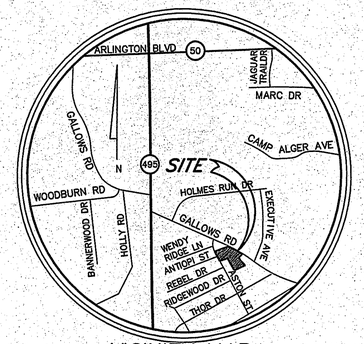
RECEIVED
Department of Planning & Zoning
MAR 12 2013
Zoning Evaluation Division

BRIGHTVIEW/ GALLOWS ROAD ASSEMBLAGE

SPECIAL EXCEPTION PLAT

FAIRFAX COUNTY, VIRGINIA

JULY, 2012
REVISED: AUGUST 22, 2012
REVISED: NOVEMBER 9, 2012
REVISED: DECEMBER 26, 2012
REVISED: JANUARY 25, 2013
REVISED: MARCH 11, 2013



VICINITY MAP
SCALE: 1" = 2,000'

CONTRACT PURCHASER/APPLICANT

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

ATTORNEY/AGENT

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

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

SHEET INDEX

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

ENGINEER/LANDSCAPE ARCHITECT/PLANNER

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

Application No. SE 2012-MA-017 Staff B. Krasner
APPROVED (SE) (SP) PLAN
See Development Conds Dated 3/14/2013
Date of (BOS) (PC) (BZA) Approval 4/9/2013
Sheet 1 of 17

COMMONWEALTH OF VIRGINIA
PETER L. RINEK
Lic. No. 388
03-11-13
LANDSCAPE ARCHITECT

PROJECT # 11582.01

SITE TABULATIONS:

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

* ONE SPACE FOR EVERY 3 BEDS PLUS ONE SPACE FOR EVERY EMPLOYEE (104 BEDS AND 28 EMPLOYEES = 104/3 + 28 = 35 + 28 OR 63 SPACES)

** ONE SPACE FOR THE FIRST 10,000 s.f. OF GFA PLUS ONE ADDITIONAL SPACE FOR EACH ADDITONAL 100,000 s.f. OF GFA OR MAJOR FRACTION THEREOF

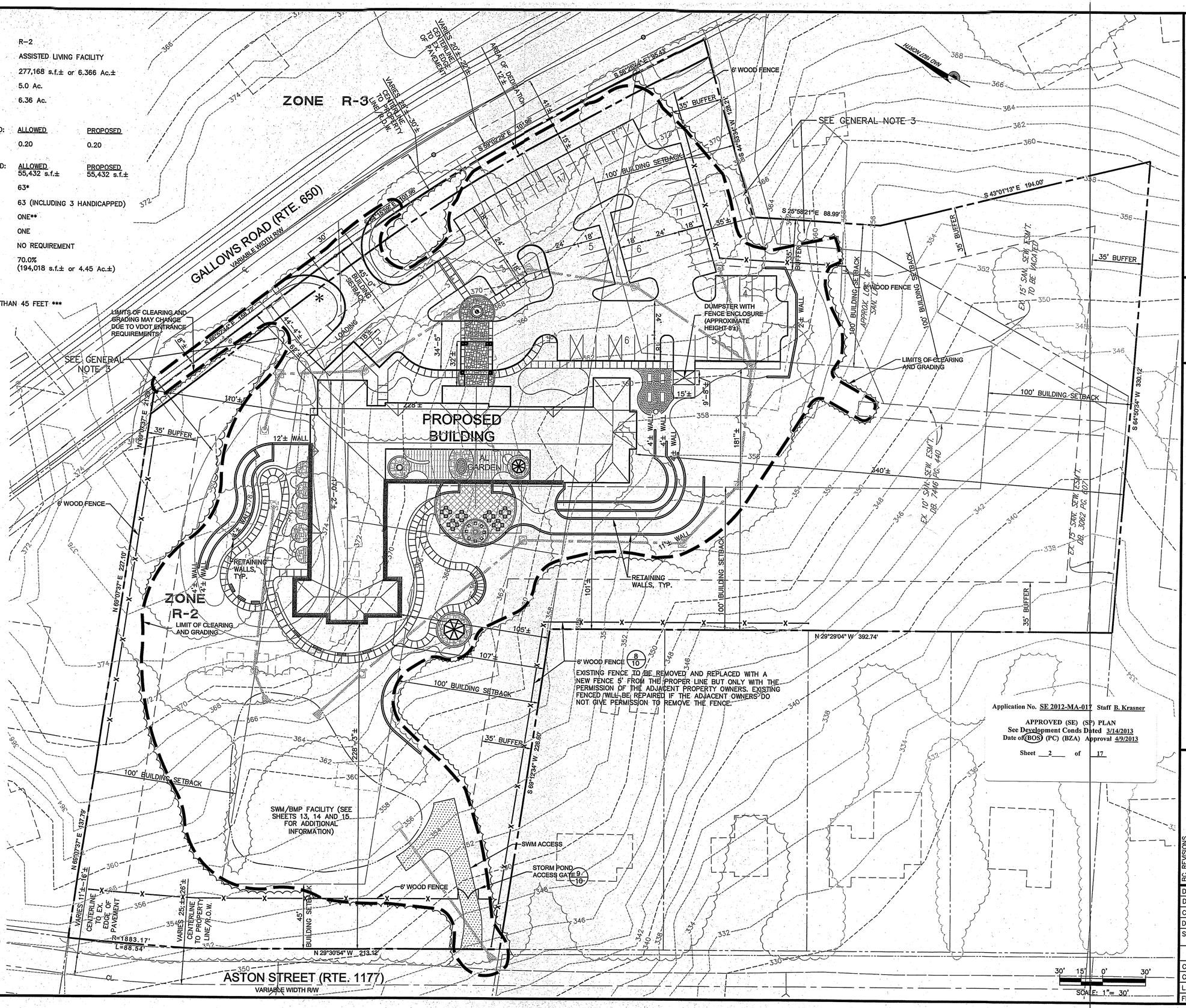
*** HEIGHT AS DEFINED BY THE FAIRFAX COUNTY ZONING ORDINANCE

GENERAL NOTES:

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

LEGEND:

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



Application No. SE 2012-MA-017 Staff B. Krasner

APPROVED (SE) (SP) PLAN
See Development Conds Dated 3/14/2013
Date of (BOS) (PC) (BZA) Approval 4/9/2013

Sheet 2 of 17

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

COMMONWEALTH OF VIRGINIA
PETER L. RINEK
Lic. No. 388
03-11-13
LANDSCAPE ARCHITECT

SPECIAL EXCEPTION PLAT
BRIGHTVIEW–GALLOWS ROAD

MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

BC REVISIONS	
REVISED: 8-22-12	
REVISED: 11-9-12	
REVISED: 12-26-12	
REVISED: 01-25-13	
REVISED: 03-11-13	
OWNER: BRIGHTVIEW DEVELOPMENT, LLC 218 N. CHARLES STREET, SUITE 220 BALTIMORE, MD 21201	(410) 246-7486
DESIGNED BY: PLR	
DRAFTED BY: CAD	
CHECKED BY: PLR	
DATE: JULY 17, 2012	
SCALE: HOR. 1"= 30' VERT. 1" = 30'	
SHEET 2 OF 17	
CO. NO.	
CAD NAME: SE11582-SEP	
LAYOUT: SE PLAN	
FILE NO. 11582-03	

GENERAL NOTES:

1. THE PROPERTIES DELINEATED ON THIS SPECIAL EXCEPTION (SE) PLAT ARE LOCATED ON TAX ASSESSMENT MAP NO. 59–2 ((10)), PART OF PARCEL 1 AND 59–2 ((1)), PARCELS 47, 48, AND PART OF PARCEL 49, AND ARE ZONED R–2.

2. THE BOUNDARY INFORMATION SHOWN HEREON IS COMPILED FROM DEEDS OF RECORD AND ADJACENT INFORMATION AND DOES NOT REPRESENT A BOUNDARY SURVEY OF THE SITE.

3. THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON FAIRFAX COUNTY GIS AERIAL INFORMATION AND HAS BEEN INTERPOLATED FROM 5 FEET TO 2 FEET CONTOUR INTERVALS.

4. THE PROPERTY SHOWN ON THIS SE IS IN THE MASON MAGISTERIAL DISTRICT, THE ACCOTINK M–2 SEWER–SHED AND THE ACCOTINK CREEK WATERSHED.

5. TO THE BEST OF OUR KNOWLEDGE THIS DEVELOPMENT IS IN CONFORMANCE WITH THE FAIRFAX COUNTY COMPREHENSIVE PLAN FOR THIS PARCEL AND WILL CONFORM TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS AND CONDITIONS WITH THE EXCEPTION OF THE FOLLOWING REQUESTS:

* REQUEST A WAIVER AND/OR MODIFICATION OF THE BARRIER REQUIREMENTS AT ALL PROPERTY LINES IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 13, SECTION 13–305, PARAGRAPH 12 OF THE ZONING ORDINANCE. A SIX (6) FEET SOLID WOOD FENCE HAS BEEN PROVIDED AT THE LOCATIONS AS SHOWN ON SHEET 6 – LANDSCAPE BUFFER PLAN.

* REQUEST A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENTS AT ALL PROPERTY LINES IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 13, SECTION 13–305, PARAGRAPH 3 AS FOLLOWS:

MODIFICATION OF THE TRANSITIONAL SCREENING WIDTHS AND/OR PLANTING REQUIREMENTS ALONG ALL PROPERTY BOUNDARIES (EXCEPT FOR THE TRANSITIONAL SCREENING AREA 'A' BOUNDARY ADJACENT TO THE PARKING LOT) IN FAVOR OF USING THE EXISTING VEGETATION SUPPLEMENTED WITH THE PROPOSED PLANTINGS AS SHOWN ON THE PLAN.

* WAIVER OF THE ONROAD BIKE ROUTE (TRAIL) ALONG GALLOWS ROAD. ADDITIONAL DEDICATION HAS BEEN PROVIDED TO ACCOMMODATE A BIKE LANE, HOWEVER, NO FRONTAGE IMPROVEMENTS ARE PROPOSED WITH THIS PLAN.

6. ACCORDING TO THE FAIRFAX COUNTY–COUNTYWIDE TRAILS PLAN (ADOPTED BY THE BOARD OF SUPERVISORS JUNE 17, 2002), AN ONROAD BIKE ROUTE (TRAIL) IS REQUIRED ALONG GALLOWS ROAD. A WAIVER OF THIS REQUIREMENT IS REQUESTED IN GENERAL NOTE 5 ABOVE. NO TRAILS ARE REQUIRED ALONG ASTON STREET.

7. THE SITE IS SERVED BY PUBLIC WATER AND SANITARY SEWER. THE FAIRFAX COUNTY WATER AUTHORITY IS THE PUBLIC WATER SUPPLY AGENCY FOR THIS DEVELOPMENT. THE COUNTY OF FAIRFAX IS THE SANITARY SEWER SUPPLY AGENCY FOR THIS DEVELOPMENT.

8. THIS PLAN SHOWS ALL KNOWN EXISTING UNDERGROUND UTILITIES AND ALL EXISTING UTILITY EASEMENTS OF 25' OR MORE. THE LOCATIONS OF THE EASEMENTS SHOWN ARE FROM TAX RECORDS AND/OR DEEDS AND INFORMATION OF RECORD AND SHOULD NOT BE REGARDED AS CORRECT AND FINAL.

9. THIS PLAN DOES NOT SHOW PROPOSED UTILITIES. ALL NECESSARY PUBLIC UTILITIES ARE READILY ACCESSIBLE TO THE SITE AND WILL BE EXTENDED BY THE DEVELOPER OR UTILITY COMPANY. UTILITY PLANS AND PROFILES WILL BE SUBMITTED IN THE FUTURE FOR CONSTRUCTION PURPOSES.

10. THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON THIS SITE. IF ANY SUBSTANCES ARE FOUND, THE METHODS FOR DISPOSAL SHALL ADHERE TO COUNTY, STATE AND/OR FEDERAL LAW.

11. THERE ARE NO KNOWN GRAVES OR PLACES OF BURIAL ON SITE.

12. THE PROPOSED LIMITS OF CLEARING AND GRADING ARE SHOWN ON THE PLAN. THESE LIMITS ARE APPROXIMATE AND SUBJECT TO ADJUSTMENT AT THE TIME OF FINAL GRADING, ENGINEERING AND LOCATION OF PROPOSED UTILITIES. WHERE THE LIMITS OF CLEARING AND GRADING ARE SHOWN ADJACENT TO A PROPERTY LINE, IT SHOULD BE ASSUMED THAT THE LIMITS EXTEND TO THE PROPERTY LINE.

13. ANY AND ALL OFF–SITE GRADING, PARKING, ACCESS, UTILITY CROSSINGS, ETC. SHALL BE ALLOWED WITH THE PERMISSION OF THE ADJACENT HOMEOWNERS AND/OR THEIR ASSOCIATED HOMEOWNER'S ASSOCIATION.

14. IN ACCORDANCE WITH PROVISIONS OF ARTICLE 9, PART 0, SECTION 9–004, PARAGRAPH 4 OF THE FAIRFAX COUNTY ZONING ORDINANCE, MINOR MODIFICATIONS TO AN APPROVED SPECIAL EXCEPTION MAY BE PERMITTED WHEN IT IS DETERMINED BY THE ZONING ADMINISTRATOR THAT SUCH ARE IN SUBSTANTIAL CONFORMATNCE WITH THE APPROVED SPECIAL EXCEPTION OR PROFFERED CONDITIONS AND THAT SUCH ARE IN RESPONSE TO ISSUES OF TOPOGRAPHY, DRAINAGE, UNDERGROUND UTILITIES, STRUCTURAL SAFETY, LAYOUT, DESIGN, VEHICULAR CIRCULATION OR REQUIREMENTS OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION OR FAIRFAX COUNTY.

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

1. APPLICATION TO BE SUBMITTED WITH THIS PLAN.

2. A. BOUNDARY INFORMATION AS SHOWN ON THE PLAN.

B. REFER TO THE SITE TABULATIONS ON SHEET 2 FOR SITE AREA.

C. SCALE AND NORTH ARROW AS SHOWN ON THE PLAN.

D. THE LOCATION, DIMENSIONS AND MAXIMUM HEIGHT OF THE PROPOSED BUILDING ARE SHOWN ON THE PLAN OR INCLUDED IN THE SITE TABULATIONS ON SHEET 2. THE LOCATION, DIMENSIONS AND MAXIMUM HEIGHT OF ALL EXISTING BUILDINGS ARE SHOWN OF SHEET 4 – EXISTING CONDITIONS AND EXISTING VEGETATION MAP. THE APPROXIMATE LOCATIONS OF POSSIBLE ENTRY FEATURES/SIGNS ARE SHOWN ON THE PLAN. THESE FEATURES HAVE NOT BEEN DESIGNED, CONSEQUENTLY, THEIR EXACT LOCATIONS AND DIMENSIONS AND, THE LOCATIONS AND THE TYPE OF LIGHTING FOR THESE FEATURES AND ALL SIGNS ARE NOT KNOWN AT THIS TIME. THERE ARE 18 EXISTING STRUCTURES ON SITE. ALL STRUCTURES ARE TO BE REMOVED. THE DATES OF CONSTRUCTION FOR ALL EXISTING STRUCTURES ARE NOT KNOWN.

E. THE ANGLE OF BULK PLANE IS SHOWN BELOW. THE REQUIRED DIMENSIONS FOR THE PROPOSED FACILITY ARE AS SHOWN ON THE PLAN. THE REQUIRED DIMENSIONS FOR THE EXISTING STRUCTURES ARE SHOWN ON SHEET 4 – EXISTING CONDITIONS AND EXISTING VEGETATION MAP. TRANSITIONAL SCREENS AND BARRIERS, WHERE REQUIRED, ARE AS SHOWN ON SHEET 5 – LANDSCAPE PLAN. A MODIFICATION OF THE TRANSITIONAL SCREENING AND A WAIVER OF THE BARRIER REQUIREMENTS HAS BEEN REQUESTED. REFER TO GENERAL NOTE 5 FOR ADDITIONAL INFORMATION CONCERNING THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS.

F. PUBLIC RIGHT– OF–WAY DEDICATION AND FRONTAGE IMPROVEMENTS PLAN ARE AS SHOWN ON THE PLAN. THE REQUIRED DIMENSIONS ARE SHOWN ON THE PLAN. EXISITNG CURBS CUTS AND DRIVEWAY APRONS WILL BE REMOVED AND REPLACED WITH CURB, GUTTER AND SIDEWALK AS SHOWN ON THE PLAN.

G. MEANS OF INGRESS AND EGRESS ARE AS SHOWN ON THE PLAN.

H. PROPOSED PARKING SPACE INFORMATION IS AS SHOWN ON THE PLAN AND INCLUDED IN THE SITE TABULATIONS ON SHEET 2. EXISTING PARKING SPACE INFORMATION IS SHOWN ON SHEET 4 – EXISTING CONDITIONS AND EXISTING VEGETATION MAP.

I. THE SITE IS SERVED BY PUBLIC WATER AND SANITARY SEWER.

J. REFER TO SHEETS 14, 15 AND 16 FOR ALL REQUIRED STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES INFORMATION.

K. REFER TO THE SITE TABULATIONS ON SHEET 2 FOR THE NUMBER OF RESIDENTS, THE PROPOSED GROSS FLOOR AREA AND THE PROPOSED FLOOR AREA RATIO.

L. REFER TO GENERAL NOTE 3 FOR TOPOGRAPHIC INFORMATION.

M. THE LIMITS OF CLEARING AND GRADING ARE AS SHOWN ON THE PLAN. PROPOSED LANDSCAPING AND, TRANSITIONAL SCREENING AND BARRIERS, WHERE REQUIRED, MODIFIED OR WAIVED, ARE AS SHOWN ON SHEET 5 – LANDSCAPE PLAN. REFER TO SHEET 4 – EXISTING CONDITIONS AND EXISTING VEGETATION MAP FOR ALL EXISTING VEGETATION INFORMATION.

N. THERE ARE NO RESOURCE PROTECTION AREAS, FEMA MAPPED FLOOD PLAINS, OR ENVIRONMENT QUIALITY CORRIDORS LOCATED WITHIN THE SITE. THE DISTANCE TO THE PROPOSED STRUCTURE IS SHOWN ON THE PLAN. THE DISTANCE TO THE CLOSEST EXISTING STRUCTURE IS SHOWN ON SHEET 4, EXISTING CONDITIONS AND EXISTING VEGETATION MAP.

O. USEABLE OUTDOOR RECREATION AREAS ARE AS SHOWN ON THE PLAN.

P. REFER TO GENERAL NOTE 8 FOR INFORMATION CONCERNING EXISTING UTILITY EASEMENTS.

Q. REFER TO GENERAL NOTES 5 AND 6 FOR INFORMATION CONCERNING COMPREHENSIVE PLAN TRAILS REQUIREMENTS.

R. THERE ARE NO KNOWN GRAVES OR PLACES OF BURIAL ON SITE.

S. SEAL AND SIGNATURE AS SHOWN ON THE PLAN.

3. ZONING MAP WILL BE SUBMITTED WITH THIS PLAN.

4. SITE PHOTOGRAPHS WILL BE SUBMITTED WITH THIS PLAN.

5. SOILS MAP IS NOT REQUIRED.

6. AFFIDAVIT WILL BE SUBMITTED WITH THIS PLAN.

7. WRITTEN STATEMENT DESCRIBING THE PROPOSED USE GIVING ALL PERTINENT INFORMATION WILL BE SUBMITTED WITH THIS PLAN.

8. APPLICANT AND CONTRACT PURCHASER:
SHELTER DEVELOPMENT, LLC
218 N. CHARLES STREET, SUITE 220
BALTIMORE, MD. 21201

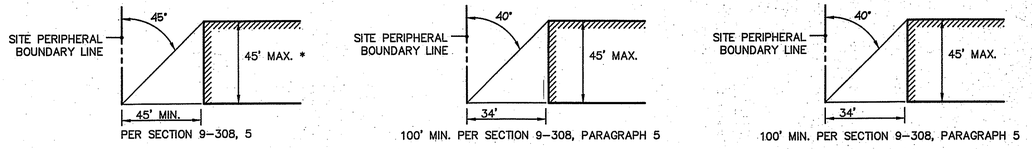
OWNER OF PARCEL 49:
ERIC H. SCHEIDER, TRUSTEE OF THE REVOCABLE
INTERVIVOS TRUST OF SARA S. SCHEIDER.
8725 CHERRY DRIVE
FAIRFAX, VIRGINIA 22031
DB. 18578 PG. 937

OWNERS OF LOTS 47 AND 48:
JAMES N. CHACONAS,
MARIANNE F. CHACONAS AND
KAREN P. CHACONAS
3226 VALLEY LN
FALLS CHURCH VA 22044
DB. 22308 PG. 0544

OWNER OF LOT 1:
CHARLES F. SCHEIDER, III FAMILY TRUST

9. THE SITE IS NOT WITHIN ANY OVERLAY DISTRICTS.

10. APPLICATION FEE WILL BE SUBMITTED
WITH THIS PLAN.



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

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

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

ANGLE OF BULK PLANE

NO SCALE

Application No. SE 2012-MA-017 Staff B. Krasner

APPROVED (SE) (SP) PLAN
See Development Conds Dated 3/14/2013
Date of (BOS) (PC) (BZA) Approval 4/9/2013

Sheet 3 of 17

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

COMMONWEALTH OF VIRGINIA
PETER L. BINEK
Lic. No. 388
03-11-13
LANDSCAPE ARCHITECT

SPECIAL EXCEPTION PLAT
GENERAL NOTES AND COMMENTS

BRIGHTVIEW–GALLOWS ROAD

MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

BC REVISIONS
8–22–12
REVISED 11–9–12
REVISED 12–26–12
01–25–13
03–11–13
SHELTER DEVELOPMENT, LLC
218 N. CHARLES STREET, SUITE 220
BALTIMORE, MD 21201
(410) 246–7486

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

XREFS:

EXISTING VEGETATION MAP SUMMARY TABLE AND NARRATIVE:

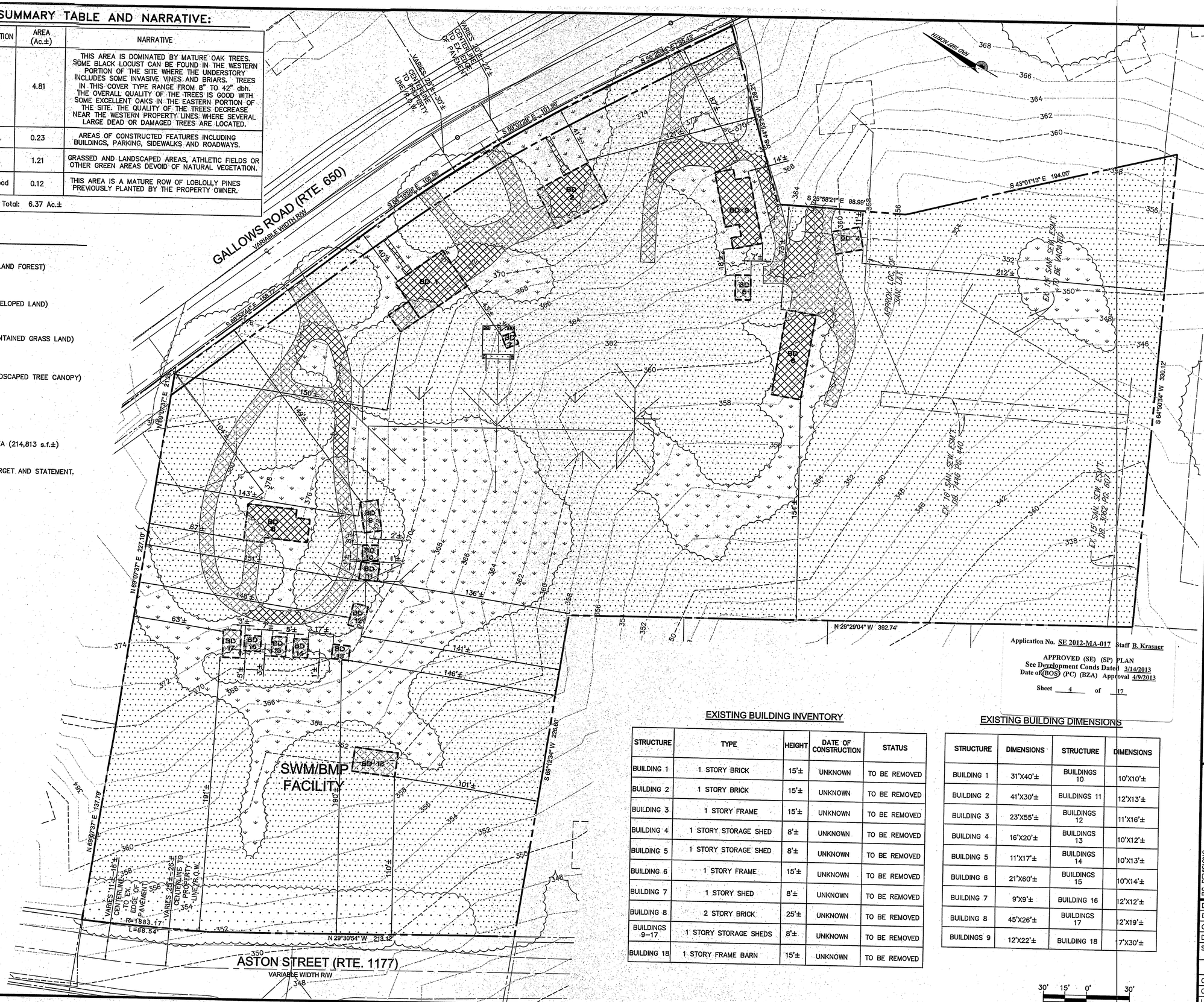
COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	CONDITION	AREA (Ac.±)	NARRATIVE
2	Oak	Mature	Good	4.81	THIS AREA IS DOMINATED BY MATURE OAK TREES. SOME BLACK LOCUST CAN BE FOUND IN THE WESTERN PORTION OF THE SITE WHERE THE UNDERSTORY INCLUDES SOME INVASIVE VINES AND BRIARS. TREES IN THIS COVER TYPE RANGE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

LEGEND:

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

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

SEE SHEET 7 FOR THE TREE PRESERVATION TARGET AND STATEMENT.



Application No. SE 2012-MA-017 Staff B. Krasner

APPROVED (SE) (SP) PLAN
See Development Conds Dated 3/14/2013
Date of (BOS) (PC) (BZA) Approval 4/9/2013

Sheet 4 of 17

EXISTING BUILDING INVENTORY

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

EXISTING BUILDING DIMENSIONS

STRUCTURE	DIMENSIONS	STRUCTURE	DIMENSIONS
BUILDING 1	31'X40'±	BUILDINGS 10	10'X10'±
BUILDING 2	41'X30'±	BUILDINGS 11	12'X13'±
BUILDING 3	23'X55'±	BUILDINGS 12	11'X16'±
BUILDING 4	16'X20'±	BUILDINGS 13	10'X12'±
BUILDING 5	11'X17'±	BUILDINGS 14	10'X13'±
BUILDING 6	21'X60'±	BUILDINGS 15	10'X14'±
BUILDING 7	9'X9'±	BUILDING 16	12'X12'±
BUILDING 8	45'X26'±	BUILDINGS 17	12'X19'±
BUILDINGS 9	12'X22'±	BUILDING 18	7'X30'±

30' 15' 0' 30'
SCALE: 1"= 30'

CERTIFIED ARBORIST

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

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

COMMONWEALTH OF VIRGINIA
PETER L RINEK
Lic. No. 388
03-11-13
LANDSCAPE ARCHITECT

SPECIAL EXCEPTION PLAT
EXISTING CONDITIONS AND EXISTING VEGETATION MAP
BRIGHTVIEW–GALLOWS ROAD
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

BC REVISIONS	
8–22–12	
REVISED 11–9–12	
REVISED: 12–26–12	
01–25–13	
03–11–13	
OWNER	SHELTER DEVELOPMENT, LLC 250 N. CHARLES STREET, SUITE 220 BALTIMORE, MD 21201 (410) 246–7486
DESIGNED BY: PLR	
DRAFTED BY: CAD	
CHECKED BY: PLR	
DATE: JULY 17, 2012	
SCALE:	HOR. 1"= 30' VERT. 1" = 30'
SHEET 4 OF 17	
CO. NO.	
CAD NAME: SE11582–EVM	
LAYOUT: EVM	
FILE NO. 11582–03	

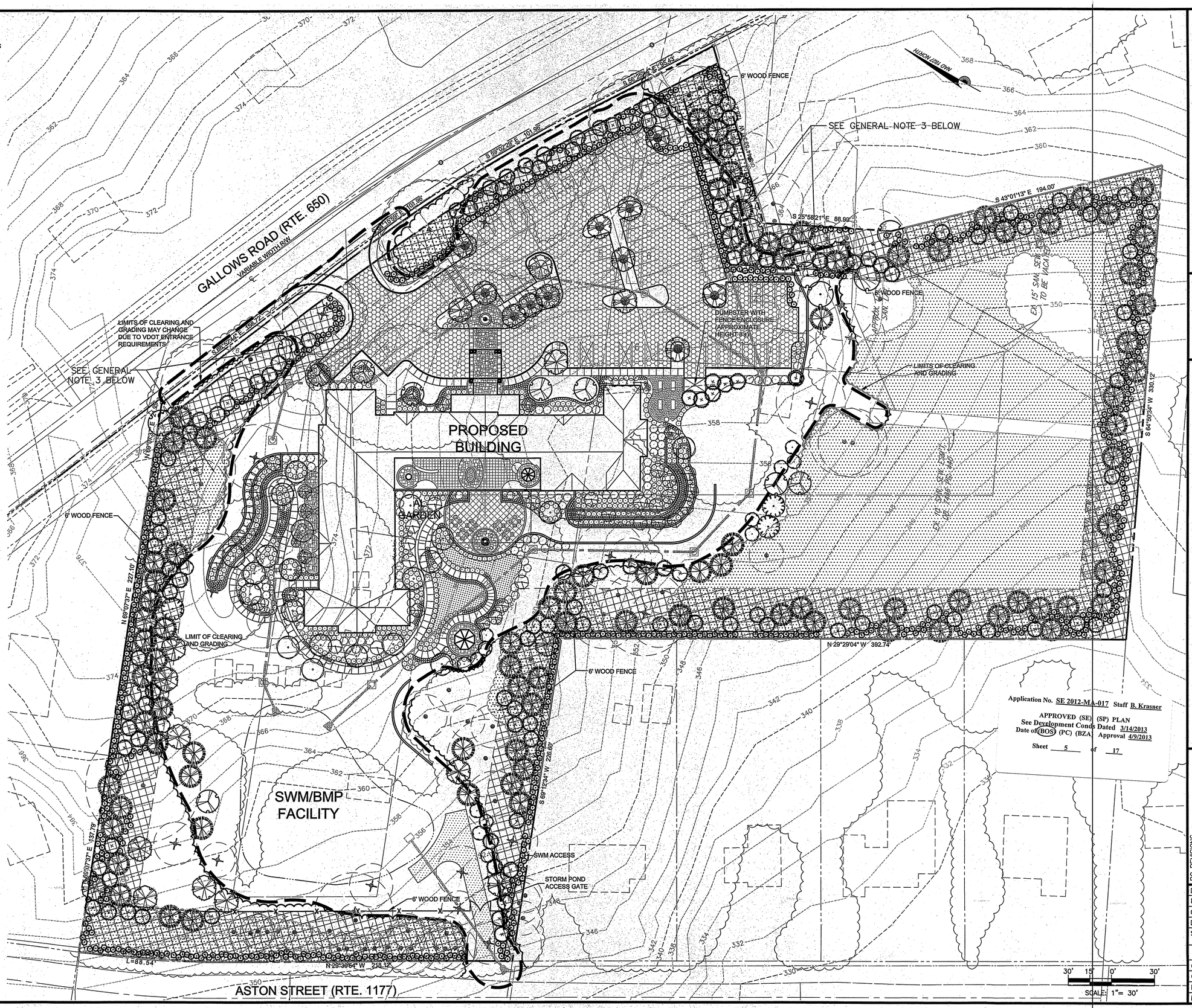
XREFS:

LEGEND:

- LIMITS OF CLEARING AND GRADING
- EXISTING TREELINE
- PROPOSED FINAL TREELINE
- PROPOSED TREELINE FOR AREAS OF EXISTING TREE CANOPY CREDIT ONLY
- MODIFIED TRANSITIONAL SCREENING AREA (SEE SHEET 6 AND GENERAL NOTE 5 ON SHEET 3 FOR ADDITIONAL INFORMATION)
- POST DEVELOPMENT 10-YEAR TREE CANOPY CREDIT AREA (79,216 s.f.±)
- INTERIOR PARKING LOT AREA (29,111 s.f.±)
- CATEGORY IV DECIDUOUS (SHADE) TREE
- INTERIOR PARKING LOT SHADE TREE (CATEGORY IV DECIDUOUS TREE)
- CATEGORY II–III DECIDUOUS (ORNAMENTAL) TREE
- CATEGORY II–III EVERGREEN TREE
- CATEGORY IV EVERGREEN TREE
- POSSIBLE ROOF DECK WALL WITH PLANTINGS (PLANT MATERIAL TO BE DETERMINED. NOT TREE CANOPY CREDIT SHALL BE TAKEN FOR ANY PLANTS PROVIDED.)
- SHRUBS, PERENNIALS AND/OR GROUNDCOVER
- EXISTING TREES TO BE PRESERVED (SEE SHEET 8)
- EXISTING TREES TO BE REMOVED (SEE SHEET 8)
- EVERGREEN SHRUBS

GENERAL NOTES:

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



Application No. SE 2012-MA-017 Staff B. Krasner

APPROVED (SE) (SP) PLAN
See Development Conds Dated 3/14/2013
Date of (BOS) (PC) (BZA) Approval 4/9/2013

Sheet 5 of 17

BC Consultants
Planners · Engineers · Surveyors · Landscape Architects
12600 Fair Lakes Circle, Suite 100, Fairfax, VA 22033
(703)449-8100 (703)449-8106 (Fax)
www.bcconsultants.com

COMMONWEALTH OF VIRGINIA
PETER L. BINEK
Lic. No. 388
03-11-13
LANDSCAPE ARCHITECT

SPECIAL EXCEPTION PLAT
LANDSCAPE PLAN
BRIGHTVIEW–GALLOWS ROAD

MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

BC REVISIONS
8–22–12
REVISED 11–09–12
REVISED 12–26–12
REVISED 01–25–13
REVISED 03–11–13

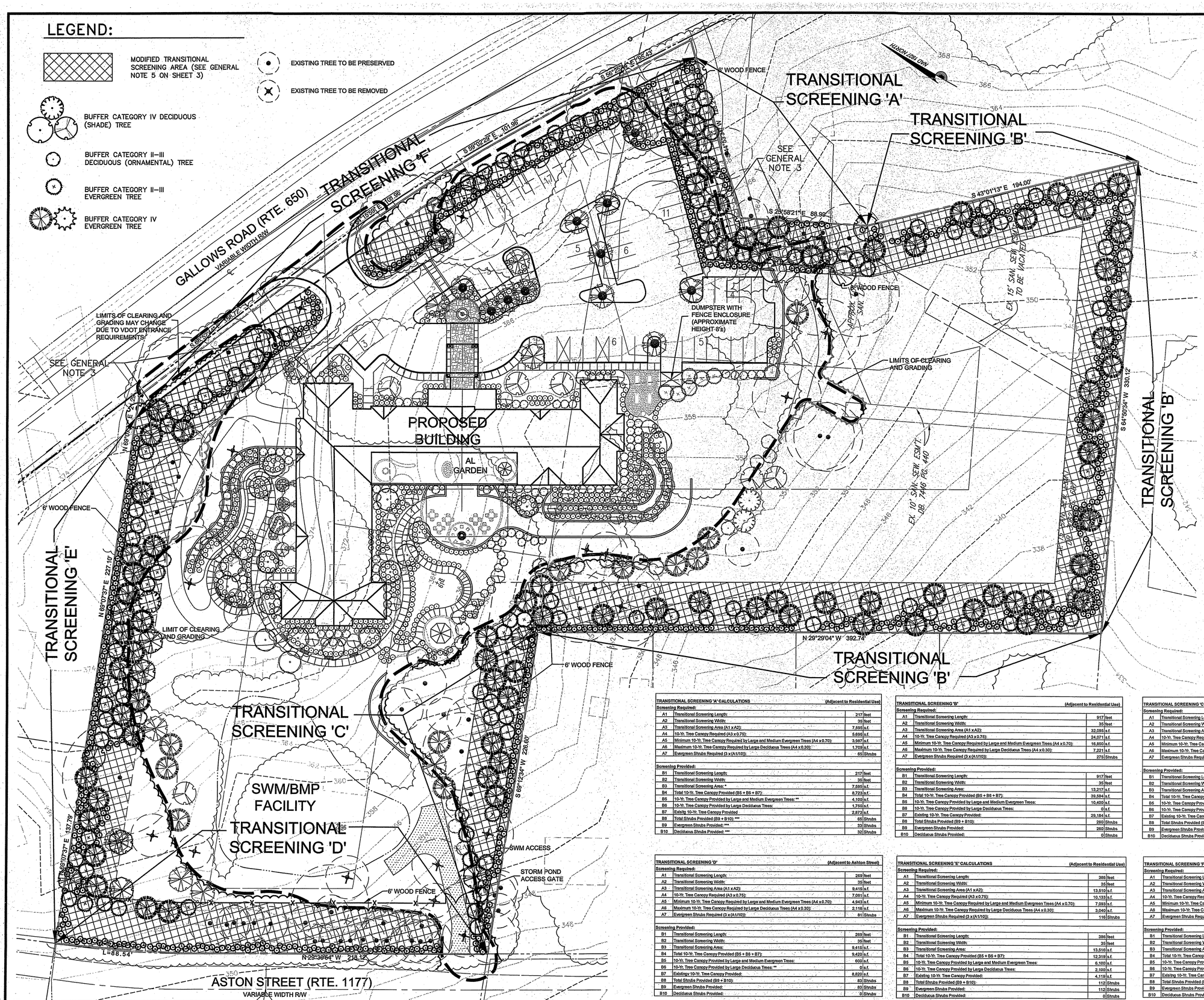
OWNER
SHELTER DEVELOPMENT, LLC
218 N. CHARLES STREET, SUITE 220
BALTIMORE, MD 21201
(410) 246–7486

DESIGNED BY: PLR	
DRAFTED BY: CAD	
CHECKED BY: PLR	
DATE: JULY 17, 2012	
SCALE:	HOR. 1"= 30' VERT. 1" = 30'
SHEET 5 OF 17	
CO. NO.	
CAD NAME: SE11582–LSC	
LAYOUT: LSC PLAN	
FILE NO. 11582–03	

XREFS:

LEGEND:

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



GENERAL NOTES:

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

Application No. SE 2012-MA-017 Staff B. Krasner

APPROVED (SE) (SP) PLAN
See Development Conds Dated 3/14/2013
Date of (BOS) (PC) (BZA) Approval 4/9/2013

Sheet 6 of 17

30' 15' 0' 30'
SCALE: 1"= 30'

TRANSITIONAL SCREENING 'A' CALCULATIONS		(Adjacent to Residential Use)	
Screening Required:			
A1	Transitional Screening Length:	217	feet
A2	Transitional Screening Width:	35	feet
A3	Transitional Screening Area (A1 x A2):	7,595	s.f.
A4	10-Yr. Tree Canopy Required (A3 x 0.75):	5,696	s.f.
A5	Minimum 10-Yr. Tree Canopy Required by Large and Medium Evergreen Trees (A4 x 0.70):	3,987	s.f.
A6	Maximum 10-Yr. Tree Canopy Required by Large Deciduous Trees (A4 x 0.30):	1,709	s.f.
A7	Evergreen Shrubs Required (3 x(A1/10)):	65	Shrubs
Screening Provided:			
B1	Transitional Screening Length:	217	feet
B2	Transitional Screening Width:	35	feet
B3	Transitional Screening Area: *	7,595	s.f.
B4	Total 10-Yr. Tree Canopy Provided (B5 + B6 + B7):	8,723	s.f.
B5	10-Yr. Tree Canopy Provided by Large and Medium Evergreen Trees: **	4,100	s.f.
B6	10-Yr. Tree Canopy Provided by Large Deciduous Trees:	1,750	s.f.
B7	Existig 10-Yr. Tree Canopy Provided	2,873	s.f.
B8	Total Shrubs Provided (B9 + B10): ***	65	Shrubs
B9	Evergreen Shrubs Provided: ***	33	Shrubs
B10	Deciduous Shrubs Provided: ***	32	Shrubs

TRANSITIONAL SCREENING 'B'		(Adjacent to Residential Use)	
Screening Required:			
A1	Transitional Screening Length:	917	feet
A2	Transitional Screening Width:	35	feet
A3	Transitional Screening Area (A1 x A2):	32,095	s.f.
A4	10-Yr. Tree Canopy Required (A3 x 0.75):	24,071	s.f.
A5	Minimum 10-Yr. Tree Canopy Required by Large and Medium Evergreen Trees (A4 x 0.70):	16,850	s.f.
A6	Maximum 10-Yr. Tree Canopy Required by Large Deciduous Trees (A4 x 0.30):	7,221	s.f.
A7	Evergreen Shrubs Required (3 x(A1/10)):	275	Shrubs
Screening Provided:			
B1	Transitional Screening Length:	917	feet
B2	Transitional Screening Width:	35	feet
B3	Transitional Screening Area:	13,217	s.f.
B4	Total 10-Yr. Tree Canopy Provided (B5 + B6 + B7):	39,584	s.f.
B5	10-Yr. Tree Canopy Provided by Large and Medium Evergreen Trees:	10,400	s.f.
B6	10-Yr. Tree Canopy Provided by Large Deciduous Trees:	0	s.f.
B7	Existing 10-Yr. Tree Canopy Provided:	29,184	s.f.
B8	Total Shrubs Provided (B9 + B10):	260	Shrubs
B9	Evergreen Shrubs Provided:	260	Shrubs
B10	Deciduous Shrubs Provided:	0	Shrubs

TRANSITIONAL SCREENING 'C'		(Adjacent to Residential Use)	
Screening Required:			
A1	Transitional Screening Length:	229	feet (ave. length)
A2	Transitional Screening Width:	35	feet
A3	Transitional Screening Area (A1 x A2):	8,015	s.f.
A4	10-Yr. Tree Canopy Required (A3 x 0.75):	6,011	s.f.
A5	Minimum 10-Yr. Tree Canopy Required by Large and Medium Evergreen Trees (A4 x 0.70):	4,208	s.f.
A6	Maximum 10-Yr. Tree Canopy Required by Large Deciduous Trees (A4 x 0.30):	1,803	s.f.
A7	Evergreen Shrubs Required (3 x (A1/10)):	69	Shrubs
Screening Provided:			
B1	Transitional Screening Length:	229	feet (ave. length)
B2	Transitional Screening Width:	35	feet
B3	Transitional Screening Area:	8,015	s.f.
B4	Total 10-Yr. Tree Canopy Provided (B5 + B6 + B7):	6,469	s.f.
B5	10-Yr. Tree Canopy Provided by Large and Medium Evergreen Trees:	3,500	s.f.
B6	10-Yr. Tree Canopy Provided by Large Deciduous Trees:	500	s.f.
B7	Existing 10-Yr. Tree Canopy Provided:	2,469	s.f.
B8	Total Shrubs Provided (B9 + B10):	62	Shrubs
B9	Evergreen Shrubs Provided:	62	Shrubs
B10	Deciduous Shrubs Provided:	0	Shrubs

TRANSITIONAL SCREENING 'D'		(Adjacent to Ashton Street)	
Screening Required:			
A1	Transitional Screening Length:	269	feet
A2	Transitional Screening Width:	35	feet
A3	Transitional Screening Area (A1 x A2):	9,415	s.f.
A4	10-Yr. Tree Canopy Required (A3 x 0.75):	7,061	s.f.
A5	Minimum 10-Yr. Tree Canopy Required by Large and Medium Evergreen Trees (A4 x 0.70):	4,943	s.f.
A6	Maximum 10-Yr. Tree Canopy Required by Large Deciduous Trees (A4 x 0.30):	2,118	s.f.
A7	Evergreen Shrubs Required (3 x(A1/10)):	81	Shrubs
Screening Provided:			
B1	Transitional Screening Length:	269	feet
B2	Transitional Screening Width:	35	feet
B3	Transitional Screening Area:	9,415	s.f.
B4	Total 10-Yr. Tree Canopy Provided (B5 + B6 + B7):	9,420	s.f.
B5	10-Yr. Tree Canopy Provided by Large and Medium Evergreen Trees:	600	s.f.
B6	10-Yr. Tree Canopy Provided by Large Deciduous Trees: **	0	s.f.
B7	Existing 10-Yr. Tree Canopy Provided:	8,820	s.f.
B8	Total Shrubs Provided (B9 + B10):	83	Shrubs
B9	Evergreen Shrubs Provided:	83	Shrubs
B10	Deciduous Shrubs Provided:	0	Shrubs

TRANSITIONAL SCREENING 'E' CALCULATIONS		(Adjacent to Residential Use)	
Screening Required:			
A1	Transitional Screening Length:	386	feet
A2	Transitional Screening Width:	35	feet
A3	Transitional Screening Area (A1 x A2):	13,510	s.f.
A4	10-Yr. Tree Canopy Required (A3 x 0.75):	10,133	s.f.
A5	Minimum 10-Yr. Tree Canopy Required by Large and Medium Evergreen Trees (A4 x 0.70):	7,093	s.f.
A6	Maximum 10-Yr. Tree Canopy Required by Large Deciduous Trees (A4 x 0.30):	3,040	s.f.
A7	Evergreen Shrubs Required (3 x(A1/10)):	116	Shrubs
Screening Provided:			
B1	Transitional Screening Length:	386	feet
B2	Transitional Screening Width:	35	feet
B3	Transitional Screening Area:	13,510	s.f.
B4	Total 10-Yr. Tree Canopy Provided (B5 + B6 + B7):	12,319	s.f.
B5	10-Yr. Tree Canopy Provided by Large and Medium Evergreen Trees:	6,100	s.f.
B6	10-Yr. Tree Canopy Provided by Large Deciduous Trees:	2,100	s.f.
B7	Existing 10-Yr. Tree Canopy Provided:	4,119	s.f.
B8	Total Shrubs Provided (B9 + B10):	112	Shrubs
B9	Evergreen Shrubs Provided:	112	Shrubs
B10	Deciduous Shrubs Provided:	0	Shrubs

TRANSITIONAL SCREENING 'F'		(Adjacent to Gallows Road)	
Screening Required:			
A1	Transitional Screening Length:	432	feet
A2	Transitional Screening Width:	35	feet
A3	Transitional Screening Area (A1 x A2):	15,120	s.f.
A4	10-Yr. Tree Canopy Required (A3 x 0.75):	11,340	s.f.
A5	Minimum 10-Yr. Tree Canopy Required by Large and Medium Evergreen Trees (A4 x 0.70):	7,938	s.f.
A6	Maximum 10-Yr. Tree Canopy Required by Large Deciduous Trees (A4 x 0.30):	3,402	s.f.
A7	Evergreen Shrubs Required (3 x(A1/10)):	130	Shrubs
Screening Provided:			
B1	Transitional Screening Length:	432	feet
B2	Transitional Screening Width:	24	feet
B3	Transitional Screening Area (Average):	10,368	s.f.
B4	Total 10-Yr. Tree Canopy Provided (B5 + B6 + B7):	6,440	s.f.
B5	10-Yr. Tree Canopy Provided by Large and Medium Evergreen Trees:	2,200	s.f.
B6	10-Yr. Tree Canopy Provided by Large Deciduous Trees:	1,750	s.f.
B7	Existing 10-Yr. Tree Canopy Provided:	2,490	s.f.
B8	Total Shrubs Provided (B9 + B10):	121	Shrubs
B9	Evergreen Shrubs Provided:	121	Shrubs
B10	Deciduous Shrubs Provided:	0	Shrubs

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

COMMONWEALTH OF VIRGINIA
PETER L. RINEK
Lic. No. 388
03-11-13
LANDSCAPE ARCHITECT

SPECIAL EXCEPTION PLAT
LANDSCAPE BUFFER PLAN
BRIGHTVIEW–GALLOWS ROAD

MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

BC REVISIONS
8–22–12
REVISED 11–09–12
REVISED 12–26–12
REVISED 01–25–13
REVISED 03–11–13

OWNER:
SHELTER DEVELOPMENT, LLC
218 N. CHARLES STREET, SUITE 220
BALTIMORE, MD 21201
(410) 246–7486

DESIGNED BY: PLR
DRAFTED BY: CAD
CHECKED BY: PLR
DATE: JULY 17, 2012
SCALE: HOR. 1"= 30'
VERT. 1" = 30'
SHEET 6 OF 17
CO. NO.
CAD NAME: SE11582–LSCBUF
LAYOUT: LSC BUFFER
FILE NO. 11582–03

XREFS:

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

A.	TREE PRESERVATION TARGET CALCULATIONS AND STATEMENT	Totals (s.f.)
A1	Pre-development Area of Existing Tree Canopy	214,813
A2	Percentage of Gross Site Area Covered by Existing Tree Canopy (A1/B1)	94.6%
A3	Percentage of 10-year Tree Canopy Required for the Site (See Note 1 Below)	30%
A4	Percentage of the 10-Year Tree Canopy Requirement That Should be Met Through Tree Preservation	94.6%
A5	Proposed Percentage of Canopy Requirement That Will be Met Through Tree Preservation (C10/B7)	116.2%
A6	Has the Tree Preservation Target Minimum Been Met?	Yes
A7	If A6 is no, then a request to deviate from the Tree Preservation Target shall be provided on the plan that states one or more of the justifications listed in §12-0507.3 along with a narrative that provides a site-specific explanation of why the Tree Preservation Target cannot be meet. Provide sheet number where deviation request is located. The narrative shall be prepared in accordance with §12-0507.4.	N/A
B.	TREE CANOPY REQUIREMENT	
B1	Identify Gross Area	227,168
B2	Subtract Areas Dedicated to Parks, and Road Frontage	0
B3	Subtract Area of Exemption	0
B4	Adjusted Gross Site Area B1- (B2+B3)	227,168
B5	Identify Site's Zoning and/or Use	R-2
B6	Percentage of 10-Year Tree Canopy Required	30%
B7	Area of 10 Year Tree Canopy Required (B4xB6)	68,150
B8	Modification of 10-Year Tree Canopy Requirements Requested	No
B9	If B8 is Yes, Then List Plan Sheets Where Modification Request Is Located	N/A
C.	TREE CANOPY PRESERVATION	
C1	Tree Preservation Target Area (B7 x A4)	64,444
C2	Total Canopy Area Meeting Standards of §12-0200	0
C3	C2 x 1.25	0
C3.1	Total Canopy Area Meeting Standards of §12-0200 But Does Not Qualify for Bonus Multiplier	79,216
C3.2	C3.1 x 1.00	79,216
C4	Total Canopy Area Provided by Unique or Valuable Forest or Woodland Community	0
C5	C4 x 1.5	0
C6	Total Canopy Area Provided by "Heritage," Memorial," Specimen," or "Street Tree"	0
C7	C6 x 1.5 to 3.0	0
C8	Canopy Area of Trees Within Resource Protection Areas and 100-Year Floodplains	0
C9	C8 x 1.0	0
C10	Totals of C3, C3.1, C5, C7 and C9	79,216
D.	TREE PLANTING	
D1	Area of Canopy to be Met Through Tree Planting (B7-C10)	0
D2	Area of Canopy Planted for Air Quality Benefits	0
D3	D2 x 1.5	0
D4	Area of Canopy Planted for Energy Conservation	0
D5	D4 x 1.5	0
D6	Area of Canopy Planted for Water Quality Benefits	0
D7	D6 x 1.25	0
D8	Area of Canopy Planted for Wildlife Benefits	0
D9	D8 x 1.5	0
D10	Area of Canopy Provided by Native Species	0
D11	D10 x 1.5	0
D12	Area of Canopy Provided by Improved Cultivars and Varieties	0
D13	D12 x 1.25	0
D14	Area of Canopy Provided Through Tree Seedling	0
D14.1	D14 x 1.0	0
D15	Area of Canopy Provided Through Native Shrubs or Wood Seed Mix	0
D15.1	D15 x 1.0	0
D16	Percentage of D14 Represented by D15 (D15/D14) Must not exceed 33% of D14	
D16.1	Area of Canopy Planted With No Multiplier (See Note 2 Below)	40,975
D17	Total Canopy Area Provided Through Tree Planting	
	(Totals of D3, D5, D7, D9, D11, D13, D14.1, D15.1 and D16.1)	40,975
D18	Is an Offsite Planting Relief Requested?	No
D19	Tree Bank or Tree Fund	N/A
D20	Canopy Area Requested to be Provided Through Offsite	
	Banking or Tree Fund	0
D21	Amount to be Deposited into the Tree Preservation and	
	Planting Fund	0
E.	TOTAL OF 10-YEAR TREE CANOPY PROVIDED	
E1	Total of Canopy Area Provided Through Tree Preservation (C10)	79,216
E2	Total of Canopy Area Provided Through Tree Planting (D17)	40,975
E3	Total of Canopy Area Provide Through Offsite Mechanism (D20)	0
E4	Total of 10-Year Tree Canopy Provided (Totals of E1, E2 and E3)	120,191

NOTE:

THE 10 YEAR CANOPY CREDIT AREA MAY CHANGE WITH THE REASSESSMENT OF TREES AT THE SITE PLAN PHASE AND WITH FINAL ENGINEERING.

LANDSCAPE IMPLEMENTATION POLICY

URBAN FOREST MANAGEMENT
POLICY ON LANDSCAPE IMPLEMENTATION
January 1, 2009

This compilation of selected portions of the Public Facilities Manual is intended to summarize and clarify regulations pertaining to the implementation of landscape plans on development sites subject to review and inspection by the County. Included are regulations governing the most common areas of noncompliance experienced by staff in the course of conducting landscape inspections, and a brief summary of the policy regarding seasonal landscape deferrals.

Tree Species and Size

1. Trees and shrubs that are planted shall be of the species and size specified on the approved plans. There shall be no deviations from the approved sizes specified except as approved by Fairfax County Urban Forest Management (UFMD). (PFM 12-0705.1A)

2. All trees and shrubs shall meet the standards for sizes and quality specified in the American Association of Nurserymen's American Standard for Nursery Stock, (ANSI Z60.1-1996). See attachment #1. (PFM 12-0705.1B)

Species Substitutions

3. Species substitutions within the tree categories listed in Table 12.19 are generally accepted unless otherwise specified by proffered conditions, development conditions, special exceptions, or special permits. Any tree substitution shall also be in conformance with the following. (PFM 12-0705.1C)
   a. ***Plant Diversity*** - The use of substitutions shall not result in any species making up more than 10 percent of the total number of trees required to be planted on the site. (PFM 12-0514.1L)
   b. ***Authorization*** - A letter signed by the permittee shall be provided to UFMD acknowledging any proposed substitutions to trees and shrubs shown on the approved plans. (PFM 12-0705.1C(2))
   c. ***Substitutions Outside of Tree Category*** - Substitution of a tree shown on the approved plan from one tree category, as listed in PFM Table 12.19, with a tree from a different category shall require a revision to the approved plan. (PFM 12-0805.1C(3))
   d. ***Species Suitability*** - Substituted species must be suited to the post-development conditions of the planting location for which it is intended. (PFM 12-0601.1E)
   e. ***Additional Tree Cover Credit*** - In cases where additional tree cover credit has been given, no tree substitutions shall be made except as approved by the Urban Forest Management. Examples of additional credit include the following:
      Air Quality, PFM 12-0509.4B(1)
      Energy Conservation, PFM 12-0509.4B(2)
      Water Quality, PFM 12-0509.4B(3)
      Wildlife Benefits, PFM 12-0509.4B(4)
      Native Trees, PFM 12-0509.4B(5)

Planting Locations

4. Planting locations of all trees on the site shall be in substantial conformance with the approved plan. UFMD acknowledges that not all trees may be optimally located, as shown on the plan, and encourage input from Permittees and their landscape professionals regarding proposed improvements that might be implemented. Any substantive deviations from the approved plan that are made in the field must be approved by UFMD and shall be in conformance with the following:
   a. ***Planting Area*** - At least the minimum size planting area shall be provided for each tree according to its projected 10-year tree cover area as found in Table 12.7. (PFM 12-0601.1B)
   b. ***Environmental Conditions*** - Light, moisture, and other conditions affecting the health and viability of the tree at the field location shall be suitable for the species. (PFM 12-0601.1E)
   c. ***Compacted Soil*** – If planting in areas that have been previously compacted, the soil shall be properly prepared (tilled and amended as needed based on soil samples) to a depth of 12 inches, prior to installation of landscape material. Soil within individual planting holes shall not be amended. (PFM 12-0705.3B)
   d. ***Restrictive Barriers*** - Trees shall be planted no closer than four feet from any restrictive barrier. (PFM 12-0509.4E(5)
   d. ***Spacing*** - Trees shall be spaced so that the outer limit of their projected 10-year tree cover area, as indicated in Table 12.19, does not significantly overlap; or as determined appropriate by UFMD for site conditions and to promote long-term survival. (PFM 12-0509.4E(6))
   e. ***Easements*** - Trees for tree cover credit shall not be planted within any existing or proposed public utility easement or within five feet of storm drainage easements that contain pipes. In addition, trees shall not be planted in an area that will interfere with existing or proposed utilities or with maintenance of the utility, as determined by the Director of DPWES. (PFM 12-0514.6B)

Staking and Guying

5. Staking and guying should only be implemented where site conditions warrant their use. Planted trees should be assessed individually and staking and guying installed only as required. Conditions where staking and guying may be necessary to ensure stability include: windy locations, steep slopes, or where vandalism may be a concern. All staking and guying material must be removed within one year of plant installation (PFM 12-0705.3C)

Seasonal Landscape Deferrals

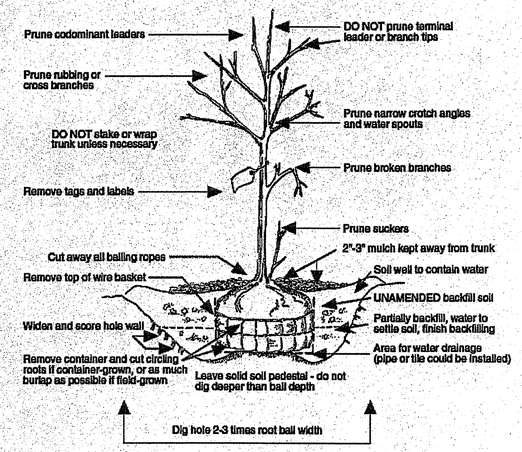
6. A Seasonal Landscape Deferral may be granted when seasonal or weather-related conditions, such as excessively wet soil, extended periods of drought, or frozen ground, substantially reduce the survivability of the plant material, as determined by the Urban Forest Management. A request for a landscape deferral will not be granted for landscaping required prior to the issuance of a RUP or Non-RUP when seasonal or weather-related conditions on the site plan do not preclude planting. Lack of species availability may justify the approval of a Seasonal Landscape Deferral when specific plant species are required by proffers or conditions.

7. The party responsible for the placement of the performance bond and conservation deposit for the project shall act as the Applicant for this seasonal deferral. Seasonal Landscape Deferral request forms can be obtained from the Environmental and Facilities Inspections Division or the Urban Forest Management.

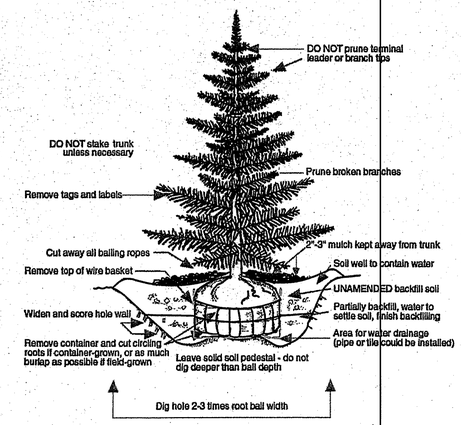
8. At the time of final inspection for release of performance bond and conservation deposit, all of the plant material is inspected. Plant material previously inspected, as part of the process to release any deferral deposit that may have existed, is not exempt from this final inspection. All plant material must be healthy and in good condition.

Requirements Prior to Approval of RUP/Non-RUP

9. The landscaping and screening requirements of Article 13 or of any approved proffered condition, special permit, special exception or variance must be completed prior to approval of any Residential or Non-Residential Use Permit; provided, however, that completion of the requirements may be delayed when justification satisfactory to the Director is provided; such justification shall include an agreement and bond with surety satisfactory to the Director for completion in accordance with a firm schedule for timely completion. (ZO 18-704.3) See Seasonal Landscape Deferrals above.



1/7 TREE PLANTING GUIDELINE NOT TO SCALE
12A–Tree Planting–VA



2/7 EVERGREEN PLANTING GUIDELINE NOT TO SCALE
12A–Tree Planting–VA

PLANT SCHEDULE AND TREE CANOPY CALCULATIONS :

QTY.		CULTURE*				TREE CANOPY CALCULATIONS AREA/TREE (s.f.)	TOTAL CANOPY AREA (s.f.)
7	CATEGORY IV DECIDUOUS TREES	TBD	B & B	3" Cal		250	1,750
46	CATEGORY IV DECIDUOUS TREES	TBD	B & B	2" Cal.		200	9,200
11	CATEGORY II -III DECIDUOUS TREES	TBD	B&B	1" Cal.		NOT LESS THAN 75	825
85	CATEGORY IV EVERGREEN TREES	TBD	B & B	8'		200	17,000
122	CATEGORY II-III EVERGREEN TREES	TBD	B & B	8'		NOT LESS THAN 100	12,200
						SUBTOTAL	40,975
						CULTURE MULTIPLIER**	TBD
						TOTAL	**40,975**

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

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

TRANSITIONAL SCREENING AND BARRIERS

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

INTERIOR PARKING LOT LANDSCAPING CALCULATIONS

INTERIOR PARKING LOT AREA: 29,111 s.f.±

AREA REQUIRED FOR INTERIOR PARKING LOT LANDSCAPING: 0.05 X 29,111 s.f. = 1,420 s.f.±

NUMBER OF SHADE TREES REQUIRED AT 200 s.f. PER TREE: 1,456 s.f./200 s.f. = 7.28 OR 8

NUMBER OF SHADE TREES PROVIDED AT 200 s.f. PER TREE: 12 TREES

Application No. SE 2012-MA-017 Staff B. Krasner

APPROVED (SE) (SP) PLAN
See Development Conds Dated 3/14/2013
Date of (BOS) (PC) (BZA) Approval 4/9/2013

Sheet 7 of 17

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

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

COMMONWEALTH OF VIRGINIA
PETER L. RINEK
Lic. No. 388
03-11-13
LANDSCAPE ARCHITECT

SPECIAL EXCEPTION PLAT
LANDSCAPE DETAILS

BRIGHTVIEW–GALLOWS ROAD

MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

BC REVISIONS
8-22-12
REVISED 11-9-12
REVISED 12-26-12
REVISED 01-25-13
03-11-13

OWNER
SHELTER DEVELOPMENT, LLC
218 N. CHARLES STREET, SUITE 220
BALTIMORE, MD 21201
(410) 246-7486

DESIGNED BY: PLR
DRAFTED BY: CAD
CHECKED BY: PLR
DATE: JULY 17, 2012
SCALE: HOR. N/A
VERT. N/A

SHEET 7 OF 17

CO. NO.
CAD NAME: SE11582-LSC-DET
LAYOUT: LSC-DET
FILE NO. 11582-03

XREFS:

LEGEND:

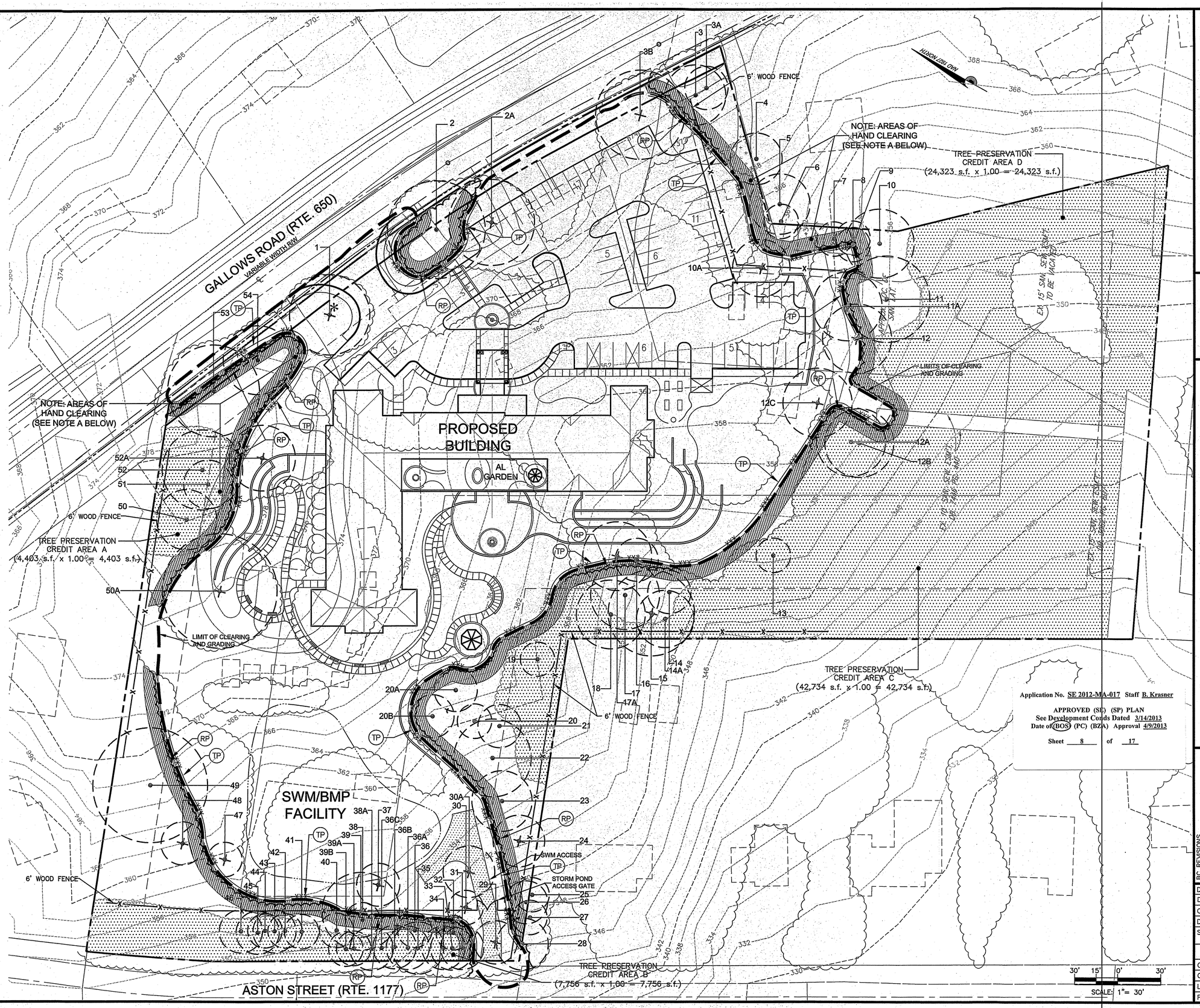
- LIMITS OF CRITICAL ROOT ZONE (CRZ)
- (CRZ) EXISTING TREE TO BE PRESERVED
- (CRZ) EXISTING TREE TO BE REMOVED
- MULCH AREA (3/10)
- POST DEVELOPMENT 10-YEAR TREE CANOPY CREDIT AREA (79,216 s.f.±)
- TP — TREE PROTECTION FENCE (TP) (1/10)
- RP — ROOT PRUNE (RP) (2/10)
- LIMITS OF CLEARING AND GRADING
- EXISTING TREELINE
- PROPOSED FINAL TREELINE
- PROPOSED TREELINE FOR AREAS OF EXISTING TREE CANOPY CREDIT ONLY

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

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

CERTIFIED ARBORIST

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



Application No. SE 2012-MA-017 Staff B. Krasner

APPROVED (SE) (SP) PLAN
See Development Conds Dated 3/14/2013
Date of (BOS) (PC) (BZA) Approval 4/9/2013

Sheet 8 of 17

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

COMMONWEALTH OF VIRGINIA
PETER L. RINEK
Lic. No. 388
03-11-13
LANDSCAPE ARCHITECT

SPECIAL EXCEPTION PLAT
TREE PRESERVATION PLAN
BRIGHTVIEW–GALLOWS ROAD

MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

BC REVISIONS	
8-22-12	REVISED 11-9-12
REVISED: 12-26-12	
REVISED: 01-25-13	
03-11-13	
OWNER: SHELTER DEVELOPMENT, LLC 218 N. CHARLES STREET, SUITE 220 BALTIMORE, MD 21201 (410) 246-7486	

DESIGNED BY: PLR	
DRAFTED BY: CAD	
CHECKED BY: PLR	
DATE: JULY 17, 2012	
SCALE: HOR. 1"= 30' VERT. 1" = 30'	
SHEET 8 OF 17	
CO. NO.	
CAD NAME: SE11582-TPP	
LAYOUT: TPP	
FILE NO. 11582-03	

XREFS:

TREE INVENTORY AND CONDITION ANALYSIS

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

CERTIFIED ARBORIST

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

Application No. SE 2012-MA-017 Staff B. Krasner

APPROVED (SE) (SP) PLAN
See Development Conds Dated 3/14/2013
Date of (BOS) (PC) (BZA) Approval 4/9/2013

Sheet 9 of 17

GENERAL NOTES:

1. AT THE SITE PLAN PHASE, SPECIFIC PRUNING METHOD(S) SHALL BE IDENTIFIED ACCORDING TO THE LATEST EDITION OF THE 'ANSI-A300 PRUNING STANDARDS'.
2. SEE SHEET 7 FOR THE TREE PRESERVATION PLAN, SHEET 6 FOR THE TREE PRESERVATION TARGET AND STATEMENT AND SHEET 10 FOR THE TREE PRESERVATION DETAILS AND NARRATIVES.
3. NO OFF-SITE TREES OR CO-OWNED TREES SHALL BE REMOVED WITHOUT THE PRIOR PERMISSION OF THE OFF-SITE OWNER OR CO-OWNER OF THE TREES.
4. TREES 7, 8 AND 9 ARE NEAR THE LIMITS OF CLEARING AND GRADING. THE CLEARING AND GRADING IN THIS AREA IS LIMITED TO THE REMOVAL OF AN EXISTING STRUCTURE AND SHOULD NOT IMPACT THE TREES. UFMD MAY RECOMMEND SPECIAL TREATMENTS FOR THESE TREES.

LEGEND:

TBD :POTENTIAL HAZARD. STATUS TO BE DETERMINED IN CONSULTATION WITH THE UFMD.
P :PRESERVE
R :REMOVE
POS :PRESERVE OFF-SITE
RWP :REMOVE WITH PERMISSION FROM THE UFMD. TREE IS WITHIN UNDISTURBED AREA BUT CONDITIONS WARRANT ITS REMOVAL.
X :CONDUCT ACTIVITY INDICATED
* :DBH/DIAMETER BREAST HEIGHT AS MEASURED 4.5 FEET ABOVE GROUND.
** :CRZ/CRITICAL ROOT ZONE (ONE FOOT OF RADIUS FOR EVERY INCH OF TREE DIAMETER. CRZ FOR TREES WITH MULTIPLE STEMS ARE CALCULATED BASED ON THE DIAMETER OF A TREE WITH A BASAL AREA EQUIVALENT TO THE SUM OF THE BASAL AREAS FOR ALL STEMS MEASURED.
*** :CONDITION RATINGS ARE PROVIDED AS PERCENTAGES BASED ON METHODS OUTLINED IN THE LATEST EDITION OF THE GUIDE FOR PLANT APPRAISAL PUBLISHED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE.

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

COMMONWEALTH OF VIRGINIA
PETER L. RINEK
Lic. No. 388
03-11-13
LANDSCAPE ARCHITECT

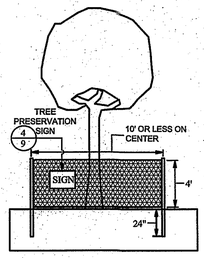
SPECIAL EXCEPTION PLAT
TREE INVENTORY AND CONDITION ANALYSIS
BRIGHTVIEW-GALLOWS ROAD
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

BC REVISIONS
8-22-12
REVISED 11-09-12
REVISED: 12-26-12
REVISED: 01-25-13
03-11-13

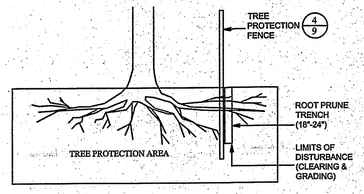
OWNER
SHELTER DEVELOPMENT, LLC
218 N. CHARLES STREET, SUITE 220
BALTIMORE, MD 21201
(410) 246-7486

DESIGNED BY: PLR
DRAFTED BY: CAD
CHECKED BY: PLR
DATE: JULY 17, 2012
SCALE: HOR. N/A VERT. N/A
SHEET 9 OF 17
CO. NO.
CAD NAME:SE11582-TPP-INV
LAYOUT: TPP-INVENTORY
FILE NO. 11582-03
XREFS:

- PRIOR TO ANY CONSTRUCTION ACTIVITY, ALL INDIVIDUAL AND GROUPS OF TREES MARKED FOR PRESERVATION SHALL BE PROTECTED WITH TREE PROTECTION FENCING.
- TREE PROTECTION FENCE SHALL BE POSITIONED DIRECTLY IN THE ROOT PRUNING TRENCH AND BACKFILLED FOR STABILITY OR JUST OUTSIDE THE TRENCH WITHIN THE DISTURBED AREA.
- TREE PROTECTION FENCING SHALL CONSIST OF FOUR FOOT 14-GUAGE WELDED WIRE FENCE ATTACHED TO SIX FOOT TALL T-POSTS DRIVEN 18 INCHES INTO THE GROUND. POSTS SHALL BE NO FURTHER THAN 10 FEET APART.
- WHERE APPROPRIATE, BASED ON EROSION AND SEDIMENT CONTROL PLANS, SUPER SILT FENCE MAY BE USED AS TREE PROTECTION FENCING WITH THE APPROVAL OF FAIRFAX COUNTY.
- TREE PROTECTION FENCING SHALL BE MADE CLEARLY VISIBLE TO ALL CONSTRUCTION PERSONNEL. SIGNS, IN ENGLISH AND SPANISH, WHICH STATES "TREE PRESERVATION AREA - KEEP OUT" SHALL BE INSTALLED ON TREE PROTECTION FENCING EVERY 30 FEET.
- A CERTIFIED ARBORIST SHALL MONITOR THE INSTALLATION OF TREE PROTECTION FENCING.

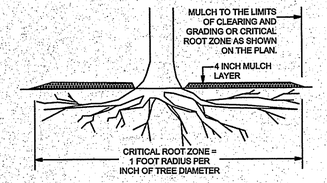


1/10 TREE PROTECTION FENCE
NOT TO SCALE
12A1-809STree Protect



- PRIOR TO ANY CONSTRUCTION ACTIVITY, ALL TREES MARKED FOR PRESERVATION ALONG THE LIMITS OF CLEARING AND GRADING SHALL BE ROOT PRUNED WHERE SHOWN ON THE PLAN.
- ROOT PRUNING SHALL BE CONDUCTED USING A TRENCHER OR VIBRATORY PLOW.
- THE ROOT PRUNING TRENCH SHALL BE A MAXIMUM OF 6 INCHES WIDE AND 18-24 INCHES DEEP. ONCE COMPLETED, THE ROOT PRUNING TRENCH SHALL BE IMMEDIATELY BACK FILLED.
- ROOT PRUNING SHALL BE CONDUCTED UNDER THE SUPERVISION OF A CERTIFIED ARBORIST.

2/9 ROOT PRUNING
NOT TO SCALE
12A1-809S Root Pruning



- SPREAD MULCH BY HAND TO A UNIFORM THICKNESS OF 4 INCHES.
- MULCH SHALL COVER AS MUCH OF THE ENTIRE CRITICAL ROOT ZONE AS POSSIBLE UP TO 10' FROM THE LIMITS OF CLEARING AND GRADING.
- MULCH SHALL CONSIST OF A WOODY MATERIAL THAT HAS BEEN CHIPPED OR SHREDDED OR OTHER APPROVED MATERIAL.
- MULCH SHALL NOT TOUCH THE BASE OF THE TREE.

3/9 PROTECTIVE MULCHING
NOT TO SCALE
12A1-809S Protect Mulch

TREE PRESERVATION AREA
KEEP OUT
NO EQUIPMENT OR MATERIALS ARE TO BE STORED OR DEPOSITED WITHIN THIS AREA. TRAFFIC BY CONSTRUCTION EQUIPMENT AND PERSONNEL IS PROHIBITED.
(CONSTRUCTION COMPANY NAME)
(COMPANY CONTACT PERSON & TELEPHONE NUMBER)
PENALTY FOR VIOLATIONS STRICTLY ENFORCED

SPECIFICATIONS:
DIMENSIONS: WIDTH: 17 INCHES MINIMUM
HEIGHT: 11 INCHES MINIMUM
BACKGROUND COLOR: WHITE
LETTER COLOR: BLACK
LETTER SIZE:
LETTER 1: 1.5 INCH MINIMUM (LARGEST)
LETTER 2: 0.75 INCH MINIMUM
LETTER 3: 0.5 INCH MINIMUM
LETTER 4: 0.375 INCH MINIMUM (SMALLEST)
LANGUAGE: ENGLISH AND SPANISH (SEPARATE SIGNS)

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

4/9 TREE PRESERVATION SIGN
NOT TO SCALE
12A1-809STree Preser Sign

Application No. SE 2012-MA-017 Staff B. Krasner
APPROVED (SE) (SP) PLAN
See Development Conds Dated 3/14/2013
Date of (BOS) (PC) (BZA) Approval 4/9/2013
Sheet 10 of 17

PROJECT ARBORIST SITE MONITORING SCHEDULE

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

INVASIVE SPECIES MANAGEMENT NARRATIVE:

INVASIVE SPECIES ASSESSMENT:

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

INVASIVE SPECIES MANAGEMENT PROGRAM:

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

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

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

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

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

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

CERTIFIED ARBORIST

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

TREE PRESERVATION NARRATIVE:

1. ALL WORK PERFORMED IN ASSOCIATION WITH THIS PLAN SHALL MEET OR EXCEED CURRENT INDUSTRY STANDARDS AS PUBLISHED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA), AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI), OR THE TREE CARE INDUSTRY ASSOCIATION (TCIA). IN THE EVENT TREATMENTS PRESCRIBED ARE NOT COVERED BY AN EXISTING STANDARD, WORK SHALL MEET OR EXCEED STANDARDS APPROVED BY FAIRFAX COUNTY'S URBAN FOREST MANAGEMENT DIVISION (UFMD).

2. THE DEVELOPER SHALL RETAIN A CERTIFIED ARBORIST ("THE ARBORIST") TO ENSURE THE PROPER IMPLEMENTATION OF THE TREE PRESERVATION PLAN ("THIS PLAN"). ALL WORK REQUIRED BY THIS PLAN SHALL BE PERFORMED UNDER THE DIRECT SUPERVISION OF THE ARBORIST AS SPECIFIED IN THE PROJECT ARBORIST SITE MONITORING SCHEDULE AND TO ENSURE THAT ALL ACTIVITIES ARE CONDUCTED IN ACCORDANCE WITH THIS PLAN, ANY APPLICABLE DEVELOPMENT CONDITIONS AND/OR AS APPROVED BY UFMD. MONITORING SHALL OCCUR AT ALL TIMES DURING THE INSTALLATION OF TREE PROTECTION FENCING AND, DURING ANY CLEARING OR GRADING, REMOVAL OF TREES, VEGETATION, OR STRUCTURES OR, THE TRANSPLANTING OF TREES OR VEGETATION OR, ANY OTHER SIMILAR ACTIVITIES ON THE SITE WITHIN 25 FEET OF THE LIMITS OF CLEARING AND GRADING.

3. PRIOR TO ANY CONSTRUCTION ACTIVITY, ALL INDIVIDUAL TREES AND GROUPS OF TREES SHOWN TO BE PRESERVED ON THIS PLAN SHALL BE PROTECTED BY FENCING AS SPECIFIED ON THIS PLAN. THE PROTECTIVE FENCE INSTALLATION SHALL BE MONITORIED AS NOTED IN THE PROJECT ARBORIST SITE MONITORING SCHEDULE. THE FENCING SHALL BE MADE CLEARLY VISIBLE TO ALL CONSTRUCTION PERSONNEL. THE FENCING SHALL BE INSTALLED PRIOR TO ANY WORK BEING CONDUCTED ON THE SITE, INCLUDING THE DEMOLITION OF ANY EXISTING STRUCTURES OR FENCES. THE ARBORIST MUST VERIFY IN WRITING THAT THE FENCING HAS BEEN INSTALLED PRIOR TO ANY WORK OR DEMOLITION ACTIVITIES AND IN ACCORDANCE WITH THE STANDARDS SET FORTH BY THIS PLAN.

4. THE ARBORIST SHALL WALK THE LIMITS OF CLEARING AND GRADING WITH AN URBAN FORESTER FROM UFMD AS NOTED IN THE PROJECT ARBORIST SITE MONITORING SCHEDULE. ANY ADJUSTMENTS AGREED TO BY THE ARBORIST AND UFMD SHALL BE MEMORIALIZED IN WRITING BY BOTH PARTIES BEFORE ANY SUCH ADJUSTMENTS ARE IMPLEMENTED. TREES TO BE REMOVED SHALL BE TAGGED IN THE FIELD. TREES WITHIN THE UNDISTURBED AREA THAT ARE IDENTIFIED IN WRITING BY UFMD AS DEAD OR DYING, IN POOR CONDITION (INCLUDING DISEASED AND DAMAGED, OR TREES THAT POSE A POTENTIAL HAZARD TO HUMAN HEALTH OR PROPERTY MAY BE REMOVED AS PART OF THE CLEARING OPERATION. ANY TREE THAT IS SO IDENTIFIED SHALL BE REMOVED USING A CHAIN SAW AND SUCH REMOVAL SHALL BE ACCOMPLISHED IN A MANNER THAT AVOIDS DAMAGE TO SURROUNDING TREES AND ASSOCIATED UNDERSTORY VEGETATION. IF A STUMP MUST BE REMOVED, THIS SHALL BE DONE USING A STUMP GRINDING MACHINE IN A MANNER CAUSING AS LITTLE DISTURBANCE AS POSSIBLE TO THE ADJACENT TREES AND ASSOCIATED UNDERSTORY VEGETATION AND SOIL CONDITIONS.

5. ALL TREE PRESERVATION RELATED WORK OCCURRING IN OR ADJACENT TO TREE PRESERVATION AREAS SHALL BE ACCOMPLISHED IN A MANNER THAT MINIMIZES DAMAGE TO VEGETATION TO BE PRESERVED, INCLUDING ANY WOODY AND/OR HERBACEOUS VEGETATION OCCURRING IN THE UNDERSTORY. TREES DESIGNATED FOR REMOVAL ALONG THE LIMITS OF DISTURBANCE SHALL BE REMOVED USING A CHAINSAW SO AS TO AVOID DAMAGE TO SURROUNDING TREES TO BE PRESERVED AND UNDERSTORY VEGETATION. THE USE OF POWER EQUIPMENT IN THESE AREAS SHALL BE LIMITED TO SMALL HAND-OPERATED EQUIPMENT SUCH AS CHAINSAWS. ANY WORK THAT REQUIRES THE USE OF LARGER MOTORIZED EQUIPMENT SUCH AS, BUT NOT LIMITED TO, TREE TRANSPLANTING SPADES, SKID LOADERS, TRACTORS, OR ANY ACCESSORY OR ATTACHMENT CONNECTED TO SUCH EQUIPMENT SHALL NOT OCCUR UNLESS REVIEWED AND APPROVED IN WRITING BY UFMD.

6. AS PART OF THE IMPLEMENTATION OF THIS PLAN AND THE SITE PLAN, MANAGEMENT PRACTICES SHALL PROVIDE FOR THE PROTECTION OF UNDERSTORY PLANT MATERIALS, LEAF LITTER AND SOIL CONDITIONS FOUND IN AREAS TO BE LEFT UNDISTURBED, SUBJECT TO THE APPROVAL OF UFMD. THE APPLICANT SHALL ACTIVELY MONITOR THE SITE TO ENSURE THAT INAPPROPRIATE ACTIVITIES SUCH AS THE STORAGE OF CONSTRUCTION MATERIALS, DUMPING OF CONSTRUCTION DEBRIS, AND TRAFFIC BY CONSTRUCTION EQUIPMENT AND PERSONNEL DO NOT OCCUR WITHIN THESE AREAS. THE UNDERSTORY PLANT MATERIALS, LEAF LITTER AND SOIL CONDITIONS SHALL BE RESTORED BY THE APPLICANT TO THE SATISFACTION OF UFMD IF THESE ARE FOUND TO BE DAMAGED, REMOVED OR ALTERED IN A MANNER NOT ALLOWED IN WRITING BY UFMD.

7. PRIOR TO THE SITE PRE-CONSTRUCTION MEETING AND SITE WALK WITH AN URBAN FORESTER FROM UFMD AND THE ARBORIST, THE APPLICANT SHALL HAVE THE LIMITS OF CLEARING AND GRADING MARKED WITH A CONTINUOUS LINE OF FLAGGING.

8. AT LEAST THREE DAYS PRIOR TO THE COMMENCEMENT OF ANY CLEARING, GRADING, OR DEMOLITION ACTIVITIES AND PRIOR TO THE INSTALLATION OF TREE PROTECTION FENCING, UFMD SHALL BE NOTIFIED IN WRITING AND GIVEN THE OPPORTUNITY TO INSPECT THE SITE TO ASSURE THAT ALL INDIVIDUAL TREES TO BE PRESERVED AND ALL AREAS TO BE LEFT UNDISTURBED HAVE BEEN CORRECTLY DELINEATED. UFMD SHALL PROVIDE WRITTEN NOTICE TO THE APPLICANT AS TO WHETHER OR NOT THE AREAS HAVE BEEN DELINEATED CORRECTLY. IF IT IS DETERMINED BY UFMD THAT THE AREAS ARE NOT DELINEATED CORRECTLY, NO GRADING OR CONSTRUCTION ACTIVITIES SHALL OCCUR ON THE SUBJECT PROPERTY UNTIL THE DELINEATION IS CORRECTED AND FIELD VERIFIED BY THE UFMD.

9. ROOT PRUNING: ROOT PRUNING SHALL BE PERFORMED WHEREVER GRADES WILL BE ALTERED WITHIN THE CRITICAL ROOT ZONE OF A TREE TO BE PRESERVED AND SHALL BE CONDUCTED WHERE SHOWN ON THE PLAN OR AS MOST PRACTICAL GIVEN SITE CONSTRAINTS. A VIBRATING PLOW, TRENCHER, STUMP CUTTER OR ARBORIST APPROVED EQUAL SHALL BE USED TO A DEPTH OF 18 INCHES. IF A TRENCHER IS USED THE TRENCH SHALL BE BACKFILLED IMMEDIATELY TO PREVENT ROOT DEHYDRATION. IF SILT FENCE IS TO BE INSTALLED AT THE LIMITS, THE ROOT PRUNING TRENCH MAY BE USED FOR THE INSTALLATION OF SILT FENCE. WHEREVER POSSIBLE, ROOT PRUNING TRENCHES SHOULD BE MULCHED WITH WOOD CHIPS OR MULCH FOUR INCHES DEEP.

10. WOOD CHIPS OR MULCH: WOOD CHIPS OR LEAF AND BRANCH MULCH SHALL BE PLACED AROUND THE LIMITS OF CLEARING AND GRADING IN AREAS WHERE TREES ARE WITHIN 20' OF THE LIMITS OF CLEARING AND GRADING AS SHOWN ON THIS PLAN. CHIPS OR MULCH THAT ARE PRODUCED AS A RESULT OF CLEARING OPERATIONS ON-SITE MAY BE USED FOR THIS PURPOSE AND SHALL BE PLACED BY HAND WITHOUT THE USE OF ENGINE-DRIVEN MACHINERY. CHIPS OR MULCH ARE NOT TO BE PLACED MORE THAN TEN FEET BEYOND THE LIMITS OF CLEARING AND GRADING AND SHALL NOT BE PLACED AT A DEPTH OF NO MORE THAN FOUR INCHES WITHIN THE PRESERVATION AREAS. OUTSIDE THE PRESERVATION AREAS, (WITHIN THE DISTURBED AREA), CHIPS OR LEAF AND BRANCH MULCH MAY BE PLACED AT A DEPTH NOT TO EXCEED TEN INCHES.

11. REFER TO THE PROJECT ARBORIST SITE MONITORING SCHEDULE FOR ADDITIONAL INFORMATION NOT LISTED HERE.

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

COMMONWEALTH OF VIRGINIA
PETER L. RINEK
Lic. No. 388
03-11-13
LANDSCAPE ARCHITECT

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

BC REVISIONS	
8-22-12	
REVISED 11-9-12	
12-26-12	
01-25-13	
03-11-13	
OWNER: SHELTER DEVELOPMENT, LLC 218 N. CHARLES STREET, SUITE 220 BALTIMORE, MD 21201 (410) 246-7486	
DESIGNED BY: PLR	
DRAFTED BY: CAD	
CHECKED BY: PLR	
DATE: JULY 17, 2012	
SCALE: HOR. N/A VERT. N/A	
SHEET 10 OF 17	
CO. NO.	
CAD NAME: SE11582-TPP-DET	
LAYOUT: TPP-DET	
FILE NO. 11582-03	

XREFS:

1/11 ROCKING CHAIR

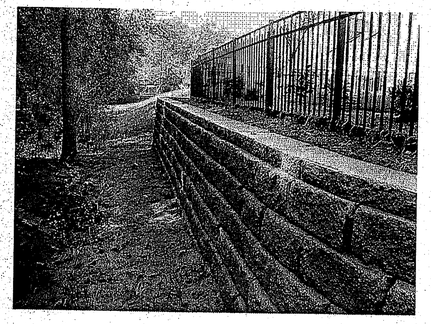
NO SCALE

2/11 PATIO TABLE AND CHAIRS

NO SCALE

3/11 LIGHT FIXTURE

NO SCALE



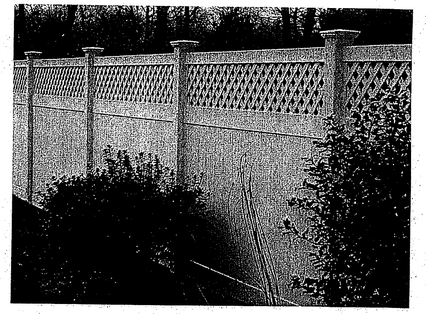
4/11 SEGMENTAL RETAINING WALL

NO SCALE

Application No. SE 2012-MA-017 Staff B. Krasner

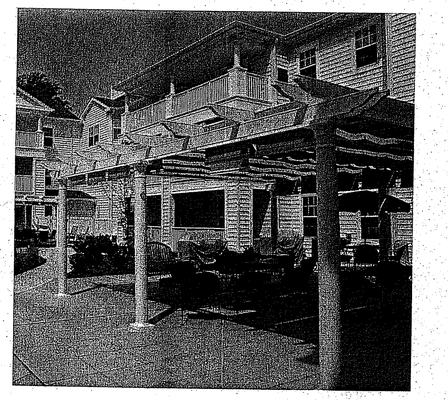
APPROVED (SE) (SP) PLAN
See Development Conds Dated 3/14/2013
Date of (BOS) (PC) (BZA) Approval 4/9/2013

Sheet 11 of 17



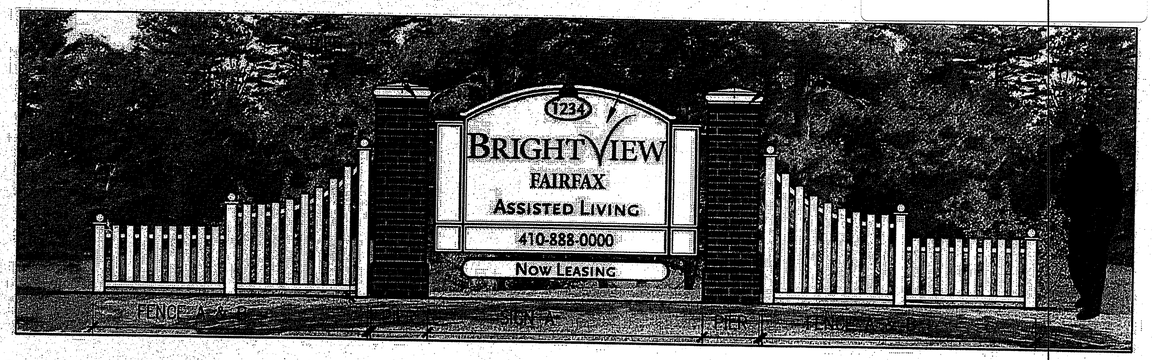
5/11 LATTICE TOP VINYL FENCE

NO SCALE



6/11 OUTDOOR LIVING SPACE

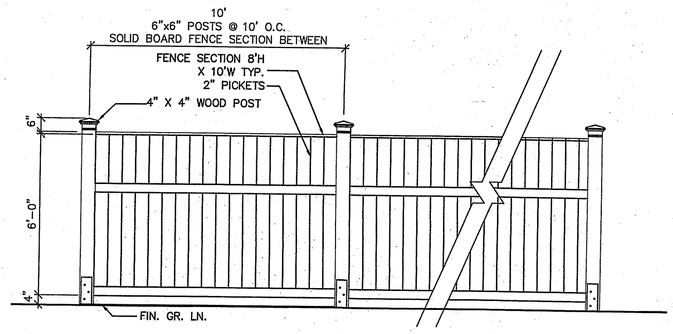
NO SCALE



7/11 ENTRANCE SIGNAGE

NO SCALE

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

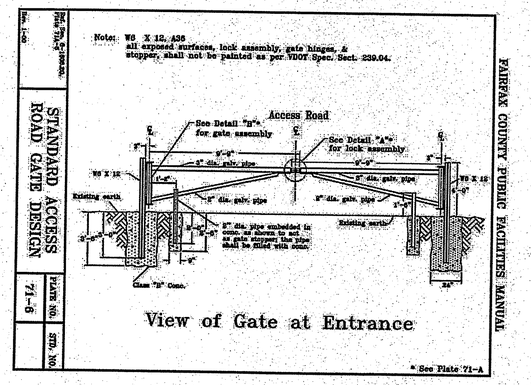


8/11 SOLID WOOD FENCE

ELEVATION

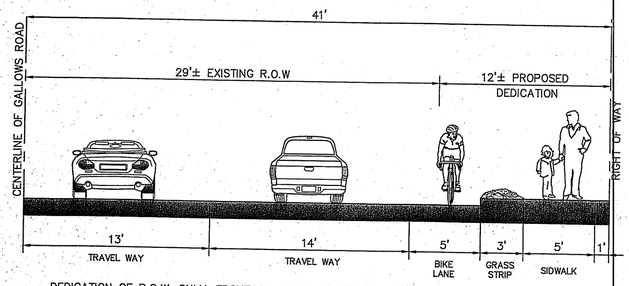
SCALE 3/8"= 1'-0"

6A-3103Wdfence2



9/11 STORM POND ACCESS GATE

NO SCALE



DEDICATION OF R.O.W. ONLY. FRONTAGE IMPROVEMENTS BY OTHER.

10/11 GALLOWS ROAD SECTION

1"=5'

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

COMMONWEALTH OF VIRGINIA
PETER L. RINEK
Lic. No. 388
03-11-13
LANDSCAPE ARCHITECT

SPECIAL EXCEPTION PLAT

SITE DETAILS

BRIGHTVIEW–GALLOWS ROAD

MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

BC REVISIONS
8-22-12
REVISED 11-09-12
12-26-12
01-25-13
03-11-13

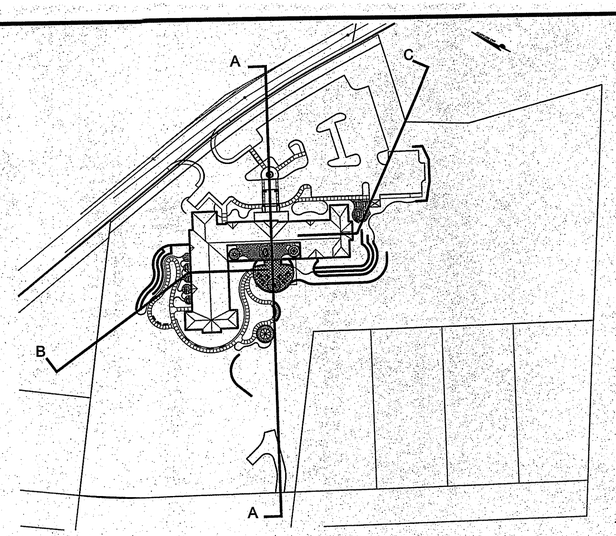
OWNER
SHELTER DEVELOPMENT, LLC
218 N. CHARLES STREET, SUITE 220
BALTIMORE, MD 21201
(410) 246-7486

DESIGNED BY: PLR
DRAFTED BY: CAD
CHECKED BY: PLR
DATE: JULY 17, 2012
SCALE: HOR. N/A
VERT. N/A

SHEET 11 OF 17

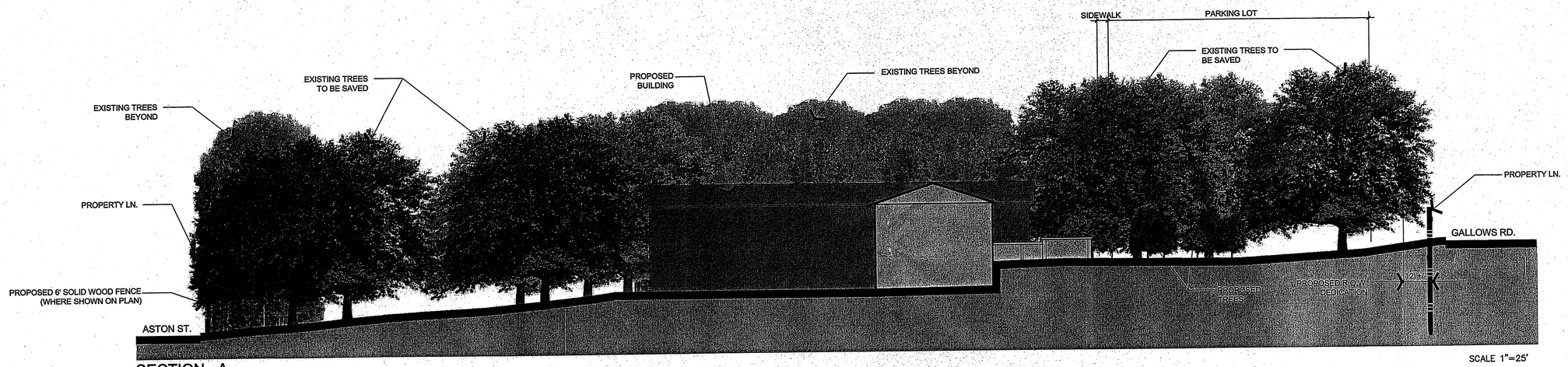
CO. NO.
CAD NAME: SE11582-DET
LAYOUT: SDetails
FILE NO. 11582-03

XREFS:



PLAN

SCALE 1"=100'



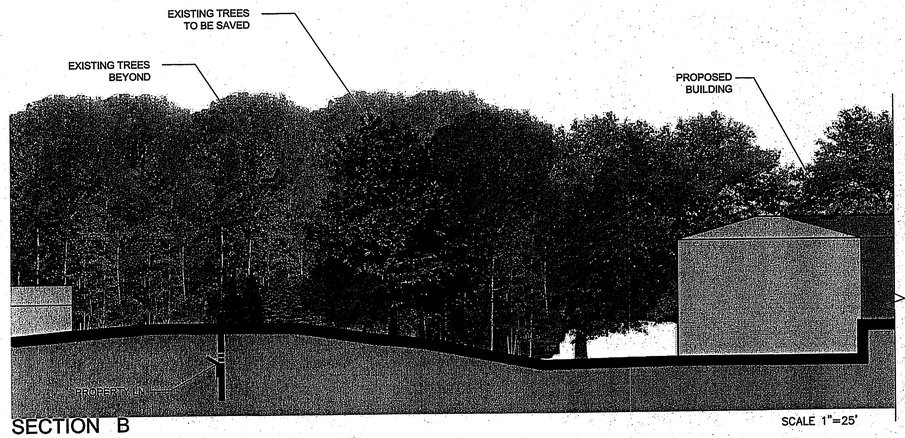
SECTION A

SCALE 1"=25'

Application No. SE 2012-MA-017 Staff B. Krasner

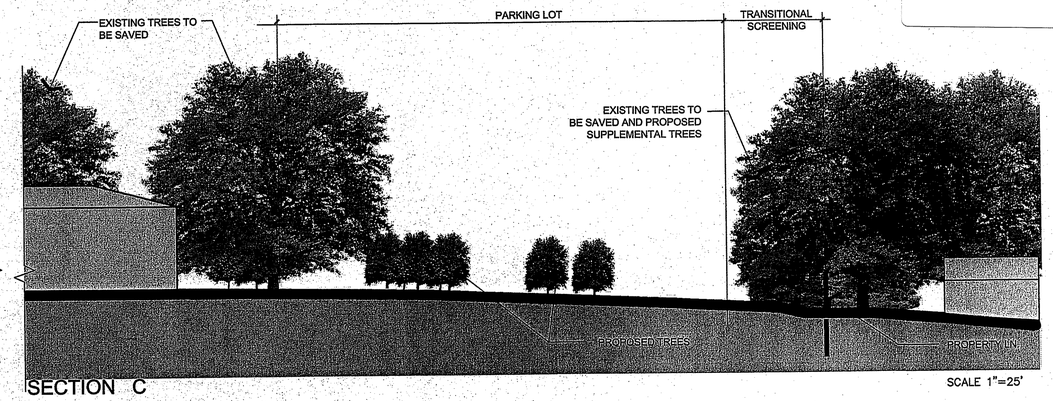
APPROVED (SE) (SP) PLAN
See Development Conds Dated 3/14/2013
Date of (BOS) (PC) (BZA) Approval 4/9/2013

Sheet 12 of 17



SECTION B

SCALE 1"=25'



SECTION C

SCALE 1"=25'

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

COMMONWEALTH OF VIRGINIA
PETER L. RINEK
Lic. No. 368
03-11-13
LANDSCAPE ARCHITECT

SPECIAL EXCEPTION PLAT

BRIGHTVIEW–GALLOWS ROAD

MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

BC REVISIONS
8-22-12
REVISED 11-09-12
12-26-12
REVISED 01-25-13
03-11-13

OWNER/DEVELOPER
BRIGHTVIEW DEVELOPMENT, LLC
218 N. CHARLES STREET, SUITE 220
BALTIMORE, MD 21201
(410) 246-7486

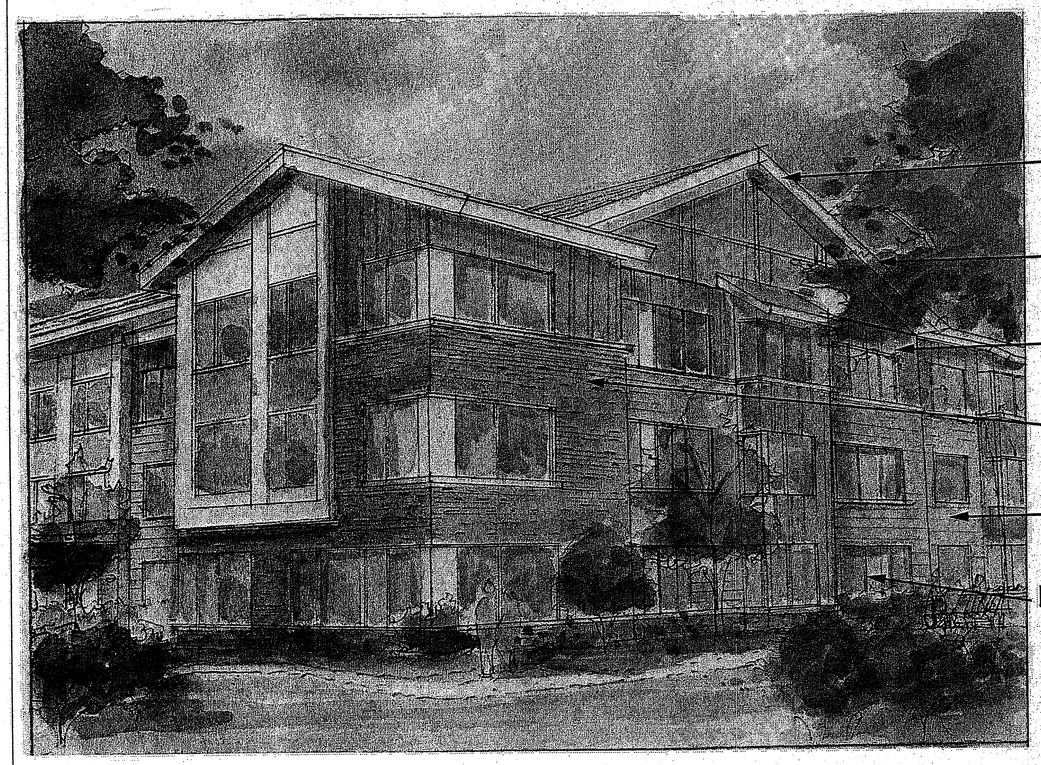
DESIGNED BY:	PLR
DRAFTED BY:	CAD
CHECKED BY:	PLR
DATE:	JULY 17, 2012
SCALE:	HOR. AS SHOWN VERT. AS SHOWN
SHEET 12 OF 17	
CO. NO.	
CAD NAME:	11582-SECTIONS
LAYOUT:	SECTIONS
FILE NO.	11582-03

XREFS:

Application No. SE 2012-MA-017 Staff B. Krasner

APPROVED (SE) (SP) PLAN
See Development Conds Dated 3/14/2013
Date of (BOS) (PC) (BZA) Approval 4/9/2013

Sheet 13 of 17



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

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

Brightview Assisted Living Residence

Gallows Road. Fairfax County, Virginia

Conceptual Sketches

July, 2012

BRIGHTVIEW SENIOR LIVING

hord | coplan | macht

750 E. Pratt Street, Suite 1100 Baltimore, MD 21202
410.837.7311 | www.hcm2.com

© Hord Coplan Macht, Inc. 2008

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

COMMONWEALTH OF VIRGINIA
PETER L. RINEK
Lic. No. 388
03-11-13
LANDSCAPE ARCHITECT

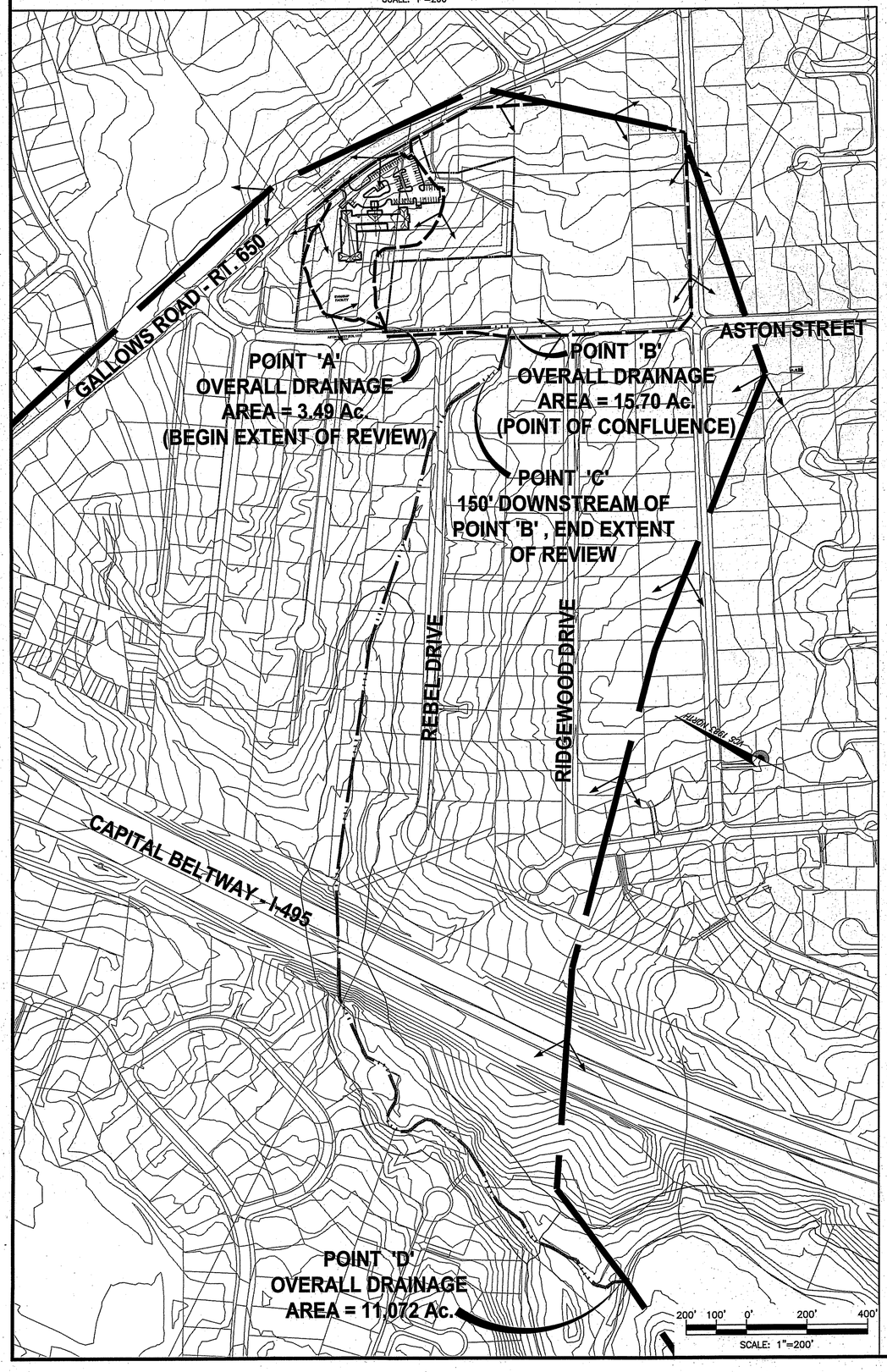
SPECIAL EXCEPTION PLAT
PERSPECTIVE
BRIGHTVIEW–GALLOWS ROAD
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

BC REVISIONS
8-22-12
REVISED 11-09-12
12-26-12
01-25-13
03-11-13
OWNER
SHELTER DEVELOPMENT, LLC
218 N. CHARLES STREET, SUITE 220
BALTIMORE, MD 21201
(410) 246-7486

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

OUTFALL MAP

SCALE: 1"=200'



CONCRETE DITCH

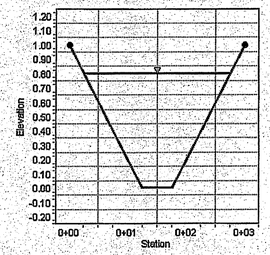
Input Data

Friction Method	Manning Formula
Solve For	Normal Depth

Input Data

Channel Slope	0.02000	ft/ft
Normal Depth	0.80	ft
Discharge	10.41	ft³/s

Section Definitions



EXTENT OF REVIEW AND OUTFALL NARRATIVE

A TOTAL OF 1.03 ACRES OF THE SITE FLOWS TO OUTFALL POINT 'A' IN EXISTING CONDITIONS. WITH THE POST-DEVELOPED CONDITION, APPROXIMATELY 3.49 ACRES ONSITE AREA WILL OUTFALL AT POINT 'A' AFTER BEING DETAINED IN THE EXTENDED DETENTION DRY POND. THE REMAINDER OF THE SITE DRAINS AS SHEET FLOW TO THE SOUTH OF THE PROPERTY, EVENTUALLY CONVERGING WITH THE RUNOFF FROM POINT 'A' IN AN EXISTING CONCRETE DITCH ALONG ASTON STREET (SEE EXISTING CHANNEL COMPUTATIONS, THIS SHEET). THE PEAK RATE OF RUNOFF FOR THIS OUTFALL POST-DEVELOPMENT DOES NOT EXCEED THE PRE-DEVELOPMENT PEAK RATE. THEREFORE, PER PFM SECTION 6-0202.6A, THE PROJECT MAY CONTINUE TO DISCHARGE STORMWATER VIA SHEET FLOW INTO THE LOWER LYING PROPERTY. FOR DRAINAGE DIVERSION NARRATIVE, SEE SHEET 14.

THE FACILITY HAS BEEN SIZED TO PROVIDE STORMWATER RELEASES TO PRE-DEVELOPMENT LEVELS FOR THE 2-YEAR AND 10-YEAR STORMS. EXTENT OF REVIEW WILL BEGIN AT POINT 'A' AND THE TOTAL AREA AT THIS POINT IS 3.49 ACRES. IMMEDIATELY DOWNSTREAM OF POINT 'A' IS AN EXISTING CONCRETE DITCH THAT FOLLOWS ALONG ASTON STREET AND UNDER EXISTING DRIVEWAYS THROUGH CONCRETE CULVERTS TO POINT 'B'. THE CONCRETE DITCH AND CULVERTS HAVE BEEN ANALYZED AND IT IS THE OPINION OF THE ENGINEER THAT THEY ARE ADEQUATE TO CARRY THE 10-YR STORM UNDER POST-DEVELOPMENT CONDITIONS. AT POINT 'B' THE RUNOFF CONVERGES WITH ANOTHER STORM SYSTEM NEAR THE ADJACENT BAPTIST CHURCH. AT THIS CONFLUENCE POINT, THE CONTRIBUTING DRAINAGE AREA IS APPROXIMATELY 15.70 ACRES, WHICH IS AT LEAST 90% OF THE OVERALL DRAINAGE AREA OF 3.49 ACRES. THE EXTENT OF REVIEW WILL END 150' DOWNSTREAM OF POINT 'B', AS DEFINED IN PFM 6-0203.2A.

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

Application No. SE 2012-MA-017 Staff B. Krasner

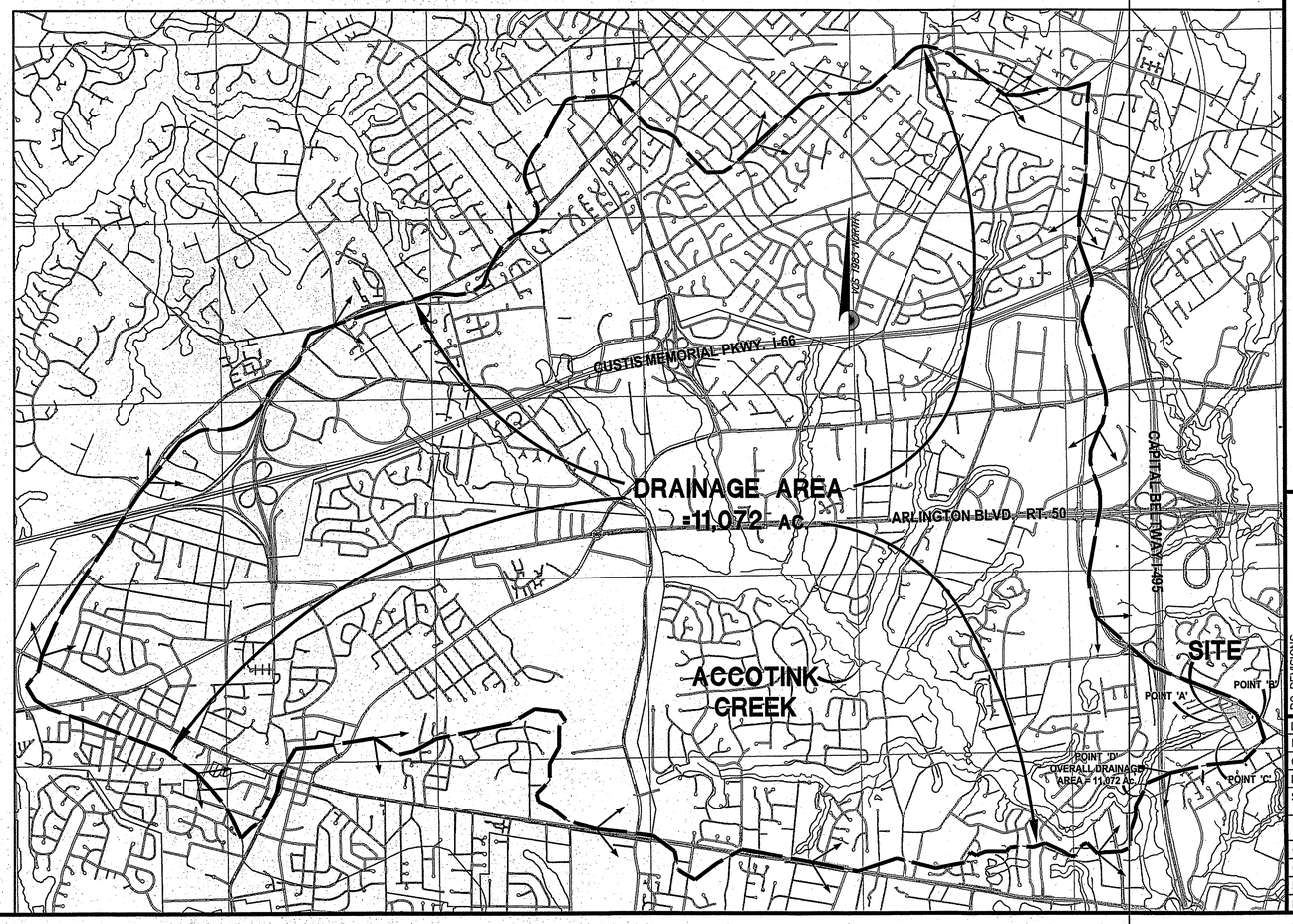
APPROVED (SE) (SP) PLAN
See Development Conds Dated 3/14/2013
Date of (BOS) (PC) (BZA) Approval 4/9/2013

Sheet 14 of 17

FLOW PATH

OVERALL DRAINAGE MAP

SCALE: 1"=2000'



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

COMMONWEALTH OF VIRGINIA
PETER L. RINEK
Lic. No. 388
03-11-13
LANDSCAPE ARCHITECT

SPECIAL EXCEPTION PLAT

ADEQUATE OUTFALL ANALYSIS

BRIGHTVIEW–GALLOWS ROAD

MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

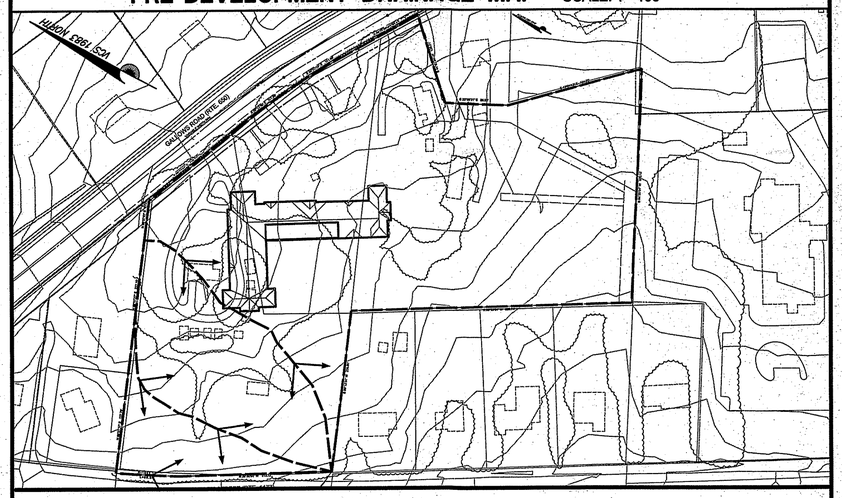
BC REVISIONS
8-22-12
11-9-12
12-26-12
REVISED 01-25-13
03-11-13

OWNER
SHELTER DEVELOPMENT, LLC
218 N. CHARLES STREET, SUITE 220
BALTIMORE, MD 21201
(410) 246-7486

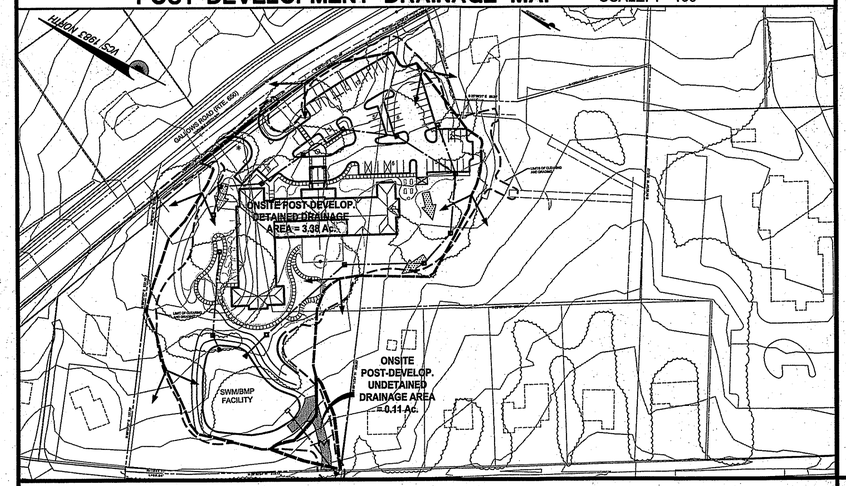
DESIGNED BY: PLR	
DRAFTED BY: CAD	
CHECKED BY: PLR	
DATE: JULY 17, 2012	
SCALE:	HOR. AS SHOWN VERT. AS SHOWN
SHEET 14 OF 17	
CO. NO.	
CAD NAME: 11582-SWM OUTFALL	
LAYOUT: SE OUTFALL	
FILE NO. 11582-03	

XREFS:

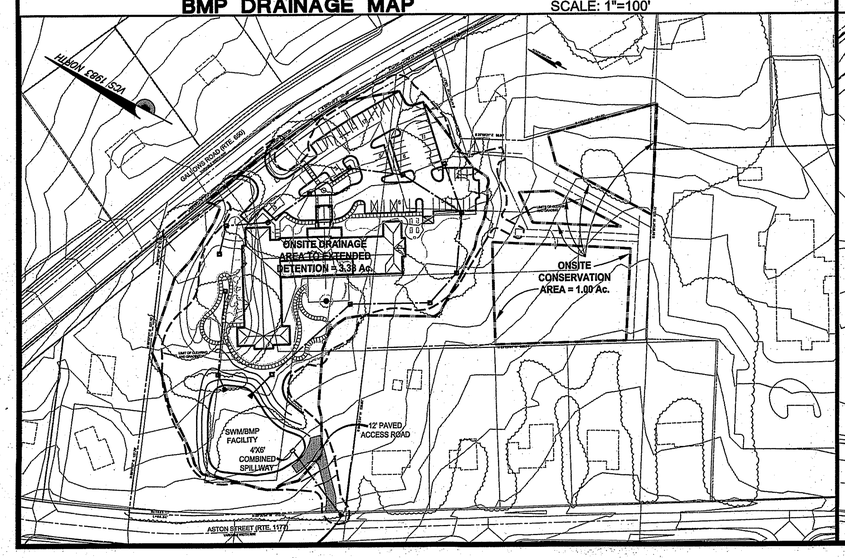
PRE-DEVELOPMENT DRAINAGE MAP SCALE: 1"=100'



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



BMP DRAINAGE MAP SCALE: 1"=100'



STORMWATER MANAGEMENT & BMP NARRATIVE

PRE-DEVELOPMENT CONDITIONS

THIS 6.33 ACRE SITE CONSISTS OF THREE SEPARATE PARCELS, WHICH EACH CONTAIN EXISTING SINGLE FAMILY DETACHED HOMES AND ARE ZONED R-2. MOST OF THE ADJACENT PARCELS ARE OLDER RESIDENTIAL LOTS WITH A BAPTIST CHURCH, ZONED R-2, TO THE SOUTH EAST. THE NORTHERN SIDE OF THE SITE IS BOUNDED BY AN EXISTING FOUR LANE MAJOR ROAD - GALLOWS ROAD (STATE ROUTE 650). THE SITE IS LOCATED WITHIN THE ACCOTINK CREEK WATERSHED AND RUNOFF FROM THE SITE DRAINS SOUTHWEST, OVERLAND TO OUTFALL POINT 'A', INTO AN EXISTING CONCRETE DITCH ALONG ASTON STREET. THE REST OF THE SITE DRAINS OVERLAND, GENERALLY SOUTH AND SOUTHWEST, THROUGH ADJACENT PROPERTIES AND EVENTUALLY REACHING ASTON STREET.

POST-DEVELOPMENT CONDITIONS

THE PROPOSED CONDITIONS FOR THE SITE IS FOR A SENIOR LIVING FACILITY WITH ASSOCIATED PARKING LOT AREA AND AN OPEN SPACE / PASSIVE RECREATIONAL AREAS. AN EXTENDED DETENTION DRY POND FACILITY THAT COLLECTS WATER FROM THE COMBINATION OF OVERLAND FLOW AND A PROPOSED STORM SEWER SYSTEM. ROUGHLY 3.38 ACRES ONSITE ARE DETAINED IN THIS STORMWATER MANAGEMENT FACILITY. THE EXTENDED DETENTION DRY POND DETAINS THE STORMWATER RUNOFF IN ORDER RELEASE STORMWATER AT PRE-DEVELOPMENT CONDITIONS. REFER TO THE OUTFLOW COMPUTATIONS, AND VOLUME TABLE ON SHEET 15. THE FACILITY OUTFALLS INTO THE OUTFALL LOCATED AT THE SOUTHERN PROPERTY LINE. STORMWATER MANAGEMENT REQUIREMENTS HAVE BEEN MET, AS THE POST-DEVELOPMENT PEAK RELEASE RATES FOR THE 2 AND 10-YEAR STORMS ARE LESS THAN PRE-DEVELOPMENT LEVELS.

BEST MANAGEMENT PRACTICE (BMP) NARRATIVE

THE 6.33 ACRE SITE IS IN THE ACCOTINK CREEK WATERSHED AND REQUIRES A MINIMUM 40% PHOSPHOROUS REMOVAL EFFICIENCY SINCE THIS IS A 'NEW DEVELOPMENT' IN FAIRFAX COUNTY AND NOT LOCATED IN THE OCCOQUAN WATERSHED. BMP COMPUTATIONS ARE BASED ON THE OCCOQUAN METHOD AND RESULT IN A PHOSPHOROUS REMOVAL BETWEEN 40% AND 45%. (SEE COMPUTATIONS ON THIS SHEET AND NEXT). THE BMP REQUIREMENTS WILL BE MET BY UTILIZING THE ENHANCED EXTENDED DETENTION DRY POND AND THE USE OF CONSERVATION AREAS. THIS SYSTEM REMOVES PHOSPHOROUS "PRIMARILY THROUGH THE PHYSICAL PROCESS OF SEDIMENTATION WITH SOME MINIMAL BIOLOGICAL AND CHEMICAL UPTAKE BY ROOTED PLANTS AND SOIL INTERACTIONS. GENERALLY, CLASS 'D' SOILS ARE FOUND IN THIS AREA. OTHER TYPES OF BMP FACILITIES CAN BE PROVIDED THROUGH A COMBINATION OF RAIN GARDENS, FILTERRAS (TM), BAYFILTERS (TM), STORMFILTERS (TM) AND/OR OTHER SIMILAR MEASURES TO MEET THE BMP REQUIREMENTS. THESE SYSTEMS "REMOVE CONTAMINANTS FROM STORMWATER RUNOFF VIA MEDIA FILTRATION."

DRAINAGE DIVERSION NARRATIVE

THIS 6.33 ACRE SITE DRAINS OVERLAND, GENERALLY SOUTH AND SOUTHWEST AND OUTFALLS INTO AN EXISTING CONCRETE DITCH ALONG ASTON SREET OR THROUGH ADJACENT PROPERTIES BEFORE EVENTUALLY REACHING THE CONCRETE DITCH ON ASHTON STREET. DRAINGE IMPROVEMENTS OF PROPOSED GRADING AND STORM SEWER WILL ALTER THE EXISTING DRAINAGE BY DIVERTING MORE ONSITE RUNOFF AWAY FROM ADJACENT PROPERTIES AND TOWARDS A PROPOSED DRY DETENTION. THE DRY DETENTION WILL OUTFALL INTO THE EXISTING CONRETE DITCH ALONG ASTON STREET. THE PROPOSED DRAINAGE DIVERSION IMPROVEMENTS WILL ULTIMATELY REDUCE APPROXIMATELY 2.45 ACRES OF RUNOFF FROM DRAINING ONTO ADJACENT PROPERTIES. FLOWS DIVERTED AWAY FROM THE ADJACENT PROPERTIES WILL STILL EVENTUALLY REACH THE CONCRETE DITCH ALONG ASTON STREET AS IT DOES IN PRE-DEVELOPMENT CONDITIONS. HOWEVER, UNDER PROPOSED CONDITIONS IT WILL FIRST BE ROUTED THROUGH THE ON-SITE ENHANCED EXTENDED DETENTION DRY POND BEFORE BEING RELEASED INTO THE CONCRETE DITCH AT A CONTROLLED FLOW RATE LOWER THAN PRE-DEVELOPMENT CONDITIONS. THEREFORE, DISCHARGE RATES LEAVING THE SITE AS A RESULT OF THE DIVERTED FLOW, WILL NOT HAVE AN ADVERSE EFFECT ON ADJACENT OR DOWNSTREAM PROPERTIES. PER PFM 6-0202.2A(2) THE DIVERSION OF RUNOFF IS NECESSARY TO MAXIMIZE THE WATER QUALITY CONTROL PROVIDED.

OVERLAND RELIEF NARRATIVE

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

BRIGHTVIEW- GALLOWS ROAD

Rezoning Submission

Stormwater Management Allowable Release Computations

Onsite Pre-Development: Flow Calculations

Storm Frequency	Cf	C	I (in/hr)	Area (Ac.)	Pre-Devel. Peak Flow(cfs)
2-Year (Site Area)	1.00	0.32	5.45	6.33	**11.04**
10-Year (Site Area)	1.00	0.32	7.27	6.33	**14.73**

Post-Development: Controlled/Uncontrolled Areas

Description:	Weighted "C"	Area (Ac.)	Post-Develop. Peak Flow/(cfs)
Onsite Detained			
2-Year	0.52	3.38	9.58
10-Year	0.52	3.38	12.78
Onsite Undetained			
2-Year	0.35	2.95	5.64
10-Year	0.35	2.95	7.52
Total Onsite Area =		6.33	
Offsite Detained (to SWM Facility)			
2-Year	0.55	0.00	0.00
10-Year	0.55	0.00	0.00

Onsite & Offsite Composite 'C' to Detention Facility = 0.52

OVERALL SITE Post-Development Discharge

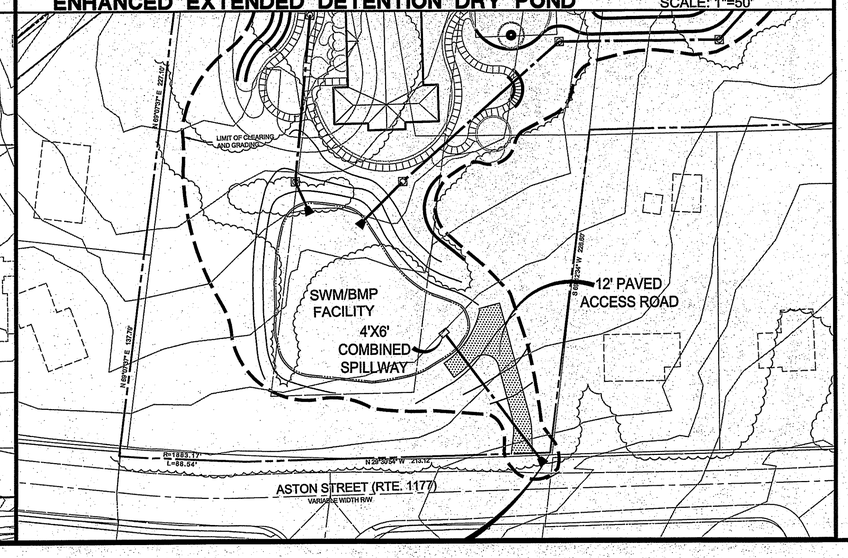
Storm Frequency	Proportional Improvement Release (cfs)	+	Post-Onsite Undetained (cfs)	=	Post-Development Outflow(cfs)
2-Year	1.62	+	5.64	=	**7.26**
10-Year	3.20	+	7.52	=	**10.72**

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

OVERLAND RELIEF PATH

*FOR ENHANCED EXTENDED DETENTION DRY POND DETAIL, SEE SHEET 15

ENHANCED EXTENDED DETENTION DRY POND* SCALE: 1"=50'



MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EXCEPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS

The following information is required to be shown or provided in all zoning applications, or a waiver request of the submission requirement with justification shall be attached. Note: Waivers will be acted upon separately. Failure to adequately address the required submission information may result in a delay in processing this application.

This information is required under the following Zoning Ordinance paragraphs:

Special Permits (8-011 2J & 2L)	Special Exceptions (9-011 2J & 2L)
Cluster Subdivision (9-615 1G & 1N)	Commercial Revitalization Districts (9-622 2A (12)&(14))
Development Plans PRC District (16-302 2 & 4L)	PRC Plan (16-303 1E & 10)
FDP - P Districts (except PRC) 916-602 1F & 1Q)	Amendments (18-202 10F & 10I)

1. Plat is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100).
2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading to accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on **Sheets 2 and 14.**
3. Provide:

Facility Name/ Type & No.	On-Site area served (acres)	Off-Site area served (acres)	Drainage area (acres)	Footprint area (sf.)	Storage Volume (cf.)	If pond, dam height (ft.)
Enhanced Extended Detention Dry Pond (e.g., dry pond A, infilt. trench, underground vault, etc.)	**3.38**	**0**	**3.38**	**12,538**	**49,911**	
Conservation	**1.00**	**0**	**1.00**			
Totals	**4.38**	**0**	**4.38**	**12,538**	**49,911**	

4. Onsite drainage channels, outfalls and pipe systems are shown on Sheets **13** and **14**. Pond inlet and outlet pipe systems are shown on **Sheet 14**.
5. Maintenance access (road) to stormwater management facility(ies) are shown on **Sheets 2 and 14.** Type of maintenance access road surface noted on the plat is Gravel (asphalt, geoblock, gravel, etc.)
6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on **Sheets 5 and 7.**
7. A 'stormwater management narrative' which contains a description of how detention and best management practices requirements will be met is provided on **Sheet 14.**
8. A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on **Sheet 13.**
9. A description of how the outfall requirements, including known changes to contributing drainage areas (i.e. drainage diversions), of the Public Facilities Manual will be satisfied is provided on **Sheet 13.**
10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on **Sheets 2 and 3.**
11. A submission waiver is requested for: **N/A**
12. Stormwater management is not required because: **N/A**

Application No. SE 2012-MA-017 Staff B. Krasner

APPROVED (SE) (SP) PLAN
See Development Conds Dated 3/14/2013
Date of (BOS) (PC) (BZA) Approval 4/9/2013

Sheet 15 of 17

BMP FACILITY DESIGN CALCULATIONS

Plan Name: BRIGHTVIEW-GALLOWS — Date: 7/1/2012
Plan Number: *Rezoning Submission* — Engineer: BC Consultants
Site Area (acres) = 6.33

II. WATERSHED INFORMATION

PART 1: LIST ALL OF THE SUBAREAS AND "C" FACTORS USED IN THE BMP COMPUTATIONS

SUBAREA DESIGNATION & DESCRIPTION		"C"	AREA (AC.)
	(1)	(2)	(3)
B1	Onsite to Enhanced Extended Detention Dry Pond	0.52	3.38
B2	Onsite Uncontrolled	0.33	1.95
B3	Conservation Area	0.30	1.00

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

(A) AREA OF THE SITE (a) 6.33 ACRES

(B) SUBAREA DESIGNATION		"C"		AREA (AC.)		PRODUCT
	(1)	(2)		(3)		(4)
B1	Onsite to Enhanced Extended Detention Dry Pond	0.52	X	3.38	=	1.76
B2	Onsite Uncontrolled	0.33	X	1.95	=	0.64
B3	Conservation Area	0.30	X	1.00	=	0.30
		0.00	X	0.00	=	0.00
				(b) TOTAL	=	2.70

(C) WEIGHTED AVERAGE "C" FACTOR (b) / (a) = (c) 0.43

PART 3: COMPUTE THE TOTAL PHOSPHORUS REMOVAL FOR THE SITE

SUBAREA DESIGNATION	BMP TYPE	REMOVAL EFF. (%)		AREA RATIO		"C" FACTOR RATIO		PRODUCT
(1)	(2)	(3)		(4)		(5)		(6)
B1	Onsite to Enhanced Extendec	50	X	0.53	X	1.21	=	32.07
B2	Onsite Uncontrolled	0	X	0.31	X	0.77	=	0.00
B3	Conservation Area	100	X	0.16	X	0.70	=	11.20
		0	X	0.00	X	0.00	=	0.00
	100% Credit for Offsite Areas					(a) TOTAL	=	**43.27**

PART 4: DETERMINE COMPLIANCE WITH PHOSPHORUS REMOVAL REQUIREMENT

(A) SELECT REQUIREMENT: (a) 40 %
(FAIRFAX COUNTY CHESAPEAKE BAY PRESERVATION AREA - 40%)
OR (FAIRFAX COUNTY WATER SUPPLY OVERLAY DISTRICT - 50%)

(B) IF LINE 3 (a) **43.27** % > LINE 4(a) 40 %
THEN PHOSPHORUS REMOVAL REQUIREMENT IS SATISFIED.

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

COMMONWEALTH OF VIRGINIA — PETER L. RINEK — Lic. No. 388 — 03-11-13 — LANDSCAPE ARCHITECT

SPECIAL EXCEPTION PLAT
STORMWATER MANAGEMENT 1
BRIGHTVIEW–GALLOWS ROAD
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

BC REVISIONS
8–22–12
11–9–2012
12–26–12
REVISED 01–25–13
03–11–13

OWNER:
SHELTER DEVELOPMENT, LLC
218 N. CHARLES STREET, SUITE 220
BALTIMORE, MD 21201
(410) 246–7486

DESIGNED BY: PLR	
DRAFTED BY: CAD	
CHECKED BY: PLR	
DATE: JULY 17, 2012	
SCALE:	HOR. AS SHOWN VERT. AS SHOWN
SHEET 15 OF 17	
CO. NO.	
CAD NAME: 11582–SWM	
LAYOUT: SE–SWM	
FILE NO. 11582–03	

XREFS:

OUTFALL 'A' ONSITE UNCONTROLLED FLOW SUMMARY

Return Event	Total Depth in	Rainfall Type	RNF ID
2	3.2000	Synthetic Curve	TypeII 24hr
10	5.2000	Synthetic Curve	TypeII 24hr
1	2.7000	Synthetic Curve	TypeII 24hr

Node ID	Type	Return Event	HYG Vol cu.ft	Trun	Qpeak min	Qpeak cfs	Max WSEL ft	Max Pond Storage cu.ft
*OUTFLOW	JCT	2	579		715.50	.25		
*OUTFLOW	JCT	10	1228		715.50	.53		
*OUTFLOW	JCT	1	432		715.50	.19		
UNDETAINED	AREA	2	579		715.50	.25		
UNDETAINED	AREA	10	1228		715.50	.53		
UNDETAINED	AREA	1	432		715.50	.19		

OUTFALL 'A' ONSITE PRE-DEVELOPMENT FLOW SUMMARY

Return Event	Total Depth in	Rainfall Type	RNF ID
Pre 2	3.2000	Synthetic Curve	TypeII 24hr
Pre 10	5.2000	Synthetic Curve	TypeII 24hr
Pre 1	2.7000	Synthetic Curve	TypeII 24hr

Node ID	Type	Return Event	HYG Vol cu.ft	Trun	Qpeak min	Qpeak cfs	Max WSEL ft	Max Pond Storage cu.ft
*OUTFLOW	JCT	2	4955		715.50	2.12		
*OUTFLOW	JCT	10	11216		715.50	4.86		
*OUTFLOW	JCT	1	3582		715.50	1.50		
RAINFALL	AREA	2	4955		715.50	2.12		
RAINFALL	AREA	10	11216		715.50	4.86		
RAINFALL	AREA	1	3582		715.50	1.50		

DETENTION VOLUME

Elevation (ft)	Planimeter (sq.in)	Area (sq.ft)	A1+A2+sqr(A1*A2) (sq.ft)	Volume (cu.ft)	Volume Sum (cu.ft)
345.96	-----	0	0	0	0
348.00	-----	7560	7560	5141	5141
352.00	-----	11932	28990	38653	43794
352.50	-----	12538	36701	6117	49911

POND VOLUME EQUATIONS

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

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

where: EL1, EL2 = Lower and upper elevations of the increment
Area1,Area2 = Areas computed for EL1, EL2, respectively
Volume = Incremental volume between EL1 and EL2

DETENTION FACILITY DISCHARGE SUMMARY

Return Event	Depth in	Rainfall Type	RNF ID
100	7.3000	Synthetic Curve	TypeII 24hr
150	10.9500	Synthetic Curve	TypeII 24hr
2	3.2000	Synthetic Curve	TypeII 24hr
1	2.7000	Synthetic Curve	TypeII 24hr
10	5.2000	Synthetic Curve	TypeII 24hr

Application No. SE 2012-MA-017 Staff B. Krasner

APPROVED (SE) (SP) PLAN
See Development Conds Dated 3/14/2013
Date of (BOS) (PC) (BZA) Approval 4/9/2013

Sheet 16 of 17

MASTER NETWORK SUMMARY
SCS Unit Hydrograph Method

(*Node=Outfall; +Node=Diversion;)
(Trun= HYG Truncation: Blank=None; L=Left; R=Rt; LR=Left&Rt)

Node ID	Type	Return Event	HYG Vol cu.ft	Trun	Qpeak min	Qpeak cfs	Max WSEL ft	Max Pond Storage cu.ft
DRY POND	IN POND	100	69379		715.50	28.72		
DRY POND	IN POND	150	113037		715.50	45.44		
DRY POND	IN POND	2	22516		715.50	9.75		
DRY POND	IN POND	1	17284		715.50	7.50		
DRY POND	IN POND	10	44834		715.50	18.99		
DRY POND	OUT POND	100	63471		721.50	21.12	350.38	26013
DRY POND	OUT POND	150	107128		720.00	34.70	350.92	31559
DRY POND	OUT POND	2	16607		729.00	1.62	348.72	10859
DRY POND	OUT POND	1	11375		736.50	1.04	348.42	8438
DRY POND	OUT POND	10	38925		727.50	3.20	350.00	22250
ONSITE	AREA	100	69379		715.50	28.72		
ONSITE	AREA	150	113037		715.50	45.44		
ONSITE	AREA	2	22516		715.50	9.75		
ONSITE	AREA	1	17284		715.50	7.50		
ONSITE	AREA	10	44834		715.50	18.99		

SWM FACILITY RELEASE FLOW RATES

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

COMMONWEALTH OF VIRGINIA
PETER L RINEK
Lic. No. 388
03-11-13
LANDSCAPE ARCHITECT

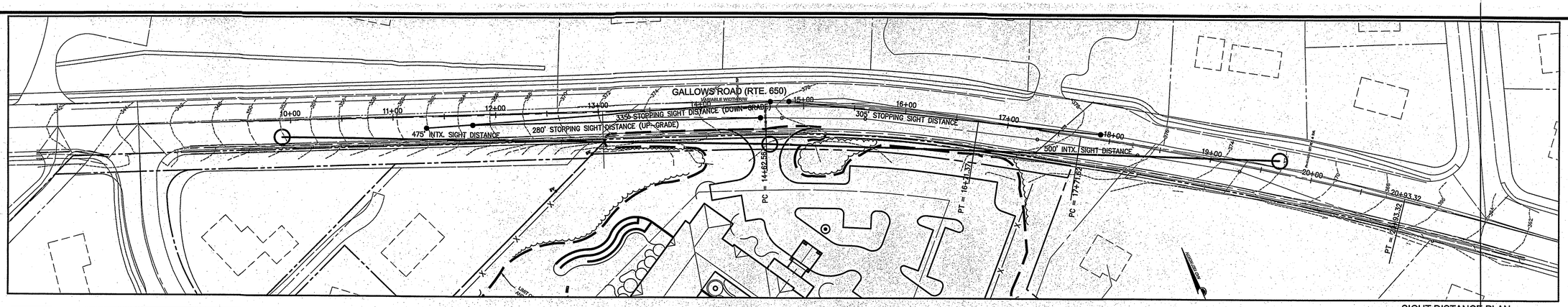
SPECIAL EXCEPTION PLAT
STORMWATER MANAGEMENT 2
BRIGHTVIEW-GALLOWS ROAD
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

BC REVISIONS
8-22-12
11-9-2012
12-26-12
01-25-13
03-11-13

OWNER
SHELTER DEVELOPMENT, LLC
32121 ST. CHARLES STREET, SUITE 220
BALTIMORE, MD 21201
(410) 246-7486

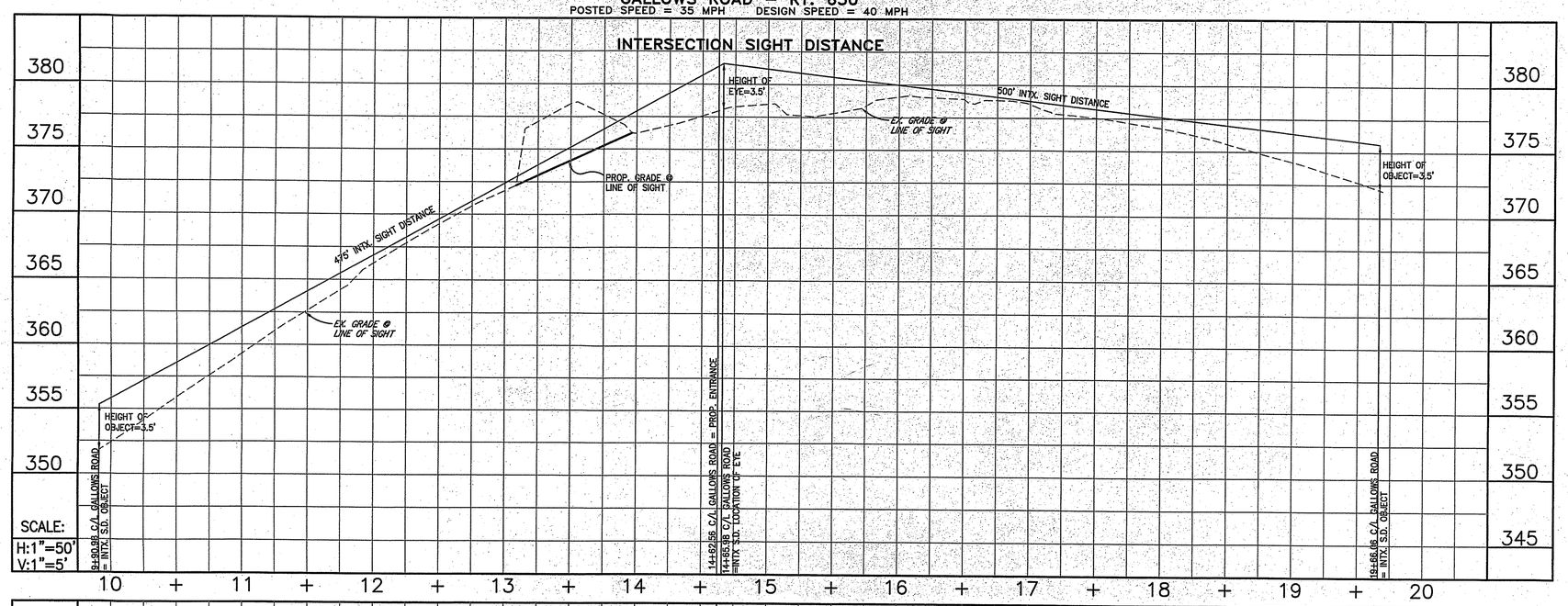
DESIGNED BY: PLR
DRAFTED BY: CAD
CHECKED BY: PLR
DATE: JULY 17, 2012
SCALE: HOR.
VERT.
SHEET 16 OF 17
CO. NO.
CAD NAME: 11582-SWM
LAYOUT: SE-SWM (2)
FILE NO. 11582-03

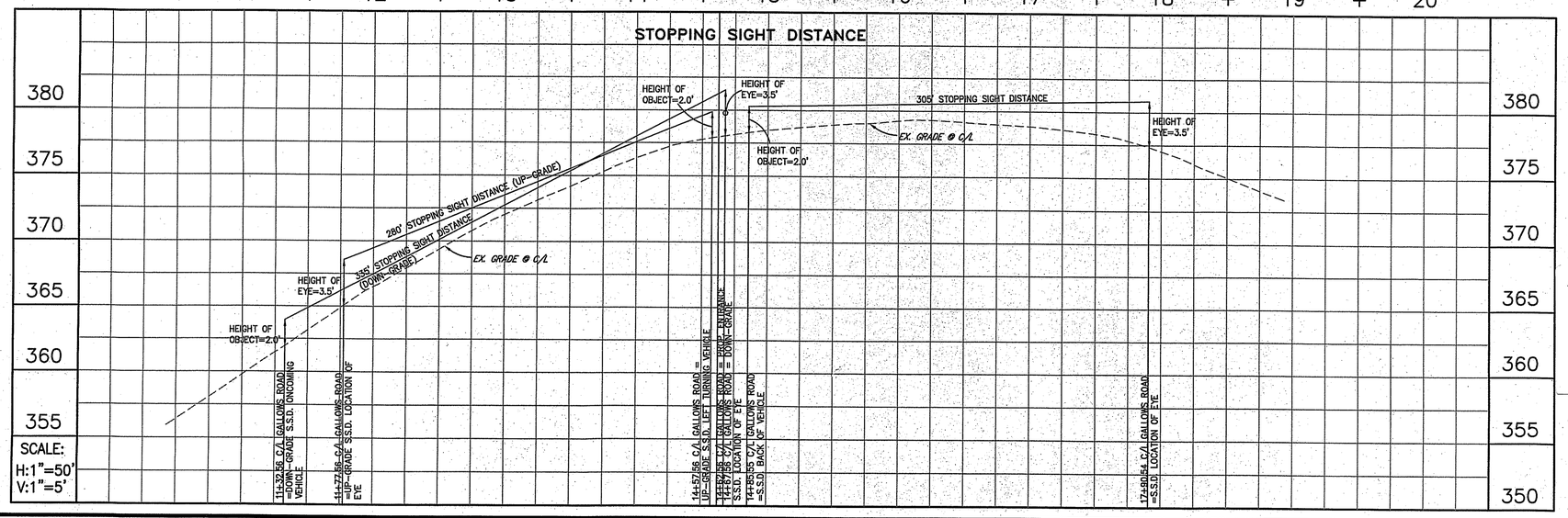
XREFS:



SIGHT DISTANCE PLAN
SCALE: 1"=50'

GALLOWS ROAD – RT. 650
POSTED SPEED = 35 MPH DESIGN SPEED = 40 MPH





NOTES

1. INTERSECTION AND STOPPING SIGHT DISTANCES BASED UPON DESIGN SPEED OF 40 mph.
2. STOPPING SIGHT DISTANCES BASED UPON *VDOT ROAD DESIGN MANUAL*, APPENDIX F, TABLES 2-5 & 2-6.

Application No. SE 2012-MA-017 Staff B. Krasner

APPROVED (SE) (SP) PLAN
See Development Conds Dated 3/14/2013
Date of (BOS) (PC) (BZA) Approval 4/9/2013

Sheet 17 of 17

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

BC Consultants
Planners • Engineers • Surveyors • Landscape Architects
12600 Fair Lakes Circle, Suite 100, Fairfax, VA 22033
(703)449-0100 (703)449-8108 (Fax)
www.bcconsultants.com

COMMONWEALTH OF VIRGINIA
PETER L. RINEK
Lic. No. 388
03-11-13
LANDSCAPE ARCHITECT

SPECIAL EXCEPTION
SIGHT DISTANCE
BRIGHTVIEW–GALLOWS ROAD
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

BC REVISIONS	
REVISED	11-09-12
	12-26-12
REVISED	01-25-13
	03-11-13
OWNER	BRIGHTVIEW DEVELOPMENT, LLC
	218 N. CHARLES STREET, SUITE 220
	BALTIMORE, MD 21201
	(410) 246-7486
DESIGNED BY: PLR	
DRAFTED BY: CAD	
CHECKED BY: PLR	
DATE:	JULY 17, 2012
SCALE:	HOR. AS NOTED VERT. AS NOTED
SHEET 17 OF 17	
CO. NO.	
CAD NAME:	11582-RDBS
LAYOUT:	Layout1
FILE NO.	11582-03

VRFFS.