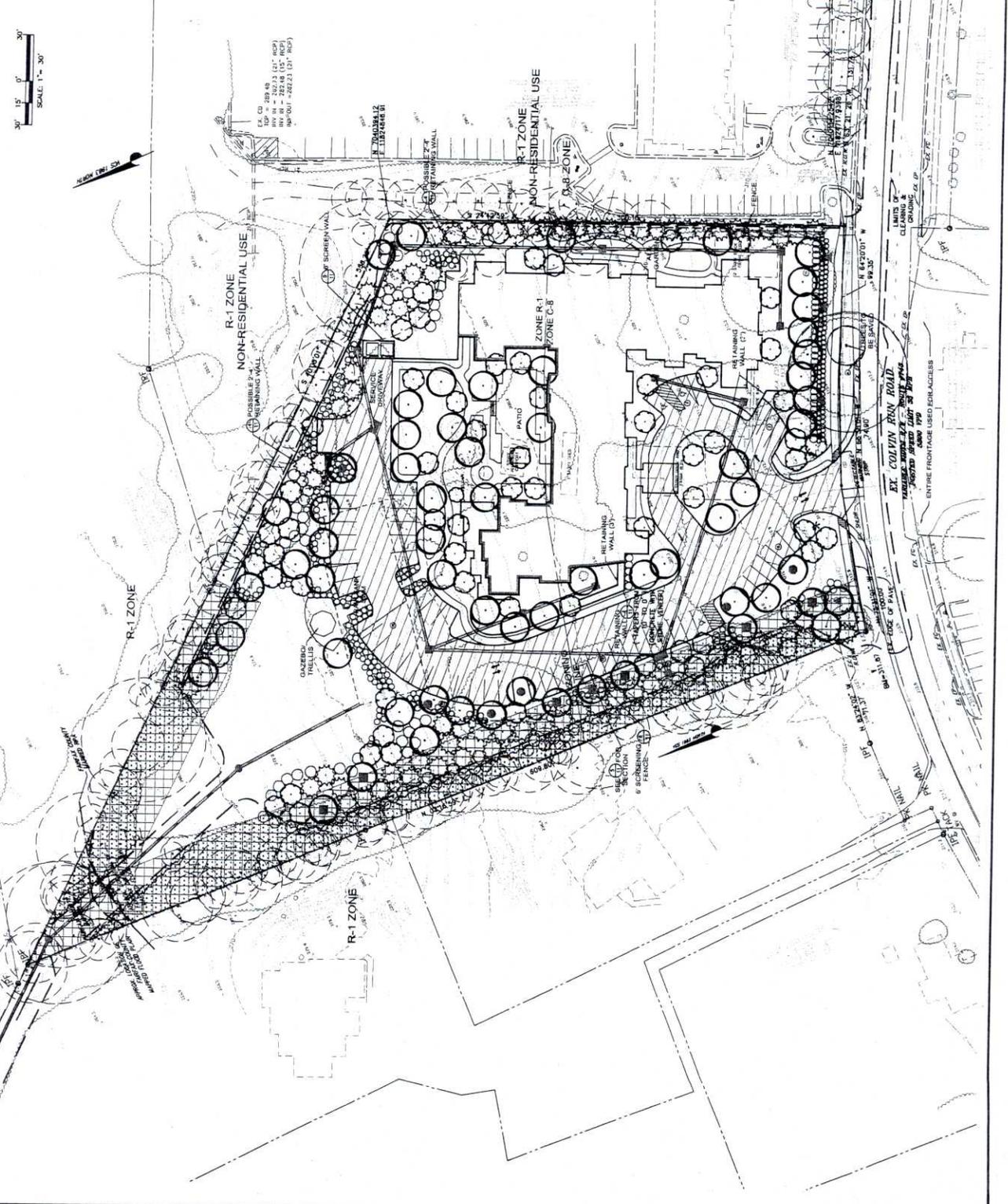
**BRIGHTVIEW**  
 LANDSCAPE PLAN  
 SPECIAL EXCEPTION PLAT

DESIGNED BY: PJP	DATE: 06-22-11
DRAWN BY: PJP	DATE: 06-22-11
CHECKED BY: PJP	DATE: 06-22-11
DATE: OCTOBER 18, 2010	SCALE: N/A
SHEET 5 OF 18	
CD. NO.	
CAD NAME: S00785C	
LAYOUT: LSC	
FILE NO.	0507311-00

- LEGEND:**
- LIMITS OF CLEARING AND GRADING
  - EXISTING TREELINE
  - PROPOSED TREELINE
  - LIMITS OF FULLY EXPOSED CELLAR
  - AREA OF REQUIRED AND MODIFIED TYPE 2 TRANSITIONAL APPLICATION MODIFICATION CONCURRENTLY WITH THIS PLAN. SEE ADDITIONAL INFORMATION, 3 FOR ADDITIONAL INFORMATION.
  - POST HOLES FOR 10' X 10' TREE CANOPY CREDIT VALUE (14,516 SF.)
  - INTERIOR PARKING LOT AREA (26,771 SF.)

- CATEGORY IV DECIDUOUS (SHADE) TREE
- PERIPHERAL PARKING LOT SHADE TREE ADJACENT TO PROPERTY LINE (CATEGORY IV DECIDUOUS TREE)
- PERIPHERAL PARKING LOT SHADE TREE ADJACENT TO R.O.W. (CATEGORY IV DECIDUOUS TREE)
- INTERIOR PARKING LOT SHADE TREE (CATEGORY IV DECIDUOUS TREE)
- CATEGORY II-III DECIDUOUS (ORNAMENTAL) TREE
- CATEGORY II-IV EVERGREEN TREE
- DECIDUOUS OR EVERGREEN SHRUB
- ROOF DECK WALL WITH PLANTINGS
- EXISTING TREES TO BE PRESERVED (SEE SHEET 7)
- 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 PLANNED MANUALLY. NO HEAVY EQUIPMENT WILL BE USED.



SCALE: 1" = 30'

N 0° 0' 0" W

600 BAR

6' SCREENING FENCE

SCREENING WALL



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 (703) 449-0100 (703) 449-8100 (Fax)  
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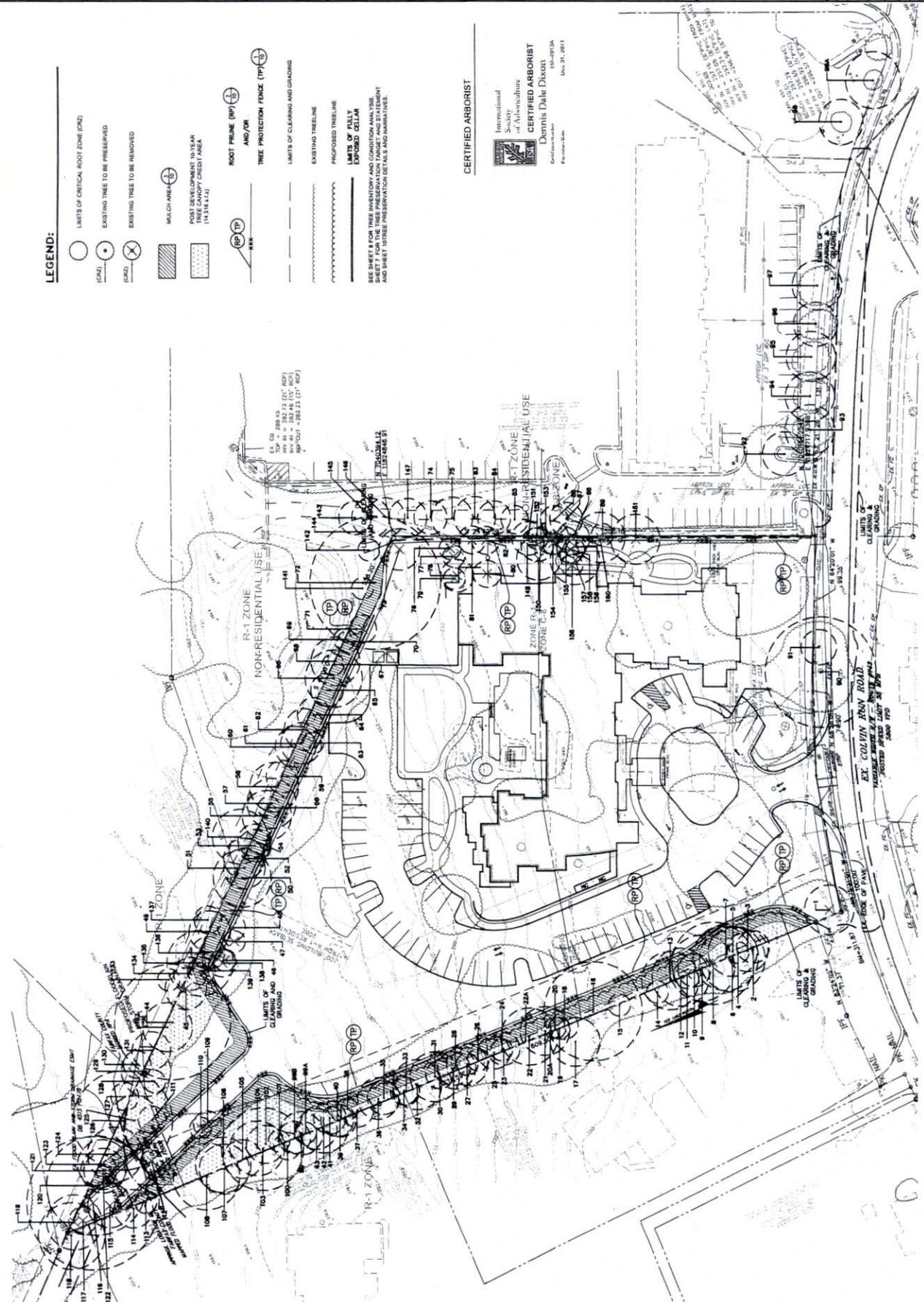


**SPECIAL EXCEPTION PLAN**  
**BRIGHTVIEW**  
 TREE PRESERVATION PLAN

**CERTIFIED ARBORIST**  
 International Society of Arboriculture  
**CERTIFIED ARBORIST**  
 Dennis Dale Dixon  
 License No. 06-87-2011  
 Expires 06/30/12

DESIGNED BY: JAD	DATE: 02-22-11
CHECKED BY: JAD	DATE: 02-22-11
DRAWN BY: JAD	DATE: 02-22-11
DATE: 02-22-11	SCALE: 1/8" = 1'-0"
DATE: 02-22-11	SHEET: 7 OF 18
DATE: 02-22-11	CD NO. 650037399
DATE: 02-22-11	LAYOUT: TYP
DATE: 02-22-11	FILE NO. 06073.11-00

- LEGEND:**
- LIMITS OF CRITICAL ROOT ZONE (CRZ)
  - EXISTING TREE TO BE PRESERVED
  - ⊗ EXISTING TREE TO BE REMOVED
  - ▨ MULCH AREA
  - ▤ POST DEVELOPMENT 10 YEAR TREE CANOPY CREDIT AREA (PDC)
  - RP (TP) AND/OR TREE PROTECTION FENCE (TPF)
  - LIMITS OF CLEARING AND GRADING
  - EXISTING TREE LINE
  - PROPOSED TREE LINE
  - LIMITS OF FULLY DEVELOPED CANOPY
- SEE SHEET 6 FOR TREE INVENTORY AND PRESERVATION TARGETS AND STATEMENT AND SHEET 7 FOR TREE PRESERVATION TARGET AND STATEMENT AND SHEET 10 FOR TREE PRESERVATION DETAILS AND NARRATIVE.





SEE SHEET FOR THE TREE PRESERVATION PLAN. SHEET # FOR THE TREE PRESERVATION PLAN AND SHEET # FOR THE TREE PRESERVATION DETAILS AND MAINTENANCE.

NOT TO SCALE. ALL TREE OR CO-OWNED TREES SHALL BE REMOVED WITHOUT THE PRIOR WRITTEN CONSENT OF THE OFF-SITE OWNER OR CO-OWNER OF THE TREE.

THE INVENTORY AND CONDITION ANALYSIS

TREE ID	BOTANICAL NAME / COMMON NAME	SIZE (DBH) / HEIGHT	CANOPY POSITION	HARVEST STATUS	ACTIVITIES	PROBLEMS	COMMENTS
133	Absoluta alabamica / Tree of Heaven	12 12	0	0	POB		OFF SITE
134	Acer sp./Alder	24 24	0	0	POB		14ft Stem
135	Acer sp./Alder	24 24	0	0	POB		Dead/Pruned Branch
136	Prunus serotina / Black Cherry	12 12	0	0	POB		OFF SITE
137	Absoluta alabamica / Tree of Heaven	10 10	0	0	POB		OFF SITE
138	Fagus grandifolia / Northern Red Oak	10 10	0	0	POB		OFF SITE
139	Prunus serotina / Black Cherry	10 10	0	0	POB		OFF SITE
140	Prunus serotina / Black Cherry	20 20	0	0	POB		OFF SITE
141	Prunus serotina / Black Cherry	8 8	0	0	POB		Dead/Pruned Branch, in Poor Position for Removal
142	Prunus serotina / Black Cherry	8 8	0	0	POB		OFF SITE
143	Prunus serotina / Black Cherry	12 12	0	0	POB		OFF SITE
144	Prunus serotina / Black Cherry	20 20	0	0	POB		OFF SITE
145	Prunus serotina / Black Cherry	12 12	0	0	POB		OFF SITE
146	Prunus serotina / Black Cherry	14 14	0	0	POB		OFF SITE
147	Prunus serotina / Black Cherry	14 14	0	0	POB		OFF SITE
148	Not Used						
149	Prunus serotina / Black Cherry	12 12	0	0	POB		
150	Ulmus americana / White Elm	18 18	0	0	POB		
151	Acer sp./Alder	12 12	0	0	POB		
152	Ulmus americana / White Elm	8 8	0	0	POB		
153	Ulmus americana / White Elm	12 12	0	0	POB		
154	Ulmus americana / White Elm	8 8	0	0	POB		
155	Prunus serotina / Black Cherry	8 8	0	0	POB		
156	Prunus serotina / Black Cherry	8 8	0	0	POB		
157	Acer sp./Alder	18 18	0	0	POB		
158	Prunus serotina / Black Cherry	10 10	0	0	POB		
159	Samolus alabamica / Common Blackberry	8 8	0	0	POB		
160	Prunus serotina / Black Cherry	18 18	0	0	POB		
161	Acer sp./Alder	18 18	0	0	POB		

THE INVENTORY AND CONDITION ANALYSIS

TREE ID	BOTANICAL NAME / COMMON NAME	SIZE (DBH) / HEIGHT	CANOPY POSITION	HARVEST STATUS	ACTIVITIES	PROBLEMS	COMMENTS
81	Prunus serotina / Black Cherry	18 18	0	0	POB		OFF SITE
82	Prunus serotina / Black Cherry	18 18	0	0	POB		OFF SITE
83	Prunus serotina / Black Cherry	18 18	0	0	POB		OFF SITE
84	Prunus serotina / Black Cherry	18 18	0	0	POB		OFF SITE
85	Prunus serotina / Black Cherry	18 18	0	0	POB		OFF SITE
86	Prunus serotina / Black Cherry	18 18	0	0	POB		OFF SITE
87	Prunus serotina / Black Cherry	18 18	0	0	POB		OFF SITE
88	Prunus serotina / Black Cherry	24 24	0	0	POB		OFF SITE
89A	Prunus serotina / Black Cherry	20 20	0	0	POB		OFF SITE
89B	Prunus serotina / Black Cherry	18 18	0	0	POB		OFF SITE
90A	Prunus serotina / Black Cherry	40 40	0	0	POB		Pruned
90B	Prunus serotina / Black Cherry	40 40	0	0	POB		Pruned
90C	Prunus serotina / Black Cherry	40 40	0	0	POB		Pruned
90D	Prunus serotina / Black Cherry	40 40	0	0	POB		Pruned
90E	Prunus serotina / Black Cherry	40 40	0	0	POB		Pruned
90F	Prunus serotina / Black Cherry	40 40	0	0	POB		Pruned
90G	Prunus serotina / Black Cherry	40 40	0	0	POB		Pruned
90H	Prunus serotina / Black Cherry	40 40	0	0	POB		Pruned
90I	Prunus serotina / Black Cherry	40 40	0	0	POB		Pruned
90J	Prunus serotina / Black Cherry	40 40	0	0	POB		Pruned
90K	Prunus serotina / Black Cherry	40 40	0	0	POB		Pruned
90L	Prunus serotina / Black Cherry	40 40	0	0	POB		Pruned
90M	Prunus serotina / Black Cherry	40 40	0	0	POB		Pruned
90N	Prunus serotina / Black Cherry	40 40	0	0	POB		Pruned
90O	Prunus serotina / Black Cherry	40 40	0	0	POB		Pruned
90P	Prunus serotina / Black Cherry	40 40	0	0	POB		Pruned
90Q	Prunus serotina / Black Cherry	40 40	0	0	POB		Pruned
90R	Prunus serotina / Black Cherry	40 40	0	0	POB		Pruned
90S	Prunus serotina / Black Cherry	40 40	0	0	POB		Pruned
90T	Prunus serotina / Black Cherry	40 40	0	0	POB		Pruned
90U	Prunus serotina / Black Cherry	40 40	0	0	POB		Pruned
90V	Prunus serotina / Black Cherry	40 40	0	0	POB		Pruned
90W	Prunus serotina / Black Cherry	40 40	0	0	POB		Pruned
90X	Prunus serotina / Black Cherry	40 40	0	0	POB		Pruned
90Y	Prunus serotina / Black Cherry	40 40	0	0	POB		Pruned
90Z	Prunus serotina / Black Cherry	40 40	0	0	POB		Pruned
91	Prunus serotina / Black Cherry	40 40	0	0	POB		Pruned
92	Prunus serotina / Black Cherry	40 40	0	0	POB		Pruned
93	Prunus serotina / Black Cherry	40 40	0	0	POB		Pruned
94	Prunus serotina / Black Cherry	40 40	0	0	POB		Pruned
95	Prunus serotina / Black Cherry	40 40	0	0	POB		Pruned
96	Prunus serotina / Black Cherry	40 40	0	0	POB		Pruned
97	Prunus serotina / Black Cherry	40 40	0	0	POB		Pruned
98	Prunus serotina / Black Cherry	40 40	0	0	POB		Pruned
99	Prunus serotina / Black Cherry	40 40	0	0	POB		Pruned
100	Prunus serotina / Black Cherry	40 40	0	0	POB		Pruned
101	Prunus serotina / Black Cherry	40 40	0	0	POB		Pruned
102	Prunus serotina / Black Cherry	40 40	0	0	POB		Pruned
103	Prunus serotina / Black Cherry	40 40	0	0	POB		Pruned
104	Prunus serotina / Black Cherry	40 40	0	0	POB		Pruned
105	Prunus serotina / Black Cherry	40 40	0	0	POB		Pruned
106	Prunus serotina / Black Cherry	40 40	0	0	POB		Pruned
107	Prunus serotina / Black Cherry	40 40	0	0	POB		Pruned
108	Prunus serotina / Black Cherry	40 40	0	0	POB		Pruned
109	Prunus serotina / Black Cherry	40 40	0	0	POB		Pruned
110	Prunus serotina / Black Cherry	40 40	0	0	POB		Pruned
111	Prunus serotina / Black Cherry	40 40	0	0	POB		Pruned
112	Prunus serotina / Black Cherry	40 40	0	0	POB		Pruned
113	Prunus serotina / Black Cherry	40 40	0	0	POB		Pruned
114	Prunus serotina / Black Cherry	40 40	0	0	POB		Pruned
115	Prunus serotina / Black Cherry	40 40	0	0	POB		Pruned
116	Prunus serotina / Black Cherry	40 40	0	0	POB		Pruned
117	Prunus serotina / Black Cherry	40 40	0	0	POB		Pruned
118	Prunus serotina / Black Cherry	40 40	0	0	POB		Pruned
119	Prunus serotina / Black Cherry	40 40	0	0	POB		Pruned
120	Prunus serotina / Black Cherry	40 40	0	0	POB		Pruned
121	Prunus serotina / Black Cherry	40 40	0	0	POB		Pruned
122	Prunus serotina / Black Cherry	40 40	0	0	POB		Pruned
123	Prunus serotina / Black Cherry	40 40	0	0	POB		Pruned
124	Prunus serotina / Black Cherry	40 40	0	0	POB		Pruned
125	Prunus serotina / Black Cherry	40 40	0	0	POB		Pruned
126	Prunus serotina / Black Cherry	40 40	0	0	POB		Pruned
127	Prunus serotina / Black Cherry	40 40	0	0	POB		Pruned
128	Prunus serotina / Black Cherry	40 40	0	0	POB		Pruned
129	Prunus serotina / Black Cherry	40 40	0	0	POB		Pruned
130	Prunus serotina / Black Cherry	40 40	0	0	POB		Pruned
131	Prunus serotina / Black Cherry	40 40	0	0	POB		Pruned
132	Prunus serotina / Black Cherry	40 40	0	0	POB		Pruned

LEGEND:

- POB - POOR CONDITION, STATUS TO BE DETERMINED IN CONSULTATION WITH THE URBAN FOREST MANAGEMENT DIVISION (UFMD).
- RE - REMOVED, HAZARD, STATUS TO BE DETERMINED IN CONSULTATION WITH THE UFMD.
- REMO - REMOVED WITH PERMISSION FROM THE UFMD. TREE IS WITHIN UNDISTURBED AREA BUT CONDITIONS WARRANT ITS REMOVAL.
- OFF - OFF SITE.
- POB - POOR CONDITION, STATUS TO BE DETERMINED IN CONSULTATION WITH THE URBAN FOREST MANAGEMENT DIVISION (UFMD).
- RE - REMOVED, HAZARD, STATUS TO BE DETERMINED IN CONSULTATION WITH THE UFMD.
- REMO - REMOVED WITH PERMISSION FROM THE UFMD. TREE IS WITHIN UNDISTURBED AREA BUT CONDITIONS WARRANT ITS REMOVAL.
- OFF - OFF SITE.

NOT TO SCALE. ALL TREE OR CO-OWNED TREES SHALL BE REMOVED WITHOUT THE PRIOR WRITTEN CONSENT OF THE OFF-SITE OWNER OR CO-OWNER OF THE TREE.

**BC Consultants**  
 Planning Engineers Surveyors Landscape Architects  
 12600 Palfrey Lakes Circle, Suite 100, Fairfax, VA 22033  
 (703)449-8100 (703)449-8108 (Fax)  
 www.bccog.com



**BRIGHTVIEW**  
 TREE INVENTORY AND CONDITION ANALYSIS  
 SPECIAL EXCEPTION PLAN

MANAGEMENT SERVICES  
 15000 WOODBURN ROAD  
 BALTIMORE, MD 21201

DATE: 05-09-11  
 DRAWN BY: J. H. HARRIS  
 CHECKED BY: J. H. HARRIS  
 DATE: OCTOBER 18, 2010

SCALE: N/A  
 SHEET 9 OF 18  
 CD. NO. 150373P  
 LAYOUT: TYPICAL  
 THE NO. 050211-00

**CERTIFIED ARBORIST**  
 International Society of Arboriculture  
 Dennis Dale Dixon  
 1331 2011  
 1331 2011



**BC Consultants**  
 Planners • Engineers • Surveyors • Landscape Architects  
 12800 Fair Lakes Circle, Suite 100, Fairfax, VA 22033  
 (703)449-0100 (703)449-0108 (Fax)  
 www.bccon.com



**BRIGHTVIEW**  
 SITE AMENITIES  
 SPECIAL EXCEPTION PLAT  
 FAIRFAX COUNTY, VIRGINIA  
 SUBDIVISION: BRIGHTVIEW

DESIGNED BY: P.L.R.	DATE: 04-11-11
CHECKED BY: P.L.R.	DATE: 04-22-11
DRAWN BY: CAD	DATE: 04-22-11
DATE: OCTOBER 19, 2010	SCALE: NOT AS SHOWN
SHEET 11 OF 18	
PROJECT: BRIGHTVIEW	
JOB NO.: 08073.11-00	
JOB NAME: SODIUM/AMENITIES	
LAYOUT: AMENITIES	
FILE NO.: 08073.11-00	



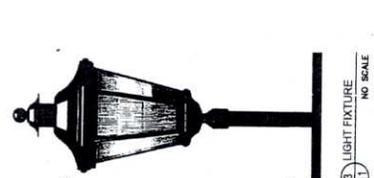
4 PRECAST STONE RETAINING WALL  
NO SCALE



4 LIGHT FIXTURE  
NO SCALE



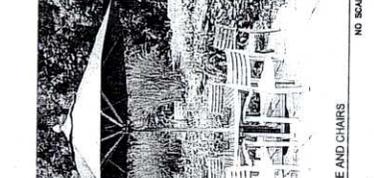
3 PATIO TABLE AND CHAIRS  
NO SCALE



1 ROCKING CHAIR  
NO SCALE



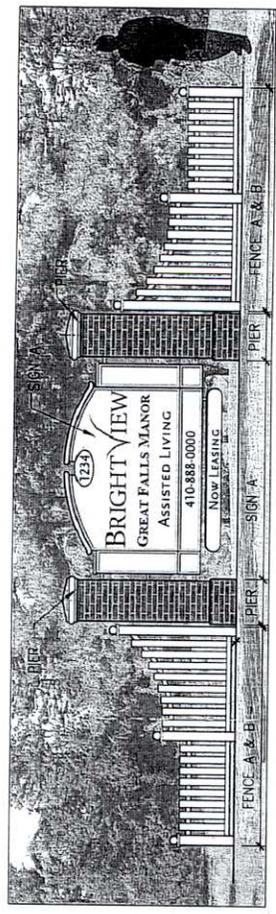
5 LATTICE TOP WOOD FENCE  
NO SCALE



6 OUTDOOR LIVING SPACE  
NO SCALE

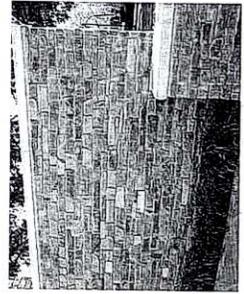


9 SCREENING FENCE SECTION  
NO SCALE



7 ENTRANCE SIGNAGE  
NO SCALE

NOTE: SIGN WILL CONFORM TO FAIRFAX COUNTY SIGNAGE REGULATIONS



9 SCREEN WALL  
NO SCALE





**BRIGHTVIEW**  
 STORMWATER MANAGEMENT CALCULATIONS  
 SPECIAL EXCEPTION PLAN

MANHATTAN HARBOR  
 3000 W. CHARLES STREET  
 BALTIMORE, MD 21201  
 SHEET 13 OF 18  
 DATE: 08-11-11  
 REVISIONS  
 DATE: 08-09-11  
 CHECKED BY: PAR  
 DATE: 08-09-11  
 DRAWN BY: PAR  
 DATE: 08-09-11  
 SCALE: 1" = 1'-0"  
 DATE: OCTOBER 18, 2010  
 PROJECT: SHEPHERD DEVELOPMENT LLC  
 3000 W. CHARLES STREET  
 BALTIMORE, MD 21201  
 CD. NO. 1507355M010  
 LAYOUT: 3002  
 FILE NO.: 050211-00

**DETENTION VOLUME**

Elevation	Station	Area	Area (ft <sup>2</sup> )	Volume (cu ft)
124.00	10+00	100.00	100.00	100.00
124.00	10+10	100.00	100.00	100.00
124.00	10+20	100.00	100.00	100.00
124.00	10+30	100.00	100.00	100.00
124.00	10+40	100.00	100.00	100.00
124.00	10+50	100.00	100.00	100.00
124.00	10+60	100.00	100.00	100.00
124.00	10+70	100.00	100.00	100.00
124.00	10+80	100.00	100.00	100.00
124.00	10+90	100.00	100.00	100.00
124.00	11+00	100.00	100.00	100.00
124.00	11+10	100.00	100.00	100.00
124.00	11+20	100.00	100.00	100.00
124.00	11+30	100.00	100.00	100.00
124.00	11+40	100.00	100.00	100.00
124.00	11+50	100.00	100.00	100.00
124.00	11+60	100.00	100.00	100.00
124.00	11+70	100.00	100.00	100.00
124.00	11+80	100.00	100.00	100.00
124.00	11+90	100.00	100.00	100.00
124.00	12+00	100.00	100.00	100.00
124.00	12+10	100.00	100.00	100.00
124.00	12+20	100.00	100.00	100.00
124.00	12+30	100.00	100.00	100.00
124.00	12+40	100.00	100.00	100.00
124.00	12+50	100.00	100.00	100.00
124.00	12+60	100.00	100.00	100.00
124.00	12+70	100.00	100.00	100.00
124.00	12+80	100.00	100.00	100.00
124.00	12+90	100.00	100.00	100.00
124.00	13+00	100.00	100.00	100.00
124.00	13+10	100.00	100.00	100.00
124.00	13+20	100.00	100.00	100.00
124.00	13+30	100.00	100.00	100.00
124.00	13+40	100.00	100.00	100.00
124.00	13+50	100.00	100.00	100.00
124.00	13+60	100.00	100.00	100.00
124.00	13+70	100.00	100.00	100.00
124.00	13+80	100.00	100.00	100.00
124.00	13+90	100.00	100.00	100.00
124.00	14+00	100.00	100.00	100.00
124.00	14+10	100.00	100.00	100.00
124.00	14+20	100.00	100.00	100.00
124.00	14+30	100.00	100.00	100.00
124.00	14+40	100.00	100.00	100.00
124.00	14+50	100.00	100.00	100.00
124.00	14+60	100.00	100.00	100.00
124.00	14+70	100.00	100.00	100.00
124.00	14+80	100.00	100.00	100.00
124.00	14+90	100.00	100.00	100.00
124.00	15+00	100.00	100.00	100.00
124.00	15+10	100.00	100.00	100.00
124.00	15+20	100.00	100.00	100.00
124.00	15+30	100.00	100.00	100.00
124.00	15+40	100.00	100.00	100.00
124.00	15+50	100.00	100.00	100.00
124.00	15+60	100.00	100.00	100.00
124.00	15+70	100.00	100.00	100.00
124.00	15+80	100.00	100.00	100.00
124.00	15+90	100.00	100.00	100.00
124.00	16+00	100.00	100.00	100.00
124.00	16+10	100.00	100.00	100.00
124.00	16+20	100.00	100.00	100.00
124.00	16+30	100.00	100.00	100.00
124.00	16+40	100.00	100.00	100.00
124.00	16+50	100.00	100.00	100.00
124.00	16+60	100.00	100.00	100.00
124.00	16+70	100.00	100.00	100.00
124.00	16+80	100.00	100.00	100.00
124.00	16+90	100.00	100.00	100.00
124.00	17+00	100.00	100.00	100.00
124.00	17+10	100.00	100.00	100.00
124.00	17+20	100.00	100.00	100.00
124.00	17+30	100.00	100.00	100.00
124.00	17+40	100.00	100.00	100.00
124.00	17+50	100.00	100.00	100.00
124.00	17+60	100.00	100.00	100.00
124.00	17+70	100.00	100.00	100.00
124.00	17+80	100.00	100.00	100.00
124.00	17+90	100.00	100.00	100.00
124.00	18+00	100.00	100.00	100.00
124.00	18+10	100.00	100.00	100.00
124.00	18+20	100.00	100.00	100.00
124.00	18+30	100.00	100.00	100.00
124.00	18+40	100.00	100.00	100.00
124.00	18+50	100.00	100.00	100.00
124.00	18+60	100.00	100.00	100.00
124.00	18+70	100.00	100.00	100.00
124.00	18+80	100.00	100.00	100.00
124.00	18+90	100.00	100.00	100.00
124.00	19+00	100.00	100.00	100.00
124.00	19+10	100.00	100.00	100.00
124.00	19+20	100.00	100.00	100.00
124.00	19+30	100.00	100.00	100.00
124.00	19+40	100.00	100.00	100.00
124.00	19+50	100.00	100.00	100.00
124.00	19+60	100.00	100.00	100.00
124.00	19+70	100.00	100.00	100.00
124.00	19+80	100.00	100.00	100.00
124.00	19+90	100.00	100.00	100.00
124.00	20+00	100.00	100.00	100.00
124.00	20+10	100.00	100.00	100.00
124.00	20+20	100.00	100.00	100.00
124.00	20+30	100.00	100.00	100.00
124.00	20+40	100.00	100.00	100.00
124.00	20+50	100.00	100.00	100.00
124.00	20+60	100.00	100.00	100.00
124.00	20+70	100.00	100.00	100.00
124.00	20+80	100.00	100.00	100.00
124.00	20+90	100.00	100.00	100.00
124.00	21+00	100.00	100.00	100.00
124.00	21+10	100.00	100.00	100.00
124.00	21+20	100.00	100.00	100.00
124.00	21+30	100.00	100.00	100.00
124.00	21+40	100.00	100.00	100.00
124.00	21+50	100.00	100.00	100.00
124.00	21+60	100.00	100.00	100.00
124.00	21+70	100.00	100.00	100.00
124.00	21+80	100.00	100.00	100.00
124.00	21+90	100.00	100.00	100.00
124.00	22+00	100.00	100.00	100.00
124.00	22+10	100.00	100.00	100.00
124.00	22+20	100.00	100.00	100.00
124.00	22+30	100.00	100.00	100.00
124.00	22+40	100.00	100.00	100.00
124.00	22+50	100.00	100.00	100.00
124.00	22+60	100.00	100.00	100.00
124.00	22+70	100.00	100.00	100.00
124.00	22+80	100.00	100.00	100.00
124.00	22+90	100.00	100.00	100.00
124.00	23+00	100.00	100.00	100.00
124.00	23+10	100.00	100.00	100.00
124.00	23+20	100.00	100.00	100.00
124.00	23+30	100.00	100.00	100.00
124.00	23+40	100.00	100.00	100.00
124.00	23+50	100.00	100.00	100.00
124.00	23+60	100.00	100.00	100.00
124.00	23+70	100.00	100.00	100.00
124.00	23+80	100.00	100.00	100.00
124.00	23+90	100.00	100.00	100.00
124.00	24+00	100.00	100.00	100.00
124.00	24+10	100.00	100.00	100.00
124.00	24+20	100.00	100.00	100.00
124.00	24+30	100.00	100.00	100.00
124.00	24+40	100.00	100.00	100.00
124.00	24+50	100.00	100.00	100.00
124.00	24+60	100.00	100.00	100.00
124.00	24+70	100.00	100.00	100.00
124.00	24+80	100.00	100.00	100.00
124.00	24+90	100.00	100.00	100.00
124.00	25+00	100.00	100.00	100.00
124.00	25+10	100.00	100.00	100.00
124.00	25+20	100.00	100.00	100.00
124.00	25+30	100.00	100.00	100.00
124.00	25+40	100.00	100.00	100.00
124.00	25+50	100.00	100.00	100.00
124.00	25+60	100.00	100.00	100.00
124.00	25+70	100.00	100.00	100.00
124.00	25+80	100.00	100.00	100.00
124.00	25+90	100.00	100.00	100.00
124.00	26+00	100.00	100.00	100.00
124.00	26+10	100.00	100.00	100.00
124.00	26+20	100.00	100.00	100.00
124.00	26+30	100.00	100.00	100.00
124.00	26+40	100.00	100.00	100.00
124.00	26+50	100.00	100.00	100.00
124.00	26+60	100.00	100.00	100.00
124.00	26+70	100.00	100.00	100.00
124.00	26+80	100.00	100.00	100.00
124.00	26+90	100.00	100.00	100.00
124.00	27+00	100.00	100.00	100.00
124.00	27+10	100.00	100.00	100.00
124.00	27+20	100.00	100.00	100.00
124.00	27+30	100.00	100.00	100.00
124.00	27+40	100.00	100.00	100.00
124.00	27+50	100.00	100.00	100.00
124.00	27+60	100.00	100.00	100.00









