



APPLICATION ACCEPTED: August 30, 2012
PLANNING COMMISSION: February 21, 2013
BOARD OF SUPERVISORS: tbd

County of Fairfax, Virginia

February 6, 2013

STAFF REPORT

APPLICATION SE 2012-MA-017

MASON DISTRICT

APPLICANT: Shelter Development, LLC

ZONING: R-2

PARCEL(S): 59-2((1))-47, 48, 49(pt.); 59-2((10))-1(pt.)

ACREAGE: 6.36 acres

OPEN SPACE: 70%

FAR: 0.20

PLAN MAP: Residential @ 1-2 d.u./ac.

SE CATEGORY: Category 3 – Medical Care Facility

PROPOSAL: The applicant requests approval of a special exception to permit a medical care facility (assisted living) and associated modifications and waivers.

Brent Krasner, AICP

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



STAFF RECOMMENDATIONS:

Staff recommends approval of SE 2012-MA-017, subject to the proposed development conditions contained in Appendix 1.

Staff recommends approval of a modification of the transitional screening width along Gallows Road in favor of the plantings shown on the SE Plat.

Staff recommends approval of a modification of the transitional screening plantings along the southeast, southwest, west, and northern property lines in favor of the existing vegetation and proposed plantings shown on the SE Plat.

Staff recommends approval of a partial waiver of the barrier requirements along all property lines in favor of the proposed fencing.

Staff recommends approval of a modification of the Special Exception requirement in Par. 3 of Sec. 9-308 to locate the loading space at the side or rear of the building in favor of the location shown on the SE Plat.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, 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.

O:\bkrasner\ZED\Applications\Special Exceptions\Brightview-Gallows SE 2012-MA-017\Report\SE 2012-MA-017_Shelter Development_Staff_Report_Cover.doc



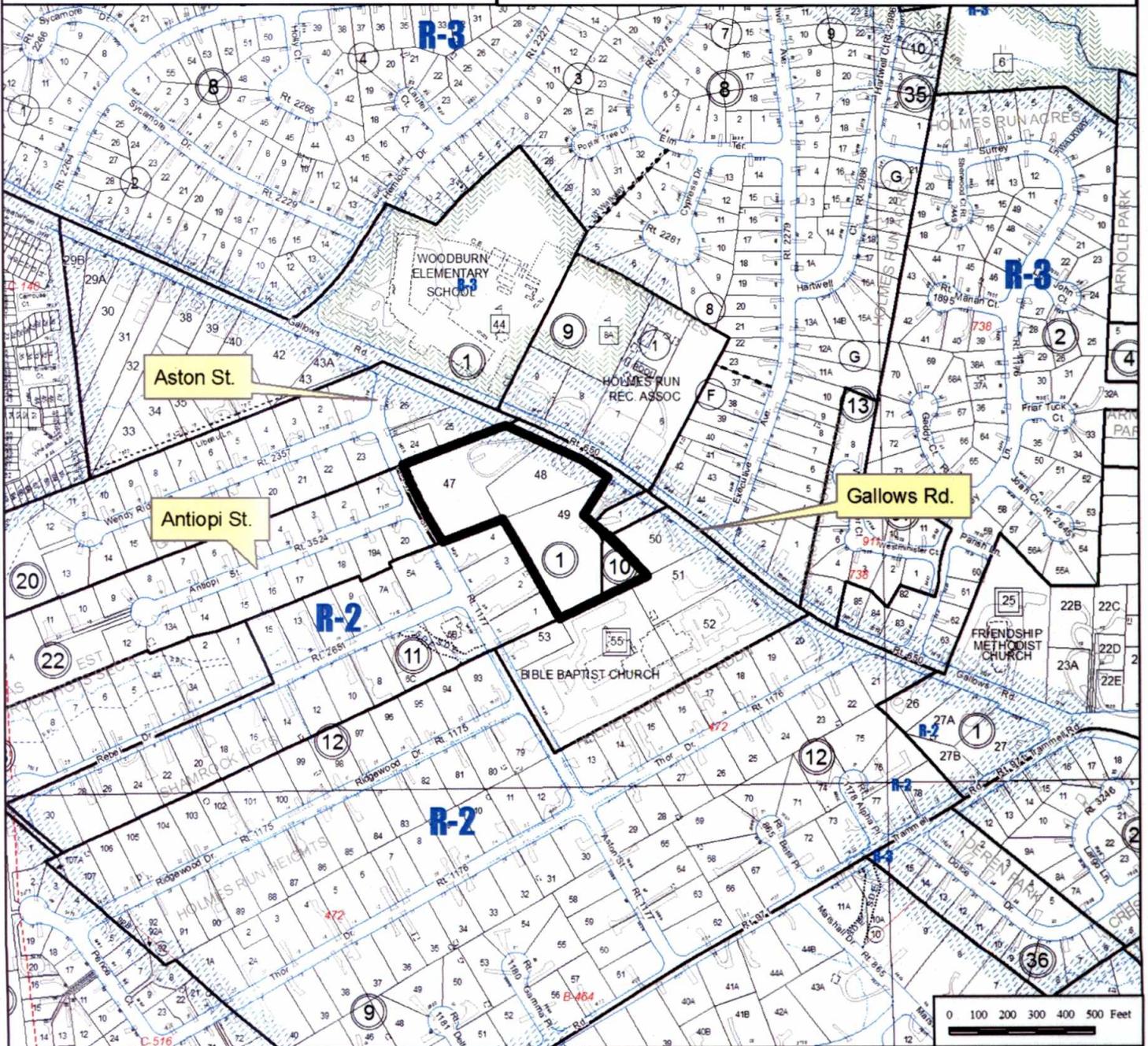
Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Special Exception

SE 2012-MA-017



Applicant: SHELTER DEVELOPMENT, LLC
Accepted: 08/30/2012
Proposed: MEDICAL CARE FACILITY
Area: 6.36 AC OF LAND; DISTRICT - MASON
Zoning Dist Sect: 03-0204
Art 9 Group and Use: 3-06
Located: 3440, 3444, 3450 & 3454 GALLOWS ROAD, ANNANDALE, VA, 22003
Zoning: R-2
Plan Area: 1
Map Ref Num: 059-2- /01/ /0047 /01/ /0048 /01/ /0049 pt. /10/ /0001 pt.



BRIGHTVIEW/ GALLOWS ROAD ASSEMBLAGE

SPECIAL EXCEPTION PLAT

FAIRFAX COUNTY, VIRGINIA

JULY, 2012

REVISED: AUGUST 22, 2012
REVISED: NOVEMBER 9, 2012
REVISED: DECEMBER 26, 2012
REVISED: JANUARY 25, 2013



SHEET INDEX

CONTRACT PURCHASER/APPLICANT

Shelter Development, LLC
218 N. Charles Street
Suite 220
Baltimore, MD 21201
Phone: (410) 246-7486
Fax: (410) 528-2437

ATTORNEY/AGENT

McGuireWoods LLP
1750 Tysons Boulevard
Suite 1800
McLean, VA 22102-4215
Phone: (703) 712-5000
Fax: (703) 712-5205

ENGINEER/LANDSCAPE ARCHITECT/PLANNER

THE BC Consultants
12600 Fair Lakes Circle
Suite 100
Fairfax, VA 22033
Telephone: (703) 449-8100
Fax: (703) 449-8108

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8	TREE PRESERVATION PLAN
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12	SITE SECTIONS
13	PERSPECTIVE
14	ADEQUATE OUTFALL ANALYSIS
15	STORMWATER MANAGEMENT
16	STORMWATER MANAGEMENT CALCULATIONS
17	SIGHT DISTANCE

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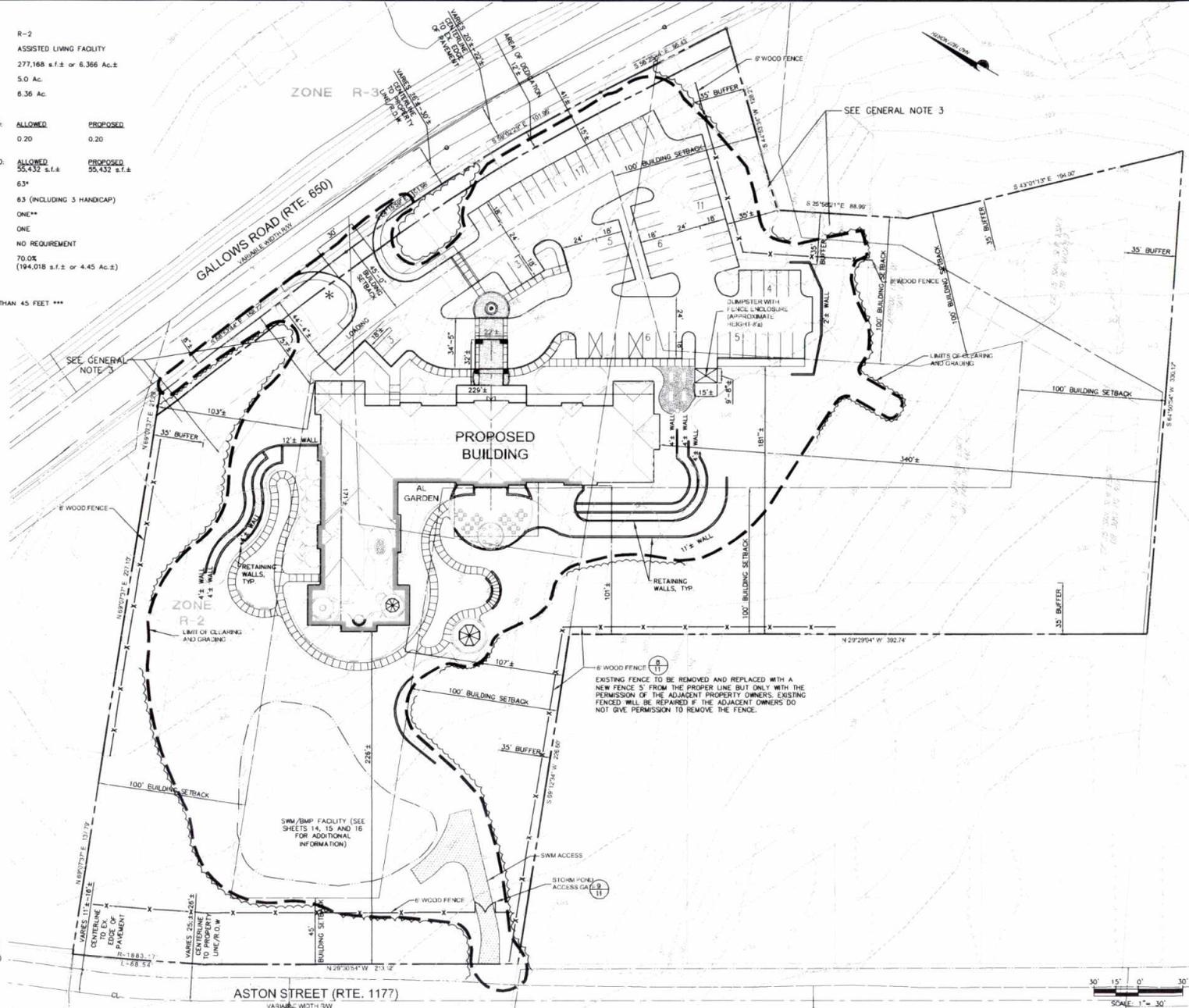
SITE TABULATIONS:

EXISTING ZONES:	R-2
PROPOSED USE:	ASSISTED LIVING FACILITY
GROSS SITE AREA (GSA):	277,168 s.f.± or 6.366 Ac.±
MINIMUM LOT SIZE REQUIRED:	5.0 Ac.
MINIMUM LOT SIZE PROVIDED:	6.36 Ac.
MAXIMUM FLOOR AREA RATIO (FAR) ALLOWED AND PROPOSED:	ALLOWED: 0.20 PROPOSED: 0.20
OVERALL SITE:	
MAXIMUM GROSS FLOOR AREA (GFA) ALLOWED AND PROPOSED:	ALLOWED: 55,432 s.f.± PROPOSED: 55,432 s.f.±
PARKING SPACES REQUIRED:	63*
PARKING SPACES PROVIDED:	63 (INCLUDING 3 HANDICAP)
LOADING SPACES REQUIRED:	ONE**
LOADING SPACES PROVIDED:	ONE
OPEN SPACE REQUIRED:	NO REQUIREMENT
OPEN SPACE PROVIDED:	70.0% (194,018 s.f.± or 4.45 Ac.±)
MAXIMUM BUILDING HEIGHT ALLOWED:	60 FEET
MAXIMUM BUILDING HEIGHT PROPOSED:	NO MORE THAN 45 FEET ***
CANOPY HEIGHT:	24'

- * ONE SPACE FOR EVERY 3 BEDS PLUS ONE SPACE FOR EVERY EMPLOYEE (104 BEDS AND 28 EMPLOYEES = 104/3 + 28 = 35 + 28 OR 63 SPACES)
- ** ONE SPACE FOR THE FIRST 10,000 s.f. OF GFA PLUS ONE ADDITIONAL SPACE FOR EACH ADDITIONAL 100,000 s.f. OF GFA OR MAJOR FRACTION THEREOF
- *** HEIGHT AS DEFINED BY THE FAIRFAX COUNTY ZONING ORDINANCE

- GENERAL NOTES:**
1. SEE SHEET 4 FOR THE LOCATION AND DIMENSIONS OF ALL STRUCTURES TO BE DEMOLISHED.
 2. EXISTING CURB CUTS AND DRIVEWAY APRON SHALL BE REMOVED.
 3. EXISTING PAVEMENT, DRIVEWAYS AND/OR SMALL STRUCTURES THAT ARE TO BE REMOVED AND ARE OUTSIDE THE LIMITS OF CLEARING AND GRADING SHALL BE REMOVED USING HAND HELD TOOLS ONLY. ANY LARGE MECHANICAL EQUIPMENT THAT WOULD OTHERWISE DISTURB OR COMPACT EXISTING SOIL SHALL NOT BE USED.

- LEGEND:**
- - - - - PROPOSED 6' WOOD FENCE
 - — — — — EXISTING TREELINE
 - — — — — PROPOSED TREELINE
 - - - - - APPROXIMATE LIMITS OF CLEARING AND GRADING
 - — — — — AREA OF EXPOSED CELLAR
 - * APPROXIMATE LOCATION OF POSSIBLE ENTRY FEATURE/SIGN (THE SIZE AND DIMENSIONS OF ANY SIGNS PROVIDED SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 12 (SIGNS) OF THE FAIRFAX COUNTY ZONING ORDINANCE AND MAY BE LIT.)



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SPECIAL EXCEPTION PLAT
BRIGHTVIEW - GALLOWS ROAD
 MASON DISTRICT
 FAIRFAX COUNTY, VIRGINIA

DESIGNED BY: PLR
DRAFTED BY: CAD
CHECKED BY: PLR
DATE: JULY 17, 2012
SCALE: HOR. 1" = 30'
VERT. 1" = 30'
SHEET 2 OF 17
CD. NO.
CAD NAME: SE11582-SEP
LAYOUT: SE PLAN
FILE NO. 11582-03



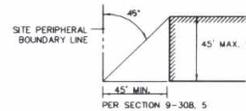
GENERAL NOTES:

1. THE PROPERTIES DELINEATED ON THIS SPECIAL EXCEPTION (SE) PLAN ARE LOCATED ON TAX ASSESSMENT MAP NO. 59-2 ((10)), PART OF PARCEL 1 AND 59-2 ((1)), PARCELS 47, 48, AND PART OF PARCEL 49, AND ARE ZONED R-2.
2. THE BOUNDARY INFORMATION SHOWN HEREON IS COMPILED FROM DEEDS OF RECORD AND ADJACENT INFORMATION AND DOES NOT REPRESENT A BOUNDARY SURVEY OF THE SITE.
3. THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON FAIRFAX COUNTY GIS AERIAL INFORMATION AND HAS BEEN INTERPOLATED FROM 5 FEET TO 2 FEET CONTOUR INTERVALS.
4. THE PROPERTY SHOWN ON THIS SE IS IN THE MASON MAGISTERIAL DISTRICT, THE ACCOTINK M-2 SEWER-SHED AND THE ACCOTINK CREEK WATERSHED.
5. 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 AND/OR MODIFICATION OF THE BARRIER REQUIREMENTS AT ALL PROPERTY LINES IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 13, SECTION 13-305, PARAGRAPH 12 OF THE ZONING ORDINANCE. A SIX (6) FEET SOLID WOOD FENCE HAS BEEN PROVIDED AT THE LOCATIONS AS SHOWN ON SHEET 6 - LANDSCAPE BUFFER PLAN.
 - * REQUEST A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENTS AT ALL PROPERTY LINES IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 13, SECTION 13-305, PARAGRAPH 3 AS FOLLOWS:
 MODIFICATION OF THE TRANSITIONAL SCREENING WIDTHS AND/OR PLANTING REQUIREMENTS ALONG ALL PROPERTY BOUNDARIES (EXCEPT FOR THE TRANSITIONAL SCREENING AREA 'A' BOUNDARY ADJACENT TO THE PARKING LOT) IN FAVOR OF USING THE EXISTING VEGETATION SUPPLEMENTED WITH THE PROPOSED PLANTINGS AS SHOWN ON THE PLAN.
 - * WAIVER OF THE ONROAD BIKE ROUTE (TRAIL) ALONG GALLOW'S ROAD. ADDITIONAL DEDICATION HAS BEEN PROVIDED TO ACCOMMODATE A BIKE LANE, HOWEVER, NO FRONTAGE IMPROVEMENTS ARE PROPOSED WITH THIS PLAN.
6. ACCORDING TO THE FAIRFAX COUNTY-COUNTYWIDE TRAILS PLAN (ADOPTED BY THE BOARD OF SUPERVISORS JUNE 17, 2002), AN ONROAD BIKE ROUTE (TRAIL) IS REQUIRED ALONG GALLOW'S ROAD. A WAIVER OF THIS REQUIREMENT IS REQUESTED IN GENERAL NOTE 5 ABOVE. NO TRAILS ARE REQUIRED ALONG ASTON STREET.
7. 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.
8. 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.
9. THIS PLAN DOES NOT SHOW PROPOSED UTILITIES. ALL NECESSARY PUBLIC UTILITIES ARE READY 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.
10. 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.
11. THERE ARE NO KNOWN GRAVES OR PLACES OF BURIAL ON SITE.
12. 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.
13. 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.
14. IN ACCORDANCE WITH PROVISIONS OF ARTICLE 9, PART 0, SECTION 9-004, PARAGRAPH 4 OF THE FAIRFAX COUNTY ZONING ORDINANCE, MINOR MODIFICATIONS TO AN APPROVED SPECIAL EXCEPTION MAY BE PERMITTED WHEN IT IS DESIGNATED 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.

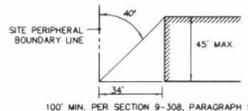
ZONING ORDINANCE, ARTICLE 9, SECTION 9-011 COMMENTS:

1. APPLICATION TO BE SUBMITTED WITH THIS PLAN.
2. 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 2. THE LOCATION, DIMENSIONS AND MAXIMUM HEIGHT OF ALL EXISTING BUILDINGS ARE SHOWN OF SHEET 4 - EXISTING CONDITIONS AND EXISTING VEGETATION MAP. THE APPROXIMATE LOCATIONS OF POSSIBLE ENTRY FEATURES/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 18 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. 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 DEDICATION AND FRONTAGE IMPROVEMENTS PLAN ARE AS SHOWN ON THE PLAN. THE REQUIRED DIMENSIONS ARE SHOWN ON THE PLAN. EXISTING CURBS CUTS AND DRIVEWAY APRONS WILL BE REMOVED AND REPLACED WITH CURB, GUTTER AND SIDEWALK AS 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 14, 15 AND 16 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. THERE ARE NO RESOURCE PROTECTION AREAS, FEMA MAPPED FLOOD PLAINS, OR ENVIRONMENT QUALITY CORRIDORS LOCATED WITHIN THE SITE. 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.
3. ZONING MAP WILL BE SUBMITTED WITH THIS PLAN.
4. SITE PHOTOGRAPHS WILL BE SUBMITTED WITH THIS PLAN.
5. SOILS MAP IS NOT REQUIRED.
6. AFFIDAVIT WILL BE SUBMITTED WITH THIS PLAN.
7. WRITTEN STATEMENT DESCRIBING THE PROPOSED USE GIVING ALL PERTINENT INFORMATION WILL BE SUBMITTED WITH THIS PLAN.
8. APPLICANT AND CONTRACT PURCHASER:

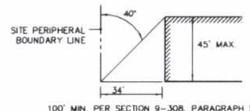
OWNER OF PARCEL 49: SHELTER DEVELOPMENT, LLC 218 N. CHARLES STREET, SUITE 220 BALTIMORE, MD. 21201	OWNER OF PARCELS 47 AND 48: ERIC H. SCHEIDER, TRUSTEE OF THE REVOCABLE INTERVIVOS TRUST OF SARA S. SCHEIDER, 8725 CHERRY DRIVE FAIRFAX, VIRGINIA 22031 DB 18578 PG. 937	OWNER OF LOT 1: CHARLES F. SCHEIDER, III FAMILY TRUST JAMES N. CHACONAS, MARIANNE F. CHACONAS AND KAREN P. CHACONAS 3226 VALLEY LN FALLS CHURCH, VA 22044 DB 22308 PG. 0544
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9. THE SITE IS NOT WITHIN ANY OVERLAY DISTRICTS.
10. APPLICATION FEE WILL BE SUBMITTED WITH THIS PLAN.



FRONT YARD ANGLE OF BULK PLANE FOR THE R-2 ZONE



SIDE YARD ANGLE OF BULK PLANE FOR THE R-2 ZONE



REAR YARD ANGLE OF BULK PLANE FOR THE R-2 ZONE

ANGLE OF BULK PLANE

NO SCALE

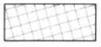
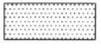
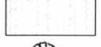
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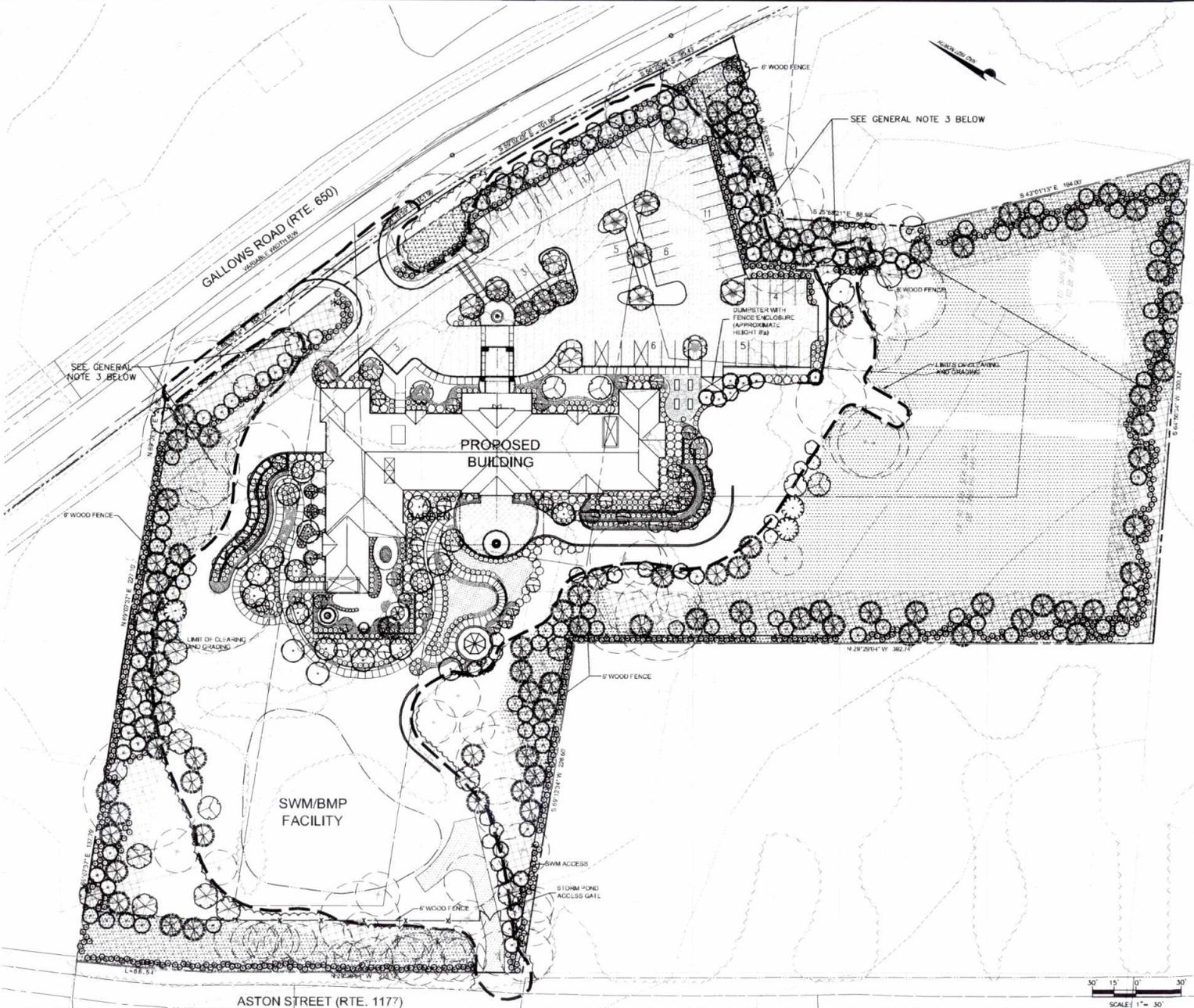
SPECIAL EXCEPTION PLAN
GENERAL NOTES AND COMMENTS
BRIGHTVIEW - GALLOW'S ROAD
 MASON MAGISTERIAL DISTRICT
 FAIRFAX COUNTY, VIRGINIA

REVISIONS REVISED 11-9-12 REVISED 12-26-12 01-25-13	SHELTER DEVELOPMENT, LLC 218 N. CHARLES STREET, SUITE 220 BALTIMORE, MD 21201 (410) 246-7486
DESIGNED BY: PLR DRAFTED BY: CAD CHECKED BY: PLR DATE: JULY 17, 2012 SCALE: HOR. N/A VERT. N/A SHEET 3 OF 17	CD. NO. CAD NAME: SE11582-NOTE LAYOUT: NOTES FILE NO.: 11582-03

LEGEND:

-  LIMITS OF CLEARING AND GRADING
-  EXISTING TREELINE
-  PROPOSED FINAL TREELINE
-  PROPOSED TREELINE FOR AREAS OF EXISTING TREE CANOPY CREDIT ONLY
-  MODIFIED TRANSITIONAL SCREENING AREA (SEE SHEET 6 AND GENERAL NOTE 5 ON SHEET 3 FOR ADDITIONAL INFORMATION)
-  POST DEVELOPMENT 10-YEAR TREE CANOPY CREDIT AREA (79,216 s.f.a.)
-  INTERIOR PARKING LOT AREA (29,111 s.f.a.)
-  CATEGORY IV DECIDUOUS (SHADE) TREE
-  INTERIOR PARKING LOT SHADE TREE (CATEGORY IV DECIDUOUS TREE)
-  CATEGORY II-III DECIDUOUS (ORNAMENTAL) TREE
-  CATEGORY II-III EVERGREEN TREE
-  CATEGORY IV EVERGREEN TREE
-  POSSIBLE ROOF DECK WALL WITH PLANTINGS (PLANT MATERIAL TO BE DETERMINED; NOT TREE CANOPY CREDIT SHALL BE TAKEN FOR ANY PLANTS PROVIDED.)
-  SHRUBS, PERENNIALS AND/OR GROUNDCOVER
-  EXISTING TREES TO BE PRESERVED (SEE SHEET B)
-  EXISTING TREES TO BE REMOVED (SEE SHEET B)
-  EVERGREEN SHRUBS

- GENERAL NOTES:**
1. SEE SHEET 6 FOR PLANT LIST AND 10-YEAR TREE CANOPY CALCULATIONS.
 2. PROPOSED TREES LOCATED OUTSIDE THE LIMITS OF CLEARING AND GRADING SHALL BE PLANTED MANUALLY. NO HEAVY EQUIPMENT WILL BE USED.
 3. EXISTING PAVEMENT, DRIVEWAYS AND/OR SMALL STRUCTURES THAT ARE TO BE REMOVED AND ARE OUTSIDE THE LIMITS OF CLEARING AND GRADING SHALL BE REMOVED USING HAND HELD TOOLS ONLY. ANY LARGE MECHANICAL EQUIPMENT THAT WOULD OTHERWISE DISTURB OR COMPACT EXISTING SOIL SHALL NOT BE USED.
 4. HARDSCAPE, TREES, SHRUBS AND PLANTING BED OUTLINES AROUND THE BUILDING ARE INTENDED TO SHOW QUALITY AND DESIGN INTENT ONLY AND MAY LATER BE MODIFIED.

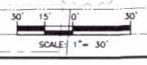


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**SPECIAL EXCEPTION PLAT
 LANDSCAPE PLAN
 BRIGHTVIEW - GALLOW'S ROAD
 MAJON DISTRICT
 FAIRFAX COUNTY, VIRGINIA**

BC REVISIONS 8-25-11 12-28-12 01-25-13	DESIGNED BY: PLR DRAFTED BY: CAD CHECKED BY: PLR DATE: JUL 17, 2012 SCALE: HOR: 1" = 30' VERT: 1" = 30' SHEET 5 OF 17
OWNER: SHELTER DEVELOPMENT, LLC 845 INDIAN RD #200 BALTIMORE, MD 21201 (410) 246-7486	CD. NO. CAD NAME: SE11582-LSC LAYOUT: LSC PLAN FILE NO. 11582-03



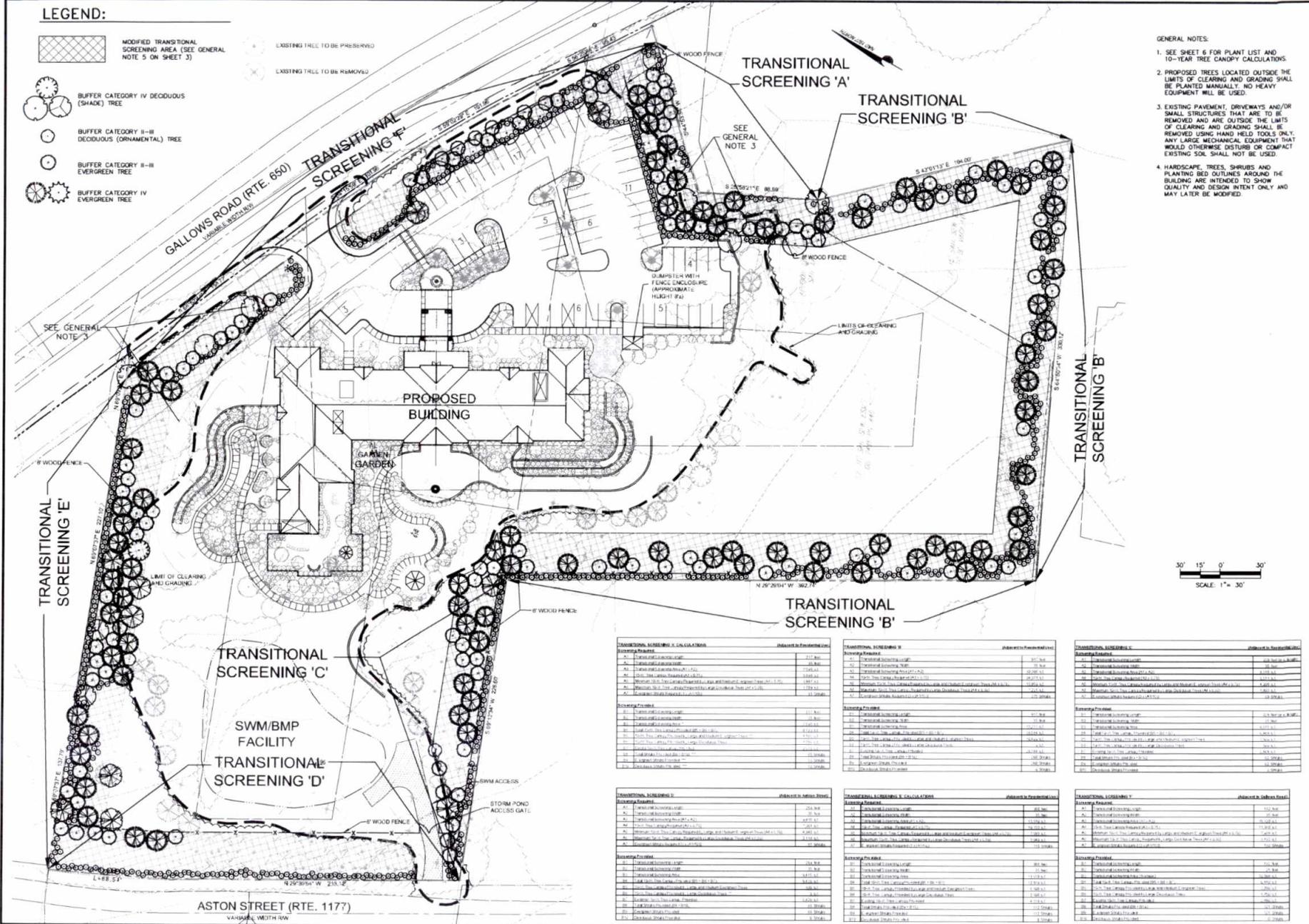
LEGEND:

-  MODIFIED TRANSITIONAL SCREENING AREA (SEE GENERAL NOTE 5 ON SHEET 3)
-  BUFFER CATEGORY IV DECIDUOUS (SHADE) TREE
-  BUFFER CATEGORY II-III DECIDUOUS (ORNAMENTAL) TREE
-  BUFFER CATEGORY II-III EVERGREEN TREE
-  BUFFER CATEGORY IV EVERGREEN TREE

EXISTING TREE TO BE PRESERVED
EXISTING TREE TO BE REMOVED

GENERAL NOTES:

1. SEE SHEET 6 FOR PLANT LIST AND 10-YEAR TREE CANOPY CALCULATIONS.
2. PROPOSED TREES LOCATED OUTSIDE THE LIMITS OF CLEARING AND GRADING SHALL BE REMOVED USING HAND HELD TOOLS ONLY. ANY LARGE MECHANICAL EQUIPMENT THAT WOULD OTHERWISE DISTURB OR COMPACT EXISTING SOIL SHALL NOT BE USED.
3. EXISTING PAVEMENT, DRIVEWAYS AND/OR SMALL STRUCTURES THAT ARE TO BE REMOVED AND ARE OUTSIDE THE LIMITS OF CLEARING AND GRADING SHALL BE REMOVED USING HAND HELD TOOLS ONLY. ANY LARGE MECHANICAL EQUIPMENT THAT WOULD OTHERWISE DISTURB OR COMPACT EXISTING SOIL SHALL NOT BE USED.
4. HARDSCAPE, TREES, SHRUBS AND PLANTING BED OUTLINES AROUND THE BUILDING ARE INTENDED TO SHOW QUALITY AND DESIGN INTENT ONLY AND MAY LATER BE MODIFIED.



TRANSITIONAL SCREENING A CALCULATIONS		Adjacent to Residential Zone
Screening Area	272.86	
1. 10' Buffer	272.86	
2. 10' Buffer	272.86	
3. 10' Buffer	272.86	
4. 10' Buffer	272.86	
5. 10' Buffer	272.86	
6. 10' Buffer	272.86	
7. 10' Buffer	272.86	
8. 10' Buffer	272.86	
9. 10' Buffer	272.86	
10. 10' Buffer	272.86	
11. 10' Buffer	272.86	
12. 10' Buffer	272.86	
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TRANSITIONAL SCREENING B CALCULATIONS		Adjacent to Residential Zone
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TRANSITIONAL SCREENING C CALCULATIONS		Adjacent to Residential Zone
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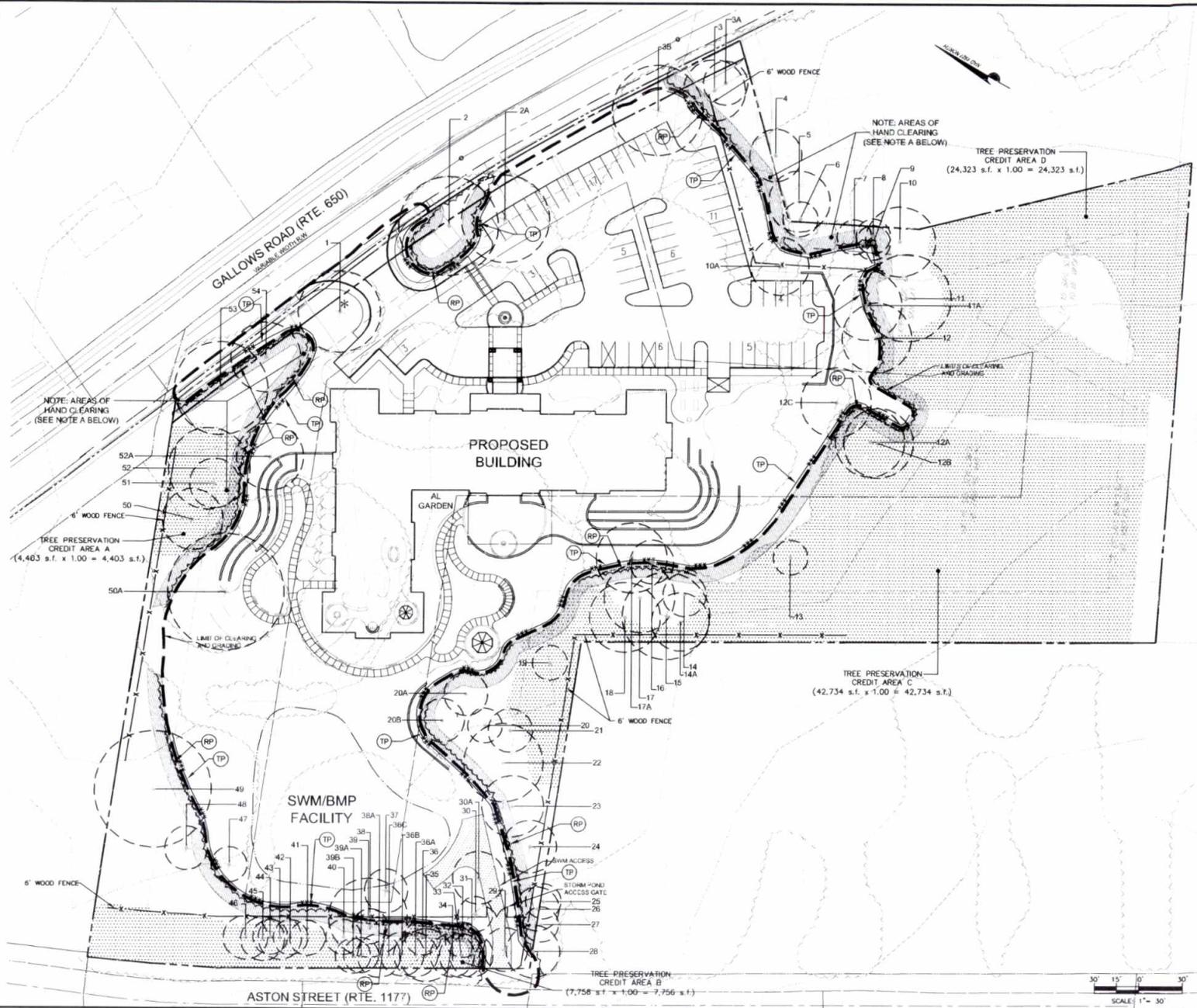
LEGEND:

- LIMITS OF CRITICAL ROOT ZONE (CRZ)
- EXISTING TREE TO BE PRESERVED
- EXISTING TREE TO BE REMOVED
- MILK OF AREA (+)
- POST DEVELOPMENT 10-YEAR TREE CANOPY CREDIT AREA (79,216 s.f.)
- TREE PROTECTION FENCE (TP)
- ROOT PRUNE (RP)
- LIMITS OF CLEARING AND GRADING
- EXISTING TREELINE
- PROPOSED FINAL TREELINE
- PROPOSED TREELINE FOR AREAS OF EXISTING TREE CANOPY CREDIT ONLY

SEE SHEET 9 FOR TREE INVENTORY AND CONDITION ANALYSIS AND SHEET 10 FOR TREE PRESERVATION DETAILS.

NOTE A:
EXISTING PAVEMENT, DRIVEWAYS AND/OR SMALL STRUCTURES THAT ARE TO BE REMOVED AND ARE OUTSIDE THE LIMITS OF CLEARING AND GRADING SHALL BE REMOVED USING HAND HELD TOOLS ONLY. ANY LARGE MECHANICAL EQUIPMENT THAT WOULD OTHERWISE DISTURB OR COMPACT EXISTING SOIL SHALL NOT BE USED.

CERTIFIED ARBORIST
International Society of Arboriculture
CERTIFIED ARBORIST
Dennis Dale Dixon
Company No. 141 661-427-33
EQUIPMENT 1053 37-2014



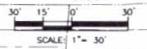
BC Consultants
Professional Services
12800 Park Lakeside, Suite 100, Fairfax, VA 22030
(703)449-8100, Fax (703)449-8108 (Fax)
www.bcconsultants.com



SPECIAL EXCEPTION PLAN
TREE PRESERVATION PLAN
BRIGHTVIEW - GALLOWS ROAD
MAJOR STREET
FAIRFAX COUNTY, VIRGINIA

DATE REVISIONS	DESIGNED BY: PLR
8-25-17	DRAWN BY: CAD
11-9-17	CHECKED BY: PLR
REVISION: 12-26-17	DATE: JUL 17, 2012
REVISION: 01-25-13	SCALE: HOR. 1" = 30'
	VERT. 1" = 30'
	SHEET 8 OF 17

CO. NO.	11562-03
CAD NAME	SE11562-TTP
LAYOUT	TTP
FILE NO.	11562-03



TREE KEY	BOTANICAL NAME / COMMON NAME	SIZE			**CRZ	CONDITION	CANOPY POSITION	CROWN DENSITY		AVERAGE CROWN SPREAD	FINAL STATUS	ACTIVITIES						PROBLEMS	COMMENTS	
		*DBH (in)	BASE (IN)	RADIUS (R)				% ***	%			D (ft)	ROOT PRUNE	MULCH	FERTILIZE	TRUNK ROT	PESTS			CAMBISTAT
1	Quercus sp./Oak	26	28	81		Codominant	80	50	R								Some dead branches.	Good Condition		
2	Quercus sp./Oak	34	34	84		Codominant	85	35	P	X	X	X	X	X			Some dead branches.			
2A	Quercus sp./Oak	30	30	56		Codominant	50	30	R								Spots on bark			
3	Quercus sp./Oak	21	21	81		Codominant	60	20	P	X	X	X	X	X			Some dead branches.			
3A	Quercus sp./Oak	15	15	84		Codominant	75	20	P											
3B	Quercus sp./Oak	31	31						R											
4	Quercus sp./Oak	28	28	88		Codominant	100	30	P	X							Dead	OFF SITE		
5	Quercus sp./Oak	21	21	72		Codominant	70	20	P	X							Vine Cover; Dead Branches	OFF SITE		
6	Quercus borealis/Northern Red Oak	12	12	75		Codominant	30	10	P								Vine cover, leaning	Off Site; Good Condition		
7	Quercus sp./Oak	12	12	78		Codominant	40	20	P		X							Good Condition		
8	Quercus sp./Oak	12	12	72		Codominant	25	10	P	X	X						Vine Cover	Good Condition, Remove Vines. See General Note 4.		
9	Quercus sp./Oak	18	18	72		Codominant	50	10	P	X	X						Dead Branches, Vine Cover	Remove Vines. See General Note 4.		
10	Quercus sp./Oak	24	24	75		Codominant	83	15	P	X	X						Vine Cover	Good Condition, Remove Vines. See General Note 4.		
10A	Quercus sp./Oak	20	20	84		Codominant	50	15	R									Good Condition		
11	Quercus sp./Oak	30	30	81		Codominant	75	30	P	X								Good Condition		
11A	Quercus sp./Oak	24	24	78		Codominant	28	20	R									Good Condition		
12	Quercus sp./Oak	24	24	69		Codominant	75	15	R									Good Condition		
12A	Quercus borealis/Northern Red Oak	24	24	78		Codominant	50	30	P	X	X						Dead Branches, Leaning			
12B	Quercus borealis/Northern Red Oak	24	24	81		Codominant	85	30	P	X	X							Good Condition		
12C	Quercus sp./Oak	24	24	84		Codominant	90	20	R									Good Condition		
13	Quercus sp./Oak	12	12	72		Codominant	90	12	P									Good Condition, Remove Vines		
14	Quercus borealis/Northern Red Oak	15	15	19		Codominant	6	20	P	X	X							Poor Condition, Remove Vines		
14A	Quercus sp./Oak	20	20	81		Codominant	40	20	P									Good Condition, Remove Vines		
15	Dead	30	30						RWP									Dead		
16	Liriodendron tulipifera/Tulip Poplar	15	15	53		Codominant	20	5	R									Very Poor Condition		
17	Quercus sp./Oak	24	24	72		Codominant	80	30	P	X	X							Good Condition		
17A	Quercus sp./Oak	24	24	84		Codominant	60	30	R									Good Condition		
18	Quercus sp./Oak	24	24	75		Codominant	60	30	P									Good Condition		
19	Chestnut/Castanea spp	12	12	75		Codominant	65	15	P									Good Condition		
20	Quercus sp./Oak	12	12	72		Codominant	30	6	P									Fair Condition		
20A	Pecan/Carya spp	15	15	63		Codominant	75	25	P	X								Good Condition, Remove Vines		
20B	Chestnut/Castanea spp	15	15	72		Codominant	80	15	P	X								Good Condition		
21	Chestnut/Castanea spp	15	15	75		Codominant	70	20	P									Good Condition		
22	Quercus sp./Oak	27	27	72		Codominant	80	30	P	X	X							Poor Condition		
23	Quercus sp./Oak	21	21	31		Codominant	35	50	P	X	X	X						Poor Condition		
24	Dead	18	18						RWP									Dead		
25	Quercus sp./Oak	12	12	75		Codominant	75	10	P	X								OFF SITE		
26	Rubus pseudoacacia/Black Locust	15	15	38		Codominant	50	15	P	X	X							Poor Condition, Remove Vines		
27	Black Cherry/Prunus spp	12	12	89		Codominant	30	20	P	X								OFF SITE		
28	Quercus sp./Oak	18	18	78		Codominant	50	20	TBD	X	X							Leaning, tree on or near limits of clearing and grading. Final status to be determined in the field in consultation with UMFD.		
29	Rubus pseudoacacia/Black Locust	15	15	75		Codominant	70	20	R									Co-Owned, tree on or near limits of clearing and grading. Final status to be determined in the field in consultation with UMFD.		
30	Rubus pseudoacacia/Black Locust	12	12	72		Codominant	70	15	R									Good Condition		
30A	Quercus sp./Oak	18	18	75		Codominant	80	25	R									Good Condition		
31	Pinus Taeda/Loblolly Pine	18-8	20	69		Codominant	45	20	P	X	X	X						Thin, one side, some dead/broken branches		
32	Pinus Taeda/Loblolly Pine	12	12	72		Codominant	60	15	P	X	X							Twin Stem		
33	Pinus Taeda/Loblolly Pine	15	15	72		Codominant	50	15	P	X								Good Condition		
34	Pinus Taeda/Loblolly Pine	15	15	75		Codominant	60	15	P	X								Good Condition		
35	Pinus Taeda/Loblolly Pine	18	18	69		Codominant	45	18	P	X								Some vine cover, one sided.		
36	Rubus pseudoacacia/Black Locust	12	12	63		Codominant	70	20	P	X	X							Remove Vines		
36A	Pinus Taeda/Loblolly Pine	15	15	72		Codominant	50	12	P	X								In decline, vine cover.		
36B	Rubus pseudoacacia/Black Locust	15	15	69		Codominant	45	20	P	X								Good Condition		
36C	Pinus Taeda/Loblolly Pine	15	15	72		Codominant	55	18	P	X								Good Condition		
37	Rubus pseudoacacia/Black Locust	15	15	69		Codominant	65	15	R									Heavy vine cover, one main stem leaning		
38	Rubus pseudoacacia/Black Locust	12	12	72		Codominant	70	18	P	X	X							Remove Vines		
38A	Pinus Taeda/Loblolly Pine	18	18	75		Codominant	50	20	P									Good Condition		
39	Quercus sp./Oak	27	27	22		Codominant	55	35	R									Leaning, potential hazard, dead/broken branches, heavy vine cover.		
39A	Pinus Taeda/Loblolly Pine	12	12	72		Codominant	50	15	P									Good Condition		
39B	Pinus Taeda/Loblolly Pine	12	12	72		Codominant	50	15	P									Good Condition		
40	Pinus Taeda/Loblolly Pine	12	12	63		Codominant	45	15	P	X	X							Thin at top, dead/broken branches		
41	Pinus Taeda/Loblolly Pine	12	12	38		Codominant	30	15	P									Poor Condition		
42	Pinus Taeda/Loblolly Pine	12	12	72		Codominant	40	12	P									Good Condition		
43	Pinus Taeda/Loblolly Pine	15	15	75		Codominant	55	25	P	X								Dead/broken branches		
44	Pinus Taeda/Loblolly Pine	12	12	72		Codominant	45	15	P	X								Dead/broken branches		
45	Pinus Taeda/Loblolly Pine	15	15	66		Codominant	40	15	P	X								Vines, browsing needed.		
46	Pinus Taeda/Loblolly Pine	15	15	69		Codominant	45	25	P	X	X							Dead/broken branches		
47	Acer sp./ Maple	12	12	75		Codominant	80	25	R									Codominant stems		
48	Dead	15	15						RWP									Dead		
49	Quercus sp./Oak	40	40	16		Codominant	60	50	TBD	X	X	X						Heavy vine cover, major dead/broken branches, some rot, recent storm damage, potential hazard.		
50	Quercus sp./Oak	21	21	75		Codominant	85	35	P	X								Good Condition		
50A	Quercus sp./Oak	40	40	88		Codominant	85	50	R									Good Condition		
51	Quercus sp./Oak	17	17	72		Codominant	80	25	P	X								Good Condition		
52	Quercus sp./Oak	28	28	22		Codominant	35	40	P	X	X	X						Exposed roots, fungus, pests, some dead/broken branches at top		
52A	Quercus sp./Oak	23	23	81		Codominant	85	40	R									Good Condition		
53	Quercus sp./Oak	32	32	78		Codominant	80	50	TBD	X	X							Tree on or near limits of clearing and grading. Final status to be determined in the field in consultation with UMFD.		
54	Quercus sp./Oak	24	24	75		Codominant	85	35	TBD	X	X							Tree on or near limits of clearing and grading. Final status to be determined in the field in consultation with UMFD.		

CERTIFIED ARBORIST



International Society of Arboriculture
CERTIFIED ARBORIST
 Dennis Dale Dixon
Certified Arborist ISA-4913A
Expires 04-02 Dec 31, 2014

BC Consultants
 Planners • Engineers • Surveyors • Landscape Architects
 12000 Fair Lakes Circle, Suite 100, Fairfax, VA 22033
 (703)449-8100 (Fax)
 www.bcconsultants.com



SPECIAL EXCEPTION PLAN
TREE INVENTORY AND CONDITION ANALYSIS
BRIGHTVIEW - GALLOWS ROAD
 MASON DISTRICT, VIRGINIA
 FAIRFAX COUNTY, VIRGINIA

GENERAL NOTES:

- AT THE SITE PLAN PHASE, SPECIFIC PRUNING METHOD(S) SHALL BE IDENTIFIED ACCORDING TO THE LATEST EDITION OF THE ANSI-A300 PRUNING STANDARDS.
- SEE SHEET 1 FOR THE TREE PRESERVATION PLAN, SHEET 6 FOR THE TREE PRESERVATION TARGET AND STATEMENT AND SHEET 10 FOR THE TREE PRESERVATION DETAILS AND NARRATIVES.
- NO OFF-SITE TREES OR CO-OWNED TREES SHALL BE REMOVED WITHOUT THE PRIOR PERMISSION OF THE OFF-SITE OWNER OR CO-OWNER OF THE TREES.
- TREES 1 8 AND 9 ARE NEAR THE LIMITS OF CLEARING AND GRADING. THE CLEARING AND GRADING IN THIS AREA IS LIMITED TO THE REMOVAL OF AN EXISTING STRUCTURE AND SHOULD NOT IMPACT THE TREES. UMFD MAY RECOMMEND SPECIAL TREATMENTS FOR THESE TREES.

LEGEND:

TBD - POTENTIAL HAZARD. STATUS TO BE DETERMINED IN CONSULTATION WITH THE UMFD.
 P - PRESERVE
 R - REMOVE
 POS - PRESERVE OFF-SITE
 RWP - REMOVE WITH PERMISSION FROM THE UMFD. TREE IS WITHIN UNDISTURBED AREA BUT CONDITIONS WARRANT ITS REMOVAL.
 CONDUCT ACTIVITY INDICATED

* DBH/DIAMETER (BREAST HEIGHT AS MEASURED 4.5 FEET ABOVE GROUND).
 L/DIAGONAL ROOT SINK (ONE FOOT OF RADIUS FOR EVERY INCH OF TREE DIAMETER). CRZ FOR TREES WITH MULTIPLE STEMS ARE CALCULATED BASED ON THE DIAMETER OF A TREE WITH A BASAL AREA EQUIVALENT TO THE SUM OF THE BASAL AREAS FOR ALL STEMS MEASURED.

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

DESIGNED BY: PLR
 CHECKED BY: PLR
 DRAFTED BY: CAD
 DATE: JULY 17, 2012
 SCALE: HOR 3/4" = 1'-0"
 VERT 1/4" = 1'-0"
 SHEET 9 OF 17

CO. NO.
 CAD NAME: SE11582-TPP-INV
 LAYOUT: TPP-INVENTORY
 FILE NO: 11582-03

-PRIOR TO ANY CONSTRUCTION ACTIVITY ALL INDIVIDUAL AND GROUPS OF TREES MARKED FOR PRESERVATION SHALL BE PROTECTED WITH THIS PROTECTION FENCING.

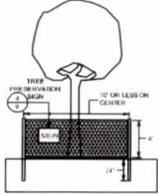
-TREE PROTECTION FENCING SHALL BE POSITIONED DIRECTLY IN THE ROOT PRUNING TRENCH AND BACKFILLED FOR STABILITY OR JUST OUTSIDE THE TRENCH WITHIN THE DISTURBED AREA.

-TREE PROTECTION FENCING SHALL CONSIST OF FOUR FOOT 14-GAUGE WELDED WIRE FENCE ATTACHED TO SIX FOOT TALL T-POSTS DRIVEN 18 INCHES INTO THE GROUND. POSTS SHALL BE NO FURTHER THAN 10 FEET APART.

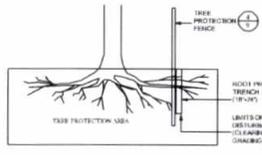
-WHERE APPROPRIATE, BASED ON EROSION AND SEDIMENT CONTROL PLANS, SUPER BILT FENCE MAY BE USED AS TREE PROTECTION FENCING WITH THE APPROVAL OF FAIRFAX COUNTY.

-TREE PROTECTION FENCING SHALL BE MADE CLEARLY VISIBLE TO ALL CONSTRUCTION PERSONNEL. SIGNS IN ENGLISH AND SPANISH WHICH STATES "TREE PRESERVATION AREA - NO ENTRY" SHALL BE INSTALLED AT THE INSTALLATION OF TREE PROTECTION FENCING.

-A CERTIFIED ARBORIST SHALL MONITOR THE INSTALLATION OF TREE PROTECTION FENCING.



1 TREE PROTECTION FENCING
10 NOT TO SCALE



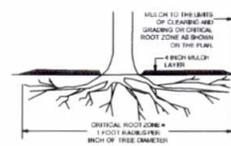
-PRIOR TO ANY CONSTRUCTION ACTIVITY ALL TREES MARKED FOR PRESERVATION ALONG THE LIMITS OF CLEARING AND GRADING SHALL BE ROOT PRUNED WHERE SHOWN ON THE PLAN.

-ROOT PRUNING SHALL BE CONDUCTED USING A TRENCHEER OR VIBRATORY PLOW.

-THE ROOT PRUNING TRENCH SHALL BE A MAXIMUM OF 6 INCHES WIDE AND 18-24 INCHES DEEP. ONCE COMPLETED, THE ROOT PRUNING TRENCH SHALL BE IMMEDIATELY BACK FILLED.

-ROOT PRUNING SHALL BE CONDUCTED UNDER THE SUPERVISION OF A CERTIFIED ARBORIST.

2 ROOT PRUNING
9 NOT TO SCALE



-SPREAD MULCH BY HAND TO A UNIFORM THICKNESS OF 11 INCHES.

-MULCH SHALL COVER AS MUCH OF THE ENTIRE CRITICAL ROOT ZONE AS POSSIBLE UP TO 10 FT FROM THE LIMITS OF CLEARING AND GRADING.

-MULCH SHALL CONSIST OF A WOODY MATERIAL THAT HAS BEEN CHIPPED OR SHREDDED OR OTHER APPROVED MATERIAL.

-MULCH SHALL NOT TOUCH THE BASE OF THE TREE.

3 PROTECTIVE MULCHING
9 NOT TO SCALE

TREE PRESERVATION AREA
KEEP OUT

NO FORNRY OR OTHER PERSONS ARE TO BE PERMITTED OR DEFERRED WITHIN THIS AREA. TREE PRESERVATION CONSTRUCTION EQUIPMENT AND PERSONNEL IS PROHIBITED.
(CONSTRUCTION COMPANY NAME)
(COMPANY CONTACT PERSONNEL TELEPHONE NUMBER)

PENALTY FOR VIOLATIONS
STRICTLY ENFORCED

SPECIFICATIONS:
DIMENSIONS: WIDTH: 17 INCHES MINIMUM
HEIGHT: 11 INCHES MINIMUM
BACKGROUND COLOR: BLACK
LETTER COLOR: BLACK
LETTER SIZE:
LETTERS 1: 1.5 INCH MINIMUM (LANDSCAPE)
LETTERS 2: 0.75 INCH MINIMUM
LETTERS 3: 0.5 INCH MINIMUM
LETTERS 4: 0.375 INCH MINIMUM (SMALL LETTER)
LANGUAGE: ENGLISH AND SPANISH (BILINGUAL SIGNS)

NOTE: ALTERNATE SIGNAGE MAY BE SUBMITTED TO FAIRFAX COUNTY FOR APPROVAL.

4 TREE PRESERVATION SIGN
9 NOT TO SCALE

PROJECT ARBORIST SITE MONITORING SCHEDULE

LIST OF DUTIES	DATE	DESCRIPTION OF DUTIES
PRE-CONSTRUCTION MEETING IN FIELD TO WALK LIMITS OF CLEARING AND GRADING	SPECIFIED BY UFMF	PRIOR TO THE PRE-CONSTRUCTION MEETING AND BEFORE ANY CLEARING, GRADING OR DEMOLITION ACTIVITIES HAVE OCCURRED, A CERTIFIED ARBORIST SHALL WALK THE LIMITS OF CLEARING AND GRADING WITH A REPRESENTATIVE FROM FAIRFAX COUNTY'S URBAN FOREST MANAGEMENT DIVISION (UFMD) TO DETERMINE WHERE ADJUSTMENTS TO THE CLEARING LIMITS CAN BE MADE TO INCREASE THE SURVIVABILITY OF TREES TO BE PRESERVED THAT OCCUR ALONG THE EDGE OF THE LIMITS OF CLEARING AND GRADING, AND/OR TO IDENTIFY HAZARDOUS, DAMAGED OR DISEASED TREES THAT NEED TO BE REMOVED.
INSTALLATION OF TREE PROTECTION FENCING	AFTER UFMF'S APPROVAL OF LOCATION	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 REQUIRED TO BE PRESERVED. AT LEAST THREE DAYS PRIOR TO THE COMMENCEMENT OF ANY CLEARING, GRADING OR DEMOLITION ACTIVITIES AND AFTER THE INSTALLATION OF TREE PROTECTION FENCING, LIMITS SHALL BE NOTIFIED IN WRITING AND GIVEN THE OPPORTUNITY TO INSPECT THE SITE TO ASSURE THAT ALL TREE PROTECTION DEVICES HAVE BEEN PROPERLY INSTALLED.
ACTIVE SITE MONITORING	FOR THE DURATION OF THE ACTIVITIES AS LISTED	TO ENSURE THAT ALL ACTIVITIES ARE CONDUCTED IN ACCORDANCE WITH THIS PLAN, ANY APPLICABLE DEVELOPMENT CONDITIONS AND/OR AS APPROVED BY UFMF, THE ARBORIST SHALL MONITOR THE SITE AT ALL TIMES DURING THE INSTALLATION OF TREE PROTECTION FENCING AND, DURING ANY CLEARING, GRADING OR GRADING, REMOVAL OF TREES, VEGETATION OR STRUCTURES OR, THE TRANSPLANTING OF TREES OR VEGETATION OR, ANY OTHER SIMILAR ACTIVITIES ON THE SITE WITHIN 25 FEET OF THE LIMITS OF CLEARING AND GRADING.
CONSTRUCTION/SITE ANALYSIS	MONTHLY ANALYSIS OF SITE OR AS SPECIFIED BY UFMF	THE ARBORIST SHALL ACTIVELY MONITOR THE SITE TO ENSURE THAT INAPPROPRIATE ACTIVITIES SUCH AS THE STORAGE OF CONSTRUCTION MATERIALS, DUMPING OF CONSTRUCTION DEBRIS, AND TRAFFIC BY CONSTRUCTION EQUIPMENT AND PERSONNEL DO NOT OCCUR WITHIN THESE AREAS. THE ARBORIST SHALL ALSO INSPECT ALL TREE PROTECTION DEVICES TO ENSURE THAT ALL PROTECTION DEVICES HAVE NOT BEEN ALTERED, DAMAGED OR REMOVED. THE PROJECT ARBORIST SHALL PROVIDE MONITORING REPORTS (WEEKLY DURING PHASE 1 AND MONTHLY THEREAFTER UNTIL PROJECT COMPLETION) TO UFMF AND SDC.

INVASIVE SPECIES MANAGEMENT NARRATIVE:

INVASIVE SPECIES ASSESSMENT:

INVASIVE SPECIES INCLUDING ENGLISH IVY, POISON IVY AND ASIAN WISTERIA HAVE BEEN IDENTIFIED IN SOME OF THE TREE PRESERVATION AREAS. ALSO INCLUDED IN THE PRESERVATION AREAS ARE POCKETS OF MULTI-BRAN ROSE, BRIARS, BAMBOO AND INDIVIDUAL BRADFORD PEARS. IN SOME AREAS VINES HAVE CLIMBED THE TRUNKS OF SOME OF THE TREES AND ARE BEGINNING TO IMPACT THE CANOPY CROWN. TREES THAT HAVE BEEN IMPACTED BY VINES ARE NOTED AS SUCH IN THE TREE INVENTORY AND CONDITION ANALYSIS. MOST OF THE TREES THAT ARE IMPACTED ARE BEING REMOVED WITH DEVELOPMENT OF THE SITE. IF LEFT UNDISTURBED, THE BAMBOO WILL CONTINUE TO SPREAD AND COMPLETE WITH DESIRABLE VEGETATION AND TREES FOR VITAL RESOURCES.

INVASIVE SPECIES MANAGEMENT PROGRAM:

ALL INVASIVE PLANT SPECIES IN ALL PRESERVATION AREAS SHALL BE REMOVED. AN INVASIVE SPECIES MANAGEMENT PLAN AND NARRATIVE (THE PLAN) SHALL BE SUBMITTED AS PART OF THE FIRST AND SUBSEQUENT SITE PLAN SUBMISSIONS. THE PLAN SHALL PROVIDE THE TYPE, LOCATION, METHOD OF REMOVAL/ERADICATION AND A SCHEDULE PROVIDING THE OPTIMUM TIME FOR REMOVAL/ERADICATION AND FOLLOW-UP TREATMENTS FOR EACH OF THE IDENTIFIED INVASIVE PLANT MATERIAL. ALL IDENTIFIED INVASIVE PLANTS SHALL BE REMOVED USING SMALL HAND-OPERATED TOOLS AND/OR THROUGH THE USE OF A SYSTEMIC HERBICIDE. ANY WORK THAT REQUIRES THE USE OF LARGER MOTORIZED EQUIPMENT SUCH AS, BUT NOT LIMITED TO, ROBOTS, FRONT-END LOADERS, TRACTORS, OR ANY ACCESSORY OR ATTACHMENT CONNECTED TO SUCH EQUIPMENT SHALL NOT OCCUR UNLESS REVIEWED AND APPROVED IN WRITING BY UFMF. ALL WORK SHALL BE DONE IN THE LEAST DISRUPTIVE MANNER TO PRESERVE ANY DESIRABLE UNDERSTORY VEGETATION AND TO LIMIT ANY SOIL COMPACTION. CHEMICAL TREATMENTS (HERBICIDE APPLICATION) SHALL BE PERFORMED BY OR UNDER THE DIRECT SUPERVISION OF A WISCONSIN-CERTIFIED PESTICIDE APPLICATOR OR REGISTERED TECHNICIAN AND UNDER THE GENERAL SUPERVISION OF THE PROJECT ARBORIST.

MULTI-BRAN ROSE, BRIARS, BAMBOO, BRADFORD PEARS AND ANY OTHER SIMILAR PLANTS SHALL BE CUT TO THE GROUND. THE REMAINING TRUNKS, STEMS OR STALKS SHALL BE TREATED WITH A SYSTEMIC HERBICIDE USING A WIPE-ON METHOD TO AVOID OVERSPRAYING ON DESIRABLE VEGETATION.

SMALLER PLANTS MAY BE HAND PULLED. ANY PLANT OR ANY REMAINING PARTS OF THE PLANT THAT CAN NOT BE REMOVED WITHOUT SIGNIFICANT DISRUPTION OF THE SURROUNDING SOIL SHALL BE TREATED WITH A SYSTEMIC HERBICIDE.

VINES, WISTERIA OR ANY OTHER SIMILAR PLANTS THAT IMPACTS ROOTS, TRUNKS OR TREE CANOPY SHALL BE REMOVED FROM PRESERVED TREES. A FOUR (4) FEET SECTION OF THE INVASIVE SPECIES SHALL BE CUT AND REMOVED AT THE BASE OF THE TREE. CARE SHALL BE TAKEN TO AVOID DAMAGING TREE TRUNKS, ROOTS OR BARK. ANY INVASIVE PLANT MATERIAL IN THE TREE CANOPY THAT IS NOT EASILY REMOVED SHOULD BE LEFT IN PLACE TO DIE AND FALL OUT NATURALLY.

DEPENDING ON THE TYPE OF THE INVASIVE PLANT SPECIES, EXTENT OF GROWTH AND SUGGESTED REMOVAL METHOD, DISTURBED AREAS MAY REQUIRE RESTORATION OR REMEDIATION. THE PLAN SHALL PROVIDE RECOMMENDATIONS FOR THE REVEGETATION OF ANY SUCH AREAS.

ALL PRESERVATION AREAS SHALL BE MONITORED BY A QUALIFIED PROFESSIONAL TO CONTROL THE RE-ESTABLISHMENT OF ANY INVASIVE PLANTS SPECIES. ANY ADDITIONAL INVASIVE PLANTS FOUND SHALL BE REMOVED AS NOTED ABOVE. SEMI-MONTHLY MONITORING REPORTS SHALL BE PROVIDED TO UFMF STAFF. IMPLEMENTATION OF THE INVASIVE SPECIES MANAGEMENT PROGRAM SHALL CONTINUE UNTIL BOND RELEASE OR RELEASE OF CONSERVATION DEPOSIT OR PRIOR TO RELEASE IF TARGETED PLANT(S) APPEAR TO BE ELIMINATED BASED ON DOCUMENTATION PROVIDED BY THE PROJECT ARBORIST AND AN INSPECTION BY UFMF STAFF.

CERTIFIED ARBORIST

CERTIFIED ARBORIST
Dennis Dale Dixon
083-01153
04/26/2014
04/26/2014

TREE PRESERVATION NARRATIVE:

- ALL WORK PERFORMED IN ASSOCIATION WITH THIS PLAN SHALL MEET OR EXCEED CURRENT INDUSTRY STANDARDS AS PUBLISHED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA), AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI), OR THE TREE CARE INDUSTRY ASSOCIATION (TCIA). IN THE EVENT TREATMENTS PRESCRIBED ARE NOT COVERED BY AN EXISTING STANDARD, WORK SHALL MEET OR EXCEED STANDARDS APPROVED BY FAIRFAX COUNTY'S URBAN FOREST MANAGEMENT DIVISION (UFMD).
- THE DEVELOPER SHALL RETAIN A CERTIFIED ARBORIST ("THE ARBORIST") TO ENSURE THE PROPER IMPLEMENTATION OF THE TREE PRESERVATION PLAN ("THIS PLAN"). ALL WORK REQUIRED BY THIS PLAN SHALL BE PERFORMED UNDER THE DIRECT SUPERVISION OF THE ARBORIST AS SPECIFIED IN THE PROJECT ARBORIST SITE MONITORING SCHEDULE AND TO ENSURE THAT ALL ACTIVITIES ARE CONDUCTED IN ACCORDANCE WITH THIS PLAN. ANY APPLICABLE DEVELOPMENT CONDITIONS AND/OR AS APPROVED BY UFMF. MONITORING SHALL OCCUR AT ALL TIMES DURING THE INSTALLATION OF TREE PROTECTION FENCING AND, DURING ANY CLEARING OR GRADING, REMOVAL OF TREES, VEGETATION OR STRUCTURES OR, THE TRANSPLANTING OF TREES OR VEGETATION OR, ANY OTHER SIMILAR ACTIVITIES ON THE SITE WITHIN 25 FEET OF THE LIMITS OF CLEARING AND GRADING.
- PRIOR TO ANY CONSTRUCTION ACTIVITY, ALL INDIVIDUAL TREES AND GROUPS OF TREES SHOWN TO BE PRESERVED ON THIS PLAN SHALL BE PROTECTED BY FENCING AS SPECIFIED ON THIS PLAN. THE PROTECTIVE FENCE INSTALLATION SHALL BE MONITORED AS NOTED IN THE PROJECT ARBORIST SITE MONITORING SCHEDULE. THE FENCING SHALL BE MADE CLEARLY VISIBLE TO ALL CONSTRUCTION PERSONNEL. THE FENCING SHALL BE INSTALLED PRIOR TO ANY WORK BEING CONDUCTED ON THE SITE, INCLUDING THE DEMOLITION OF ANY EXISTING STRUCTURES OR FENCES. THE ARBORIST MUST VERIFY IN WRITING THAT FENCING HAS BEEN INSTALLED PRIOR TO ANY WORK OR DEMOLITION ACTIVITIES AND IN ACCORDANCE WITH THE STANDARDS SET FORTH BY THIS PLAN.
- THE ARBORIST SHALL WALK THE LIMITS OF CLEARING AND GRADING WITH AN URBAN FORESTER FROM UFMF AS NOTED IN THE PROJECT ARBORIST SITE MONITORING SCHEDULE. ANY ADJUSTMENTS AGREED TO BY THE ARBORIST AND UFMF SHALL BE MEMORIALIZED IN WRITING BY BOTH PARTIES BEFORE ANY SUCH ADJUSTMENTS ARE IMPLEMENTED. TREES TO BE REMOVED SHALL BE TAGGED IN THE FIELD. TREES WITHIN THE UNDISTURBED AREA THAT ARE IDENTIFIED IN WRITING BY UFMF AS DEAD OR DYING, IN POOR CONDITION (INCLUDING DISEASED AND DAMAGED), OR TREES THAT POSE A POTENTIAL HAZARD TO HUMAN HEALTH OR PROPERTY MAY BE REMOVED AS PART OF THE CLEARING OPERATION. ANY TREE THAT IS SO IDENTIFIED 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 THE ADJACENT TREES AND ASSOCIATED UNDERSTORY VEGETATION AND SOIL CONDITIONS.
- ALL TREE PRESERVATION RELATED WORK OCCURRING IN OR ADJACENT TO TREE PRESERVATION AREAS SHALL BE ACCOMPLISHED IN A MANNER THAT MINIMIZES DAMAGE TO VEGETATION TO BE PRESERVED, INCLUDING ANY WOODY AND/OR HERBACEOUS VEGETATION OCCURRING IN THE UNDERSTORY. TREES DESIGNATED FOR REMOVAL ALONG THE LIMITS OF DISTURBANCE SHALL BE REMOVED USING A CHAINSAW SO AS TO AVOID DAMAGE TO SURROUNDING TREES TO BE PRESERVED AND UNDERSTORY VEGETATION. THE USE OF POWER EQUIPMENT IN THESE AREAS SHALL BE LIMITED TO SMALL HAND-OPERATED EQUIPMENT SUCH AS CHAINSAWS. ANY WORK THAT REQUIRES THE USE OF LARGER MOTORIZED EQUIPMENT SUCH AS, BUT NOT LIMITED TO, TREE TRANSPLANTING SPADES, SKID LOADERS, TRACTORS, OR ANY ACCESSORY OR ATTACHMENT CONNECTED TO SUCH EQUIPMENT SHALL NOT OCCUR UNLESS REVIEWED AND APPROVED IN WRITING BY UFMF.
- AS PART OF THE IMPLEMENTATION OF THIS PLAN AND THE SITE PLAN, MANAGEMENT PRACTICES SHALL PROVIDE FOR THE PROTECTION OF UNDERSTORY PLANT MATERIALS, LEAF LITTER AND SOIL CONDITIONS FOUND IN AREAS TO BE LEFT UNDISTURBED, SUBJECT TO THE APPROVAL OF UFMF. THE APPLICANT SHALL ACTIVELY MONITOR THE SITE TO ENSURE THAT INAPPROPRIATE ACTIVITIES SUCH AS THE STORAGE OF CONSTRUCTION MATERIALS, DUMPING OF CONSTRUCTION DEBRIS, AND TRAFFIC BY CONSTRUCTION EQUIPMENT AND PERSONNEL DO NOT OCCUR WITHIN THESE AREAS. THE UNDERSTORY PLANT MATERIALS, LEAF LITTER AND SOIL CONDITIONS SHALL BE RESTORED BY THE APPLICANT TO THE SATISFACTION OF UFMF IF THESE ARE FOUND TO BE DAMAGED, REMOVED OR ALTERED IN A MANNER NOT ALLOWED IN WRITING BY UFMF.
- PRIOR TO THE SITE PRE-CONSTRUCTION MEETING AND SITE WALK WITH AN URBAN FORESTER FROM UFMF AND THE ARBORIST, THE APPLICANT SHALL HAVE THE LIMITS OF CLEARING AND GRADING MARKED WITH A CONTINUOUS LINE OF FLAGGING.
- AT LEAST THREE DAYS PRIOR TO THE COMMENCEMENT OF ANY CLEARING, GRADING, OR DEMOLITION ACTIVITIES AND PRIOR TO THE INSTALLATION OF TREE PROTECTION FENCING, UFMF SHALL BE NOTIFIED IN WRITING AND GIVEN THE OPPORTUNITY TO INSPECT THE SITE TO ASSURE THAT ALL PRESERVED TREES AND AREAS TO BE LEFT UNDISTURBED HAVE BEEN CORRECTLY DELINEATED. UFMF SHALL PROVIDE WRITTEN NOTICE TO THE APPLICANT AS TO WHETHER OR NOT THE AREAS HAVE BEEN DELINEATED CORRECTLY. IF IT IS DETERMINED BY UFMF THAT THE AREAS ARE NOT DELINEATED CORRECTLY, NO GRADING OR CONSTRUCTION ACTIVITIES SHALL OCCUR ON THE SUBJECT PROPERTY UNTIL THE DELINEATION IS CORRECTED AND FIELD VERIFIED BY THE UFMF.
- ROOT PRUNING: ROOT PRUNING SHALL BE PERFORMED WHEREVER GRADES WILL BE ALTERED WITHIN THE CRITICAL ROOT ZONE OF A TREE TO BE PRESERVED AND SHALL BE CONDUCTED WHERE SHOWN ON THE PLAN OR AS MOST PRACTICAL GIVEN SITE CONSTRAINTS. A VIBRATING PLOW, TRENCHEER, STUMP CUTTER OR ARBORIST APPROVED EQUIPMENT SHALL BE USED TO A DEPTH OF 18 INCHES. IF A TRENCHEER IS USED THE TRENCH SHALL BE BACKFILLED IMMEDIATELY TO PREVENT ROOT DEFOLIATION. IF SOIL INSPECTION IS TO BE INSTALLED AT THE LIMITS, THE ROOT PRUNING TRENCH WILL BE DEEPENED TO THE INSTALLATION OF SOIL FENCE. WHEREVER POSSIBLE, ROOT PRUNING TRENCHES SHOULD BE MULCHED WITH WOOD CHIPS OR MULCH FOUR INCHES DEEP.
- WOOD CHIPS OR MULCH: WOOD CHIPS OR LEAF AND BRANCH MULCH SHALL BE PLACED AROUND THE LIMITS OF CLEARING AND GRADING IN AREAS WHERE TREES ARE WITHIN 20' OF THE LIMITS OF CLEARING AND GRADING AS SHOWN ON THIS PLAN. CHIPS OR MULCH THAT ARE PRODUCED AS A RESULT OF CLEARING OPERATIONS ON-SITE MAY BE USED FOR THIS PURPOSE AND SHALL BE PLACED BY HAND WITHOUT THE USE OF ENGINE-DRIVEN MACHINERY. CHIPS OR MULCH ARE NOT TO BE PLACED MORE THAN TEN FEET BEYOND THE LIMITS OF CLEARING AND GRADING AND SHALL NOT BE PLACED AT A DEPTH OF NO MORE THAN FOUR INCHES WITHIN THE PRESERVATION AREAS. OUTSIDE THE PRESERVATION AREAS (WITHIN THE DISTURBED AREA), CHIPS OR LEAF AND BRANCH MULCH MAY BE PLACED AT A DEPTH NOT TO EXCEED TEN INCHES.
- REFER TO THE PROJECT ARBORIST SITE MONITORING SCHEDULE FOR ADDITIONAL INFORMATION NOT LISTED HERE.

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



SPECIAL EXCEPTION PLAT
TREE PRESERVATION DETAILS
BRIGHTVIEW - GALLOWS ROAD
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

DESIGNED BY: PLP
DRAFTED BY: CAD
CHECKED BY: PLP
DATE: JULY 17, 2012
SCALE: HOR. N/A
VERT. N/A
SHEET 10 OF 17
CO. NO.
CAD NAME: SE11582-1PP-DET
LAYOUT: 1PP-DET
FILE NO: 11582-03

REVISIONS
NO. DATE BY
1 07-26-12 PLP
2 07-26-12 PLP
3 07-26-12 PLP

OWNER: BRIGHTVIEW, LLC
218 W. CHAMBERS STREET, SUITE 220
BALTIMORE, MD 21201
(410) 246-1488



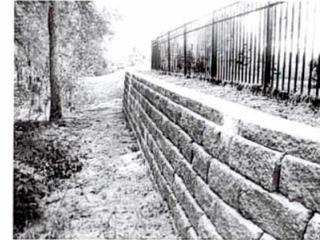
1 ROCKING CHAIR
NO SCALE



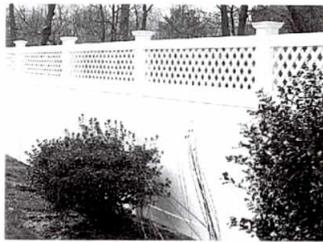
2 PATIO TABLE AND CHAIRS
NO SCALE



3 LIGHT FIXTURE
NO SCALE



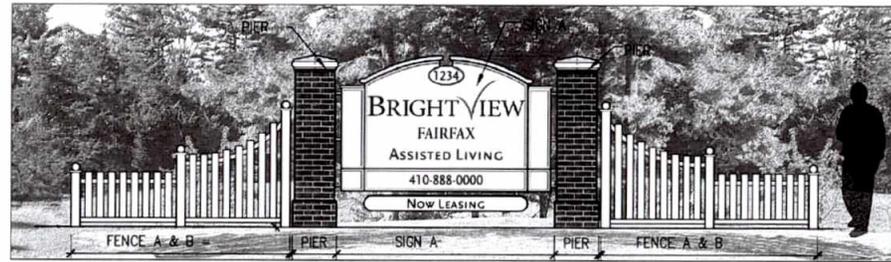
4 SEGMENTAL RETAINING WALL
NO SCALE



5 LATTICE TOP VINYL FENCE
NO SCALE

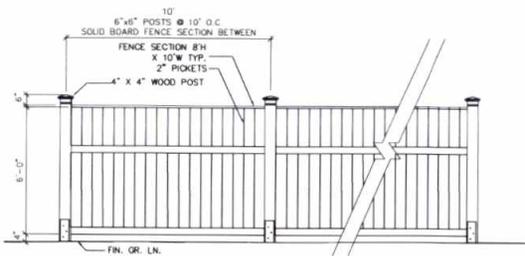


6 OUTDOOR LIVING SPACE
NO SCALE

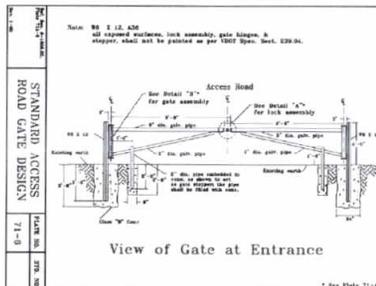


7 ENTRANCE SIGNAGE
NO SCALE

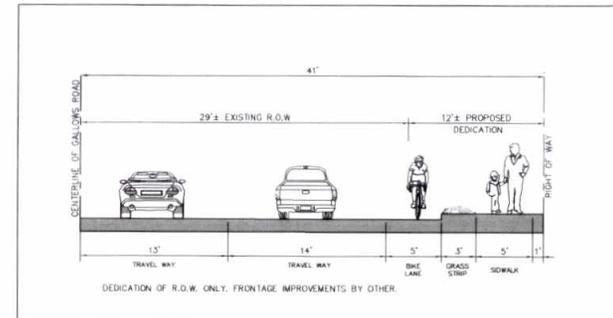
NOTE: SIGN WILL CONFORM TO FAIRFAX COUNTY SIGNAGE REGULATIONS AND WILL BE LOCATED OUTSIDE OF THE ENTRANCE SIGHT DISTANCE.



8 SOLID WOOD FENCE
ELEVATION
SCALE 3/8" = 1'-0"
8'-3/8" Maximum



9 STORM POND ACCESS GATE
NO SCALE



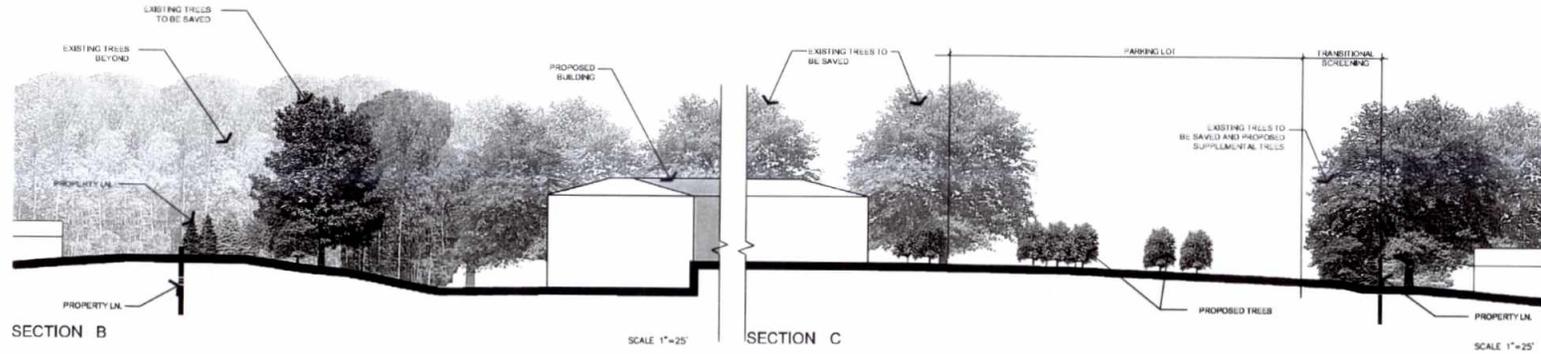
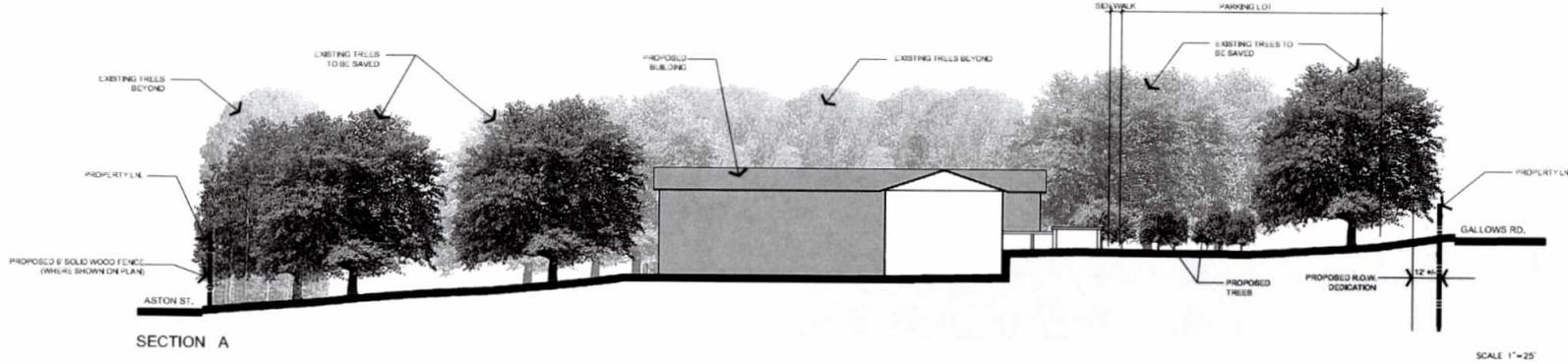
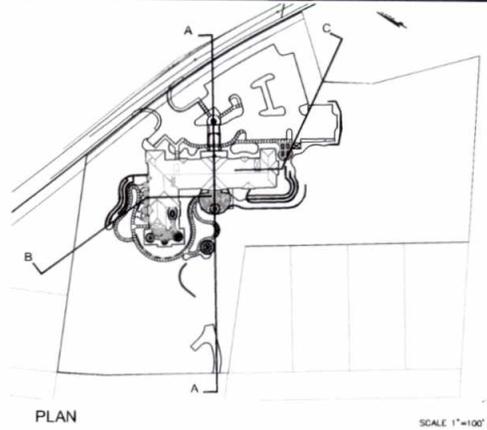
10 GALLOWS ROAD SECTION
1" = 5'

BC Consultants
Planners, Engineers, Architects, Landscape Architects
12800 Parkcenter, Suite 200, Fairfax, VA 22035
(703) 449-8100, (703) 449-8108 (Fax)
www.bcconsultants.com



SPECIAL EXCEPTION PLAT
SITE DETAILS
BRIGHTVIEW - GALLOWS ROAD
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE REVISIONS	DESIGNED BY: PLR
8-22-11	DRAFTED BY: CAD
11-28-12	CHECKED BY: PLR
07-25-13	DATE: JUL 17, 2012
OWNER: THE TRIP DEVELOPMENT, LLC	SCALE: HOR. N/A
21111, Suite 220	VERT. N/A
BALTIMORE, MD 21201	SHEET 11 OF 17
(410) 246-7496	CO. NO.
	CAD NAME: SE11562-DET
	LAYOUT: SDet09h
	FILE NO.: 11562-03



BC Consultants
 Professional Services
 12800 Park Lakes Circle, Suite 100, Fairfax, VA 22030
 (703)448-8100 (703)448-8108 (Fax)
 www.bcconsultants.com



SPECIAL EXCEPTION PLAT
BRIGHTVIEW - GALLOWS ROAD
 MAJOR DISTRICT
 PARKFAX COUNTY, VIRGINIA

DESIGNED BY: PLR
DRAWN BY: CAD
CHECKED BY: PLR
DATE: JULY 17, 2012
SCALE: HOR. AS SHOWN
VERT. AS SHOWN
SHEET 12 OF 17
CO. NO.
CAD NAME: 11582-SECTIONS
LAYOUT: SECTIONS
FILE NO: 11582-03



Low Pitched, Light Colored Roof

Deep Roof Overhangs

Vertical Siding

Gray Patterned Brick

Horizontal Siding

Large Horizontal Windows



The architecture of this Brightview building takes its inspiration from the authentic Mid-Century Modern style prevalent in the neighboring Holmes Run Acres community, which is listed on both the National Register of Historic Places and the Virginia Landmarks Register.

This distinctive architectural style features contemporary details such as clean asymmetrical lines, lots of glass, a mixture of siding and panel materials, modern brick detailing, minimal ornamentation, and low sloped roofs with deep overhangs.

Brightview Assisted Living Residence

Gallows Road, Fairfax County, Virginia

Conceptual Sketches

July, 2012



hord | coplan | macht

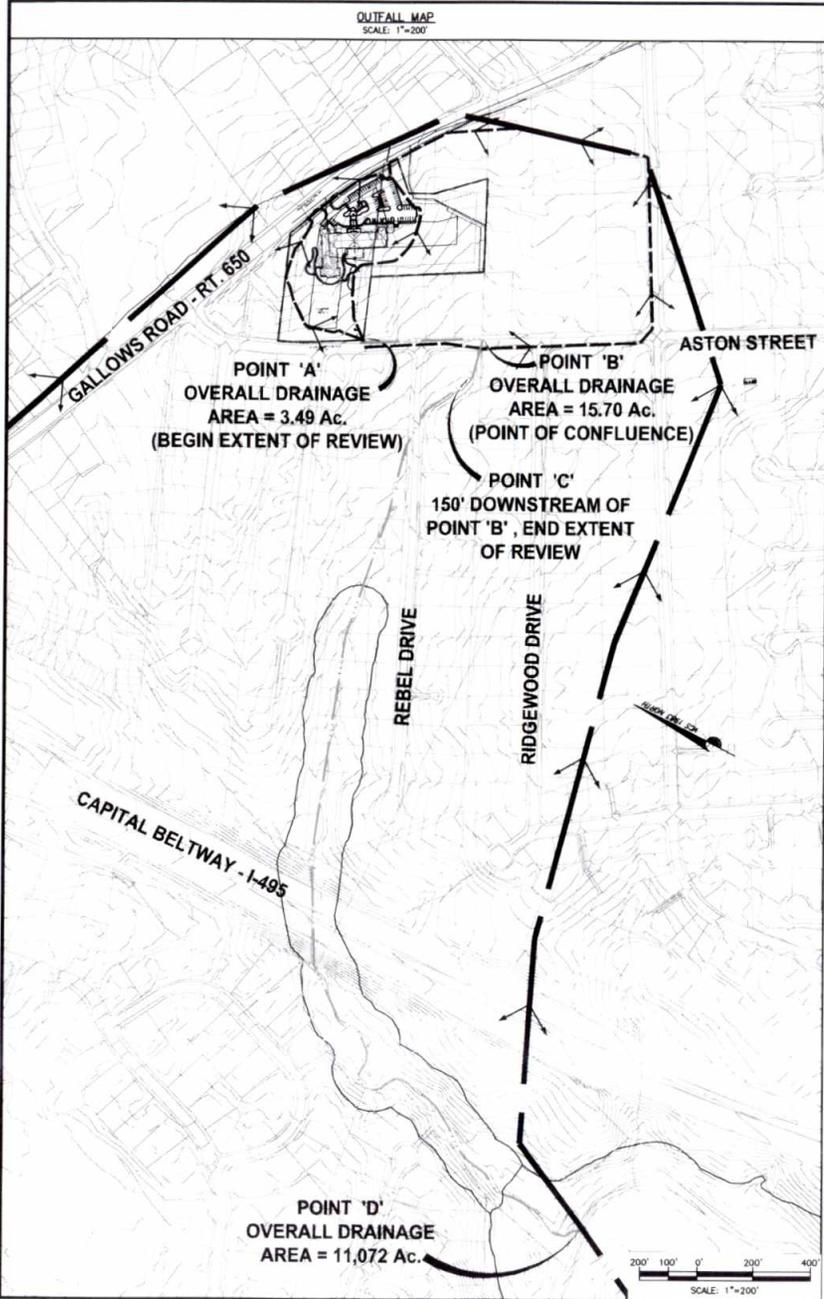
750 E. Pratt Street, Suite 1100 Baltimore, MD 21202
410.837.7311 | www.hcm2.com
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BC Consultants
Planners, Engineers, Architects, Surveyors, Scientists, and Writers
12000 Park Lakes Circle, Suite 100, Fair Lakes, VA 22030
(703)449-8100 (703)449-8108 (Fax)
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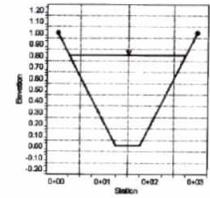
SPECIAL EXCEPTION PLAT
PERSPECTIVE
BRIGHTVIEW - GALLOWS ROAD
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

DESIGNED BY: PLR
DRAFTED BY: CAD
CHECKED BY: PLR
DATE: JUL 17, 2012
SCALE: HOR N/A VERT N/A
SHEET 13 OF 17
CD. NO.
CAD NAME: SE11582-PERS
LAYOUT: PERSPECTIVE
FILE NO: 11582-03



CONCRETE DITCH

Factor Method	Manning Formula
Slope For	Normal Depth
Channel Slope	0.03000 s/s
Normal Depth	3.60 ft
Discharge	13.41 cfs

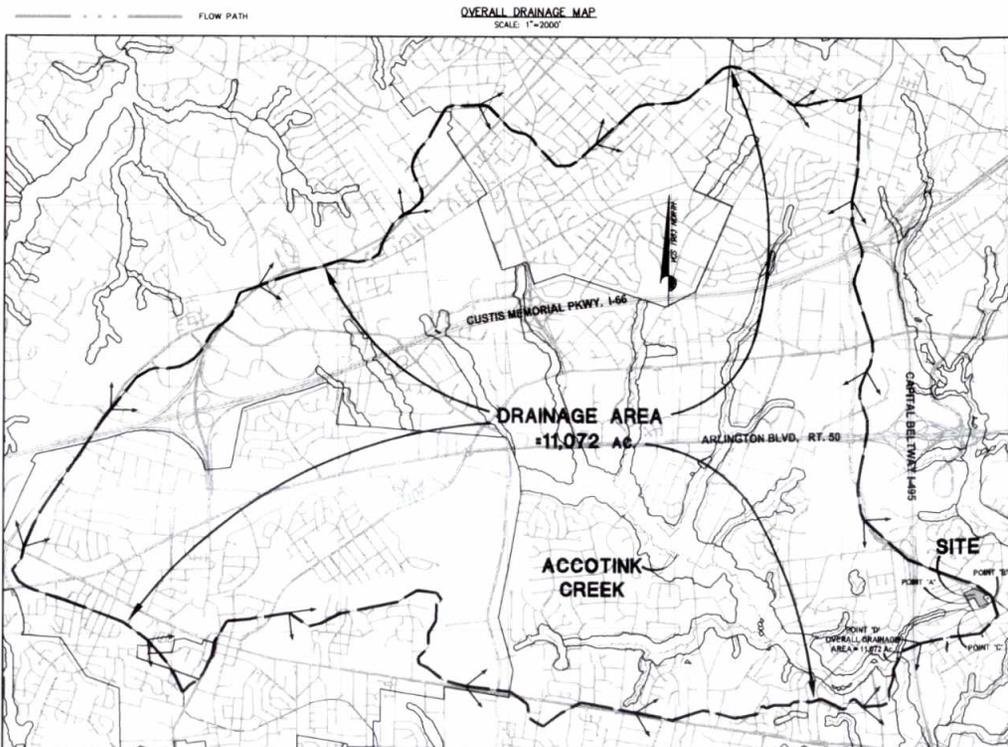


EXTENT OF REVIEW AND OUTFALL NARRATIVE

A TOTAL OF 1.00 ACRES OF THE SITE FLOWS TO OUTFALL POINT 'A' IN EXISTING CONDITIONS. WITH THE POST-DEVELOPED CONDITION, APPROXIMATELY 3.49 ACRES ONSITE AREA WILL OUTFALL AT POINT 'A' AFTER BEING DETAINED BY THE EXTENDED RETENTION DRY POND. THE REMAINDER OF THE SITE DRAINS AS SHEET FLOW TO THE SOUTH OF THE PROPERTY, EVENTUALLY CONVERGING WITH THE RUNOFF FROM POINT 'A' IN AN EXISTING CONCRETE DITCH ALONG ASTON STREET (SEE EXISTING CHANNEL COMPUTATIONS THIS SHEET). THE PEAK RATE OF RUNOFF FOR THIS OUTFALL POST-DEVELOPMENT DOES NOT EXCEED THE PRE-DEVELOPMENT PEAK RATE. THEREFORE, PER PFM SECTION 6402X.2A, THE PROJECT MAY CONTINUE TO DISCHARGE STORMWATER VIA SHEET FLOW INTO THE LOWER LYING PROPERTY. FOR DRAINAGE OVERVIEW NARRATIVE, SEE SHEET 10.

THE FACILITY HAS BEEN SIZED TO PROVIDE STORMWATER RELEASES TO PRE-DEVELOPMENT LEVELS FOR THE 5-YEAR AND 10-YEAR STORMS. EXTENT OF REVIEW WILL BEGIN AT POINT 'A' AND THE TOTAL AREA AT THIS POINT IS 3.49 ACRES. IMMEDIATELY DOWNSTREAM OF POINT 'A' IS AN EXISTING CONCRETE DITCH THAT FOLLOWS ALONG ASTON STREET AND UNDER EXISTING DRIVEWAYS THROUGH CONCRETE DRAUGHTERS TO POINT 'B'. THE CONCRETE DITCH AND DRAUGHTERS HAVE BEEN ANALYZED AND IT IS THE OPINION OF THE ENGINEER THAT THEY ARE ADEQUATE TO CARRY THE 10-YR STORM UNDER POST-DEVELOPMENT CONDITIONS. AT POINT 'B' THE RUNOFF CONVERGES WITH ANOTHER STORM SYSTEM NEAR THE ADJACENT BAPTIST CHURCH. AT THIS CONJUNCTION POINT, THE CONTRIBUTING DRAINAGE AREA IS APPROXIMATELY 15.70 ACRES, WHICH IS AT LEAST 90% OF THE DITCH'S DRAINAGE AREA OF 3.49 ACRES. THE EXISTING OF RE-VIEW WILL END 150' DOWNSTREAM OF POINT 'B' AS DEFINED IN PFM 6403.2A.

FROM POINT 'B' THE SYSTEM CROSSES UNDER ASTON STREET WHERE IT DRAIGHTS INTO AN EXISTING 20" STORM EASEMENT AT THE REAR OF THE LOT LOCATED AT THE CORNER OF ASTON STREET AND REBEL DRIVE. THE CHANNEL FLOW THEN RE-ENTERS A CLOSED STORM SYSTEM CROSSING REBEL DRIVE, THEN ENTERS AN OPEN CHANNEL WHICH CONTINUES TO A TRIBUTARY OF ACCOTINK CREEK. THE TRIBUTARY FLOWS UNDER THE CAPITAL BELTWAY (I-495) AND INTO THE ACCOTINK CREEK FLOODPLAIN. REVIEW OF OUTFALL CONDITIONS END AT POINT 'C'. THE DRAINAGE AREA AT THIS POINT REACHES A FLOODPLAIN THAT DRAINS AN AREA OF AT LEAST ONE-HUNDRED TIMES THE SITE AREA (633 AC.) OR ONE SQUARE MILE, WHICH MEET REQUIREMENTS OF THE ZONING ORDINANCE (20-18-202 PARAGRAPH 10F(2)(C)).

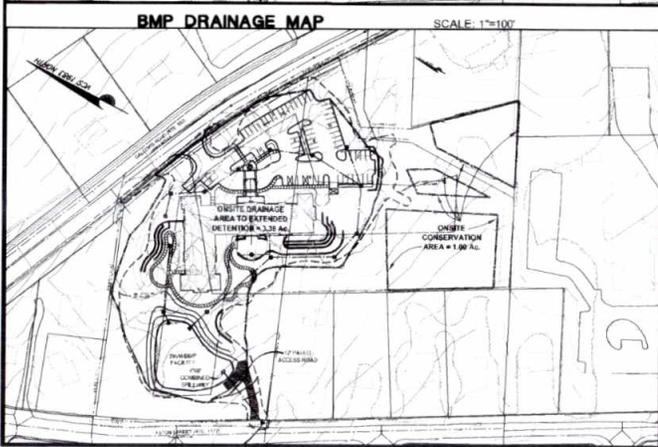
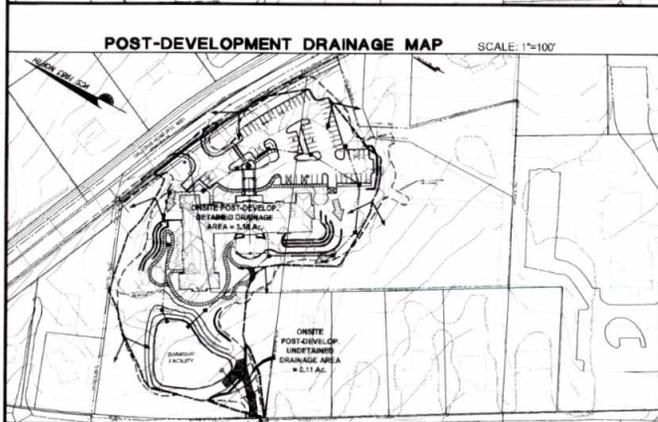
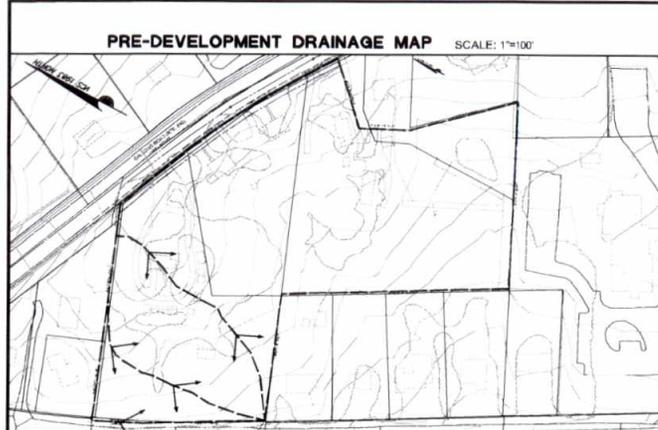


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Planners - Engineers - Surveyors - Landscape Architects
15600 Fair Lakes Blvd., Suite 100, Fairfax, VA 22033
(703)449-8100 (703)449-1100 (Fax)
www.bcconsultants.com



SPECIAL EXCEPTION PLAT
ADEQUATE OUTFALL ANALYSIS
BRIGHTVIEW - GALLOWS ROAD
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

DESIGNED BY: PLR	DATE: JULY 17, 2012
DRAFTED BY: CAD	CHECKED BY: PLR
SCALE: HOR. AS SHOWN	VERT. AS SHOWN
SHEET 14 OF 17	
CAD NAME: 11582-59M OUTFALL	
LAYOUT: SE OUTFALL	
FILE NO: 11582-03	



STORMWATER MANAGEMENT & BMP NARRATIVE

PRE-DEVELOPMENT CONDITIONS
 THIS 3.33 ACRE SITE CONSISTS OF THREE SEPARATE PARCELS, WHICH EACH CONTAIN EXISTING SINGLE-FAMILY DETACHED HOMES AND ARE ZONED R-2. MOST OF THE ADJACENT PARCELS HAVE OLDER RESIDENTIAL LOTS WITH A BARRIET CHANNEL ZONED R-2 TO THE SOUTH-EAST. THE NORTHERN SIDE OF THE SITE IS BOUNDED BY AN EXISTING COURSE LINE MAJOR ROAD, GALLOW ROAD (STATE ROUTE 656). THE SITE IS LOCATED WITHIN THE ACCOTINK CREEK WATERSHED AND RAINFALL FROM THE SITE DRAINS SOUTHWEST OVERLAND TO OUTFALL POINT 'A' INTO AN EXISTING CONCRETE DITCH ALONG ASTON STREET. THE REST OF THE SITE DRAINS OVERLAND GENERALLY SOUTH AND SOUTHWEST THROUGH ADJACENT PROPERTIES AND EVENTUALLY REACHING ASTON STREET.

POST-DEVELOPMENT CONDITIONS
 THE PROPOSED CONDITIONS FOR THE SITE IS FOR A SWM/BMP FACILITY WITH ASSOCIATED PARKING LOT AREA AND AN OPEN SPACE / PASSIVE RECREATIONAL AREA. AN EXTENDED DETENTION DRY POND FACILITY THAT COLLECTS WATER FROM THE COMBINATION OF OVERLAND FLOW AND A PROPOSED STORM SEWER SYSTEM. ROUGHLY 3.38 ACRES ON-SITE ARE DESIGNATED IN THIS STORMWATER MANAGEMENT FACILITY. THE EXTENDED DETENTION DRY POND DISTANS THE STORMWATER RUNOFF IN ORDER TO RELEASE STORMWATER AT PRE-DEVELOPMENT CONDITIONS. REFER TO THE OUTFLOW COMPUTATIONS AND VOLUME TABLE ON SHEET 'B'. THE FACILITY OUTFALLS INTO THE OUTFALL LOCATED AT THE SOUTHWEST PROPERTY LINE. STORMWATER MANAGEMENT REQUIREMENTS HAVE BEEN MET. THE POST-DEVELOPMENT PEAK RELEASE RATES FOR THE 2 AND 10-YEAR STORMS ARE LESS THAN PRE-DEVELOPMENT LEVELS.

BEST MANAGEMENT PRACTICES (BMP) NARRATIVE
 THE 3.33 ACRE SITE IS IN THE ACCOTINK CREEK WATERSHED AND REQUIRES A MINIMUM 40% PHOSPHORUS REMOVAL EFFICIENCY (PMPE) SINCE THIS IS A NEW DEVELOPMENT IN FARRAR COUNTY AND NOT LOCATED IN THE OCCOQUAN WATERSHED. BMP COMPUTATIONS ARE BASED ON THE OCCOQUAN METHOD AND RESULT IN A PHOSPHORUS REMOVAL BETWEEN 40% AND 45%. (SEE COMPUTATIONS ON THIS SHEET AND NEXT). THE BEST MANAGEMENT PRACTICES WILL BE MET BY UTILIZING THE ENHANCED EXTENDED DETENTION DRY POND AND THE USE OF CONSERVATION AREAS. THIS SYSTEM REMOVES PHOSPHORUS PRIMARILY THROUGH THE PHYSICAL PROCESS OF SEDIMENTATION WITH SOME MINIMAL BIOLOGICAL AND CHEMICAL UPTAKE BY ROOTED PLANTS AND SOIL INTERACTIONS. GENERALLY, CLASS 'D' SOILS ARE FOUND IN THIS AREA. OTHER TYPES OF BMP FACILITIES CAN BE PROBABLY THROUGHOUT THE AREA INCLUDING FILTERS (TW), BAR FILTERS (TW), STORMWATER FILTERS (TW) AND/OR OTHER SIMILAR MEASURES TO MEET THE BMP REQUIREMENTS. THESE SYSTEMS REMOVE CONTAMINANTS FROM STORMWATER RUNOFF BY TRAPPING THEM.

DRAINAGE DIRECTION NARRATIVE
 THE 3.33 ACRE SITE DRAINS OVERLAND, GENERALLY SOUTH AND SOUTHWEST AND OUTFALLS INTO AN EXISTING CONCRETE DITCH ALONG ASTON STREET OR THROUGH ADJACENT PROPERTIES BEFORE EVENTUALLY REACHING THE CONCRETE DITCH ON ASTON STREET. DRAINAGE IMPROVEMENTS OF PROPOSED DRAINAGE AND STORM SEWER WILL ALLOW THE EXISTING DRAINAGE BY DIVERTING MORE OFF-SITE RUNOFF AWAY FROM ADJACENT PROPERTIES AND TOWARDS A PROPOSED DRY DETENTION. THE DRY DETENTION WILL OUTFALL INTO THE EXISTING CONCRETE DITCH ALONG ASTON STREET. THE PROPOSED DRAINAGE IMPROVEMENTS WILL, IN TOTAL, PRODUCE APPROXIMATELY 2.48 ACRES OF RUNOFF FROM DRAINING ONTO ADJACENT PROPERTIES. FLOWS DIVERTED AWAY FROM THE ADJACENT PROPERTIES WILL STILL EVENTUALLY REACH THE CONCRETE DITCH ALONG ASTON STREET. AS IT DOES IN PRE-DEVELOPMENT CONDITIONS. HOWEVER, UNDER PROPOSED CONDITIONS IT WILL FIRST BE COLLECTED THROUGH THE ON-SITE DRAINAGE. EXTENDED DETENTION DRY POND BEFORE BEING RELEASED INTO THE CONCRETE DITCH AT A CONTROLLED FLOW RATE LOWER THAN PRE-DEVELOPMENT CONDITIONS. THEREFORE, DISCHARGE RATES LEAVING THE SITE AS A RESULT OF THE IMPROVED FLOW WILL NOT HAVE AN ADVERSE EFFECT ON ADJACENT OR DOWNSTREAM PROPERTIES. PER PM 6-0202(2A2) THE DIVERSION OF RUNOFF IS NECESSARY TO MAXIMIZE THE WATER QUALITY CONTROL PROVIDED.

OVERLAND RELIEF NARRATIVE
 THE PROPOSED BUILDING AVERAGE GRADE IS ABOVE THAT OF THE PROPOSED PARKING AND DRIVEWAYS. BOTH THE SOUTHERN AND WESTERN CORNERS OF THE PROPOSED PARKING LOT WILL ACT AS THE SCULP POINTS FOR OVERLAND FLOW DURING THE 100-YEAR STORM AS SHOWN ON THE POST-DEVELOPMENT DRAINAGE MAP (THIS SHEET). THE OVERLAND RELIEF PATH WILL FLOW GENERALLY TO THE SOUTH-WEST AROUND THE SOUTHERN FACE OF THE PROPOSED BUILDING. THE FLOW CONTINUES TO THE SOUTH-WEST TOWARD THE PROPOSED DETENTION DRY POND. OVERLAND FLOW FROM THE WESTERN CORNER OF THE PROPOSED PARKING LOT WILL FLOW AROUND THE WESTERN FACE OF THE BUILDING, CONTINUING SOUTH-WEST TOWARD THE PROPOSED RETAINING WALL BEFORE REACHING THE PROPOSED DETENTION FACILITY.

BRIGHTMEAD GALLOW ROAD

Stormwater Management Allowable Release Computations

Onsite Pre-Development Flow Calculations

Storm Frequency	C _f	C _s	I (in/hr)	Area (Ac)	Peak Flow (cfs)
2-Year (10.47 AEP)	1.00	0.30	5.40	3.33	10.04
10-Year (0.47 AEP)	1.00	0.32	7.27	6.33	14.73

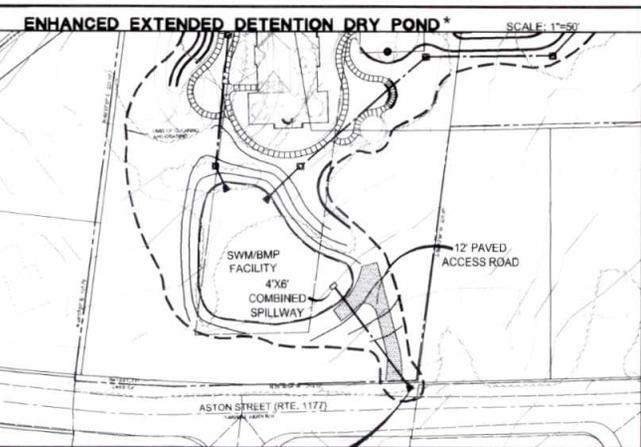
Post-Development Controlled/Uncontrolled Areas

Description	Unweighted C _f	Area (Ac)	Post-Development Peak Flow (cfs)	
			2-Year	10-Year
Onsite Detained	0.52	3.38	9.59	12.78
Onsite Uncontrolled	0.35	2.96	5.64	7.52
TOTAL Onsite Area = 6.33				
Onsite Detained (to SWM/BMP Facility)	0.55	0.00	0.00	0.00
Onsite Uncontrolled	0.50	0.00	0.00	0.00
Credits & Onsite Composite C _f to Detention Facility = 0.50				

OVERALL SITE Post-Development Discharge

Storm Frequency	Proportional Improvement Release (cfs)	Post-Credits Uncontrolled (cfs)	Post-Development Outflow (cfs)
2-Year	1.02	5.64	7.28
10-Year	3.20	7.52	10.72

*Time of concentration for pre and post development computations is 5 minutes.



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 stormwater management with justification must be attached. Note: Waivers will be acted upon separately. Failure to adequately address the required information may result in a delay in processing this application.

The information is required under the following zoning Ordinance paragraphs:

Special Permits (04-11.01.01)
 Cluster Subdivision (04-15.01.01)
 Commercial Re-development (04-22.01.01)
 FPC-P (04-30.01.01)
 FPC-P (04-30.01.01)
 FPC-P (04-30.01.01)

Special Ordinances (04-11.01.01)
 Commercial Re-development (04-22.01.01)
 FPC-P (04-30.01.01)
 FPC-P (04-30.01.01)
 FPC-P (04-30.01.01)

1. Peak is at a minimum scale of 1"=50 (unless it is depicted on one sheet with a minimum scale of 1"=100).

2. A graphic depicting the stormwater management facilities at limits of clearing and grading to accommodate the stormwater management facilities, storm drainage pipe systems and outlet protection, pond spillways, access roads, site outlets, energy dissipation devices, and storm stabilization measures as shown on Sheets 2 and 14.

3. Peak:

Facility Name	On-Site Area (acres)	Off-Site Area (acres)	Discharge	Footprint	Storage	If pond depth (ft)
Enhanced Extended Detention Dry Pond	3.38	0	3.38	12,028	48,911	
Conservation	1.00	0	1.00			
Totals	4.38	0	4.38	12,028	48,911	

4. Create drainage channels, outlets and pipe systems as shown on Sheets 13 and 14. Pond inlet and outlet pipe systems are shown on Sheet 14.
5. Maintenance access (road) to stormwater management facilities are shown on Sheets 2 and 14. Type of maintenance access road surface noted on the plan is Gravel (asphalt, goodnick, gravel, etc.).
6. Landscaping and tree preservation shown in and near the stormwater management facility as shown on Sheets 6 and 7.
7. A stormwater management manual which contains a description of how detention and best management practices requirements will be met is produced on Sheet 14.
8. A description of the mooring conditions of each manure hole outlet extended downstream from the site to a point where it is at least 100 times the site area or whichever has a discharge area of at least one square mile (640 acres) is produced on Sheet 13.
9. A description of how the outlet requirements, including known changes to contributing drainage area (i.e. change channels), are of the Public Facilities Manual will be submitted is produced on Sheet 13.
10. Existing topography with maximum contour intervals of two (2) feet and note as to whether it is an arroyo or full run is produced on Sheets 2 and 3.
11. A stormwater manual is required for: N/A
12. Stormwater management is not required because: N/A

BMP FACILITY DESIGN CALCULATIONS

Part name: **BMP FACILITY DESIGN** Date: 10/10/11
 Part number: **11582-04-Submittal** Drawn by: **BC Consultants**
 Site Area (acres) = **6.33**

I. WATER-REDUCTION INFORMATION

PART 1. LIST ALL OF THE SUBURBAN INDI-C FACTORS LISTED IN THE BMP COMPUTATIONS.

SUBURBAN DESIGNATION	DESCRIPTION	C _f	AREA (AC)
B1	Onsite to Enhanced Extended Detention Dry Pond	0.52	3.38
B2	Onsite Uncontrolled	0.35	1.95
B3	Conservation Area	0.30	1.00

PART 2. COMPUTE THE WEIGHTED-AVERAGE C_f FACTOR FOR THE SITE

AREA OF THE SITE	C _f	AREA (AC)	PRODUCT
B1	0.52	3.38	1.76
B2	0.35	1.95	0.68
B3	0.30	1.00	0.30
B TOTAL		6.33	2.74

(C) WEIGHTED-AVERAGE C_f FACTOR: (2.74 / 6.33) = 0.43

PART 3. COMPUTE THE TOTAL PHOSPHORUS REMOVAL FOR THE SITE

SUBURBAN DESIGNATION	BMP TYPE	REMOVAL EFF. (%)	AREA (AC)	C _f FACTOR	PRODUCT	
B1	Onsite to Enhanced Extended Detention Dry Pond	70	3.38	1.21	82.07	
B2	Onsite Uncontrolled	0	1.95	0.77	0.00	
B3	Conservation Area	100	1.00	0.70	11.30	
		0	1.00	0.00	0.00	
100% Credit for Onsite Area					68 TOTAL	93.37

- PART 4. DETERMINE COMPLIANCE WITH PHOSPHORUS REMOVAL REQUIREMENT
- (A) SELECT REQUIREMENT: 68 40 %
 (FARRAR COUNTY DISCHARGE BY PRESERVATION AREA - 40% OR (FARRAR COUNTY WATER SUPPLY OVERLAY DISTRICT - 50%)
- (B) IF LINE 3 (B) 93.37 > 40 % = LINE 4(A) 40 %
- IF PHOSPHORUS REMOVAL REQUIREMENT IS SATISFIED.

BC Consultants
 Planning, Engineering, Surveying, Architecture, Interiors
 12800 Park Lakes Circle, Suite 100, Fairfax, VA 22035
 (703) 449-8100 (703) 449-8108 (Fax)
 www.bcconsultants.com



SPECIAL EXCEPTION PLAN
 STORMWATER MANAGEMENT
BRIGHTVIEW - GALLOW ROAD
 MAJOR BROADWAY
 FARRAR COUNTY, VIRGINIA

DATE: 10/10/11
 DRAWN BY: JLD
 CHECKED BY: PLR
 DATE: JULY 17, 2012
 SCALE: HOR: AS SHOWN
 VERT: AS SHOWN
 SHEET 15 OF 17
 CO. NO.
 CAD NAME: 11582-SWM
 LAYOUT: SE - SW
 FILE NO: 11582-03

OUTFALL 'A' ONSITE UNCONTROLLED FLOW SUMMARY

Return Event	Total Depth In	Rainfall Type	RNF ID
2	2,2000	Synthetic Curve	TypeII 24hr
10	5,2000	Synthetic Curve	TypeII 24hr
1	2,7000	Synthetic Curve	TypeII 24hr

Node ID	Return Type Event	HYD Vol cu.ft	Trun	Qpeak Min	Qpeak cfs	Max WSE1 ft	Max Pond Storage cu.ft
*OUTFLW	JCT 2	579		715.50	.25		
*OUTFLW	JCT 10	1228		715.50	.53		
*OUTFLW	JCT 1	452		715.50	.19		
UNDETAI	AREA 2	579		715.50	.25		
UNDETAI	AREA 10	1228		715.50	.53		
UNDETAI	AREA 1	452		715.50	.19		

OUTFALL 'A' ONSITE PRE-DEVELOPMENT FLOW SUMMARY

Return Event	Total Depth In	Rainfall Type	RNF ID
File 2	2,2000	Synthetic Curve	TypeII 24hr
File 10	5,2000	Synthetic Curve	TypeII 24hr
File 1	2,7000	Synthetic Curve	TypeII 24hr

Node ID	Return Type Event	HYD Vol cu.ft	Trun	Qpeak Min	Qpeak cfs	Max WSE1 ft	Max Pond Storage cu.ft
*OUTFLW	JCT 2	4955		715.50	2.12		
*OUTFLW	JCT 10	11216		715.50	4.86		
*OUTFLW	JCT 1	3582		715.50	1.50		
RAINFALL	AREA 2	4955		715.50	2.12		
RAINFALL	AREA 10	11216		715.50	4.86		
RAINFALL	AREA 1	3582		715.50	1.50		

DETENTION VOLUME

Elevation (EG)	Flowmeter (sq.ft)	Area (A1+A2+sqrt(A1*A2))	Volume (cu.ft)	Volume Sum (cu.ft)
345.96	-----	0	0	0
346.00	-----	7563	7563	5141
352.00	-----	11932	28990	38453
352.50	-----	12328	36701	49911

POND VOLUME EQUATIONS

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

DETENTION FACILITY DISCHARGE SUMMARY

Return Event	Depth In	Rainfall Type	RNF ID
100	2,3000	Synthetic Curve	TypeIII 24hr
150	10,3000	Synthetic Curve	TypeIII 24hr
2	2,2000	Synthetic Curve	TypeII 24hr
1	2,7000	Synthetic Curve	TypeII 24hr
10	5,2000	Synthetic Curve	TypeII 24hr

MASTER NETWORK SUMMARY

SCW Unit Hydrograph Method
 (*Node=Outfall; *Node=O) version(s)
 (Trun=HYD Truncation; Blank=Flow; In=Left; Out= Right)

Node ID	Return Type Event	HYD Vol cu.ft	Trun	Qpeak Min	Qpeak cfs	Max WSE1 ft	Max Pond Storage cu.ft
DRY POND	IN POND 100	69375		715.50	28.72		
DRY POND	IN POND 150	113057		715.50	45.44		
DRY POND	IN POND 2	2252.4		715.50	8.75		
DRY POND	IN POND 1	17494		715.50	7.50		
DRY POND	IN POND 10	44834		715.50	18.99		
DRY POND	OUT POND 100	63471		721.50	21.12	559.58	36013
DRY POND	OUT POND 150	107128		720.50	44.70	559.52	31554
DRY POND	OUT POND 2	16007		724.30	15.82	548.12	15853
DRY POND	OUT POND 1	11375		756.50	1.04	318.42	8438
DRY POND	OUT POND 10	38925		727.50	3.20	399.00	22520
ONSITE	AREA 100	69375		715.50	28.72		
ONSITE	AREA 150	113057		715.50	45.44		
ONSITE	AREA 2	2252.4		715.50	8.75		
ONSITE	AREA 1	17494		715.50	7.50		
ONSITE	AREA 10	44834		715.50	18.99		

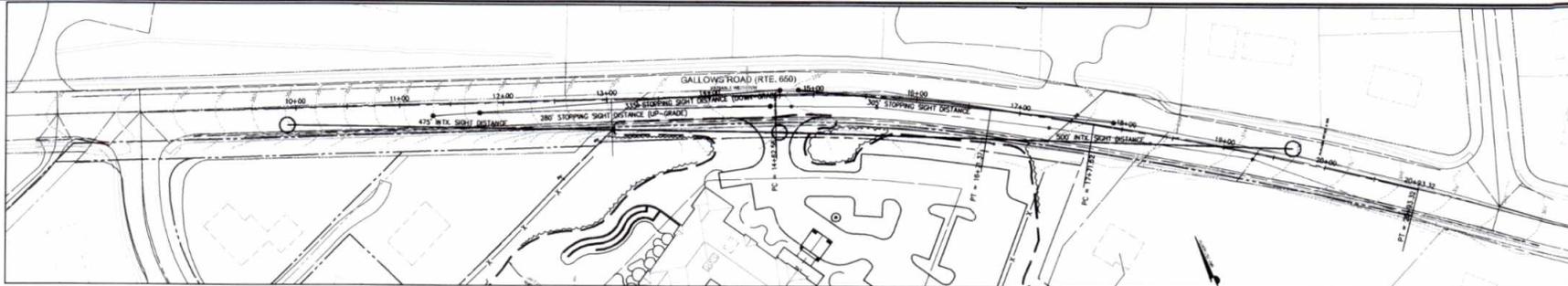
SWM FACILITY RELEASE FLOW RATES

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 Planners, Engineers, Surveyors, Landscape Architects
 18000 Fair Lakes Circle, Suite 100, Fairfax, VA 22033
 (703)449-8100 (703)449-8108 (Fax)
 www.bcconsultants.com



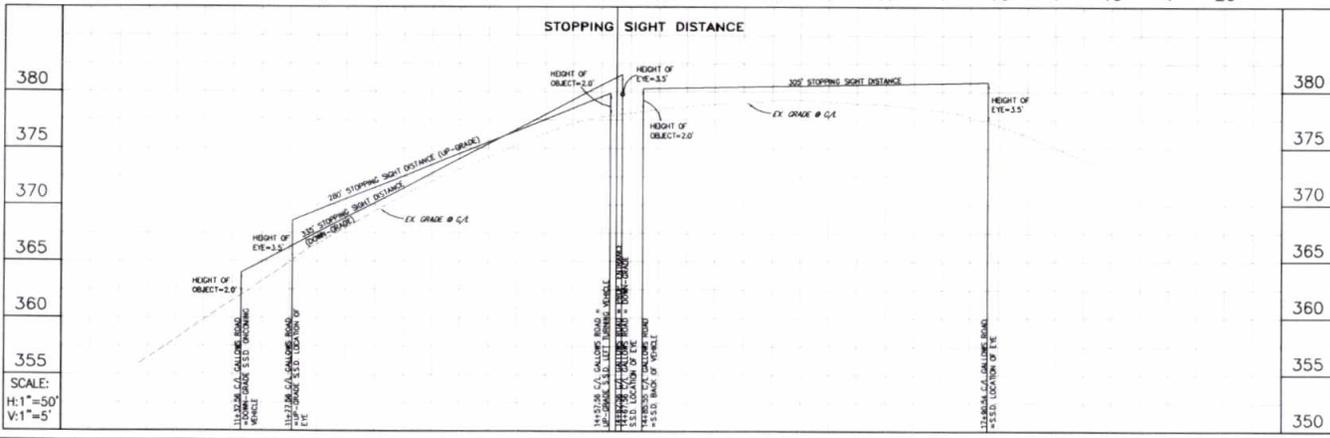
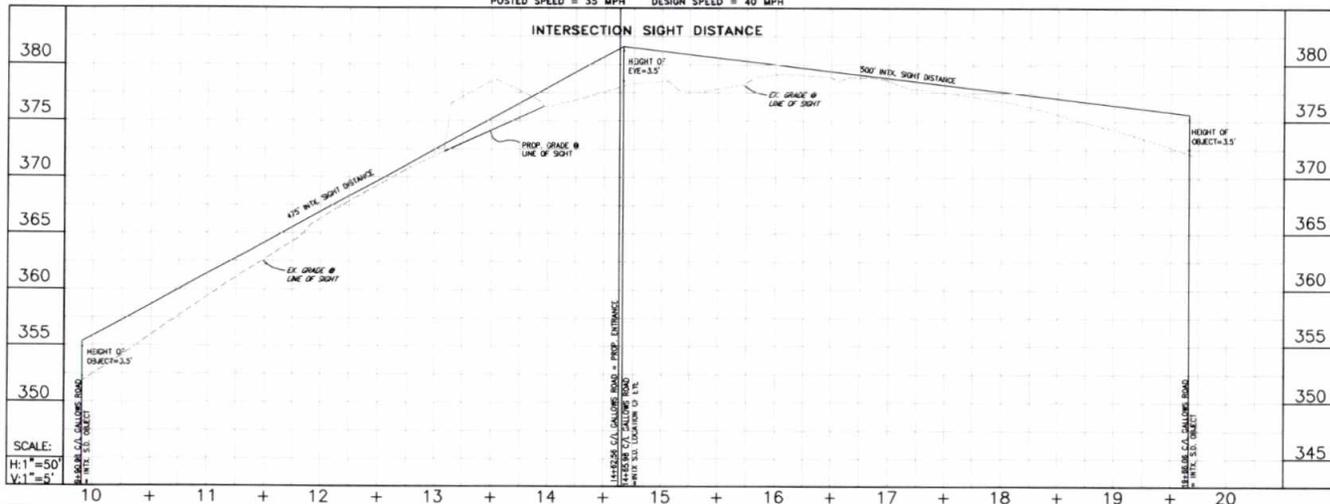
SPECIAL EXCEPTION PLAT
 STORMWATER MANAGEMENT CALCULATIONS
BRIGHTVIEW - GALLOWS ROAD
 WORK SHEET
 PAUL M. COOPER, ENGINEER

DESIGNED BY: PLR
 DRAFTED BY: CAD
 CHECKED BY: PLR
 DATE: JULY 17, 2012
 SCALE: HOR. VERT.
 SHEET 16 OF 17
 CO. NO.
 CAD NAME: 11582-SWM
 LAYOUT: SE-SWM (2)
 FILE NO: 11582-03



SIGHT DISTANCE PLAN
SCALE: 1"=50'

GALLOWES ROAD - RT. 650
POSTED SPEED = 35 MPH DESIGN SPEED = 40 MPH



- NOTES
1. INTERSECTION AND STOPPING SIGHT DISTANCES BASED UPON DESIGN SPEED OR 40 mph.
 2. STOPPING SIGHT DISTANCES BASED UPON MDOT ROAD DESIGN MANUAL, APPENDIX F, TABLE 2.2.1.2.4.

SIGHT DISTANCE PROFILES
SCALE: HORIZ. 1"=50'
VERT. 1"=5'

BC Consultants
Planners - Engineers - Surveyors - Landscape Architects
12600 Fair Lakes Circle, Suite 100, Fairfax, VA 22033
(703)441-1000 (Fax)
www.bccconsultants.com



SPECIAL EXCEPTION PLAT
SIGHT DISTANCE
BRIGHTVIEW - GALLOWES ROAD
MAJOR INTERSECT
FAIRFAX COUNTY, VIRGINIA

BC REVISIONS	DESIGNED BY: PLR
REVISION 11-09-12	DRAFTED BY: CAD
12-28-12	CHECKED BY: PLR
REVISION 01-25-13	DATE: JULY 17, 2012
OWNER: SHELTER DEVELOPMENT, LLC	SCALE: HOR. AS NOTED
12600 FAIR LAKES CIR., SUITE 220	VERT. AS NOTED
FAIRFAX, VA 22033	SHEET 17 OF 17
(410) 246-1400	CD. NO.
	CAD NAME: 11582-RD05
	LAYOUT: Layout1
	FILE NO: 11582-03

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

DESCRIPTION OF THE APPLICATION

SE 2012-MA-017

The applicant, Shelter Development, LLC seeks a Special Exception, as specified in Par. 3 of Sect. 3-204, to allow the construction of a 55,432 sf. assisted living facility on a 6.36 acre site on Gallows Road in Annandale. The facility would contain 104 beds including 26 units dedicated to residents with memory impairments. According to the applicant, the facility would contain numerous communal amenities including a dining room and café, in addition to other services for residents such as a hair salon, fitness center, and computer room. The applicant indicates there would be 28 employees on the largest shift.

A reduced copy of the Special Exception plat is included at the front of this report. The proposed development conditions, the Applicant's Affidavit, and the Statement of Justification are contained in Appendices 1, 2 and 3, respectively.

Waivers and Modifications:

Modification of the transitional screening width along Gallows Road in favor of the plantings shown on the SE plat.

Modification of the transitional screening plantings along the southeast, southwest, west, and northern property lines in favor of the existing vegetation and proposed plantings shown on the SE Plat.

Partial waiver of the barrier requirements along all property lines in favor of the proposed fencing.

Modification of the Special Exception requirement in Par. 3 of Sec. 9-308 to locate the loading space at the side or rear of the building in favor of the location shown on the SE Plat.

LOCATION AND CHARACTER

Location:

The assembled property totals 6.36 acres in size and is located on the south side of Gallows Road, just east of Aston Street and west of Executive Avenue in the Holmes Run area of Annandale.



Figure 1: Aerial View of Site

Site Description:

The property consists of all or portions of four individual lots that are each developed with a single-family detached home. All of these structures will be razed to allow for the proposed facility. One-half acre of land along Gallows Road is being carved out to create a conforming residential lot for the current owner of the property. That land area is not included in the Special Exception. The remaining 6.36 acre tract is irregularly shaped and has approximately 455 feet of frontage along Gallows Road and 300 feet of frontage on Aston Street. Outside of the areas that have been cleared for the single-family homes, a significant portion of the property is wooded and contains mature trees, particularly along Aston Street and in the southeast portion of the site.

Surrounding Area Description:

The site abuts single family residential uses to the northeast and southeast along Gallows Road. Additional single-family residences and the Holmes Run Recreation Association Pool are located to the north across Gallows Road.

The southeastern portion of the site is adjacent to the Capital Baptist Church. Other single-family residences are located along Aston Street to the southwest. A summary of the surrounding uses, zoning, and comprehensive plan recommendations are provided in the following table:

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan
North	Residential/ Community Pool	R-3	Residential @ 2-3 units/ac.
South	Residential	R-2	Residential @ 1-2 units/ac
East	Residential/Church	R-2	Residential @ 1-2 units/ac
West	Residential	R-2	Residential @ 1-2 units/ac

BACKGROUND

There are no prior zoning applications on file for the subject property. The oldest house on the property dates to the 1930s.

COMPREHENSIVE PLAN PROVISIONS (Appendix 4)

Plan Area:	I
Planning District:	Annandale
Planning Sector:	A-9; Holmes Run
Plan Map:	Residential at 1-2 du/ac.
Plan Text:	

The comprehensive plan does not include specific recommendations for the application property. The comprehensive plan's discussion of future development in the Holmes Run Planning Sector recommends that it continue to develop as a suburban neighborhood. Infill development should be of a compatible type, use, and intensity with existing development. Full plan text can be found in Appendix 4.

SE PLAT ANALYSIS**Special Exception Plat (SE Plat)**

(Copy at front of report)

Title of SE Plat: "Brightview/Gallows Road Assemblage Special Exception Plat"

Prepared By: BC Consultants

Original and Revision Dates: July 17, 2012, revised through December 26, 2012

Number of Sheets: 17

Description of SE Plat:***Proposed Layout/Vehicle Access/Circulation***

The applicant's Special Exception Plat shows the 55,432 sf. "L"-shaped building located towards the northern portion of the site near Gallows Road. Access would be provided via a single driveway from Gallows Road that leads directly to a drop-off area under a porte-cochere at the front of the building. A 63 space parking area is located to the east of the main entrance. A loading space is provided to the west of the main entrance. A majority of the "rear" portion of the site, behind and to the east of the main building, is shown as passive open-space or undisturbed wooded areas (70% of the total site area is shown as open space). Stormwater is accommodated by a dry pond located in the southwest portion of the site near Aston Road. A vehicle access is proposed along Aston Road for stormwater pond maintenance, near the site of an existing driveway. The remainder of the site's Aston Road frontage is being left undisturbed with dense evergreen vegetation.

Parking

The parking tabulations on Sheet 2 of the SE Plat show that the proposal meets the ordinance requirement for medical care facilities. The 104 residents and 28 employees generate the need for 63 spaces. The applicant is proposing to provide exactly 63 spaces in the surface parking lot at the front of the building. One loading space has been provided towards the northeastern corner of the building.



Figure 1: Site Layout

Pedestrian Circulation

In addition to a sidewalk along the front of the building, the SE Plat shows a series of meandering walkways that partially circle the north and west (rear) sides of the building. This walkway connects several of the open space features and provides a circuit path for residents of the facility. An existing concrete sidewalk is located along the site's Gallows Road frontage.

Landscaping and Open Space

While no minimum open space requirement is specified for the R-2 District in the Zoning Ordinance, the applicant is providing 70% (4.45 acres), primarily through the preservation of the southern and western portions of the site. Sheet 5 of the SE Plat shows the proposed planting concept for the site, which includes several planted courtyards, a terrace, and sitting areas, in addition to parking lot plantings and transitional screening plantings. After several revisions, the SE

Plat now shows substantial new plant material, particularly within and around the sitting area and terraced planting beds at the rear of the building. Significant screening plantings consisting of evergreen and deciduous understory trees and shrubs are provided around the periphery of the limits of clearing and along Gallows Road. Additional evergreen shrubs are provided around the edge of the property boundary as a supplement to the mature deciduous trees. A monument sign is shown adjacent to the entrance on Gallows Road. The conceptual detail for this feature, shown on Sheet 11, shows two vertical brick-faced piers supporting the sign face, flanked by decorative fencing and plantings. A note is included that indicates the sign will conform to Article 12 of the Zoning Ordinance.

The planting plan on Sheet 5 of the SE plat shows the applicant will exceed the tree canopy cover and interior parking lot planting requirements. Modifications of the transitional screening and barrier requirements are being requested for portions of the site. These are discussed in greater detail in the Urban Forestry analysis and waivers sections, below.

Architecture

Conceptual building elevations have been provided on Sheet 12 of the SE Plat. The proposal features a mid-century modern design which, according to the applicant, was inspired by the National Register-listed architecture in the nearby Holmes Run Acres neighborhood. The three-story structure includes elements such as a gently-pitched roof, large windows, and earth tone siding comprised of a variety of masonry and other natural materials (see Figure 2). The structure conforms with the grade of the site (which slopes downward from Gallows Road to Aston Street), so that it measures 45 feet tall at its highest tallest point at the rear, but only 35 feet when viewed from Gallows Road.



Figure 2 – Perspective Illustration of Assisted Living Facility

Stormwater Management

The site falls within the Accotink Creek watershed. The stormwater management (SWM) narrative on Sheet 14 of the SE Plat indicates that stormwater for the developed portion of the site will be accommodated by an extended detention dry pond located at the rear (western) side of the site near Aston Street. According to the narrative and adequate outfall analysis, the pond will ultimately outfall to an existing concrete roadside ditch on Aston Street that then flows to an unnamed tributary to Accotink Creek which runs roughly parallel to Rebel Drive and under I-495. The detention pond will reduce post-development peak flows below pre-development peak flows. The preservation of mature wooded areas in conjunction with the dry pond is proposed to meet BMP requirements. A portion of the site currently sheet flows across adjacent residential properties to Aston Street. The post-development scenario will reduce this area by 2.45 acres by directing the flow towards the dry pond. However, the far southern end of the property, which is to be undisturbed, is across a drainage divide and will continue to sheet flow southwest to Aston Street. Final approval of the stormwater management system for adequate quantity and quality (BMPs) will be made by DPWES at the time of site plan review.

STAFF ANALYSIS

Land Use and Environmental Analysis (Appendix 5)

Comprehensive Plan Conformance

As discussed above, the comprehensive plan does not include site-specific recommendations for the application property. Future development in the Holmes Run Planning Sector should be consistent with a suburban neighborhood and of a compatible type, use, and intensity with existing development. Medical care facilities are permitted special exception uses in the R-2 zoning district and the proposed FAR is in conformance with the Zoning Ordinance. Through the incorporation of residentially-styled architecture and the preservation of 70% of the site as open space, the proposal has been designed to be compatible with the surrounding residential neighborhood. By siting the building and parking area closer to Gallows Road and providing significant screening plantings, the applicant has attempted to mitigate negative effects on adjacent properties. Accordingly, staff is satisfied that, as designed, and with the adoption of the proposed development conditions, the proposal is in conformance with Comprehensive Plan.

Green Building

While the subject property is not located within area where the Comprehensive Plan provides a specific expectation for green building certification, staff strongly encourages the inclusion of green building technologies for any development project. The applicant has agreed to development conditions that require the utilization of numerous green building materials and technologies. With the

adoption of this condition, staff believes this issue has been satisfactorily addressed.

Transportation Analysis (Appendix 6)

With the latest revisions to the SE Plat, the applicant has addressed all transportation issues raised by staff. The following summarizes the key changes incorporated in the revised submission to address previous staff concerns:

Site Access/Sight distance

Staff had identified potential sight distance issues with the location of the driveway and a proposed entrance feature shown on the original submission. The applicant has adjusted the location of the driveway to the northwest and redesigned the proposed grading and entrance feature (signage) to meet sight distance standards. A sight distance profile has been added to Sheet 17 of the SE Plat. In addition, the applicant has provided an analysis which indicates right or left turning lanes from Gallows Road are warranted. Final determination of the adequacy of the proposed driveway location will be made by VDOT at the time of site plan review.

Right of Way Reservation

With the current submission the applicant has agreed to the reservation of lands that will allow for the eventual widening of Gallows Road, in conformance with the Comprehensive Plan. Specifically, the applicant is reserving twelve feet along the site's Gallows Road frontage to allow for the eventual addition of a shoulder and on-road bicycle lane. This area is indicated on the SE Plat and a development condition has been proposed requiring dedication upon request by FCDOT or VDOT.

Removal of Existing residential driveways

With the current submission, the applicant has revised the plans to show the removal of the existing residential curb cuts and driveway aprons along Gallows Road. These are to be replaced with curb, gutter, and sidewalk.

Urban Forest Management (Appendix 7)

Given the heavily wooded nature of the site, the Urban Forest Management Branch of DPWES reviewed the application and had numerous comments with respect to tree preservation. With the latest revisions to SE Plat, the applicant has addressed these issues. The following summarizes the key changes incorporated in the revised submission to address previous staff concerns:

Preservation of Specimen Trees

The application property contains numerous high-quality, mature specimen trees. While removal of some trees is unavoidable in order to construct the building and

parking area, staff identified several trees located around the periphery of the building that might be preserved with minor adjustments to the plan; specifically, a large oak tree on the north side of the proposed building along with a cluster of smaller trees near the proposed gazebo. The revised plan has shifted the location of the gazebo and walkway to preserve the cluster of trees. In conversations with the applicant it was discussed that in order to save the oak, a large retaining wall would be necessary that would take the place of the walking path in that area. It was decided that the walking path was preferable to a retaining wall and, thus, this tree is still shown for removal on the SE Plat.

Limits of Clearing

Staff recommended modifications to proposed limits of clearing and grading in order to preserve additional trees and to better ensure the survival of those designated for preservation. The limits have been revised on the current plan to increase the buffer around particular trees such as the large oak near the proposed driveway. In other instances the limits could not be adjusted owing to necessary sight distance or due to grading for installation of the dry pond. The applicant has discussed these issues with the Urban Forester and staff is satisfied with the limits as depicted on the revised SE Plat.

Invasive Species Management

Staff noted the presence of invasive species throughout the property. Staff is recommending an invasive species management program to remove and control these plants within all tree preservation areas. The applicant has agreed to a development condition with appropriate language to implement such a program subject to the review and approval of the Urban Forester.

Transitional Screening

Staff identified concerns that the type and amount of screening plantings originally proposed around the periphery of the site failed to meet the intent of the Zoning Ordinance which calls for a 35' wide Type II screen. This is particularly important given that the site abuts numerous residential properties. In the latest revision, the applicant has added significant additional evergreen and deciduous understory trees and shrubs around the full length site's boundary with adjacent properties. The applicant has also included a transitional screening analysis on Sheet 6 of the SE Plat that identifies the type and number of plantings provided. With this revision, staff's concerns have been satisfactorily addressed.

Barriers

Staff recommended that the proposed board-on-board barrier fence shown along the property boundary near the southern end of the parking area be relocated inside of the screening plantings, consistent with the Zoning Ordinance. The applicant has revised the fence location. It should be noted that the applicant is also requesting a modification of the barrier requirement along sections of the

property boundary where the topography and/or existing vegetation make installation of a fence infeasible or unnecessary. This is discussed in greater detail in the waivers and modifications section, below.

Tree Preservation Commitments

Given the significant tree preservation areas, staff is recommending development conditions that will ensure best practices for tree preservation and maintenance. A development condition has been proposed that requires the submission of a tree preservation plan, invasive species management, and site monitoring, subject to the approval of the Urban Forester.

Stormwater Management (Appendix 8)

According to the applicant's BMP narrative and adequate outfall analysis on Sheets 14-15 of the SE Plat, stormwater from the development will be accommodated by an enhanced detention dry pond. BMP credit will be achieved through a 1.0 acre wooded conservation area at the southern end of the site. A development condition has been proposed that requires DPWES approval of the proposed stormwater management system and BMPs at the time of site plan review. After reviewing the proposal, DPWES had several additional comments related to the existing drainage divide on the property and downstream complaints.

Drainage Divide

The site presently has a naturally occurring drainage divide where the northern two-thirds of the property drain southwest to Aston Street, while the southern third drains south west across the adjacent residential properties. The applicant's proposal will reduce the amount sheet flow across the adjacent properties by directing it to detention pond. The PFM requires that a drainage diversion narrative be provided whenever the natural divide will not be maintained. The current submission has provided a diversion narrative on Sheet 15 of the SE Plat that indicates the additional flow will be directed to the dry pond and will not have an adverse effect on adjacent or downstream properties. By reducing sheet flow presently running across adjacent properties and directing it to the pond and, ultimately, Aston Street, runoff on these properties will be reduced.

Downstream Drainage Complaints

Several downstream drainage complaints from properties off of Aston Street are on file with DPWES. A review of the complaints revealed that none directly relate to the subject property. As proposed, the project will not increase discharge rates above existing conditions.

Park Authority (Appendix 9)

The Park Authority reviewed the application and has no issues with the proposal; however, they are recommending that existing structures on the site be evaluated by a qualified architectural historian. A development condition has been proposed to this effect.

Healthcare Advisory Board (Appendix 10)

Pursuant to Par. 3 of Sec. 9-303 and Pars. 1 and 2 of Sec. 9-308, the Health Care Advisory Board (HCAB) is to provide a recommendation and report to the Board of Supervisors on all applications for a medical care facility. Accordingly, HCAB held a public meeting on December 10, 2012, to review the assisted living facility proposed with the subject application. The assisted living facility will consist of a total of 95 rental apartment units, including 26 units to be reserved for Alzheimer and other memory-impaired patients. HCAB acknowledged that while there are other assisted living facilities in the surrounding area, this would be first new facility built in over a decade. The applicant will also provide 4% of its beds for residents who are eligible for the Virginia Department of Social Services Auxiliary Grant Program. Based on the materials submitted by the applicant and the testimony presented at the hearing, HACB voted to recommend that the Board approve the application.

Sanitary Sewer/Water Authority (Appendix 11-12)

The property is located within the Accotink Creek Watershed, and is ultimately served by the Norman M. Cole Pollution Control Plant in Lorton. There is an existing eight inch sanitary sewer line located in an easement on the property which is deemed adequate at this time. Similarly, there is an existing eight inch water line in Gallows Road that has also been deemed adequate for the proposed use.

Health Department (Appendix 13)

The Health Department has no outstanding concerns. Any food service operations at the proposed facility will be subject to applicable County codes.

ZONING ORDINANCE PROVISIONS (Appendix 14)

The chart below compares the required bulk standards of the R-2 zoning district with the proposed development:

Bulk Standards (R-2)		
Standard	Required	Provided
Lot Size ¹	5.0 acres	6.36 acres
Lot Width	100 feet	±660 feet
Building Height	60 feet max.	45 feet
Front Yard ²	45 feet	57 feet (Gallows Rd.)
Side Yard ³	34 feet	103 feet
Rear Yard ³	34 feet	101 feet
FAR	0.20	0.20
Open Space	n/a	70%
Parking Spaces	60	60

1. Special Exception Requirement per Par. 6 of Sec. 9-308

2. ABP = 45 degree Angle of Bulk Plane

3. ABP = 40 degree Angle of Bulk Plane

As shown in the chart above, the proposal conforms to the minimum bulk regulations for the R-2 District.

Waivers/Modifications:

Modification of the transitional screening width along Gallows Road in favor of the plantings shown on the SE plat.

Par. 1 of Sec. 13-302 of the Zoning Ordinance requires a 35' wide Type II transitional screen along Gallows Road. The applicant has requested a modification to reduce the required width to 24 feet. The request stems in part from the applicant's desire to locate the parking area and building closer to Gallows Road and farther away from the adjacent residences. Given the tree and shrub plantings proposed, staff does not object to the modification.

Modification of the transitional screening plantings along the southeast, southwest, west, and northern property lines in favor of the existing vegetation and proposed plantings shown on the SE Plat.

Par. 1 of Sec. 13-302 of the Zoning Ordinance requires a 35' wide Type II transitional screen along all peripheral property lines, adjacent to the single-family residences and church. The applicant is requesting a modification of the planting requirements to allow the existing mature vegetation, along with supplemental new plantings, to function as the transitional screen. At the recommendation of staff, the applicant has added significant understory tree and

evergreen shrub plantings along all property lines to complement the exiting mature deciduous trees and provide a more opaque year-round screen. In addition, as the applicant is preserving large portions of the property, the width of the screening areas meets, and in many cases greatly exceeds, the minimum required 35 feet (except adjacent to the stormwater access driveway, where a fence is proposed in conjunction with the plantings). Given this, and with the addition of the supplemental plantings as depicted on the SE Plat, staff supports the modification request.

Partial waiver of the barrier requirements along all property lines in favor of the proposed fencing.

Sect. 13-304 of the Zoning Ordinance requires a Type D, E or F barrier where a medical care facility abuts detached dwellings or a church, as at the application property. The applicant has requested a waiver of the barrier requirement along all property lines, except along Aston Street, adjacent to the stormwater pond, and adjacent to south end of parking area at Gallows Road. In these locations a six foot tall board-on-board fence is proposed, located partially behind the screening plantings. These locations were chosen in consultation with staff because they are areas that will be most visible to adjacent properties. In staff's opinion, the remaining sections of the property line will have effective screening either from topography and/or the existing and proposed plantings. Accordingly, staff has no objections to the request.

Special Exception Requirements

General Special Exception Standards (Sect. 9-006)

General Standard 1 states *that the proposed use at the specified location shall be in harmony with the adopted Comprehensive Plan.* As discussed in the land use analysis section, through the incorporation of residentially-styled architecture and significant screening, the proposed use is in harmony with the recommendations in the Comprehensive Plan

General Standard 2 states that *the proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.* The proposed assisted living facility is permitted in the R-2 District. Through careful site planning and design, the proposal is consistent with the purpose and intent of the R-2 District which calls for such uses to be compatible with the low-density residential character of the district.

General Standard 3 requires that *the proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the*

value thereof. The property is adjacent to single family residential uses to the northeast and southeast along Gallows Road. Additional single-family residences and the Holmes Run Recreation Association Pool are located to the north across Gallows Road. The southeastern portion of the site is adjacent to the Capital Baptist Church. Other single-family residences are located along Aston Street to the southwest. As discussed above, the proposal has been designed to minimize any negative effects on surrounding properties through the use residentially-styled architecture, significant landscaping and screening, and by siting the facility near Gallows Road, away from residences. In addition, it should be noted that the use generates low levels of traffic. Based on these and other factors, it is staff's opinion that this standard has been met.

General Standard 4 states that *the proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.* Access to the site will be from one access point on Gallows Road. Given the relatively low trip generation associated with the proposed use, staff does not believe the traffic associated with the facility will create a hazard or conflict with the neighborhood.

General Standard 5 requires *that landscaping and screening be provided in accordance with the provisions of Article 13.* The proposed landscape plan is in conformance with Article 13 with respect to minimum tree canopy cover and parking lot landscaping. Although modifications have been requested (see above) staff is satisfied that adequate transitional screening is provided, as depicted on the SE Plat

General Standard 6 requires that *open space be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.* The site is within the R-2 Zoning District, which has no formal open space. The applicant proposes 70% open space, which is greater than that required under any district in the Ordinance

General Standard 7 requires that *adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements are proposed to be in accordance with the provisions of Article 11.* The plan meets or exceeds the standards for parking and loading spaces. The drainage from the site is proposed to be accommodated in an enhanced detention dry pond. All other utilities appear to be adequate to serve the project.

General Standard 8 requires that *signs be regulated by the provisions of Article 12; however, the Board may impose more strict requirements for a given use than those set forth in this Ordinance.* A development condition has been proposed requiring that all signage be in conformance with Article 12.

Standards for all Category 3 uses (Sect. 9-304)

Standard 1 for Category 3 Uses relates to public uses and is not applicable to the subject application.

Standard 2 for Category 3 Uses states that *all uses shall comply with the lot size requirements specified for the zoning district in which it is located*. The minimum lot size for medical care facilities is 5 acres, per Par. 6 of 9-308. As the application property measures 6.36 acres in size, this standard is met.

Standard 3 for Category 3 uses states that *all uses shall comply with the bulk regulations of the zoning district in which located*. The proposal complies with all bulk standards of the R-2 district including FAR, yard setbacks, and building height.

Standard 4 for Category 3 uses states that *all uses shall comply with the performance standards specified for the zoning district in which located*. No formal performance standards are applicable in the R-2 District. The proposal is providing 70% open space and is meeting the parking and loading space requirements. No parking lot lights are proposed and trash and delivery hours are limited.

Standard 5 for Category 3 Uses states that *before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans*. A development condition is proposed to this effect.

Additional Standards for Medical Care Facilities (9-308)

Standard 1 states that *in its development of a recommendation and report as required by Par. 3 of Sect. 303 above, the Health Care Advisory Board shall, in addition to information from the applicant, solicit information and comment from such providers and consumers of health services, or organizations representing such providers or consumers and health planning organizations, as may seem appropriate, provided that neither said Board nor the Board of Supervisors shall be bound by any such information or comment*. The Health Care Advisory Board (HCAB) held a public meeting on December 10, 2012, to review the application and has provided a summary and recommendation. HCAB has recommended approval of the application. The details of the HCAB review are discussed in a preceding section of this report.

Standard 2 provides the standards and criteria for HCAB to evaluate applications for medical care facilities. The result of HCAB's review and recommendations is reviewed in a preceding section of this report.

Standard 3 states that *all such uses shall be designed to accommodate service vehicles with access to the building at a side or rear entrance*. The plan shows one loading space located at the north end of the front side of the facility. While it

would be possible to provide a loading space at the side or rear of the building, given the steep topography and desire to minimize site disturbance and negative effects on neighboring properties, staff concurs with the applicant that it is preferable to have the space at the front. Although the loading area will be accessed off the main driveway from Gallows Road, it is sufficiently screened from the public right-of-way.

Standard 4 states that *no freestanding nursing facility shall be established except on a parcel of land fronting on, and with direct access to, an existing or planned collector or arterial street as defined in the adopted comprehensive plan.* Gallows Road is identified as an arterial street in the Comprehensive Plan.

Standard 5 states that *no building shall be located closer than 45 feet to any street line or closer than 100 feet to any lot line which abuts an R-A through R-4 District.* The building is set back 57 feet from the Gallows Road ROW (45 feet post dedication); It is located greater than 100 feet from all peripheral lot lines. Thus, this standard is met.

Standard 6 states that *in the R-E through R-5 Districts, medical care facilities shall be located on a lot containing no less than five acres.* The subject property is 6.36 acres; this standard is met.

Standard 7 discusses standards for signage at hospital uses and is not applicable.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

The application seeks approval of a special exception to allow a medical care facility in the R-2 district. With this approval, the applicant intends to construct a 55,432 sf., 104 bed assisted living facility on Gallows Road in Annandale. The applicant is preserving fully 70% of the site as open space and has included significant screening plantings and landscaping. In addition, the design of the building incorporates mid-century modern architecture in an attempt to emulate the character of the adjacent and national register-listed Holmes Run Acres neighborhood. Owing to these and other elements, it is staff's opinion that with the adoption of development conditions the proposed Special Exception to permit the development of an assisted living facility is in harmony with the Comprehensive Plan and Zoning Ordinance.

Staff Recommendations

Staff recommends approval of SE 2012-MA-017, subject to the proposed development conditions contained in Appendix 1.

Staff recommends approval of a modification of the transitional screening width along Gallows Road in favor of the plantings shown on the SE plat.

Staff recommends approval of a modification of the transitional screening plantings along the southeast, southwest, west, and northern property lines in favor of the existing vegetation and proposed plantings shown on the SE Plat.

Staff recommends approval of a partial waiver of the barrier requirements along all property lines in favor of the proposed fencing.

Staff recommends approval of a modification of the Special Exception requirement in Par. 3 of Sec. 9-308 to locate the loading space at the side or rear of the building in favor of the location shown on the SE Plat.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting 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 amendment 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.

APPENDICES

1. Proposed Development Conditions SE 2012-MA-017
2. Affidavit for SE 2012-MA-017
3. Statement of Justification
4. Comprehensive Plan Citations
5. Land Use and Environmental Analysis
6. Transportation Analysis
7. Urban Forest Management Analysis
8. Stormwater Management Analysis
9. Park Authority Analysis
10. Health Care Advisory Board Analysis
11. Sanitary Sewer Analysis
12. Water Authority Analysis
13. Health Department Analysis
14. Zoning Ordinance Provisions
15. Glossary

PROPOSED DEVELOPMENT CONDITIONS**SE 2012-MA-017****January 28, 2013**

If it is the intent of the Board of Supervisors to approve SE 2012-MA-017 located at 3440, 3444, 3450, and 3454 Gallows Road (Tax Map 59-2 ((1)) 47, 48, 49 (pt.); 59-2 ((10)) 1 pt.) 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 July 17, 2012 as revised through January 25, 2013, 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. The final architectural design of the building shall be consistent with the general design and type, quality, and proportion of materials depicted in the illustrative perspectives and renderings on Sheet 13 of the SE Plat.
6. 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.
7. All signs shall be in conformance with Article 12 of the zoning ordinance and shall be compatible with the materials, style, and color of the building. Internally-illuminated signs shall not be allowed on the site.
8. The maximum occupancy shall not to exceed 104 beds.

9. The applicant shall maintain at least four percent of the beds for residents who are eligible for the Virginia Department of Social Services' Auxiliary Grant program.
10. The final location of the proposed fencing and transitional screening plantings shown on the SE Plat shall be subject to review and approval by Urban Forest Management Division, DPWES.
11. 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.
12. 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.
13. Any parking lot lighting stanchions shall be a maximum of fifteen feet in height, including the base, and conform to the provisions in Part 9 of Article 14 of the Zoning Ordinance.
14. The gated access driveway from Aston Street shall be used for the maintenance and servicing of the stormwater dry pond only. When not in use, the gate shall be locked in the closed position.
15. Subject to Department of Public Works and Environmental Services (DPWES) approval, the Applicant shall reserve right-of-way up to a width of 12 (twelve) feet along the application property's Gallows Road (VA Route 650) frontage as shown on the SE Plat. Dedication of this reservation area shall be upon demand by Fairfax County or VDOT. The applicant may utilize land within the area of reservation as indicated on the SE plat; however, at the time of dedication, any plantings or other site improvements located in the areas reserved for this purpose shall be removed by the applicant at his expense.
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 meet the 2012 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 structures on the property shall be evaluated by a qualified architectural historian to determine historical significance. The results of this evaluation shall be submitted to the Department of Planning and Zoning (DPZ) Historic Preservation planner. If found to be architecturally and/or historically significant, the structures shall be documented through photographic recordation for the purpose of recording and documenting the existing standing structures, prior to development and/or demolition. Such documentation shall be conducted in coordination with and subject to the review of the Department of Planning and Zoning (DPZ) Historic Preservation planner.
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. For the purpose of demolition permitting only, the required tree protection fencing shall be limited to the areas required to demolish the structures including access from the public street as reviewed and approved by UFMD.

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.

G. Invasive Species Management. The applicant shall create and implement an invasive species management program for all tree conservation areas that may contain invasive plant material that clearly identifies targeted areas and species, details removal and treatment techniques, replanting with herbaceous and woody material, monitoring, and program duration in accordance with PFM 12-0404.2B and 12-0509.3D.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for obtaining the required Non-Residential Use Permit through established procedures, and this Special Exception shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established or construction has commenced and been diligently prosecuted. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

SPECIAL EXCEPTION AFFIDAVIT

DATE: JAN 10 2013
 (enter date affidavit is notarized)

I, Lori R. Greenlief, do hereby state that I am an
 (enter name of applicant or authorized agent)

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

117825a

in Application No.(s): SE 2012-MA-017
 (enter County-assigned application number(s), e.g. SE 88-V-001)

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

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

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

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Shelter Development, LLC Agent: Andrew M. Teeters	218 N. Charles Street, Suite 220 Baltimore, MD 21201	Applicant/Contract Purchaser of Tax Map Nos. 59-2 ((1)) 47, 48, 49 (pt) and Tax Map No. 59-2 ((10)) 1 (pt)
James N. Chaconas Marianne F. Chaconas Karen P. Chaconas	3226 Valley Lane Falls Church, VA 22044	Title Owners of Tax Map Nos. 59-2 ((1)) 47, 48
Eric H. Scheider, Trustee for the Revocable Intervivos Trust of Sara S. Scheider f/b/o Eric H. Scheider, Phillip C. Scheider, Lili S. Griffin, Sara S. Blakewood, Charles F. Scheider IV	8275 Cherry Drive Fairfax, VA 22031	Title Owner of Tax Map No. 59-2 ((1)) 49

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

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.
 ** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

Special Exception Attachment to Par. 1(a)

DATE: JAN 10 2013
 (enter date affidavit is notarized)

117825a

for Application No. (s): SE 2012-MA-017
 (enter County-assigned application number (s))

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

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Eric H. Scheider, Trustee for Charles F. Scheider, III Family Trust f/b/o Eric H. Scheider, Phillip C. Scheider, Lili S. Griffin, Sara S. Blakewood, Charles F. Scheider IV	8275 Cherry Drive Fairfax, VA 22031	Title Owner of Tax Map No. 59-2 ((10)) 1
The BC Consultants, Inc. Agent: Peter L. Rinek	12600 Fair Lakes Circle, Suite 100 Fairfax, VA 22033	Engineer/Agent
Hord Coplan Macht, Inc. Agent: Edward M. Hord	750 East Pratt Street, Suite 1100 Baltimore, MD 21202	Architect/Agent
Grove/Slade Associates, Inc. Agent: Christopher M. Tacinelli	3914 Centreville Road, Suite 330 Chantilly, VA 20151	Transportation Engineer/Agent
McGuireWoods LLP Agents: Scott E. Adams Lianne E. Childress Carson Lee Fifer, Jr. David R. Gill Jonathan P. Rak Gregory A. Riegle Mark M. Viani Kenneth W. Wire Sheri L. Akin Lisa M. Chiblow Lori R. Greenlief	1750 Tysons Boulevard, Suite 1800 Tysons Corner, VA 22102	Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Planner/Agent Planner/Agent Planner/Agent

(check if applicable)

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: JAN 10 2013
(enter date affidavit is notarized)

117825a

for Application No. (s): SE 2012-MA-017
(enter County-assigned application number(s))

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

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

CORPORATION INFORMATION

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

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

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

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

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

Special Exception Attachment to Par. 1(b)

DATE: JAN 10 2013
(enter date affidavit is notarized)

117825a

for Application No. (s): SE 2012-MA-017
(enter County-assigned application number (s))

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

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

DESCRIPTION OF CORPORATION: (check one statement)

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

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

James H. Scanlon

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

Hord Coplan Macht, Inc.
750 East Pratt Street, Suite 1100
Baltimore, MD 21202

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Lee E. Coplan
Carol D. Macht
Edward M. Hord

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

Special Exception Attachment to Par. 1(b)

DATE: JAN 10 2013
(enter date affidavit is notarized)

117825a

for Application No. (s): SE 2012-MA-017
(enter County-assigned application number (s))

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

Gorove/Slade Associates, Inc.
3914 Centreville Road, Suite 330
Chantilly, VA 20151

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Christopher M. Tacinelli
Chad A. Baird
Daniel B. VanPelt
Erwin N. Andres

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

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: JAN 10 2013
(enter date affidavit is notarized)

117825a

for Application No. (s): SE 2012-MA-017
(enter County-assigned application number(s))

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

PARTNERSHIP INFORMATION

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

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

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

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

Equity Partners of McGuireWoods LLP

- Adams, John D. Beresford, Richard A. Cairns, Scott S.
Alphonso, Gordon R. Bilik, R. E. Capwell, Jeffrey R.
Anderson, Arthur E., II Blank, Jonathan T. Cason, Alan C.
Anderson, Mark E. Boland, J. W. Chaffin, Rebecca S.
Andre-Dumont, Hubert Brenner, Irving M. Chapman, Jeffrey J.
Bagley, Terrence M. Brooks, Edwin E. Cobb, John H.
Barger, Brian D. Brose, R. C. Cockrell, Geoffrey C.
Becker, Scott L. Burk, Eric L. Cogbill, John V., III
Becket, Thomas L. Busch, Stephen D. Covington, Peter J.
Belcher, Dennis I. Cabaniss, Thomas E. Cramer, Robert W.
Bell, Craig D. Cacheris, Kimberly Q. Cromwell, Richard J.

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

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

Special Exception Attachment to Par. 1(c)

DATE: JAN 10 2013
(enter date affidavit is notarized)

117825a

for Application No. (s): SE 2012-MA-017
(enter County-assigned application number (s))

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

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

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

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

- | | | |
|------------------------|---------------------------|----------------------------|
| Culbertson, Craig R. | Gold, Stephen (nmi) | King, Donald E. |
| Cullen, Richard (nmi) | Goldstein, Philip (nmi) | Kittrell, Steven D. |
| Daglio, Michael R. | Grant, Richard S. | Kobayashi, Naho (nmi) |
| De Ridder, Patrick A. | Greenberg, Richard T. | Kratz, Timothy H. |
| Dickerman, Dorothea W. | Gresham, A. B. | Krueger, Kurt J. |
| DiMattia, Michael J. | Grieb, John T. | Kutrow, Bradley R. |
| Dooley, Kathleen H. | Harmon, Jonathan P. | La Fratta, Mark J. |
| Doubet King, Sally | Harmon, T. C. | Lias-Booker, Ava E. |
| Downing, Scott P. | Hartsell, David L. | Little, Nancy R. |
| Edwards, Elizabeth F. | Hatcher, J. K. | Long, William M. |
| Ensing, Donald A. | Hayden, Patrick L. | Manning, Amy B. |
| Ey, Douglas W., Jr. | Hayes, Dion W. | Marianes, William B. |
| Farrell, Thomas M. | Heberton, George H. | Marks, Robert G. |
| Feller, Howard (nmi) | Hedrick, James T., Jr. | Marshall, Gary S. |
| Fennebresque, John C. | Horne, Patrick T. | Marshall, Harrison L., Jr. |
| Finkelson, David E. | Hornyak, David J. | Marsico, Leonard J. |
| Foley, Douglas M. | Hosmer, Patricia F. | Martin, Cecil E., III |
| Fox, Charles D., IV | Hutson, Benne C. | Martin, George K. |
| Franklin, Ronald G. | Isaf, Fred T. | Martinez, Peter W. |
| Fratkin, Bryan A. | Jackson, J. B. | Mason, Richard J. |
| Freedlander, Mark E. | Jordan, Hilary P. | Mathews, Eugene E., III |
| Freeman, Jeremy D. | Kanazawa, Sidney K. | Mayberry, William C. |
| Fuhr, Joy C. | Kannensohn, Kimberly J. | McDonald, John G. |
| Gambill, Michael A. | Katsantonis, Joanne (nmi) | McElligott, James P. |
| Gibson, Donald J., Jr. | Keeler, Steven J. | McFarland, Robert W. |
| Glassman, Margaret M. | Kerr, James Y., II | McGinnis, Kevin A. |
| Glickson, Scott L. | Kilpatrick, Gregory R. | McIntyre, Charles W. |

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

Special Exception Attachment to Par. 1(c)

DATE: JAN 10 2013
(enter date affidavit is notarized)

117875a

for Application No. (s): SE 2012-MA-017
(enter County-assigned application number (s))

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

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

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

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

McLean, J. D.
McRill, Emery B.
Milianti, Peter A.
Miller, Amy E.
Moldovan, Victor L.
Muckenfuss, Robert A.
Murphy, Sean F.
Natarajan, Rajsekhar (nmi)
Neale, James F.
Nesbit, Christopher S.
Newhouse, Philip J.
Nickens, Jacks C.
O'Grady, John B.
O'Hare, James P.
Oakey, David N.
Oostdyk, Scott C.
Padgett, John D.
Parker, Brian K.
Perzek, Philip J.
Phears, H. W.
Phillips, Michael R.
Pryor, Robert H.
Pusateri, David P.
Rak, Jonathan P.
Rakison, Robert B.

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

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

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: JAN 10 2013
(enter date affidavit is notarized)

117825a

for Application No. (s): SE 2012-MA-017
(enter County-assigned application number(s))

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

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

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

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

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

NONE

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

Application No.(s): SE 2012-MA-017
(county-assigned application number(s), to be entered by County Staff)

SPECIAL EXCEPTION AFFIDAVIT

DATE: JAN 10 2013
(enter date affidavit is notarized)

117825

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

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

NONE

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

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

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

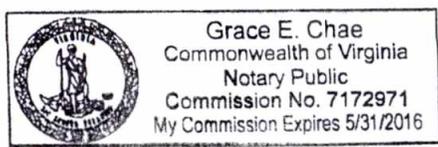
WITNESS the following signature: Lori R. Greenleaf
(check one) [] Applicant [x] Applicant's Authorized Agent

Lori R. Greenleaf, Land Use Planner
(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 10th day of January 20 13, in the State/Comm. of Virginia, County/City of Fairfax.

Grace E. Chae
Notary Public

My commission expires: 5/31/2016



**STATEMENT OF JUSTIFICATION
FOR
SPECIAL EXCEPTION FOR MEDICAL CARE FACILITY
(Assisted Living Facility)
Shelter Development, LLC
July 30, 2012
Revised January 2, 2013**

Pursuant to Section 9-301 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) on properties identified as Tax Map Reference Numbers 59-2((1))47,48; 59-2((1))49, part; and, 59-2((10))1, part ("the Property").

LOCATION/BACKGROUND

The Property is zoned R-2 and contains 6.36 acres. It consists of 4 different lots (or parts thereof) each developed with a single family detached dwelling. The Property is located on the south side of Gallows Road, approximately 200 feet west of its intersection with Executive Avenue. The property is bordered on the north across Gallows Road by two single family detached dwellings and the Holmes Run Recreation Association pool. It is bordered on the west and east by single family detached dwellings and also on the east by the Captial Baptist Church. The properties to the south are also developed with single family detached dwellings.

It is noted that only portions of Lots 49 and Lot 1 are included in this special exception proposal. The unused portions of those lots will be consolidated to create a buildable, legal lot for the current owner.

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 operates facilities in the East Coast states from Massachusetts to Florida. The location on Gallows Road provides easy access to shopping, entertainment and churches for the residents, as well as close and convenient access to Inova Fairfax Hospital.

The proposed Brightview Gallows Road facility will consist of 95 assisted living units. The senior community will provide high quality, personalized residential care services for seniors 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. This neighborhood will occupy the entire third level of the proposed building. A separate secured outdoor garden area will be provided for the Wellspring residents in the form of a rooftop terrace/deck area.

Brightview Senior Living offers the following communal amenities to the residents: living room, library, computer center, 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, centrally located on the Property, essentially following the L-shape of the Property. The building height will be no more than 45 feet. The topography of the land slopes down and away from Gallows Road. The first floor elevation of the building at the front of the site is lower than the road which results in a viewshed into the site of a building shorter than the average height of the facility.

Compatibility with the surrounding area is an important element of all Brightview Senior Living communities and care is taken in the design of architectural elements to ensure affinity with the style, character and feel of the surrounding neighborhood. The architecture of this Brightview building takes its inspiration from the authentic Mid-Century Modern style prevalent in the neighboring Holmes Run Acres community, which is listed on both the National Register of Historic Places and the Virginia Landmarks Register. This distinctive architectural style features contemporary details such as clean asymmetrical lines, lots of glass, a mixture of siding and panel materials, modern brick detailing, minimal ornamentation, and low sloped roofs with deep overhangs.

This Brightview building will feature all of these details. The shingled roof will be low-sloped with deep overhangs. The façade features large contemporary styled windows. Exterior wall materials are a mix of both horizontal and vertical siding, with brick accents. The minimalist, asymmetrical porte cochere is reminiscent of the porches found on some of the residences in the area. All of these materials are in keeping with the attributes of the Mid-Century modern aesthetic.

The parking area and a curved drop off area under a portico will be located between the building and Gallows Road. A total of 60 parking spaces will be provided including 3 accessible spaces. The loading area will be located on the north side of the building. Access to the facility will be provided via a single two-way driveway onto Gallows Road, the location of which meets the sight distance requirements on Gallows Road.

Stormwater detention and Best Management Practices will be handled through conservation areas and an enhanced extended detention dry pond located behind the proposed building.

Transitional Screening 2 is required along all lot lines. The site itself is heavily wooded with the exception of the areas around the existing homes and generally in the area where the proposed building is located. A modification of the Transitional Screening 2 required is requested to allow the existing vegetation with the supplementation shown on the special exception plat to satisfy the requirement. Considerable additional understory vegetation will be added as directed by the Urban Forester. A modification of the transitional screening yard width is requested along the front lot line. Additional landscaped areas are provided in the form of courtyards and garden patios 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 along the lot lines indicated on the plan in that adequate screening is proposed to provide a buffer along the lot lines. A considerable amount of treed open space will be retained in the far eastern and far southern portions of the Property. The preservation of existing vegetation around the perimeter of the Property will serve

as a natural buffer to the adjacent properties. Supplemental landscaping will also be installed to enhance the buffer.

A sidewalk is shown along the site's frontage to connect with sidewalks/trails to either side of the site. Internal sidewalks will be provided throughout the site for the benefit of the residents. Additional right-of-way dedication is shown along the site's frontage.

DISCUSSION OF COMPREHENSIVE PLAN

The property is located in the Holmes Run Community Planning Sector in the Annandale Planning District in Area I. There is no specific plan language for the Property. The Comprehensive Plan map shows the property is planned for residential use at 1 to 2 dwelling units per acre. The general sector language recommends that infill development in the neighborhoods be of a compatible use, type and intensity and in accordance with the guidance provided by the Policy Plan Land Use Objectives 8 and 14. These objectives focus on the need for compatibility and mitigation of adverse visual, auditory and transportation impacts for uses establishing in stable residential neighborhoods. The lots which make up the consolidated Property are distinct from those which surround them to the south, east and west as they are considerably larger "acreage" lots, not part of any of the surrounding subdivisions. For this reason, and given that these parcels front on Gallows Road, they are likely to redevelop in the future. Future redevelopment could be residential in nature, but a highly likely scenario is a non-residential commercial or institutional use as proposed in this application.

The proposed assisted living facility provides a reasonable, acceptable option which is appropriate for this property on the edge of a residential neighborhood, adjacent to a busy minor arterial road and surrounded by other non-residential and institutional uses such as Woodburn Elementary School adjacent to the northwest, Holmes Run Pool to the north and the Capital Baptist Church to the east. In accordance with Plan guidance, all potential adverse impacts can be mitigated through the nature of the use or by appropriate site layout as discussed below.

- The use itself is residential in nature and in operation. It is a home for members of the senior population and is therefore, inherently quiet and 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 average age of a resident is 83 so very few, if any, residents drive. The majority of the employee shifts are timed to be out of the peak hour.

Thus, the traffic impact is minimal, especially compared to other potential non-residential/institutional uses which could develop on the Property. As discussed in the traffic impact study submitted with this application, the weekday peak hour trip generation for the proposed use is only 5 trips more than the by-right residential use in the AM peak and 8 trips more than the by-right residential use in the PM peak. All of this is especially significant given the Property's location on Gallows Road. Essentially, at the time of peak traffic on Gallows Road, the trips associated with the proposed use are low and when the trips for the proposed use could be considered at the highest is when Gallows Road is not at peak.

- The building has been designed to flow with the shape of the site which allows significant buffers to the residential neighborhoods which abut the Property. The manicured gardens and terraces designed for the residents use are on the side of the building which faces the existing residential neighborhood; conversely parking and loading are on the opposite side of the building from those neighborhoods.

For the above reasons, the proposal is in harmony with the Land Use Objectives of the Comprehensive Plan for compatible infill.

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: 95 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 on site will be no more than 28 during any one shift.
- E. Estimate of traffic impact: The proposed facility is expected to generate 14 trips in the AM peak hour and 21 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. A traffic impact statement has been provided with this submission which includes additional information are background and area traffic.

- F. Vicinity or general area to be served by the use: Northern Virginia area. A majority of the residents will move from within 3 to 5 miles of the property.
- G. Architectural compatibility: Care has been taken to create a building that blends with the surrounding community and represents the style of this part of Annandale. See discussion of the building architecture on pages 2 and 3.
- H. Hazardous and toxic substances: There are no known hazardous or toxic substances that will be generated on site.
- 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 SECT. 9-303, Additional Submission Requirements

- 1. N/A
- 2. N/A
- 3. This application will be presented to the Health Care Advisory Board during the zoning review process.

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

- 1. N/A
- 2. The use complies with the lot size requirements for the R-2 District.
- 3. The use will comply with the bulk regulations of the R-2 District.

4. The use will comply with performance standards contained in the Zoning Ordinance.
5. It is acknowledged that the use will be subject to Article 17, Site Plans.

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

1. The Applicant acknowledges that an application/presentation to the Health Care Advisory Board is part of this special exception process.
2. The Applicant acknowledges that an application/presentation to the Health Care Advisory Board is part of this special exception process. (*See above*)
3. The Applicant requests a modification of the requirement that the loading area be located in either the side or the rear of the building. In this case, residential uses abut the property to the south, west and east so the area of least impact for a loading space is the north or front side of the building. The loading area is tastefully designed to resemble a normal sized residential entry door.
4. The facility is an assisted living facility, not a nursing facility but the facility will front on Gallows Road which is classified as a minor arterial in the Comprehensive Plan.
5. The building is set back at least 100 feet from all lot lines abutting residential zones and is at least 45 feet from the street line of Gallows Road.
6. The Property contains over 5 acres.
7. N/A

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

1. 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 as discussed under the previous section. Additionally, the Comprehensive Plan, as well

as the Board of Supervisors adopted 50+ Action Plan, identifies the need for senior housing as the County population ages.

2. The intent of the R-2 Zoning District is to provide for single family detached dwellings and other compatible uses. As stated above, this residential use with its residential designed appearance, its extremely low traffic volumes and passive level of outdoor activity is compatible with the intent of the District.
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/patios, varying rooflines, contemporary windows, architectural bump-outs and a variety of residential building materials in order to architecturally blend with the homes in the area. 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 and the traffic impact is minimal. 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.

A sketch plan depicting a potential development scenario for the remaining few lots to the south is attached to this written statement. The plan shows a by-right conventional R-2 development which retains the existing lot created through this special exception boundary adjustment and creates three additional lots from the remaining two lots (Lots 50 and 51). The purpose of this exercise is to show that the special exception proposal will not hinder the development of adjacent lots in conformance with the Ordinance or the Comprehensive Plan.

4. The proposed use will not be hazardous nor conflict with existing or anticipated traffic in the area. The use is anticipated to produce 14 trips in the AM peak hour and 21 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 Gallows Road.
5. The building and grounds will be landscaped with plantings which will add to the residential nature of the property.

6. There is no open space requirement in the R-2 District but approximately 70% of the site is to be maintained as open space, including several landscaped gardens.
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 Property is an appropriate use on the edge of a residential neighborhood, adjacent to a busy minor arterial road and surrounded by other institutional uses. In accordance with Plan guidance, all potential adverse impacts can be mitigated through the nature of the use, by the appropriate site layout and level of screening and buffering. This residential use is a very low trip generator compared to other uses that could locate on the property and only minimally greater than that of a by-right residential use. The residential architectural elements provide a visually appealing building which blends with the surrounding area. Finally, the assisted living residence will address the need for additional senior housing as identified in the Comprehensive Plan. The assisted living residence will be neighborhood serving and enable seniors to remain within their community.

The proposed use, residential in nature, is in harmony with the Comprehensive Plan and meets the Special Exception standards for approval. 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

Attachments:

Sketch Plan for Redevelopment of Adjacent Lots

A9 HOLMES RUN COMMUNITY PLANNING SECTOR

CHARACTER

The majority of the sector is developed with single-family residences. Exceptions include the Raintree townhouses on Gallows Road immediately east of the I-495/Gallows Road interchange, the Adams Walk townhouse community located east of Hummer Road along Championship Drive, and the Lafayette Village development situated in the southwestern portion of the sector.

The Coon Branch Stream Valley runs from the I-495/Route 236 interchange northeast through the southern portion of this sector. Many portions of the sector remain heavily wooded, supporting considerable wildlife. In particular, stands of specimen monarch oaks have been identified within the area.

Much of the sector consists of older residential neighborhoods in which cutting and filling were relatively minor during construction. Previous archaeological work in the County has demonstrated that significant heritage resources may have survived in such areas. Therefore, there is a potential for such resources in those areas within this sector as well as in undeveloped areas, particularly the Coon Branch watershed.

Accotink Heights Community Improvement Area

On September 13, 1982, the Board of Supervisors adopted the Accotink Heights Community Improvement Plan to upgrade and preserve this neighborhood by installing curbs and gutters, and making sidewalk, road, and storm drainage improvements. Homeowners participated in the design of improvements and shared in the cost. The improvement area includes the residential community focusing on Estabrook Drive and Hirst Drive, north of the Route 236 service road.

CONCEPT FOR FUTURE DEVELOPMENT

The Holmes Run Community Planning Sector contains lands which are recommended to develop as Suburban Neighborhoods in the Concept for Future Development. The Holmes Run Community Planning Sector also includes a portion of the Annandale Community Business Center. The Annandale Community Business Center is discussed in a separate section following the Annandale District overview.

RECOMMENDATIONS

Land Use

The Holmes Run Community Planning Sector contains stable residential neighborhoods. Infill development in these neighborhoods should be of a compatible use, type and intensity and in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 14.

Figure 65 indicates the geographic location of land use recommendations for this sector.



County of Fairfax, Virginia

MEMORANDUM

DATE: December 4, 2012

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

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

SUBJECT: ENVIRONMENTAL ASSESSMENT for: SE 2012-MA-017
Brightview – Gallows Road

This memorandum, prepared by John R. Bell, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the above referenced special exception plat as revised through November 9, 2012. Possible solutions to remedy identified environmental impacts are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

COMPREHENSIVE PLAN CITATIONS:

The Comprehensive Plan is the basis for the evaluation of this application. The assessment of the proposal for conformity with the environmental recommendations of the Comprehensive Plan is guided by the following citations from the Plan:

Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, Environment, as amended through July 27, 2010, pages 19 and 20:

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

Policy a. Consistent with other Policy Plan objectives, encourage the application of energy conservation, water conservation and other green building practices in the design and construction of new development and redevelopment projects. These practices can include, but are not limited to:

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



- Environmentally-sensitive siting and construction of development.
- Application of low impact development practices, including minimization of impervious cover (See Policy k under Objective 2 of this section of the *Policy Plan*).
- Optimization of energy performance of structures/energy-efficient design.
- Use of renewable energy resources.
- Use of energy efficient appliances, heating/cooling systems, lighting and/or other products.
- Application of water conservation techniques such as water efficient landscaping and innovative wastewater technologies.
- Reuse of existing building materials for redevelopment projects.
- Recycling/salvage of non-hazardous construction, demolition, and land clearing debris.
- Use of recycled and rapidly renewable building materials.
- Use of building materials and products that originate from nearby sources.
- Reduction of potential indoor air quality problems through measures such as increased ventilation, indoor air testing and use of low-emitting adhesives, sealants, paints/coatings, carpeting and other building materials.

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

In the Fairfax County Comprehensive Plan, Policy Plan, 2011 Edition, Environment section as amended through July 27, 2010, on page 7 through 9, the Plan states:

“Objective 2: Prevent and reduce pollution of surface and groundwater resources. Protect and restore the ecological integrity of streams in Fairfax County. . . .

Policy k. For new development and redevelopment, apply better site design and low impact development techniques such as those described below, and pursue commitments to reduce stormwater runoff volumes and peak flows, to increase groundwater recharge, and to increase preservation of undisturbed areas. In order to minimize the impacts that new development and redevelopment projects may have on the County’s streams, some or all of the following practices should be considered where not in conflict with land use compatibility objectives:

- Minimize the amount of impervious surface created. . . .
- Encourage the use of innovative BMPs and infiltration techniques of stormwater management where site conditions are appropriate, if consistent with County requirements.
- Apply nonstructural best management practices and bioengineering practices where site conditions are appropriate, if consistent with County requirements. . . .
- Maximize the use of infiltration landscaping within streetscapes consistent with County and State requirements. . . .

Development proposals should implement best management practices to reduce runoff pollution and other impacts. Preferred practices include: those which recharge groundwater when such recharge will not degrade groundwater quality; those which preserve as much undisturbed open space as possible; and, those which contribute to ecological diversity by the creation of wetlands or other habitat enhancing BMPs, consistent with State guidelines and regulations. . . .”

Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, Environment, as amended through July 27, 2010, page 18:

“Objective 10: Conserve and restore tree cover on developed and developing sites. Provide tree cover on sites where it is absent prior to development.

Policy a: Protect or restore the maximum amount of tree cover on developed and developing sites consistent with planned land use and good silvicultural practices.

Policy b: Require new tree plantings on developing sites which were not forested prior to development and on public rights of way.”

ENVIRONMENTAL ANALYSIS:

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

Green Buildings

The subject property is not located within an area where the Comprehensive Plan provides any specific expectations for green building certification through independent third party review. However, staff has encouraged the applicant to develop the site in a manner consistent with green building goals. As a result, the applicant has agreed to commit to a number of green building measures. Staff feels that the proposed measures adequately satisfy staff’s request for green building commitments.

Water Quality

The applicant is providing onsite detention with a proposed stormwater management pond. The proposed site design also notes an area of approximately one acre to be placed in a conservation easement for Best Management Practice credit. Any determination regarding the adequacy of these measures to meet stormwater management requirements will be subject to review and approval by staff within the Department of Public Works and Environmental Services (DPWES).

Tree Cover

The applicant has provided a plan which seeks to preserve existing tree cover to the greatest extent possible and appears to provide an approach which is generally achievable. The plan also notes a number of areas where landscaping and supplemental plantings are to be provided. The overall concept for tree cover and landscaping is to be commended as it will provide a positive landscape for the new residents while also screening existing nearby property owners from the proposed new use. However, it should be noted that staff from the Department of Public Works and Environmental Services Urban Forestry Branch may have additional comments which should be incorporated into any possible future revisions.

PGN:JRB



County of Fairfax, Virginia

MEMORANDUM

DATE: November 30, 2012

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

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

SUBJECT: SE 2012-MA-017: Shelter Development, LLC
Tax Maps: 59-2 ((1)) 47, 48(pt.)
59-2 ((10)) 1 (pt.)

This department has reviewed the subject application for the Special Exception Plat dated July 2012, as revised through November 9, 2012, and offers the following comments:

- Sheet 3 of 16: Under the Zoning Ordinance General Note 2F, the applicant should revise or remove the statement "*No additional right-of-way and frontage improvements are proposed with this plan*" because it is no longer accurate. The plans were revised to include a 12-foot dedication along the site's frontage.
- The applicant should remove the existing curb cuts and driveway aprons along the site's frontage and replace them with curb, gutter and sidewalk since the individual residential entrances are no longer needed and a new entrance to the proposed development is being constructed.
- The proposed entrance feature should not encroach into the proposed right-of-way nor should it be placed in a location that would obscure the limited site distance for vehicles heading east on Gallows Road or vehicles exiting the proposed development.

AKR/EAI



County of Fairfax, Virginia

MEMORANDUM

DATE: November 16, 2012

TO: Brent Krasner, Senior Staff Coordinator
Department of Planning and Zoning, ZED

FROM: Nicholas J. Drunasky, Urban Forester II
Forest Conservation Branch, UFMD

SUBJECT: Brightview/Gallows Road, SE 2012-MA-017

RE: Request for assistance dated November 14, 2012

Site Description: The site consists of four parcels with six houses. Grass surrounds all of the existing houses, which also contain forest grown trees, some of which are significant in size and are in relatively good condition. The remaining areas of the site are primarily forested with conditions ranging from poor/dead (primarily on the southwestern side of the site surrounding building 18) to good, many of which contain little to no understory vegetation. A double row of mature loblolly pines is present along the southern side of the site adjacent to Aston Street.

This review is based upon the special exception application SE 2012-MA-017 stamped as "Received by the Department of Planning & Zoning November 9, 2012." Site visits were conducted on October 12 and 17, 2012.

- 1. Comment:** The site contains several large open grown and unique specimen trees in fair to good condition that are not being preserved with the current special exception plat. Most of these trees are located around buildings one, two, and eight. The most notable ones that do not appear to be preserved with the current plat and have not been identified in the tree inventory are as follows: 1. approximately 42 inch diameter open grown scarlet oak located on the western corner of building eight inside the driveway bend, 2. approximately 38 inch diameter open grown white oak located right next to the small shed (building seven), and 3. The group consisting of the approximately 13 inch diameter Chinese chestnut, and 14 inch diameter pecan, both located next to the tree identified as #20, which the applicant has added hardscape within this area with this submission.

Recommendation: The applicant should seriously consider reconfiguring the site to incorporate the preservation of some of the higher quality open grown and unique trees such as the 42 inch diameter scarlet oak, 38 inch diameter white oak, and the group of trees (13 inch diameter Chinese chestnut and 14 inch diameter pecan) located next to tree #20 that could be preserved and incorporated into unique focal points or sitting areas for passive recreation internal to the site.

- 2. Comment:** With this submission, the proposed limits of clearing and grading have only been decreased around tree number 11, and have been increased around tree numbers 1, 2, 53, and

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



54, and remain unchanged in all other areas. The proposed limits will cause negative impacts to the critical root zones of various trees shown to be preserved, some of which cannot be used to meet 10-Year Canopy Requirements for the site. In addition, with the increased limits of clearing and grading, the large white oak (#1) is now going to be removed.

Recommendation: The applicant should adjust the limits of clearing and grading inward so they are outside of the critical root zones of trees along the periphery of the property that are shown to be preserved to help protect the following trees: 2, 6, 7, 8, 9, 10, 11, 17, 22, 23, 24, 26, 28, 36, 38, 53, and 54, along with preserving tree #1.

3. **Comment:** With this submission, the existing canopy line has been removed and is not depicted anywhere within the proposed limits of clearing and grading on the Tree Preservation Plan, making it unclear where trees exist within the limits of clearing and grading.

Recommendation: The existing canopy line should be added back to the tree preservation plan as was previously shown and is shown on the Existing Vegetation Map.

4. **Comment:** The Tree Preservation Narrative and Project Arborist Site Monitoring Schedule now specify a monitoring schedule for the Project Arborist, but do not discuss sending monitoring reports to SDID and UFMD.

Recommendation: The Tree Preservation Narrative and Project Arborist Site Monitoring Schedule should be revised to include sending all Project Arborist monitoring reports (weekly during phase I and monthly thereafter until project completion) to SDID and UFMD.

5. **Comment:** The sentence contained within the Invasive Species Assessment stating “It does not appear that these invasive plants have achieved a level that would endanger the long-term health of the trees to be preserved,” which is only true in some areas. The plan then goes on to state that “All invasive plant species in all preservation areas shall be removed as part of the initial preservation work.”

Recommendation: The sentence about invasive plants not being at a level that endanger the long-term health of trees to be preserved should be removed from the Invasive Species Assessment since this is mainly true in areas proposed to be cleared.

6. **Comment:** The invasive species management plan does not depict the location of the invasive species to be targeted with the plan (1. bradford pear in the western corner of the site in tree save area four, 2. Asian wisteria located on the southern side of the site in tree save area one adjacent to the proposed stormwater access road and trees #23 and #24, 3. English ivy and bamboo in tree save area one starting near tree #21 and going northeast up to and within the transitional screening area that meets the Capital Baptist Church, 4. multi-flora rose located in the tree save area adjacent to Capital Baptist Church) and does not contain all pertinent information necessary such as but not limited to details for removal and treatment techniques, replanting with herbaceous and woody material, monitoring, program duration, etc. It states that “Areas of invasive plants will be identified during the pre-construction site walk with a representative of the Urban Forest Management Division (UFMD).” These targeted areas should be identified during site plan development and not during the pre-construction meeting.

Recommendation: The statement about the areas of invasive plants being identified during the pre-construction site walk should be removed from the plan on the SE. It is recommended that the applicant agree to a development condition to create and implement an invasive species management program for the tree conservation ordinance to include all tree save areas that may contain invasive plant material (Bradford pear, Asian wisteria, English ivy, bamboo, multi-flora rose, poison ivy) (PFM 12-0404.2B and 12-0509.3D) that clearly identifies targeted areas and species, details removal and treatment techniques, replanting with herbaceous and woody material, monitoring, program duration, etc.

7. **Comment:** The invasive species management narrative states that a non-toxic herbicide will be used, which is unclear.

Recommendation: The invasive species management narrative should specify what the non-toxic herbicide is not toxic to so it is clear that it will be toxic to target plants.

8. **Comment:** The invasive species management narrative does not clearly discuss the timing of cutting and hand pulling invasive plants or follow-up with systemic herbicide during the growing season.

Recommendation: The invasive species narrative shall clearly identify which species are to be cut or hand pulled, and then followed up by two separate treatments one to two months apart with a systemic herbicide to treat re-growth during the growing season as may be necessary.

9. **Comment:** It appears that the width of the required Type II Transitional Screening (35 foot wide landscape area) has been reduced in places where this is not necessary based on the current design such as the area around the proposed stormwater access road and the corner adjacent to the 90 degree bend of the proposed building where supplemental planting has been provided and the full width is not drawn.

Recommendation: The limits of clearing and grading should be tightened up and the full width or as close to the full width as possible for the Type II Transitional Screening should be clearly depicted in the areas near the proposed stormwater access road and the corner adjacent to the 90 degree bend of the proposed building.

10. **Comment:** The type of the existing vegetation that is being used to meet the requirements of the Type II Transitional Screening around the entire perimeter of the site is primarily deciduous trees, with gaps in the canopy not shown and little to no understory, which does not come close to meeting the intent of the transitional screening and will require additional supplemental landscaping within these areas. Evergreen shrubs and a few evergreen trees have been added to these areas, but still lack evergreen elevational height (all perimeters) and shrubs (along Gallows Road). In addition, many of the evergreens provided have not been provided within screening areas where little to no exiting vegetation exists, such as the western corner where the Bradford pears exist.

Recommendation: The applicant should provide supplemental landscaping, primarily in the form of evergreens, shrubs, and some small deciduous trees within the transitional screening areas in order to meet the intent of the Type II Transitional Screening Ordinance such that

- a. A mixture of large and medium evergreen trees and large deciduous trees that achieve a minimum ten year canopy of 75% or greater;



- b. A mixture of trees consisting of at least 70% evergreen trees, and consisting of no more than 35% of any single species of evergreen or deciduous tree; and
- c. A mixture of predominately medium evergreen shrubs at a rate of three shrubs for every 10 linear feet for the length of the transition yard area.

This information shall be tabulated in a matrix for the periphery of the property to help demonstrate that the intent of this zoning ordinance requirement has been met.

- 11. Comment:** A modification request has been submitted to only provide a small section of board on board fence within the Type II Transitional Screening as required by the zoning ordinance based on the justification that topography of the lot providing the transitional screening and the lot being protected is such that a barrier would not be effective. The exact location of the fence should be provided on the inside of the transitional screen.

Recommendation: The applicant should relocate the Type E or F barrier to the inside edge of the transitional screening so that it is softened from adjacent properties on the outside by both existing and supplemental vegetation.

- 12. Comment:** The legend on the Landscape Plan shows a roof deck wall with plantings, which is now depicted on part of the roof, but no detail, has been provided as to the type of plant material or cross section of the planting container, making it unclear that the minimum soil volume has been provided.

Recommendation: The applicant should provide details depicting the proposed plant material to be used within the roof deck planting (eg. Category II, 2 inch caliper deciduous tree) and a cross section detail of the planting container(s) that will be used on the roof deck as shown in the legend and how the minimum soil volume will be met.

- 13. Comment:** With the second submission, additional landscaping has been provided internal to the site, but this landscaping and hardscaping has not incorporated any tree preservation internal to the site as discussed in comment number one above.

Recommendation: The applicant should incorporate tree preservation of trees such as noted in comment number one above with landscaping and hardscaping to create more of a sense of place with specific areas of interest and passive recreation opportunities for residents of this community.

- 14. Comment:** With this submission, additional landscaping has been provided, but the number of plants shown in the planting schedule has not changed with this submission from the last and 10-Year Canopy remains at 20,350 sq.ft. Table 12.10 shows 16,360 sq. ft. of 10-Year Canopy to be provided through planting, which is unclear by the note on the bottom of the table stating that no less than 20,350 sq. ft. is of canopy will be met through means of planting.

Recommendation: The plant schedule shall be revised to reflect the number of plants provided on the landscape plan and the overall 10-Year Canopy being provided.

- 15. Comment:** Given the nature of the trees and vegetation located around the entire proposed facility, and depending upon the ultimate development configuration provided, several commitments will be instrumental in assuring adequate tree preservation and protection throughout the construction process.



Recommendation: Recommend the following agreement language to ensure effective tree preservation:

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. (UFMD).

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 12 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 on the SE Plat, those areas outside of the limits of clearing and grading and those additional areas in which trees can be preserved as a result of final engineering. All inventoried trees shall be clearly identifiable in the field with numbered metal tags that correspond to the tree inventory. 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, Cambistat, radial mulching, compost tea and others as necessary, shall be included in the plan.”

Invasive Species Management: See comment #6 above for recommended language.

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 conditioned 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 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.”

If you have further questions, please do not hesitate to contact me at 703-324-1770.

NJD/

UFMDID #: 174840

cc: DPZ File





County of Fairfax, Virginia

MEMORANDUM

DATE: November 27, 2012

TO: Brent Krasner; Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Thakur Dhakal, Senior Engineer III
Site Development and Inspections Division
Department of Public Works and Environmental Services

SUBJECT: Special Exception Plat, SE 2012-MA-017; Brightview at Gallows Road, SE Plat dated 22 August 2012, LDS Project #1858-ZONA-001-1, Tax Map #059-2-01-0047, 0048, 0049, and 059-2-10-0001, Mason District

We have reviewed the subject application and offer the following Stormwater management comments.

Chesapeake Bay Preservation Ordinance (CBPO)

There is no Resource Protection Area (RPA) on this property. Water quality controls must be satisfied for this development (PFM 6-0401.2). The location of onsite dry detention pond, and conservation easement are depicted on the plat. In the site plan submission BMP computations must be shown for each BMP facility. It appears from the plan that there is a sanitary sewer easement in the area where conservation easement has been proposed. No credit for water quality will be allowed from the area within the easement.

Floodplain

There are no regulated floodplains on the site.

Downstream Drainage Complaints

There are several downstream drainage complaints on file. More information on these complaints is available from the Maintenance & Stormwater Management Division (703 877 2800).

Onsite Major Storm Drainage System and Overland Relief

Applicant needs to provide an overland relief narrative and arrows showing runoff flow path of the 100-year storm event. Cross-sections at key locations including the building entrances must be shown on the plan. Special attention shall be given to the properties downstream of the pond.



Stormwater Detention

Applicant indicates to provide the Stormwater detention requirements with a dry detention pond. Stormwater detention facilities shall be designed in accordance with PFM and detailed evaluation and analysis shall be provided on site plan. If the existing Aston Street is assumed to serve as an embankment for the SWM pond, it shall meet VDOT requirements.

Downstream Drainage System

An outfall narrative and map have been provided, however, the analysis of adequacy and stability of the outfall is not the part of the statement.

Drainage Diversion

During the development, the natural drainage divide shall be honored. The outfall narrative on sheet 13 indicates that the drainage area on the part of the site will be diverted towards dry pond on proposed conditions. If natural drainage divides cannot be honored, a drainage diversion justification narrative must be provided. The increase and decrease in discharge rates, volumes, and durations of concentrated and non-concentrated Stormwater runoff leaving a development site due to the diverted flow shall not have an adverse impact (e.g., soil erosion; sedimentation; yard, dwelling, building, or private structure flooding; duration of ponding water; inadequate overland relief) on adjacent or downstream properties. (PFM 6-0202.2A)

Stormwater Planning Comments

This case is located in the Accotink Creek Watershed. There are several water quality control plans (AC 9171, AC 9172, AC 9935) located near the subject site.

Please visit

http://www.fairfaxcounty.gov/dpwes/watersheds/publications/ac/ac_plan_022411.pdf for more details.

Please note that U.S. Environmental Protection Agency has established Accotink Creek TMDL in April 2011. The site plan for this application may be required to conform to the Accotink Creek TMDL.

Dam Breach

None of this property is within the dam breach inundation zone.

These comments are based on the 2011 version of the Public Facilities Manual (PFM). A new Stormwater ordinance and updates to the PFM's Stormwater requirements are being developed as a result of changes to state code (see 4VAC50-60 adopted May 24, 2011). The site plan for this application may be required to conform to the updated PFM and the new ordinance.

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

TD/

Brent Krasner; Staff Coordinator
SE 2012-MA-017, Brightview at Gallows Road
Page 3 of 3

cc: Fred Rose, Chief, Watershed Planning & Assessment Branch, Stormwater Planning
Division, DPWES
Bijan Sistani, Chief, South Branch, SDID, DPWES
Zoning Application File



FAIRFAX COUNTY PARK AUTHORITY



M E M O R A N D U M

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

FROM: Sandy Stallman, AICP, Manager
Park Planning Branch, PDD *SS*

DATE: October 23, 2012

SUBJECT: SE 2012-MA-017, Shelter Development
Tax Map Number(s): 59-2 ((1)) 47, 48, 49 (part); 5-2 ((10)) 1 (part)

BACKGROUND

The Park Authority staff has reviewed the proposed Development Plan dated August 22, 2012, for the above referenced application. The Development Plan shows an assisted living facility with a maximum of 55,432 GFA on a 6.36 acre site zoned R-2. The site is located within the Annandale Planning District and the Mason Supervisory District. The Park Authority owns the Woodburn School Site, located across Gallows Road from and downstream of the proposed development.

COMPREHENSIVE PLAN GUIDANCE

The County Comprehensive Plan includes both general and specific guidance regarding parks and resources. The Policy Plan describes the need to mitigate adverse impacts to park and recreation facilities caused by growth and development; it also offers a variety of ways to offset those impacts, including contributions, land dedication, development of facilities, and others (Parks and Recreation, Objective 6, p.8). Resource protection is addressed in multiple objectives, focusing on protection, preservation, and sustainability of resources (Parks and Recreation Objectives 2 and 5, p.5-7).

The site is within the A9-Holmes Run Community Planning Sector. Plan guidance describes the potential for heritage resources in this sector, noting that previous archeological work has demonstrated that significant resources may have survived in the area (Area I, Annandale Planning District, A9-Holmes Run, p. 148). Plan language further directs that any ground disturbance or development in the sector should be preceded by heritage resource studies (p.150).

Finally, text from the Annandale District chapter of the Great Parks, Great Communities Park Comprehensive Plan echoes recommendations in the Countywide Comprehensive Plan. Specific

District chapter recommendations include documenting and recording historic buildings and working with private land owners to capture and treat stormwater. Language also describes the Planning District's watersheds (Accotink Creek and Cameron Run) as somewhat urban watersheds with few to no stormwater controls and severe degradation due to excessive runoff.

ANALYSIS AND RECOMMENDATIONS

Natural Resources Impact:

As a downstream property owner, the Park Authority strongly recommends the developer detain and treat stormwater to the highest possible standard to preserve water quality. This development falls within the Accotink watershed and Accotink Creek is a Virginia impaired stream with multiple TMDLs.

Staff suggests that a more innovative underground detention system or rain garden would better meet water quality goals than the dry pond system shown in the plan set. Staff further recommends that the several possible best management practice facilities listed on the development plan (e.g., filterstrips, bayfilters, stormfilters) be used to aid in the removal of contaminants. Finally, the plan set notes that 1.95 acres of the site will have uncontrolled drainage; staff recommends that all drainage be controlled in some form, perhaps by incorporating additional BMPs.

Cultural Resources Impact:

The parcels were subjected to archival cultural resources review. Historic aerial photography from 1953 indicates there were structures on the parcels at that time. These buildings may be of architectural significance as other significant structures are in the vicinity. It is recommended that the structures be evaluated by a qualified historic architect for historical significance and documented, as appropriate.

The parcels have low potential to contain significant archaeological sites and no archaeological studies are warranted.

SUMMARY OF RECOMMENDATIONS

This section summarizes the recommendations included in the preceding analysis section. The analysis identified the following major issues:

- Detain and treat stormwater to the highest possible standard, replacing the dry pond system with a more innovative underground detention system, rain garden, or similar
- Structures on the site should be evaluated by a qualified historic architect for historical significance and documented, as appropriate

Please note the Park Authority would like to review and comment on development conditions related to park and recreation issues. We request that draft and final development conditions be submitted to the assigned reviewer noted below for review and comment prior to completion of the staff report and prior to final Board of Supervisors approval.

FCPA Reviewer: Anna Bentley
DPZ Coordinator: Brent Krasner

Copy: Cindy Walsh, Director, Resource Management Division
Liz Crowell, Manager, Cultural Resource Management & Protection Section
Chron Binder
File Copy



County of Fairfax, Virginia

Health Care Advisory Board

MEMORANDUM

DATE: December 12, 2012

TO: Board of Supervisors

FROM: Marlene W. Blum, Chairman
Health Care Advisory Board (HCAB)

SUBJECT: Health Care Advisory Board Review of Special Exception (SE) application number SE 2012-MA-017, submitted by Shelter Development, LLC/Brightview Senior Living, to construct an Assisted Living Facility (ALF)

On December 10, 2012, a public meeting was held to review the above-referenced special exception zoning application of Shelter Development, LLC/Brightview Senior Living (SE 2012-MA-017) to construct a 95-unit Assisted Living Facility (ALF) and Alzheimer's care community in the Mason District. As the Board of Supervisors is aware, the Zoning Ordinance specifies that the Health Care Advisory Board (HCAB) review Special Exception applications for medical care facilities, which include ALFs. The HCAB reviews these applications from the perspective of financial accessibility to clients, community and medical need, institutional need, cost, proposed staffing level and qualifications, and financial feasibility. Andrew Teeters, Development Director, Shelter Development, LLC; David Carliner, Senior Vice President, Brightview Senior Living; and Lori Greenlief, Land Use Planner, McGuireWoods LLP appeared before the HCAB to present Shelter Development, LLC/Brightview Senior Living's application.

Background

Shelter Development, LLC/Brightview Senior Living proposes to construct Brightview Fairfax, a 95-unit assisted living and Alzheimer's care community in Annandale. The proposed facility will provide personalized residential care services for seniors and for persons with memory impairment disabilities. Approximately 26 units will be dedicated to the Wellspring Program, a separate and secured "neighborhood" within the building for those seniors confronting various forms of dementia or memory impairment, including Alzheimer's disease. Brightview Senior Living, LLC, operates 25 senior living communities in nine states: Connecticut, Florida, Maryland, Massachusetts, Missouri, New Jersey, Pennsylvania, Rhode Island, and Virginia. Brightview Fairfax will be the second Shelter Development assisted living community located in Fairfax County, with the first, Brightview Great Falls, expected to break ground in early 2013.

Accessibility

Geography

Brightview Fairfax will be located on Gallows Road, accessible from the Capital Beltway about one-quarter mile away. There are bus stops along Gallows Road in front of the property, and the facility will be accessible to local medical care services within the surrounding area, including Inova Fairfax Hospital. A shuttle bus service will be available on site to transport residents to medical appointments and other scheduled events.

Fairfax County Health Department

10777 Main Street, Suite 203
Fairfax, VA 22030

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

FAX: 703-273-0825

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



Architecture

Based on the exhibits submitted and the applicant's oral and written remarks, the HCAB is satisfied that Brightview Fairfax will comply with the Americans with Disabilities Act (ADA) accessibility requirements. Examples of accommodations in the community include hallways and living areas that are wheelchair and scooter accessible, wider doorways, and handrails in bathrooms.

Staffing

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

The HCAB underscored the need for appropriate and timely training in medication administration and procedures. The Virginia Department of Social Services (DSS), during its inspections of the single Shelter Development ALF operating in Virginia – Brightview Baldwin Park located in Staunton – found compliance issues surrounding how patient medication was administered and stored within the facility. The HCAB acknowledged Shelter Development, LLC/Brightview Senior Living's remediation efforts, and the applicant agreed that staff training was the key to preventing future violations.

Financial Accessibility

Brightview Fairfax will offer assisted living rental rates competitive to those offered in similar communities throughout the market area. Rates will vary depending on the particular needs and services of each individual resident. Brightview Fairfax will offer a variety of unit types and sizes to hit multiple price points. Smaller units will be available for residents who are more price sensitive.

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

Community Need

Shelter Development, LLC/Brightview Senior Living presented data from a market research study that identifies significant need for assisted living services due to an aging demographic and an insufficient number of ALF beds. The study, conducted over a 5 mile service area, concluded that Brightview's target population will be residents and/or their families (e.g. adult children) who live within a 5 mile radius of the property or who have moved back into the area. The applicant noted that while there are other ALF providers – Sunrise Fairfax, Aarondale Assisted Living, Arden Courts of Annandale, and Sunrise Falls Church – the Brightview Fairfax facility would be the first new assisted living community built in over a decade. The HCAB sent public hearing notices to the providers listed above as well as the surrounding homeowners and civic associations in the area; no comments were submitted to the HCAB.

Recommendation

The HCAB recommends that the Board of Supervisors approve Shelter Development, LLC/Brightview Senior Living's Special Exception application (SE 2012-MA-017) to construct a 95-unit assisted living and Alzheimer's care community in the Mason District. The HCAB finds the application reasonable in terms of access, need, quality, operations, and financial accessibility to clients with low to moderate incomes (based on the applicant's participation in the Auxiliary Grant program).

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

cc: Edward L Long, Jr., County Executive
Patricia Harrison, Deputy County Executive
Gloria Addo-Ayensu, MD, MPH, Director of Health
Rosalyn Foroobar, Deputy Director for Health Services
Planning Commission
Office of Comprehensive Planning, Zoning Evaluation Branch
Lori Greenlief, McGuire Woods
Andrew Teeters, Development Director, Shelter Development, LLC
Health Care Advisory Board



County of Fairfax, Virginia

MEMORANDUM

DATE: December 27, 2012

TO: Brent Krasner
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Gilbert Osei-Kwadwo, P.E.
Engineering Analysis and Planning Branch

SUBJECT: Sanitary Sewer Analysis Report

REF: **Application No.** **SE 2012-MA-017**
 Tax Map No. **059-2-01-0047/0048/0049 pt. 059-2-10-0001 pt.**

The following information is submitted in response to your request for a sanitary sewer analysis for above referenced application:

- The application property is located in Accotink Creek (M2) watershed. It would be sewered into the Noman M. Cole Pollution Control Plant (NMCCP).
- Based upon current and committed flow, there is excess capacity in the NMCCP. For purposes of this report, committed flow shall be deemed that for which fees have been paid, building permits have been issued, or priority reservations have been established by the Board of Supervisors. No commitment can be made, however, as to the availability of treatment capacity for the development of the subject property. Availability of treatment capacity will depend upon the current rate of construction and the timing for development of this site.
- An existing 8 inch line located in an easement and on the property is adequate for the proposed use at this time.
- The following table indicates the condition of all related sewer facilities and the total effect of this application.

Sewer Network	Existing Use <u>+Application</u>		Existing Use + Application <u>+Previous Applications</u>		Existing Use + Application <u>+ Comp Plan</u>	
	<u>Adeq.</u>	<u>Inadeq</u>	<u>Adeq.</u>	<u>Inadeq</u>	<u>Adeq.</u>	<u>Inadeq</u>
Collector	X		X		X	
Submain	X		X		X	
Main/Trunk	X		X		X	

- Other pertinent comments:**





FAIRFAX COUNTY WATER AUTHORITY
8560 Arlington Boulevard, Fairfax, Virginia 22031
www.fairfaxwater.org

**PLANNING & ENGINEERING
DIVISION**

Jamie Bain Hedges, P.E.
Director
(703) 289-6325
Fax (703) 289-6382

December 31, 2012

Ms. Barbara Berlin, Director
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5505

Re: SE 2012-MA-017
Brightview – Gallows Road
Tax Map: 59-2

Dear Ms. Berlin:

The following information is submitted in response to your request for a water service analysis for the above application:

1. The property can be served by Fairfax Water.
2. Adequate domestic water service is available at the site from existing 8-inch water mains located in Gallows Road and Aston Street. See the enclosed water system map.
3. Depending upon the configuration of the on-site water mains, additional water main extensions may be necessary to satisfy fire flow requirements and accommodate water quality concerns.

If you have any questions regarding this information please contact Dave Guerra at (703) 289-6343.

Sincerely,

A handwritten signature in cursive script that reads "Traci K. Goldberg".

Traci K. Goldberg, P.E.
Manager, Planning Department

Enclosure
cc: Lori Greenlief, McGuire Woods



County of Fairfax, Virginia

DATE: October 1, 2012

TO: Brent Krasner, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Kevin R. Wastler, EH Supervisor *KRW*
Technical Review and Information Resources Section
Fairfax County Health Department

SUBJECT: Special Exception Plat Analysis

REFERENCE: Application No. SE 2012-MA-017

After reviewing the application, the Health Department has no additional comments to make regarding the application. Plans must be submitted for review by the applicant regarding all required Health Department codes and regulations regarding any proposed food service amenities which appears to be part of this submission.



SPECIAL EXCEPTIONS

2 or more bedrooms

100%

The result of this calculation for each size dwelling unit shall then be divided by twelve (12), then multiplied by twenty-five (25) percent and rounded to the nearest whole number to establish the maximum rent for the unit, which may or may not include utilities, at the developer's option. Resident care provider units shall not be subject to this calculation.

Initial lease terms shall be for not less than six (6) months and not more than one (1) year. Renewal terms may be on a month-to-month or other time basis, but shall not be longer than one (1) year for each renewal period.

- B. The owner or manager shall monitor the income level of tenants at the time of initiation and renewal of any lease term and shall establish that any live-in aide or resident care provider continues to meet the applicable requirements of this Section. The results of such monitoring shall be provided to the Zoning Administrator on an annual basis to assure on-going compliance with the tenancy and income limits. Such report shall include the dwelling unit number/address, date of lease renewal, term of lease renewal, and tenant's income. Should a tenant become over-qualified with regard to income at any time during a lease term, such tenant shall vacate the unit at the end of the lease term in effect at the time of such over-qualification or within nine (9) months of such over-qualification, whichever time period is longer.
- C. Prior to the issuance of the first Residential Use Permit for any unit in the independent living facility, the owner shall record a covenant, on a form provided and approved by the Fairfax County Department of Housing and Community Development, to address at a minimum the income limitations; rental price restrictions; the perpetuity of such controls; and any other relevant limits that are imposed by the Board.
- D. Such independent living facilities for low income residents shall not be subject to Part 8 of Article 2 of the Zoning Ordinance, the ADU Program, nor shall they be subject to the Board's policy for Workforce Dwelling Units.

9-307

Additional Standards for Congregate Living Facilities

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

9-308

Additional Standards for Medical Care Facilities

- 1. In its development of a recommendation and report as required by Par. 3 of Sect. 303 above, the Health Care Advisory Board shall, in addition to information from the applicant, solicit information and comment from such providers and consumers of health services, or organizations representing such providers or consumers and health planning organizations, as may seem appropriate, provided that neither said Board nor the Board of



FAIRFAX COUNTY ZONING ORDINANCE

Supervisors shall be bound by any such information or comment. The Health Care Advisory Board may hold such hearing or hearings as may seem appropriate, and may request of the Board of Supervisors such deferrals of Board action as may be reasonably necessary to accumulate information upon which to base a recommendation.

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

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Additional Standards for Child Care Centers and Nursery Schools

1. In addition to complying with the minimum lot size requirements of the zoning district in which located, the minimum lot area shall be of such size that 100 square feet of usable

APPENDIX 15

GLOSSARY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Abbreviations Commonly Used in Staff Reports

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