



APPLICATION ACCEPTED: August 30, 2012
PLANNING COMMISSION: February 21, 2013
BOARD OF SUPERVISORS: April 9, 2013

County of Fairfax, Virginia

March 20, 2013

STAFF REPORT ADDENDUM
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

STAFF RECOMMENDATIONS:

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

Staff recommends a modification of the transitional screening and barrier requirements along all property lines in favor of the plantings and fencing shown on the SE Plat.

Staff recommends a waiver of the loading space requirement 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\Addendum\SE 2012-MA-017_Shelter Development_Staff_Report_Addendum_Cover.doc



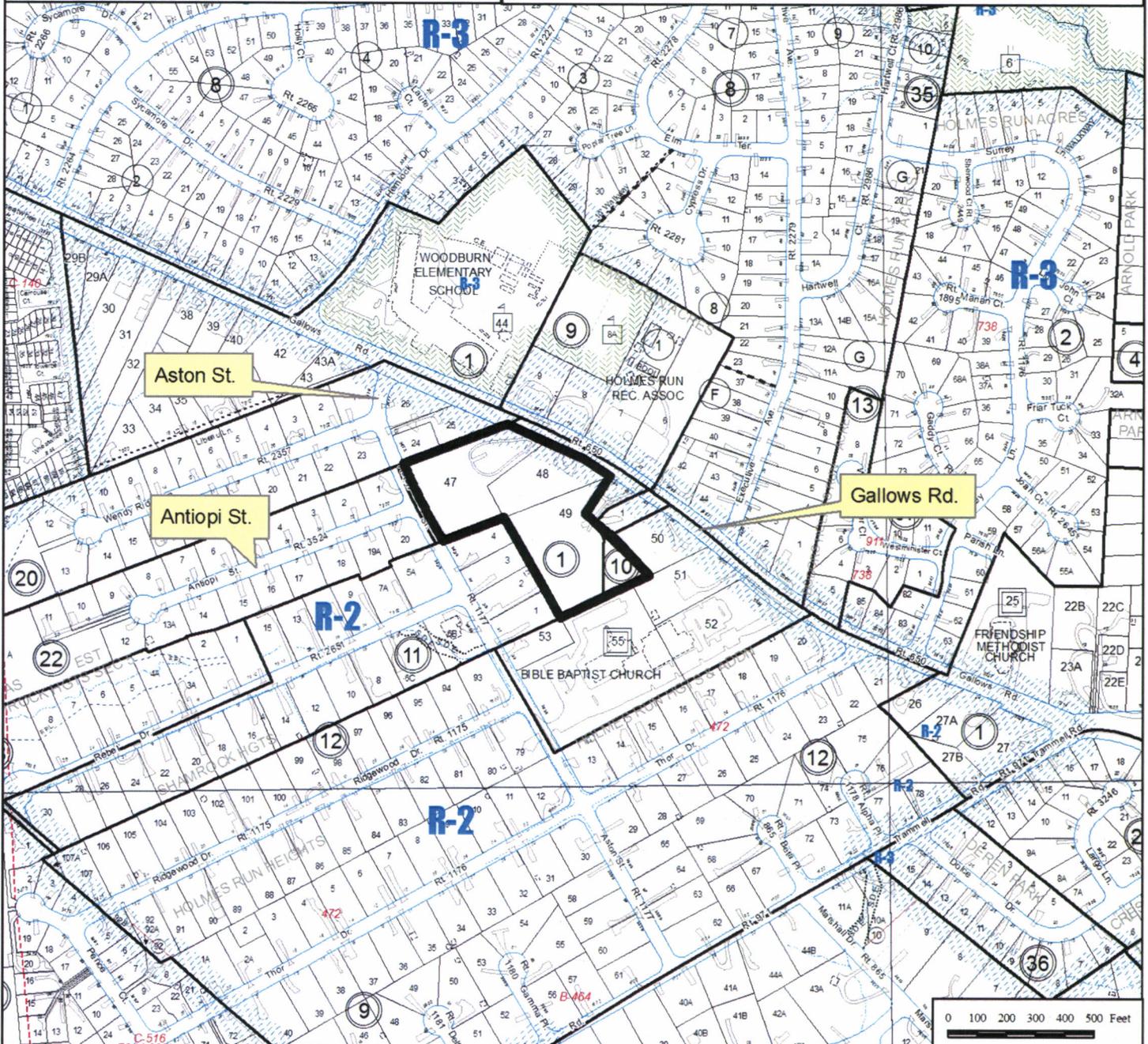
Americans with Disabilities Act (ADA) Reasonable accommodation is available upon 48 hours advance notice For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center)

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.



BACKGROUND AND DISCUSSION

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.

Staff Report– February 6, 2013

The staff report for SE 2012-MA-017 published on February 6, 2013, recommended approval of the application. The applicant's proposal included a significant amount of open space (70%) coupled with a well-designed building and landscape plan. Overall, the report concluded that the development application is in harmony with the Comprehensive Plan and Zoning Ordinance.

Planning Commission Public Hearing – February 21, 2013.

During the course of the public hearing, several members of the public testified with concerns about light spillage from cars in the parking area. The planning commission recommended that the development conditions be revised to provide additional plantings around the edge of the parking area to help prevent this condition. The applicant verbally agreed to this change and the Planning Commission recommended approval of the application and the associated waivers and modifications.

Revised Special Exception Plat – March 11, 2013 (Attachment 1)

After the planning commission public hearing, the applicant submitted a revised SE Plat (see Attachment 1) which incorporated three changes:

- Additional shrub and tree plantings were added to the southeast corner of the parking area in response to the direction provided by the Planning Commission;
- In response to new comments from VDOT about the possible need for a right turn taper at the entrance to the site from Gallows Road, a note was added to the SE Plat to indicate that the limits of clearing and grading may be modified, subject VDOT requirements; and
- The shape and location of the third floor roof terrace, intended to serve the memory-impaired residents, has been modified. The overall size of this outdoor space has not changed, but was shifted to the east, towards the center of the building, and with a more rectangular configuration. No changes to the overall bed count, floor area ratio, or building footprint are

required as a result of this change. The applicant indicated that the alteration is desired in order to more efficiently utilize the third floor.

Revised Development Conditions – March 14, 2013 (Attachment 2)

As a result of these alterations the development conditions have been revised from what was included in the February 6, 2013 staff report as follows:

- Condition #3 was revised to reference the new SE Plat, dated March 11, 2013;
- Condition #13 was revised, per direction from the Planning Commission, to add language requiring sufficient screening of the parking area to prevent light spillage from car headlights; and
- Condition # 15 was added to require that a right-turn taper be constructed at the site entrance, subject to VDOT review and approval.

CONCLUSION AND RECOMMENDATIONS

The nature of the changes since the Planning Commission public hearing are generally minor in nature and do not materially affect the overall layout and design of the project. As such, staff continues to be of the opinion that applicant has presented an attractive and well-designed facility. Staff finds that the application is consistent with the Zoning Ordinance and Comprehensive Plan and makes the following recommendations:

Staff recommends approval of SE 2012-MA-017, subject to development conditions consistent with those dated March 14, 2013, contained in Appendix 2 of the staff report addendum.

Staff recommends a modification of the transitional screening and barrier requirements along all property lines in favor of the plantings and fencing shown on the SE Plat.

Staff recommends a waiver of the loading space requirement 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 proffers or conditions, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

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

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

ATTACHMENTS

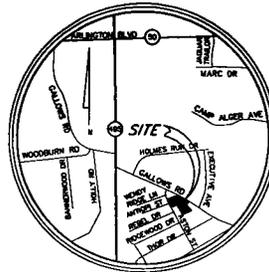
1. Revised Special Exception Plat revised through March 11, 2013
2. Revised Development Conditions dated March 14, 2013

BRIGHTVIEW/ GALLOWS ROAD ASSEMBLAGE

SPECIAL EXCEPTION PLAT

FAIRFAX COUNTY, VIRGINIA

JULY, 2012
 REVISED: AUGUST 22, 2012
 REVISED: NOVEMBER 8, 2012
 REVISED: DECEMBER 28, 2012
 REVISED: JANUARY 25, 2013
 REVISED: MARCH 11, 2013



VICINITY MAP
 SCALE: 1" = 2,000'

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

SHEET INDEX

Sheet List Table	
Sheet Number	Sheet Title
1	COVER SHEET
2	SPECIAL EXCEPTION
3	GENERAL NOTES AND COMMENTS
4	EXISTING CONDITIONS AND EXISTING VEGETATION MAP
5	LANDSCAPE PLAN
6	LANDSCAPE BUFFER PLAN
7	LANDSCAPE DETAILS
8	TREE PRESERVATION PLAN
9	TREE INVENTORY AND CONDITION ANALYSIS
10	TREE PRESERVATION DETAILS
11	SITE DETAILS
12	SITE SECTIONS
13	PERSPECTIVE
14	ADEQUATE OUTFALL ANALYSIS
15	STORMWATER MANAGEMENT
16	STORMWATER MANAGEMENT CALCULATIONS
17	SIGHT DISTANCE

ENGINEER/LANDSCAPE ARCHITECT/PLANNER

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

BC Consultants

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



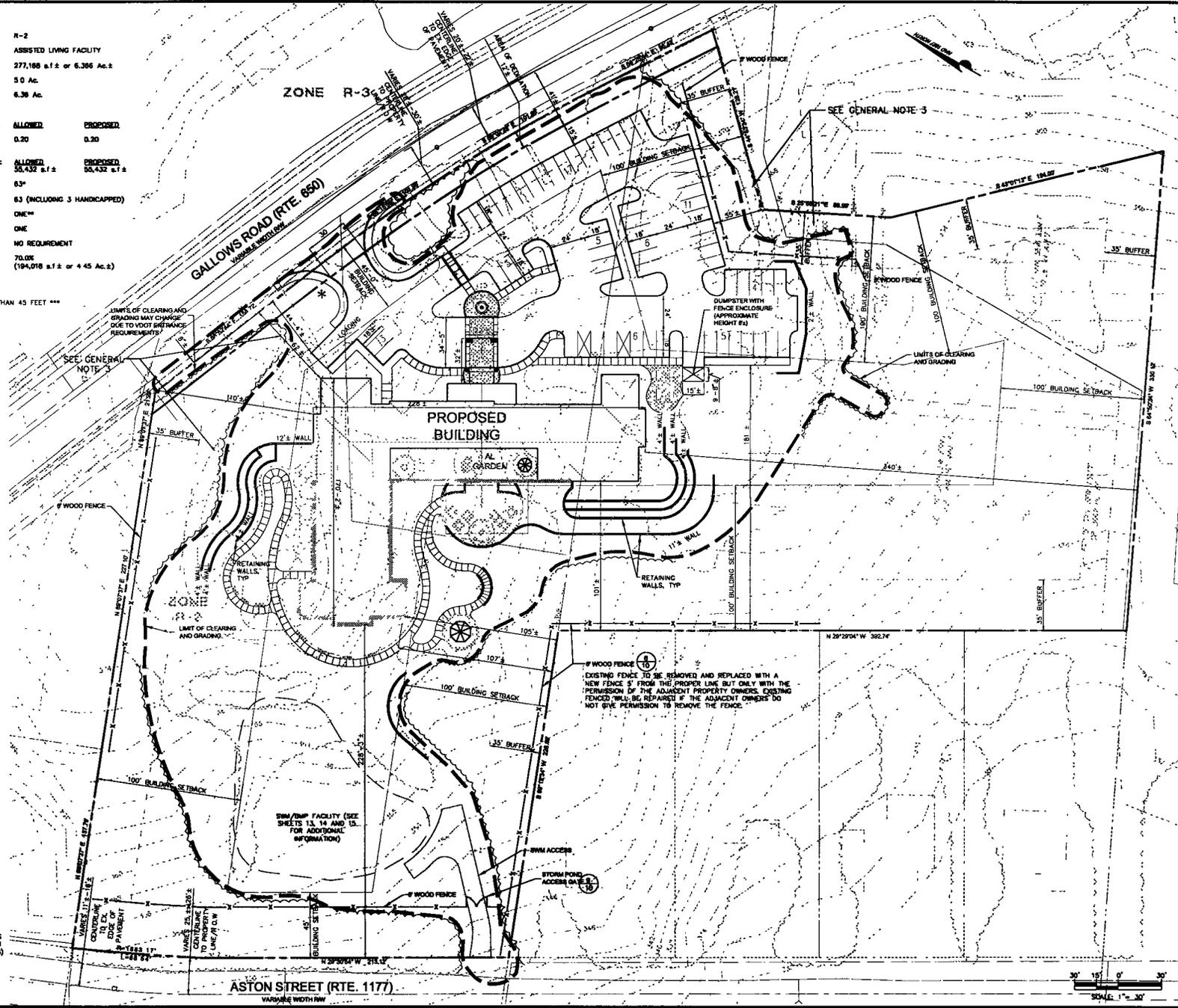
SITE TABULATIONS:

EXISTING ZONER:	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 HANDICAPPED)
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:**
- SEE SHEET 4 FOR THE LOCATION AND DIMENSIONS OF ALL STRUCTURES TO BE DEMOLISHED
 - EXISTING CURB CUTS AND DRIVEWAY APRON SHALL BE REMOVED
 - 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)

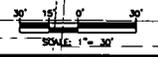


BC Consultants
 Planners • Engineers • Surveyors • Landscape Architects
 12800 Fair Lakes Circle, Suite 100, Fairfax, VA 22033
 (703)448-6100 (703)448-6108 (Fax)
 www.bcconsultants.com



SPECIAL EXCEPTION PLAT
BRIGHTVIEW - GALLOWS ROAD
 MADE BY: BC CONSULTANTS, INC.
 FAIRFAX COUNTY, VIRGINIA

DESIGNED BY: PLR
DRAFTED BY: CAD
CHECKED BY: PLR
DATE: JULY 17, 2012
SCALE: HOR. 1" = 30'
VERT. 1" = 20'
SHEET 2 OF 17
CD. NO.
CAD. NAME: SET11540-SEP
LAYOUT BY: PLR
FILE NO. 11542-03

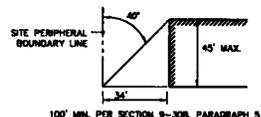
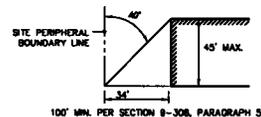
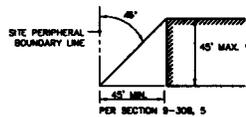


GENERAL NOTES:

- THE PROPERTIES DELINEATED ON THIS SPECIAL EXCEPTION (SE) PLAT ARE LOCATED ON TAX ASSESSMENT MAP NO. 58-2 ((10)), PART OF PARCEL 1 AND 58-2 ((11)), PARCELS 47, 48, AND PART OF PARCEL 49, AND ARE ZONED R-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.
- 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.
- THE PROPERTY SHOWN ON THIS SE IS IN THE MASON MAGISTRAL DISTRICT, THE ACCOTINK M-2 SEWER-SHED AND THE ACCOTINK CREEK WATERSHED.
- TO THE BEST OF OUR KNOWLEDGE THIS DEVELOPMENT IS IN CONFORMANCE WITH THE FAIRFAX COUNTY COMPREHENSIVE PLAN FOR THIS PARCEL, AND WILL CONFORM TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS AND CONDITIONS WITH THE EXCEPTION OF THE FOLLOWING REQUESTS:
 - REQUEST A WAIVER 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 CALLOWS ROAD. ADDITIONAL DEDICATION HAS BEEN PROVIDED TO ACCOMMODATE A BIKE LANE, HOWEVER, NO FRONTAGE IMPROVEMENTS ARE PROPOSED WITH THIS PLAN.
- 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 CALLOWS ROAD. A WAIVER OF THIS REQUIREMENT IS REQUESTED IN GENERAL NOTE 5 ABOVE. NO TRAILS ARE REQUIRED ALONG ASTON STREET.
- THE SITE IS SERVED BY PUBLIC WATER AND SANITARY SEWER. THE FAIRFAX COUNTY WATER AUTHORITY IS THE PUBLIC WATER SUPPLY AGENCY FOR THIS DEVELOPMENT, THE COUNTY OF FAIRFAX IS THE SANITARY SEWER SUPPLY AGENCY FOR THIS DEVELOPMENT.
- THIS PLAN SHOWS ALL KNOWN EXISTING UNDERGROUND UTILITIES AND ALL EXISTING UTILITY EASEMENTS OF 25' OR MORE. THE LOCATIONS OF THE EASEMENTS SHOWN ARE FROM TAX RECORDS AND/OR DEEDS AND INFORMATION OF RECORD AND SHOULD NOT BE REGARDED AS CORRECT AND FINAL.
- THIS PLAN DOES NOT SHOW PROPOSED UTILITIES. ALL NECESSARY PUBLIC UTILITIES ARE READILY ACCESSIBLE TO THE SITE AND WILL BE EXTENDED BY THE DEVELOPER OR UTILITY COMPANY. UTILITY PLANS AND PROFILES WILL BE SUBMITTED IN THE FUTURE FOR CONSTRUCTION PURPOSES.
- THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON THIS SITE. IF ANY SUBSTANCES ARE FOUND, THE METHODS FOR DISPOSAL SHALL ADHERE TO COUNTY, STATE AND/OR FEDERAL LAW.
- THERE ARE NO KNOWN GRAVES OR PLACES OF BURIAL ON SITE.
- THE PROPOSED LIMITS OF CLEARING AND GRADING ARE SHOWN ON THE PLAN. THESE LIMITS ARE APPROXIMATE AND SUBJECT TO ADJUSTMENT AT THE TIME OF FINAL GRADING, ENGINEERING AND LOCATION OF PROPOSED UTILITIES. WHERE THE LIMITS OF CLEARING AND GRADING ARE SHOWN ADJACENT TO A PROPERTY LINE, IT SHOULD BE ASSUMED THAT THE LIMITS EXTEND TO THE PROPERTY LINE.
- ANY AND ALL OFF-SITE GRADING, PARKING, ACCESS, UTILITY CROSSINGS, ETC. SHALL BE ALLOWED WITH THE PERMISSION OF THE ADJACENT HOMEOWNERS AND/OR THEIR ASSOCIATED HOMEOWNER'S ASSOCIATION.
- IN ACCORDANCE WITH PROVISIONS OF ARTICLE 9, PART 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 DETERMINED BY THE ZONING ADMINISTRATOR THAT SUCH ARE IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED SPECIAL EXCEPTION OR PROFFERED CONDITIONS AND THAT SUCH ARE IN RESPONSE TO ISSUES OF TOPOGRAPHY, DRAINAGE, UNDERGROUND UTILITIES, STRUCTURAL SAFETY, LAYOUT, DESIGN, VEHICULAR CIRCULATION OR REQUIREMENTS OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION OR FAIRFAX COUNTY.

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

- APPLICATION TO BE SUBMITTED WITH THIS PLAN.
- A. BOUNDARY INFORMATION AS SHOWN ON THE PLAN.
- REFER TO THE SITE TABULATIONS ON SHEET 2 FOR SITE AREA.
- SCALE AND NORTH ARROW AS SHOWN ON THE PLAN.
- 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 ON SHEET 4 - EXISTING CONDITIONS AND EXISTING VEGETATION MAP. THE APPROXIMATE LOCATIONS OF POSSIBLE ENTRY FEATURES/DOORS 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.
- 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.
- 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 APPROXS WILL BE REMOVED AND REPLACED WITH CURB, GUTTER AND SIDEWALK AS SHOWN ON THE PLAN.
- MEANS OF INGRESS AND EGRESS ARE AS SHOWN ON THE PLAN.
- 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.
- THE SITE IS SERVED BY PUBLIC WATER AND SANITARY SEWER.
- REFER TO SHEETS 14, 15 AND 18 FOR ALL REQUIRED STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES INFORMATION.
- REFER TO THE SITE TABULATIONS ON SHEET 2 FOR THE NUMBER OF RESIDENTS, THE PROPOSED GROSS FLOOR AREA AND THE PROPOSED FLOOR AREA RATIO.
- REFER TO GENERAL NOTE 3 FOR TOPOGRAPHIC INFORMATION.
- 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.
- THERE ARE NO RESURVEY 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.
- USABLE OUTDOOR RECREATION AREAS ARE AS SHOWN ON THE PLAN.
- REFER TO GENERAL NOTE 8 FOR INFORMATION CONCERNING EXISTING UTILITY EASEMENTS.
- REFER TO GENERAL NOTES 5 AND 6 FOR INFORMATION CONCERNING COMPREHENSIVE PLAN TRAILS REQUIREMENTS.
- THERE ARE NO KNOWN GRAVES OR PLACES OF BURIAL ON SITE.
- SEAL AND SIGNATURE AS SHOWN ON THE PLAN.
- ZONING MAP WILL BE SUBMITTED WITH THIS PLAN.
- SITE PHOTOGRAPHS WILL BE SUBMITTED WITH THIS PLAN.
- SOILS MAP IS NOT REQUIRED.
- AFFIDAVIT WILL BE SUBMITTED WITH THIS PLAN.
- WRITTEN STATEMENT DESCRIBING THE PROPOSED USE GIVING ALL PERTINENT INFORMATION WILL BE SUBMITTED WITH THIS PLAN.
- APPLICANT AND CONTRACT PURCHASER:
 - OWNER OF PARCEL 49: SHELTER DEVELOPMENT, LLC 218 N. CHARLES STREET, SUITE 220 BALTIMORE, MD 21201
 - OWNER OF PARCEL 48: ERIC H. SCHEIDER, TRUSTEE OF THE REVOCABLE INTERVIVOS TRUST OF SARA S. SCHEIDER 8725 CHERRY DRIVE FAIRFAX, VIRGINIA 22031 DB 18578 PG 937
 - OWNERS OF LOTS 47 AND 48: JAMES N. CHACONAS, MARIANNE F. CHACONAS AND KAREN P. CHACONAS 3226 VALLEY LN FALLS CHURCH VA 22044 DB 22308 PG. 0544
 - OWNER OF LOT 1: CHARLES F. SCHEIDER, W. FAMILY TRUST
- THE SITE IS NOT WITHIN ANY OVERLAY DISTRICTS.
- APPLICATION FEE WILL BE SUBMITTED WITH THIS PLAN.



ANGLE OF BULK PLANE
NO SCALE

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



SPECIAL EXCEPTION PLAT
GENERAL NOTES AND COMMENTS
BRIGHTVIEW - GALLOWS ROAD
FAIRFAX COUNTY, VIRGINIA

DESIGNED BY: PLR	DATE: JULY 17, 2012
DRAFTED BY: CAD	SCALE: HOR. N/A
CHECKED BY: PLR	VERT. N/A
DATE: JULY 17, 2012	SHEET 3 OF 17
CAD NAME: SE11582-NOTE	LAYOUT NOTES
FILE NO: 11582-03	

EXISTING VEGETATION MAP SUMMARY TABLE AND NARRATIVE:

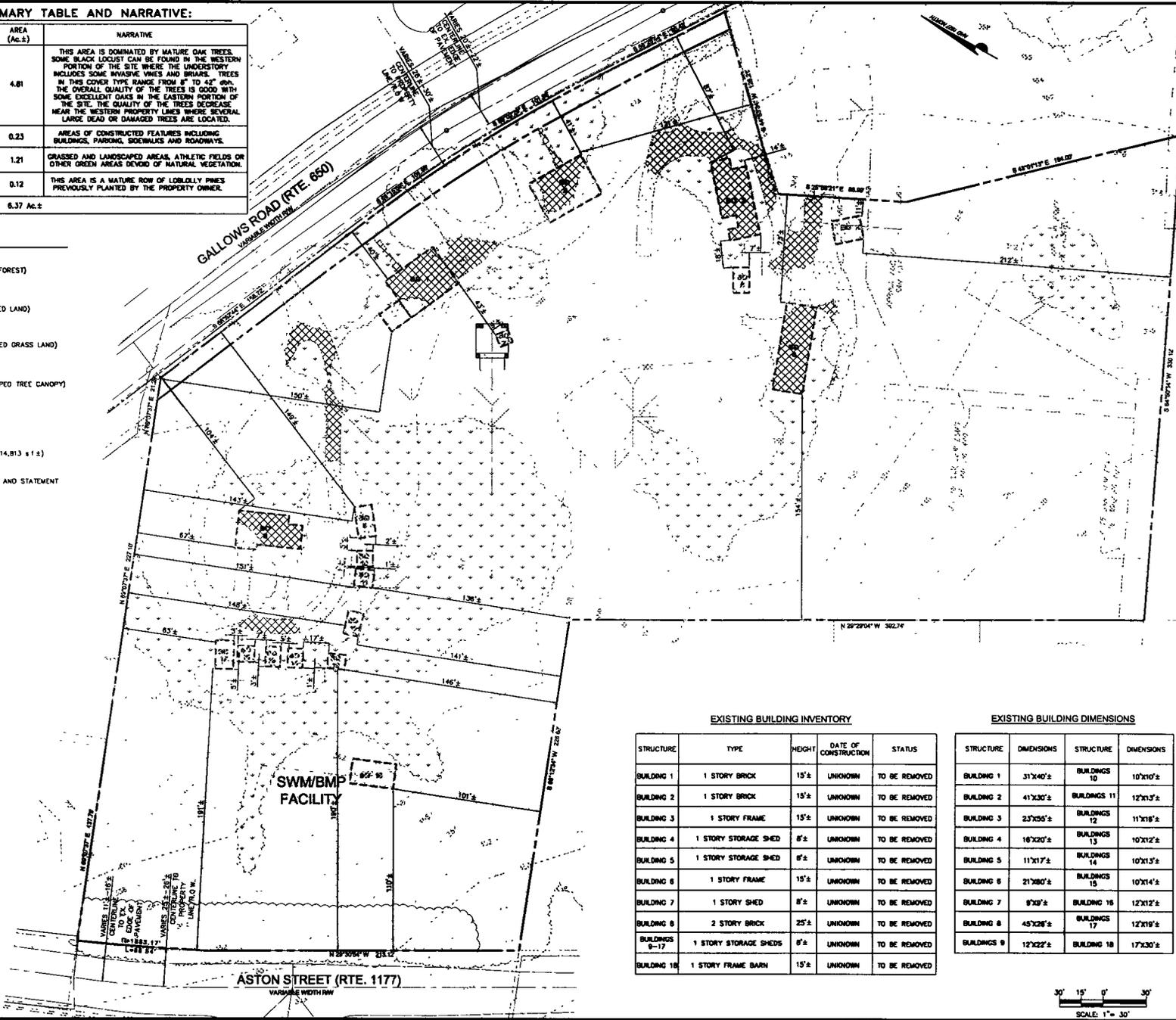
COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	CONDITION	AREA (Ac.±)	NARRATIVE
2	Oak	Mature	Good	4.81	THIS AREA IS DOMINATED BY MATURE OAK TREES. SOME BLACK LOCUST CAN BE FOUND IN THE WESTERN PORTION OF THE SITE WHERE THE UNDERSTORY INCLUDES SOME INVASIVE VINES AND BRAMBLES. TREES IN THIS COVER TYPE RANGE FROM 8" TO 42" DBH. THE OVERALL QUALITY OF THE TREES IS GOOD WITH SOME EXCELLENT QUALITY IN THE EASTERN PORTION OF THE SITE. THE QUALITY OF THE TREES DECREASE NEAR THE WESTERN PROPERTY LINES WHERE SEVERAL LARGE DEAD OR DAMAGED TREES ARE LOCATED.
5	N/A	N/A	N/A	0.23	AREAS OF CONSTRUCTED FEATURES INCLUDING BUILDINGS, PARKING, SIDEWALKS AND ROADWAYS.
6	N/A	N/A	N/A	1.21	GRASSED AND LANDSCAPED AREAS, ATHLETIC FIELDS OR OTHER GREEN AREAS DEVOID OF NATURAL VEGETATION.
9	White Pine	Mature	Fair/Good	0.12	THIS AREA IS A MATURE ROW OF LOBLOLLY PINES PREVIOUSLY PLANTED BY THE PROPERTY OWNER.
Total: 6.37 Ac.±					

LEGEND:

-  COVER TYPE 2 (UPLAND FOREST)
-  COVER TYPE 5 (DEVELOPED LAND)
-  COVER TYPE 6 (MAINTAINED GRASS LAND)
-  COVER TYPE 9 (LANDSCAPED TREE CANOPY)
-  EXISTING TREELINE

EXISTING PRE-DEVELOPMENT TREE CANOPY AREA (214,813 ± ±)

SEE SHEET 7 FOR THE TREE PRESERVATION TARGET AND STATEMENT



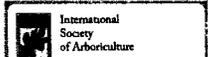
EXISTING BUILDING INVENTORY

STRUCTURE	TYPE	HEIGHT	DATE OF CONSTRUCTION	STATUS
BUILDING 1	1 STORY BRICK	15'±	UNKNOWN	TO BE REMOVED
BUILDING 2	1 STORY BRICK	15'±	UNKNOWN	TO BE REMOVED
BUILDING 3	1 STORY FRAME	15'±	UNKNOWN	TO BE REMOVED
BUILDING 4	1 STORY STORAGE SHED	8'±	UNKNOWN	TO BE REMOVED
BUILDING 5	1 STORY STORAGE SHED	8'±	UNKNOWN	TO BE REMOVED
BUILDING 6	1 STORY FRAME	15'±	UNKNOWN	TO BE REMOVED
BUILDING 7	1 STORY SHED	8'±	UNKNOWN	TO BE REMOVED
BUILDING 8	2 STORY BRICK	25'±	UNKNOWN	TO BE REMOVED
BUILDINGS 9-17	1 STORY STORAGE SHEDS	8'±	UNKNOWN	TO BE REMOVED
BUILDING 18	1 STORY FRAME BARN	15'±	UNKNOWN	TO BE REMOVED

EXISTING BUILDING DIMENSIONS

STRUCTURE	DIMENSIONS	STRUCTURE	DIMENSIONS
BUILDING 1	31'x40'±	BUILDING 10	10'x10'±
BUILDING 2	41'x30'±	BUILDINGS 11	12'x13'±
BUILDING 3	23'x35'±	BUILDINGS 12	11'x18'±
BUILDING 4	18'x20'±	BUILDINGS 13	10'x12'±
BUILDING 5	11'x17'±	BUILDINGS 14	10'x13'±
BUILDING 6	21'x30'±	BUILDINGS 15	10'x14'±
BUILDING 7	8'x9'±	BUILDING 16	12'x12'±
BUILDING 8	45'x28'±	BUILDINGS 17	12'x19'±
BUILDINGS 9	12'x22'±	BUILDING 18	17'x30'±

CERTIFIED ARBORIST



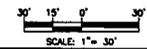
International Society of Arboriculture
CERTIFIED ARBORIST
 Dennis Dale Dixon
 Certificate Number: MA-4913A
 Expiration Date: Dec 31, 2014

BC Consultants
 Planners • Engineers • Surveyors • Landscape Architects
 12800 Fair Lakes Circle, Suite 100, Fairfax, VA 22033
 (703) 441-1110
 www.bcconsultants.com



SPECIAL EXCEPTION PLAT
 EXISTING CONDITIONS AND EXISTING VEGETATION MAP
BRIGHTVIEW - GALLOWS ROAD
 MANASSAS 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 4 OF 17
 CD NO.
 CAD NAME: SE11582-EVM
 LAYOUT: EVM
 FILE NO: 11582-03



LEGEND:

LIMITS OF CLEARING AND GRADING

EXISTING TREELINE

PROPOSED PAULI TRAILLINE

PROPOSED TREELINE FOR AREAS OF EXISTING TREE CANOPY CREDIT ONLY

PROPOSED MULTISPECIES SCREENING AREA (SEE SHEET 4 FOR ADDITIONAL INFORMATION)

PROPOSED 10-YEAR TREE CANOPY CREDIT AREA (THIS IS A 3 FOR ADDITIONAL INFORMATION)

ATTENTION PARKING LOT AREA (SHEET 4.12)

ATTENTION IN SEQUOIAS (SHADE) TREE

ATTENTION PARKING LOT SHADE TREE (CATEGORY IV SEQUOIAS TREE)

CATEGORY I-II DECIDUOUS (ORNAMENTAL) TREE

CATEGORY I-II EVERGREEN TREE

CATEGORY I-II EVERGREEN TREE

POSSIBLE FOOT DECK WALL WITH PLANTINGS (PLANT MATERIAL TO BE CREDITED SHALL BE IDENTIFIED IN PLANS PROVIDED)

SHRUBS, PERENNIALS AND/OR SPERMATOPHYTES

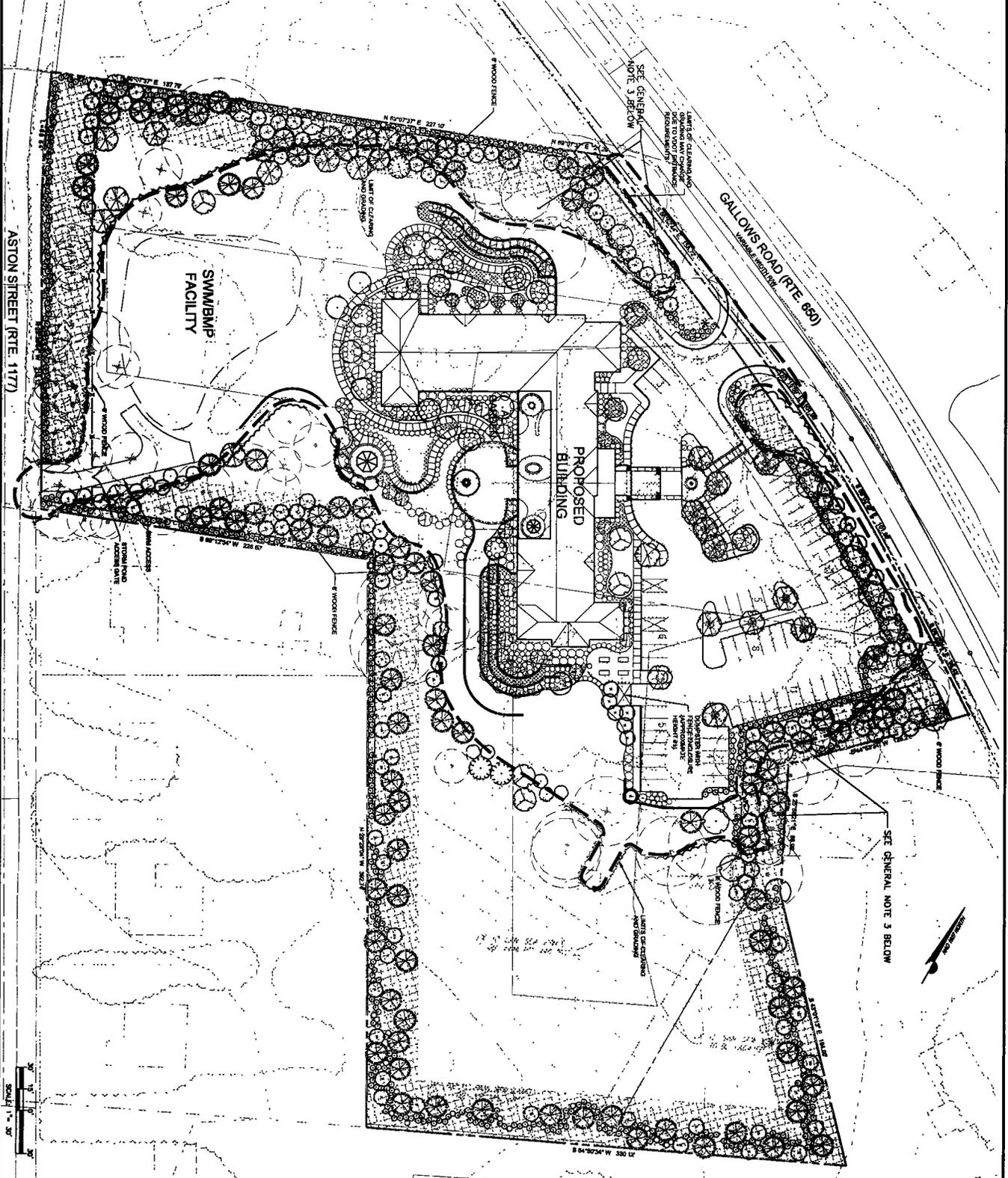
EXISTING TREES TO BE PRESERVED (SEE SHEET 0)

EXISTING TREES TO BE REMOVED (SEE SHEET 1)

EVERGREEN SHRUBS

GENERAL NOTES:

- SEE SHEET 0 FOR PLANT LIST AND 0-YEAR TREE CREDIT CALCULATIONS.
- PROPOSED TREES LOCATED OUTSIDE THE LIMITS OF CLEARING SHALL BE MAINTAINED UNLESS OTHERWISE INDICATED. NO HEAVY EQUIPMENT WILL BE USED.
- EXISTING PAVEMENT, DRIVEWAYS AND/OR SMALL STRUCTURES THAT ARE TO BE REMOVED AND/OR REPAIRED SHALL BE IDENTIFIED IN THE PLANS. ANY STRUCTURES TO BE REMOVED SHALL BE IDENTIFIED IN THE PLANS. ANY STRUCTURES TO BE REPAIRED SHALL BE IDENTIFIED IN THE PLANS. ANY STRUCTURES TO BE REMOVED SHALL BE IDENTIFIED IN THE PLANS.
- HANDSCAPED TREES, SHRUBS AND PLANTING BED MATERIALS SHALL BE MAINTAINED AND IDENTIFIED TO THE LATEST REVISIONS.



DATE	REVISED	BY
03-11-13	03-11-13	03-11-13
01-25-13	01-25-13	01-25-13
11-06-12	11-06-12	11-06-12
08-22-12	08-22-12	08-22-12
08-22-12	08-22-12	08-22-12

BC REVISIONS

PROJECT: BRIGHTVIEW-GALLOW'S ROAD

CLIENT: SHELTER DEVELOPMENT, LLC

ADDRESS: 210 N. CHARLES STREET, SUITE 220, BALTIMORE, MD 21201

PHONE: (410) 248-7488

DATE: MAY 12, 2013

SCALE: 1/8" = 1'-0"

SHEET 3 OF 17

CD NO. 1308-03

CD NAME: S21382-13C

LANDSCAPE PLAN

FILE NO. 1308-03

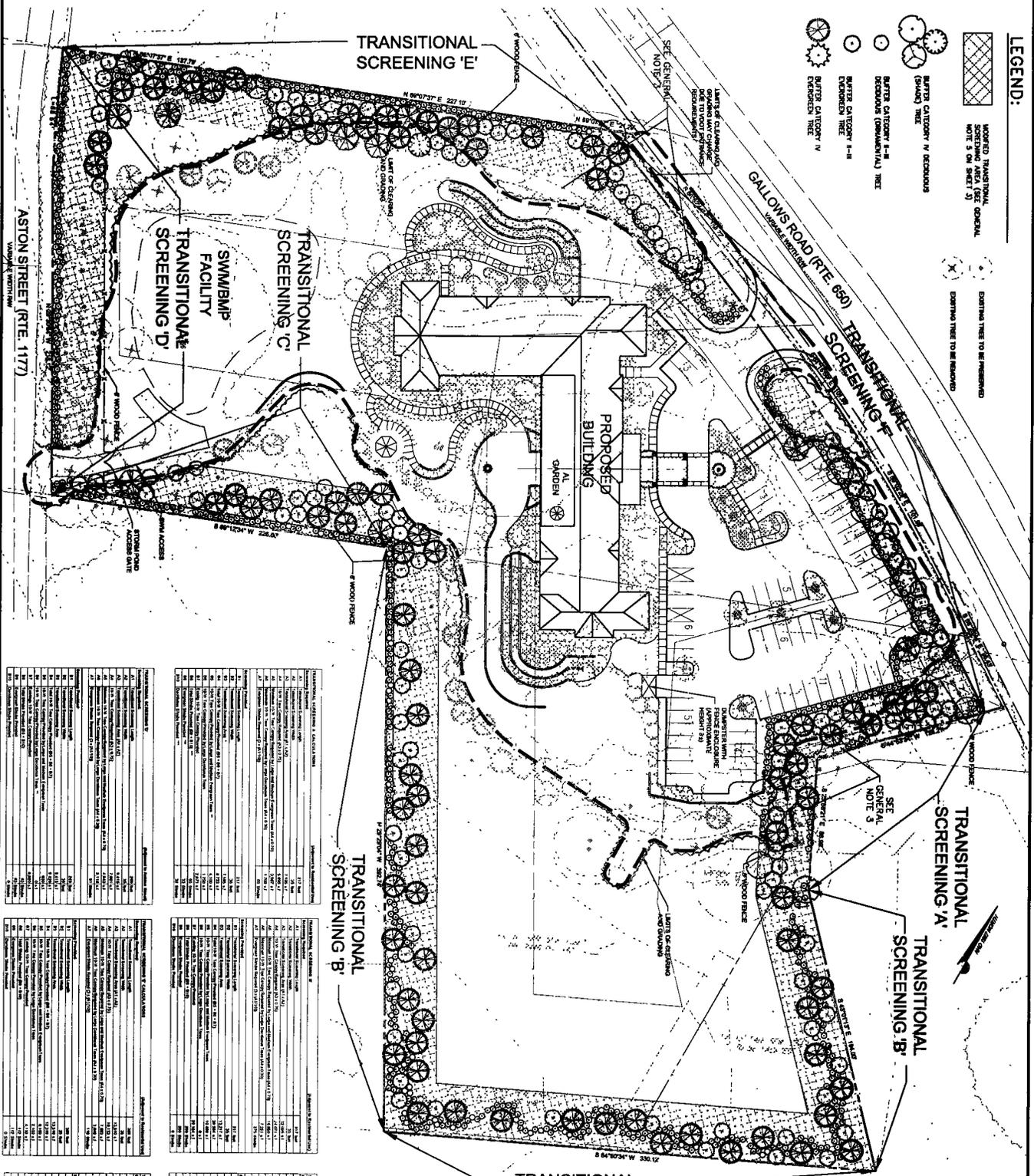
SPECIAL EXCEPTION PLAT
LANDSCAPE PLAN
BRIGHTVIEW-GALLOW'S ROAD
MARION DISTRICT
FAIRFAX COUNTY, VIRGINIA



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

LEGEND:

-  HATCHED TRANSITIONAL SCREENING AREA (SEE GENERAL NOTE 3 ON SHEET 3)
-  BUFFER CATEGORY IV DECIDUOUS (SHADE) TREE
-  BUFFER CATEGORY I-III DECIDUOUS (COMMUNAL) TREE
-  BUFFER CATEGORY I-III EVERGREEN TREE
-  BUFFER CATEGORY IV EVERGREEN TREE
-  ORIGINAL TREE TO BE PRESERVED
-  ORIGINAL TREE TO BE REMOVED



- GENERAL NOTES:**
- SEE SHEET 8 FOR PLANT LIST AND 10'-YEAR TREE CROP CALCULATIONS.
 - PROPOSED TREES LOCATED OUTSIDE THE LIMITS OF CLEARING AND GRADING SHALL BE PRESERVED.
 - EXISTING PAVEMENT, DRIVEWAYS AND/OR SMALL STRUCTURES THAT ARE TO BE REMOVED SHALL BE RECONSTRUCTED TO ORIGINAL GRADE AND FINISH. ALL UTILITIES SHALL BE RELOCATED TO AVOID CONFLICT WITH THE PROPOSED DEVELOPMENT.
 - PROPOSED TREES SHALL BE PLANTED AT THE END OF THE GRADING PERIOD AND THE BUILDING SHALL BE INTENDED TO SHOW THE LANDSCAPE FROM THE EAST AND WEST.

NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50



**SPECIAL EXCEPTION PLAT
LANDSCAPE BUFFER PLAN
BRIGHTVIEW-GALLOWS ROAD**

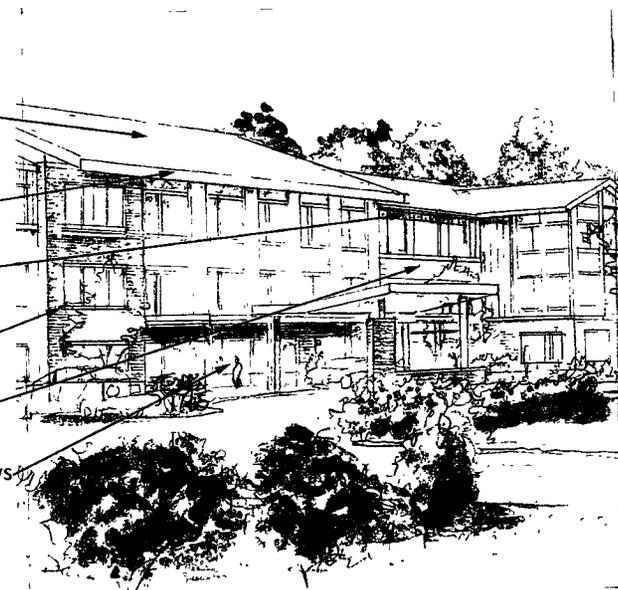


BC Consultants
Planners • Engineers • Surveyors • Landscape Architects
12600 Fair Lakes Circle, Suite 100, Fairfax, VA 22033
(703)449-8100 (703)449-8108 (Fax)
www.bccconsultants.com

BC REVISIONS	1-11-11	1-11-11
DESIGNED BY	PK	PK
CHECKED BY	PK	PK
DATE	11/11/11	11/11/11
SCALE	AS SHOWN	AS SHOWN
SHEET	6 OF 17	6 OF 17
PROJECT	BRIGHTVIEW-GALLOWS ROAD	BRIGHTVIEW-GALLOWS ROAD
CLIENT	SHILTER DEVELOPMENT, LLC	SHILTER DEVELOPMENT, LLC
ADDRESS	218 N. CHARLES STREET, SUITE 220	218 N. CHARLES STREET, SUITE 220
CITY	BALTIMORE, MD 21201	BALTIMORE, MD 21201
PHONE	(410) 248-7488	(410) 248-7488



- 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

BRIGHTVIEW
SENIOR LIVING

hord | coplan | macht

750 E Pratt Street, Suite 1100 Baltimore, MD 21202
410.837.7311 | www.hcm2.com
© Hord Coplan Macht, Inc. 2008

BC Consultants
Planners • Architects • Engineers • Landscape Architects
12800 Fair Lakes Circle, Suite 100, Fairfax, VA 22033
(703)448-8100 (703)448-8108 (Fax)
www.bcconsultants.com



SPECIAL EXCEPTION PLAT
PERSPECTIVE
BRIGHTVIEW - GALLOWS ROAD
MAYOR APPROVED
FAIRFAX COUNTY, VIRGINIA

BC REVISIONS	
REVISION 1	1-18-12
REVISION 2	1-18-12
REVISION 3	1-18-12
REVISION 4	1-18-12
REVISION 5	1-18-12
REVISION 6	1-18-12
REVISION 7	1-18-12
REVISION 8	1-18-12
REVISION 9	1-18-12
REVISION 10	1-18-12
DESIGNED BY	PLR
DRAFTED BY	CAO
CHECKED BY	PLR
DATE	JULY 17, 2012
SCALE	HOR: 1/4" VERT: 1/4"
SHEET	13 OF 17
CD. NO.	
CAD NAME	SE11582-PERS
LAYOUT	PERSPECTIVE
FILE NO.	11582-03

POST-CONSTRUCTION DRAINAGE MAP
SCALE: 1"=100'



PRELIMINARY DRAINAGE MAP
SCALE: 1"=100'



EXISTING DRAINAGE MAP
SCALE: 1"=100'



GENERAL SITE INFORMATION & NOTES

1. THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF BC CONSULTANTS AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BC CONSULTANTS.

2. THE INFORMATION CONTAINED HEREIN IS FOR GENERAL INFORMATION ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF BC CONSULTANTS.

3. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF BC CONSULTANTS.

4. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF BC CONSULTANTS.

5. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF BC CONSULTANTS.

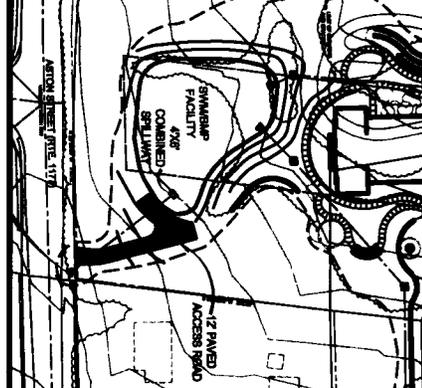
6. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF BC CONSULTANTS.

BRIGHTEVIEW GALLOW'S ROAD

Stationing	Flow (cfs)	Velocity (ft/s)	Channel Width (ft)	Channel Depth (ft)	Channel Slope (ft/ft)
0+00	100	1.00	10	1.0	0.01
1+00	100	1.00	10	1.0	0.01
2+00	100	1.00	10	1.0	0.01
3+00	100	1.00	10	1.0	0.01
4+00	100	1.00	10	1.0	0.01
5+00	100	1.00	10	1.0	0.01
6+00	100	1.00	10	1.0	0.01
7+00	100	1.00	10	1.0	0.01
8+00	100	1.00	10	1.0	0.01
9+00	100	1.00	10	1.0	0.01
10+00	100	1.00	10	1.0	0.01
11+00	100	1.00	10	1.0	0.01
12+00	100	1.00	10	1.0	0.01
13+00	100	1.00	10	1.0	0.01
14+00	100	1.00	10	1.0	0.01
15+00	100	1.00	10	1.0	0.01
16+00	100	1.00	10	1.0	0.01
17+00	100	1.00	10	1.0	0.01
18+00	100	1.00	10	1.0	0.01
19+00	100	1.00	10	1.0	0.01
20+00	100	1.00	10	1.0	0.01
21+00	100	1.00	10	1.0	0.01
22+00	100	1.00	10	1.0	0.01
23+00	100	1.00	10	1.0	0.01
24+00	100	1.00	10	1.0	0.01
25+00	100	1.00	10	1.0	0.01
26+00	100	1.00	10	1.0	0.01
27+00	100	1.00	10	1.0	0.01
28+00	100	1.00	10	1.0	0.01
29+00	100	1.00	10	1.0	0.01
30+00	100	1.00	10	1.0	0.01
31+00	100	1.00	10	1.0	0.01
32+00	100	1.00	10	1.0	0.01
33+00	100	1.00	10	1.0	0.01
34+00	100	1.00	10	1.0	0.01
35+00	100	1.00	10	1.0	0.01
36+00	100	1.00	10	1.0	0.01
37+00	100	1.00	10	1.0	0.01
38+00	100	1.00	10	1.0	0.01
39+00	100	1.00	10	1.0	0.01
40+00	100	1.00	10	1.0	0.01
41+00	100	1.00	10	1.0	0.01
42+00	100	1.00	10	1.0	0.01
43+00	100	1.00	10	1.0	0.01
44+00	100	1.00	10	1.0	0.01
45+00	100	1.00	10	1.0	0.01
46+00	100	1.00	10	1.0	0.01
47+00	100	1.00	10	1.0	0.01
48+00	100	1.00	10	1.0	0.01
49+00	100	1.00	10	1.0	0.01
50+00	100	1.00	10	1.0	0.01
51+00	100	1.00	10	1.0	0.01
52+00	100	1.00	10	1.0	0.01
53+00	100	1.00	10	1.0	0.01
54+00	100	1.00	10	1.0	0.01
55+00	100	1.00	10	1.0	0.01
56+00	100	1.00	10	1.0	0.01
57+00	100	1.00	10	1.0	0.01
58+00	100	1.00	10	1.0	0.01
59+00	100	1.00	10	1.0	0.01
60+00	100	1.00	10	1.0	0.01
61+00	100	1.00	10	1.0	0.01
62+00	100	1.00	10	1.0	0.01
63+00	100	1.00	10	1.0	0.01
64+00	100	1.00	10	1.0	0.01
65+00	100	1.00	10	1.0	0.01
66+00	100	1.00	10	1.0	0.01
67+00	100	1.00	10	1.0	0.01
68+00	100	1.00	10	1.0	0.01
69+00	100	1.00	10	1.0	0.01
70+00	100	1.00	10	1.0	0.01
71+00	100	1.00	10	1.0	0.01
72+00	100	1.00	10	1.0	0.01
73+00	100	1.00	10	1.0	0.01
74+00	100	1.00	10	1.0	0.01
75+00	100	1.00	10	1.0	0.01
76+00	100	1.00	10	1.0	0.01
77+00	100	1.00	10	1.0	0.01
78+00	100	1.00	10	1.0	0.01
79+00	100	1.00	10	1.0	0.01
80+00	100	1.00	10	1.0	0.01
81+00	100	1.00	10	1.0	0.01
82+00	100	1.00	10	1.0	0.01
83+00	100	1.00	10	1.0	0.01
84+00	100	1.00	10	1.0	0.01
85+00	100	1.00	10	1.0	0.01
86+00	100	1.00	10	1.0	0.01
87+00	100	1.00	10	1.0	0.01
88+00	100	1.00	10	1.0	0.01
89+00	100	1.00	10	1.0	0.01
90+00	100	1.00	10	1.0	0.01
91+00	100	1.00	10	1.0	0.01
92+00	100	1.00	10	1.0	0.01
93+00	100	1.00	10	1.0	0.01
94+00	100	1.00	10	1.0	0.01
95+00	100	1.00	10	1.0	0.01
96+00	100	1.00	10	1.0	0.01
97+00	100	1.00	10	1.0	0.01
98+00	100	1.00	10	1.0	0.01
99+00	100	1.00	10	1.0	0.01
100+00	100	1.00	10	1.0	0.01



BRIGHTEVIEW GALLOW'S ROAD



FINAL STORMWATER MANAGEMENT PLAN

Stationing	Flow (cfs)	Velocity (ft/s)	Channel Width (ft)	Channel Depth (ft)	Channel Slope (ft/ft)
0+00	100	1.00	10	1.0	0.01
1+00	100	1.00	10	1.0	0.01
2+00	100	1.00	10	1.0	0.01
3+00	100	1.00	10	1.0	0.01
4+00	100	1.00	10	1.0	0.01
5+00	100	1.00	10	1.0	0.01
6+00	100	1.00	10	1.0	0.01
7+00	100	1.00	10	1.0	0.01
8+00	100	1.00	10	1.0	0.01
9+00	100	1.00	10	1.0	0.01
10+00	100	1.00	10	1.0	0.01
11+00	100	1.00	10	1.0	0.01
12+00	100	1.00	10	1.0	0.01
13+00	100	1.00	10	1.0	0.01
14+00	100	1.00	10	1.0	0.01
15+00	100	1.00	10	1.0	0.01
16+00	100	1.00	10	1.0	0.01
17+00	100	1.00	10	1.0	0.01
18+00	100	1.00	10	1.0	0.01
19+00	100	1.00	10	1.0	0.01
20+00	100	1.00	10	1.0	0.01
21+00	100	1.00	10	1.0	0.01
22+00	100	1.00	10	1.0	0.01
23+00	100	1.00	10	1.0	0.01
24+00	100	1.00	10	1.0	0.01
25+00	100	1.00	10	1.0	0.01
26+00	100	1.00	10	1.0	0.01
27+00	100	1.00	10	1.0	0.01
28+00	100	1.00	10	1.0	0.01
29+00	100	1.00	10	1.0	0.01
30+00	100	1.00	10	1.0	0.01
31+00	100	1.00	10	1.0	0.01
32+00	100	1.00	10	1.0	0.01
33+00	100	1.00	10	1.0	0.01
34+00	100	1.00	10	1.0	0.01
35+00	100	1.00	10	1.0	0.01
36+00	100	1.00	10	1.0	0.01
37+00	100	1.00	10	1.0	0.01
38+00	100	1.00	10	1.0	0.01
39+00	100	1.00	10	1.0	0.01
40+00	100	1.00	10	1.0	0.01
41+00	100	1.00	10	1.0	0.01
42+00	100	1.00	10	1.0	0.01
43+00	100	1.00	10	1.0	0.01
44+00	100	1.00	10	1.0	0.01
45+00	100	1.00	10	1.0	0.01
46+00	100	1.00	10	1.0	0.01
47+00	100	1.00	10	1.0	0.01
48+00	100	1.00	10	1.0	0.01
49+00	100	1.00	10	1.0	0.01
50+00	100	1.00	10	1.0	0.01
51+00	100	1.00	10	1.0	0.01
52+00	100	1.00	10	1.0	0.01
53+00	100	1.00	10	1.0	0.01
54+00	100	1.00	10	1.0	0.01
55+00	100	1.00	10	1.0	0.01
56+00	100	1.00	10	1.0	0.01
57+00	100	1.00	10	1.0	0.01
58+00	100	1.00	10	1.0	0.01
59+00	100	1.00	10	1.0	0.01
60+00	100	1.00	10	1.0	0.01
61+00	100	1.00	10	1.0	0.01
62+00	100	1.00	10	1.0	0.01
63+00	100	1.00	10	1.0	0.01
64+00	100	1.00	10	1.0	0.01
65+00	100	1.00	10	1.0	0.01
66+00	100	1.00	10	1.0	0.01
67+00	100	1.00	10	1.0	0.01
68+00	100	1.00	10	1.0	0.01
69+00	100	1.00	10	1.0	0.01
70+00	100	1.00	10	1.0	0.01
71+00	100	1.00	10	1.0	0.01
72+00	100	1.00	10	1.0	0.01

OUTFALL 'A' ONSITE UNCONTROLLED FLOW SUMMARY

Return Event	Area	Type	Area	ERG Vol	Peak	Peak	Peak	Peak	Peak
				cu-ft	ft ³ /min				
1	1,200	Symbolic Curve	1	519	715.50	23	1.19	1.19	1.19
2	3,200	Symbolic Curve	2	432	715.50	25	1.19	1.19	1.19
10	5,200	Symbolic Curve	10	432	715.50	25	1.19	1.19	1.19
1	2,700	Symbolic Curve	1	432	715.50	25	1.19	1.19	1.19

OUTFALL 'A' ONSITE PRE-DEVELOPMENT FLOW SUMMARY

Return Event	Area	Type	Area	ERG Vol	Peak	Peak	Peak	Peak	Peak
				cu-ft	ft ³ /min				
1	1,200	Symbolic Curve	1	495	715.50	2.12	1.50	1.50	1.50
2	3,200	Symbolic Curve	2	382	715.50	2.12	1.50	1.50	1.50
10	5,200	Symbolic Curve	10	382	715.50	2.12	1.50	1.50	1.50
1	2,700	Symbolic Curve	1	382	715.50	2.12	1.50	1.50	1.50

DETENTION VOLUME

Event	Area	Type	Area	ERG Vol	Peak	Peak	Peak	Peak	Peak
				cu-ft	ft ³ /min				
1	1,200	Symbolic Curve	1	750	750	310	310	310	310
2	3,200	Symbolic Curve	2	1,132	2,890	3,653	4,374	4,374	4,374
10	5,200	Symbolic Curve	10	1,132	2,890	3,653	4,374	4,374	4,374
1	2,700	Symbolic Curve	1	1,132	2,890	3,653	4,374	4,374	4,374

DETENTION FACILITY DISCHARGE SUMMARY

Return Event	Area	Type	Area	ERG Vol	Peak	Peak	Peak	Peak	Peak
				cu-ft	ft ³ /min				
1	1,200	Symbolic Curve	1	1,132	2,890	3,653	4,374	4,374	4,374
2	3,200	Symbolic Curve	2	1,132	2,890	3,653	4,374	4,374	4,374
10	5,200	Symbolic Curve	10	1,132	2,890	3,653	4,374	4,374	4,374
1	2,700	Symbolic Curve	1	1,132	2,890	3,653	4,374	4,374	4,374

WASTEWATER NETWORK SUMMARY
 FOR DRAIN DETERMINATION METHOD
 (From ERG Transmittal Spreadsheet) (Daily Flow) (Inlet/Outlet)

Node ID	Type	Area	ERG Vol	Peak	Peak	Peak	Peak	Peak	Peak
			cu-ft	ft ³ /min					
100	100	100	4,811	715.50	45.44	350.38	2,601.3	2,601.3	2,601.3
150	150	150	11,907	715.50	57.78	350.38	3,155.9	3,155.9	3,155.9
200	200	200	2,218	715.50	17.25	350.38	849.8	849.8	849.8
250	250	250	2,218	715.50	17.25	350.38	849.8	849.8	849.8
300	300	300	4,436	715.50	34.50	350.38	1,699.6	1,699.6	1,699.6
350	350	350	4,436	715.50	34.50	350.38	1,699.6	1,699.6	1,699.6
400	400	400	8,872	715.50	69.00	350.38	3,399.2	3,399.2	3,399.2
450	450	450	8,872	715.50	69.00	350.38	3,399.2	3,399.2	3,399.2
500	500	500	17,744	715.50	138.00	350.38	6,798.4	6,798.4	6,798.4
550	550	550	17,744	715.50	138.00	350.38	6,798.4	6,798.4	6,798.4
600	600	600	35,488	715.50	276.00	350.38	13,596.8	13,596.8	13,596.8
650	650	650	35,488	715.50	276.00	350.38	13,596.8	13,596.8	13,596.8
700	700	700	70,976	715.50	552.00	350.38	27,193.6	27,193.6	27,193.6
750	750	750	70,976	715.50	552.00	350.38	27,193.6	27,193.6	27,193.6
800	800	800	141,952	715.50	1,104.00	350.38	54,387.2	54,387.2	54,387.2
850	850	850	141,952	715.50	1,104.00	350.38	54,387.2	54,387.2	54,387.2
900	900	900	283,904	715.50	2,208.00	350.38	108,774.4	108,774.4	108,774.4
950	950	950	283,904	715.50	2,208.00	350.38	108,774.4	108,774.4	108,774.4
1000	1000	1000	567,808	715.50	4,416.00	350.38	217,548.8	217,548.8	217,548.8
1050	1050	1050	567,808	715.50	4,416.00	350.38	217,548.8	217,548.8	217,548.8
1100	1100	1100	1,135,616	715.50	8,832.00	350.38	435,097.6	435,097.6	435,097.6
1150	1150	1150	1,135,616	715.50	8,832.00	350.38	435,097.6	435,097.6	435,097.6
1200	1200	1200	2,271,232	715.50	17,664.00	350.38	870,195.2	870,195.2	870,195.2
1250	1250	1250	2,271,232	715.50	17,664.00	350.38	870,195.2	870,195.2	870,195.2
1300	1300	1300	4,542,464	715.50	35,328.00	350.38	1,740,390.4	1,740,390.4	1,740,390.4
1350	1350	1350	4,542,464	715.50	35,328.00	350.38	1,740,390.4	1,740,390.4	1,740,390.4
1400	1400	1400	9,084,928	715.50	70,656.00	350.38	3,480,780.8	3,480,780.8	3,480,780.8
1450	1450	1450	9,084,928	715.50	70,656.00	350.38	3,480,780.8	3,480,780.8	3,480,780.8
1500	1500	1500	18,169,856	715.50	141,312.00	350.38	6,961,561.6	6,961,561.6	6,961,561.6
1550	1550	1550	18,169,856	715.50	141,312.00	350.38	6,961,561.6	6,961,561.6	6,961,561.6
1600	1600	1600	36,339,712	715.50	282,624.00	350.38	13,923,123.2	13,923,123.2	13,923,123.2
1650	1650	1650	36,339,712	715.50	282,624.00	350.38	13,923,123.2	13,923,123.2	13,923,123.2
1700	1700	1700	72,679,424	715.50	565,248.00	350.38	27,846,246.4	27,846,246.4	27,846,246.4
1750	1750	1750	72,679,424	715.50	565,248.00	350.38	27,846,246.4	27,846,246.4	27,846,246.4
1800	1800	1800	145,358,848	715.50	1,130,496.00	350.38	55,692,492.8	55,692,492.8	55,692,492.8
1850	1850	1850	145,358,848	715.50	1,130,496.00	350.38	55,692,492.8	55,692,492.8	55,692,492.8
1900	1900	1900	290,717,696	715.50	2,260,992.00	350.38	111,384,985.6	111,384,985.6	111,384,985.6
1950	1950	1950	290,717,696	715.50	2,260,992.00	350.38	111,384,985.6	111,384,985.6	111,384,985.6
2000	2000	2000	581,435,392	715.50	4,521,984.00	350.38	222,769,971.2	222,769,971.2	222,769,971.2
2050	2050	2050	581,435,392	715.50	4,521,984.00	350.38	222,769,971.2	222,769,971.2	222,769,971.2
2100	2100	2100	1,162,870,784	715.50	9,043,968.00	350.38	445,539,942.4	445,539,942.4	445,539,942.4
2150	2150	2150	1,162,870,784	715.50	9,043,968.00	350.38	445,539,942.4	445,539,942.4	445,539,942.4
2200	2200	2200	2,325,741,568	715.50	18,087,936.00	350.38	891,079,884.8	891,079,884.8	891,079,884.8
2250	2250	2250	2,325,741,568	715.50	18,087,936.00	350.38	891,079,884.8	891,079,884.8	891,079,884.8
2300	2300	2300	4,651,483,136	715.50	36,175,872.00	350.38	1,782,159,769.6	1,782,159,769.6	1,782,159,769.6
2350	2350	2350	4,651,483,136	715.50	36,175,872.00	350.38	1,782,159,769.6	1,782,159,769.6	1,782,159,769.6
2400	2400	2400	9,302,966,272	715.50	72,351,744.00	350.38	3,564,319,539.2	3,564,319,539.2	3,564,319,539.2
2450	2450	2450	9,302,966,272	715.50	72,351,744.00	350.38	3,564,319,539.2	3,564,319,539.2	3,564,319,539.2
2500	2500	2500	18,605,932,544	715.50	144,703,488.00	350.38	7,128,639,078.4	7,128,639,078.4	7,128,639,078.4
2550	2550	2550	18,605,932,544	715.50	144,703,488.00	350.38	7,128,639,078.4	7,128,639,078.4	7,128,639,078.4
2600	2600	2600	37,211,865,088	715.50	289,406,976.00	350.38	14,257,278,156.8	14,257,278,156.8	14,257,278,156.8
2650	2650	2650	37,211,865,088	715.50	289,406,976.00	350.38	14,257,278,156.8	14,257,278,156.8	14,257,278,156.8
2700	2700	2700	74,423,730,176	715.50	578,813,952.00	350.38	28,514,556,313.6	28,514,556,313.6	28,514,556,313.6
2750	2750	2750	74,423,730,176	715.50	578,813,952.00	350.38	28,514,556,313.6	28,514,556,313.6	28,514,556,313.6
2800	2800	2800	148,847,460,352	715.50	1,157,627,904.00	350.38	57,029,112,627.2	57,029,112,627.2	57,029,112,627.2
2850	2850	2850	148,847,460,352	715.50	1,157,627,904.00	350.38	57,029,112,627.2	57,029,112,627.2	57,029,112,627.2
2900	2900	2900	297,694,920,704	715.50	2,315,255,808.00	350.38	114,058,225,254.4	114,058,225,254.4	114,058,225,254.4
2950	2950	2950	297,694,920,704	715.50	2,315,255,808.00	350.38	114,058,225,254.4	114,058,225,254.4	114,058,225,254.4
3000	3000	3000	595,389,841,408	715.50	4,630,511,616.00	350.38	228,116,450,508.8	228,116,450,508.8	228,116,450,508.8
3050	3050	3050	595,389,841,408	715.50	4,630,511,616.00	350.38	228,116,450,508.8	228,116,450,508.8	228,116,450,508.8
3100	3100	3100	1,190,779,682,816	715.50	9,261,023,232.00	350.38	456,232,901,017.6	456,232,901,017.6	456,232,901,017.6
3150	3150	3150	1,190,779,682,816	715.50	9,261,023,232.00	350.38	456,232,901,017.6	456,232,901,017.6	456,232,901,017.6
3200	3200	3200	2,381,559,365,632	715.50	18,522,046,464.00	350.38	912,465,802,035.2	912,465,802,035.2	912,465,802,035.2
3250	3250	3250	2,381,559,365,632	715.					

DEVELOPMENT CONDITIONS**SE 2012-MA-017****March 14, 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 March 11, 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. Sufficient shrub and/or tree plantings shall be installed around the periphery of the parking area to ensure that no vehicle headlight glare is reflected onto adjacent properties, subject to review and approval by Urban Forest Management.
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. Prior to the issuance of the Non-RUP, the entrance from Gallows Road shown on the SE Plat shall be constructed with a right taper and adequate turning radius as reviewed and approved by VDOT.
16. 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.
17. 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.

18. The applicant shall use energy efficient heating and cooling systems that meet the 2012 IECC (International Energy Conservation Code) minimum requirements.
19. 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.
20. 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.
21. 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.
22. 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.

23. 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.
24. 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.