



**APPLICATION ACCEPTED:** January 30, 2013  
**PLANNING COMMISSION:** May 9, 2013  
**BOARD OF SUPERVISORS:** June 4, 2013

## County of Fairfax, Virginia

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**April 23, 2013**

### **STAFF REPORT**

**SE 2012-MA-018**

### **MASON DISTRICT**

<b>APPLICANT:</b>	Agape Health Management, Inc.
<b>ZONING:</b>	R-2 (Residential, 2 du/ac)
<b>PARCELS:</b>	72-1 ((1)) 50A and 50B
<b>ACREAGE:</b>	2.94 acres
<b>FAR:</b>	0.13
<b>OPEN SPACE:</b>	40%
<b>PLAN MAP:</b>	Institutional & Residential at 1-2 du/ac
<b>SE CATEGORY:</b>	Category 3 – Child Care Center (Adult)
<b>PROPOSAL:</b>	A special exception to permit a day care center for adults for up to 150 participants within a building of approximately 23,622 square feet (sf) and to permit an associated office use within a separate single-family detached structure of approximately 4,060 sf.

### **STAFF RECOMMENDATIONS:**

Staff recommends denial of SE 2012-MA-018 in its current form. If the application were to be modified, staff recommends that it be subject to the proposed development conditions in Appendix 1.

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Joe Gorney

**Department of Planning and Zoning**  
Zoning Evaluation Division  
12055 Government Center Parkway, Suite 801  
Fairfax, Virginia 22035-5509  
Phone 703-324-1290 FAX 703-324-3924  
[www.fairfaxcounty.gov/dpz/](http://www.fairfaxcounty.gov/dpz/)



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.

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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

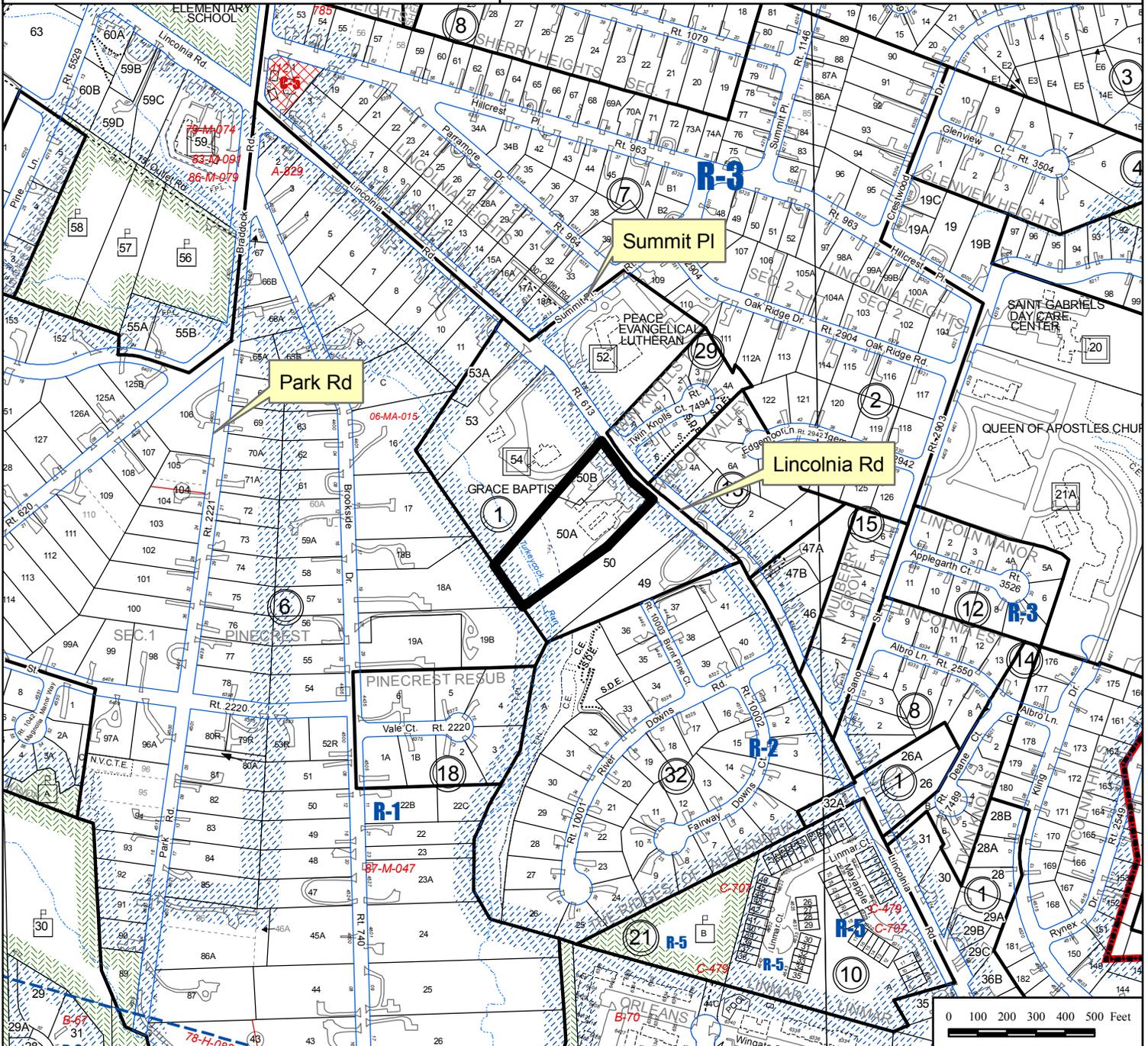
SE 2012-MA-018



Applicant: AGAPE HEALTH MANAGEMENT, INC.  
Accepted: 10/12/2012  
Proposed: CHILD CARE CENTER (ADULT)  
Area: 2.94 AC OF LAND; DISTRICT - MASON  
Zoning Dist Sect: 03-0204  
Art 9 Group and Use: 3-10  
Located: 6349 & 6353 LINCOLNIA ROAD, ALEXANDRIA, VA 22312

Zoning: R-2  
Plan Area: 1,

Map Ref Num: 072-1- /01/ /0050A /01/ /0050B



RELATED INFORMATION	REQUIRED	NOT REQUIRED	COUNTY I.D. NUMBER	COMMENTS/SHEET NO.
1. CONCURRENT PROCESSING		X	SE2012-MA-018	1.A
2. MODIFIED PROCESSING		X		
3. MAXIMUM DENSITY ADJUSTMENTS BASED ON Z.O. 2-308		X		
4. AFFORDABLE DWELLING UNITS		X		
5. R.F.A. DELINEATION	X		3	
6. FLOOD PLAIN STUDY	X			
7. DRAINAGE STUDY	X			
8. CHESAPEAKE BAY ACT EXCEPTION	X			
9. WATER QUALITY IMPACT ASSESSMENT	X			
10. SOILS REPORT	X			
11. ONSITE EASEMENTS	X			
12. OFFSITE EASEMENTS		X		
13. NOTARIZED LETTERS OF PERMISSION	X			
14. ARCHITECTURAL REVIEW BOARD APPROVAL	X			
15. RETURN PLAN TO B.O.S. PRIOR TO APPR.	X			
16. RETURN PLAN TO P.C. PRIOR TO APPR.	X			
17. ADJACENT PROPERTY OWNER NOTICES	X			
18. OFFSITE UTILITY WORK NOTICES		X		
19. MAJOR UNDERGROUND UTILITY NOTICES		X		
20. REZONING/SPECIAL EXCEPTION/SPECIAL PERMIT APPROVAL	X			
21. B.O.S./B.Z.A. CLERK LETTER/RESOLUTION				
22. REZONING PROFFERS/CONDITIONS	X			
23. REZONING DEVELOPMENT PLAN	X			
24. B.Z.A. VARIANCE APPROVAL	X			
25. WETLANDS/WATERS OF THE U.S. PERMIT		X		DATE SENT TO ACOE: PERMIT RECEIVED: PERMIT NO.
26. STATE REGULATED DAM PERMIT		X		DATE DCMR RECEIVED:
27. LOCATED IN DAM BREAK/FLOOD INUNDATION ZONE (STATE REGULATED DAMS) 2 EXTRA PLAN SETS REQUIRED		X		
28. FEMA LETTER OF MAP REVISION	X			
29. VEGETATED ROOF NOTE		X		
30. OVERLAY DISTRICT INFORMATION		X		
31. TREE BANKING		X		
32. TREE FUND		X		
33. GREEN PROJECT CERTIFICATION FOR GREEN PRIORITY PLAN REVIEW MODIFICATIONS/WAIVERS	X		14	

**NOTES AND CONDITIONS**

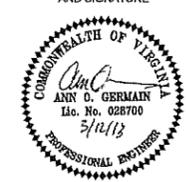
- THE APPROVAL OF THESE PLANS SHALL IN NO WAY RELIEVE THE DEVELOPER OR HIS AGENT OF ANY LEGAL RESPONSIBILITIES WHICH MAY BE REQUIRED BY THE CODE OF VIRGINIA OR ANY ORDINANCE ENACTED BY THE COUNTY OF FAIRFAX.
- THE DESIGN, CONSTRUCTION, FIELD PRACTICES, AND METHODS SHALL CONFORM TO THE REQUIREMENTS SET FORTH IN THE FAIRFAX COUNTY CODE AND IN THE PUBLIC FACILITIES MANUAL, AS AMENDED. FAILURE TO COMPLY WITH THE FAIRFAX COUNTY CODE, THE PUBLIC FACILITIES MANUAL, AND THE PROVISIONS OF THE DEVELOPMENT AGREEMENT AND PERMIT SHALL BE DEEMED A VIOLATION.
- WATER DISTRIBUTION NOTE: ALL FIRE PROTECTION SYSTEMS WHICH ARE INSTALLED IN COMPLIANCE WITH THESE PLANS AND COUNTY OF FAIRFAX ORDINANCES SHALL BE MAINTAINED IN AN OPERATIVE CONDITION AT ALL TIMES. WHEN NECESSARY TO TEMPORARILY REDUCE OR DISCONTINUE THE PROTECTION IN ORDER TO MAKE TESTS, REPAIRS, ALTERATIONS OR ADDITIONS, NOTIFY THE FAIRFAX COUNTY PUBLIC SAFETY COMMUNICATIONS CENTER AT 703-691-2131.
- A PERMIT MUST BE OBTAINED FROM THE VIRGINIA DEPARTMENT OF TRANSPORTATION, NORTHERN VIRGINIA DISTRICT, BEFORE ANY CONSTRUCTION IS STARTED ON ANY EXISTING STATE ROUTE. CONTACT THE VIRGINIA DEPARTMENT OF TRANSPORTATION THREE WORKING DAYS BEFORE EXCAVATION IN ANY STATE RIGHT OF WAY AT 703-383-2888.
- CONTRACTORS SHALL NOTIFY THE "MISS UTILITY" NOTIFICATION CENTER AT 1-800-552-7001 FOR ANY PROPOSED EXCAVATION, DEMOLITION, OR BLASTING AT LEAST TWO WORKING DAYS PRIOR TO COMMENCEMENT OF EXCAVATION DEMOLITION, OR BLASTING IN ACCORDANCE WITH THE VIRGINIA UNDERGROUND UTILITY DAMAGE PREVENTION ACT. IN ADDITION, NAMES AND TELEPHONE NUMBERS SHALL ALSO BE USED TO SERVE IN AN EMERGENCY CONDITION AS REQUIRED BY SECTION 63-2-2 OF THE FAIRFAX COUNTY CODE.
- FOR SITES PROPOSING LAND DISTURBING ACTIVITIES OF 2,500 SQUARE FEET OR MORE, THE CONSTRUCTION ACTIVITY OPERATOR MUST REGISTER WITH THE DEPARTMENT OF CONSERVATION AND RECREATION OF THE COMMONWEALTH OF VIRGINIA. THIS IS A REQUIREMENT OF THE VIRGINIA STORMWATER MANAGEMENT PROGRAM (VSMMP) GENERAL PERMIT FOR CONSTRUCTION ACTIVITIES.
- THE COUNTY INSPECTOR SHALL BE NOTIFIED WHEN ANY IMPROVEMENTS PERTINENT TO HIS INSPECTION DUTIES ARE BEING INSTALLED. SPECIFIC REQUIREMENTS ARE:
  - THE COUNTY SITE INSPECTOR IS TO BE NOTIFIED AT LEAST 3 DAYS PRIOR TO START OF CONSTRUCTION.
  - A MINIMUM OF 24 HOURS NOTICE IS REQUIRED WHEN REQUESTING RESIDENTIAL OR NON-RESIDENTIAL USE PERMITS.
  - A MINIMUM OF 48 HOURS NOTICE IS REQUIRED WHEN REQUESTING TESTS PERTAINING TO SANITARY SEWER ACCEPTANCE.

PROFESSIONAL SEAL AND SIGNATURE

PROFESSIONAL SEAL AND SIGNATURE

PROFESSIONAL SEAL AND SIGNATURE

DATE \_\_\_\_\_ DATE \_\_\_\_\_ DATE \_\_\_\_\_



**DESIGNATED PLANS EXAMINER (DPE) CERTIFICATE**

1ST SUBMISSION REVIEWED & RECOMMENDED FOR SUBMISSION

2ND SUBMISSION REVIEWED & RECOMMENDED FOR SUBMISSION

D.P.E. SIGNATURE & PRINTED NAME \_\_\_\_\_ DATE \_\_\_\_\_ REG. NO. \_\_\_\_\_

D.P.E. SIGNATURE & PRINTED NAME \_\_\_\_\_ DATE \_\_\_\_\_ REG. NO. \_\_\_\_\_

**ZONING REQUIREMENTS**

1) ZONING R-2 (SQ.FT.)

2) AVERAGE LOT AREA N/A (SQ.FT.)

3) MIN. LOT AREA N/A (SQ.FT.)

4) MIN. LOT WIDTH N/A (FT.)

5) MAX. BUILDING HEIGHT +/- 31' (COMMERCIAL/INDUSTRIAL ONLY)

6) NUMBER OF FLOORS 1

7) MIN YARD REQUIREMENTS: FRONT 35 (FT.) SIDE 15 (FT.) REAR 25 (FT.)

8) MAXIMUM FAR 0.2

9) MAXIMUM DENSITY 2 (D.U./AC.)

10) OPEN SPACE REQUIRED N/A % N/A (SQ.FT.)

11) ANGLE OF BULK PLANE: FRONT 45 SIDE 40 REAR 40 (DETAIL(S) ON SHEET 3)

12) OVERLAY DISTRICT(S) N/A

**SUBDIVISION PLAN (SD) TABULATIONS**

1) SITE AREA N/A (AC.) N/A (SQ. FT.)

2) NUMBER OF LOTS N/A (SQ. FT.)

3) AREA OF LOTS N/A (SQ. FT.)

4) AVERAGE LOT AREA N/A (SQ. FT.)

5) MEDIAN LOT AREA N/A (SQ. FT.)

6) AREA OF PARCELOUTLOT N/A (SQ. FT.)

7) AREA OF PARCELOUTLOT N/A (SQ. FT.)

8) AREA OF PARCELOUTLOT N/A (SQ. FT.)

9) AREA OF PARCELOUTLOT N/A (SQ. FT.)

10) TOTAL AREA OF OPEN SPACE N/A (SQ. FT.)

11) AREA OF STREET DEDICATION N/A (SQ. FT.)

12) DENSITY N/A (D.U./AC.)

**ENGINEER'S/SURVEYOR'S CERTIFICATE:**

THIS PROPERTY IS IN THE NAME OF AGAPE HEALTH MANAGEMENT INC. AS RECORDED IN DEED BOOK 22338 PAGE 1043 OF THE LAND RECORDS OF FAIRFAX COUNTY, VA.

**OWNER INFORMATION**

( ) OWNER ( ) A CORPORATION  
( ) TRUSTEE ( ) A PARTNERSHIP ( ) AN INDIVIDUAL

NAME: DONG CHUL CHOI PHONE: 703-354-6767  
ADDRESS: 5701-A GENERAL WASHINGTON DRIVE, ALEXANDRIA VA 22312

**DEVELOPER INFORMATION**

( ) DEVELOPER ( ) A CORPORATION  
( ) CONTRACT OWNER ( ) A PARTNERSHIP  
( ) LESSEE ( ) AN INDIVIDUAL

NAME \_\_\_\_\_ PHONE \_\_\_\_\_  
ADDRESS \_\_\_\_\_

**WETLAND PERMIT CERTIFICATION**

I HEREBY CERTIFY THAT ALL WETLANDS PERMITS REQUIRED BY LAW WILL BE OBTAINED PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES.

SIGNATURE \_\_\_\_\_ NAME \_\_\_\_\_ TITLE \_\_\_\_\_

NOTE: PERMITS MUST BE PRESENTED TO THE COUNTY INSPECTOR PRIOR TO LAND DISTURBANCE

**APPROVED** \_\_\_\_\_ DATE \_\_\_\_\_

DIRECTOR, SITE PLAN REVIEW AND INSPECTIONS, LDS - DPWES

DATE \_\_\_\_\_ BY \_\_\_\_\_ DIRECTOR, DEPT. OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES

THIS PLAN SHALL EXPIRE WITHOUT NOTICE IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE COUNTY CODE. REVISIONS DO NOT EXTEND THE APPROVAL PERIOD. THE APPROVAL PERIOD IS INDEPENDENT OF THE AGREEMENT EXPIRATION DATE.

THIS APPROVAL IS NOT A COMMITMENT TO PROVIDE PUBLIC SANITARY SEWER

**CERTIFICATE OF NO CHANGE** (FOR SUBMISSION OTHER THAN THE FIRST)

I HEREBY CERTIFY THAT NO CHANGES HAVE BEEN MADE THAT WOULD AFFECT THE PRIOR APPROVAL BY THE

FIRE MARSHAL DATED \_\_\_\_\_  
WATER AUTHORITY DATED \_\_\_\_\_  
HEALTH DEPARTMENT DATED \_\_\_\_\_  
VDOT DATED \_\_\_\_\_  
DPWES-SAN. SEWER DATED \_\_\_\_\_  
DPWES-STREETLIGHTS DATED \_\_\_\_\_

**TAX MAP REFERENCE NUMBER(S)**

MAP PAGE #	DOUBLE CIRCLE #	BLOCK (SINGLE CIRCLE #)	LOT/PARCEL(S) #
72-1	1		50A & 50B

NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE
3	SPECIAL EXCEPTION PLAN REVIEW			3/11/13
2	SPECIAL EXCEPTION PLAN REVIEW			2/11/13
1	SPECIAL EXCEPTION PLAN REVIEW			1/23/13

REVISION APPROVED BY \_\_\_\_\_  
DIVISION OF DESIGN REVIEW

**SOLID WASTE AND RECYCLING:** ALL PROPERTIES ARE REQUIRED TO RECYCLE. DESIGNS FOR ALL PROPERTIES MUST PROVIDE ADEQUATE CONTAINERS/STRUCTURES FOR THE SEPARATE MANAGEMENT OF RECYCLABLES AND TRASH.

**SINGLE-FAMILY AND TOWNHOUSE DEVELOPMENTS**

I CERTIFY THAT THE SITE DEPICTED ON THIS PLAN IS (CHECK APPLICABLE STATEMENT):

\_\_\_ IN A SANITARY DISTRICT WHERE TRASH AND RECYCLING COLLECTION IS CONDUCTED BY FAIRFAX COUNTY AND THAT I HAVE INFORMED THE PROPERTY OWNER OF THIS CONDITION.

\_\_\_ NOT IN A SANITARY DISTRICT AND TRASH AND RECYCLING COLLECTION WILL BE CONDUCTED BY A PRIVATE COMPANY.

**NON-RESIDENTIAL PROPERTIES, INCLUDING BUSINESSES, SCHOOLS AND INSTITUTIONS, AND MULTI-FAMILY PROPERTIES, INCLUDING CONDOMINIUMS AND APARTMENTS.**

I CERTIFY THAT (ALL STEPS MUST BE COMPLETED):

\_\_\_ I HAVE COMPLETED A WASTE STREAM CALCULATION WORKSHEET FOR THIS PROPERTY.

\_\_\_ I HAVE INDICATED ON THE PLAN THE LOCATION AND TYPE OF TRASH AND RECYCLING CONTAINERS AND STRUCTURES. SEE SHEET NUMBER \_\_\_\_\_ IN \_\_\_\_\_ BUILDING.

\_\_\_ THE TRASH AND RECYCLING MANAGEMENT CONTAINERS/STRUCTURES ON THIS PLAN ARE ADEQUATE TO MEET THE MINIMUM RECYCLING REQUIREMENTS AS DESCRIBED ON THE WASTE STREAM CALCULATION WORKSHEET.

**SANITARY SEWER INFORMATION**

WASTEWATER TREATMENT PLANT \_\_\_\_\_

\_\_\_ THE SITE IS SUBJECT TO \_\_\_\_\_ SANITARY SEWER REIMBURSEMENT CHARGES.

\_\_\_ THIS SITE IS SERVED BY ONSITE SEWAGE TREATMENT SYSTEM(S).

**STORMWATER INFORMATION**

HIGH DENSITY POLYETHYLENE (HDPE) USED ON THIS PROJECT YES  NO

SWM FACILITIES (PROPOSED ONLY)

FACILITY ID NO.	FACILITY TYPE	PURPOSE	AREA TREATED (ACRES)	WATERSHED	RECEIVING WATERS	MAINTENANCE AGREEMENT Y/N	VAHRS CODE

**DISTURBED AREA (DA) WITHIN WATERSHED(S)**

WATERSHED 1 DA= \_\_\_\_\_ (ACRES) TOTAL DISTURBED AREA= \_\_\_\_\_ (ACRES)

WATERSHED 2 DA= \_\_\_\_\_ (ACRES)

WATERSHED 3 DA= \_\_\_\_\_ (ACRES)

**INFORMATION REGARDING ACTIVITIES IN A RESOURCE PROTECTION AREA**

ACTIVITY	YES/NO
CONSTRUCTION ACTIVITIES IN A RESOURCE PROTECTION AREA (IF YES, INDICATE TYPE BELOW)	YES
REDEVELOPMENT PRINCIPAL STRUCTURE	
REDEVELOPMENT ACCESSORY STRUCTURE	
PUBLIC ROADS	
PRIVATE ROADS	
DRIVEWAYS	
STORMWATER OUTFALL	
OTHER (INDICATE TYPE): _____	REMOVAL OF IMPERVIOUS AREA

**POTENTIAL FOR WETLANDS**

IS THE DISTURBED AREA LOCATED IN A WETLANDS AREA DEPICTED ON THE NATIONAL WETLANDS INVENTORY MAP?  
YES  NO

IS THE DISTURBED AREA LOCATED IN AN ESTIMATED WETLANDS AREA DEPICTED ON THE COUNTY POTENTIAL WETLAND AREAS MAP?  
YES  NO

IF YES, TO EITHER OF THE TWO QUESTIONS ABOVE, PROVIDE EVIDENCE OF APPROVED PERMIT OR VERIFICATION THAT NO PERMIT FROM THE ARMY CORPS OF ENGINEERS IS REQUIRED BEFORE A PLAN IS APPROVED.

**FIRE MARSHAL NOTES**

AVAILABLE FIRE FLOW \_\_\_\_\_ (GAL./MIN.)

SOURCE OF FIRE FLOW INFO \_\_\_\_\_

TYPE OF CONSTRUCTION - USBC \_\_\_\_\_ NONCOMBUSTIBLE \_\_\_\_\_

USE GROUP CLASSIFICATION - USBC \_\_\_\_\_ IB \_\_\_\_\_

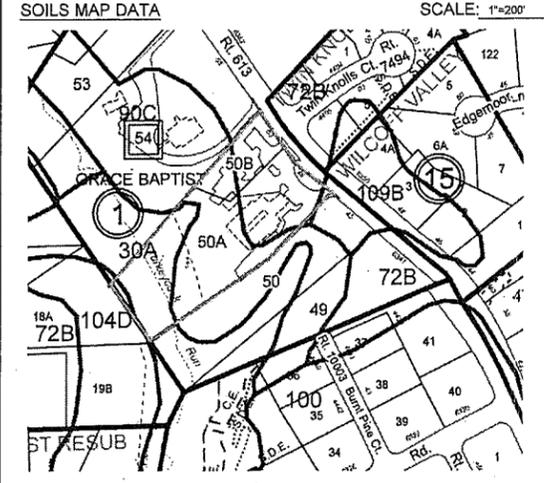
BUILDING HEIGHT \_\_\_\_\_ (FT.)

BUILDING TO BE FULLY SPRINKLERED YES  NO

IF YES, CHECK APPROPRIATE STANDARD: NFPA 13  NFPA 13D  NFPA 13R

SEE PFM CHAPTER 9, PART 2 FOR FULL INFORMATION REQUIRED. FIRE FLOW REQUIREMENTS TO BE DETERMINED BY THE FIRE PREVENTION DIVISION.

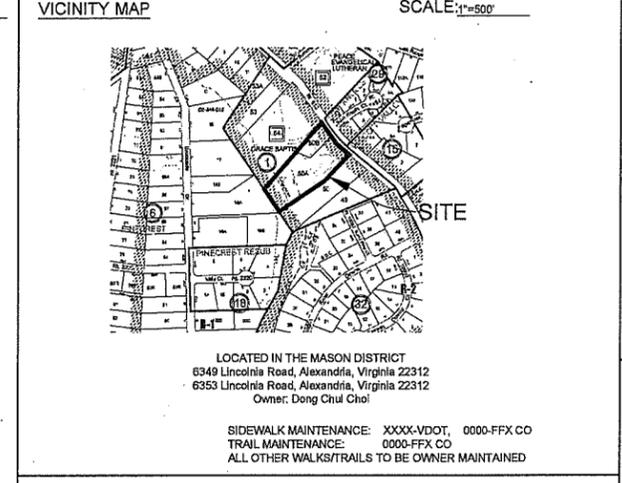
[SEE PUBLIC WATER AGENCY NOTES ON SHEET \_\_\_\_\_]



SOIL ID NUMBERS	SOIL SERIES NAME	FOUNDATION SUPPORT	SOIL DRAINAGE	EROSION POTENTIAL	PROBLEM CLASS
30A	CODORUS AND HATBORO SOILS	POOR	POOR	LOW	III
72B	KINGSTOWNE - SASSAFRAS - NEABSO COMPLEX	FAIR	MARGINAL	LOW	IVB
90C	SASSAFRAS SANDY LOAM	GOOD	GOOD	MEDIUM	I
100	URBAN LAND - KINGSTOWNE COMPLEX	FAIR	FAIR	MEDIUM	IVB
104D	WHEATON - FAIRFAX COMPLEX	FAIR	GOOD	HIGH	IVB
109B	WOODSTOWN SANDY LOAM	MARGINAL	POOR	MEDIUM	IVA

IS THE SITE LOCATED WITHIN NATURALLY OCCURRING ASBESTOS SOILS?  
YES  NO

AREAS THAT MAY CONTAIN NATURALLY OCCURRING ASBESTOS SOILS ARE LOCATED ON THE COUNTY SOILS TAX MAP GRIDS ON THE COUNTY WEBSITE. SPECIAL PRECAUTIONS REGARDING THESE SOILS OR FILL ORIGINATING FROM THESE SOILS ARE REQUIRED BY THE OCCUPATIONAL SAFETY AND HEALTH REGULATIONS ENFORCED BY THE VIRGINIA DEPARTMENT OF LABOR AND INDUSTRY AND SPECIAL GUIDANCE HAS BEEN ISSUED BY THE U.S. ENVIRONMENTAL PROTECTION AGENCY.



**Sheet List Table**

Sheet Number	Sheet Title
1	COVER SHEET
2	GENERAL NOTES & ABBREVIATIONS
3	EXISTING CONDITIONS
4	DEMOLITION PLAN
5	SITE PLAN
6	GRADING PLAN
7	EROSION & SILTATION CONTROL PLAN- PHASE I
8	EROSION & SILTATION CONTROL PLAN- PHASE II
9	EROSION & SEDIMENT CONTROL NOTES & DETAILS
10	EROSION & SEDIMENT CONTROL NOTES & DETAILS
11	STORM WATER MANAGEMENT CALCULATIONS
12	FIRE FLOW & FIRE APPARATUS ACCESS
13	TREE PRESERVATION PLAN
14	EXISTING VEGETATION MAP
15	LANDSCAPE PLAN
16	LANDSCAPE NOTES AND DETAILS
17	PROJECT DOCUMENTS
18	SPECIAL EXCEPTION PLAT

DESIGN ENGINEER / SURVEYOR  
FIRM NAME: FACULLI SIMMONS & ASSOCIATES, LTD.  
ADDRESS: 3975 FAIR RIDGE DRIVE, SUITE 300 SOUTH, FAIRFAX, VA 22033  
PHONE NO: 703.934.0900 FAX NO: 703.934.9378  
PROJ. MANAGER: ANNI GERMAIN EMAIL: info@facull.com

FAIRFAX COUNTY, VIRGINIA

**AGAPE ADULT DAY HEALTH CARE CENTER**  
**MASON DISTRICT**

COUNTY NUMBER: SE2012-MA-018

SHEET 1 OF 11  
REVISED: 7/11  
FILE NO: F4529

Received 3/12/13

**GENERAL NOTES:**

1. ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THE CURRENT SPECIFICATIONS AND STANDARDS OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION AND ANY OTHER APPLICABLE CODE, UNLESS OTHERWISE SPECIFIED.
2. ANY PAVEMENT, DRIVEWAYS, WALKS, CURBS, LANDSCAPING, ETC., THAT MAY BE CUT OR THAT ARE DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITH MATCHING MATERIALS.
3. WHEN MATERIALS WHICH ARE UNSUITABLE FOR FOUNDATIONS, SUBGRADES, OR PAVEMENT PURPOSES OCCUR WITHIN THE LIMITS OF BUILDING OR PAVEMENT CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE SUCH MATERIAL BELOW THE SUBGRADE SHOWN ON PLANS AND THE AREAS SO EXCAVATED SHALL BE BACKFILLED WITH APPROVED SUITABLE MATERIALS.
4. TOPSOIL, SEED AND FERTILIZE ALL AREAS WITHIN THE PROJECT LIMITS NOT OCCUPIED BY STRUCTURES, PAVEMENT, OR SIDEWALKS, AND NOT DESIGNATED TO BE SODDED OR LANDSCAPED.
5. NO ROADWAY LANE CLOSURES SHALL BE PERFORMED WITHOUT WRITTEN APPROVAL FROM FAIRFAX COUNTY. ALL TRAFFIC CONTROL SHALL COMPLY WITH M.U.T.C.D. AND THE VIRGINIA WORK AREA PROTECTION MANUAL, AS REQUIRED.
6. PERMITS FROM THE LOCAL UTILITY AGENCIES FOR CONNECTION AND SERVICE TO UTILITIES SHALL BE OBTAINED. PERMITS FROM THE LOCAL TRANSPORTATION AUTHORITY THAT HAS JURISDICTION OVER THE ROADS THAT THIS PROJECT WILL BE CONNECTING INTO SHALL BE OBTAINED.

**GRADING AND DRAINAGE NOTES**

1. PROVIDE TEMPORARY DRAINAGE AS REQUIRED DURING CONSTRUCTION.
2. ALL PERMANENT SLOPES SHALL NOT EXCEED A MAXIMUM SLOPE OF 3:1, H.V. TEMPORARY SLOPES SHALL NOT EXCEED A MAXIMUM SLOPE OF 1.5:1. TEMPORARY SEEDING OR STABILIZATION SHALL BE REQUIRED WITHIN 7 DAYS OF CONSTRUCTION OF THE SLOPES.
3. PIPE LENGTHS SHOWN FOR STORM DRAINAGE ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
4. TRANSITIONS IN GRADING SHALL BE SMOOTH ROUND CURVES.

**PAVEMENT AND CONCRETE NOTES**

1. ALL CONCRETE SHALL BE CLASS "A3" AIR ENTRAINED (3000 P.S.I.) IN ACCORDANCE WITH THE VIRGINIA DEPARTMENT OF TRANSPORTATION ROAD AND BRIDGE SPECIFICATIONS. EXCEPT CONCRETE CURBS AND CURB/GUTTER SHALL BE 4,000 PSI.
2. EXPANSION JOINTS IN CONCRETE PAVEMENT SHALL BE PROVIDED AROUND ALL BUILDINGS, JUNCTIONS, STRUCTURES OR FIXED OBSTRUCTIONS.
3. ANY PAVEMENT, WALKS, ETC., THAT ARE CUT OR DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITH MATCHING MATERIAL.

**TREE PROTECTION NOTES**

1. TREES SELECTED FOR PRESERVATION ARE SHOWN ON THE DEMOLITION PLANS AND SHALL BE CLEARLY MARKED IN THE FIELD.
2. PRIOR TO ANY CLEARING, GRADING OR CONSTRUCTION, PROTECTION BARRIERS SHALL BE PLACED AROUND ALL TREES TO BE RETAINED ON THE SITE TO PREVENT THE DESTRUCTION OR DAMAGE OF THE TREES. THE TREE PROTECTION SHALL BE IN ACCORDANCE WITH THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK AND SHOULD BE LOCATED IN A CIRCULAR PATTERN AROUND THE TREE A MINIMUM DISTANCE EQUAL TO THE DRIP LINE OF THE TREE OR A MINIMUM OF 5' WHERE THE DRIP LINE IS LESS THAN 5'. MATERIALS SHALL NOT BE STOCKPILED WITHIN THIS DEFINED AREA AND VEHICLES AND OTHER EQUIPMENT SHALL BE OPERATED TO AVOID SOIL COMPACTION. THE ONLY EXCEPTION TO THIS REQUIREMENT WILL BE THOSE SPECIFICALLY ALLOWED BY THESE STANDARDS AND SPECIFICATIONS.
3. BOARDS OR WIRES OF A NON-PROTECTIVE NATURE SHALL NOT BE NAILED OR ATTACHED TO TREES DURING CONSTRUCTION.
4. HEAVY EQUIPMENT OPERATORS SHALL BE CAUTIONED TO AVOID DAMAGE TO EXISTING TREE TRUNKS AND ROOTS DURING LAND LEVELING OPERATIONS. FEEDER ROOTS SHOULD NOT BE CUT IN AN AREA EQUAL TO TWICE THE TREE DIAMETER (MEASURED 4 1/2" ABOVE GROUND LINE IN INCHES) EXPRESSED IN FEET (EXAMPLE: DIAMETER OF 10" WOULD HAVE A "NO CUT" ZONE OF 20' IN ALL DIRECTIONS FROM THE TREE). THIS SHALL APPLY TO DITCHING FOR UTILITY SERVICES, IF FEASIBLE. IN LIEU OF DITCHING, REROUTING OF UTILITIES OUTSIDE THE ROOT ZONE, OR JACKING CONDUIT THROUGH THE ROOT ZONE SHALL BE CONSIDERED.
5. TREE TRUNKS AND EXPOSED ROOTS DAMAGED DURING EQUIPMENT OPERATIONS SHALL BE TREATED IN ACCORDANCE WITH CURRENT ARBORICULTURAL STANDARDS. DAMAGED TREE LIMBS SHALL BE CUT BACK TO THE NEXT LATERAL BRANCH OR PARENT STEM AT THE BRANCH COLLAR. CARE FOR SERIOUS INJURY SHALL BE PRESCRIBED BY A QUALIFIED ARBORIST SECURED BY THE CONTRACTOR.
6. CRITERIA FOR REPLACING TREES DAMAGED DURING CONSTRUCTION: IF DESIRED TREES PROTECTED BY THE ABOVE MEANS ARE DAMAGED DURING CONSTRUCTION, THEY SHALL BE REPLACED BY TREES OF AT LEAST 2" CALIPER OF THE SAME SPECIES OF LIKE QUALITY AS SPECIFIED BY A QUALIFIED ARBORIST SECURED BY THE CONTRACTOR. REPLACEMENT TREES SHALL CONFORM TO THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK.
7. EXCAVATION AND CONSTRUCTION IN CRITICAL ROOT ZONES SHALL BE BY HAND ONLY.

**UTILITY NOTES**

1. PRIOR TO CONSTRUCTION OR EXCAVATION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES (PUBLIC OR PRIVATE) THAT MAY EXIST AND CROSS THROUGH THE AREA OF CONSTRUCTION THAT ARE NOT SHOWN ON THESE PLANS. BEFORE YOU DIG, CALL MISS UTILITY OF VIRGINIA AT 1-800-552-7001. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING AT HIS EXPENSE ANY EXISTING UTILITY DAMAGED DURING CONSTRUCTION. LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE. EXACT LOCATIONS SHALL BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.
2. THE RELOCATION OR ADJUSTMENT OF ANY OBSTRUCTIONS (POWER POLES, TELEPHONE PEDESTALS, GUY WIRES, WATER METER, ETC.) SHALL BE COORDINATED BY THE CONTRACTOR.
3. THE RELOCATION OF ANY UTILITIES, AS A RESULT OF INTERFERENCE WITH PROPOSED CONSTRUCTION, SHALL BE COORDINATED BY THE CONTRACTOR.
4. HAND EXCAVATE NEAR EXISTING UTILITIES.
5. ALL WATER FACILITY CONSTRUCTIONS SHALL CONFIRM TO VIRGINIA AMERICAN WATER (VAW) STANDARDS AND SPECIFICATION. NO WORK CAN BE COMPLETED ON EXISTING AND PROPOSED WATER FACILITIES UNTIL ALL EASEMENTS AND AGREEMENTS WITH VAW ARE FINALIZED, EXECUTED AND RECORDED. DEVELOPER OR CONTRACTOR SHALL CONTACT VAW AT 703-706-3889 TO OBTAIN AN APPROVED PROPOSAL AND PAY ALL REQUIRED FEES, PRIOR TO THE START OF CONSTRUCTION, DEMOLITION AND INSPECTION OF WATER FACILITIES, INCLUDING, BUT NOT LIMITED TO, WATER MAINS, FIRE HYDRANTS, DOMESTIC AND FIRE SERVICE LINES. ALL THE PROPOSED WET TAPS ON AN EXISTING WATER MAIN SHALL BE CONSTRUCTED BY VAW.

**PLAN LEGEND**

BOUNDARY	---
BUILDING	[ ]
CENTERLINE	---
CLEARING & GRADING LIMITS	----
CONTOUR	---
CURB (FACE)	---
DRAINAGE DIVIDE	---
EASEMENT (CONSERVATION)	---
EASEMENT (FLOODPLAIN)	---
EASEMENT (SANITARY)	---
EASEMENT (SIGHT DISTANCE)	---
EASEMENT (STORM)	---
EASEMENT (WATERLINE)	---
EDGE OF PAVEMENT	---
FENCE	---
FLOODPLAIN	---
LOT LINE	---
PARKING SPACE	---
PAVEMENT	[ ]
RETAINING WALL	---
SANITARY LATERAL	---
SANITARY SEWER	8" S
SIDEWALK HATCH	[ ]
SIDEWALK OR TRAIL	---
SIGHT LINE	---
STORM SEWER	---
WATER MAIN	WVA 8" W
WATER SERVICE	---
YARD LINE	---
GAS MAIN	GAS
ELECTRIC	E

**EROSION AND SEDIMENT CONTROL LEGEND**

SYMBOL	CONTROL	STD. & SPEC.
[S]	SAFETY FENCE	3.01
[CE]	TEMPORARY STONE CONSTRUCTION ENTRANCE	3.02
[SF]	SILT FENCE	3.05
[SSR]	SUPER SILT FENCE	SEE DETAIL THIS SHEET
[IP]	STORM DRAIN INLET PROTECTION	3.07
[ST]	TEMPORARY SEDIMENT TRAP	3.13
[SO]	SODDING	3.33
[SM]	SOIL STABILIZATION BLANKETS & MATTING	3.36
[TP]	TREE PROTECTION	3.38

**TOPOGRAPHIC LEGEND**

[ ]	ACCESSIBLE CURB RAMP	[ ]	ACCESSIBLE CURB RAMP
[ ]	ACCESSIBLE PARKING SPACE	[ ]	ACCESSIBLE PARKING SPACE
[ ]	BOLLARD	[ ]	BOLLARD
[ ]	END SECTION	[ ]	END SECTION
[ ]	FIRE DEPARTMENT CONNECTION	[ ]	FIRE DEPARTMENT CONNECTION
[ ]	FIRE HYDRANT	[ ]	FIRE HYDRANT
[ ]	FLOW DIRECTION ARROW	[ ]	FLOW DIRECTION ARROW
[ ]	LIGHT (MISC.)	[ ]	LIGHT (MISC.)
[ ]	PARKING SPACE # LABEL	[ ]	PARKING SPACE # LABEL
[ ]	RIP-RAP	[ ]	RIP-RAP
[ ]	SANITARY MANHOLE	[ ]	SANITARY MANHOLE
[ ]	SANITARY MANHOLE LABEL	[ ]	SANITARY MANHOLE LABEL
[ ]	SPOT ELEVATION	[ ]	SPOT ELEVATION
[ ]	STORM BASEMANHOLE	[ ]	STORM BASEMANHOLE
[ ]	STORM STRUCTURE LABEL	[ ]	STORM STRUCTURE LABEL
[ ]	TEST HOLE	[ ]	TEST HOLE
[ ]	TEXT	[ ]	TEXT
[ ]	UTILITY POLE	[ ]	UTILITY POLE
[ ]	WATER FLOW ARROW	[ ]	WATER FLOW ARROW
[ ]	WATER METER	[ ]	WATER METER
[ ]	WATER VALVE	[ ]	WATER VALVE
[ ]	WELL	[ ]	WELL
[ ]	DUMPSTER CONTAINER	[ ]	DUMPSTER CONTAINER
[ ]	RECYCLE CONTAINER	[ ]	RECYCLE CONTAINER
[ ]	TRANSFORMER	[ ]	TRANSFORMER

**STANDARD ABBREVIATIONS**

ITEM	ITEM
CAST IRON PIPE	CIP
CLEARANCE	CLR
CLEANOUT	CO
CONCRETE	CONC
COPPER	Cu
CORRUGATED METAL PIPE	CMP
CORRUGATED PLASTIC PIPE	CPP
CURB AND GUTTER	C&G
DUCTILE IRON PIPE	DIP
DUMPSTER	D
EASEMENT	ESMT
EDGE OF PAVEMENT	EP
ELEVATION	ELEV
EXISTING	---
FACE OF CURB	FC
FINISHED FLOOR ELEVATION	FF
FIRE HYDRANT	FH
FORCE MAIN	FM
GRADE	GRD
HEAVY DUTY CLEANOUT	HDCO
HEAD WATER	HW
MAXIMUM	MAX
MINIMUM	MIN
PAVEMENT	PVMT
PROPOSED	PROP
RAIN GARDEN	RG
RECYCLING DISPOSAL	R
REINFORCED CONCRETE PIPE	RCP
STREET NAME SIGN	SNS
SANITARY MANHOLE	MH
SIDEWALK	SW
STOP SIGN	SS
SANITARY SEWER	SAN SEW
SANITARY SEWER EASEMENT	SAN SEW ESMT
SHOULDER	SHLDR
STORM DRAINAGE EASEMENT	STM DRN ESMT
TRANSFORMER	T
WATER METER	MTR
WATERLINE EASEMENT	WL ESMT
WATER SURFACE ELEVATION	WSE
WATERMAIN	WM
YEAR	YR

**PACIULLI**

**SIMMONS & ASSOCIATES**

Established 1744  
3975 Fair Ridge Drive  
Suite 300 South  
Fairfax, VA 22033  
PH 703.934.0900  
FX 703.934.9787  
EM fairfax@psahd.com

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**AGAPE ADULT DAY  
HEALTH CARE CENTER**  
MASON DISTRICT  
FAIRFAX COUNTY, VIRGINIA

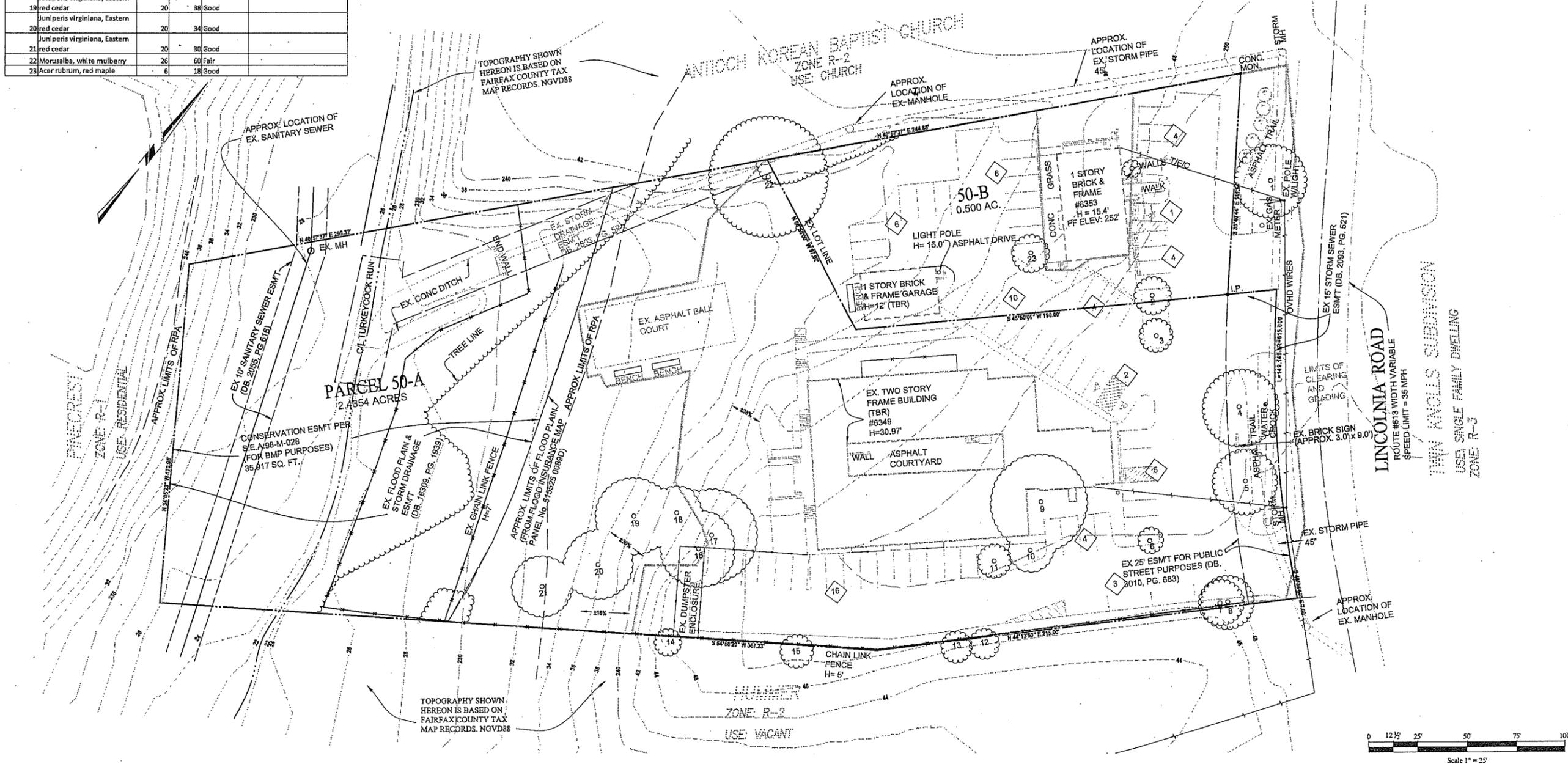
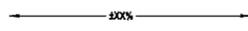
**GENERAL NOTES  
&  
ABBREVIATIONS**



DATE: 09-12-2012  
FILE NO:  
DRN:  
CKD:

Tree ID #	Species	DBH (in)	Drip (ft)	Condition	Comment
1	Acer saccharinum, silver maple	17	36	Good	
2	Acer rubrum, red maple	5	18	Good	
3	Acer rubrum, red maple	5	16	Good	TBR
4	Quercus imbricaria, shingle oak	16	38	Good	
5	Quercus phellos, willow oak	15	32	Good	
6	Acer rubrum, red maple	4	12	Good	TBR
7	Liriodendron tulipifera, tulip poplar	13, 15	22	Fair	TBR
8	Morus alba, white mulberry	9	26	Fair	
9	Ulmus pumila, Siberian elm	17	48	Good	
10	Acer platanoides, Norway maple	16	22	Good	
11	Acer rubrum, red maple	5	16	Good	
12	Pyrus calleryana, bradford pear			Fair	Tree is located offsite, but canopy extends into subject property.
13	Morus alba, white mulberry			Fair	Tree is located offsite, but canopy extends into subject property.
14	Oxydendrum arboreum, sourwood			Fair	Tree is located offsite, but canopy extends into subject property.
15	Prunus yedoensis, Japanese cherry			Fair	Tree is located offsite, but canopy extends into subject property.
16	Juniperus virginiana, Eastern red cedar	12	38	Good	
17	Pinus thunbergii, Japanese black pine	14	46	Good	TBR
18	Juniperus virginiana, Eastern red cedar	15	26	Good	
19	Juniperus virginiana, Eastern red cedar	20	38	Good	
20	Juniperus virginiana, Eastern red cedar	20	34	Good	
21	Juniperus virginiana, Eastern red cedar	20	30	Good	
22	Morus alba, white mulberry	26	60	Fair	
23	Acer rubrum, red maple	6	18	Good	

NOTE:  
1. CRITICAL SLOPE AREAS HAVE BEEN LABELED ON PLAN. THESE AREAS ARE TO BE CLOSELY OBSERVED DURING CONSTRUCTION. THE SYMBOL FOR THE SLOPE IDENTIFICATION FOR THESE AREAS IS AS FOLLOWS:

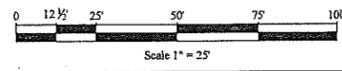


**PACIULLI**  
  
**SIMMONS & ASSOCIATES**  
*Established 1974*  
 3975 Fair Ridge Drive  
 Suite 300 South  
 Fairfax, VA 22033  
 PH 703.934.0900  
 FX 703.934.9787  
 EM fairfax@psaltd.com  
 Engineers  
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 Environmental Scientists  
 Archaeologists

**AGAPE ADULT DAY HEALTH CARE CENTER**  
 MASON DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

**EXISTING CONDITIONS**

COMMONWEALTH OF VIRGINIA  
  
 ANN O. GERMAIN  
 Lic. No. 028700  
 3/11/13  
 PROFESSIONAL ENGINEER



EXISTING PARKING CONDITIONS:  
62 REGULAR SPACES AND 3  
HANDICAP SPACES.

PROPOSED PARKING TABULATION:

PARKING PROVIDED FOR THE FOLLOWING, AS REQUESTED BY FAIRFAX COUNTY:

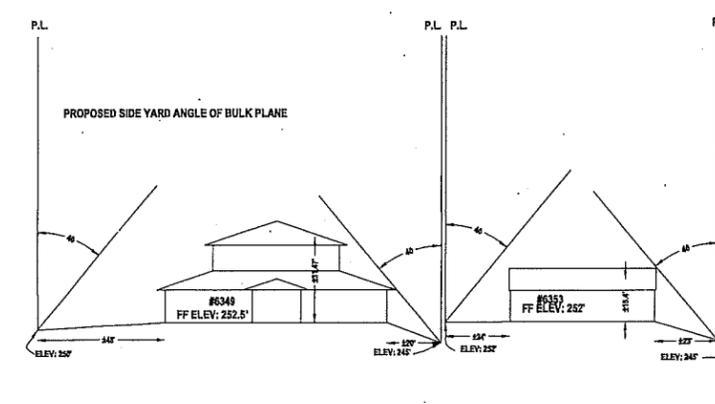
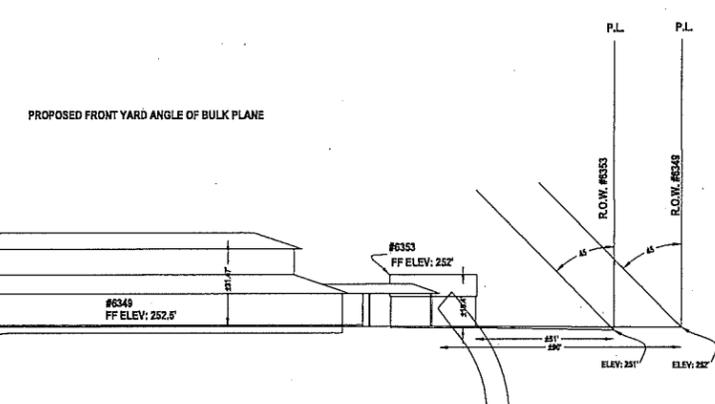
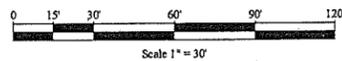
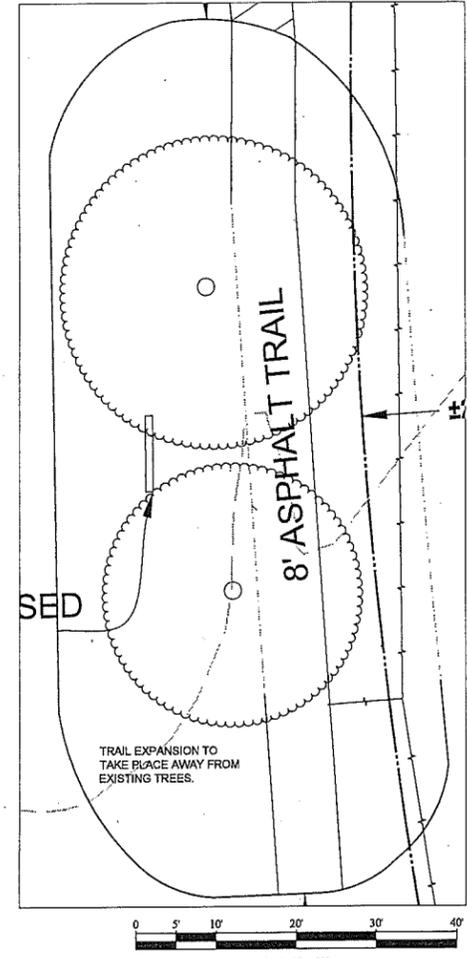
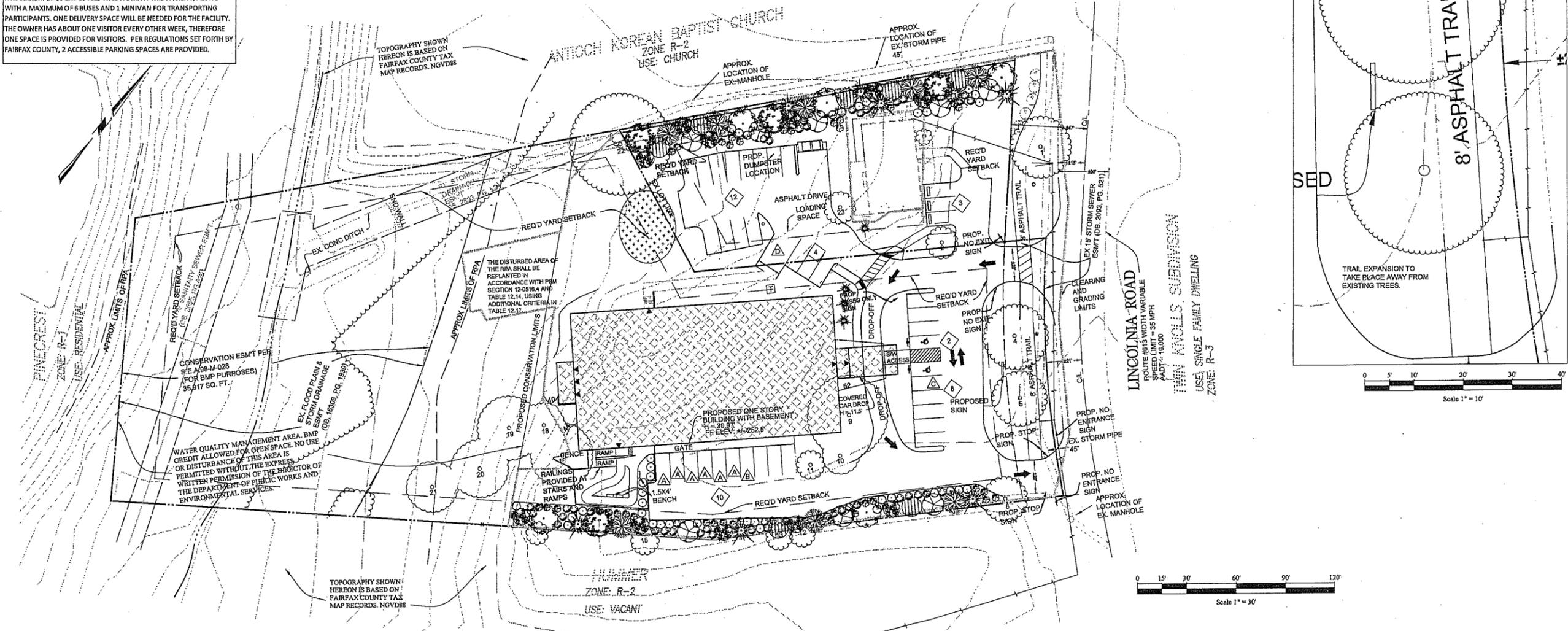
EMPLOYEES =	30
BUSES =	6
MINI VAN =	1
VISITORS =	1
DELIVERY =	1
<b>TOTAL =</b>	<b>39 SPACES REQUIRED BY FAIRFAX COUNTY</b>
<b>TOTAL NUMBER OF SPACES PROVIDED =</b>	<b>39</b>

A MAXIMUM OF 30 EMPLOYEES WILL WORK AT THIS FACILITY, ALONG WITH A MAXIMUM OF 6 BUSES AND 1 MINIVAN FOR TRANSPORTING PARTICIPANTS. ONE DELIVERY SPACE WILL BE NEEDED FOR THE FACILITY. THE OWNER HAS ABOUT ONE VISITOR EVERY OTHER WEEK, THEREFORE ONE SPACE IS PROVIDED FOR VISITORS. PER REGULATIONS SET FORTH BY FAIRFAX COUNTY, 2 ACCESSIBLE PARKING SPACES ARE PROVIDED.

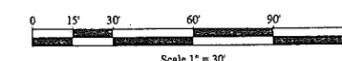
- BUS PARKING
- VAN PARKING
- VISITOR PARKING
- DELIVERY PARKING

STRIPING FOR THE PROPOSED PARKING SPACE LOCATIONS WILL BE IN ACCORDANCE WITH FAIRFAX COUNTY REGULATIONS AND STANDARDS.

ACCESSIBLE PARKING SPACES SHALL BE IDENTIFIED BY SIGNAGE PER FAIRFAX COUNTY STANDARDS AND REGULATIONS SET FORTH IN THE PFM.



- NOTE:
- NO USE SHALL BE MADE OF, NOR SHALL ANY IMPROVEMENTS BE MADE IN, THE FLOODPLAIN EASEMENT WITHOUT SPECIFIC AUTHORIZATION FROM FAIRFAX COUNTY.
  - RAILINGS SHALL BE PROVIDED AT ALL EXIT PATHWAYS WHERE STAIRS AND/OR RAMPS ARE LOCATED.
  - EXISTING ASPHALT TRAIL IS TO BE WIDENED IN THE DIRECTION AWAY FROM THE EXISTING TREES SO AS NOT TO DISTURB AND/OR DAMAGE EXISTING ROOTS.
  - LOOPED SIDEWALK, LOCATED AT THE SOUTHEASTERN CORNER OF THE PROPOSED BUILDING, WILL BE USED TO PROVIDE PARTICIPANTS AND EMPLOYEES WITH AN OUTDOOR WALKING/SITTING AREA.



**PACIULLI**

**SIMMONS & ASSOCIATES**  
ESTABLISHED 1974

3975 Fair Ridge Drive  
Suite 300 South  
Fairfax, VA 22033  
PH 703.934.0900  
FX 703.934.9787  
EM fairfax@psaltd.com

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**AGAPE ADULT DAY HEALTH CARE CENTER**  
MASON DISTRICT  
FAIRFAX COUNTY, VIRGINIA

**SITE PLAN**



**OUTFALL NARRATIVE**

THIS SITE IS LOCATED ON LINCOLNIA ROAD (ROUTE 613) ON TAX MAP 72-1-(11)-50A & 50B. THE EXISTING SITE CURRENTLY CONTAINS A ONE-STORY BRICK AND FRAME GARAGE, ONE-STORY BRICK AND FRAME BUILDING, AND A TWO-STORY FRAME BUILDING WITH DENSE VEGETATION ALONG THE BACK PORTION OF THE SITE. THE TOTAL APPROXIMATE AREA OF THE TWO PROPERTIES IS 2.9354 ACRES, WITH 50A HAVING 2.4354 ACRES AND 50B HAVING 0.5 ACRES. LAND GENERALLY SLOPES FROM THE FRONT TO THE BACK OF THE SITE AT AN AVERAGE SLOPE OF 5.5% TO THE BED AND BANKS OF TURKEYCOCK RUN.

ALL OF THE DRAINAGE FROM THE 2.9354 ACRE SITE SHEET FLOWS DIRECTLY TO THE TURKEYCOCK RUN FLOODPLAIN, WHICH RUNS ACROSS THE REAR OF THE SITE, FROM NORTH TO SOUTH, IN AN EXISTING FLOODPLAIN AND STORM DRAINAGE EASEMENT (DB 16309, PG 1939). DRAINAGE LEAVES THE SITE WITHIN THE BED AND BANKS CHANNEL OF TURKEYCOCK RUN. A FIELD INVESTIGATION OF EXISTING OUTFALL CONDITIONS WAS CONDUCTED FOR THE APPROXIMATE 3355 FEET OF TURKEYCOCK RUN, FROM THE UPSTREAM BOUNDARY OF THE SUBJECT SITE TO A DOWNSTREAM POINT WHERE THE DRAINAGE AREA IS AT LEAST 293.54 ACRES (100 TIMES THE SITE AREA IN ACCORDANCE WITH SPECIAL EXCEPTION PLAT SUBMISSION REQUIREMENTS).

IMAGE 1 DEPICTS THE FIRST CONFLUENCE. THE CONFLUENCE IS LOCATED ON THE SUBJECT PROPERTY; THE BEGINNING OF THE FIELD INVESTIGATION. THE PHOTO WAS TAKEN FACING UPSTREAM. THE BANKS OF THE CHANNEL ARE VEGETATED WITH LITTLE EROSION. THE BED OF THE CHANNEL IS COMPOSED OF SMALL ROCKS AND THERE IS VERY LITTLE DEBRIS INTERFERING WITH FLOW. THE TOTAL DRAINAGE AREA AT THIS POINT IS 236.41 AC.



IMAGE 1

IMAGE 2 DEPICTS AN ADJACENT STREAM THAT MEETS WITH TURKEYCOCK RUN; THE OFF-SITE FIRST CONFLUENCE, APPROXIMATELY 210 FEET DOWNSTREAM OF THE SITE. THE PHOTO WAS TAKEN FACING DOWNSTREAM (TOWARD THE INTERSECTION WITH TURKEYCOCK RUN).



IMAGE 2

IMAGE 3 WAS TAKEN APPROXIMATELY 80 FEET DOWNSTREAM FROM IMAGE 2. IMAGE 3 IS FACING DOWNSTREAM AND SHOWS SLIGHT EROSION OF THE CHANNEL BANKS, EXPOSING THE ROOTS OF NEARBY VEGETATION. THE BED OF THE CHANNEL IS LAYERED WITH ROCKS. FLOW IS SLOW, BUT NOT STAGNANT, AT THIS LOCATION ALONG THE CHANNEL. THE TOTAL DRAINAGE AREA AT THIS POINT IS 263.67 AC.



IMAGE 3

THERE IS APPROXIMATELY 2967 FEET OF CHANNEL BETWEEN THE LOCATION OF IMAGE 3 AND IMAGE 4 THAT IS LOCATED ON PRIVATE PROPERTY AND THEREFORE INACCESSIBLE. IMAGE 4 IS FACING UPSTREAM AND IS LOCATED ON THE WESTBOUND SIDE OF LITTLE RIVER TURNPIKE; THE NEXT CLOSEST ACCESSIBLE POINT DOWNSTREAM. VEGETATION ALONG THE BANKS OF THE STREAM PREVENTS EROSION. DEBRIS INTERFERES WITH CHANNEL FLOW BUT DOES NOT IMPEDE FLOW TO THE POINT WHERE IT BECOMES STAGNANT. THE TOTAL DRAINAGE AREA AT THIS LOCATION IS APPROXIMATELY 300.59 AC. THIS LOCATION MARKS THE END OF THE FIELD INVESTIGATION.



IMAGE 4

IMAGE 5 BELOW SHOWS THE PATH OF THE FIELD INVESTIGATION.



IMAGE 5

AFTER DEVELOPMENT OF THE SITE, DRAINAGE WILL CONTINUE ALONG THE SAME PATH. POST-DEVELOPMENT, THE IMPERVIOUS AREA WILL BE REDUCED DUE TO THE REMOVAL OF THE ONE-STORY BRICK & FRAME GARAGE, A PORTION OF THE PARKING AREA, AND THE BASKETBALL COURT THEREBY REDUCING THE AMOUNT OF SHEET FLOW FROM THE SITE. DOWNSTREAM, ALONG TURKEYCOCK RUN FROM FIELD INVESTIGATION, IT APPEARS THAT RUNOFF IS ADEQUATELY CONVEYED.

IN CONCLUSION, ADEQUATE OUTFALL REQUIREMENTS OF THE PUBLIC FACILITIES MANUAL WILL BE SATISFIED FOR THIS SITE BASED ON THE FOLLOWING REASONS:

- THE SURFACE WATERS ARE EFFECTIVELY CONVEYED INTO AN EXISTING WATERCOURSE.
- IMPERVIOUS SURFACES ARE REDUCED SO THAT THE PEAK RATES OF RUNOFF AND RUNOFF VOLUME ARE REDUCED FROM PRE-DEVELOPMENT TO POST-DEVELOPMENT. IF COMPUTATIONS AND SURVEYED CROSS SECTIONS SHOW THAT THE 2 YEAR VELOCITY IN THE EXISTING CHANNEL IS EXCESSIVE, THE REDUCTION IN RUNOFF WILL PROVIDE THE REQUIRED PROPORTIONAL IMPROVEMENT USING THE CRITICAL SHEAR STRESS METHOD. IF COMPUTATIONS AND SURVEYED CROSS SECTIONS SHOW THAT THE CHANNEL CAPACITY IS INADEQUATE, THE REDUCTION IN RUNOFF WILL PROVIDE THE REQUIRED PROPORTIONAL IMPROVEMENT USING THE CHANNEL CAPACITY METHOD.
- THE DRAINAGE VOLUME WILL BE REDUCED AND WILL NOT HAVE AN ADVERSE EFFECT ON THE DOWNSTREAM PROPERTIES.

**STORMWATER MANAGEMENT NARRATIVE**

THIS SITE IS LOCATED ON LINCOLNIA ROAD (ROUTE 613) ON TAX MAP 72-1-(11)-50A & 50B. THE SITE CURRENTLY CONTAINS THREE BUILDINGS, ASPHALT PARKING AND AN ASPHALT BASKETBALL COURT. THE BACK PORTION OF THE SITE IS WOODED FLOODPLAIN. THE TOTAL APPROXIMATE AREA OF THE TWO PROPERTIES IS 2.9354 ACRES, WITH PARCEL 50A MEASURING 2.4354 ACRES AND 50B MEASURING 0.5 ACRES. THE SITE GENERALLY SLOPES FROM THE FRONT TO THE BACK, NORTHEAST TO SOUTHWEST, WITH AN AVERAGE SLOPE OF 5.5% TO THE BANKS OF TURKEYCOCK RUN. TURKEYCOCK RUN FLOWS ACROSS THE REAR OF THE SITE, FROM NORTH TO SOUTH, IN AN EXISTING FLOODPLAIN AND STORM DRAINAGE EASEMENT (DB 16309, PG 1939).

DRAINAGE PATTERNS AFTER DEVELOPMENT WILL CONTINUE TO FOLLOW THE PRE-DEVELOPMENT PATTERNS. THE IMPERVIOUS AREA WILL BE REDUCED FOR THE POST-DEVELOPMENT CONDITION AS COMPARED TO THE EXISTING CONDITION DUE TO THE REMOVAL OF THE ONE-STORY BRICK & FRAME GARAGE, THE BASKETBALL COURT AND A PORTION OF THE PARKING AREA.

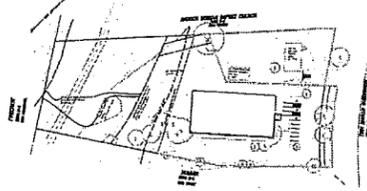
THE SUBJECT PROPERTY IS CONSIDERED TO BE RE-DEVELOPMENT IN ACCORDANCE WITH FPM SECTION 6-401.2D. IMPERVIOUS SURFACE AREA ON THE SITE WILL BE REDUCED BY THE RE-DEVELOPMENT SUCH THAT THE POST-DEVELOPMENT PEAK FLOWS FOR RUNOFF FROM THE SITE WILL BE REDUCED BELOW PRE-DEVELOPMENT RATES (SEE CALCULATIONS BELOW). THE TIME OF CONCENTRATION WILL REMAIN CONSTANT DUE TO THERE BEING NO DEVELOPMENTS WITHIN THE PATH OF RUNOFF FROM THE MOST REMOTE POINT TO AN OUTLET.

A RAIN GARDEN WILL NEED TO BE CONSTRUCTED TO MEET THE REQUIREMENTS OF A 20% RUNOFF REDUCTION POST-DEVELOPMENT.

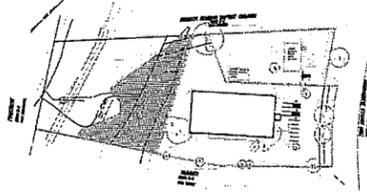
A SUMMARY OF THE PRE AND POST DEVELOPMENT SITE CONDITIONS IS LISTED BELOW:

	PRE-DEVELOPMENT	POST-DEVELOPMENT
IMPERVIOUS AREA		
C=0.9	1.21 AC	1.01 AC
PERVIOUS AREA		
C=0.2	1.73 AC	1.93 AC
WEIGHTED C VALUE	0.49	0.44
TIME OF CONC. (tc)	3.74 MIN (USE 5 MIN)	3.74 MIN (USE 5 MIN)
Q <sub>2</sub> (h=5.45)	7.85 CFS	7.06 CFS
Q <sub>10</sub> (h=7.27)	10.47 CFS	9.41 CFS

AS A RE-DEVELOPMENT SITE LOCATED OUTSIDE OF THE WATER SUPPLY PROTECTION OVERLAY DISTRICT, BEST MANAGEMENT PRACTICES MUST BE PROVIDED TO MEET A 10% REDUCTION IN NON-POINT SOURCE POLLUTION, TO A MAXIMUM OF 40%. THE WATER QUALITY REQUIREMENT WILL BE MET USING OPEN SPACE. THE EXISTING 0.819 ACRES OF FLOODPLAIN EASEMENT AND A CONSERVATION EASEMENT IS TO BE INCLUDED IN THE 1.174 ACRES OF BMP OPEN SPACE. THE APPROXIMATE LIMITS OF THE RPA PER SEA 98-M-028 PROPOSED SE PLAT ARE SHOWN BELOW.



THE NON-VEGETATED AREAS WITHIN THE FLOODPLAIN AND CONSERVATION EASEMENT WILL BE PLANTED IN ACCORDANCE WITH CHESAPEAKE BAY REGULATIONS FOR RPA RESTORATION. NON-VEGETATED AREAS TO BE REPLANTED TO MEET CHESAPEAKE BAY REQUIREMENTS ARE SHOWN BELOW BY THE HATCHED AREA. STORMWATER MANAGEMENT AND BMP REQUIREMENTS FOR THE RE-DEVELOPMENT WILL BE IN ACCORDANCE WITH SECTION 6 OF THE PUBLIC FACILITIES MANUAL.



**OVERLAND RELIEF NARRATIVE**

DRAINAGE PATTERNS AFTER DEVELOPMENT WILL CONTINUE TO FOLLOW THE PRE-DEVELOPMENT PATTERNS. THERE WILL BE NO DISTURBANCE OF THE CURRENT, SUFFICIENT, DRAINAGE PATTERNS. THE IMPERVIOUS AREA WILL BE REDUCED FOR THE POST-DEVELOPMENT CONDITION AS COMPARED TO THE EXISTING CONDITION DUE TO THE REMOVAL OF THE ONE-STORY BRICK & FRAME GARAGE, THE BASKETBALL COURT AND A PORTION OF THE PARKING AREA.

	PRE-DEVELOPMENT		POST-DEVELOPMENT	
	SF	AC	SF	AC
IMPERVIOUS	52707.6	1.21	43995.6	1.01
PERVIOUS	75358.8	1.73	84070.8	1.93
TOTAL	128066.4	2.94	128066.4	2.94

% IMPERVIOUS (PRE) = 41.16%

% IMPERVIOUS (POST) = 34.35%

% PERVIOUS (PRE) = 58.84%

% PERVIOUS (POST) = 65.65%

**REQUIRED PHOSPHOROUS REMOVAL 40%**

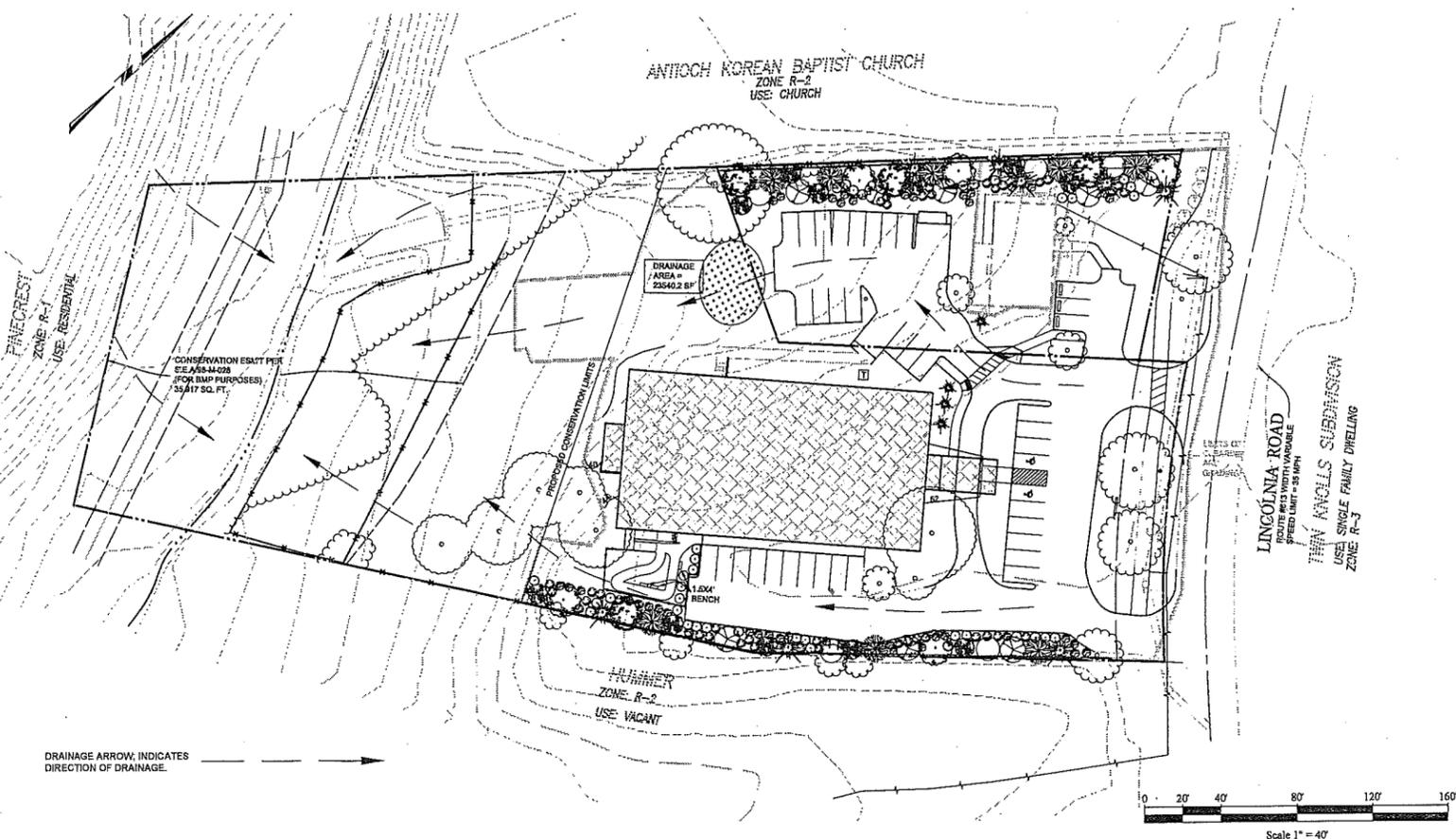
% IMP. AREA	PRE DEV.	POST DEV.
	0.4116	0.3435

**COMPUTED TOTAL PHOSPHOROUS REMOVAL**

PRE-DEVELOPMENT					
BMP TYPE	REMOVAL EFF(%)	AREA OF OPEN SPACE	AREA RATIO	C-FACTOR RATIO	PRODUCT
OPEN SPACE	100	1.0831	0.37	1	0.37
TOTAL					0.37

POST DEVELOPMENT					
BMP TYPE	REMOVAL EFF(%)	AREA OF OPEN SPACE	AREA RATIO	C-FACTOR RATIO	PRODUCT
OPEN SPACE	100	1.1740	0.40	1	0.40
TOTAL					0.40

- NOTE:
1. THE DRAINAGE PATTERNS FROM PRE-DEVELOPMENT TO POST-DEVELOPMENT CONDITIONS DO NOT CHANGE.
  2. THE AREA RATIO IN THE TOTAL PHOSPHOROUS REMOVAL CALCULATIONS REFERS TO THE RATIO OF THE AREA OF THE BMP TYPE (OPEN SPACE) AND THE TOTAL SITE AREA.



**PACIULLI**  
**SIMMONS & ASSOCIATES**  
 Established 1778  
 3975 Fair Ridge Drive  
 Suite 300 South  
 Fairfax, VA 22033  
 PH 703.934.0900  
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 MASON DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

**STORM WATER MANAGEMENT CALCULATIONS**

DATE: 09-12-2012  
 FILE NO:  
 DRN:  
 CKD:

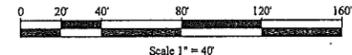
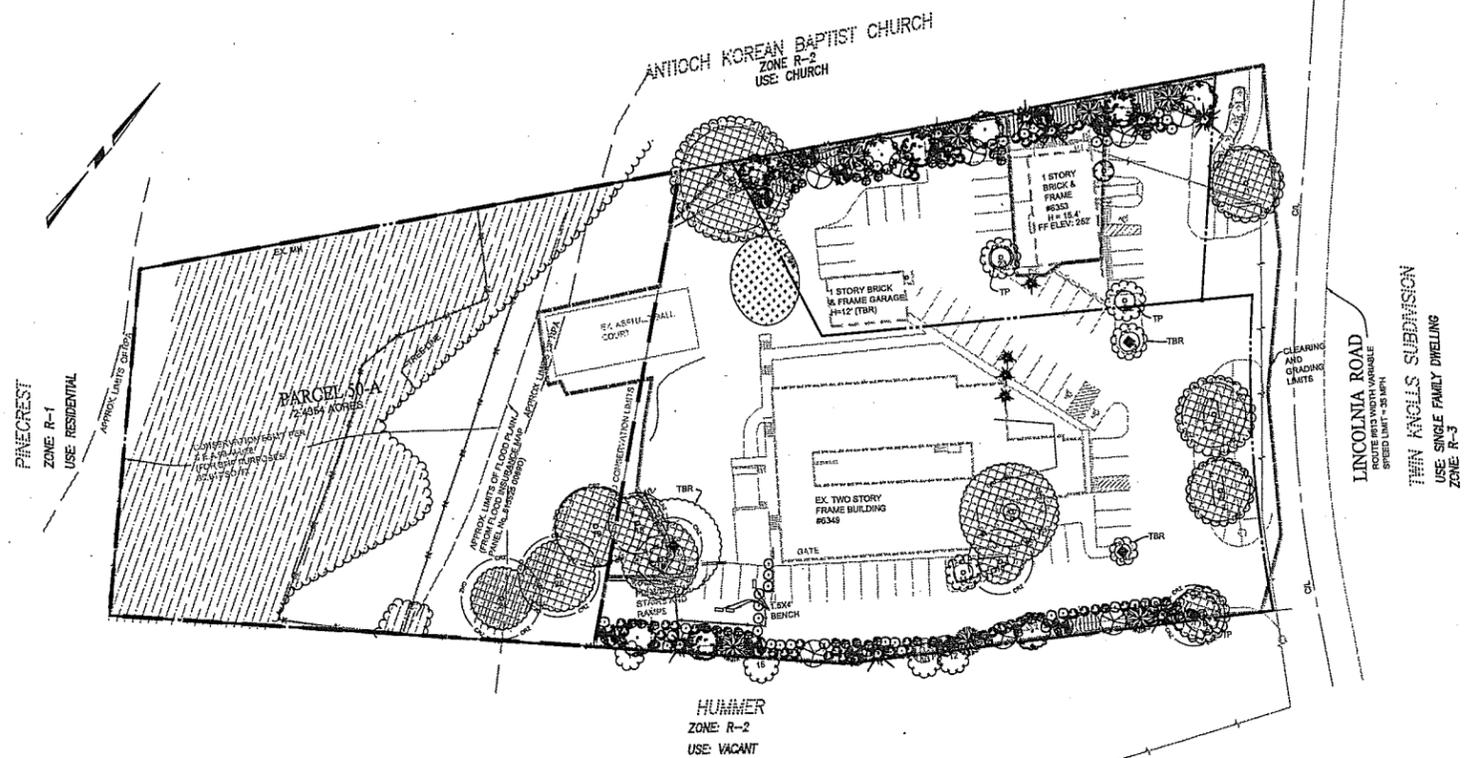
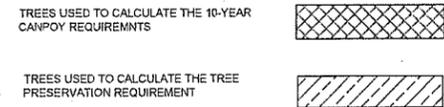
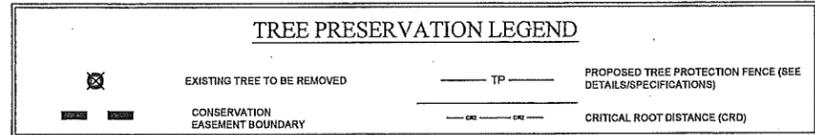
SHEET 5 OF 11

**Table 12.10 10-year Tree Canopy Calculation Worksheet**

Step		Totals	Reference
<b>A. Table 12.3 Tree Preservation Target Calculations and Statement</b>			
A	Pre-development area of existing tree canopy (from Existing Vegetation Map)	42,851.886	
B	Percentage of gross site area covered by existing tree canopy	33.59%	
C	Percentage of 10-year tree canopy required for site (see Table 12.4)	30.00%	
D	Proposed percentage of 10-year tree canopy requirement that should be met through tree preservation	33.59%	
E	Proposed percentage of canopy requirement that will be met through tree preservation	100.00%	
F	Has the Tree Preservation Target minimum been met?	Yes	Yes or No
G	If No for line F, see § 12-0507.3. Provide narrative and Sheet number.		
H	If step G requires a narrative, it shall be prepared in accordance with § 12-0508.4		
I	Place this information prior to the 10-year Tree Canopy Calculations as per instructions in Table 12.10.		
<b>B. Tree Canopy Requirement</b>			
B1	Identify gross site area	127,866.024	§ 12-0511.1A
B2	Subtract area dedicated to parking, road frontage, and floodplains and wetlands C-6	0.00	§ 12-0511.1B
B3	Subtract area of exemptions	0.000	§ 12-0511.1C(1) through § 12-0511.1C(8)
B4	Adjusted gross site area (B1-B2)	127,866.024	
B5	Identify site's zoning and/or use	R-2	
B6	Percentage of 10-year tree canopy required	30%	§ 12-510.1 and Table 12.4
B7	Area of 10-year tree canopy required (B4xB5)	38,359.81	
B8	Modification of 10-year Tree Canopy Requirements requested?	No	Yes or No
B9	If B8 is yes, then list plan sheet where modification request is located		Sheet number
<b>C. Tree Preservation</b>			
C1	Tree Preservation Target Area	12,885.06	
C2	Total canopy area meeting standards of § 12-0400	18,436.80	
C3	C2 x 1.25	24,296.00	§ 12-0510.3B
C4	Total Canopy area provided by unique or valuable forest or woodland communities	0.00	
C5	C4 x 1.5	0.00	§ 12-0510.3B(1)
C6	Total of Canopy area provided by "Heritage," "Memorial," "Specimen," or "Street" trees	0.00	
C7	C6 x 1.5 to 3.0	0.00	§ 12-0510.3B(2)
C8	Canopy area of trees within Resource Protection Areas and 100-year floodplains	29,346.73	
C9	C8 x 1.0	29,346.73	§ 12-0510.3C(1)
C10	Total of C3, C5, C7 and C9	53,642.73	If area of C10 is less than B7 remainder of requirement must be met through tree planting-go to D
<b>D. Tree Planting</b>			
D1	Area of canopy to be met through tree planting (B7-C10)	0.00	
D2	Area of canopy planted for air quality benefits	0.00	
D3	x1.5	0.00	§ 12-0510.4B(1)
D4	Area of canopy planted for energy conservation	0.00	
D5	x1.5	0.00	§ 12-0510.4B(2)
D6	Area of canopy planted for water quality benefits	0.00	
D7	x1.25	0.00	§ 12-0510.4B(3)
D8	Area of canopy planted for wildlife benefits	0.00	
D9	x1.5	0.00	§ 12-0510.4B(4)
D10	Area of canopy provided by native trees	0.00	
D11	x1.5	0.00	§ 12-0510.4B(5)
D12	Area of canopy provided by improved cultivars and varieties	0.00	
D13	x1.25	0.00	§ 12-0510.4B(6)
D14	Area of canopy provided through tree seedlings	0.00	
D15	x1.0	0.00	§ 12-0509.4D(1)
D16	x1.0	0.00	§ 12-0510.4D(1)
D17	Percentage of D14 represented by D15	0.00%	Must not exceed 33% of D14
D18	Total of canopy area provided through tree planting	0.00	
D19	Is an offsite planting relief requested?	No	Yes or No
D20	Tree Bank or Tree Fund?		§ 12-0512
D21	Canopy area requested to be provided through offsite banking or tree fund	0.00	
D22	Amount to be deposited into the Tree Preservation and Planting Fund	0.00	
<b>E. Total of 10-year Tree Canopy Provided</b>			
E1	Total of canopy area provided through tree preservation (C10)	53,642.73	
E2	Total of canopy area provided through tree planting (D17)	0.00	
E3	Total of canopy area provided through offsite mechanism (D19)	0.00	
E4	Total of 10-year Tree Canopy Provided	53,642.73	Total of E1 through E3. Area should meet or exceed area required by B7

TREE CANOPY REQUIREMENT IS 38,359.81 SF BASED ON 30% OF THE SITE AREA.  
 TREE PRESERVATION AREA IS 53,642.73 SF SO THAT 100% OF THE REQUIRED TREE CANOPY WILL BE MET THROUGH TREE PRESERVATION.

Tree ID #	Species	DBH (in)	Drip (ft)	Condition	Comment
1	Acer saccharinum, silver maple	17	36	Good	
2	Acer rubrum, red maple	5	18	Good	
3	Acer rubrum, red maple	5	16	Good	TBR
4	Quercus imbricaria, shingle oak	16	38	Good	
5	Quercus phellos, willow oak	15	32	Good	
6	Acer rubrum, red maple	4	12	Good	TBR
7	Urtiodendron tulipifera, tulip poplar	13, 15	22	Fair	TBR
8	Morusalba, white mulberry	9	26	Fair	
9	Ulmus pumila, Siberian elm	17	48	Good	
10	Acer platanoides, Norway maple	16	22	Good	
11	Acer rubrum, red maple	5	16	Good	
12	Pyrus calleryana, Bradford pear			Fair	Tree is located offsite, but canopy extends into subject property.
13	Morusalba, white mulberry			Fair	Tree is located offsite, but canopy extends into subject property.
14	Oxydendrum arboreum, sourwood			Fair	Tree is located offsite, but canopy extends into subject property.
15	Prunus yedoensis, Japanese cherry			Fair	Tree is located offsite, but canopy extends into subject property.
16	Juniperus virginiana, Eastern red cedar	12	38	Good	
17	Pinus thunbergii, Japanese black pine	14	46	Good	TBR
18	Juniperus virginiana, Eastern red cedar	15	26	Good	
19	Juniperus virginiana, Eastern red cedar	20	38	Good	
20	Juniperus virginiana, Eastern red cedar	20	34	Good	
21	Juniperus virginiana, Eastern red cedar	20	30	Good	
22	Morusalba, white mulberry	26	60	Fair	
23	Acer rubrum, red maple	6	18	Good	



**PACIULLI**  
**SIMMONS & ASSOCIATES**  
 Established 1974  
 3975 Fair Ridge Drive  
 Suite 300 South  
 Fairfax, VA 22033  
 PH 703.934.0900  
 FX 703.934.9787  
 EM fairfax@psaltd.com  
 Engineers  
 Planners  
 Surveyors  
 Landscape Architects  
 Wetland Specialists  
 Environmental Scientists  
 Archaeologists

**AGAPE ADULT DAY HEALTH CARE CENTER**  
 MASON DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

**TREE PRESERVATION PLAN**

COMMONWEALTH OF VIRGINIA  
 ANN O. GERMAIN  
 Lic. No. 028700  
 3/11/13  
 PROFESSIONAL ENGINEER

DATE: 09-12-2012  
 FILE NO:  
 DRN:  
 CKD:

**AGAPE ADULT DAY HEALTH CARE CENTER - TRANSITIONAL SCREENING AND BARRIER NARRATIVE**

**PROPERTY DESCRIPTION**

THIS SUBJECT PROPERTY IS LOCATED ON LINCOLNIA ROAD (ROUTE 613) ON TAX MAP 72-1-(1)-50A & 50B. THE EXISTING SITE CURRENTLY CONTAINS A TWO-STORY FRAME BUILDING, A ONE-STORY BRICK AND FRAME GARAGE AND A ONE-STORY BRICK AND FRAME BUILDING, WITH DENSE VEGETATION ALONG THE BACK PORTION OF THE SITE. THE TOTAL APPROXIMATE AREA OF THE PROPERTY IS 2.9534 ACRES WITH LOT 50A HAVING 2.434 ACRES AND LOT 50B HAVING 0.5 ACRES. LAND GENERALLY SLOPES FROM THE FRONT TO THE BACK OF THE SITE AT AN AVERAGE SLOPE OF 5.5% TO THE BED AND BANKS OF TURKEYCOCK RUN.

**NORTHEAST PROPERTY LINE**

THE FRONT YARD OF LOT 50B IS RESIDENTIAL IN APPEARANCE. THE FRONT YARD IMPERVIOUS AREA OF LOT 50B IS WITHIN THE 25% REGULATION AS DEFINED BY SECTION 11-102-08 IN THE ZONING ORDINANCE. THE PROPERTY ADJACENT TO THE NORTHEAST PROPERTY LINE OF LOT 50B IS ZONED R-3. THERE IS NO TRANSITIONAL SCREENING OR BARRIER REQUIREMENTS BETWEEN DETACHED DWELLINGS.

THERE ARE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS BETWEEN CATEGORY 4 (CHILD CARE CENTERS) AND CATEGORY 1 (DWELLINGS, DETACHED) PER THE FAIRFAX COUNTY ZONING ORDINANCE. CURRENTLY, THERE IS NO TRANSITIONAL SCREENING OR BARRIER PROVIDED ALONG THE NORTHEAST PROPERTY LINE FOR LOT 50A. A PORTION OF THIS PROPERTY LINE ON LOT 50A IS PLANTED (BETWEEN THE TWO ENTRANCES) AND IS INTENDED TO STAY PLANTED WITH AN INCREASE IN THE AMOUNT OF PLANTING PROVIDED.

IT IS REQUESTED THAT THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS BE WAIVED FOR THE NORTHEAST PROPERTY LINE OF LOT 50A.

**SOUTHEAST PROPERTY LINE**

THE SOUTHEAST PROPERTY LINE IS SEPARATED FROM THE ADJACENT PROPERTY BY A 5FT CHAIN-LINK FENCE WHICH QUALIFIES AS AN ACCEPTABLE BARRIER UNDER FAIRFAX COUNTY ZONING ORDINANCE SECTION 13-304-04. THIS FENCE IS TO REMAIN FOR THE PROPOSED PROJECT. A PORTION OF THE SITE AREA ALONG THE SOUTHEAST PROPERTY LINE IS USED FOR FACILITY PARKING. THE ADJACENT PROPERTY IS ZONED R-2 AND IS CURRENTLY VACANT. THE PROPOSED PROJECT PLANS TO PROVIDE A PARTIAL TRANSITIONAL SCREENING OPTION 1; THE REQUIRED VEGETATION REQUIREMENTS SET FORTH BY THE PFM WILL BE PROVIDED ALONG THIS LOT LINE, RUNNING THE LENGTH OF THE LOT LINE, WHERE POSSIBLE, UNTIL TERMINATING AT THE RPA LINE BOUNDARY. THE 25' STRIP OF OPEN SPACE WILL NOT BE PROVIDED.

IT IS REQUESTED THAT THE PARTIAL FULFILLMENT OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS BE GRANTED FOR THIS PROJECT.

**SOUTHWEST PROPERTY LINE**

THE TRANSITIONAL SCREENING REQUIREMENT IS MET FOR THIS PROPERTY LINE. HOWEVER THE BARRIER REQUIREMENT IS NOT MET DUE TO THE REMOVAL OF THE EXISTING FENCES WITHIN THE RPA. A WAIVER FOR THE BARRIER REQUIREMENT IS HEREBY REQUESTED ALONG THIS PROPERTY LINE.

**NORTHWEST PROPERTY LINE**

THE ADJACENT PROPERTY IS ZONED R-2 AND USED AS A KOREAN BAPTIST CHURCH. THERE ARE NO TRANSITIONAL SCREENING OR BARRIER REQUIREMENTS FOR A TRANSITION BETWEEN A CHILD CARE CENTER AND A CHURCH.

THERE ARE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS BETWEEN DETACHED DWELLING AND CHURCHES. THE PROPOSED PROJECT WILL PROVIDE A PARTIAL FULFILLMENT FOR THIS REQUIREMENT; A PARTIAL TRANSITIONAL SCREENING OPTION 1. A PROPOSED MIXTURE OF THE REQUIRED VEGETATION WILL BE PROVIDED ALONG THIS LOT LINE, RUNNING THE LENGTH OF THE LOT LINE, WHERE POSSIBLE, UNTIL TERMINATING AT THE END OF THE LOT LINE FOR THIS PARCEL. HOWEVER, THE 25' REQUIRED OPEN STRIP IS ENCRROACHED UPON BY A SMALL PORTION OF THE PARKING LOT AND THE EXISTING RESIDENTIAL STRUCTURE.

IT IS REQUESTED THAT THE PARTIAL FULFILLMENT OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS BE GRANTED FOR THIS PROJECT.

**PROPERTY LINE BETWEEN LOT 50A AND 50B**

THERE ARE NO TRANSITIONAL SCREENING AND BARRIERS PROVIDED ALONG THIS LOT LINE, SEPARATING THE TWO LOTS OF THIS PROPERTY.

IT IS REQUESTED THAT THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS BETWEEN A RESIDENTIAL LOT (LOT 50B) AND A CARE CENTER (LOT 50A) BE WAIVED DUE TO LOT 50B HAVING BEEN DEVELOPED FOR A SIMILAR USE AS LOT 50A (IN ACCORDANCE WITH ZONING ORDINANCE, SECTION 13-305-06).

**Existing Vegetation Narrative**

**Agape Adult Day Health Care Center Property**

**A - Bottomland Forest (28,982 SF) (0.7 Acres)**

The southwestern portion of the subject property consists of stream valley and bottomland forest. The bottomland forest is dominated by tulip poplar (*Liriodendron tulipifera*) and red maple (*Acer rubrum*). Trees average approximately 12 - 16 inch diameter at breast height (dbh). Canopy coverage in the bottomland forest is very sparse. The lack of canopy has led to an explosion of exotic invasive shrubs and vines in the forest. Fiveleaf akebia (*Akebia quinata*), multiflora rose (*Rosa multiflora*) and wineberry (*Rubus phoenicolasius*) all dominate the shrub layer. The overall health and condition of this stand is fair to poor.

**B - Maintained Grassland (41,208 SF) (0.9 Acres)**

Maintained grass can be found in the central portion of the subject property, between the bottomland forest and the developed portion of the property.

**C - Landscaped Tree Canopy (4,679 SF) (0.1 Acres)**

Ornamental landscape plantings are primarily found in the northeastern portion of the subject property, integrated with the maintained grass and developed land.

**D - Developed Land (52,272 SF) (1.2 Acres)**

The northeastern portion of the subject property is developed with an existing building and parking lot.

INVASIVE SPECIES WITHIN THE BOTTOMLAND FOREST SHALL BE ANALYZED TO DETERMINE THE LEVELS OF ENDANGERMENT TO THE LONG-TERM ECOLOGICAL FUNCTIONALITY, HEALTH, AND REGENERATIVE CAPACITY OF ANY NATIVE PLANT COMMUNITIES OF THE FORESTED AREA - PER SECTION 12-040-2B, BASED ON THE DETERMINED LEVELS, AREAS SUSTAINING INVASIVE PLANT SPECIES SHALL BE MANAGED WHILE MINIMIZING DISRUPTION TO THE EXISTING HEALTHY VEGETATION AND SOIL CONDITIONS PRESENT IN THE PRESERVATION AREA.

EXISTING NON-VEGETATED AREAS WITHIN THE RPA BOUNDARY SHALL BE REPLANTED AND TREATED IN ACCORDANCE WITH PFM SECTION 12-0500.1A(4), 12-0516.5, AND CHAPTER 118 OF THE CODE.

TREE CANOPY REQUIREMENT IS 38,359.81 SF BASED ON 30% OF THE SITE AREA.

TREE PRESERVATION AREA IS 63,642.73 SF SO THAT 100% OF THE REQUIRED TREE CANOPY WILL BE MET THROUGH TREE PRESERVATION.

**- FOR OSDS USE ONLY -**

Waiver # \_\_\_\_\_ Logged in by: \_\_\_\_\_

Page 1 of \_\_\_\_\_ Fee Amount \_\_\_\_\_

Paid on \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ Receipt # \_\_\_\_\_

Logged to UFB on \_\_\_\_\_

To: Department of Public Works and Environmental Services  
Office of Site Development Services  
Plan Control Section  
12055 Government Center Parkway  
Fairfax, Virginia 22035-5503

**REQUEST FOR WAIVER/MODIFICATION OF THE PROVISIONS OF ARTICLE 13 OF THE FAIRFAX COUNTY ZONING ORDINANCE**

**COVER SHEET**

NOTE: a complete waiver/modification request must contain all of the following items:  
(1) copies of a complete application (this cover sheet and appropriate attachment)  
(2) sets of landscape plans with complete plant schedule and details  
(3) copies of the applicant's letter of justification

**WAIVER TYPE**

- transitional screening and/or barrier (USE ATTACHMENT A)
- tree cover (USE ATTACHMENT B)
- interior parking lot (USE ATTACHMENT C)

**SUBDIVISION PLANS ONLY:**

If tree cover waiver/modification request is for a subdivision plan, the notification requirements of County Code section 101-2-209 must be met. Include with this request (4) copies of the typical letter of notification that was sent to adjoining or affected property owners and include a list of the property owners notified. At a minimum the letter should include the County requirements and a description of the proposed waiver/modification to those requirements.

**1. APPLICATION INFORMATION (please print or type)**

PROJECT NAME Agape Adult Day Care Center TAX MAP # 72 - 1 - (1) - (60) - A&B  
SUPERVISORY DISTRICT Mason District  
PROPERTY OWNER OR DEVELOPER Dong C. Choi PHONE 703-354-6767  
ADDRESS 5701-A General Washington Drive, Alexandria, Va. 22312  
AGENT FOR APPLICANT Peter Rigby Jr. PHONE 703-834-0900  
ADDRESS 3976 Fair Ridge Drive, Suite 300 South, Fairfax, Va. 22033

2. PROPOSED USE: Adult Day Care Cent EXISTING USE: School ZONING: R-2

USE MATRIX CATEGORY NUMBER FOR PROPOSED USE: 4

SITE PLAN SUBMITTED: YES  NO  PLAN NUMBER (if applicable): \_\_\_\_\_

**3. ZONING ORDINANCE REFERENCE**

Section and paragraph under which modification or waiver is requested: 13-303-3B

4. APPLICANT/AGENT SIGNATURE Peter Rigby Jr. DATE 5/11/13

**ATTACHMENT A: TRANSITIONAL SCREENING AND/OR BARRIER WAIVER**

NOTE: THIS FORM IS AN ATTACHMENT TO THE COVER SHEET

1. Northeast PROPERTY LINE: Adjacent Use: Single Family SE OR SP Use? N/A Adjacent Zoning: R-3

SCREENING REQUIRED: None  Screening yard required: 25 ft  
NO. OF TREES: 12 large evergreens 11 medium evergreens  
3 large deciduous 0 small deciduous 71 evergreen shrubs

SCREENING PROVIDED: None  Screening yard provided: 9.34 ft  
NO. OF TREES: 12 large evergreens 11 medium evergreens  
3 large deciduous 0 small deciduous 71 evergreen shrubs

BARRIER TYPE: Existing: NONE Required: D, E, OR F Provided: NONE

2. Southeast PROPERTY LINE: Adjacent Use: Vacant SE OR SP Use? N/A Adjacent Zoning: R-2

SCREENING REQUIRED: None  Screening yard required: 25 ft  
NO. OF TREES: 12 large evergreens 11 medium evergreens  
3 large deciduous 0 small deciduous 71 evergreen shrubs

SCREENING PROVIDED: None  Screening yard provided: 4.96 ft  
NO. OF TREES: 12 large evergreens 11 medium evergreens  
3 large deciduous 0 small deciduous 71 evergreen shrubs

BARRIER TYPE: Existing: D Required: D, E, OR F Provided: D

3. Southwest PROPERTY LINE: Adjacent Use: Residential SE OR SP Use? N/A Adjacent Zoning: R-1

SCREENING REQUIRED: None  Screening yard required: 25 ft  
NO. OF TREES: 12 large evergreens 11 medium evergreens  
3 large deciduous 0 small deciduous 71 evergreen shrubs

SCREENING PROVIDED: None  Screening yard provided: 25 ft  
NO. OF TREES: 12 large evergreens 11 medium evergreens  
3 large deciduous 0 small deciduous 71 evergreen shrubs

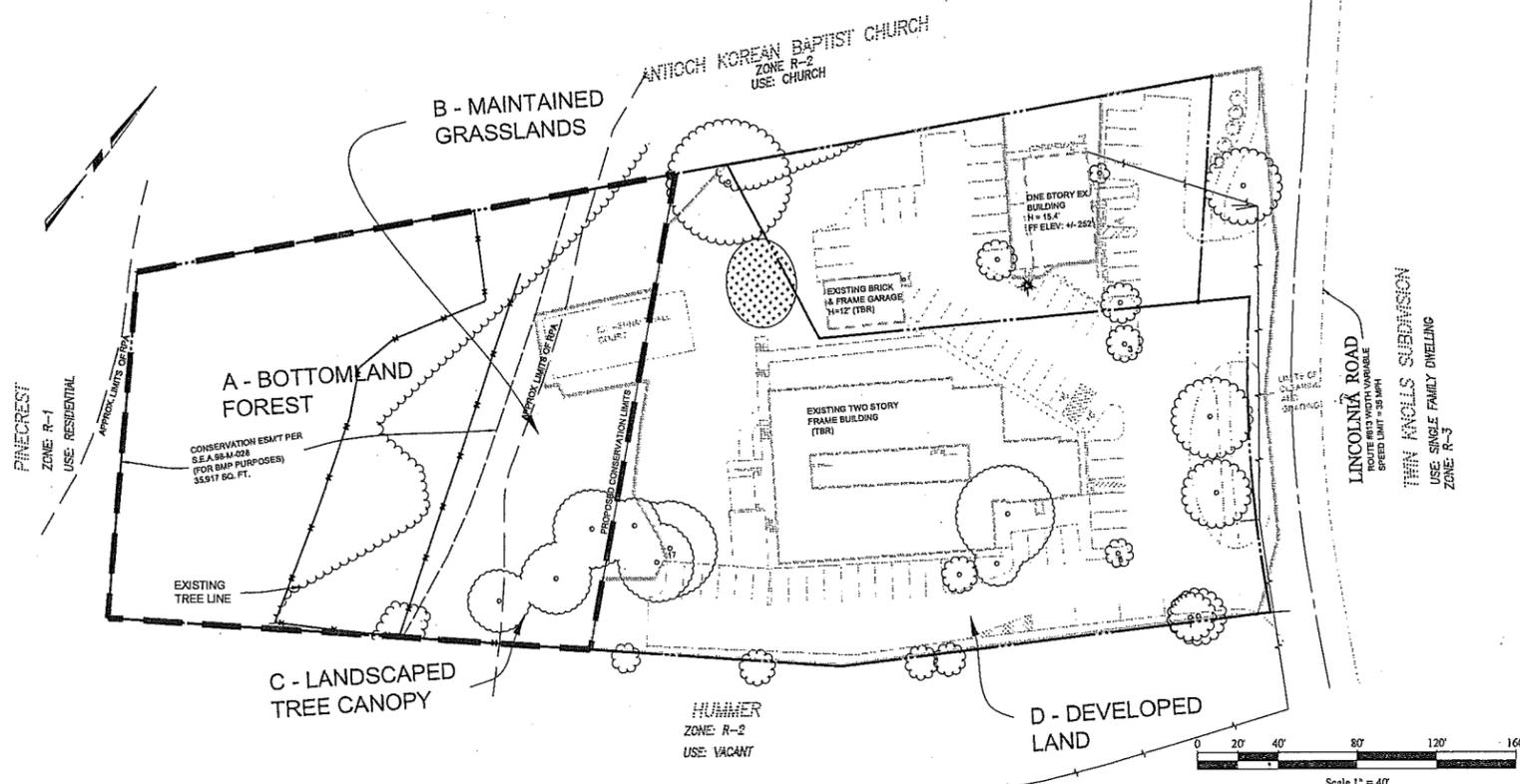
BARRIER TYPE: Existing: D Required: D, E, OR F Provided: NONE

4. Northwest PROPERTY LINE: Adjacent Use: Church SE OR SP Use? SE Adjacent Zoning: R-2

SCREENING REQUIRED: None  Screening yard required: 25  
NO. OF TREES: 10 large evergreens 16 medium evergreens  
7 large deciduous 0 small deciduous 42 evergreen shrubs

SCREENING PROVIDED: None  Screening yard provided: 20 ft  
NO. OF TREES: 10 large evergreens 16 medium evergreens  
6 large deciduous 0 small deciduous 42 evergreen shrubs

BARRIER TYPE: Existing: None Required: D, E, OR F Provided: D



**PACIULLI**

**SIMMONS & ASSOCIATES**  
Established 1777

3975 Fair Ridge Drive  
Suite 300 South  
Fairfax, VA 22033  
PH 703.934.0900  
FX 703.934.9787  
EM fairfax@psald.com

Engineers  
Planners  
Surveyors  
Landscape Architects  
Wellness Specialists  
Environmental Scientists  
Archaeologists

**AGAPE ADULT DAY HEALTH CARE CENTER**  
MASON DISTRICT  
FAIRFAX COUNTY, VIRGINIA

**EXISTING VEGETATION MAP**

COMMONWEALTH OF VIRGINIA  
ANN O. GERMAIN  
Lic. No. 028700  
5/11/13  
PROFESSIONAL ENGINEER

DATE: 09-12-2012  
FILE NO.:  
DRN:  
CKD:

SHEET 7 OF 11

**TRANSITIONAL SCREENING AND BARRIERS**

FOR THE PURPOSE OF DETERMINING THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS FOR THE PROPOSED FACILITY, THE PROPOSED FACILITY WILL BE TREATED AS A CHILD CARE FACILITY - CATEGORY NUMBER 4 ON THE TRANSITIONAL SCREENING AND BARRIER MATRIX SUPPLIED IN THE FAIRFAX COUNTY ZONING ORDINANCE, SECTION 13.

TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS WERE OBTAINED FROM THE FAIRFAX COUNTY ZONING ORDINANCE, SECTION 13-303. PER THE TRANSITIONAL SCREENING AND BARRIER MATRIX:

- THERE ARE NO TRANSITIONAL SCREENING OR BARRIER REQUIREMENTS BETWEEN CHURCHES/CHAPLES AND CHILD CARE CENTERS. AS SUCH, NONE ARE REFLECTED ON THE LAYOUT BELOW.
- THERE ARE NO TRANSITIONAL SCREENING OR BARRIER REQUIREMENTS BETWEEN DETACHED RESIDENTIAL DWELLINGS. AS SUCH, NONE ARE REFLECTED ON THE LAYOUT BELOW FOR THE LOT LINE SEPARATING THE RESIDENTIAL HOUSE ON PARCEL 50-B AND THE TWIN KIWOLLS SINGLE FAMILY DWELLINGS.
- A 25' OPEN SPACE STRIP IS REQUIRED BETWEEN A DETACHED DWELLING AND A CHURCH/CHAPLE, AS REFLECTED BELOW.
- A 25' OPEN SPACE STRIP IS REQUIRED BETWEEN A DETACHED DWELLING AND A CHILD CARE CENTER, AS REFLECTED BELOW.

THE PROPOSED PROJECT WILL STRIVE TO MEET ALL TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS. WHERE THE REQUIREMENTS ARE NOT MET, WAIVERS FOR THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS WILL BE SUBMITTED.

**INTERIOR LANDSCAPE PARKING**

AS REQUIRED PER PFM SECTION 12-0514.1 & 2, THE PROPOSED PARKING LOT HAS BEEN USED TO CALCULATE THE INTERIOR PARKING LOT LANDSCAPING REQUIREMENT. THE AREA CONSIDERED FOR THIS CALCULATION IS INDICATED BY THE SHADING BELOW. THE INTERIOR LOT LANDSCAPING REQUIREMENT IS CALCULATED BELOW.

TABLE 12.11. INTERIOR PARKING LOT LANDSCAPING CALCULATIONS

AREA TO BE COUNTED =	SF	19839.5
INT. LANDSCAPING REQUIRED (5%) =		991.975
TOTAL SHADE TREE CANOPY PROVIDED BY EXISTING TREES:		
TREE ID 11 =		201
TREE ID 9 =		1809
TREE ID 23 =		254
TOTAL =		2264
REMAINING INT. LANDSCAPING REQUIRED =		0
TOTAL AREA REQUIRED =		992
TOTAL AREA PROVIDED =		2264

THE INTERIOR LANDSCAPING REQUIREMENT WAS MET BY EXISTING TREE COVERAGE AS IS ALLOWED IN THE PFM, SECTION 12-0514.3B 7 3C, THE DECIDUOUS TREES COUNTED AS CREDIT TOWARD THE CALCULATIONS WERE THOSE THAT WERE NOT COUNTED TOWARD MEETING TRANSITIONAL SCREENING REQUIREMENTS OR PERIPHERAL PARKING LOT REQUIREMENTS. AS REQUIRED BY PFM SECTION 12-0514.3C, THE DECIDUOUS TREES THAT PROVIDE SHADE DIRECTLY TO A PORTION OF THE AREA TO BE COUNTED WERE CREDITED TOWARD MEETING THE INTERIOR PARKING LOT LANDSCAPING REQUIREMENTS. A PORTION OF THE TREE'S CANOPY WAS OVERLAPPING A PORTION OF THE PARKING LOT SURFACE, AS IS REQUIRED BY PFM SECTION 12-0514.3C. ALL TREES COUNTED TOWARD THIS CREDIT WERE WITHIN THE INTERIOR OF THE PARKING LOT AND DISPERSED THROUGHOUT, AS IS REQUIRED BY PFM SECTION 12-0514.3D.

**LANDSCAPE LEGEND**

**SITE FEATURES**

- A. HANDICAP PARKING
- B. PICK UP/DROP OFF AREA
- C. TWO-WAY DRIVEWAY
- D. ONE-WAY DRIVEWAY
- E. EMERGENCY VEHICLE ACCESS
- F. SIDEWALK
- G. SERVICE AREA
- H. LIGHT POST
- I. DUMPSTER ENCLOSURE
- J. ILLUMINATED HANDRAILS (SEE ARCH. FOR DETAILS)

**RAIN GARDEN**

**HARDSCAPE/SURFACING**

- 1. RETAINING WALL

**INTERIOR LANDSCAPING REQUIREMENTS**

PARKING LOT AREA USED FOR INTERIOR PARKING LOT CALCULATIONS

INDICATES TREE TO COUNT TOWARD INTERIOR PARKING LOT LANDSCAPING REQUIREMENT.

TRANSITIONAL SCREENING AND BARRIER BOUNDARY

TREE PRESERVATION/ PROTECTION FENCE

Tree ID #	Species	DBH (in)	Drip (ft)	Condition	Comment
1	Acer saccharinum, silver maple	17	36	Good	
2	Acer rubrum, red maple	5	18	Good	
3	Acer rubrum, red maple	5	16	Good	TBR
4	Quercus imbricaria, shingle oak	16	38	Good	
5	Quercus phellos, willow oak	15	32	Good	
6	Acer rubrum, red maple	4	12	Good	TBR
7	Liriodendron tulipifera, tulip poplar	13, 15	22	Fair	TBR
8	Morusalba, white mulberry	9	26	Fair	
9	Ulmus pumila, Siberian elm	17	48	Good	
10	Acer platanoides, Norway maple	16	22	Good	
11	Acer rubrum, red maple	5	16	Good	
12	Pyrus calleryana, bradford pear			Fair	Tree is located offsite, but canopy extends into subject property.
13	Morusalba, white mulberry			Fair	Tree is located offsite, but canopy extends into subject property.
14	Oxydendrum arboreum, sourwood			Fair	Tree is located offsite, but canopy extends into subject property.
15	Prunusx yedoensis, Japanese cherry			Fair	Tree is located offsite, but canopy extends into subject property.
16	Juniper virginiana, Eastern red cedar	12	38	Good	
17	Pinus thunbergii, Japanese black pin	14	46	Good	TBR
18	Juniper virginiana, Eastern red cedar	15	26	Good	
19	Juniper virginiana, Eastern red cedar	20	38	Good	
20	Juniper virginiana, Eastern red cedar	20	34	Good	
21	Juniper virginiana, Eastern red cedar	20	30	Good	
22	Morusalba, white mulberry	26	60	Fair	
23	Acer rubrum, red maple	6	18	Good	

**NOTES:**

- PRIOR TO DEMOLITION AND EXCAVATION VERIFY LOCATIONS AND ELEVATIONS OF EXISTING CONDITIONS, UTILITIES, UTILITY BOXES, POLES, FIRE HYDRANTS, VAULTS AND SIMILAR STRUCTURES. COORDINATE ELEVATIONS/CROSSING OF UTILITIES. NOTIFY OWNER'S REPRESENTATIVE IMMEDIATELY OF ANY INCONSISTENCIES. FAILURE TO NOTIFY OWNER'S REPRESENTATIVE SHALL CONSTITUTE CONTRACTOR'S ACCEPTANCE OF SITE CONDITIONS.
- CONTRACTOR IS REQUIRED TO NOTIFY ALL UTILITY COMPANIES NOT LESS THAN THREE (3) WORKING DAYS PRIOR TO BEGINNING EXCAVATION OR DEMOLITION.
- CONSTRUCTION SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE OWNER'S REPRESENTATIVES SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OR OF THE PERSONS ENGAGED IN THE WORK.
- REMOVE DEMOLISHED AND EXCESS EXCAVATED MATERIALS FROM THE PROJECT SITE, UNLESS OTHERWISE DIRECTED.
- ALL PLANTING BEDS TO RECEIVE A MINIMUM OF 18" TOPSOIL UNLESS OTHERWISE NOTED.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS AND RELATED FEES REQUIRED BY THE CITY, COUNTY, AND/OR STATE GOVERNING AGENCIES.
- CONTRACTOR SHALL ADHERE TO THE GUIDELINES AND CONSTRUCTION STANDARDS SET FORTH BY REMEDIATION AND EROSION AND SEDIMENTATION CONTROL PLAN AS APPROVED.
- GRADING WITHIN LIMITS OF TREE PROTECTION AREAS WILL NOT BE PERMITTED WITHOUT LANDSCAPE ARCHITECT APPROVAL. GRADING AROUND PROTECTED ZONES SHALL BE CONTOURED TO PROVIDE POSITIVE DRAINAGE.
- REFER TO CIVIL UTILITY PLANS FOR EXISTING AND PROPOSED UTILITIES INCLUDING SURFACE AND BELOW-GRADE STORMWATER MANAGEMENT.
- REFER TO CIVIL GRADING PLANS FOR FINISH GRADES AND ELEVATIONS.
- FOR ALL DISTURBED LAWN AREAS REMOVE A MINIMUM OF THE TOP 6" OF EXISTING SOIL IN ALL AREAS OF PROPOSED GREEN SPACE AND REPLACE WITH A MINIMUM OF 6" OF CLEAN SOIL AND TOPSOIL.
- CONTRACTOR TO COORDINATE WITH OTHER CONTRACTORS TO ENSURE TIMELY INSTALLATION OF UTILITIES PRIOR TO PLACEMENT OF HARDSCAPE AND LANDSCAPE.
- NO CONSTRUCTION SHALL EXTEND BEYOND LIMITS OF WORK WITHOUT PRIOR WRITTEN CONSENT FROM THE OWNER.
- AT THE START OF EARTHWORK OPERATIONS STRIP AND STOCKPILE EXISTING TOPSOIL FOR REUSE. THE EXPOSED SURFACE AREAS SHALL BE THOROUGHLY PROOF-ROLLED. UNSTABLE AREAS DETECTED DURING PROOF-ROLLING AREA TO BE UNDERCUT AND BACK FILLED WITH GENERAL FILL, THEN THOROUGHLY PROOF-ROLLED.
- PROPER TREATMENT OF SOILS PREVIOUSLY COVERED BY IMPERVIOUS MATERIAL WILL BE CARRIED OUT BEFORE VEGETATION, AS NEEDED. THIS WILL INCLUDE, BUT IS NOT LIMITED TO, THE AERATION AND THE ADDITION OF SUITABLE TOP SOIL AND MULCH AS NEEDED.
- ANY LARGE SCALE REMOVAL (OTHER THAN SEVERING AND TREATING VINE RE-GROWTH ON AND AROUND TREES) OF INVASIVE SPECIES WITHIN THE RPA WILL LIKELY REQUIRE ADDITIONAL PERMITTING (WQA) THROUGH THE SITE DEVELOPMENT AND INSPECTIONS DIVISION AT SITE PLAN SUBMISSION.

**PROPOSED PLANT LIST**

ABBREVIATION Botanical Name Common Name Size (Diameter) Quantity

**LARGE DECIDUOUS TREES**

AC	ACER RUBRUM	RED MAPLE	17-18'	5
QP	QUERCUS PHELLOS	WILLOW OAK	17-18'	4

**LARGE EVERGREEN TREES**

TO	Thuja occidentalis 'Emerald Green'	American arborvitae 'Emerald Green'	8-10'	7
PE	PINUS ECHINATA	SHORTLEAF PINE	14-15'	8
PO	PICEA ORIENTALIS	ORIENTAL SPRUCE	12-13"	7

**MEDIUM EVERGREEN TREES**

JV	JUNPERUS VIRGINIANA	EASTERN RED CEDAR	12-13"	8
TN	THUGA OCCIDENTALIS 'NIGRA'	DARK GREEN AMERICAN ARBORVITAE	9-10"	11
LO	ILEX OPACA	AMERICAN HOLLY	12-13"	8

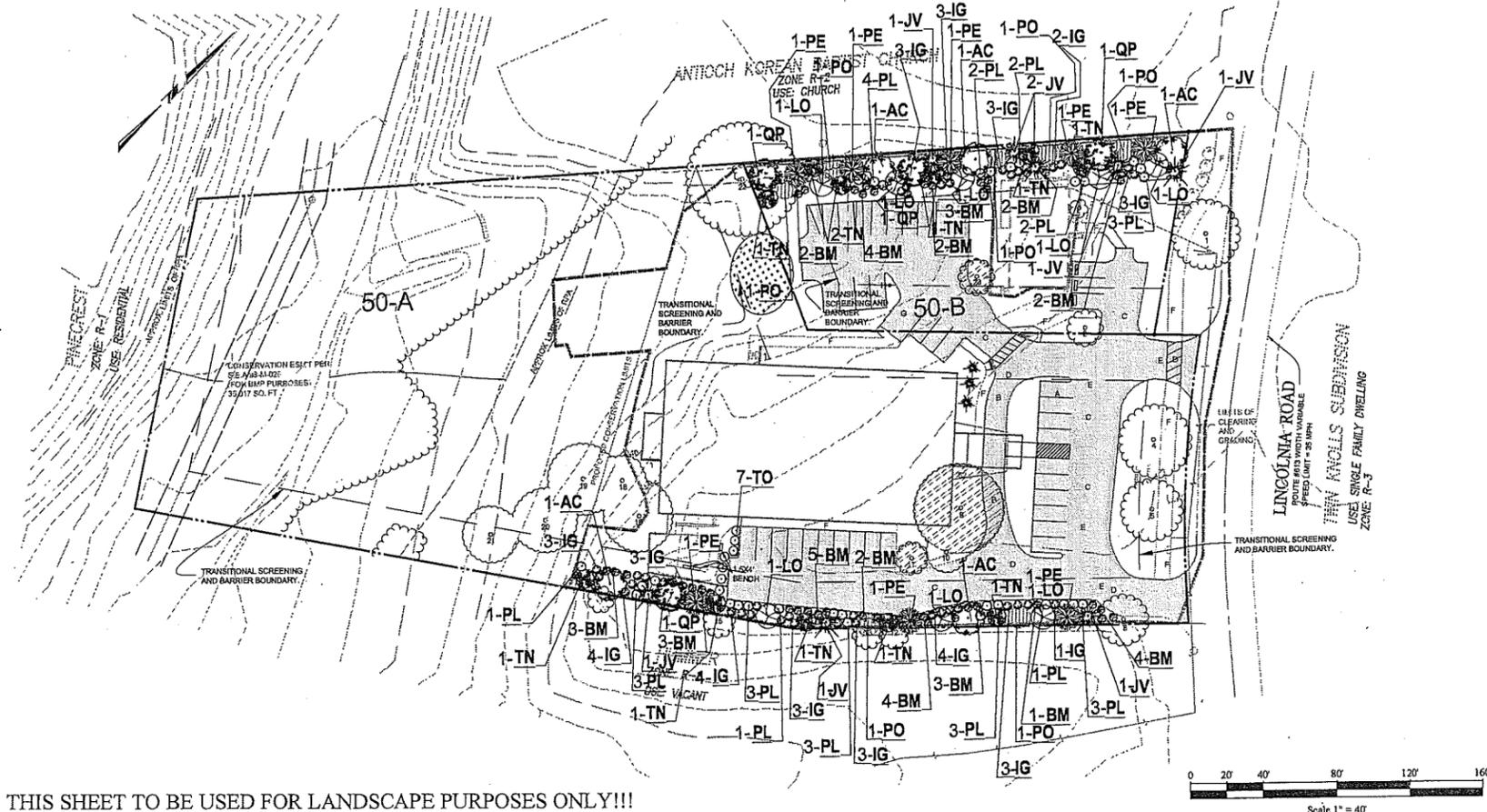
**SMALL EVERGREEN SHRUBS**

BM	Buxus microphylla var. koreana 'Wintergreen'	Korean boxwood 'Wintergreen'	2-3'	40
IG	Ilex glabra 'Shamrock'	Inkberry 'Shamrock'	2-3'	42
PL	Prunus laurocerasus 'Otto Luyken'	Cherry laurel 'Otto Luyken'	2-3'	31

**GRASSES AND LAWNS**

OS	Sod	Per Specifications	Per Specifications
SO	Seed	Turf Type Tall Fescue Blend	6 LBS/1,000 SF

NOTE: ANY SHRUB, TREE, OR HERBACEOUS SPECIES SUBSTITUTION MUST BE MADE IN ACCORDANCE WITH THE VIRGINIA STORMWATER MANAGEMENT DESIGN HANDBOOK AND IN COORDINATION WITH THE URBAN FOREST MANAGEMENT DIVISION, DPWES.



THIS SHEET TO BE USED FOR LANDSCAPE PURPOSES ONLY!!!

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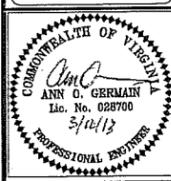


3975 Fair Ridge Drive  
Suite 300 South  
Fairfax, VA 22033  
PH 703.934.0900  
FX 703.934.9787  
EM fairfax@psaltd.com

Engineers  
Planners  
Surveyors  
Landscape Architects  
Wetland Specialists  
Environmental Scientists  
Archaeologists

AGAPE ADULT DAY  
HEALTH CARE CENTER  
MASON DISTRICT  
FAIRFAX COUNTY, VIRGINIA

LANDSCAPE PLAN

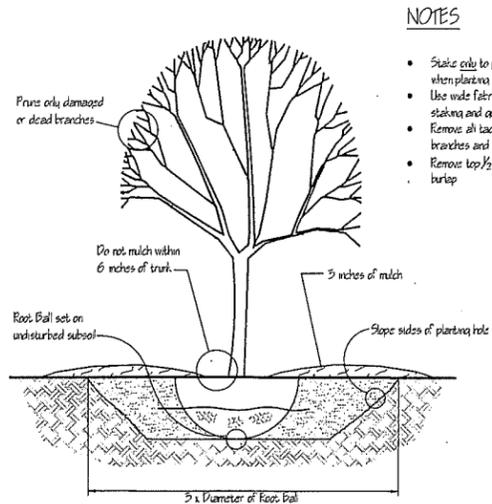


DATE: 09-12-2012  
FILE NO:  
DRN:  
CKD:  
SHEET 8 OF 11

LANDSCAPE NOTES

GENERAL PLANTING NOTES:

1. THE LANDSCAPE CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR AND EQUIPMENT TO COMPLETE ALL LANDSCAPE WORK AS SHOWN ON THE PLANS AND SPECIFICATIONS.
2. THE LANDSCAPE CONTRACTOR SHALL STATE THE TOTAL NUMBER OF EACH PLANT WITH THE CONTRACT PRICE. THE PLANT LIST SUBMITTED WILL AUTOMATICALLY BECOME PART OF THE CONTRACT DOCUMENTS. NOTE: IF THE CONTRACTOR BIDS ACCORDING TO THE PLANT LIST, HE/SHE SHOULD DOUBLE CHECK THE PLANT LIST QUANTITIES WITH THE SYMBOLS DRAWN ON THE PLAN, TO BE SURE THERE ARE NO DISCREPANCIES. IF THERE IS A DISCREPANCY BETWEEN THE DRAWING AND THE LIST ON THE PLANS, THE CONTRACTOR SHALL REQUEST CLARIFICATION FROM THE LANDSCAPE ARCHITECT.
3. ALL PLANT MATERIAL WILL CONFORM TO THE CURRENT ISSUE OF THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN. PLANT MATERIAL MUST BE SELECTED FROM NURSERIES THAT HAVE BEEN INSPECTED AND CERTIFIED BY STATE PLANT INSPECTORS.
4. WHEN REQUESTED BY THE OWNER OR OWNER'S REPRESENTATIVE, SAMPLES OF ALL MATERIALS OTHER THAN PLANTS SHALL BE SUBMITTED TO THE OWNER'S DESIGNATED REPRESENTATIVE FOR APPROVAL.
5. ALL APPROVALS WILL BE IN WRITING.
6. IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO MAKE EVERY REASONABLE EFFORT TO FIND THE MATERIAL SPECIFIED BY THE LANDSCAPE ARCHITECT. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR QUALIFYING HIS/HER PROPOSAL TO DOCUMENT ANY PLANT SUITABILITY OR AVAILABILITY PROBLEMS.
7. THE LANDSCAPE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES AND/OR THE GENERAL CONTRACTOR IN ADVANCE OF CONSTRUCTION TO LOCATE UTILITIES. IF THERE IS A CONFLICT WITH THE UTILITIES AND THE PLANTING, ANY COST DUE TO RELOCATING AFTER PLANTING SHALL BE BORNE BY THE OWNER.
8. DURING PLANTING, ALL AREAS SHALL BE KEPT NEAT AND CLEAN, AND PRECAUTIONS SHALL BE TAKEN TO AVOID DAMAGE TO EXISTING PLANTS, LARGE TREES, TURF AND STRUCTURES. WHERE EXISTING TREES ARE TO BE PRESERVED, ADDITIONAL PRECAUTIONS SHOULD BE TAKEN TO AVOID UNNECESSARY ACCUMULATION OF EXCAVATED MATERIALS, SOIL COMPACTION OR ROOT DAMAGE. ANY DAMAGED AREAS CAUSED BY THE LANDSCAPE CONTRACTOR SHALL BE RESTORED TO THEIR ORIGINAL CONDITION.
9. UPON COMPLETION, ALL DEBRIS AND WASTE MATERIAL RESULTING FROM PLANTING OPERATIONS SHALL BE REMOVED FROM THE PROJECT AND THE AREA CLEANED UP.
10. THE OWNER SHALL SUPPLY WATER ON SITE AT NO COST. IF THE LANDSCAPE CONTRACTOR HAS TO SUPPLY WATER TO THE SITE, IT SHALL BE AT AN ADDITIONAL COST TO THE OWNER.
11. CONTAINER-GROWN MATERIAL AND HARDENED-OFF B&B EVERGREEN OR DECIDUOUS MATERIAL CAN BE PLANTED YEAR ROUND.
12. ALL PLANT ROOTS SHALL BE PROTECTED DURING HANDLING AND PLANTING TO GUARD AGAINST DRYING OUT AND DAMAGE.
13. INSPECTION: A VERIFICATION OF PERFORMANCE FOR WORK BY CONTRACT DOCUMENTS, TO BE CONDUCTED BY THE OWNER OR HIS/HER REPRESENTATIVE ON-SITE AND IN THE PRESENCE OF THE LANDSCAPE CONTRACTOR FOR THE PURPOSE OF ACCEPTANCE. INSPECTION SHALL BE MADE WITHIN TWO (2) WEEKS OF WRITTEN NOTIFICATION FROM THE LANDSCAPE CONTRACTOR. FAILURE OF THE OWNER TO INSPECT THE WORK SHALL VOID THE GUARANTEE. DURING INSPECTION FOR INITIAL ACCEPTANCE, THE LANDSCAPE CONTRACTOR SHOULD HAVE AN ACCEPTANCE FORM TO BE SIGNED BY THE OWNER OR OWNER'S REPRESENTATIVE.
14. INITIAL ACCEPTANCE & THE APPROVAL OF WORK INSPECTED: ACCEPTANCE CAN BE ON PARTIALLY COMPLETED WORK UNDER THE CONTRACT, IF APPROVED BY THE OWNER. IF, FOR REASONS BEYOND THE LANDSCAPE CONTRACTOR'S CONTROL, WORK HAS STOPPED, INSPECTION SHALL BE MADE ON PARTIALLY COMPLETED WORK. WARRANTY SHALL BEGIN AFTER LANDSCAPE INSPECTION AND ACCEPTANCE. MAINTENANCE AFTER INITIAL INSPECTION AND ACCEPTANCE SHALL BE THE RESPONSIBILITY OF THE OWNER, UNLESS AN OPTIONAL MAINTENANCE CONTRACT HAS BEEN SPECIFIED.
15. THE LANDSCAPE CONTRACTOR SHOULD PERIODICALLY INSPECT THE SITE DURING THE WARRANTY PERIOD AND NOTIFY THE OWNER IN WRITING IF PROPER MAINTENANCE IS NOT BEING PERFORMED.
16. FINAL INSPECTION AND ACCEPTANCE: THE LANDSCAPE CONTRACTOR SHALL CONDUCT A FINAL INSPECTION WITH THE OWNER OR OWNER'S REPRESENTATIVE AT THE END OF THE ONE YEAR PERIOD.
17. THE STANDARD WARRANTY IS FOR A ONE (1) YEAR PERIOD, EXCLUDING BULBS AND ANNUALS, COMMENCING ON THE DATE OF INITIAL ACCEPTANCE. ALL PLANTS SHALL BE ALIVE AND IN SATISFACTORY GROWTH AT THE END OF THE GUARANTEE PERIOD.
18. ANY MATERIAL THAT IS 25% DEAD OR MORE SHALL BE CONSIDERED DEAD AND MUST BE REPLACED AT NO CHARGE. A TREE SHALL BE CONSIDERED DEAD WHEN THE MAIN LEADER HAS DIED BACK, OR 25% OF THE CROWN IS DEAD.
19. WARRANTY MAY BE VOID IF PROPER CARE, BY OWNER OR OWNER'S MAINTENANCE CONTRACTOR, IS NOT MAINTAINED.
20. REPLACEMENTS SHALL BE MADE DURING THE NEXT PLANTING PERIOD UNLESS THE LANDSCAPE CONTRACTOR AGREES TO AN EARLIER DATE. SPRING: MARCH 15 - JUNE 15 FALL: SEPTEMBER 15 - NOVEMBER 15. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR A ONE-TIME REPLACEMENT ONLY.
21. REPLACEMENTS SHALL BE OF THE SAME TYPE, SIZE AND QUALITY AS ORIGINAL SPECIES UNLESS OTHERWISE NEGOTIATED.
22. THE LANDSCAPE CONTRACTOR WILL NOT BE RESPONSIBLE FOR PLANT MATERIAL THAT HAS BEEN DAMAGED BY VANDALISM, FIRE, REMOVAL, RELOCATION, WILDLIFE, THEFT, IMPROPER MAINTENANCE OR OTHER ACTIVITIES BEYOND THE LANDSCAPE CONTRACTOR'S CONTROL.
23. PLANT LOSSES DUE TO ABNORMAL WEATHER CONDITIONS SUCH AS FLOODS, EXCESSIVE WIND DAMAGE, DROUGHT, SEVERE FREEZING OR ABNORMAL RAINS WILL IN NO WAY BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
24. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING AND INSTALLING ALL PLANT MATERIAL SHOWN ON THE DRAWINGS AND PLANT LIST, AS SUBMITTED WITH THE CONTRACT. THE LANDSCAPE CONTRACTOR SHALL HAVE INVESTIGATED THE SOURCES OF SUPPLY AND SATISFIED HIMSELF/HERSELF THAT HE/SHE CAN SUPPLY ALL THE PLANTS SPECIFIED ON THE DRAWINGS IN THE SIZE, VARIETY AND QUALITY NOTED BEFORE SUBMITTING THE BID. FAILURE TO TAKE THIS PRECAUTION WILL NOT RELIEVE THE SUCCESSFUL BIDDER FROM THE RESPONSIBILITY FOR FURNISHING AND INSTALLING ALL THE PLANT MATERIAL IN STRICT ACCORDANCE WITH THE CONTRACT REQUIREMENTS AND WITHOUT ADDING TO THE OWNER. ON THE OTHER HAND, IF PROOF IS SUBMITTED THAT ANY PLANT SPECIFIED IS NOT OBTAINABLE, A PROPOSAL WILL BE CONSIDERED FOR USE OF NEAREST EQUIVALENT SIZE OR VARIETY WITH AN EQUITABLE ADJUSTMENT OF CONTRACT PRICE. SUCH PROOF SHALL BE SUBSTANTIATED AND SUBMITTED IN WRITING TO THE LANDSCAPE ARCHITECT WITH COPIES TO THE OWNER.
25. INsofar as is PRACTICABLE, TREES AND SHRUBS SHALL BE PLANTED ON DAY OF DELIVERY. IF THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROTECT UNPLANTED TREES BY KEEPING THEM IN THE SHADE, WELL PROTECTED WITH SOIL, MULCH OR OTHER ACCEPTABLE MATERIAL AND SHALL KEEP TREES WELL WATERED. TREES AND SHRUBS SHALL NOT REMAIN UNPLANTED FOR MORE THAN 2 WEEKS.
26. ALL TREES AND SHRUBS SHALL BE PLANTED IN SUCH A MANNER AS TO ENSURE THEIR SURVIVAL. THIS SHALL INCLUDE THE PLANTING OF INTACT BALLS, PLANTING AT THE PROPER DEPTH, PROPERLY BACKFILLING AND WATERING, AND CONSTRUCTION OF A PLANTING SAUCER. THE SAUCER SHALL BE FILLED WITHOUT BREAKING THE INTEGRITY OF THE SAUCER EDGES.

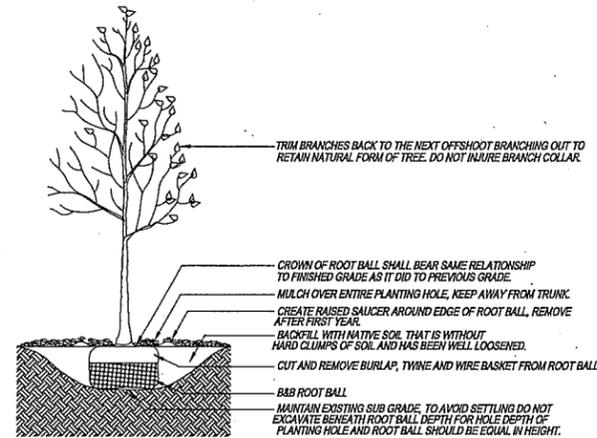


TREE PLANTING DETAIL

Scale: None

NOTES

- Stake only to prevent wind tip or when planting on steep slopes
- Use wide fabric tape material for stakes and cables
- Remove all tags and ropes from branches and root ball
- Remove top 1/2 of wire baskets & burlap



NOTES:

1. AERATE AREA SURROUNDING PLANTING PIT WALLS TO 6" 1/2 MIN. DEPTH, 2 1/2 X BALL DIAMETER.
2. WATER THOROUGHLY AFTER INSTALLATION, FILLING SAUCER AND ALLOW TO DRAIN. REPEAT 2 TO 3 TIMES.
3. REMOVE SAUCER AT THE TIME THE WARRANTY EXPIRES.
4. PROVIDE DRAINAGE FOR PLANTING PIT IF IN IMPERMEABLE SOIL.
5. ALL TREES MUST BE TAGGED AND APPROVED BY CONTRACTOR WITHIN 14 DAYS AFTER TENDER CLOSING. AT THAT POINT ALL TAGS AND ANY TRASH SHALL BE PICKED UP AND REMOVED FROM SITE.
6. ALL TAGS, ROPES, AND WIRES BINDING THE BALL SHALL BE CUT AND COMPLETELY REMOVED.

SEEDING AND SODDING:

SODDING WILL TAKE PLACE IMMEDIATELY AFTER FINAL GRADE IS ACHIEVED.

SODDING WILL BE PLACED AS INDICATED ON SHEET C15.

SODDING IS OPTIONAL FOR AREAS WHERE PERMANENT SEEDING WOULD BE APPLIED.

TEMPORARY SEEDING WILL BE PLACED IN DISTURBED AREAS THAT WILL NOT BE BROUGHT TO GRADE FOR A PERIOD OF MORE THAN 30 DAYS.

PERMANENT SEEDING WILL BE PLACED IN DISTURBED AREAS THAT WILL NOT BE BROUGHT TO GRADE FOR A YEAR OR MORE. PERMANENT SEEDING CAN BE APPLIED TO AREAS THAT HAVE REACHED FINAL GRADE THAT ARE NOT INDICATED FOR SODDING AS INDICATED ON SHEET C15.

SODDING SHOULD BE CONSIDERED IN AREAS OF PERMANENT SEEDING WHERE THE SEEDING DOES NOT GERMINATE TO A LEAST 80%.

SEEDING AND SODDING APPLICATION WILL BE IN ACCORDANCE WITH THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK.

DECIDUOUS TREE DETAIL			
3" 1/2 MIN CALIPER OR LESS			
KIND OF SEED-TURF-TYPE TALL	PERENNIAL RYE GRASS	10	97
FESCUE-BLUEGRASS	% BY WEIGHT:	10	97
	% PURITY:	80	85
			80

MATERIALS

SEE SPECIFICATION SECTION 329200 FOR MATERIALS AND METHODS OF CONSTRUCTION.

CONSTRUCTION METHODS

NO SOD SHALL BE PLACED AT ANY TIME TEMPERATURE IS BELOW 32 DEGREES FAHRENHEIT, NO FROZEN SOD SHALL BE USED AND NO SOD SHALL BE PLACED UPON FROZEN, POWDER DRY OR EXCESSIVELY WET SOIL.

SOD SHALL BE PLACED WITH CLOSED JOINTS AND NO OVERLAPPING. ALL CRACKS, SEAMS AND VOIDS SHALL BE CLOSED WITH SMALL PIECES OF SOD. SOD SHALL BE TAMPERED. TAMPERING CONSISTS OF FIRMLY CLOSING SEAMS BETWEEN STRIPS BY USE OF HAND TAMPER OR ROLLERS. ALL SOD SHALL BE THOROUGHLY ROLLED AFTER CLOSING ALL SEAMS. CORRECT ANY SLIPPING OF SOD. EACH 1000 SQUARE FOOT AREA OF SOD PLACED SHALL BE WATERED THOROUGHLY.

ADEQUATE WATER AND WATERING EQUIPMENT MUST BE ON HAND BEFORE SODDING BEGINS AND SOD SHALL BE KEPT MOIST UNTIL ROOT SYSTEM ADHERES TO ORIGINAL SEED BED AND BECOMES ESTABLISHED AND ACCEPTED BY THE OWNER.

SOD SHALL BE LAID WITH LONG EDGES PARALLEL TO CONTOURS. SUCCESSIVE STRIPS TO BE NEATLY MATCHED AND ALL JOINTS STAGGERED. SOD WILL BE LAID IN ALL AREAS INDICATED ON PLAN.

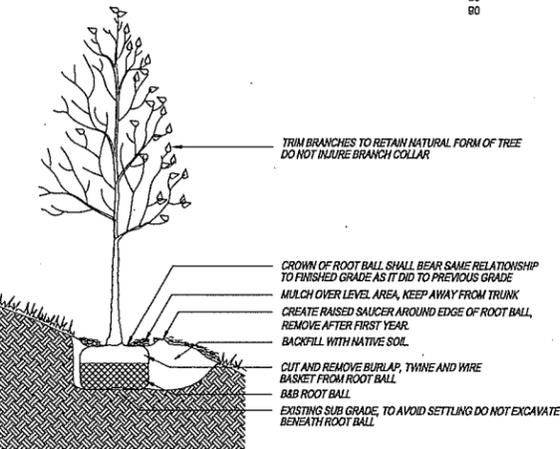
GUARANTEE

THE CONTRACTOR SHALL BE RESPONSIBLE FOR MOWING ALL SODDED AND SEEDED AREAS AND MAINTAINING THEM IN A HEALTHY, VIGOROUS CONDITION AT HIS OWN EXPENSE UNTIL ALL CONTRACTED WORK IS COMPLETED AND ACCEPTED BY THE OWNER.

MOWING SHOULD BE OFTEN ENOUGH SO THAT NO MORE THAN 1/3 OF LEAF IS REMOVED AT ANY ONE MOWING. MAXIMUM HEIGHT OF GRASS BEFORE MOWING SHALL BE 3-1/2 INCHES. MINIMUM HEIGHT OF GRASS AFTER MOWING SHALL BE 2-1/2 INCHES.

THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, REPLACE ANY SEED OR SOD WHICH HAS DIED OR BEEN DAMAGED DURING THE ESTABLISHMENT PERIOD.

TEN PERCENT OF THE TOTAL COST OF SEED AND SOD WILL BE WITHHELD FROM FINAL PAYMENT UNTIL FINAL APPROVAL IS GIVEN BY THE OWNER.

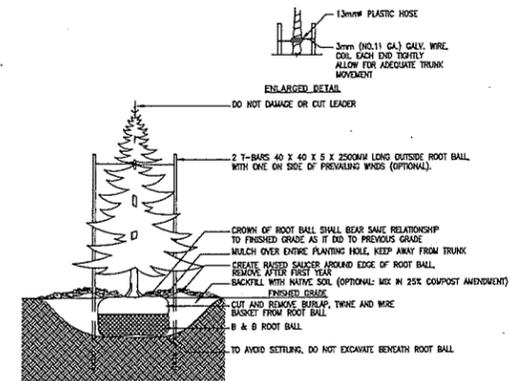


NOTES:

1. AERATE AREA SURROUNDING PLANTING PIT WALLS TO 6" 1/2 MIN. DEPTH, 2 1/2 X BALL DIAMETER.
2. WATER THOROUGHLY AFTER INSTALLATION, FILLING SAUCER AND ALLOW TO DRAIN. REPEAT 2 TO 3 TIMES.
3. REMOVE SAUCER AT THE TIME THE WARRANTY EXPIRES.
4. PROVIDE DRAINAGE FOR PLANTING PIT IF IN IMPERMEABLE SOIL.
5. ALL TREES MUST BE TAGGED AND APPROVED BY CONTRACTOR WITHIN 14 DAYS AFTER TENDER CLOSING. AT THAT POINT ALL TAGS AND ANY TRASH SHALL BE PICKED UP AND REMOVED FROM SITE.
6. ALL TAGS, ROPES, AND WIRES BINDING THE BALL SHALL BE CUT AND COMPLETELY REMOVED.

2 SLOPING GRADE DETAIL

3" 1/2 MIN CALIPER OR LESS

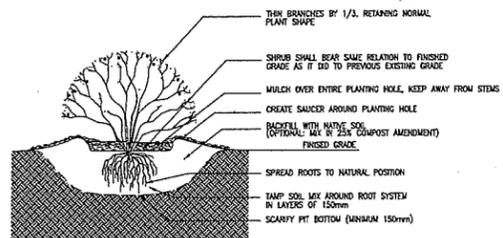


SPECIFICATIONS:

1. DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKE.
2. AERATE AREA SURROUNDING PLANTING PIT TO 6" MIN. DEPTH, 2 1/2 TIMES BALL DIAMETER.
3. WATER THOROUGHLY AFTER INSTALLATION.
4. REMOVE SAUCER AND STAKES TWO YEARS OR LESS AFTER INSTALLATION.
5. PROVIDE DRAINAGE FOR PLANTING PIT IF IN IMPERMEABLE SOIL.
6. ALL TREES MUST BE TAGGED AND APPROVED BY CONSULTANT WITHIN 14 DAYS AFTER TENDER CLOSING.

CONIFEROUS TREE DETAIL

12" HGT OR LESS



NOTES:

1. WATER THOROUGHLY AFTER INSTALLATION.
2. FOR PLANTING BED INSTALLATION EXCAVATE ENTIRE SHRUB BED AS SHOWN ON PROJECT DRAWINGS.

SHRUB DETAIL - BARE ROOT

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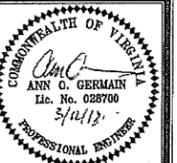
SIMMONS & ASSOCIATES  
Established 1744

3975 Fair Ridge Drive  
Suite 300 South  
Fairfax, VA 22033  
PH 703.934.0900  
FX 703.934.9787  
EM fairfax@psaltd.com

Engineers  
Planners  
Surveyors  
Landscape Architects  
Wetland Specialists  
Environmental Scientists  
Archaeologists

AGAPE ADULT DAY  
HEALTH CARE CENTER  
MASON DISTRICT  
FAIRFAX COUNTY, VIRGINIA

LANDSCAPE NOTES AND  
DETAILS  
NOTES & DETAILS



DATE: 08-12-2012  
FILE NO: \_\_\_\_\_  
DRN: LC  
CKD: AOG



Penelope A. "Penny" Cross  
Mason District Supervisor  
6507 Columbia Pike  
Annandale, Virginia 22003

Telephone: 703/256-7717 Fax: 703/254-8418  
E-Mail: mason@fairfaxcounty.gov  
www.fairfaxcounty.gov/boe/md/homepage.htm

Supervisor Cross  
Board of Supervisors Meeting  
December 4, 2012  
Agape Adult Daycare Board Matter

Madame Chairman, Agape Health Management recently filed a Special Exception application, SE 2012-MA-018, which encompasses two parcels along Lincolnia Road in the Mason District. The parcels are located on tax map 72-1 (01), parcels 50A & 50B. These parcels are also identified as 6359 & 6353 Lincolnia Road, Alexandria. The subject property is comprised of a total of 2.9 acres and is currently developed under R-2 zoning. The present development consists of a school on parcel 50A and a residential house on parcel 50B.

Agape Health Management seeks to redevelop the property by removing the existing school and replacing it with a facility that will maintain a similar footprint. The new facility will be used as an adult daycare center, while the residential building on parcel 50B will be maintained in its current state and be used as an office for the main facility.

The Planning Commission public hearing is currently scheduled for February 28, 2013. In order to meet lease and construction constraints, the Applicant has requested concurrent and expedited processing. Therefore, I move that the Board of Supervisors authorize concurrent and expedited processing for SE 2012-MA-018.

The applicant is aware that the expediting of this application should not be construed to prejudice the consideration of the application in any way. The applicant is also aware that a favorable recommendation by the Board on the proposed application does not relieve the Applicant from compliance with the provisions of applicable ordinances, regulations, or adopted standards in any way.

**Tiffany Paredes-Turner**

From: Guthrie, Michelle <Michelle.Guthrie@Fairfaxcounty.gov>  
Sent: Tuesday, August 07, 2012 1:07 PM  
To: Tiffany Paredes-Turner  
Cc: Ruffner, Virginia; Guinaw, Kevin; Rodeheaver, Angela K; Chauncay, Michael P.  
Subject: Agape - TIA Exemption Review

Tiffany,

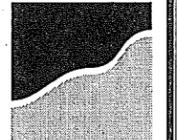
FCDOT has reviewed the Ch 870 (previously 527) TIA determination request for an Agape Adult Day Care Center (tax map #72-1((1))50A & 50B). Based on the proposed maximum number of 150 adults per day, a Ch 870 TIA is not required.

Please include this email correspondence with your application submittal. I'm including Zoning staff for notification purposes.

Thanks and have a good day.

Michelle Guthrie  
Fairfax County Transportation

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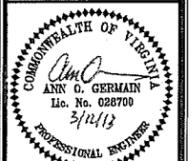


SIMMONS  
& ASSOCIATES  
Established 1911

3975 Fair Ridge Drive  
Suite 300 South  
Fairfax, VA 22033  
PH 703.934.0900  
FX 703.934.9787  
EM fairfax@psaitd.com  
Engineers  
Planners  
Surveyors  
Landscape Architects  
Wetland Specialists  
Environmental Scientists  
Archaeologists

AGAPE ADULT DAY  
HEALTH CARE CENTER  
MASON DISTRICT  
FAIRFAX COUNTY, VIRGINIA

PROJECT DOCUMENTS



DATE: 09-12-2012  
FILE NO:  
DRN:  
CKD:  
SHEET 10 OF 11

- THE PROPERTY IS LOCATED ON TAX MAP 72-1-001-50A&50B AND IS ZONED R-2.
- OWNER:  
AGAPE HEALTH MANAGEMENT, INC.  
5701-A GENERAL WASHINGTON DRIVE  
ALEXANDRIA, VA 22312
- AREA:  
PARCEL 50A: 106,086 SF OR 2.4354 AC  
PARCEL 50B (LOT1): 21,780 SF OR 0.500 AC  
TOTAL: 127,866.024 SF OR 2.9354 AC
- NO TITLE REPORT WAS FURNISHED WHICH MAY REFLECT EASEMENTS OR RIGHTS-OF-WAY OF RECORD NOT SHOWN HEREON. BOUNDARY IS FROM RECORDS.
- THIS PLAN IS SUBJECT TO RESTRICTIONS OF RECORD.

- YARD REQUIREMENTS:  
FRONT YARD: CONTROLLED BY A 45° ANGLE OF BULK PLANE, BUT NOT LESS THAN 35 FEET.  
SIDE YARD: CONTROLLED BY A 40° ANGLE OF BULK PLANE, BUT NOT LESS THAN 15 FEET.  
REAR YARD: CONTROLLED BY A 40° ANGLE OF BULK PLANE, BUT NOT LESS THAN 25 FEET.

- THE MAXIMUM PERMITTED HEIGHT IS 60 FEET. SEE EXISTING HEIGHTS ON THE PLAN.
- THIS PROPERTY IS SERVED BY PUBLIC WATER & SEWER.
- A WAIVER FOR STORM WATER DETENTION IS HEREBY REQUESTED. BMP MAY BE SATISFIED BY THE DEDICATION OF A CONSERVATION EASEMENT TO FAIRFAX COUNTY OVER THE AREA OF FLOOD PLAIN SHOWN.
- TOPOGRAPHY SHOWN HEREON IS BASED ON AN AIR SURVEY FROM S.E.A. 98-M-028 PREPARED BY ALEXANDRIA SURVEYS, INC.
- DEVELOPMENT OF THIS SITE MAY REQUIRE A GEOTECHNICAL ENGINEERING STUDY IN ACCORDANCE WITH THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL. SOILS HAVE NOT BEEN MAPPED ON THIS SITE.
- THERE IS NO KNOWN VISIBLE EVIDENCE OF A GRAVE, OBJECT OR STRUCTURE MARKING A PLACE OF BURIAL ON THIS SITE.
- THE COMPREHENSIVE PLAN INDICATES A PLANNED 8' WIDE BICYCLE TRAIL ALONG LINCOLNIA ROAD. THE TRAIL HAS BEEN BUILT WITH THE APPROVED MINOR SITE PLAN 1069-MSP-01-1.
- NO CONSTRUCTION OR LAND DISTURBANCE ACTIVITY SHALL TAKE PLACE IN A RESOURCE PROTECTION AREA EXCEPT THE REMOVAL OF THE EXISTING BASKETBALL COURT, FENCES, AND INVASIVE SPECIES.

15. PARKING TABULATION:

IN ACCORDANCE WITH ZONING ORDINANCE 11-106-2B:  
# OF SPACES REQUIRED = 0.16 (# OF PARTICIPANTS)  
0.16 (150 PARTICIPANTS) = 24 SPACES REQUIRED

REQUIRED BY ORDINANCE:  
23 REGULAR SPACES  
1 HANDICAP/ACCESSIBLE SPACE

PROVIDED:  
23 REGULAR SPACES  
1 HANDICAP/ACCESSIBLE SPACE

REGULAR SPACES ARE 8' X 16'. WHERE APPLICABLE, STALLS MAY BE REDUCED TO 16.5'. WHERE ADEQUATE "HEAD IN" SPACE IS AVAILABLE, PARALLEL SPACES ARE 8' X 22'. VAN ACCESSIBLE SPACE IS 16' X 8'.

EXISTING PARKING CONDITIONS PROVIDE 62 REGULAR SPACES AND 3 HANDICAP SPACES.

16. FLOOR AREA RATIO  
GROSS FLOOR AREA = FLOOR AREA (MAIN BLDG) + FLOOR AREA (BLDG 6333)  
= 12,920 SF + 2,067 SF  
FAR = GROSS FLOOR AREA / SITE AREA  
FAR = 14,987 SF / 0.12 < 20 F.A.R. OKAY  
127,866.024 SF

17. INTERIOR PARKING LOT LANDSCAPING:  
AREA OF PARKING LOT = 19839.5 SQ. FT.  
LANDSCAPE REQUIRED: 5% X 19839.5 = 991.975 SF  
LANDSCAPE PROVIDED BY EXISTING VEGETATION: SF = 2317 SF

18. A MODIFICATION OF THE NORTH ORIENTATION FOR PROJECT PRESENTATION PURPOSES IS HEREBY REQUESTED.

19. TWO STORY FRAME BUILDING WAS ORIGINALLY BUILT IN 1915 AND HAS HAD SEVERAL ADDITIONS. THE 1 STORY BRICK AND FRAME HOUSE WAS CONSTRUCTED IN 1965. EXISTING BUILDINGS TO BE REMOVED (TBR) AS NOTED ON PLAN.

20. EXISTING BUILDING HEIGHTS:  
TWO STORY FRAME BUILDING 15.5 FEET  
1 STORY BRICK AND FRAME 15.4 FEET  
GARAGE 12.2 FEET  
BRICK SIGN 3.0 FEET  
0.5 FRAME WALL 1.5 FEET  
ASPHALT BALL COURT 0.2 FEET  
CHAIN LINK FENCE 5.0 FEET

21. A TRANSITIONAL SCREENING AND BARRIER MODIFICATION IS HEREBY REQUESTED TO PERMIT THE PROPOSED SCREENING AND BARRIERS TO SATISFY THE REQUIREMENT. A WAIVER HAS BEEN SUBMITTED REQUESTING MODIFICATIONS FOR THE FOLLOWING LOT LINES: NORTHEAST, SOUTHEAST, AND BETWEEN THE TWO PROPERTIES.

22. DENOTES NUMBER OF PARKING SPACES.

23. BUILDING DIMENSIONS ARE PRELIMINARY AND ARE SUBJECT TO MINOR ADJUSTMENTS WITH FINAL BUILDING DESIGN.

24. APPLICANT RESERVES THE RIGHT TO INTERRUPT THE TRANSITIONAL SCREENING YARD FOR UTILITY CROSSINGS AND/OR TRAILS AS DETERMINED NECESSARY BY DPWEAS. IF IT IS NECESSARY TO INSTALL UTILITIES AND/OR TRAILS OUTSIDE LIMITS OF CLEARING AND GRADING SHOWN ON THIS PLAN, THEY SHALL BE IN THE LEAST DISRUPTIVE LOCATION NECESSARY AS DETERMINED BY URBAN FORESTRY.

25. ADVANCED DENSITY CREDIT SHALL BE RESERVED FOR ALL DEDICATIONS DESCRIBED HERE, OR AS MAY BE REQUIRED BY FAIRFAX COUNTY OR VDOT AT THE TIME OF SITE PLAN APPROVAL.

26. NEW ENTRANCE SIGNAGE AND LOCATION WILL BE IN CONFORMANCE WITH ARTICLE 12 OF THE ZONING ORDINANCE.

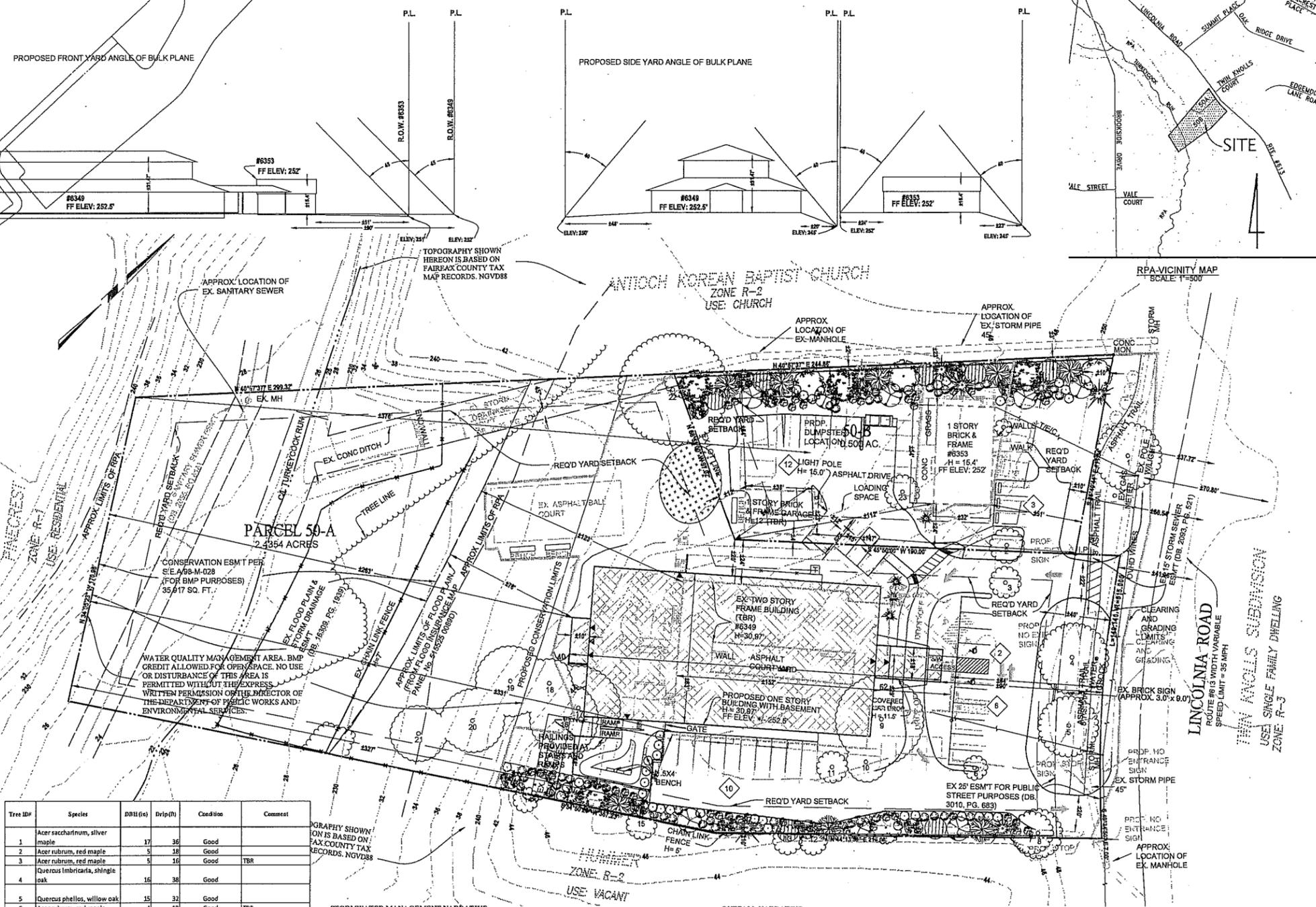
27. PER COMPREHENSIVE PLAN, THERE IS NO WIDENING OF LINCOLNIA ROAD SHOWN FOR FUTURE DEVELOPMENT; CURRENT RIGHT-OF-WAY IS ADEQUATE.

28. THERE ARE NO EXISTING UTILITY EASEMENTS HAVING A WIDTH OF 25FT OR MORE.

29. THE PROPOSED BUILDING WILL BE UTILIZING THE EXISTING WATER AND SANITARY SEWER LINES.

30. APPROXIMATE PRE AND POST DEVELOPMENT IMPERVIOUS CONDITIONS ARE SHOWN BELOW.

	PRE - DEVELOPMENT	POST - DEVELOPMENT
IMPERVIOUS AREA		
C=0.9	1.21 AC	1.01 AC
PERVIOUS AREA		
C=0.2	1.73 AC	1.93 AC
WEIGHTED C VALUE	0.49	0.44
TIME OF CONC. (tc)	3.74 MIN (USE 5 MIN)	3.74 MIN (USE 5 MIN)
Q <sub>1</sub> (=1.45)	7.85 CFS	7.06 CFS
Q <sub>10</sub> (=1.27)	10.47 CFS	9.41 CFS



Tree ID#	Species	DBH (in)	Drip (ft)	Condition	Comment
1	Acer saccharinum, silver maple	17	36	Good	
2	Acer rubrum, red maple	5	18	Good	
3	Acer rubrum, red maple	5	16	Good	TBR
4	Quercus imbricaria, shingle oak	16	38	Good	
5	Quercus phellos, willow oak	15	32	Good	
6	Acer rubrum, red maple	4	12	Good	TBR
7	Liriodendron tulipifera, tulip poplar	13, 15	22	Fair	TBR
8	Morus alba, white mulberry	9	26	Fair	
9	Ulmus pumila, Siberian elm	37	48	Good	
10	Acer glabratoides, Norway maple	16	22	Good	
11	Acer rubrum, red maple	5	16	Good	
12	Pyrus calleryana, bradford pear			Fair	tree is located offsite, but canopy extends into subject property
13	Morus alba, white mulberry			Fair	tree is located offsite, but canopy extends into subject property
14	Drydenium arboreum, sourwood			Fair	tree is located offsite, but canopy extends into subject property
15	Prunus yedoensis, Japanese cherry			Fair	tree is located offsite, but canopy extends into subject property
16	Juniperus virginiana, eastern red cedar	12	38	Good	
17	Pinus bungeana, Japanese black pine	14	46	Good	TBR
18	Juniperus virginiana, eastern red cedar	15	26	Good	
19	Juniperus virginiana, eastern red cedar	20	38	Good	
20	Juniperus virginiana, eastern red cedar	20	34	Good	
21	Juniperus virginiana, eastern red cedar	20	30	Good	
22	Morus alba, white mulberry	26	60	Fair	
23	Acer rubrum, red maple	6	18	Good	

**STORMWATER MANAGEMENT NARRATIVE**

THIS SITE IS LOCATED ON LINCOLNIA ROAD (ROUTE 613) ON TAX MAP 72-1-(11)-50A & 50B. THE SITE CURRENTLY CONTAINS THREE BUILDINGS, ASPHALT PARKING AND AN ASPHALT BASKETBALL COURT. THE BACK PORTION OF THE SITE IS WOODED FLOODPLAIN. THE TOTAL APPROXIMATE AREA OF THE TWO PROPERTIES IS 2.9354 ACRES, WITH PARCEL 50A MEASURING 2.4354 ACRES AND 50B MEASURING 0.5 ACRES. THE SITE GENERALLY SLOPES FROM THE FRONT TO THE BACK, NORTHEAST TO SOUTHWEST, WITH AN AVERAGE SLOPE OF 5.5% TO THE BANKS OF TURKEYCOCK RUN. TURKEYCOCK RUN FLOWS ACROSS THE REAR OF THE SITE, FROM NORTH TO SOUTH, IN AN EXISTING FLOODPLAIN AND STORM DRAINAGE EASEMENT (DB 16309, PO 1939).

THE SUBJECT PROPERTY IS CONSIDERED TO BE RE-DEVELOPMENT IN ACCORDANCE WITH PFM SECTION 6-0401.2D. IMPERVIOUS SURFACE AREA ON THE SITE WILL BE REDUCED BY THE RE-DEVELOPMENT SUCH THAT THE POST-DEVELOPMENT PEAK FLOWS FOR RUNOFF FROM THE SITE WILL BE REDUCED BELOW PRE-DEVELOPMENT RATES (SEE CALCULATIONS, THIS SHEET). THE TIME OF CONCENTRATION WILL REMAIN CONSTANT DUE TO THERE BEING NO DEVELOPMENTS WITHIN THE PATH OF RUNOFF FROM THE MOST REMOTE POINT TO AN OUTLET. NO STORMWATER MANAGEMENT FACILITIES FOR STORMWATER DETENTION WILL BE CONSTRUCTED SINCE RUNOFF RATES AND VOLUMES ARE DECREASED BY THE RE-DEVELOPMENT TO MEET THE STATE REQUIREMENTS OF RUNOFF REDUCTION.

AS A RE-DEVELOPMENT SITE LOCATED OUTSIDE OF THE WATER SUPPLY PROTECTION OVERLAY DISTRICT, BEST MANAGEMENT PRACTICES MUST BE PROVIDED TO MEET A 10% REDUCTION IN NON-POINT SOURCE POLLUTION, TO A MAXIMUM OF 40%. THE WATER QUALITY REQUIREMENT WILL BE MET USING OPEN SPACE. THE EXISTING 0.819 ACRES OF FLOODPLAIN EASEMENT AND A CONSERVATION EASEMENT IS TO BE INCLUDED IN THE 1.174 ACRES OF BMP OPEN SPACE. THE APPROXIMATE LIMITS OF THE RPA ARE PER SEA 98-M-028.

**OVERLAND RELIEF NARRATIVE**

DRAINAGE PATTERNS AFTER DEVELOPMENT WILL CONTINUE TO FOLLOW THE PRE-DEVELOPMENT PATTERNS. THERE WILL BE NO DISTURBANCE OF THE CURRENT, SUFFICIENT, DRAINAGE PATTERNS. THE IMPERVIOUS AREA WILL BE REDUCED FOR THE POST-DEVELOPMENT CONDITION AS COMPARED TO THE EXISTING CONDITION DUE TO THE REMOVAL OF THE ONE-STORY BRICK & FRAME GARAGE, THE BASKETBALL COURT AND A PORTION OF THE PARKING AREA.

**OUTFALL NARRATIVE**

ALL OF THE DRAINAGE FROM THE 2.9354 ACRE SITE SHEET FLOWS DIRECTLY TO THE TURKEYCOCK RUN FLOODPLAIN, WHICH RUNS ACROSS THE REAR OF THE SITE, FROM NORTH TO SOUTH, IN AN EXISTING FLOODPLAIN AND STORM DRAINAGE EASEMENT (DB 16309, PO 1939). DRAINAGE LEAVES THE SITE WITHIN THE BED AND BANKS CHANNEL OF TURKEYCOCK RUN. A FIELD INVESTIGATION OF EXISTING OUTFALL CONDITIONS WAS CONDUCTED FOR THE APPROXIMATE 3355 FEET OF TURKEYCOCK RUN, FROM THE UPSTREAM BOUNDARY OF THE SUBJECT SITE TO A DOWNSTREAM POINT WHERE THE DRAINAGE AREA IS AT LEAST 293.54 ACRES (100 TIMES THE SITE AREA) IN ACCORDANCE WITH SPECIAL EXCEPTION PLAT SUBMISSION REQUIREMENTS).

THE OUTFALL FIELD INVESTIGATION PROVED SHOWED TURKEYCOCK RUN TO BE AN ADEQUATE OUTFALL FOR THE SUBJECT SITE. THE STREAM BED WAS LINED WITH ROCKS, THERE WAS SLIGHT EROSION AT SOME POINTS IN THE STREAM, HOWEVER, SINCE THE PROJECT WILL BE REDUCING IMPERVIOUS AREA, IT IS EXPECTED THAT THE RUNOFF FROM THE PROJECT WILL NOT NEGATIVELY IMPACT THESE AREAS. THERE IS APPROXIMATELY 2967 FEET OF TURKEYCOCK RUN THAT IS LOCATED ON PRIVATE PROPERTY AND WAS THEREFORE INACCESSIBLE DURING THE FIELD INVESTIGATION.

AFTER DEVELOPMENT OF THE SITE, DRAINAGE WILL CONTINUE ALONG THE SAME PATH. POST-DEVELOPMENT, THE IMPERVIOUS AREA WILL BE REDUCED DUE TO THE REMOVAL OF THE ONE-STORY BRICK & FRAME GARAGE, A PORTION OF THE PARKING AREA, AND THE BASKETBALL COURT THEREBY REDUCING THE AMOUNT OF SHEET FLOW FROM THE SITE. DOWNSTREAM, ALONG TURKEYCOCK RUN FROM FIELD INVESTIGATION, IT APPEARS THAT RUNOFF IS ADEQUATELY CONVEYED.

IN CONCLUSION, ADEQUATE OUTFALL REQUIREMENTS OF THE PUBLIC FACILITIES MANUAL WILL BE SATISFIED FOR THIS SITE BASED ON THE FOLLOWING REASONS:

THE SURFACE WATERS ARE EFFECTIVELY CONVEYED INTO AN EXISTING WATERCOURSE.

IMPERVIOUS SURFACES ARE REDUCED SO THAT THE PEAK RATES OF RUNOFF AND RUNOFF VOLUME ARE REDUCED FROM PRE-DEVELOPMENT TO POST-DEVELOPMENT. IF COMPUTATIONS AND SURVEYED CROSS SECTIONS SHOW THAT THE 2 YEAR VELOCITY IN THE EXISTING CHANNEL IS EXCESSIVE, THE REDUCTION IN RUNOFF WILL PROVIDE THE REQUIRED PROPORTIONAL IMPROVEMENT USING THE CRITICAL SHEAR STRESS METHOD. IF COMPUTATIONS AND SURVEYED CROSS SECTIONS SHOW THAT THE CHANNEL CAPACITY IS INADEQUATE, THE REDUCTION IN RUNOFF WILL PROVIDE THE REQUIRED PROPORTIONAL IMPROVEMENT USING THE CHANNEL CAPACITY METHOD.

THE DRAINAGE VOLUME WILL BE REDUCED AND WILL NOT HAVE AN ADVERSE EFFECT ON THE DOWNSTREAM PROPERTIES.

**PACIULLI**

**SIMMONS & ASSOCIATES**  
Established 1774

3975 Fair Ridge Drive  
Suite 300 South  
Fairfax, VA 22033  
PH 703.934.0900  
FX 703.934.9787  
EM fairfax@psd.com

Engineers  
Planners  
Surveyors  
Landscape Architects  
Welland Specialists  
Environmental Scientists  
Archaeologists

**AGAPE ADULT DAY HEALTHCARE CENTER**

MASON DISTRICT  
FAIRFAX COUNTY, VIRGINIA

**SPECIAL EXCEPTION PLAT**

ANN O. GERMAIN  
Lic. No. 028700

DATE: 5-1-2012  
FILE NO: F-AAD  
DRN: LC  
CKD: AOG

SHEET 11 of 11

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

**APPLICATION DESCRIPTION**

The applicant, Agape Health Management, Inc., requests approval of a special exception to permit a day care center for adults for up to 150 participants within a building of approximately 23,622 square feet (sf) and to permit an associated office within a separate single-family detached house of 4,060 sf. The project site is comprised of two parcels, located at 6349 and 6453 Lincolnia Road, has a total area of 2.94 acres, and is contained within the Residential (R-2) Zoning District. The site most recently housed The Leary School, a school of general education for students ranging in age from 6 to 21 years. The proposed project would include the demolition of the existing 20,000-sf Leary School, the construction of an enlarged building in the same general location, the retention of the existing single-family detached house as an office, and the reconfiguration of various parking and driveway areas.

**Waivers and Modifications:**

- Conservation easement over the floodplain, in lieu of stormwater detention.
- Reductions to Transitional Screening and Barriers to the northeast (along Lincolnia Road); southeast (adjacent to a vacant residential lot), and between the two subject parcels.

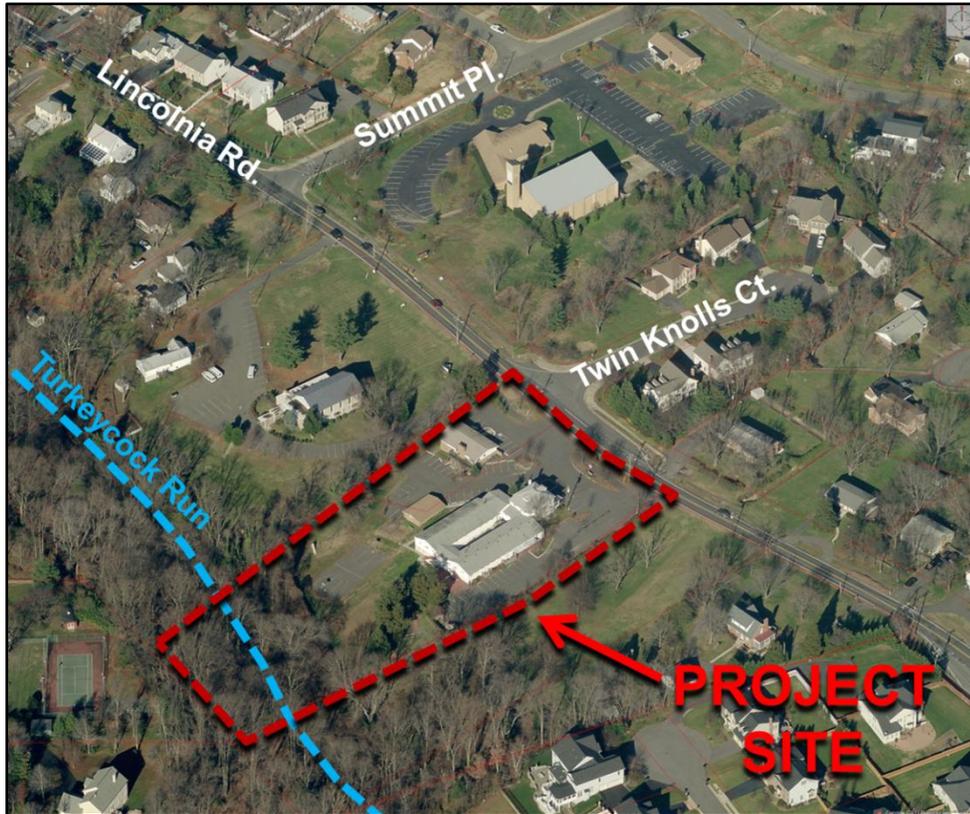
**Category and Use:**

A Category 3 special exception use is proposed on the subject property. This use must comply with the Use Limitations of §3-205, the General Standards of §9-006, the Standards for all Category 3 Uses of §9-304, and the Additional Standards for Child Care Centers and Nursery Schools of §9-309, among others (Appendix 12).

A reduced copy of the submitted special exception plat is included at the front of this report. Copies of the proposed development conditions, the affidavit, and the applicant's statement of justification are included in Appendices 1, 2, and 3, respectively. An excerpt of relevant land use policies is included as Appendix 4, staff analyses are included in Appendices 5 through 9, a memorandum from the Health Care Advisory Board is included as Appendix 10, an excerpt from the Virginia Administrative Code regarding adult day care centers is included as Appendix 11, and the applicable Zoning Ordinance standards are included in Appendix 12.

## LOCATION AND CHARACTER

### Site Description:



**Aerial view of site looking north to Lincolnia Road**

The 2.94-acre site is located on Parcels 72-1((1)) 50A and 50B, at 6349 and 6353 Lincolnia Road, and on the southwest side of Lincolnia Road, between Braddock Road and Beauregard Street. The site currently houses a vacant school, vacant garage, vacant single-family detached house, parking, playground equipment, and an asphalt basketball court, all of which were used by The Leary School. The site contains more than 22,000 square feet of floodplain associated with Turkeycock Run and a more extensive Resource Protection Area (RPA). Much of the floodplain and RPA have been cleared of trees and shrubs and contain mowed grasses. Forested areas contain extensive amounts of invasive shrubs and vines. Chain link fences at the property boundaries and within the floodplain are overtopped with invasive vines. The property frontage is generally level with Lincolnia Road and drops sharply, approximately 25 feet, to the floodplain and Turkeycock Run. A 45-inch underground stormwater drainage pipe runs along the property's Lincolnia Road frontage and proceeds parallel to northwest property line between an adjacent church and the proposed site. The drainage pipe ends at a concrete ditch that connects with and is built into Turkeycock Run. Properties to the northeast and southwest contain single-family

detached houses. The property to the northwest contains a church. The property to the southeast is a vacant residential parcel.



**Lincolnia Road Frontage (view to west)**



**Former Leary School Building**



**Single-Family Detached House**

<b>SURROUNDING AREA DESCRIPTION</b>			
<b>Direction</b>	<b>Use</b>	<b>Zoning</b>	<b>Comprehensive Plan Recommendation</b>
<b>Northeast</b>	Single-Family Detached Houses	R-3	Residential at 2-3 du/ac
<b>Southeast</b>	Vacant Lot; Single-Family Residential	R-2	Residential at 1-2 du/ac
<b>Southwest</b>	Single-Family Detached Houses	R-1	Public Park; Residential at 1-2 du/ac
<b>Northwest</b>	Church	R-2	Institutional

## **BACKGROUND**

The subject property is comprised of two parcels. The largest of the two measures approximately 2.44 acres and houses the vacant Leary School building. According to tax records, the 2½-story portion of the building fronting Lincolnia Road was constructed in 1915. Historic aerial photography indicates that the house was part of an agricultural use. The remaining 0.5-acre parcel houses a vacant single-family detached house, which was constructed in 1965.

### **Chronology:**

1915: A 2½-story house is constructed on the property.

February 25, 1958: The property receives a special use permit and begins operation as a school known as Pixieland within the historic farmhouse. Building additions are approved in 1962, 1963, 1964, and 1969. In June 1963 the school ultimately receives permission for an enrollment of 180 children with a total of 140 at any given time.

1965: A single-family detached house is constructed on the 0.5-acre parcel, recorded as Lot 1 of the Cermele Subdivision, and formerly used as a pony corral.

July 24, 1974: A special permit (S-104-74) is granted to the Leary School to operate a school of general education for up to 150 children aged 12 to 19 years on the 2.44-acre property. Pixieland continues its operation.

July 5, 1977: Pixieland Preschool is sold to the Leary Education Foundation, Inc.

September 20, 1977: The Board of Zoning Appeals grants an amendment to S-104-74 to change the age limitation for the children from a range of 12-19 years to a range of 6-15 years.

November 23, 1998: The Board of Supervisors approves a Special Exception (SE 98-M-028) to permit a private school of general education with an enrollment of 130 students aged 6-21 years.

October 16, 2000: The Board of Supervisors approves an amendment to the Special Exception (SEA 98-M-028) for an increase in land area and to permit an accessory child care center with a maximum of ten children on the adjacent 0.5-acre parcel. The children are limited to those of school employees. The proposed SE would supersede all previously approved uses.

## COMPREHENSIVE PLAN PROVISIONS

<b>Plan Area:</b>	I
<b>Planning District:</b>	Lincolnia
<b>Planning Sector:</b>	L-1 - Pinecrest
<b>Plan Map:</b>	Institutional (2.44-acre parcel); & Residential @ 1-2 du/acre (0.5-acre parcel)
<b>Plan Text:</b>	No site specific text. Applicable policy guidance is compiled in Appendix 4.

## ANALYSIS

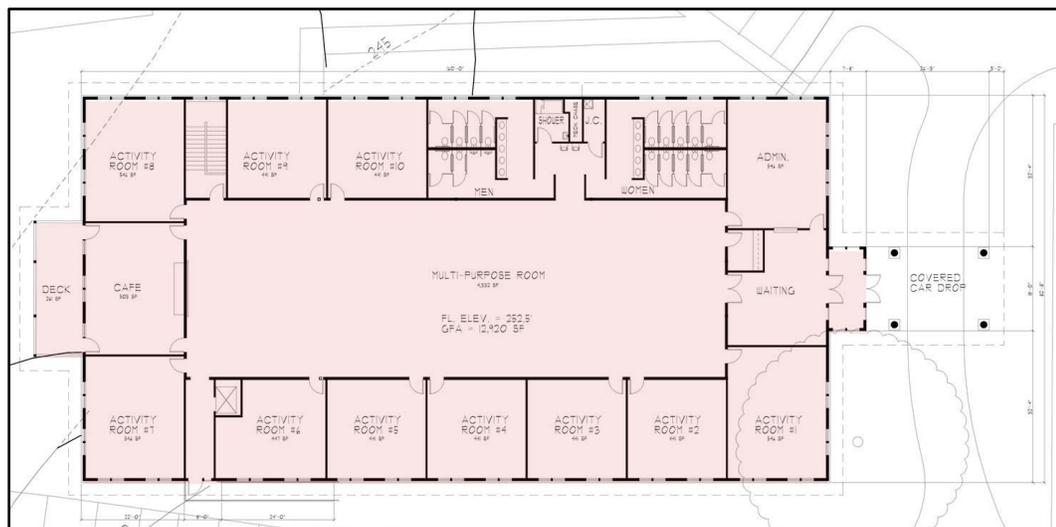
<b>SE Plat:</b>	(copy at front of staff report)
<b>Title:</b>	Agape Adult Day Health Care Center
<b>Prepared by:</b>	Paciulli Simmons & Associates, Ltd.
<b>Original and Revision Dates:</b>	September 12, 2012, as revised through March 11, 2013

The proposed SE Plat contains 11 sheets with the following:

Proposed Use/Site Layout: The applicant requests approval of a special exception to permit a day care center for adults for up to 150 participants within a building of approximately 23,622 square feet (sf) and to permit an associated office within an existing building of 4,060 sf. The proposed day care center would replace the existing 20,000-sf school building. The property is currently developed with the school building, a detached garage, and a single-family

house. All of these structures are vacant. The site contains floodplain and Resource Protection Area associated with Turkeycock Run. The applicant proposes the demolition of the school building, the construction of an enlarged day care center in the same general location, the demolition of the garage, the retention of the single-family detached structure, and the reconfiguration of various parking and driveway areas.

The applicant has provided illustratives of the two levels of the main building. The building is proposed with a 12,920 sf upper level and a 10,702 sf lower level (cellar). The upper level would be used for program activities. The lower level would include a commercial kitchen, a work room, an employee room, restroom, and mechanical/electrical room. The balance and majority of the space within the lower level is undefined. Including all building areas results in a Floor Area Ratio (FAR) of 0.22 for the site. However, since the lower level is considered a cellar in accordance with the definition in the Zoning Ordinance, the FAR is 0.13.



**Proposed Main Level Floor Plan**



**Proposed Cellar Floor Plan**

Additionally, in accordance with the Virginia Administrative Code (VAC), the applicant would be required to have one staff person on duty for every six participants in care, which equates to a minimum of 25 employees. The applicant has indicated that the adult day care center would operate from Monday through Saturday from 8:00 a.m. to 2:00 p.m. and that all participants would be transported to the facility through the use of the center's shuttle buses and van. Staff would be present at the facility from approximately 7:30 a.m. to 3:00 p.m.

Access and Parking: Site access is proposed from Lincolnia Road. No turn lanes or striping on Lincolnia Road are proposed. A one-way entrance and a one-way exit are proposed for the site, which would help foster easy vehicular circulation, particularly for large vehicles, such as shuttle buses. The entrance to the proposed adult day care center would feature a shuttle bus drop-off lane with a canopy. Although Sheet 11 of the plan set notes that 24 parking spaces would be provided per §11-106-2.B. of the Zoning Ordinance, Sheet 4 indicates that the applicant would provide 39 parking spaces to accommodate employee, visitor, delivery, shuttle bus, and van parking. The applicant currently employs a fleet of shuttle buses and a van. Shuttle busses can accommodate up to 12 passengers and the van can accommodate up to six passengers. These vehicles would be parked on-site.

Plantings and Open Space: The VAC requires the provision of outdoor spaces with appropriate seasonal outdoor furniture for supervised participant activities. The applicant proposes an outdoor courtyard of approximately 1,250 sf (25 feet x 50 feet) with three benches along with an outdoor deck of approximately 300 sf (10 feet x 30 feet). These spaces equate to only 10 square feet of usable outdoor space per participant. The proposed site design would entail the reconstruction of the day care center and associated parking in the same general locations as the existing structures. These structures were constructed in the 1960s and do meet current transitional screening requirements.

Stormwater Management: A 45-inch underground stormwater drainage pipe runs along the property's Lincolnia Road frontage and proceeds parallel to the northwest property line between the church and the proposed site. The pipe ends within the subject property at a concrete channel that connects into Turkeycock Run, which is in a degraded condition. The applicant does not propose any corrective actions for the concrete channel or Turkeycock Run. The applicant has requested a waiver to stormwater detention requirements in favor of an existing conservation easement across the stream valley.

Current Day Care Operations: The applicant currently operates an adult day care center within Fairfax County at 5701-A General Washington Drive in Alexandria, Virginia. The website for the Virginia Department of Social Services indicates

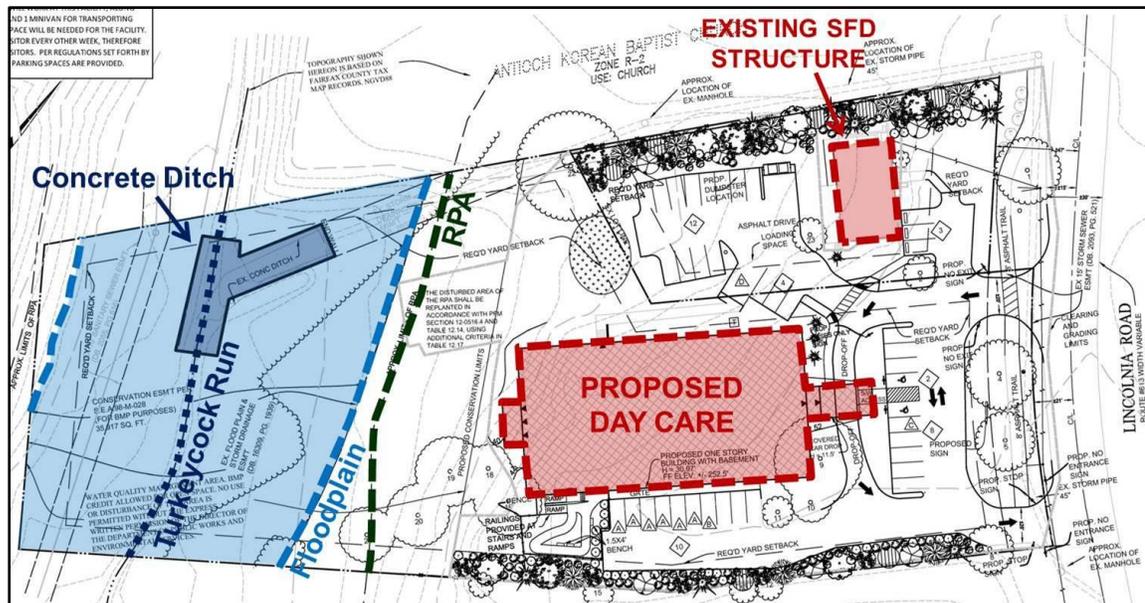
that the center operates from Monday through Friday from 8:00 a.m. to 5:00 p.m. and is licensed for 120 participants.

**Land Use Analysis** (Relevant Comprehensive Plan Land Use policies are included in Appendix 4).

The larger of the two subject properties is designated as Institutional by the Land Use Map of the Comprehensive Plan. The smaller parcel is designated as Residential at one to two dwelling units per acre. The adjacent church to the northwest of the smaller parcel is also designated as Institutional. Comprehensive Plan text designates the area as suitable for residential development at one to two dwelling units per acre (Area Plan, Area I, Land Use Recommendation 2, p. 16).

“Adult day care center” is not a defined term in the Zoning Ordinance. However, based on interpretation, an adult day care center is deemed most similar to a child care center, which is defined in the Zoning Ordinance. Child care centers are allowed by Special Exception in the R-2 Zoning District. The applicant seeks approval of an adult day care center to operate as a Special Exception within the R-2 Zoning District. The proposed use for an adult day care center may be reasonable provided that it is designed to be compatible with surrounding uses.

Although an adult day care center may be considered a reasonable use of the property and could provide a valuable service to the surrounding community, the application in its current form is not in harmony with the Comprehensive Plan or the applicable Zoning Ordinance provisions. More specifically, the application does not adequately address the provision of usable open spaces for supervised participant outdoor activities, compatibility with the surrounding uses, forest resources, stream valley resources, stormwater management, site remediation, or heritage resources. The placement of the day care center in the same general location as the existing building, whose placement dates back to the late 1950s and 1960s, constrains the site design, limits the amount of usable open space for participants, significantly reduces the transitional screening, and creates issues of compatibility with the surrounding uses. The site layout limits the amount of usable open space per participant to approximately 10 sf per participant. By comparison, the Eastern Loudoun Adult Day Center, located in Ashburn, Virginia, provides approximately 185 sf per participant. The Braddock Glen Adult Health Care Center of Fairfax provides more, as participants have access to a small enclosed courtyard, a sidewalk and path, raised gardens, and outdoor seating areas. Insufficient outdoor activity areas or passive recreation areas with landscaping may be detrimental to both the physical and mental health of the participants. Staff recommends that the applicant incorporate outdoor activity areas and passive recreation areas with landscaping that can be used by participants.



**Proposed Site Plan**

Additionally, staff recommends the investigation and documentation of the 1915 structure with consideration of its reuse or the recovery and reuse of its component parts. The application does not currently address this resource.

Given the intensity of the proposed use, the specialized needs associated with it, and the sensitivity of the site, further work is necessary to ensure consistency with the Virginia Administrative Code (which is discussed further on Page 17 of the Staff Report), the Comprehensive Plan, and the Zoning Ordinance. The demolition of various structures and the reconfiguration of parking afford the applicant the opportunity to develop the site while being responsive to the needs of the participants, compatible with the surrounding community, and sensitive to the stream valley resources. Staff recommends that the applicant shift the day care center building toward the center of the site, add fenced and programmed open spaces to the southeast of the day care building, and demolish the single-family detached structure while incorporating the desired office uses into the center. Staff notes that the applicant has already committed to the removal of invasive plant species from the stream valley, the replanting of the Resource Protection Area, and the removal of some paved impervious areas. Irrespective of the outstanding issues associated with the current site design, several edits are recommended to the proposed plan set.

### **Environmental Analysis (Appendix 5)**

Planning staff analysis included citations from the Comprehensive Plan and potential solutions to remedy environmental impacts. The analysis recognized that other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are compatible with Plan policies.

Green Buildings: Staff encouraged the applicant to develop the site in a manner consistent with green building goals. As a result, the applicant has agreed to a number of green building measures. Staff finds that the proposed measures adequately satisfy the request for green building commitments. These measures include redevelopment, alternative transportation for participants, water quality control, restoration of open space and Resource Protection Areas, no irrigation, and the reuse of the single-family detached house.

Additionally, staff encourages the applicant to reuse all salvageable building materials from the demolished structures, particularly the portion of the existing school constructed in 1915, as these materials may be valuable resources and their reuse may limit the amount of waste generated by the demolition.

Open Space: Staff notes that the retention of the single-family detached house would limit flexibility in siting/shifting the location of the expanded adult day care center, thereby precluding the applicant from providing usable outdoor spaces for participants as required by the VAC, restricting the provision of the transitional screening, impacting the viability of the plants within constrained transitional screening areas, particularly given the proposed lack of irrigation, and separating the office use from the day care center, which may be problematic in regards to VAC requirements for staff supervision of participants.

Stormwater Management (SWM)/Water Quality: Staff noted that the applicant is not proposing any onsite stormwater detention facilities. Rather than providing these facilities, the applicant intends to rely upon an existing conservation easement over a portion of the stream valley. Additionally, staff noted that there is marked erosion within the stream channel flowing through the property and that in order to meet adequate outfall requirements it may be necessary to restore and/or modify a portion of the stream channel.

Staff recommends that the applicant provide SWM in accordance with the PFM. In response to agency comments, conditions of approval have been proposed stating that water quality and water quantity management measures would conform to the requirements of the Public Facilities Manual. Additionally, a condition of approval has been proposed regarding stream restoration.

Environmental Quality Corridor (EQC)/Resource Protection Area (RPA): A portion of the property is designated as an RPA and EQC associated with the Turkeycock Run stream valley. While some native plant materials are present in the area, there are also areas of impervious surfaces, such as a basketball court and a concrete spillway. The applicant has proposed Best Management Practice (BMP) credit for the RPA area. Additionally, the applicant proposes the removal of the basketball court, but not the concrete spillway, which intrudes into a section of Turkeycock Run. Staff encouraged the applicant to prepare a restoration plan for this area, which should include the removal of the basketball court and spillway, if possible, the removal of invasive plants and the existing

chain link fence, and the restoration of the on-site stream channel. Completing these actions would restore the area to a more natural state and help achieve water quality improvement goals within the property. Staff recommends a condition of approval regarding stream restoration for the on-site portions of Turkeycock Run upstream and downstream of the concrete channel.

Tree Cover: The applicant provided a plan to preserve existing tree cover to the greatest extent possible. The plan identifies a number of areas where landscaping and supplemental plantings are to be provided.

The applicant has not adequately described the condition of the forest resources within the stream corridor. Additionally, it is likely that several of the trees identified for canopy credit and designated for preservation would be severely impacted by construction, are not desirable species for preservation, and/or are of questionable quality. Further work is necessary to rectify these deficiencies. Conditions of approval are proposed regarding forest resources. (See the following section regarding Urban Forestry Analysis).

### **Urban Forestry Analysis (Appendix 6)**

Extensive agency comments were received regarding forest resources, which are included in Appendix 6. Highlights include the following:

Transitional Screening: The applicant is requesting to modify the required transitional screening along the northeast, southeast, and southwest sides of the site and notes that existing screening, proposed landscaping, and barriers will be used to satisfy the requirement. The justifications provided on Sheet 7 are not sufficient and have not been supported by the proper justifications from §13-305 of the Zoning Ordinance. The existing barrier, an old and worn 5-foot tall chain link fence overtopped with invasive vines, and the narrow landscape area proposed do not meet the intent of the Type D, E, or F barrier and Type I (25 foot wide) transitional screening, both of which are required along the northeast, southeast, and southwest sides of the site. Additionally, the Comprehensive Plan for the Lincolnia Planning District (L-1 Pinecrest) states that sites being redeveloped should provide screening and buffering to minimize the impact on adjacent areas planned for low-density residential use.



**Existing Fence & Landscape Area (southeast property line)**



**Existing Fence & Landscape Area (southeast property line)**

Staff recommends that the applicant revise the site layout to provide the full width of Type I Transitional Screening (25-foot wide) and all required landscaping in accordance with §13-303-3.A., along with a Type D, E, or F barrier along the northeast, southeast, and southwest boundaries of the site to meet the intent of the Zoning Ordinance and the Comprehensive Plan to help minimize the impact on adjacent residential parcels. Any areas, such as the southwestern boundary, that are proposed to be modified must be properly justified and supported with

one of the justifications of §13-305 of the Zoning Ordinance. In addition, a transitional screening matrix as detailed in §13-303-3.B. should be provided to demonstrate that all required landscaping densities have been met for each transitional screening yard.

Canopy: It appears that Ten-Year Canopy coverage is being applied to the entire bottomland forest, including portions that are sparse and shown to be in fair to poor condition on the Existing Vegetation Map (EVM), which encompasses most of the existing canopy on the site. Additionally, the canopy identified in the EVM is significantly less than that listed on Table 12.10, the Tree Canopy Worksheet. Ten-Year Canopy credit is also being taken for at least two existing easements, including floodplain and storm drainage easements, which are within the bottomland forested area. Applying canopy credit for these areas is not allowed. Further, these easements are not shown on the Tree Preservation Plan sheet. The applicant also assumes a Ten-Year Canopy credit with a 1.25 multiplier for all trees proposed for preservation outside of the Resource Protection Area (RPA), many of which are undesirable species, in poor condition, have a large portion of their critical root zones impacted by the limits of clearing and grading, or are within the limits of clearing and grading and are not eligible for canopy credit. It is unclear how the two willow oaks (Trees # 4 and 5) along Lincolnia Road, which are worthy candidates for preservation, will be preserved since they are located within the limits of clearing and grading. Also, the tabulation for the interior parking lot landscaping requirement uses three existing trees, which are within the limits of clearing and grading, are adjacent to infrastructure being removed, and consist of species that do not qualify for Ten-Year Canopy credit.

Staff recommends that the applicant revise the SE Plat to show areas that are proposed for Ten-Year Canopy credit to not include trees within existing or proposed easements or provide a justification for how canopy credit can be taken for the large floodplain and storm drainage easement. All easements should be clearly depicted and labeled on the Tree Preservation Plan sheet. The limits of clearing and grading should also be adjusted to provide additional protection to existing trees such as 16, 17, and 18 in order to allow applying Ten-Year Canopy credit. Ten-Year Canopy credit and the additional 1.25 canopy multiplier can only be applied to trees being preserved that meet the health and species requirements and when the critical root zones of these trees are outside of the limits of clearing and grading. If Ten-Year Canopy credit is to be taken for Trees # 4 and 5, the limits of clearing and grading must be moved outside their critical root zones along with added notes and details that specify how the existing asphalt trail and any of the parking lot will be removed by hand in a way that reduces impacts to their critical root zones. The SE Plat must also specify how repaving around the tree will be accomplished and not damage their critical root zones. Otherwise, Ten-Year Canopy credit should not be claimed for these two trees. In regards to interior parking lot landscaping, the three trees that the applicant intends to use to meet this requirement may not be used. The applicant should demonstrate how the requirement will be met through planting,

as depicted on the Landscape Plan (Sheet 8). A development condition has been prepared to ensure that the Ten-Year Canopy requirement is met.

Invasive Species Management: A large number of invasive species, such as English ivy, Japanese honeysuckle, multi-flora rose, wineberry, and grape vines, are present in large quantities that threaten the long-term health of the forest and if left unattended would not be eligible to receive Ten-Year Canopy credit without an invasive species management plan. However, the project does not commit to any specific invasive species management actions, other than mentioning that invasives will be managed.

Staff recommends a development condition regarding an invasive species management plan in order to achieve the Ten-Year Tree Canopy and Tree Preservation Target requirements for the site.

Reforestation: The applicant has proposed reforestation planting in order to help meet BMP requirements in areas that are devoid of trees. However, the applicant has not proposed reforestation planting in areas of the bottomland forest that have been identified as “very sparse,” with trees in “fair to poor condition,” or where the “lack of canopy has led to an explosion of exotic invasive shrubs and vines in the forest.” In addition, one of the references (PFM 12-0516.5) cited on the Existing Vegetation Map that references planting within the non-vegetated areas of the RPA, is for land disturbance without an approved plan, which does not apply to this case. It should be noted that if reforestation is being provided within a dedicated stormwater BMP area, Ten-Year Canopy credit may be taken in accordance with PFM 6-1311.3.

Staff recommends that the applicant revise the Existing Vegetation Map (Sheet 7) and the SE Plat (Sheet 11) to state that reforestation planting will occur within the RPA in areas with a fair to poor condition, sparse vegetation, invasive species, and no vegetation in accordance PFM 6-1311.3. If any Ten-Year Canopy credit is proposed for reforestation, it should be clearly depicted for stormwater BMP credit on the plat and noted in Table 12.10. In addition, staff recommends a development condition for a reforestation plan reviewed and approved by UFM, which specifies monitoring and corrective actions, to be submitted at the time of site plan review.

In summary, the SE Plat contains several deficiencies, which should be corrected. More specifically, Sheets 7 and 8 contain conflicting notes regarding Transitional Screening; the Existing Vegetation Map has omitted several trees; and evergreens shown in the proposed plant schedule are specified by caliper and not height while some deciduous trees are specified by height and not caliper. Additionally, the proposed plant schedule specifies specific species, which, if approved in this manner, would require those specific species to be planted. Such specificity would limit flexibility, not allow substitutions, and may lead to problems in the field at the time of bond release. Staff recommends that

these and other deficiencies cited in Appendix 6 be rectified.

Development Conditions: Given the nature of tree cover on this site, several development conditions have been proposed to ensure adequate tree preservation and protection throughout the development process and reforestation to achieve viable forest cover. These are included as Appendix 1. However, staff strongly encourages the applicant to rectify project deficiencies before a decision is reached regarding the special exception request. Staff notes that a deferral may be needed to allow the applicant to submit revised plans to address these concerns (see Conclusion).

### **Stormwater Management Analysis (Appendix 7)**

Site Development and Inspections Division staff made several recommendations regarding stormwater management. Several of these issues remain outstanding. Comments and recommendations included the following:

Chesapeake Bay Preservation Ordinance (CBPO): A Resource Protection Area (RPA) delineation must be submitted and approved prior to site plan approval. Water quality controls must be satisfied for this development (PFM 6-0401.2). Additionally, Urban Forest Management review of the plan recommended the removal of invasive plants from the site, including the RPA, which would require an RPA exemption request prior to site plan approval.

A condition of approval has been added to address these recommendations. Additionally, the applicant should expect to submit a Water Quality Impact Assessment at the time of site plan.

Floodplain: A flood plain study may be required to establish 100-year water surface elevation if not already done so and the area inundated by 100-year storm event shall be recorded as a floodplain easement (PFM 6-1401.1).

A condition of approval has been added to address the recommendation.

Stormwater Detention: A stormwater detention narrative indicates that the detention requirements will be met through a reduction in impervious area and through the use of open space. Additionally, the plat indicates that Best Management Practice (BMP) credit for the existing conservation easement has already been taken.

No further BMP credit may be taken for the existing conservation easement. Staff recommends that the applicant specify the measures that will be used to meet BMP credit and specify their locations. A detailed evaluation and analysis should be provided at the site plan stage. A condition of approval has been added to address these recommendations.

Downstream Drainage System: The outfall narrative indicates that there are signs of erosion within the area reviewed, which indicates an inadequate channel.

The on-site stream valley and its associated resources have experienced degradation due to clearing of stream valley vegetation and a lack of energy dissipation from storm flows. Staff recommends that all inadequate channels within the extent of review be improved, both upstream and downstream of the concrete channel. A condition of approval has been added to that effect. Restoration of the stream channel should include plantings in streamside areas and energy dissipation structures, such as check dams, within the channel. The applicant should consult with DPWES staff to determine appropriate measures at the time of site plan review.

Compliance with the Public Facilities Manual (PFM): Stormwater management comments are based on the 2011 version of the PFM. A new stormwater ordinance and updates to the PFM stormwater requirements are being developed as a result of changes to the State Code (see 4VAC50-60, adopted May 24, 2011). The site plan may be required to conform to the updated PFM and the new ordinance.

In summary, as indicated in the previous analysis, staff strongly encourages the applicant to address these comments before site plan review. Staff recommends a condition of approval stating that the application must meet PFM requirements as approved by DPWES.

### **Transportation Analyses (Appendices 8 & 9)**

Agency comments were received from the Fairfax County Department of Transportation (FCDOT) and the Virginia Department of Transportation (VDOT). Several of the issues raised by DOT staffs remain outstanding. Comments and recommendations included the following:

Turning Movements: The applicant submitted an analysis regarding turning movements to and from Lincolnia Road. The applicant concluded that trip generation was insufficient to warrant the construction of right or left-turn lanes on Lincolnia Road. FCDOT and VDOT have reviewed the recently submitted trip generation materials and concur that turn lanes are not required.

Entrance & Exit: Staff recommended that the entrance and exit be 20 feet wide and constructed to commercial standards with crosswalks delineated across each.

The applicant has proposed a 20-foot wide entrance, a 20-foot wide exit, and a crosswalk across the entrance, along with a crosswalk across the exit upon

request by Fairfax County. This issue is resolved. Given that the lot adjacent to the exit is vacant, a crosswalk may not be needed for a number of years.

Refuse Containers: Staff recommended that the applicant assess whether the refuse truck is able to effectively maneuver to the refuse containers when the site is fully parked. Containers have been proposed behind the single-family detached building. It appears that a refuse vehicle would be able to maneuver to the containers and safely exit the site. This issue is resolved.

Parking: Staff recommended that on-site parking account for the expected number of buses or vehicles driven by caregivers, cleaning staff, cooking staff, visitors, medical personnel, and delivery personnel. Additionally, staff recommended that the applicant specify the number of buses to be parked on-site, identify a location for the buses, and explain how these will be screened from the adjacent uses.

In response, the applicant has specified 39 parking spaces on Sheet 4 to accommodate employee, shuttle bus, van, visitor, and delivery parking. Bus and van parking is proposed along the southeast side of the day care building. Staff notes that the information provided on Sheet 4 differs from the information provided on Sheet 11, which reflects the provision of 24 parking spaces, in accordance with Zoning Ordinance requirements for child care centers. (Parking details are discussed below in the Zoning Analysis section).

Future Trail Connection:

The County Trails Plan Map calls for a Major Paved Trail along Lincolnia Road. Note 13 of Sheet 11 states that the trail along Lincolnia Road "has been built with the approved Minor Site Plan 1069-MSP-01-1. However, the current trail is less than the recommended eight feet in width and would be significantly impacted by the proposed demolition and construction.

The existing trail should be removed and the trail and driveway crosswalks reconstructed to a width of eight feet as indicated on the plan set. Staff recommends that the applicant commit to a crosswalk across the exit upon request by Fairfax County. A development condition has been prepared to that effect.

## **Virginia Administrative Code (VAC) (Appendix 11)**

Title 22 of the Virginia Administrative Code (22 VAC 40-60-10 et sequens) governs the operation of adult day care centers and defines the requirements for these uses. Such requirements may help inform land use and site development provisions. An excerpt from the VAC is included as Appendix 11. Major provisions of the VAC include the following:

- Participants must be 18 years of age or older.

- A qualified director must be present at 51 percent of the center's hours of operation.
- A qualified assistant who meets the qualifications of the director shall assume responsibility in the absence of the director.
- There shall be a minimum of one staff person on duty providing direct care and supervision for every six participants.
- An area shall be available and accessible so that participants have opportunities for supervised outdoor activities.

## ZONING ORDINANCE PROVISIONS (Appendix 12)

An adult day care center is not a defined term in the Zoning Ordinance. However, based on interpretation, an adult day care center is deemed most similar in characteristics to a child care center, which is defined in the Zoning Ordinance.

### Lot Size Requirements and Bulk Regulations

<b>R-2 Residential Lot Requirements (§3-206 &amp; 3-207)</b>		
<b>Standard</b>	<b>Required</b>	<b>Provided*</b>
<b>Min. Lot Area</b>	15,000 sf	2.94 acres
<b>Min. Lot Width</b>	100 feet	+/- 268 feet
<b>Max. Building Height</b>	60 feet	+/- 32 feet
<b>Front Yard</b>	45° angle of bulk plane, not less than 35 feet.	+/- 51 feet
<b>Side Yard</b>	40° angle of bulk plane, not less than 15 feet	+/- 48 feet
<b>Rear Yard</b>	40° angle of bulk plane, not less than 25 feet	+/- 267 feet
<b>Maximum FAR</b>	0.20	0.13

\* Lot area and width values are representative of the proposed project site as a whole. Building and yard measures are indicative of the adult day care center only. The FAR considers both the proposed center and the proposed office.

All bulk standards have been addressed.

### Transitional Screening and Barrier Requirements

Transitional screening and barriers are required on three sides of the project site. The adult day care use is classified as a Use #4, in accordance with the Zoning Ordinance. Requirements are as specified below:

Direction	Transitional Screening; & Barrier Requirements	Proposed Screening and Barriers
<b>Northeast (SFD houses)</b>	Screening 1; Barrier D, E or F	As depicted; modification requested*
<b>Southeast (SF residential)</b>	Screening 1; Barrier D, E or F	As depicted; modification requested*
<b>Southwest (SFD houses)</b>	Screening 1; Barrier D, E or F	As depicted; credit for forested area requested
<b>Northwest (Church)</b>	None required	None proposed
<b>Internal Lot Line</b>	None required	None proposed; modification requested*

\* See modification requests.

### Parking Requirements

In accordance with §11-106.2.B. of the Zoning Ordinance, child care centers are to provide 0.16 spaces per child for a center with a maximum daily enrollment of 100 or more children. 39 spaces are provided, which exceeds the requirement.

Strict application of child care center parking requirements would result in the provision of 24 spaces. Sheet 11 of the plan set reflects the provision of 23 regular parking spaces and one accessible space. Staff notes that the information provided on Sheet 11 differs from the information provided on Sheet 4, which reflects the provision of 39 parking spaces as follows:

- 30 employee spaces;
- 6 bus spaces;
- 1 mini-van space;
- 1 visitor space; and
- 1 delivery space.

Required staff-to-participant ratios for adult day care centers, as defined in the Virginia Administrative Code, the inclusion of on-site shuttle bus and van parking, and the need for visitor parking indicate that the child care parking ratios are inadequate for the proposed adult day care use. With a maximum of 150 participants and a required participant to staff ratio of six-to-one, the applicant would need a minimum of 25 parking spaces for employees along with spaces for buses, visitors, and deliveries. Staff recommends that the applicant provide 39 parking spaces as defined on Sheet 4, to include two accessible spaces. One of the accessible spaces should accommodate a car and one should accommodate a van. The parking information provided on Sheet 11, including parking space sizes, should be corrected or deleted. A development condition has been added to ensure that a parking tabulation is provided prior to site plan approval.

## Waivers/Modifications

### Transitional Screening and Barrier Requirements:

Transitional screening and barriers may be waived or modified by the Director in certain circumstances in accordance with §13-305 of the Zoning Ordinance. The Director may attach conditions to any modification which would assure that the results of the modification would be in accordance with the purpose and intent of the Zoning Ordinance.

Transitional Screening 1 consists of an unbroken strip of open space, a minimum of twenty-five (25) feet wide and planted with all of the following:

- A mixture of large and medium evergreen trees and large deciduous trees that achieve a minimum ten (10) year tree canopy of seventy-five (75) percent or greater;
- A mixture of trees consisting of at least seventy (70) percent evergreen trees, and consisting of no more than thirty-five (35) percent of any single species of evergreen or deciduous tree; and
- 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. The shrubs shall generally be located away from the barrier and staggered along the outer boundary of the transition yard.

Barriers are defined as follows:

- Barrier D shall consist of a 42-48-inch chain link fence and may be required by the Director to have inserts in the fence fabric, to be coated, or to be supplemented by trees and/or shrubs.
- Barrier E shall consist of a 6-foot wall, brick or architectural block faced on the side facing the existing use and may be required to be so faced on both sides as determined by the Director.
- Barrier F shall consist of a 6-foot high solid wood or otherwise architecturally solid fence.

The applicant seeks a modification to the transitional screening and barrier requirements. However, staff does not support the request, as the proposed modification to the requirements is largely in response to a self-imposed condition in which the applicant chose not to shift the footprint of the proposed adult day care toward the center of the property. The existing structures and most of the associated parking were constructed in the 1960s. The demolition of the existing school building and the reconfiguration of the parking presents an opportunity to rectify the deficiencies of the current site layout. The proposed configuration increases impacts to adjacent properties and is not in accordance with the purpose and intent of the Zoning Ordinance. Staff does not support the modification. Additionally, given the intensity of the proposed use, staff

recommends that the applicant provide transitional screening and a barrier between the proposed use and the adjacent church.

Stormwater Detention:

The proposed plat indicates that the property has previously received Best Management Practice (BMP) credit for the existing conservation easement as part of SEA 98-M-028. No further BMP credit may be taken for the existing conservation easement. Therefore, staff does not support the waiver to the stormwater detention requirement. A development condition has been added requiring stormwater management per the PFM and as deemed adequate by DPWES.

**General Special Exception Standards (§9-006)**

All special exception uses shall satisfy the following general standards:

*General Standard 1 requires that the proposed use at the specified location be in harmony with the adopted Comprehensive Plan.*

Although the proposed land use may be reasonable at the subject site, staff concludes that the proposal is not in harmony with the Comprehensive Plan due to the location of the main building, lack of compatibility with the surrounding uses, insufficient open space for participants, insufficient protection and restoration of water and forest resources, and insufficient documentation of the 1915 structure.

*General Standard 2 requires that the proposed use be in conformance with the general purpose and intent of the applicable zoning district regulations. The R-2 District permits child care centers as a special exception use. However, as previously discussed in Land Use Analysis, the property has not been designed to ensure compatibility with the surrounding uses.*

*General Standard 3 requires that the proposed use be harmonious with and 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. Staff concludes that the proposed project has not been designed to minimize the impact of the proposed facility on the neighboring properties.*

*General Standard 4 requires that the proposed use 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 for the site is provided from Lincolnia Road. The applicant has provided information regarding trip generation and turning movements for the proposed use. The applicant concludes that left and right-turn lanes are not necessary. Staff concurs that turn lanes are not needed at this time. However staff has proposed a development condition regarding right-of-way dedication along Lincolnia Road to be used in the event that additional right-of-way is required for roadway improvements.

*General Standards 5, 6, and 7 require landscaping, screening, open space, adequate utility, drainage, parking, loading, and other necessary facilities to serve the proposed use to be regulated in accordance with the Zoning Ordinance.* As previously discussed in the UFM Analysis, the applicant has not met the requirements of the Zoning Ordinance with regards to landscaping, screening, open space, and drainage.

*General Standard 8 states that signs shall be regulated by the provisions of Article 12 and that the Board may impose more strict requirements for a given use than those set forth in the Zoning Ordinance.* The applicant states that signage and their locations will be in conformance with Article 12 of the Zoning Ordinance. A development condition has been added to ensure that the requirements of Article 12 are met.

### **Standards for All Category 3 Uses (§9-304)**

*Standard 1 states that "[f]or public uses, it shall be concluded that the proposed location of the special exception use is necessary for the rendering of efficient governmental services to residents of properties within the general area of the location."* The proposed use is not a public use.

*Standard 2 states that "[e]xcept as may be qualified in the following Sections, all uses shall comply with the lot size requirements of the zoning district in which located."* The proposed use complies with the lot size requirements of the R-2 Zoning District.

*Standard 3 states that "[e]xcept as may be qualified in the following Sections, all uses shall comply with the bulk regulations of the zoning district in which located; however, subject to the provisions of Sect. 9-607, the maximum building height for a Category 3 use may be increased."* The proposed use complies with the bulk regulations of the R-2 Zoning District.

*Standard 4 states that "[a]ll uses shall comply with the performance standards specified for the zoning district in which located, including the submission of a sports illumination plan as may be required by Part 9 of Article 14."* The applicant will be required to comply with all applicable performance standards of Article 14 of the Zoning Ordinance.

### **Additional Standards for Child Care Centers and Nursery Schools (§9-309)**

*Standard 1 states the following: "In addition to complying with the minimum lot size requirements of the zoning district in which located, the minimum lot area shall be of such size that 100 square feet of usable outdoor recreation area shall be provided for each child that may use the space at any one time. Such area shall be delineated on a plat submitted at the time the application is filed. For the purpose of this provision, usable outdoor recreation area shall be limited to:*

- A. That area not covered by buildings or required off-street parking spaces.*
- B. That area outside the limits of the minimum required front yard, unless specifically approved by the Board in commercial and industrial districts only.*
- C. Only that area which is developable for active outdoor recreation purposes.*
- D. An area which occupies no more than eighty (80) percent of the combined total areas of the required rear and side yards."*

The proposed open spaces equate to a total of approximately 10 sf per participant and are not of a sufficient size to meet the needs of 150 participants. Similar uses, as noted earlier in this report, provide at least 185 sf of programmed open space per participant, per the Virginia Administrative Code (22 VAC 40-60-440). This standard has not been addressed. A development condition has been added to ensure a minimum of 100 sf of accessible outdoor open space per participant, which allows approximately half of the participants to use the outdoor open space at any given time. The area is to be fenced and equipped with appropriate seasonal outdoor furniture.

*Standard 2 states the following: "All such uses shall be located so as to have direct access to an existing or programmed public street of sufficient right-of-way and cross-section width to accommodate pedestrian and vehicular traffic to and from the use as determined by the Director. To assist in making this determination, each applicant, at the time of application, shall provide an estimate of the maximum expected trip generation, the distribution of these trips by mode and time of day, and the expected service area of the facility. As a general guideline, the size of the use in relation to the appropriate street type should be as follows, subject to whatever modification and conditions the Board deems to be necessary or advisable:*

<b>Number of Persons</b>	<b>Street Type</b>
1-75	Local
76-660	Collector
660 or more	Arterial"

An adult day care serving 150 participants may be appropriate along Lincolnia Road, which is classified as a Minor Arterial (Type B). The applicant has provided information regarding trip generation and turning movements for the proposed use. The applicant concludes that left and right-turn lanes are not necessary at this time. Staff concurs. This standard has been met.

*Standard 3 states that "[a]ll such uses shall be located so as to permit the pick-up and delivery of all persons on the site."* The site has been designed for convenient drop-off and pick-up of participants through the incorporation of a one-way entrance, drop-off and pick-up lane, and a covered building entrance. This standard has been met.

*Standard 4 states that "[s]uch use shall be subject to the regulations of Chapter 30 of The Code or Title 63.2, Chapter 17 of the Code of Virginia."*

Staff notes that the use is governed by Title 22 of the Virginia Administrative Code at 22 VAC 40-60-10, et sequens, and evaluated by the Virginia Department of Social Services. A development condition has been added to ensure that the requirements of the VAC are met.

## **CONCLUSIONS AND RECOMMENDATIONS**

### **Staff Conclusions**

While a day care center for adults may be an appropriate land use on the subject properties, the application in its current form does not adequately address the provision of usable open spaces for supervised participant outdoor activities, compatibility with the surrounding uses, forest resources, stream valley resources, stormwater management, site remediation, heritage resources, or parking. Given the intensity of the proposed use, the specialized needs associated with it, as underscored by the Virginia Administrative Code, and the sensitivity of the site, more work is necessary to ensure consistency with the Virginia Administrative Code, the Comprehensive Plan, and the Zoning Ordinance. The demolition of various structures and the reconfiguration of parking afford the applicant the opportunity to develop the site in a manner responsive to the needs of the participants, compatible with the surrounding community, and sensitive to the location. The proposed modification to the transitional screening and barrier requirements is inappropriate, as design changes could ameliorate the need for the modification. Irrespective of the outstanding issues associated with the current site design, several edits are recommended to the proposed plan set. Staff strongly recommends that the applicant defer the application and submit a revised SE Plat that addresses these concerns. Development conditions have been included in an attempt to address these concerns but in no way fully address them without formal revisions to the SE Plat. An alternative was provided in the report, which recommends that the

applicant shift the day care center building toward the center of the site, add fenced and programmed open spaces to the southeast of the day care building, and demolish the single-family detached structure while incorporating the desired office uses into the center. These actions would significantly improve the site layout.

Staff finds that the proposed use is of a design that is not in harmony with the Comprehensive Plan or the applicable Zoning Ordinance provisions.

### **Recommendations**

Staff recommends denial of SE 2012-MA-018 in its current form. If the application were to be modified, staff recommends that it be subject to the proposed development conditions in Appendix 1.

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

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

### **APPENDICES**

1. Proposed Development Conditions
2. Affidavit
3. Statement of Justification
4. Excerpt of Relevant Land Use Policies
5. DPZ - Environmental Analysis
6. DPWES - Urban Forestry Analysis
7. DPWES - Stormwater Analysis
8. FCDOT - Transportation Analysis
9. VDOT – Transportation Analysis
10. Health Care Advisory Board - Memorandum
11. Excerpt – 22 VAC 40-60-10, et sequens
12. Applicable Zoning Ordinance Provisions
13. Glossary of Terms

**PROPOSED DEVELOPMENT CONDITIONS**

SE 2012-MA-018

April 23, 2013

If it is the intent of the Board of Supervisors to approve SE 2012-MA-018 located at 6349 and 6353 Lincolnia Road, Tax Map 72-1 ((1)) 50A and 50B, for a day care center for adults pursuant to Sect. 3-204-3.B. of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions, which supersede all previous 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. Any plan submitted pursuant to the Special Exception shall be in substantial conformance with the approved Special Exception (SE) Plat entitled "Agape Adult Day Healthcare Center," consisting of 11 sheets prepared by Paciulli Simmons & Associates, Ltd., dated September 12, 2012, as revised through March 11, 2013, 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. Hours of Operation: The hours of operation for the adult day care center shall be limited to 8:00 a.m. to 3:00 p.m. Monday through Saturday.
5. Enrollment: Enrollment in the day care center for adults shall be limited to a maximum daily enrollment of 150 participants.
6. Parking: All parking for the adult day care center shall be on-site. Parking spaces shall be provided as delineated and in conformance with the Public Facilities Manual (PFM) Standards, as determined by the Department of Public Works and Environmental Services (DPWES). The applicant shall submit a parking tabulation prior to site plan approval and the issuance of a Non-Residential Use Permit (Non-RUP) demonstrating that adequate parking is provided on the site.
7. Trash Collection: No trash collection shall occur prior to 7:00 a.m.
8. Exterior Lighting: The combined height of the light standards and fixtures shall not exceed fifteen (15) feet and shall meet the performance standards of Part 9 of Article 14 of the Zoning Ordinance. All exterior lighting shall be fully shielded and downward-directed.

9. 1915 House: The existing house identified on the Special Exception application constructed circa 1915 shall be photographed and documented prior to any land disturbing activity by an individual(s) who meets, at a minimum, The Secretary of the Interior's professional qualification standards for history, architectural history, or historic architecture in accordance with 48 FR 44716, Sept. 1983 ([http://www.cr.nps.gov/local-law/Prof\\_Qual\\_83.htm](http://www.cr.nps.gov/local-law/Prof_Qual_83.htm)). Photographic recordation shall be done to a standard as required for determination of National Register eligibility, Virginia Department of Historic Resources (VDHR) Preliminary Information Form. The number and angle of views shall be coordinated with the Department of Planning and Zoning (DPZ) prior to the taking of the photographs and completed photographs shall be approved by DPZ prior to the demolition of the existing house. In addition, written documentation and description of the house, its construction, its occupants, and significant events that occurred on the property shall be prepared to a standard as required for determination of National Register eligibility, VDHR Preliminary Information Form, and completed prior to demolition of the existing house. All photographs (including CD or equivalent version), and written documentation shall be submitted to the Virginia Room of the Fairfax County Public Library and to DPZ. The applicant shall provide written documentation to DPZ that required documentation has been submitted to the Virginia Room.
10. Building Materials and Design: Architectural elevations shall be in substantial conformance with those shown on the SE Plat. The upper level of the day care center for adults shall be finished in brick or Hardie Board siding and trim. The lower level shall be finished in brick or split-face Concrete Masonry Units (CMUs). The roof shall be a standing seam pre-finished metal roof. The building shall be constructed to allow natural lighting into all participant activity, meeting, and dining rooms through the use of skylights, windows, clerestory windows, or other means.
11. Accessible Open Space: The applicant shall provide a minimum of 100 square feet of accessible outdoor open space per participant for supervised outdoor activities. The open space shall provide appropriate seasonal outdoor furniture, to include seating, and accessible pedestrian paths. The accessible open space may include shade structures, raised gardens, patios, or other amenities for the use of participants. The area shall be fenced to prevent participants from wandering unsupervised from the area.
12. Views of Vehicular Traffic: Landscape plants shall be sited to filter or block participants' views of arriving or departing vehicles.
13. Railings: All entrance and exit paths shall include sturdy handrails.
14. Right-of-Way: Upon request by Fairfax County, the applicant shall dedicate right-of-way along the Lincolnia Road frontage to a distance of forty-five (45) feet from the centerline of Lincolnia Road for future improvements. This area shall be conveyed in fee simple to the Board of Supervisors at no cost to the County.
15. Entrance and Exit: The vehicular entrance to and exit from the adult day care center property onto Lincolnia Road shall be improved to meet the commercial entrance

standards of the Virginia Department of Transportation (VDOT), as depicted on the plat.

16. Trail: An 8-foot wide paved trail shall be constructed across the site and extended to the adjacent properties. A crosswalk shall be striped across the site entrance. A crosswalk shall be striped across the site exit upon request by Fairfax County. The final design shall include porous pavement, such as Flexi@-Pave, within the critical root zones of adjacent trees, subject to the review and approval of VDOT. The location of the trail will also be reviewed and approved by the Fairfax County Department of Transportation (FCDOT) and DPWES and determined at the site plan review stage.
17. Construction: Construction traffic access to the site will be limited to Lincolnia Road. Construction activities shall be limited to Monday through Friday and 7:30 a.m. to 7:00 p.m. Saturday construction will be allowed from 8:30 a.m. and 5:00 p.m. if the hours of construction are coordinated with adjacent homeowners' associations, institutional uses, and residences not part of a homeowners' association. No outdoor construction activities will be permitted on Sundays or on federal holidays. The site superintendent shall notify all employees and subcontractors of these hours of operation and shall ensure that the hours of operation are respected by all employees and subcontractors. Construction hours shall be posted on-site in both English and Spanish. This condition applies to the original construction only and not to future additions and renovations.
18. Stormwater Management: Water quality controls must be satisfied for this development in accordance with PFM requirements. The applicant shall specify the measures that will be used to meet Best Management Practice (BMP) credit and specify their locations on the SE Plat. Stormwater management shall be provided as generally depicted on the SE Plat and as approved by DPWES. A detailed evaluation and analysis of stormwater detention requirements shall be provided on the site plan. Any final determination regarding the adequacy of these measures to meet stormwater management requirements will be subject to review and approval by DPWES. If the measures shown on the SE Plat are determined to be inadequate, a Special Exception Amendment (SEA) application may be required.
19. Chesapeake Bay Preservation Ordinance (CBPO): A Resource Protection Area (RPA) delineation must be submitted and approved prior to site plan approval. The removal of invasive plants from the site, including the RPA, will require an RPA exemption request prior to site plan approval.
20. Floodplain: A flood plain study shall be required to establish 100-year water surface elevation if not already done so and the area inundated by 100-year storm event shall be recorded as a floodplain easement (PFM 6-1401.1).
21. Remediation of Impervious Areas: Soils in which impervious surfaces were removed shall be restored and remediated to support plant growth to the satisfaction of the Urban Forest Management Division (UFMD) to include the incorporation of adequate organic materials and the creation of adequate void spaces for air and water. Remediation of these soils will include the removal of all paving and gravel sub-base

materials, the aeration of the soils to a depth of 18 inches through tilling or air excavation, and the incorporation of at least 12 inches of high quality topsoil mixed with organic matter into the remaining soils. If air excavation is used, it shall be accomplished with an Air-Spade® or similar tool.

22. Tree Canopy: The landscape plan shall conform to the tree canopy requirements of the Zoning Ordinance and the PFM.

23. 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 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 located within the tree save area living or dead with trunks 8 inches in diameter and greater (measured at 4½ 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), 35 feet outside of the proposed limits of clearing in the undisturbed area, and within 10 feet of the proposed limits of clearing in the area to be disturbed. The tree preservation plan shall provide for the preservation of those areas shown for tree preservation, those areas outside of the limits of disturbance shown on the SE 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, compost tea, Cambistat, radial mulching, notes and details for asphalt removal around trees, and others as necessary, shall be included in the plan.

a. 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 a UFMD 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.

b. Limits of Clearing and Grading. The Applicant shall conform strictly to the limits of clearing and grading as shown on the Plat, subject to allowances specified in these proffered 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 Plat, they shall be located in the least disruptive manner necessary as determined by the UFMD. A replanting plan shall be developed and implemented, subject to approval by the UFMD for any areas protected by the limits of clearing and grading that must be disturbed for such trails or utilities.

- c. Tree Preservation Fencing: All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fencing. 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" 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 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.

- d. 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 site plan submission. The details for these treatments shall be reviewed and approved by the UFMD, accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to, the following:
- 1) Root pruning shall be done with a trencher or vibratory plow to a depth of 18 - 24 inches;
  - 2) Root pruning shall take place prior to any clearing and grading, or demolition of structures;
  - 3) Root pruning shall be conducted with the supervision of a certified arborist; and
  - 4) A UFMD representative shall be informed when all root pruning and tree protection fence installation are complete.
- e. Reforestation: A reforestation plan for the RPA shall be submitted concurrently

with the first and all subsequent site plan submissions for review and approval by the UFMD and shall be implemented as approved. The plan shall propose an appropriate selection of species based on existing and proposed site conditions to restore the area to a native forest cover type. The reforestation plan shall include, but not be limited to the following:

- 1) Plant list detailing species, sizes, and stock type of trees and other vegetation to be planted;
- 2) Soil treatments and amendments if necessary;
- 3) Methods to reduce deer browse;
- 4) Methods to reduce weed competition;
- 5) Mulching specifications;
- 6) Methods of installation;
- 7) Maintenance;
- 8) Mortality threshold;
- 9) Monitoring; and
- 10) Replacement schedule.

- 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 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.
- g. Invasive Plant Species Management Plan. As part of the first and all subsequent submissions during the site plan review process, the Applicant shall submit an Invasive Plant Species Management Plan (Restoration Plan) prepared by a Certified Arborist or Registered Consulting Arborist and shall be subject to the review and approval of DPWES and UFMD (PFM 12-0404.2B and 12-0509.3D). The plan will:
  - 1) Provide information about each invasive plant species present and include monitoring objectives and protocols for measuring effectiveness of management actions;
  - 2) Prioritize management of the identified invasive plant species and provide proactive prevention and early detection/rapid response strategies for newly invading plant species (example: assisting with education of volunteers to conduct invasive species searches and implementing management strategies);
  - 3) Describe selected management strategies and control options for invasive plant populations/infested areas, prevention, early detection, control (eradication, suppression, containment), and restoration;
  - 4) Include the selected methods by which the management strategies are to be achieved (example: specific treatments such as herbicide application rate and timing, manual removal); and
  - 5) Include a list of equipment and other resources to be used in the management plan.

Annual monitoring shall include restoration reports to DPWES to be submitted by the end of the calendar year each year for five years after commencement of the restoration plan. Commencement of the restoration plan shall occur within six months of the final inspection of the landscaping plan by DPWES. Any large scale removal (other than severing and treating vine regrowth on and around trees) of invasive species within the RPA will likely require additional permitting (Water Quality Impact Assessment (WQIA)) through the Site Development and Inspections Division at site plan submission.

- h. Critical Root Zones: Any deconstruction, demolition, remediation, or construction within the critical root zones of preserved trees, as depicted on the plat, shall be done by hand to minimize disturbance to existing vegetation, which will be coordinated with the site review engineer and the UFMD. Any vegetation damaged or removed shall be replaced as determined and recommended by the UFMD.
- i. Trees # 4 and 5: Within the critical root zone of the two willow oaks (*Quercus phellos*) adjacent to Lincolnia Road (Trees #4 and 5 of the Landscape Plan), the existing asphalt will be removed by hand and be replaced and expanded away from the trees for the delineated trail with pervious asphalt or some other pervious pavement with consideration of an on-grade product with less compaction.

24. Stream Restoration. As part of the first and all subsequent submissions during the site plan review process, the Applicant shall submit a Stream Restoration Plan prepared by a qualified engineer and subject to the review and approval of DPWES and the Northern Virginia Soil and Water Conservation District (NVSWCD). The stream on the property shall be restored north and south of the concrete channel. HEC-RAS shall be used to determine velocities and shear stresses from the design flow rates in the channel bed and any overbank flow area. Velocities in the overbank portion of the stream valley (outside of the "ordinary" stream channel flow area) shall be less than or equal to the allowable velocity for the proposed vegetative cover conditions in the 100-year event. Substrate materials for the stream shall be specified based on these results. Non-erosive velocities of the substrate material in the stream channel during the 2-year storm event shall be demonstrated in the design calculations. Allowable velocities shall be based on requirements of the PFM or by other accepted engineering methods as approved by DPWES. The design shall also provide incipient motion, scour, limiting slope criteria, and bed armoring calculations to demonstrate the adequacy of the specified cobble size in the streambed. Calculations shall also be provided to check for toe and bank stability. Final design characteristics shall be subject to review and modification by DPWES and NVSWCD and shall be submitted at the time of site plan.

Bonding. Contemporaneously with the approval by Fairfax County of either the release of the performance bond, or the reduction of that portion of the performance bond, whichever is applicable, attributable to completion and final approval of the Stream Restoration Plan (the "Completion Date"), the Applicant shall post a

performance bond with Fairfax County in the amount of \$200,000 (the "Maintenance Bond"), to guarantee maintenance of the restored stream and associated riparian plantings for a five (5) year period. The Maintenance Bond shall be subject to annual reductions as provided below.

Monitoring Requirements. Within forty-five (45) days of the Completion Date, representatives of the Applicant, DPWES, and the NVSWCD shall meet on site and select eight (8) locations for survey cross-sections of the channel and eight (8) locations for installation of photographic monuments. Within forty-five (45) days of the date of this meeting, the Applicant shall prepare and submit to DPWES and NVSWCD for review and approval, the initial baseline stream monitoring report (the "Monitoring Report"). The Monitoring Report shall be sealed by a licensed, professional engineer (the "Engineer") retained by the Applicant.

a. The Monitoring Report shall include:

- 1) The location of the cross-sections;
- 2) Cross-section survey data, consisting of a graphical section drawing, coordinates of surveyed points (with an average spacing of two (2) feet or less) and the area of the channel below the plan formed by the section monuments;
- 3) Photographs of the stream from each photo monument;
- 4) Analysis of the riparian buffer condition relative to the survival rate and plant density specified on the construction plans approved by DPWES; and
- 5) A narrative statement describing the status of the stream channel.

b. On the date that is one year after the Completion Date, and on each anniversary date thereafter for the next four (4) years, the Applicant shall prepare and submit to DPWES and NVSWCD for review and approval, an annual Monitoring Report sealed by the Engineer. All survey data shall be compared graphically and numerically to the initial Monitoring Report. The narrative statement shall address whether corrective action is required under the Criteria, as hereinafter defined. The Applicant shall complete corrective actions recommended in the annual Monitoring Report.

c. Fairfax County shall reduce the Maintenance Bond by \$40,000 each year, as follows: upon the date of the earlier to occur: (i) approval of the annual Monitoring Report by DPWES and NVSWCD for a given year with no corrective action required; or (ii) completion and approval by DPWES and NVSWCD of any required corrective action. Upon submission of the final annual Monitoring Report on the fifth anniversary date, the Applicant shall complete required corrective actions, if any. If no corrective action is required, or upon approval of required corrective actions by DPWES and NVSWCD, Fairfax County shall release the balance of the Maintenance Bond.

26. The applicant shall obtain a sign permit for any proposed sign in accordance with the provisions of Article 12 of the Zoning Ordinance. Any illumination of the sign(s) shall be in conformance with Part 9 of Article 14 of the Zoning Ordinance.

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by that Board.

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 explain why additional time is required, specify the amount of additional time requested, and explain the basis for the amount of time requested.

**SPECIAL EXCEPTION AFFIDAVIT**

DATE: 11/05/2012  
 (enter date affidavit is notarized)

I, Peter Rigby Jr., 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            118270

in Application No.(s): SE 2012-MA-018  
 (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.)

<b>NAME</b> (enter first name, middle initial, and last name)	<b>ADDRESS</b> (enter number, street, city, state, and zip code)	<b>RELATIONSHIP(S)</b> (enter applicable relationships listed in <b>BOLD</b> above)
Agape Health Management, Inc. Agent: Dong C. Choi	5701-A General Washington Drive, Alexandria, VA, 22312	Applicant/Title Owner
Paciulli, Simmons & Associates, Ltd. Agents: Peter J. Rigby Ann O. Germain Tod Kolankiewicz Luis E. Corchon Tiffany N. Paredes-Turner	3975 Fair Ridge Drive, Suite 300 South, Fairfax, Va, 22033	Agents/Engineers
Arencibia Architects, Inc. Agent: Javier A. Arencibia	13368 Point Rider Lane, Herndon, Va, 20171	Architect/Agent

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

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

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: 11/05/2012
(enter date affidavit is notarized)

118270

for Application No. (s): SE 2012-MA-018
(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)
Agape Health Management, Inc.
5701 - A General Washington Drive
Alexandria, VA, 22312

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)
Dong C. Choi

(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: 11/5/2012  
(enter date affidavit is notarized)

118270

for Application No. (s): SE 2012-MA-018  
(enter County-assigned application number (s))

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

Paciulli, Simmons & Associates, Ltd.  
3975 Fair Ridge Drive, Suite 300 South  
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)

Joseph G. Paciulli	Tod Kolankiewicz
Peter J. Rigby	S. J. Williams
Ann O. Germain	

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

Arencibia Architects, Inc.  
13368 Point Rider Lane  
Herdon, Va, 20171

**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)

Javier A. Arencibia

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(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: 11/05/2012  
(enter date affidavit is notarized)

118270

for Application No. (s): SE 2012-MA-018  
(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)

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

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

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

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: 11/05/2012  
(enter date affidavit is notarized)

118270

for Application No. (s): SE 2012-MA-018  
(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-018  
(county-assigned application number(s), to be entered by County Staff)

**SPECIAL EXCEPTION AFFIDAVIT**

DATE: 11/05/2012  
(enter date affidavit is notarized)

118270

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:

(check one)  Applicant  Applicant's Authorized Agent

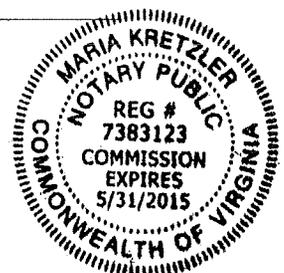
*Peter J. Ragby, Jr.*

Peter J. Ragby, Jr.  
(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 5th day of November 2012, in the State/Comm. of Virginia, County/City of Fairfax.

*Maria Kretzler*  
Notary Public

My commission expires: 5/31/2015



SEP 26 2012

Agape Adult Day Healthcare Center

Zoning Evaluation Division

Special Exception Statement of Justification

A. Type of Operation: The building on Lot 50-A will be used as an adult daycare facility. Adults are picked up in vans from their places of residences and carpooled and dropped off at the facility. They are engaged in a number of activities during the day including; relaxation, games, crafts, karaoke, dance, exercise, physical therapy, breakfast, snack and lunch, nurse care and group activities. They are carpooled by vans back to their residencies at the end of the day.

The house on Lot 50-B will be used as a construction office during construction of the project. After completion of the project, the house will be used as an office associated with the Adult Day Care facility.

B. Hours of Operation: Monday- Saturday, 8 a.m. to 5 p.m.

C. Estimated number of patrons/clients/patients/pupils/etc: 150

D. Proposed number of employees/attendants/teachers/etc: 30

E. Estimate of traffic impact of the proposed use, including the maximum expected trip generation and the distribution of such trips by mode and time of day: expect minimal traffic impact. Traffic will be less than the previous approved use. Expect 12 van trips + 15 employee/attendeo a.m./p.m. peak hour trips for a total of 27 VPD during 7:30-9:00 a.m. and 2:30-3:30 p.m. onto Lincolnia Road.

F. Vicinity or general area to be served by use: Eastern Fairfax County including Mason, Braddock and Lee Districts, but not limited to those areas.

G. Description of building façade and architecture of proposed new buildings or additions: building is a combination of concrete block and wood frame with strategically placed windows to allow for natural lighting. Building includes shingled roof and drop-off canopy.

H. There are no known hazards or toxic substances to be used/stored on existing onsite.

I. To the best of our knowledge and belief, the proposed plans comply with all ordinances, regulations, adopted standards and applicable conditions. The existing approved transitional screening and barrier modification is requested with the application and is justified as it was previously approved and no existing conditions or proposed conditions impact its approval.

**POLICY PLAN**

**Fairfax County Comprehensive Plan, 2011 Edition; Policy Plan; Land Use, as amended through 9-22-2008; Pages 5-6 & 9-10:**

**COUNTYWIDE OBJECTIVES AND POLICIES**

**Land Use Pattern**

**Objective 8: "Fairfax County should encourage a land use pattern that protects, enhances and/or maintains stability in established residential neighborhoods."**

Policy a. "Protect and enhance existing neighborhoods by ensuring that infill development is of compatible use, and density/intensity, and that adverse impacts on public facility and transportation systems, the environment and the surrounding community will not occur."

**Land Use Compatibility**

**Objective 14: "Fairfax County should seek to achieve a harmonious and attractive development pattern which minimizes undesirable visual, auditory, environmental and other impacts created by potentially incompatible uses."**

Policy b. "Encourage infill development in established areas that is compatible with existing and/or planned land use and that is at a compatible scale with the surrounding area and that can be supported by adequate public facilities and transportation systems."

Policy c. "Achieve compatible transitions between adjoining land uses through the control of height and the use of appropriate buffering and screening."

Policy f. "Utilize urban design principles to increase compatibility among adjoining uses."

Policy g. "Consider the cumulative effect of institutional uses in an area prior to allowing the location of additional institutional uses."

Policy h. "Utilize landscaping and open space along rights-of-way to minimize the impacts of incompatible land uses separated by roadways."

Policy i. "Minimize the potential adverse impacts of the development of frontage parcels on major arterials through the control of land use, circulation and access."

Policy k: "Provide incentive for the preservation of EQCs by allowing a transfer of some density potential on the EQC area to less sensitive portions of a site. The development allowed by the increase in effective density on the

non-EQC portion of the site should be compatible with surrounding area's existing and/or planned land use. It is expressly intended that in instances of severely impacted sites (i.e. sites with a very high proportion of EQC), density/intensity even at the low end of a range may not be achievable."

Policy I: "Regulate the amount of noise and light produced by non-residential land uses to minimize impacts on nearby residential properties."

## **AREA PLAN**

**Fairfax County Comprehensive Plan, 2011 Edition; Area I; Lincolnia Planning District, as amended through 6-19-2012; Page 3:**

### **DISTRICT-WIDE RECOMMENDATIONS**

#### **Environment**

"The Lincolnia Planning District has wide floodplains, steep slopes and slippage prone soils over an area that is important to groundwater quality. Much of the water that falls in the Lincolnia area filters into the aquifer directly, making the risk of groundwater contamination greater here than in many other parts of the County."

"Older, developed portions of the County often have fair to poor surface water quality. This is due primarily to nonpoint source pollution in the form of runoff which contains high levels of fertilizers, pesticides, sediment and hydrocarbons. Older suburban areas such as Lincolnia do not have the benefit of state-of-the-art water quality control practices. Therefore, they are a particular challenge to the County's efforts to improve surface water quality and meet the spirit of the Chesapeake Bay Act. In addition to surface water, the Lincolnia Planning District overlays an aquifer recharge area. Land uses that threaten groundwater quality, particularly commercial and industrial development, hazardous materials storage and underground storage tanks, need special attention."

"Extensive environmental quality corridors, large areas of hardwood forest and some undisturbed headwaters areas present an opportunity to re-establish some of the ecological resources lost to development in this area."

**Fairfax County Comprehensive Plan, 2011 Edition; Area I; Lincolnia Planning District, as amended through 6-19-2012; L1-Pinecrest Community Planning Sector; Pages 15 & 18:**

### **RECOMMENDATIONS**

#### **Land Use**

"The Pinecrest sector is largely developed as stable residential neighborhoods. Infill development within this sector needs to be for a compatible use, type and intensity in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 14."

## **Heritage Resources**

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

## **POLICY PLAN**

**Fairfax County Comprehensive Plan, 2011 Edition; Environment, as amended through 7-27-2010; Pages 7-9, 18, & 19-20:**

**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 (LID) 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.
  - Site buildings to minimize impervious cover associated with driveways and parking areas and to encourage tree preservation.
  - Where feasible, convey drainage from impervious areas into pervious areas.
  - Encourage cluster development when designed to maximize protection of ecologically valuable land.
  - Encourage the preservation of wooded areas and steep slopes adjacent to stream valley EQC areas.
  - Encourage fulfillment of tree cover requirements through tree preservation instead of replanting where existing tree cover permits. Commit to tree preservation thresholds that exceed the minimum Zoning Ordinance requirements.
  - Where appropriate, use protective easements in areas outside of private residential lots as a mechanism to protect wooded areas and steep slopes.
  - Encourage the use of open ditch road sections and minimize subdivision street lengths, widths, use of curb and gutter sections, and overall impervious cover within cul-de-sacs, consistent with County and State requirements.

- 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.
- Encourage shared parking between adjacent land uses where permitted.
- Where feasible and appropriate, encourage the use of pervious parking surfaces in low-use parking areas.
- 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."

**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."

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

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

- Environmentally-sensitive siting and construction of development.
- Application of low impact development practices, including minimization of impervious cover (See Policy k under Objective 2 of this section of the *Policy Plan*).
- Optimization of energy performance of structures/energy-efficient design.
- Use of renewable energy resources.

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

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

Policy c. "Ensure that zoning proposals for residential development will qualify for the ENERGY STAR Qualified Homes designation, where such zoning proposals seek development at the high end of the Plan density range and where broader commitments to green building practices are not being applied."



# County of Fairfax, Virginia

## MEMORANDU

**DATE:** February 8, 2013

**TO:** Barbara Berlin, Director  
Zoning Evaluation Division, DPZ

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

**SUBJECT:** ENVIRONMENTAL ASSESSMENT for: **SE 2012-MA-018**  
Agape Adult Day Care Center

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 February 11, 2013. 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/](http://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<sup>®</sup>) program or other comparable programs with third party certification). Encourage commitments to the attainment of the ENERGY STAR<sup>®</sup> rating where applicable and to ENERGY STAR qualification for homes. Encourage the inclusion of professionals with green building accreditation on development teams. Encourage commitments to the provision of information to owners of buildings with green building/energy efficiency measures that identifies both the benefits of these measures and their associated maintenance needs. . . .

Policy c. Ensure that zoning proposals for residential development will qualify for the ENERGY STAR Qualified Homes designation, where such zoning

proposals seek development at the high end of the Plan density range and where broader commitments to green building practices are not being applied.”

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 attainment of green building certification. 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 not proposing any onsite stormwater detention facilities. The latest design would reduce overall impervious surface areas and increase natural infiltration of stormwater runoff of the subject property. The establishment of a conservation easement to meet Best Management Practice (BMP) requirements within the Resource Protection Area and possible infiltration areas are proposed by the applicant. It should also be noted that there is evidence of marked erosion within the stream channel flowing through the property. In order to meet adequate outfall requirements it may be necessary to restore and/or modify a small portion of the stream channel in order to ensure that potential future in-stream erosion is reduced with one or more restoration measures. Any final 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).

### **Environmental Quality Corridor (EQC) /Resource Protection Area (RPA)**

A portion of the property is designated as an RPA and EQC associated with the Turkey Run stream valley. While some natural, native plant materials are already present in this area, there are also some areas of impervious surfaces, such as a basketball court and a concrete spillway. Staff strongly encourages the applicant to prepare a restoration plan for this area, which should include the removal of the basketball court and spillway, if possible. The removal of invasive plants and the removal of existing chain link fence should be strongly encouraged as part of

any proposed restoration in this area. Restoring the area to a more natural state would aid substantially in achieving the water quality improvement goals for the property.

**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. However, staff from the Department of Public Works and Environmental Services Urban Forestry Branch may have additional comments which should be addressed into any possible future revisions.

PGN:JRB



# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** March 27, 2013

**TO:** Joe Gorney, Senior Staff Coordinator  
Zoning Evaluation Division, DPZ

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

**SUBJECT:** Agape Adult Day Care.SE 2012-MA-018

**RE:** Request for assistance dated March 18, 2013

**Site Description:** The site is located within the Pinecrest community of the Lincolnia Planning District and consists of an existing school building, detached garage, and one story house that are all in a state of disrepair and appear to have been vacant for some time. Invasive species are very abundant throughout the site such as English ivy, Japanese honeysuckle, multi-flora rose, wineberry, and grape vines. Various landscape trees (willow oak, sugar maple, red maple, silver maple, Leyland cypress) are present throughout the site, some of which should be considered for preservation (eastern red cedars and willow oaks), along with what appears to be floodplain species within the Resource Protection Area (RPA) such as American holly, tulip poplar, red maple, and black cherry.

This review is based upon the special exception SE 2012-MA-018 with an engineer signature date of March 12, 2013." A site visit was conducted on February 8, 2013 as part of the review for this application.

- 1. Comment:** The applicant is requesting to modify the transitional screening (sheet 7) that is required along the northeast, southeast, and southwest sides of the site and notes that existing screening, proposed landscaping, and barriers will be used to satisfy the requirement. The justifications provided on sheet seven are not sufficient justifications for the modifications and have not been supported by the proper justifications from ZO 13-305. The existing old and worn barrier (5 foot chain link fence) and thin landscape area proposed does not meet the intent of the Type D, E or F barrier and Type I (25 foot wide) transitional screening both required by the zoning ordinance along the northeast, southeast, and southwest sides of the site. In addition to the zoning ordinance requirement, the Comprehensive Plan for the Lincolnia Planning District (L-1 Pinecrest) states that sites being redeveloped should provide screening and buffering to minimize the impact on adjacent areas planned for low density residential use.

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](http://www.fairfaxcounty.gov/dpwes)



**Recommendation:** The applicant should consider revising the layout of the site to provide the full width of Type I Transitional Screening (25 foot wide) and all required landscaping in accordance with ZO 13-303.3A, along with providing a Type D, E or F barrier along the northeast, southeast, and southwest sides of the site to meet the intent of the zoning ordinance and the Pinecrest area of the Lincolnia Planning District section of the Comprehensive Plan to help minimize the impact on adjacent residential parcels. Any areas (such as the southwestern side) that are proposed to be modified must be properly justified and supported with one of the justifications from ZO 13-305. In addition, a transitional screening matrix as detailed in ZO 13-303.3B should be provided to demonstrate that all required landscaping densities have been met for each transitional screening yard.

- 2. Comment:** The notes about the transitional screening and barriers on sheet 8 state that “The proposed project will strive to meet all transitional screening and barrier requirements. Where the requirements are not met, waivers for the transitional screening and barrier requirements will be submitted.” This is unclear since sheet 7 proposes to modify these requirements.

**Recommendation:** Transitional screening and barrier requirement notes should be removed from sheet 8 since they appear in more detail on sheet 7 to avoid conflicting information.

- 3. Comment:** It appears that several trees along the northwestern property line adjacent to the church have not been shown on the existing vegetation map (EVM).

**Recommendation:** All trees along the northwestern property line adjacent to the church shall be clearly depicted on the EVM and accounted for in the tree preservation target.

- 4. Comment:** It appears that 10-year canopy coverage is being applied to the entire bottomland forest that is very sparse and shown to be in fair to poor condition on the existing vegetation map (EVM), which encompasses most of the existing canopy on the site.

**Recommendation:** Since canopy coverage within the bottomland forest has been identified as having a fair to poor condition, 10-year canopy credit should not be taken for the part that is thin and/or in poor condition.

- 5. Comment:** It is unclear how the 10-Year Canopy requirement will be met for the site since existing canopy identified in the EVM is significantly less than what is shown in table 12.10.

**Recommendation:** Table 12.10 should be revised to only include existing vegetation being preserved and not exceed what is shown on the existing vegetation map.



6. **Comment:** It appears that at least two existing easements (flood plain & storm drainage easement and second storm drain easement) are within the bottomland forested area where 10-year canopy is being applied, which is not allowed. In addition, these easements are not shown on the Tree Preservation Plan sheet.

**Recommendation:** The applicant shall revise areas shown where 10-year canopy is being taken to not include canopy credit for any trees within existing or proposed easements and/or provide a justification for how canopy credit can be taken for the large flood plain & storm drainage easement. In addition, all easements shall be clearly depicted and labeled on the Tree Preservation Plan sheet of the SE Plat.

7. **Comment:** It appears that 10-year canopy credit with a 1.25 multiplier is being applied to all trees being preserved outside of the RPA, many of which are undesirable species and not eligible to receive canopy credit, in poor condition, have a large portion of their critical root zones being impacted by the limits of clearing and grading, or are within the limits of clearing and grading.

**Recommendation:** The limits of clearing and grading shall be adjusted inward where possible to provide additional protection to existing trees such as 16, 17, and 18 in order to allow applying 10-year canopy credit. In addition, 10-year canopy credit and the additional 1.25 canopy multiplier should only be applied to trees being preserved that meet the health and species requirements and their critical root zones are located outside of the limits of clearing and grading.

8. **Comment:** It is unclear how the two willow oaks (tree # 4 and 5) that are worthy candidates for preservation will be preserved since they are located within the limits of clearing and grading.

**Recommendation:** If 10-year canopy credit is going to be taken for tree numbers 4 and 5, the limits of clearing and grading shall be bumped outside their critical root zones along with adding notes and details that specify how the existing asphalt trail and any of the parking lot will be removed by hand in a way that reduces impacts to their critical root zones. It shall also be specified how any repaving around the tree will be done without impacting their critical root zones, or 10-year canopy should not be claimed for preserving these two trees.

9. **Comment:** It appears that a large number of invasive species such as English ivy, Japanese honeysuckle, multi-flora rose, wine berry, and grape vines are present in large quantities that threaten the long term health of the forest and if left as is, would not be eligible to receive 10-Year Canopy credit for the site, without some type of invasive species management plan. However, the SE Plat does not appear to contain any type of invasive species management plan, but simply mentions that they shall be managed.



**Recommendation:** UFMD recommends that the applicant agree to the following development condition in order to achieve the 10-Year Tree Canopy and Tree Preservation Target requirements for the site. 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 (PFM 12-0404.2B and 12-0509.3D) that clearly identifies targeted species, details removal and treatment techniques, replanting with herbaceous and woody material, monitoring, program duration, etc. It should be noted that any large scale removal (other than severing and treating vine regrowth on and around trees) of invasive species within the RPA will likely require additional permitting (WQIA) through the Site Development and Inspections Division at site plan submission.

- 10. Comment:** It appears that the applicant has proposed to provide reforestation planting in accordance with CBO in order to help meet their BMP requirements in areas that are void of trees, but has not proposed to provide reforestation planting in the areas of the bottomland forest that have been identified as being “very sparse,” with trees in “fair to poor condition,” where the “lack of canopy has led to an explosion of exotic invasive shrubs and vines in the forest.” In addition, one of the references (PFM 12-0516.5) stated on the EVM that mentions planting the non-vegetated areas within the RPA is for land disturbance without an approved plan, which does not apply to this case. It should be noted that if reforestation is being provided within a dedicated stormwater BMP area, 10-year canopy may be taken in accordance with PFM 6-1311.3.

**Recommendation:** The applicant should revise the EVM (sheet 7) and the SE Plat (sheet 11) to state that reforestation planting will occur within the RPA in areas of the bottomland forest that has been identified as have a fair to poor condition, contain sparse vegetation, where invasive species will be controlled, and in areas that do not contain forest cover shall be reforested in accordance PFM 6 -1311.3. If any 10-year canopy is going to be claimed for reforestation, it shall be clearly depicted for stormwater BMPs on the SE plat and noted in table 12.10. In addition, it is strongly recommended that the applicant agree to a development condition for a reforestation plan to be submitted at site plan to include the following:

A reforestation plan for the RPA shall be submitted concurrently with the first and all subsequent site plan submissions for review and approval by Urban Forest Management, DPWES, and shall be implemented as approved. The plan shall propose an appropriate selection of species based on existing and proposed site conditions to restore the area to a native forest cover type. The reforestation plan shall include, but not be limited to the following:

- plant list detailing species, sizes and stock type of trees and other vegetation to be planted
- soil treatments and amendments if necessary
- methods to reduce deer browse



- methods to reduce weed competition
- mulching specifications
- methods of installation
- maintenance
- mortality threshold
- monitoring  
replacement schedule

**11. Comment:** Evergreens shown in the proposed plant schedule are specified in inches not height, while some of the deciduous trees are specified by height and not caliper.

**Recommendation:** The plant schedule should be revised to reflect all deciduous trees specified by caliper in inches and all evergreen trees to be specified by height in feet.

**12. Comment:** The proposed plant schedule specifies specific species, which if approved this way, will require those specific species to be planted, which may lead to problems in the field at the time of bond release.

**Recommendation:** It is recommended that the proposed plant schedule be revised to not specify specific species, but instead specify using a key and symbol, the category of plant, size, nursery stock, quantity, and the 10-year canopy credit received for each one, (eg. 24, category IV deciduous trees, 2 inch caliper, ball and burlap, 200 square feet of 10 year canopy) on the landscape plan of the SE Plat.

**13. Comment:** The tabulation provided for fulfillment of the interior parking lot landscaping requirement utilize three existing trees located within the limits of clearing and grading, which are also adjacent to infrastructure being removed, and consist of species that do not qualify to receive 10-year canopy credit.

**Recommendation:** The three trees shown to be used to meet the interior parking lot landscape requirement should not be used for the requirement and the applicant should demonstrate how the requirement will be met through means of planting, as depicted on the Landscape Plan sheet of the SE Plat.

**14. Comment:** It does not appear that there is any type of outdoor activity areas or passive recreation areas with landscaping that exist for people being served by this Adult Day Care Center, which can be detrimental to both physical and mental health of patients using this facility.

**Recommendation:** The applicant should incorporate outdoor activity areas and passive recreation areas with landscaping that can be used by patients of the facility.

**15. Comment:** Given the nature of tree cover on this site, several development conditions will be instrumental in assuring adequate tree preservation and protection throughout the development process.

**Recommendation:** In addition to some of the above recommended condition language regarding invasive species management (comment #11), the following development condition language is necessary 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 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 located within the tree save area 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) and 35 feet outside of the proposed limits of clearing, in the undisturbed area and within 10 feet of the proposed limits of clearing in the area to be disturbed. The tree preservation plan shall provide for the preservation of those areas shown for tree preservation, those areas outside of the limits of disturbance shown on the SE 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, compost tea, Cambistat, radial mulching, notes and details for asphalt removal around trees, and others as necessary, shall be included in the plan.”

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



Limits of Clearing and Grading. “The Applicant shall conform strictly to the limits of clearing and grading as shown on the CDP/FDP, subject to allowances specified in these proffered 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 CDP/FDP, they shall be located in the least disruptive manner necessary as determined by the UFMD, DPWES. A replanting plan shall be developed and implemented, subject to approval by the UFMD, DPWES, for any areas protected by the limits of clearing and grading that must be disturbed for such trails or utilities.”

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

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

Root Pruning. “The Applicant shall root prune, as needed to comply with the tree preservation requirements of these development conditions. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the site 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 - 24 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.”



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, DPWES.”

If you have any questions, please feel free to contact me at 703-324-1770.

NJD/

UFMDID #: 177980

cc: DPZ File





# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** April 5, 2013

**TO:** Joseph Gorney; Staff Coordinator  
Zoning Evaluation Division  
Department of Planning and Zoning

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

**SUBJECT:** Special Exception Plat #SE 2012-MA-018, Agape Adult Day Health Care Center, SE Plat dated 12 March 2013, LDS Project #1069-ZONA-001-1, Tax Map #072-1-01-0050A, 0050B, Mason District

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

### Chesapeake Bay Preservation Ordinance (CBPO)

There is Resource Protection Area (RPA) on this property and RPA delineation must be submitted and approved prior to site plan approval.

Water quality controls must be satisfied for this development (PFM 6-0401.2). Stormwater management narrative on the exhibit indicates that water quality requirements will be met using open space. Approximate limits of existing conservation easements are shown on the exhibit. The plat indicates that BMP credit for the existing conservation easement has already been taken. No further BMP credit may be taken from the existing conservation easement.

Urban Forest Management review of the same plan has recommended to remove invasive plants from the part of RPA which would require an RPA exemption request prior to site plan approval.

### Floodplain

There are regulated floodplains on the site. A flood plain study may be required to establish 100 year water surface elevation if not already done so and the area inundated by 100 year storm event shall be recorded as a floodplain easement. (PFM 6-1401.1)

### Downstream Drainage Complaints

There are no recent downstream drainage complaints on file.

Department of Public Works and Environmental Services  
Land Development Services, Site Development and Inspections Division  
12055 Government Center Parkway, Suite 535  
Fairfax, Virginia 22035-5503  
Phone 703-324-1720 • TTY 711 • FAX 703-324-8359



Stormwater Detention

Stormwater detention narratives are provided. The narrative indicates that the detention requirements will be met by reducing the impervious area in post development condition. A detailed evaluation and analysis shall be provided on site plan.

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 also be shown on site plan during the detailed design phase.

Downstream Drainage System

Outfall narrative has been provided. But the narrative indicates that there are sign of erosion within the extent of review which indicates an inadequate channel. All inadequate channels within the extent of review shall be improved.

Drainage Diversion

During the development, the natural drainage divide shall be honored. 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 Cameron Run Watershed. There are no water quality control plans located near the subject site.

Please visit [http://www.fairfaxcounty.gov/dpwes/watersheds/publications/cr/ca\\_plan.pdf](http://www.fairfaxcounty.gov/dpwes/watersheds/publications/cr/ca_plan.pdf) for more details.

Dam Breach

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

Stormwater Management Proffers

Comments on the draft proffers will be provided separately once we receive the draft proffers.

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.

Joseph Gorney; Staff Coordinator  
Special Exception Plat #SE 2012-MA-018, Agape Adult Day Health Care Center  
Page 3 of 3

TD/

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



## County of Fairfax, Virginia

## MEMORANDUM

DATE: February 20, 2013

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

**FROM:** Angela Kadar Rodeheaver, Chief *MAD for AKR*  
Site Analysis Section  
Department of Transportation

**FILE:** 3-5 (SE 2012-MA-018)

**SUBJECT:** Transportation Impact - Addendum

**REFERENCE:** SE 2012-MA-018 Dong Chul Choi, Agape Adult Day Health Care Center  
Traffic Zone: 1410  
Land Identification Map: 72-1 ((1)) 50A and 50B

Transmitted herewith are the comments from the Department of Transportation with respect to the referenced application. These comments are based on plans made available to this office dated September 25, 2012, and revised through December 17, 2012. Another revision was sent by email and received on February 6, 2013; but it is dated September 12, 2012. These plans have not been dated correctly with revisions and last date of changes.

- VDOT has requested that turning movements at the northwestern entrance on Lincolnia Road during peak hours be evaluated (including the number of vehicles, direction of flow, and vehicle types) to determine whether turning lanes are necessary. *This issue is unresolved.*
- The northernmost entrance should be made 20 feet wide per VDOT one-way commercial entrances standards by moving the northwest side farther southeast away from the parking adjacent to the house. *This issue is resolved.*
- The proposed location of the dumpster requires tight maneuvering on the part of the trash truck and should be better located. *This issue is unresolved.*
- We have a concern that employee parking and demand for parking from client vans will exceed the proposed parking supply. *This issue is unresolved.*

AKR/LAH/lah

Fairfax County Department of Transportation  
4050 Legato Road, Suite 400  
Fairfax, VA 22033-2895  
Phone: (703) 877-5600 TTY: 711  
Fax: (703) 877 5723  
[www.fairfaxcounty.gov/fcdot](http://www.fairfaxcounty.gov/fcdot)





COMMONWEALTH of VIRGINIA  
DEPARTMENT OF TRANSPORTATION

GREGORY A. WHIRLEY  
COMMISSIONER

4975 Alliance Drive  
Fairfax, VA 22030  
(703) 383-VDOT (8368)  
November 2, 2012

**To:** Ms. Barbara Berlin  
Director, Zoning Evaluation Division

**From:** Kevin Nelson  
Virginia Department of Transportation – Land Development Section

**Subject:** SP 2012-MA-018 Dong Chul Choi  
Tax Map # 72-1((01))0050A & 50B

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

I have reviewed the above plan submitted on October 23, 2012, and received October 31, 2012. The following comments are offered:

1. Turning movements during the peak periods need to be evaluated. Turn lanes may be necessary.
2. Parking on the site does not appear to be adequate based on the proposed use.
3. Vehicles should not be backing out into the entrance of the site. This conflict can cause unnecessary accidents.
4. The entrance(s) should meet the current commercial entrance standards.

If you have any questions, please call me.

cc: Ms. Angela Rodeheaver  
fairfaxspex2012-MA-018se1Choi11-2-12BB



# County of Fairfax, Virginia

Health Care Advisory Board

## MEMORANDUM

DATE: April 9, 2013

**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-018, submitted by Agape Adult Day Health Care Center (AADHCC) to Build an Adult Day Health Care facility in Alexandria, VA, located on Lincolnia Road (Mason District)

On April 8, 2013, the Health Care Advisory Board reconsidered Agape Adult Day Health Care Center's (AADHCC) Special Exception (SE) application (SE 2012-MA-018) to relocate and expand an existing AADHCC in Springfield to a new site, located off Lincolnia Road in the Mason District. The HCAB originally reviewed the application during a public meeting held on February 11, 2013, but because of serious concerns about the proposal (Attachment 1), deferred its decision until April 8.

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 ADHCs. The HCAB reviews these applications from the perspective of financial accessibility to clients, community and medical need, institutional need, cost, proposed staffing levels and qualifications, and financial feasibility.

Pete J. Rigby, Jr., PE, Partner, Vice President, Paciulli, Simmons & Associates, Ltd.; Javier Arencibia, Arencibia Architects Inc.; and Dong Chul Choi, President, Agape Health Management, Inc returned to the HCAB to answer follow up questions submitted to the applicant in writing, and to provide additional detail on AADHCC's proposal to expand.

AADHCC's lease on its Springfield facility will expire in December 2013. There are currently 105 participants (20 males and 85 females) attending the AADHCC with a waiting list of 10 individuals. The new facility would allow the applicant to increase the number of participants served from a current census of 105 to a maximum of 150.

AADHCC's hours of operation are Monday – Saturday, 8 a.m. to 5 p.m. Participants will be picked up in AADHCC vans from their place of residence and dropped off at the center where they will be engaged in a number of activities throughout the day, including games, crafts, karaoke, dance, exercise, relaxation, and physical therapy. Breakfast, a snack and lunch will be provided. AADHCC vans will return participants to their homes at 2:30 p.m. The facility will stay open until 5 p.m. to allow for cleanup. Saturday operations will mirror those Monday – Friday; no changes to schedules, procedures, participants, employees will occur.

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**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/>



AADHCC serves clients with a variety of needs and deficiencies, including Alzheimer's, dementia, diabetes, cancer, Parkinson's, and stroke/paralysis. AADHCC also accommodates participants with high blood pressure, high cholesterol, arthritis, short term memory loss, and depression as well as ambulatory and feeding challenges.

Ninety-three percent (98 participants) of AADHCC's population are covered by Medicaid. Virginia Medicaid pays AADHCC \$50.61 per person per day. AADHCC charges private pay clients \$60 per person per day, but in its written materials to the HCAB, AADHCC stated that none of their clients pay the fully daily rate. Seven participants received subsidies, which according to the applicant, vary from client to client (\$20-\$40 per person per day).

AADHCC reported annual income in the amount of \$1.2 million from Virginia Medicaid and \$120,000 from the Child and Adult Care Food Program, the federal program administered by the United States Department of Agriculture's (USDA) Food and Nutrition Service (FNS). The annual operating costs for the Springfield AADHCC are \$950,000, resulting in a net profit of \$370,000 before taxes. The HCAB felt that as a percentage of revenue, the profit margin was substantially higher than other service providers.

The operating costs for the new facility will be higher. Development and construction costs are projected at \$1.5 - \$2 million.

To address prior concerns regarding the applicant's failure to comply with Virginia Department of Social Services (DSS) medication administration regulations, AADHCC reaffirmed its commitment to all procedures and requirements governing medication administration. The applicant stated that all medication will be kept in a designated office in the facility under a double-lock system and a Registered Nurse (RN) and Medication Aide will be available in the medication office during operating hours. Self-administration of medication will be determined by the participant's primary physician; AADHCC will allow approved participants to self-administer medication under the direct supervision of the RN or Medication Aide. At AADHCC's existing facility, 93 participants, or 89% of the population, are authorized to administer their own medications.

Twelve AADHCC participants (11%) are unable to self-medicate. AADHCC restated its commitment to properly dispense medication using a RN or Medication Aide and confirming the participant's information as directed by the participant's physician.

The staff for the proposed facility will include a Director, Activity Director, RN, Medication Aide, and up to 27 Participant Supervisors, whose primary responsibility will be to supervise and ensure the well-being of participants (e.g., personal care, toileting, eating, ambulatory needs, etc.).

The HCAB did express concern about the ability of staff to supervise adults with dementia or Alzheimer's Disease, especially when participants are engaged in outdoor activities. Based on proposed diagrams presented to the HCAB in February, the facility's outdoor space is partially fenced in. The HCAB would recommend that AADHCC consider securing the perimeter to mitigate the potential for individuals to wander offsite. In addition to protecting the facility's cognitively impaired participants, the addition of fencing, given the facility's proximity to the heavily traveled Lincolnia Road, would ensure the safety of all AADHCC's clients.

Memorandum to the Board of Supervisors

April 9, 2013

Page 3 of 3

In conclusion, the HCAB recommends that the Board of Supervisors approve AADHCC's application to relocate and expand its current adult day health care facility.

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  
Pete J. Rigby, Jr. Paciulli, Simmons & Associates, Ltd  
Tiffany Paredes-Turner, Simmons & Associates, Ltd  
Dong Chul Choi, Agape Health Management, Inc.  
Health Care Advisory Board

Attachment 1: Memorandum to the Board of Supervisors Deferring Decision on Agape Adult Day Health Care Center (AADHCC)'s Special Exception (SE) application number SE 2012-MA-018 (February 12, 2013)

## EXCERPT

**Virginia Department of Social Services  
Standards and Regulations for Licensed Adult Day Care Centers  
22 VAC 40-60-10 et sequens**

**22 VAC 40-60-10. Definitions.**

The following words and terms, when used in this chapter, shall have the following meanings, unless the context clearly indicates otherwise:

“Adult” means any person 18 years of age or older.

“Adult day care center” means "any facility, that is either operated for profit or that desires licensure and that provides supplementary care and protection during only a part of the day to four or more aged, infirm or disabled adults who reside elsewhere except (i) a facility or portion of a facility licensed by the State Board of Health or the Department of Behavioral Health and Developmental Services, and (ii) the home or residence of an individual who cares for only persons related to him by blood or marriage." (§ 63.2-100 of the Code of Virginia)

“Ambulatory” means the condition of a participant who is physically and mentally capable of self-preservation by evacuating in response to an emergency to a refuge area as defined by the Uniform Statewide Building Code without the assistance of another person, or from the structure itself without the assistance of another person if there is no such refuge area within the structure, even if such participant may require the assistance of a wheelchair, walker, cane, prosthetic device, or a single verbal command to evacuate.

“Care” means assistance with the activities and tasks of daily living provided to participants.

“Director” means the person who has been delegated responsibility for the programmatic and administrative functions of the adult day care program.

“Nonambulatory” means the condition of a participant of an adult day care center who by reason of physical or mental impairment is not capable of self-preservation by evacuating in response to an emergency to a refuge area as defined by the Uniform Statewide Building Code without the assistance of another person, or from the structure itself without the assistance of another person if there is no such safe refuge area within the structure.

“Participant” means an aged, infirm or disabled adult who takes part in the program of care and receives services from the center.

“Program director” means the person responsible for programmatic functions and supervision of all staff who work directly with participants.

“Supervision” means the general oversight of the physical and mental well-being of participants.

**22 VAC 40-60-50. Applicability.**

This chapter applies to any facility:

1. That is operated for profit or desires to be licensed; and
2. That provides supplementary care and protection for four or more adults:
  - a. Who are aged, infirm or disabled;
  - b. Who are in care for less than 24 hours per day; and
  - c. Who reside elsewhere.

**22 VAC 40-60-320. Director.**

A. There shall be one person responsible for the center's program who is present at least 51% of the center's weekly hours of operation and whose responsibilities shall include, but not be limited to, the following areas:

1. The content of the program offered to the participants in care;
2. Programmatic functions, including orientation, training, and scheduling of all staff who directly supervise participants, whether or not the director personally performs these functions;
3. Management of the supervision provided to all staff who directly supervise participants, whether or not the director individually supervises such staff;
4. Assignment of a sufficient number of qualified staff to meet the participants' needs for:
  - a. Adequate nutrition;
  - b. Health supervision and maintenance;
  - c. Personal care;
  - d. Socialization, recreation, activities and stimulation;
  - e. Supervision and protection;
  - f. Safety; and
5. The duties and responsibilities required by this chapter.

B. The director shall meet the following qualifications.

1. The director shall be at least 21 years of age.
2. The director shall have completed at least a bachelor's degree from an accredited college or university and two years of experience working with older adults or persons with disabilities. This may be paid full-time employment, or its equivalent in part-time employment, volunteer work, or internship. The following qualifications may be substituted for a bachelor's degree:
  - a. Current licensure as a nursing home administrator from the Board of Long-Term Care Administrators; or
  - b. Current licensure in Virginia as a registered nurse who meets the experience requirements in subdivision 2 of this subsection.

**EXCEPTION:** Any person employed in an adult day care center licensed prior to July 1, 2000 as either a director or assistant director shall have completed at least 48 semester hours or 72 quarter hours of post-secondary education from an accredited college or institution, and shall have completed at least two years experience working with older adults or persons with disabilities. This may be paid full-time employment or its equivalent in part-time employment or in volunteer work.

3. The director shall demonstrate knowledge, skills and abilities in the administration and management of the adult day care program including: (i) knowledge and understanding of impaired elderly or disabled individuals, (ii) supervisory and interpersonal skills, (iii) ability to plan and implement the program, and (iv) knowledge of financial management sufficient to ensure program development and continuity.
4. The director shall demonstrate knowledge of supervisory and motivational techniques sufficient to: (i) accomplish day-to-day work; (ii) train, support and develop staff; (iii) plan responsibilities for auxiliary staff to ensure that services are provided to participants.

5. The director shall complete 24 hours of continuing education annually to maintain and develop skills. This training shall be in addition to first aid, CPR, or orientation training.

**22 VAC 40-60-330. Assistant director.**

If the director is not routinely present in the center at least 51% of the weekly hours of operation, there shall be an officially designated assistant director who shall meet the qualifications of the director and who shall assume responsibility in the absence of the director.

**PART IV.**

**SUPERVISION.**

**22 VAC 40-60-370. General supervision.**

A. During the center's hours of operation, one adult on the premises shall be in charge of the administration of the center. This person shall be either the director or an adult staff member appointed by the licensee or designated by the director.

B. At least two staff persons shall be on duty at the center and on field trips at all times when one or more participants are present. Both of these staff persons must be at least 18 years of age and one of them must be at least 21 years of age. See 22 VAC 40-60-340 E for use of volunteers as staff.

**22 VAC 40-60-380. Staff-to-participant ratio.**

There shall be a minimum of one staff person on duty providing direct care and supervision for every six participants in care, whether at the center or on field trips.

**22 VAC 40-60-380.**

NOTE: The staff-to-participant ratio is to be calculated for the center rather than for a room or activity.

**22 VAC 40-60-390. Additional staffing.**

The number of any additional staff persons required shall depend upon:

1. The program and services the center provides;
2. The functional levels of the participants; and
3. The size and physical layout of the building.

**PART V.**

**BUILDINGS AND GROUNDS.**

**22 VAC 40-60-400. Physical environment.**

A center must provide an environment that protects the participants from physical harm but is not so restrictive as to inhibit physical, intellectual, emotional, or social stimulation.

**22 VAC 40-60-410. Location of facility.**

An adult day care center shall not be located where conditions exist that would be hazardous to the physical health and safety of participants.

**22 VAC 40-60-430. Special requirements for nonambulatory or physically impaired individuals.**

A. If the center is licensed for nonambulatory participants, at least one separate entrance shall be ramped, wheelchair-accessible, or at ground level, with no steps, so that participants can evacuate safely in the event of fire or emergency.

B. Doorways and passageways shall be wide enough to accommodate wheelchairs and walkers, before any participant who uses a wheelchair or a walker is accepted for care.

**22 VAC 40-60-440. Maintenance of buildings and grounds.**

- A. The buildings and grounds shall be well maintained and free from safety hazards.
- B. An area shall be available and accessible so that participants shall have opportunities for supervised outdoor activities. The area shall be equipped with appropriate seasonal outdoor furniture.
- C. A safe area for discharge and pick-up shall be available to accommodate daily arrival and departure of participants.
- D. Adequate outdoor lighting shall be provided to ensure safe ambulation and loading and unloading of participants upon arrival and departure if the center operates during hours of dim light or darkness.
- E. Grounds shall be properly maintained to include mowing of grass and removal of snow and ice.
- F. All interior and exterior stairways and ramps shall have a nonslip surface or carpet. If carpet or other covering is used, it shall be secured to the stairways or ramps.
- G. Sturdy handrails shall be provided on all stairways, ramps, elevators, and at all changes in floor level.
- H. All interior and exterior stairways, changes in floor level, and ramps shall be indicated by a warning strip or contrast in color to aid participants who have impaired vision.

**22 VAC 40-60-490. General areas.**

- A. Any center licensed after July 1, 2000 shall provide at least 50 square feet of indoor floor space for each participant, in addition to hallways, office space, bathrooms, storage space, or other rooms or areas that are not normally used for program activities.
- B. There shall be sufficient and suitable space for planned program activities that may be interchangeable or adaptable for a variety of activities including meals.
  - 1. There shall be at least one room with sufficient space for the participants to gather together for large group activities.
  - 2. There shall be rooms or areas appropriate for small group activities and individual activities.
- C. Furnishings.
  - 1. The furniture shall be sturdy, safe, and appropriate for elderly and impaired adults.
  - 2. All centers shall have:
    - a. At least one chair for each participant and each staff person, excluding any people who remain in wheelchairs throughout the day;
    - b. Table space adequate for all participants to take part in activities at the same time; and
    - c. Recliners, lounge chairs, rockers, or other seating to allow participants to relax and rest.

**22 VAC 40-60-500. Privacy space.**

Space shall be available to allow privacy for participants during interviews, visits, telephone conversations, counseling, therapy, and other similar activities.

**22 VAC 40-60-520. Dining area.**

- A. Dining areas shall have a sufficient number of sturdy tables and chairs to serve all residents, either all at one time or in shifts.
- B. If the center is licensed for nonambulatory participants, the dining area shall be large enough to provide sufficient table space and floor space to accommodate participants in wheelchairs.

**22 VAC 40-60-550. Rest area.**

- A. A separate room or area shall be available for participants who become ill, need to rest, or need to have privacy. The separate room or area shall be equipped with one bed, comfortable cot or recliner for every 12 participants.
- B. Additional beds, comfortable cots or recliners shall be available to accommodate scheduled rest periods. In centers that are open for evening or night care, beds shall be available for participants who need them.
- C. A minimum of one pillow covered with a pillow case, two sheets and one blanket, spread or covering per bed or cot shall be provided.
- D. Additional covering or blankets and pillows shall be available as necessary for recliners.

**22 VAC 40-60-554. Storage.**

- A. Sufficient space shall be provided to store coats, sweaters, umbrellas, toilet articles, and similar personal possessions of participants and staff.
- B. Sufficient space shall be available for equipment, materials, and supplies used in the program.

**PART VII.**

**PROGRAMS AND SERVICES.**

**22 VAC 40-60-691. Goals of programs and services.**

Programs and services shall be designed to:

- 1. Keep participants active, within the limitations permitted by physicians' orders.
- 2. Encourage participants to maintain maximal independence in the activities of daily living.
- 3. Assist participants to adjust to their disabilities and to redirect their interests if they are no longer able to maintain involvement in past activities.

**22VAC 40-60-692. Rights of participants.**

- A. The participant shall be treated as an adult with consideration, respect and dignity, including privacy in treatment and in care for personal needs.
- B. The participant shall be encouraged and supported to maintain the highest level of personal and functional independence that conditions and circumstances permit.
- C. The participant shall be encouraged to participate in planning for his care, in program planning, and in deciding to participate in a given activity, to the extent possible.
- D. The participant shall be involved in a program of services designed to promote a positive attitude about his usefulness and capabilities, and designed to encourage learning, growth, and awareness of constructive ways to develop talents and interests.
- E. The participant shall be cared for in an atmosphere of sincere interest and concern in which needed support and services are provided.
- F. The privacy and confidentiality of each participant shall be fully respected.
- G. The participant shall not be abused, exploited, punished, coerced or threatened in any way.
- H. The participant shall be protected from solicitation, harassment and unwanted visitors.
- I. Services provided shall meet acceptable standards of care. There shall be a good faith effort to provide care according to the plan of care. Satisfaction with care shall be routinely checked and concerns addressed.
- J. The participant shall have the right to voice grievances about care or treatment without discrimination or reprisal.

## ZONING ORDINANCE PROVISIONS

### 9-006 General Standards

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

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

### 9-304 Standards for all Category 3 Uses

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

1. For public uses, it shall be concluded that the proposed location of the special exception use is necessary for the rendering of efficient governmental services to residents of properties within the general area of the location.
2. Except as may be qualified in the following Sections, all uses shall comply with the lot size requirements of the zoning district in which located.
3. Except as may be qualified in the following Sections, all uses shall comply with the bulk regulations of the zoning district in which located; however, subject to the provisions of Sect. 9-607, the maximum building height for a Category 3 use may be increased.

4. All uses shall comply with the performance standards specified for the zoning district in which located, including the submission of a sports illumination plan as may be required by Part 9 of Article 14.
5. Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans.

**9-309 Additional Standards for Child Care Centers and Nursery Schools**

1. In addition to complying with the minimum lot size requirements of the zoning district in which located, the minimum lot area shall be of such size that 100 square feet of usable outdoor recreation area shall be provided for each child that may use the space at any one time. Such area shall be delineated on a plat submitted at the time the application is filed.

For the purpose of this provision, usable outdoor recreation area shall be limited to:

- A. That area not covered by buildings or required off-street parking spaces.
  - B. That area outside the limits of the minimum required front yard, unless specifically approved by the Board in commercial and industrial districts only.
  - C. Only that area which is developable for active outdoor recreation purposes.
  - D. An area which occupies no more than eighty (80) percent of the combined total areas of the required rear and side yards.
2. All such uses shall be located so as to have direct access to an existing or programmed public street of sufficient right-of-way and cross-section width to accommodate pedestrian and vehicular traffic to and from the use as determined by the Director. To assist in making this determination, each applicant, at the time of application, shall provide an estimate of the maximum expected trip generation, the distribution of these trips by mode and time of day, and the expected service area of the facility. As a general guideline, the size of the use in relation to the appropriate street type should be as follows, subject to whatever modification and conditions the Board deems to be necessary or advisable:

<b>Number of Persons</b>	<b>Street Type</b>
1-75	Local
76-660	Collector
660 or more	Arterial

3. All such uses shall be located so as to permit the pick-up and delivery of all persons on the site.
4. Such use shall be subject to the regulations of Chapter 30 of The Code or Title 63.2, Chapter 17 of the Code of Virginia.

## 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.

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**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.

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**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

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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.

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#### 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		