



APPLICATION ACCEPTED: September 10, 2014
PLANNING COMMISSION: January 22, 2015
BOARD OF SUPERVISORS: February 17, 2015

County of Fairfax, Virginia

January 7, 2015

STAFF REPORT

SPECIAL EXCEPTION AMENDMENT APPLICATION SEA 94-D-002-02

DRANESVILLE DISTRICT

| | |
|--|---|
| APPLICANT: | Wesley Hamel Lewinsville, LLC |
| ZONING: | R-3 |
| PARCEL(S): | 30-3 ((1)) 0042 |
| LOCATION: | 1609 Great Falls Street |
| ACREAGE: | 8.66 acres |
| FAR (for public facility): | 0.24 |
| DENSITY (for independent living): | 13.72 du/ac |
| OPEN SPACE: | 55% |
| PLAN MAP: | Public Facility |
| SE CATEGORY: | Category 3 Use: Alternate Use of Public Facility |
| PROPOSAL: | To permit development of site with new buildings for child care center, senior center, independent living facility. |

STAFF RECOMMENDATIONS:

Staff recommends that the Board of Supervisors approve SEA 94-D-002-02 subject to the proposed development conditions in Appendix 1.

Suzanne Wright

Staff recommends that the Board modify the transitional screening requirements along the periphery of this site in favor of that shown on the SEA Plat.

Staff recommends that the Board of Supervisors modify the barrier requirements along the periphery of this site in favor of that shown on the SEA Plat.

Staff recommends that the Board modify Standard 1 of Sect. 9-306 to permit residents 55 years of age or older in the proposed independent living facility.

Staff recommends that the Board modify Standard 10 of Sect. 9-306 to permit the front yard setback along Great Falls Street to that depicted on the SEA Plat.

Staff recommends that the Board modify the Bicycle Master Plan trail requirement along Great Falls Street in favor of that shown on the SEA Plat.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

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

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

For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.

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

Special Exception Amendment

SEA 94-D -002-02

Applicant:
Accepted:
Proposed:

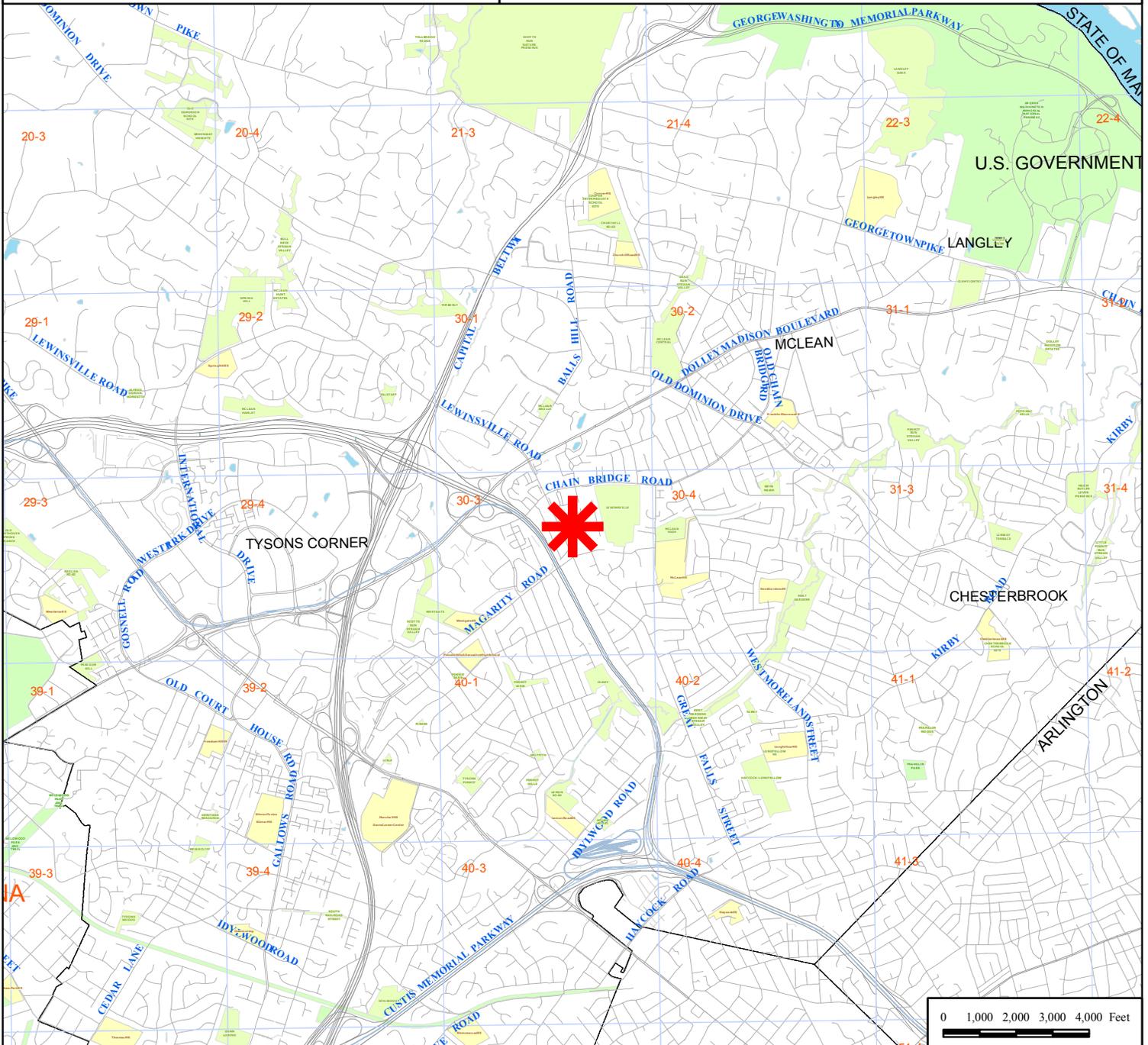
WESLEY HAMEL LEWINSVILLE LLC
08/28/2014
AMEND SEA 94-D-002 PREVIOUSLY APPROVED
FOR ASSISTED LIVING FACILITY TO
PERMIT MODIFICATIONS TO SITE AND
DEVELOPMENT CONDITIONS



Area: 8.66 AC OF LAND; DISTRICT - DRANESVILLE

Zoning Dist Sect: 03-0304
Located: 1609 GREAT FALLS STREET, MCLEAN, VA 22101

Zoning: R- 3
Plan Area: 2,
Overlay Dist:
Map Ref Num: 030-3- /01/ /0042



Special Exception Amendment

SEA 94-D-002-02

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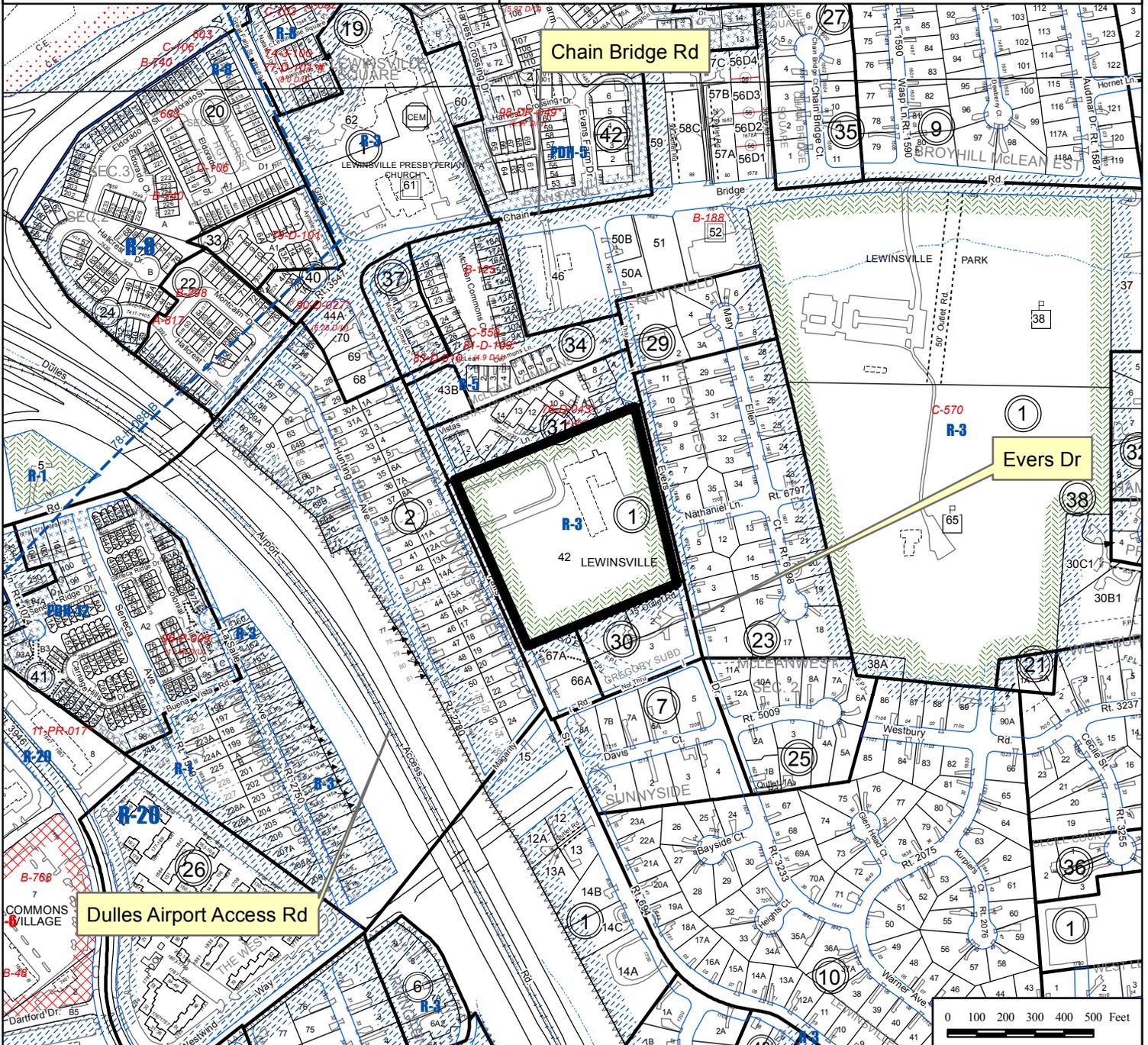
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Zoning: R-3
Plan Area: 2,
Overlay Dist:
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LEWINSVILLE CENTER

SPECIAL EXCEPTION AMENDMENT APPLICATION

FAIRFAX COUNTY, VIRGINIA
SEA 94-D-002-02
 AUGUST 8, 2014
 REVISED AUGUST 26, 2014
 REVISED OCTOBER 30, 2014
 REVISED JANUARY 05, 2015

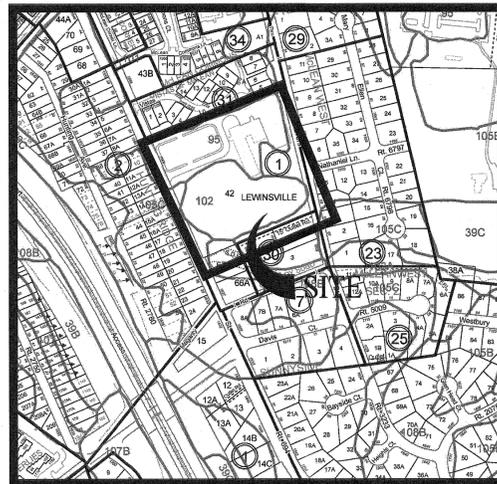
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CIVIL

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- A-3.0.1 ELEVATIONS



SOIL MAP
 SCALE: 1"=500'



VICINITY MAP
 SCALE: 1"=500'

OWNER

FAIRFAX COUNTY BOARD OF SUPERVISORS
 CONTACT: MR. EDWARD L. LONG JR. COUNTY EXECUTIVE

APPLICANT/DEVELOPER

FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY
 DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
 3700 PENDER AVENUE, SUITE 300
 FAIRFAX, VIRGINIA 22030
 CONTACT: MR. HOSSEIN MALAYERI PE
 (703) 246-5100

APPLICANT/DEVELOPER

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 5515 CHEROKEE AVENUE, SUITE 200
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 CONTACT: MS. KAMILAH McAFEE
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ENGINEER

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 MCLEAN, VIRGINIA 22102
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LEGAL COUNSEL

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 ARLINGTON, VIRGINIA 22201
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 CHANTILLY, VIRGINIA 20151
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 (703) 787-9595

ARCHITECT

GRIMM AND PARKER, PC
 ARCHITECTS/PLANNERS
 1355 BEVERLY ROAD, SUITE 105
 McLEAN, VIRGINIA 22101
 CONTACT: MR. LOGAN SHURTZ
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ARCHITECT

WEINCEK + ASSOCIATES + PLANNERS
 3 EAST DIAMOND AVENUE, SUITE 100
 GAITHERSBURG, MARYLAND 20877
 CONTACT: MR. SCOTT KNUDSON AIA
 (301) 948-6220

SOILS DATA

| SOIL ID. NUMBER | SERIES NAME | FOUNDATION SUPPORT | SUBSURFACE DRAINAGE | ERODABILITY | PROBLEM CLASS |
|-----------------|---------------------------|--------------------|---------------------|-------------|---------------|
| 95 | URBAN LAND | N/A | N/A | N/A | III |
| 101 | URBAN LAND WHEATON COMPL. | GOOD | FAIR | HIGH | IVB |
| 102 | WHEATON LOAM | GOOD | FAIR | HIGH | IVB |
| 105B | WHEATON- GLENELG COMPLEX | GOOD | GOOD | HIGH | IVB |
| 105C | WHEATON- GLENELG COMPLEX | GOOD | GOOD | HIGH | IVB |
| 108B | WHEATON- SUMERDUCK COMPL. | MARGINAL | POOR | MEDIUM | IVB |



NOTES

- THE PROPERTY SHOWN HEREON IS LOCATED ON FAIRFAX COUNTY TAX ASSESSMENT MAP NO. 30-3-(11)-42 RECORDED IN DEED BOOK 6172 AT PAGE 839.
- THE PROPERTY IS CURRENTLY ZONED R-3 AND IS SUBJECT TO THE CONDITIONS OF SPECIAL EXCEPTION AMENDMENT SEA 94-D-002. THIS AMENDMENT PROPOSES TO REDUCE AND RELOCATE THE AMOUNT OF CHILD CARE, SENIOR CARE AND SENIOR CENTER GROSS FLOOR AREA PREVIOUSLY APPROVED AS AN ALTERNATIVE USE OF PUBLIC FACILITIES. IN ADDITION, THIS AMENDMENT PROPOSES THE ESTABLISHMENT OF AN INDEPENDENT LIVING FACILITY OF 82 UNITS. ALL EXISTING STRUCTURES WILL BE DEMOLISHED.
- THE HORIZONTAL DATUM SHOWN HEREON, VIRGINIA STATE GRID NORTH, AND IS REFERENCED TO VCS 83 IS BASED ON A FIELD RUN SURVEY.
- THE VERTICAL DATUM IS TIED TO USGS NGVD 29.
- THE CONTOUR INTERVAL SHOWN IS 2' - 0".
- THE BOUNDARY INFORMATION SHOWN HEREON IS THE RESULT OF FIELD RUN BOUNDARY SURVEY PERFORMED BY VIKI, VIRGINIA LLC. ZONE LINE FROM MAPPINGS RECORDS.
- THE SUBJECT PROPERTY LIES WITHIN THE McLEAN PLANNING DISTRICT, KIRBY COMMUNITY PLANNING SECTION (M3) OF THE COMPREHENSIVE PLAN FOR FAIRFAX COUNTY, LAND UNIT M3.
- PUBLIC WATER AND SANITARY SEWER ARE AVAILABLE OR WILL BE EXTENDED TO SERVE THE DEVELOPMENT.
- STORMWATER MANAGEMENT AND WATER QUALITY FACILITIES WILL BE CONSTRUCTED ON THE SITE IN A COMBINATION OF DRY PONDS AND URBAN UNDERGROUND BMP SYSTEMS AND WILL BE MAINTAINED ACCORDING TO THE APPLICABLE ORDINANCES AND PRACTICES OF FAIRFAX COUNTY UNLESS WAIVED OR MODIFIED BY THE DIRECTOR OF DPWES. ADEQUATE STORM DRAINAGE SYSTEM IN ACCORDANCE WITH THE PUBLIC FACILITIES MANUAL STANDARDS AND DESIGN CRITERIA WILL BE PROVIDED.
- TO THE BEST OF OUR KNOWLEDGE, NO GRAVE SITES OR STRUCTURES MARKING A BURIAL SITE ARE PRESENT ON THE SUBJECT PROPERTY.
- TO THE BEST OF OUR KNOWLEDGE HAZARDOUS AND TOXIC SUBSTANCES ARE NOT KNOWN TO EXIST ON THE SUBJECT PROPERTY.
- THE SUBJECT PROPERTIES LIES WITHIN ZONE X (AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN) IN ACCORDANCE WITH FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 515250025 D, LAST REVISED MARCH 5, 1990. THERE IS NO COUNTY DEFINED FLOODPLAIN ON THE PROPERTY.
- THE DEVELOPMENT OF THE SUBJECT PROPERTY SHALL GENERALITY CONFORM TO THE LIMITS OF CLEARING AND GRADING SHOWN ON THE SEA PLAT SUBJECT TO THE INSTALLATION OF UTILITY LINES AND FROM FRONTAGE IMPROVEMENTS AS NECESSARY, AS APPROVED BY DPW&ES AND NECESSARY, AS APPROVED BY URBAN FORESTER.
- SEE MAXIMUM BUILDING HEIGHT IN SITE TABULATION THIS SHEET.
- DEVELOPMENT WILL COMMENCE UPON COMPLETION OF REQUIRED FAIRFAX COUNTY PLAN PROCESSING AND APPROVALS
- TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE PROPOSED USE CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS WITH THE EXCEPTION OF WAIVERS AND MODIFICATIONS REQUESTED.
- THE LANDSCAPING SHOWN HEREON MAY CHANGE WITH FINAL ENGINEERING AND DESIGN. A DETAILED LANDSCAPE PLAN WILL BE SUBMITTED IN CONJUNCTION WITH THE SITE PLAN, WHICH SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THE LANDSCAPE FEATURES PRESENTED ON THE SEA PLAT AND IN ACCORDANCE WITH THE ZONING ORDINANCE.
- IN ACCORDANCE WITH THE ZONING ORDINANCE, MINOR MODIFICATIONS TO THE SIZES, DIMENSIONS, FOOTPRINTS AND LOCATIONS OF BUILDINGS, PARKING SPACES, SIDEWALKS, OPEN SPACE AND UTILITIES MAY OCCUR WITH FINAL ENGINEERING AND DESIGN. MODIFICATIONS SHALL NOT REDUCE BUILDING SETBACKS FROM PERIMETER PROPERTY LOT LINES AS SHOWN ON THE SEA PLAT OR DECREASE LANDSCAPING IN SUBSTANTIAL CONFORMANCE WITH THE SEA PLAT.
- THE FOOTPRINTS REPRESENTED HEREON ARE APPROXIMATE. BUILDING FOOTPRINTS MAY BE INCREASED OR DECREASED, SO LONG AS THE MINIMUM OPEN SPACE PROVIDED IN THE TABULATION AND THE MINIMUM DIMENSIONS TO THE PERIPHERAL LOT LINES ARE NOT DIMINISHED. REVISED FOOTPRINTS WILL BE IN SUBSTANTIAL CONFORMANCE WITH SEA PLAT. RETAINING WALLS MAY BE ADDED TO THE SITE PLAN AND WILL BE SPECIFIED AT THE TIME OF FINAL ENGINEERING.
- THE PROPOSED DEVELOPMENT ON THE SUBJECT PROPERTY WILL NOT POSE ANY ADVERSE EFFECT ON ADJACENT OR NEIGHBORING PROPERTIES.
- THE FAIRFAX COUNTY COMPREHENSIVE TRAILS PLAN INDICATES BIKING AND PEDESTRIAN TRAILS ADJACENT TO THE SUBJECT PROPERTY.
- IMPROVEMENTS ARE PROPOSED TO GREAT FALLS STREET BUT NOT EVERS DRIVE WITH THIS APPLICATION.
- THERE ARE NO EASEMENTS 25 FEET OR GREATER IN WIDTH ON THIS PROPERTY.
- THERE IS NO RPA OR ENVIRONMENTAL QUALITY CORRIDORS AS DEFINED IN THE ADOPTED COMPREHENSIVE PLAN ON THIS SITE.
- A REQUEST FOR AN ALTERNATE USE OF A PUBLIC FACILITY IS A CATEGORY 3 SPECIAL EXCEPTION USE AND IS SUBJECT TO, AMONG OTHERS, THE SPECIAL EXCEPTION STANDARDS FOR ALL CATEGORY 3 USES CONTAINED IN SECTIONS 9-304 AND 9-311 OF THE ZONING ORDINANCE, AND THE GENERAL STANDARDS FOR SPECIAL EXCEPTIONS CONTAINED IN SECTION 9-006 OF THE ZONING ORDINANCE.
- EXISTING PERIMETER FENCE ALONG EASTERN, SOUTHERN AND WESTERN BOUNDARY (ADJACENT TO PROPOSED BASEBALL FIELD) TO REMAIN. PROPOSED 4' CHAIN LINK FENCE TO ENCLOSE TOT LOT PLAY AREA. ALL OTHER EXISTING SITE FENCING TO BE REMOVED.
- NO EXTERNAL LOUDSPEAKERS ARE PROPOSED.
- ALL SIGNS WILL BE IN ACCORDANCE WITH ARTICLE 12 OF THE ZONING ORDINANCE. NO SPECIFIC DESIGN OR SIZE HAS BEEN PROPOSED AT THIS TIME.
- LIMITS OF CLEARING AND GRADING SHOWN ON THE SEA ARE PRELIMINARY AND ARE SUBJECT TO MODIFICATION WITH FINAL ENGINEERING, PARTICULARLY IN THE AREA OF PUBLIC RIGHTS OF WAY TRAILS AND EASEMENTS. THE DEVELOPMENT OF THE SITE WILL BE IN GENERAL CONFORMANCE WITH THESE LIMITS. FINAL LIMITS OF CLEARING AND GRADING WILL TAKE INTO CONSIDERATION FINAL SITE ENGINEERING AND SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE COUNTY URBAN FORESTER AT THE TIME OF SITE PLAN REVIEW.
- ADDITIONAL SITE FEATURES AND ACCESSORY USES AND IMPROVEMENTS SUCH AS PLAZAS, GAZEBOS, FENCING LESS THAN 3' IN HEIGHT, CORNICES, TRELLISES, ENTRANCE SIGNS, LIGHTS AND/OR WALLS NOT REPRESENTED HEREON MAY BE PROVIDED WITHOUT THE NEED FOR INTERPRETATION, OR SEA.
- THE PROJECT WILL MEET THE MINIMUM PARKING REQUIREMENTS AS SET FORTH IN ARTICLE 11 OF THE ZONING ORDINANCE. SEE PARKING TABULATION. THE ACTUAL NUMBER OF PARKING SPACES PROVIDED MAY BE ADJUSTED AT SITE PLAN BASED UPON THE ACTUAL NUMBER OF UNITS AND THE ACTUAL SQUARE FOOTAGE OF NON-RESIDENTIAL USES
- APPLICANT RESERVES THE RIGHT TO DETERMINE THE FINAL NUMBER OF UNITS, THE AMOUNT OF CELLAR SQUARE FOOTAGE AND THE FINAL FGA OF THE BUILDINGS WITH THE SITE PLAN, SO LONG AS MAXIMUM LIMITS ARE NOT EXCEEDED. THE APPLICANT RESERVES THE RIGHT TO LOCATE SECONDARY AND ACCESSORY USES IN THE BUILDINGS AND ON THE SITE.
- THE SUBJECT PROPERTY MAY BE SUBDIVIDED IN THE FUTURE FOR THE PURPOSE OF SALE, JOINT VENTURE, OR PHASING AS SET FORTH IN Z.O. SECTION 6-403. ANY PROPOSED SUBDIVISION MAY BE MODIFIED ADMINISTRATIVELY BY THE DIRECTOR OF DPW & ES WITHOUT REQUIRING MODIFICATION OR AMENDMENT OF THE SEA OR AN INTERPRETATION.
- ACCESSORY USES AS IDENTIFIED UNDER ARTICLES 2, 6 AND 10 OF THE ZONING ORDINANCE MAY BE PROVIDED. THESE USES MAY INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:

- ACCESSORY STRUCTURES
- FLAG POLES
- FENCES
- CORNICES, CANOPIES, AWNINGS, EAVES AND OTHER SIMILAR FEATURES
- OPEN FIRE BALCONIES, FIRE ESCAPES, UNCOVERED STAIRS AND STOOPS
- AIR CONDITIONERS, HEAT PUMPS, EMERGENCY GENERATORS AND OTHER SIMILAR EQUIPMENT
- BAY WINDOWS, ORIELS AND CHIMNEYS
- ACCESSIBILITY IMPROVEMENTS AND LAY-BY PARKING SPACE IN FRONT OF THE PROPOSED BUILDINGS
- OUTDOOR PATIOS NOT OVER FOUR (4) FEET IN HEIGHT ABOVE THE FINISHED GRADE
- DECORATIVE WALLS FOR LANDSCAPING NOT OVER THREE (3) FEET IN HEIGHT ABOVE THE FINISHED GRADE
- OUTDOOR CAFE SEATING AREAS

- MARKED CROSSWALK LOCATIONS INDICATED ON THE SE ARE CONCEPTUAL. FINAL LOCATIONS SHALL BE DETERMINED AT SITE PLAN AND UPON VDOT APPROVAL AND MAY BE MODIFIED WITHOUT THE NEED FOR A SE AMENDMENT OR INTERPRETATION.
- THE FINAL LOCATION AND TYPE OF ACCESSIBLE RAMPS AND STREET ACCESSIBLE PARKING SPACE LOCATIONS SHALL BE DETERMINED AT SITE PLAN.
- ALL ENTRANCES ON PUBLIC STREETS SHALL TYPICALLY BE CONSTRUCTED AS VDOT STANDARD ENTRANCE UNLESS INDICATED OTHERWISE AND AS DETERMINED BY VDOT.
- ALL IMPROVEMENTS IN PUBLIC SPACE INCLUDING ROADWAY'S LANDSCAPING, LANE USE AND BIKE DESIGNATIONS SUCH AS SHARROWS (EX., INTERIM, OR PLANNED) ARE SUBJECT TO REVIEW AND APPROVAL BY VDOT AT THE TIME OF FINAL SITE PLAN AND MAY BE MODIFIED WITHOUT THE NEED FOR SEA AMENDMENT, SO LONG AS CHANGES ARE IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED SE PLAT.
- THE ATHLETIC FIELDS WILL NOT BE LIGHTED.
- THE ATHLETIC FIELD AREA SHALL BE OCCUPIED AND UTILIZED WITH TEMPORARY TRAILERS DURING CONSTRUCTION OF THE NEW COUNTY FACILITY.
- ALL PEDESTRIAN RAMPS SHALL MEET ADA REQUIREMENTS

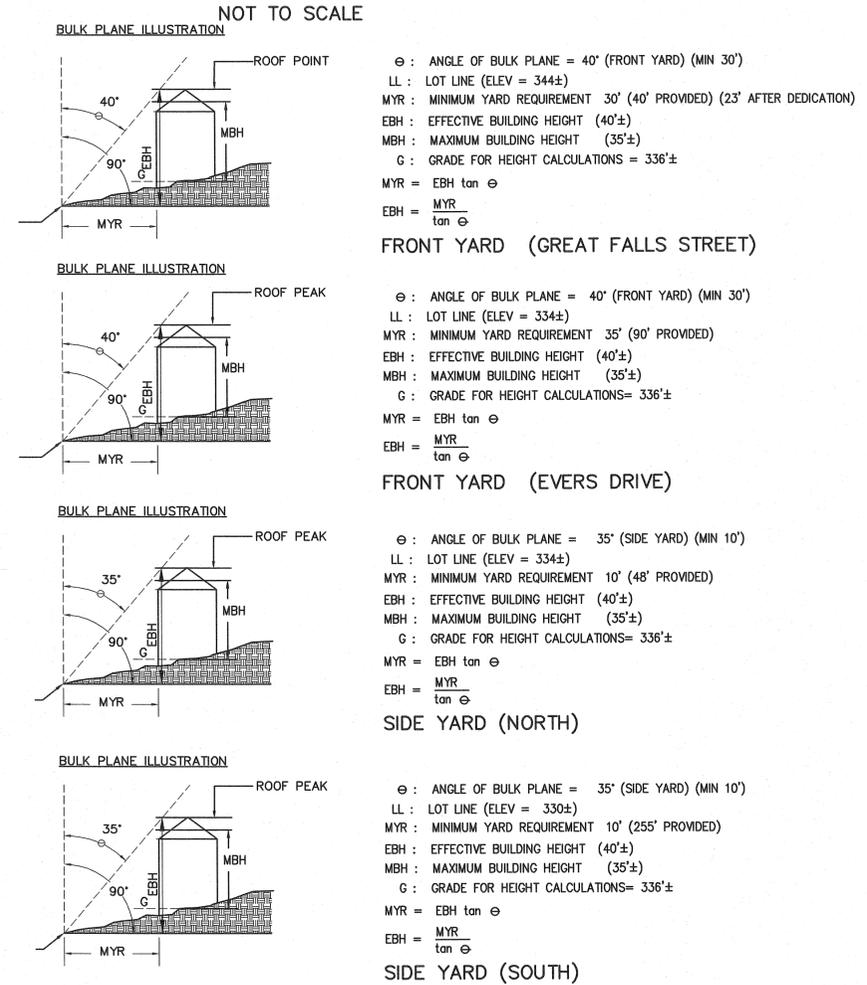
WAIVERS/MODIFICATIONS ZONING ORDINANCE

- THE APPLICANT REQUESTS A MODIFICATION OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ALONG ALL PROPERTY BOUNDARIES IN FAVOR OF THAT INDICATED ON THE EXISTING VEGETATION MAP, SEA PLAT AND LANDSCAPE PLANS. A MODIFICATION OF THESE REQUIREMENTS WAS PREVIOUSLY APPROVED ON THE SITE IN FAVOR OF EXISTING AND SUPPLEMENTAL LANDSCAPING WITH SEA 94-D-002. THIS APPLICATION PROPOSES TO INCREASE SIGNIFICANTLY THE QUANTITY OF THE SUPPLEMENTAL LANDSCAPING.
 - A: NORTH PROPERTY LINE**
 - YARD WIDTH MODIFICATION FROM 35' (REQUIRED) TO 15' (PROVIDED)
 - MODIFICATION OF BARRIER TYPE FROM 8' BLOCK WALL (REQUIRED TO SUPPORT YARD REDUCTION) TO 6' HT BOARD-ON-BOARD FENCE WITH MASONRY PIERS (PROVIDED) TO QUALIFY FOR YARD WIDTH REDUCTION REQUEST
 - LANDSCAPE SCREENING MODIFICATION (RETAIN AND SUPPLEMENT EXISTING VEGETATION AS SHOWN)
 - B: SOUTH PROPERTY LINE**
 - YARD TO INCLUDE PLAY FIELD
 - LANDSCAPE SCREENING MODIFICATION (RETAIN AND SUPPLEMENT EXISTING VEGETATION AS SHOWN)
 - BARRIER WAIVER
 - C: EAST PROPERTY LINE**
 - YARD WIDTH MODIFICATION FROM 35' (REQUIRED) TO 15' (PROVIDED)
 - MODIFICATION OF BARRIER TYPE FROM 8' BLOCK WALL (REQUIRED TO SUPPORT YARD REDUCTION) TO 6' HT BOARD-ON-BOARD FENCE WITH MASONRY PIERS (PROVIDED) TO QUALIFY FOR YARD WIDTH REDUCTION REQUEST
 - LANDSCAPE SCREENING MODIFICATION (RETAIN AND SUPPLEMENT EXISTING VEGETATION AS SHOWN)
 - D: WEST PROPERTY LINE**
 - YARD WIDTH MODIFICATION FROM 35' (REQUIRED) TO A VARYING DIMENSION AS SHOWN ON THE SEA PLAT
 - LANDSCAPE MODIFICATION (SEE LANDSCAPE PLAN FOR PROPOSED PLANTING PLAN)
 - WAIVER OF 35' BARRIER REQUIREMENT
- THE APPLICANT REQUESTS A MODIFICATION OF THE 50 FOOT FRONT YARD REQUIREMENT OF PARAGRAPH 10A OF SECTION 9-306 OF THE ZONING ORDINANCE TO ESTABLISH A 40 FOOT FRONT YARD AS DEPICTED ON THE PROPOSED SPECIAL EXCEPTION AMENDMENT PLAT ALONG GREAT FALLS STREET. (34 FEET AFTER DEDICATION)
- THE APPLICANT REQUESTS A WAIVER OF ZONING ORDINANCE SECTION 17-201 AND THE COMPREHENSIVE PLAN RECOMMENDATION FOR AN 8 FOOT TRAIL IN LIEU OF THE 5 FOOT SIDEWALK THAT IS SHOWN ON THE SPECIAL EXCEPTION AMENDMENT PLAT.

BULK REGULATIONS

| | | |
|-----------------------------|--|--------------------------------------|
| AREA ZONED R-3 : | 377,130 SF | |
| TOTAL AREA: | 377,130 SF | |
| MINIMUM LOT AREA REQUIRED: | 10,500 SF | |
| LOT AREA PROVIDED: | 377,130 SF IN R-3 ZONE | |
| MINIMUM LOT WIDTH REQUIRED: | 80' | |
| LOT WIDTH PROVIDED: | 623.23' ON GREAT FALLS STREET | |
| REAR YARD PROVIDED: | 630.15' ON EVERS DRIVE | |
| MAXIMUM BUILDING HEIGHT: | 60' | PROPOSED: ±48' AND ±40' |
| | 35' ANGLE OF BULK PLANE, NOT LESS THAN 25' | N/A |
| SIDE YARD: (NORTH) | 35' ANGLE OF BULK PLANE, NOT LESS THAN 10' | PROPOSED: 48'± |
| SIDE YARD: (SOUTH) | 35' ANGLE OF BULK PLANE, NOT LESS THAN 10' | PROPOSED: 25'± |
| *FRONT YARD: | 40' ANGLE (SETBACK) OF BULK PLANE, NOT LESS THAN 30' | PROPOSED: 40' (34' AFTER DEDICATION) |
| | *(ADDITIONAL YARD REQUIREMENTS, PER SECTION 9-306) | |

R-3 BULK PLANE ILLUSTRATION



SITE TABULATIONS

| | | | | |
|--|--------------------|---|--|----------------------|
| TOTAL LAND AREA | 8.6577 ACRES | = | 377,130 SF | |
| | | | - 128,009 SF FOR COUNTY FACILITY AND 249,121 SF FOR INDEPENDENT LIVING | |
| FLOOR AREA RATIO | R-3 FAR | | 0.25 MAXIMUM | |
| EXISTING DAY CARE/SENIOR CENTER: | 38,355 GSF/377,130 | | 0.11 FAR | SEE SHEET C-3 |
| PROPOSED DAY CARE/SENIOR CENTER | 32,000 GSF/128,009 | | 0.24 FAR | FOR AREA DESIGNATION |
| DENSITY* | | | | |
| INDEPENDENT LIVING FACILITY: | | | | |
| 5.719 ACRES X 12 UNITS* (R-3) | = 68.60 UNITS | | SEE SHEET C-3 | |
| 68.60 X 20% ADUs | = 13.72 UNITS | | FOR AREA DESIGNATION | |
| TOTAL | 68.6 + 13.72 | | = 82 UNITS | |
| *DENSITY CALCULATION BASED ON PAR. 6 OF SECTION 9-306. | | | | |
| OPEN SPACE | REQUIRED 55% | | PROVIDED 55% | |
| TREE COVER | REQUIRED 25% | | PROVIDED 25% MIN. | |

ADDITIONAL STANDARDS FOR INDEPENDENT LIVING FACILITIES
 ALL ADDITIONAL STANDARDS ARE MET EXCEPT AS REQUESTED FOR MODIFICATION AS FOLLOWS:
 • WHERE THE YARD ABUTS OR IS ACROSS A STREET FROM AN AREA ADOPTED IN THE COMPREHENSIVE PLAN FOR 0.2 TO 8 DWELLING UNITS PER ACRE - 50 FEET. (PAR. 10A OF SECT. 9-306)
 SEE MODIFICATION REQUEST FOR 40' FRONT YARD
 • TRANSITIONAL SCREENING SHALL BE PROVIDED IN ACCORDANCE WITH THE PROMSIONS OF ARTICLE 13, AND FOR THE PURPOSE OF THAT ARTICLE, AN INDEPENDENT LIVING FACILITY SHALL BE DEEMED A MULTIPLE FAMILY DWELLING.
 SEE MODIFICATION REQUEST.

PARKING TABULATION

| USE | RATE | REQUIRED | PROVIDED |
|--------------------|----------------------------|-------------|------------------------|
| INDEPENDENT LIVING | 1 SPACE/4 UNITS | 82/4 = | 21 SPACES |
| | 1 SPACE / STAFF | 3 X 1 = | 3 SPACES |
| SENIOR CENTER | 1 SPACE/3 PERSONS | 80/3= | 26 SPACES |
| | 1 SPACE/STAFF | 5 X 1= | 5 SPACES |
| ADULT DAY CARE | 0.19 SPACES/PERSON | 80 X 0.19= | 16 SPACES |
| CHILD DAY CARE | 0.16 SPACES/PERSON | 210 X 0.16= | 34 SPACES |
| PLAY FIELD | TO BE DETERMINED BY DPW&ES | | 57 PROPOSED SPACES |
| TOTAL | | | 162 SPACES 162 SPACES* |

*8 SPACES WILL BE ACCESSIBLE, INCLUDING VAN SPACES



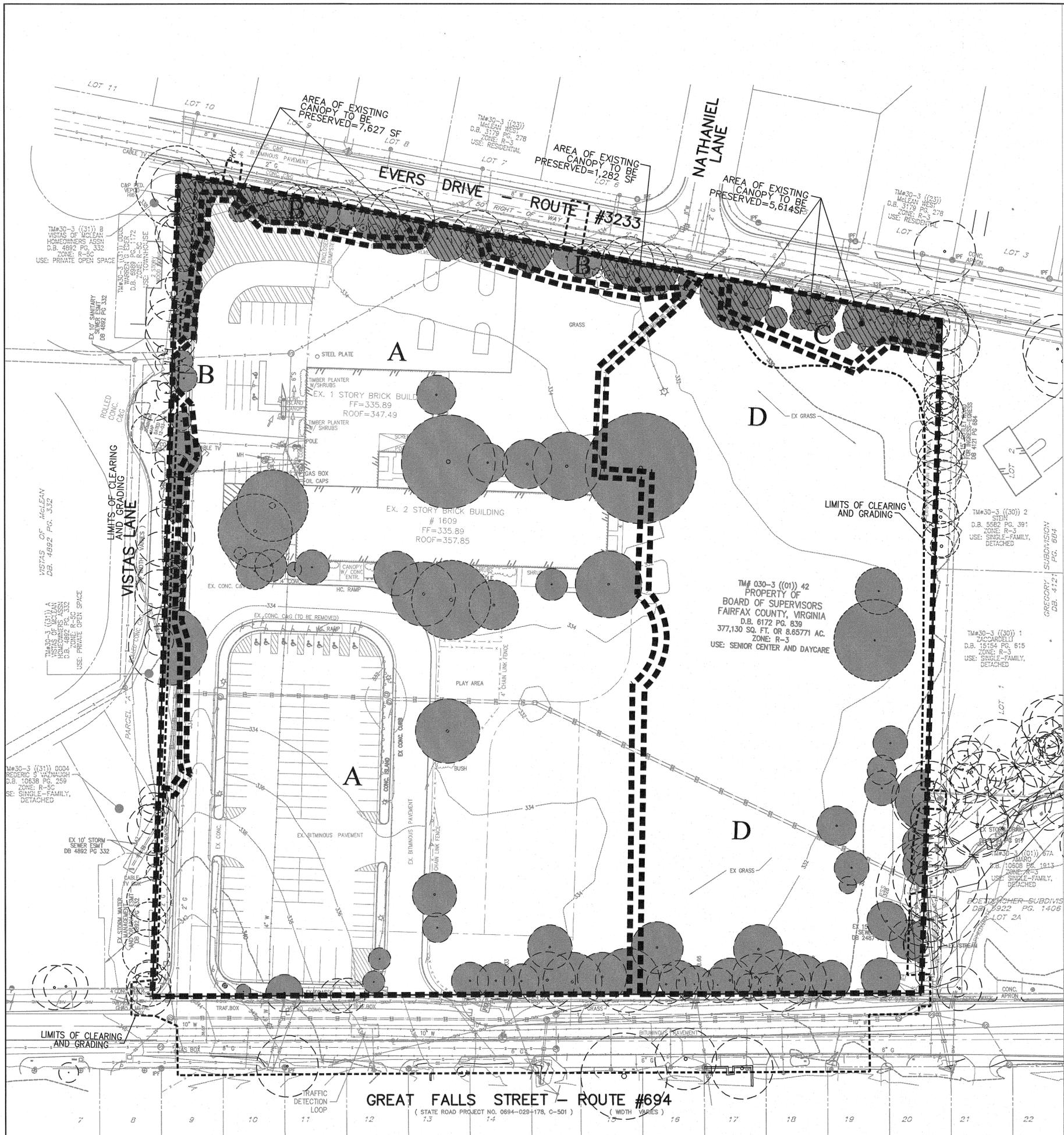
LEWINSVILLE CENTER
SEA PLAT
 DRANESVILLE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

NOTES, TABULATIONS AND DETAILS

VIKA REVISIONS

| | |
|--------------------------|---------|
| REVISED JAN 05, 2015 | |
| REVISED OCT 30, 2014 | |
| REVISED AUG 26, 2014 | |
| DATE: AUG 8, 2014 | |
| DES. DK | DWN. DK |
| SCALE: NOT TO SCALE | |
| PROJECT/FILE NO. 6307900 | |
| SHEET NO. C-2 | |

VIKA
 ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ CONSTRUCTION INSPECTORS
 VIKI INCORPORATED
 8180 GREENSBORO DRIVE, SUITE 200 ■ McLEAN, VIRGINIA 22102
 (703)442-7800 ■ FAX (703)781-2787
 McLEAN, VA GERMANTOWN, MD



EXISTING VEGETATION TABLE

| EVM INDEX | COVER TYPE | SUCCESSIONAL STAGE | AREA | COVER CONDITION | PRIMARY SPECIES | COMMENTS |
|------------|----------------------|--------------------|------------|-----------------|-----------------|------------------|
| "A" | DEVELOPED | N/A | 5.37 ACRES | N/A | N/A | SEE DESCRIPTIONS |
| "B" | UPLAND FOREST | PIONEER | .28 ACRES | FAIR TO POOR | JUNIPER/CYPRESS | SEE DESCRIPTIONS |
| "C" | BOTTOMLAND FOREST | EARLY SUCCESSIONAL | .13 ACRES | GOOD TO FAIR | MAPLE | SEE DESCRIPTIONS |
| "D" | MAINTAINED GRASSLAND | N/A | 2.88 ACRES | GOOD TO FAIR | TURF GRASS | SEE DESCRIPTIONS |
| TOTAL AREA | | | 8.65 ACRES | | | |

CONDITION DESCRIPTIONS:

COVER TYPE A: THE AREA CLASSIFIED AS "A" IS MOSTLY DEVELOPED WITH IMPERVIOUS SURFACES, ROOF AND ASPHALT. THERE ARE TREES LOCATED THROUGHOUT AREA "A" AND ARE INDICATED ON THE UNDERLYING SURVEYED BASE SHEET ON THE PLAN. AS A GENERAL NOTE, THE LANDSCAPE IN AREAS "A" AND "D" WILL BE PRESERVED AS DEVELOPMENT ALLOWS.

TYPE B: THE VEGETATION OF "B" CONSIST OF UPLAND FOREST HARDWOODS. THE WOODLAND IN PLACE IS SCRUBBY AND CONSIST MOSTLY OF PIONEERING PLANT SPECIES. THIS AREA IS WHAT SEPARATES THE ADJOINING LOTS AND APPEAR TO BE TREES THAT HAVE BEEN PRESERVED FROM PAST DEVELOPMENT AND HAVE COLONIZED ALONG THE EDGE. WITHIN THE EDGE ARE HEMLOCK, PINES, AND JUNIPER EVERGREENS AND DOGWOOD, SWEET GUM AND MAPLE.

COVER TYPE C: THE VEGETATION IN "C" APPEARS TO INDICATE THAT THIS AREA IS SEASONALLY FLOODED OR CONSIST OF POOR DRAINAGE. THE SOIL INDICATORS ARE SILVER MAPLE, AMERICAN SYCAMORE, AND SWEET GUM. THESE PARTICULAR SPECIES ARE SOMEWHAT PIONEERS AND THRIVE IN WET SOIL CONDITIONS. THESE ARE THE DOMINATE SPECIES LOCATED IN THIS AREA BUT NOT THE ONLY SPECIES. OTHER SPECIES INCLUDE CHERRY AND JUNIPER.

COVER TYPE D: CONSIST OF MAINTAINED GRASS AREAS WHICH IS MAINTAINED FOR THE PURPOSE OF RECREATION. AS STATED IN COVER TYPE "A" THERE ARE WIDELY SPACE TREES ALONG GREAT FALLS ROAD WHICH CONSIST MOSTLY OF MAPLES AND PINES WHICH WERE OBVIOUSLY PLANTED. THE GROUPING IS IN "A" AND "D" AND WILL BE PRESERVE AS NEW DEVELOPMENT ALLOWS

LEGEND

- PRE-DEVELOPMENT AREA OF EXISTING TREE CANOPY = ±78,423 SF
- POST-DEVELOPMENT AREA OF EXISTING CANOPY TO BE PRESERVED = ±14,523 SF

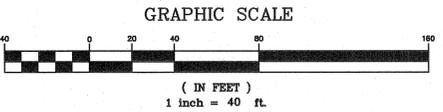
| Statement | Value | Reference |
|---|--------|---------------------------------------|
| A Pre-development area of existing tree canopy (from Existing Vegetation Map)(SF) = | 78,423 | see § 12-0508.2 |
| B Percentage of gross site area covered by existing tree canopy = | 21% | |
| C Percentage of 10-year tree canopy required for site = | 25% | see Table 12.4 |
| D Percentage of the 10-year tree canopy requirement that should be met through tree preservation = | 21% | |
| E Proposed percentage of canopy requirement that will be met through tree preservation = | 23.6% | |
| F Has the Tree Preservation Target minimum been met? | Yes | Provide Yes or No |
| G If No for line A 6, 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 § 12-0508.3 along with a narrative that provides a site-specific explanation of why the T | - | Provide sheet number, see § 12-0508.3 |
| H If step A 7 requires a narrative, it shall be prepared in accordance with § 12-0508.4 | - | see § 12-0508.4 |
| I Place this information prior to the 10-year Tree Canopy Calculations as per instructions in Table 12.10. | - | |

Projects\6307\6307\FDATA -\Landscape & Trees\10-yr Tree Canopy Reqmts (12.1.2014).xls [Sheet1] (2)

VKA REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
| | | |
| | | |
| | | |
| | | |

JANUARY 5, 2015
OCTOBER 30, 2014
DATE: JULY 31, 2014
DES. NPK DWN. NPK
SCALE: 1" = 40'
PROJECT/FILE NO. 6307EVM
SHEET NO. C-5



| Allowable Outflow Computations | | | | | | |
|---|---------|---|---------------|-------|-----------|-----------------------|
| Project Name: LEWINSVILLE | | | | | | |
| Design Date: 6/25/2014 | | | | | | |
| Design Engineer: JOE AMATETTI | | | | | | |
| Step 1 - Pre-Developed Flows | | | | | | |
| Site Area (Ac): 5.55 | | | | | | |
| Tc (Min): 5.00 | | | | | | |
| 2-Yr C-Factor: 0.44 | | | | | | |
| 10-Yr C-Factor: 0.53 | | | | | | |
| 2-Yr Intensity (in/hr): 5.45 | | | | | | |
| 10-Yr Intensity (in/hr): 7.27 | | | | | | |
| Qx = | C | x | lx | x | A | |
| Q2 = | 0.44 | x | 5.45 | x | 5.55 | = 13.37 |
| Q10 = | 0.53 | x | 7.27 | x | 5.55 | = 21.53 |
| Step 2 - Post-Developed Inflows to SWM | | | | | | |
| Area Detained (Ac): 0.00 | | | | | | |
| Tc (Min): 0.00 | | | | | | |
| 2-Yr C-Factor: #DIV/0! | | | | | | |
| 10-Yr C-Factor: #DIV/0! | | | | | | |
| 2-Yr Intensity (in/hr): 5.45 | | | | | | |
| 10-Yr Intensity (in/hr): 7.27 | | | | | | |
| Qx = | C | x | lx | x | A | |
| Q2 = | #DIV/0! | x | 5.45 | x | 0.00 | = #DIV/0! |
| Q10 = | #DIV/0! | x | 7.27 | x | 0.00 | = #DIV/0! |
| Step 3 - Post-Developed On-site Undetained Flows | | | | | | |
| Area Undetained (Ac): 0.90 | | | | | | |
| Tc (Min): 5.00 | | | | | | |
| C-Factor: 0.33 | | | | | | |
| 2-Yr Intensity (in/hr): 5.45 | | | | | | |
| 10-Yr Intensity (in/hr): 7.27 | | | | | | |
| Qx = | C | x | lx | x | A | |
| Q2 = | 0.33 | x | 5.45 | x | 0.90 | = 1.62 |
| Q10 = | 0.33 | x | 7.27 | x | 0.90 | = 2.16 |
| Step 4 - Off-Site Flows to SWM | | | | | | |
| Area Detained (Ac): N/A - See Flow Rate Determined Elsewhere Below | | | | | | |
| Tc (Min): N/A - See Flow Rate Determined Elsewhere Below | | | | | | |
| C-Factor: N/A - See Flow Rate Determined Elsewhere Below | | | | | | |
| 2-Yr Intensity (in/hr): N/A - See Flow Rate Determined Elsewhere Below | | | | | | |
| 10-Yr Intensity (in/hr): N/A - See Flow Rate Determined Elsewhere Below | | | | | | |
| Qx = | C | x | lx | x | A | |
| Q2 = | N/A | x | N/A | x | N/A | = 5.54 |
| Q10 = | N/A | x | N/A | x | N/A | = 10.46 |
| Step 5 - Allowable Release Rates | | | | | | |
| Qx allow = | Qx pre | + | Qx off-site | - | Qx unconf | |
| Q2 allow = | 13.37 | + | 5.54 | - | 1.62 | = 17.29 |
| Q10 allow = | 21.53 | + | 10.46 | - | 2.16 | = 29.83 |
| Step 6 - Compare Actual Release Rates to Allowable Release Rates | | | | | | |
| If Qx actual <= Qx allow, Design is O.K. | | | | | | |
| Q2 actual = | 14.00 | | Q2 Analysis: | 14.00 | < | 17.29 |
| Q10 actual = | 28.00 | | | | | Therefore Design O.K. |
| Q2 allow = | 17.29 | | Q10 Analysis: | 29.00 | < | 29.83 |
| Q10 allow = | 29.83 | | | | | Therefore Design O.K. |

| Allowable Outflow Computations - OUTFALL #2 | | | | | | |
|---|---------|---|---------------|------|-----------|-----------------------|
| Project Name: LEWINSVILLE | | | | | | |
| Design Date: 1/6/2015 | | | | | | |
| Design Engineer: JOE AMATETTI | | | | | | |
| Step 1 - Pre-Developed Flows | | | | | | |
| Site Area (Ac): 3.11 | | | | | | |
| Tc (Min): 5.00 | | | | | | |
| 2-Yr C-Factor: 0.38 | | | | | | |
| 10-Yr C-Factor: 0.48 | | | | | | |
| 2-Yr Intensity (in/hr): 5.45 | | | | | | |
| 10-Yr Intensity (in/hr): 7.27 | | | | | | |
| Qx = | C | x | lx | x | A | |
| Q2 = | 0.38 | x | 5.45 | x | 3.11 | = 6.38 |
| Q10 = | 0.48 | x | 7.27 | x | 3.11 | = 10.88 |
| Step 2 - Post-Developed Inflows to SWM | | | | | | |
| Area Detained (Ac): 0.00 | | | | | | |
| Tc (Min): 0.00 | | | | | | |
| 2-Yr C-Factor: #DIV/0! | | | | | | |
| 10-Yr C-Factor: #DIV/0! | | | | | | |
| 2-Yr Intensity (in/hr): 5.45 | | | | | | |
| 10-Yr Intensity (in/hr): 7.27 | | | | | | |
| Qx = | C | x | lx | x | A | |
| Q2 = | #DIV/0! | x | 5.45 | x | 0.00 | = #DIV/0! |
| Q10 = | #DIV/0! | x | 7.27 | x | 0.00 | = #DIV/0! |
| Step 3 - Post-Developed On-site Undetained Flows | | | | | | |
| Area Undetained (Ac): 0.33 | | | | | | |
| Tc (Min): 5.00 | | | | | | |
| C-Factor: 0.33 | | | | | | |
| 2-Yr Intensity (in/hr): 5.45 | | | | | | |
| 10-Yr Intensity (in/hr): 7.27 | | | | | | |
| Qx = | C | x | lx | x | A | |
| Q2 = | 0.33 | x | 5.45 | x | 0.33 | = 0.59 |
| Q10 = | 0.33 | x | 7.27 | x | 0.33 | = 0.79 |
| Step 4 - Off-Site Flows to SWM | | | | | | |
| Area Detained (Ac): N/A - See Flow Rate Determined Elsewhere Below | | | | | | |
| Tc (Min): N/A - See Flow Rate Determined Elsewhere Below | | | | | | |
| C-Factor: N/A - See Flow Rate Determined Elsewhere Below | | | | | | |
| 2-Yr Intensity (in/hr): N/A - See Flow Rate Determined Elsewhere Below | | | | | | |
| 10-Yr Intensity (in/hr): N/A - See Flow Rate Determined Elsewhere Below | | | | | | |
| Qx = | C | x | lx | x | A | |
| Q2 = | N/A | x | N/A | x | N/A | = 0.00 |
| Q10 = | N/A | x | N/A | x | N/A | = 0.00 |
| Step 5 - Allowable Release Rates | | | | | | |
| Qx allow = | Qx pre | + | Qx off-site | - | Qx unconf | |
| Q2 allow = | 6.38 | + | 0.00 | - | 0.59 | = 5.79 |
| Q10 allow = | 10.88 | + | 0.00 | - | 0.79 | = 10.09 |
| Step 6 - Compare Actual Release Rates to Allowable Release Rates | | | | | | |
| If Qx actual <= Qx allow, Design is O.K. | | | | | | |
| Q2 actual = | 4.00 | | Q2 Analysis: | 4.00 | < | 5.79 |
| Q10 actual = | 7.00 | | | | | Therefore Design O.K. |
| Q2 allow = | 5.79 | | Q10 Analysis: | 7.00 | < | 10.09 |
| Q10 allow = | 10.09 | | | | | Therefore Design O.K. |

\\192.168.10.201\projects\projects\63076307\FDATA -XISVM\Allowable Release.xls\Sheet1 1/5/2015

\\192.168.10.201\projects\projects\63076307\FDATA -XISVM\Allowable Release.xls\OUTFALL #2 1/6/2015

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:

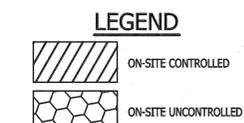
Special Permits (8-011 2J & 2L)
 Cluster Subdivision (9-615 1G & 1N)
 Development Plans (16-502 2 & 4L)
 FDP - F Districts (except PRC) (16-502 1F & 1O)
 Special Exceptions (9-011 2J & 2L)
 Commercial Reutilization Districts (9-622 2A (12)&(14))
 PRC Plan (16-503 1E & 1O)
 Amendments (18-202 1O & 1O)

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 Sheet C-7.
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.) |
|--------------------------|-----------------------------|------------------------------|-----------------------|---------------------|---------------------|---------------------------|
| Dry Pond | 7.52 | 3.79 | 11.31 | 24,500 | 44,900 | 7.38 ft. |

(e.g., dry pond A, infl. trench, underground vault, etc.)
4. On-site drainage channels, outfalls and pipe systems are shown on Sheet C-7. Totals
 Pond inlet and outlet pipe systems are shown on Sheet C-7.
5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet B/A. Type of maintenance access road surface noted on the plat is B/A (asphalt, geoblock, gravel, etc.)
6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet C-8 & C-14.
7. A "stormwater management narrative" which contains a description of how detention and best management practices requirements will be met is provided on Sheet C-9.
8. A description of the existing conditions of each numbered site outfall extending 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 C-12.
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 C-12.
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 C-5/C-4.
11. A submission waiver is requested for _____.
12. Stormwater management is not required because _____.

Revised 2-21-2006



EXTENDED DETENTION DRY POND
 ON-SITE CONTROLLED: A=7.54 Ac (327,571 SF)
 OFF-SITE CONTROLLED: A=3.79 Ac (265,092 SF)
 ASSUMES 20% CREDIT (NOT SHOWN)

NOTE:
 COMPUTATIONS HEREON ARE BASED ON APPROXIMATIONS OF PROPOSED PERVIOUS/IMPERVIOUS AREA. AT THE TIME OF FINAL CONSTRUCTION PLANS, BASED ON FINAL PERVIOUS/IMPERVIOUS AREAS, THE FINAL SWM VOLUME REQUIREMENTS WILL BE DETERMINED. THE METHODOLOGY USED SHALL BE CONSISTENT WITH THAT SHOWN HEREON

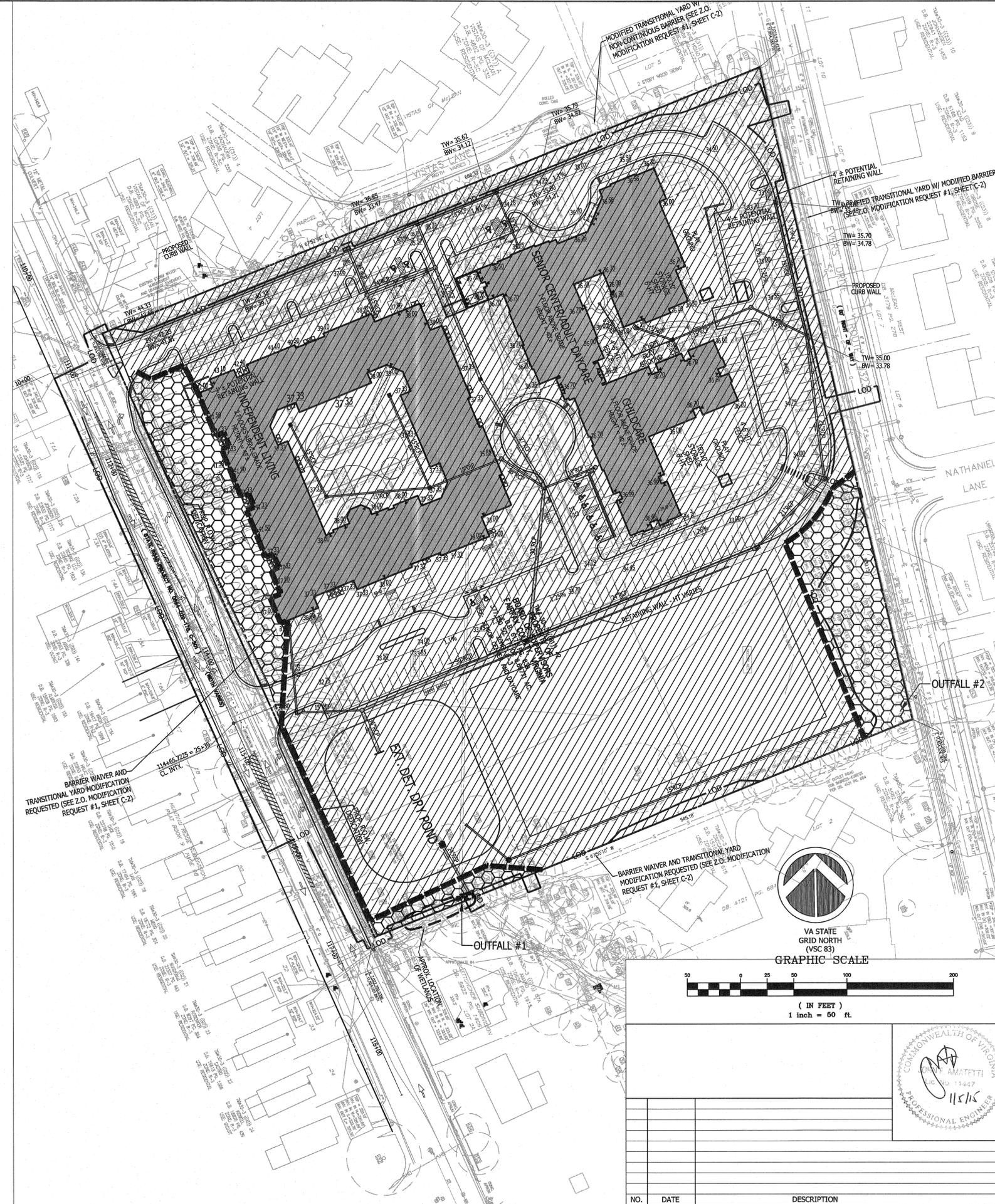
ALL GRADING SHOWN IS CONCEPTUAL AND SUBJECT TO CHANGE WITH THE FINAL SITE PLAN

ALL STORMWATER MANAGEMENT FACILITIES MUST BE PRIVATELY MAINTAINED AND A PRIVATE MAINTENANCE AGREEMENT WILL BE REQUIRED BEFORE THE CONSTRUCTION PLAN IS APPROVED.

SWM DETENTION NARRATIVE
 STORMWATER DETENTION REQUIREMENTS WILL BE SATISFIED FOR THIS PROJECT VIA AN EXTENDED DETENTION DRY POND. THE 2-YEAR AND 10-YEAR ALLOWABLE RELEASE RATES ARE 17.29 CFS AND 29.83 CFS, RESPECTIVELY. SEE DETENTION COMPUTATIONS THIS SHEET. THE PROPOSED 2-YEAR AND 10-YEAR MAXIMUM RELEASE RATES ARE 14 CFS AND 29 CFS, RESPECTIVELY. THEREFORE, BECAUSE THE MAXIMUM PROPOSED RELEASE RATES ARE LESS THAN THE ALLOWABLE RELEASE RATES FOR BOTH THE 2- AND 10-YEAR STORMS, THE DETENTION REQUIREMENTS SHALL BE MET.

THE EXTENDED DETENTION DRY POND VOLUME WAS CALCULATED TO BE 44,000 CFT. THIS VALUE WAS DETERMINED BY STACKING THE REQUIRED TWO YEAR STORM EVENT ON TOP OF THE WATER QUALITY VOLUME REQUIRED (SEE SHEET C-8 & C-10). THE TWO YEAR STORM EVENT, STORAGE REQUIREMENT WAS GREATER THAN THE TEN YEAR STORAGE REQUIREMENT. AS A RESULT, THE TEN YEAR STORM STORAGE REQUIREMENT WAS STACKED ON TOP OF THE TWO YEAR STORM EVENT AND BMP STORAGE REQUIREMENTS. THE VOLUME COMPUTED ACCOUNTS FOR ALL ON-SITE FLOWS AS WELL AS 3.79 ACRES OF OFF-SITE FLOW. OFF-SITE FLOW DATA WAS OBTAINED FROM FAIRFAX COUNTY SITE PLAN 2655-SP-001.

THE DEVELOPER RESERVES THE RIGHT TO PROVIDE ALTERNATE DETENTION AS ALLOWED BY THE PFM AT SITE PLAN.



VA STATE GRID NORTH (VSC 83)
 GRAPHIC SCALE
 1 inch = 60 ft.

NO. DATE DESCRIPTION COUNTY REVISIONS

NO. DATE DESCRIPTION

DATE: JANUARY 05, 2015
 OCTOBER 30, 2014
 DATE: AUGUST 8, 2014

DES. JDA DWN JDA

SCALE: 1"=50'

PROJECT/FILE NO. WV6307F

SHEET NO. C-10

VIKA REVISIONS

VIKA
 ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN

VIKA VIRGINIA, LLC
 8180 GREENSBORO DRIVE, SUITE 200 ■ TYSONS CORNER, VIRGINIA 22102
 (703) 442-7600 ■ FAX (703) 791-2787
 WWW.VIKAKA.COM

LEWINSVILLE CENTER
 SEA PLAT
 DRANESVILLE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

STORMWATER MANAGEMENT COMPUTATIONS

DATE: JANUARY 6, 2015 TIME: 4:44:52 PM
 USER: joeamatetti
 FILE: P:\projects\63076307\F\CADD - P\PLANNING\PLANNING DRAWINGS\6307F-101.dwg



PHOTO #1: THIS PHOTOGRAPH SHOWS THE EXISTING 36" RCP CULVERT THAT DAYLIGHTS UNDER GREAT FALLS STREET, JUST UPSTREAM OF THE POINT OF CONFLUENCE. THE DRAINAGE AREA CONVEYED BY THIS CULVERT IS 18.4 ACRES.



PHOTO #5: THIS PHOTOGRAPH REPRESENTS CROSS-SECTION C-C. THE BANKS ARE LINED WITH WEEDS, VINES, AND RIP-RAP. THE CHANNEL BOTTOM CONSISTS OF GRAVEL, SAND, SOILS, AND A FEW LARGE COBBLES.



PHOTO #9: THIS PHOTOGRAPH REPRESENTS CROSS-SECTION G-G. THE EXISTING NATURAL CHANNEL HAS A GRAVEL BOTTOM WITH A COMBINATION OF VEGETATION, WEEDS, AND SOILS ON THE BANKS.



PHOTO #2: THIS PHOTOGRAPH SHOWS THE EXISTING NATURAL CHANNEL JUST UP STREAM OF CROSS-SECTION A-A. THE CHANNEL HAS A GRAVEL BOTTOM WITH GRASS AND WEEDS ON THE BANKS.



PHOTO #6: THIS PHOTOGRAPH REPRESENTS CROSS-SECTION D-D. THE BANKS ARE OVERGROWN WITH WEEDY VEGETATION. THE LOWER PORTION OF THE CHANNEL IS MADE UP OF SMALL STONES, SMALL GRAVEL AND SOIL.



PHOTO #10: THIS PHOTOGRAPH SHOWS THE EXISTING 42" ELLIPTICAL CULVERT THAT CONVEYS FLOW FROM THE NATURAL CHANNEL BENEATH EVERS DRIVE. THIS IS JUST DOWNSTREAM OF CROSS-SECTION G-G AND REPRESENTS THE EXTENT OF THE OUTFALL ANALYSIS.



PHOTO #3: THIS PHOTOGRAPH REPRESENTS CROSS-SECTIONS A-A JUST AFTER THE POINT OF CONFLUENCE. THE CHANNEL HAS A GRAVEL BOTTOM WITH RIP-RAP AND GRASS/WEEDS ON THE BANKS.



PHOTO #7: THIS PHOTOGRAPH REPRESENTS CROSS-SECTION E-E. THE BOTTOM OF THE CHANNEL HAS BEEN LINED WITH LARGE RIP-RAP. THE BANKS ARE COVERED IN VEGETATION AND WEEDS.



PHOTO #11: THIS PHOTOGRAPH REPRESENTS THE MAKE-UP OF THE EXISTING CHANNEL BOTTOM FOR CROSS-SECTION C-C AND D-D. IT IS A MIXTURE OF GRITTY SAND, GRAVEL, A FEW LARGER COBBLES, AND SOIL.

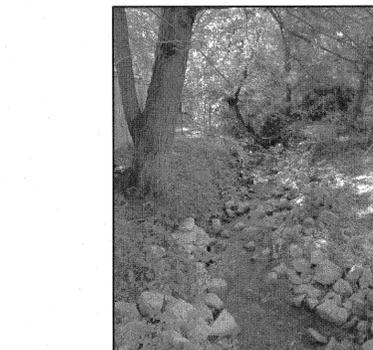


PHOTO #4: THIS PHOTOGRAPH REPRESENTS CROSS-SECTION B-B. THE CHANNEL HAS BEEN LINED WITH LARGE RIP-RAP. GRASSES AND OTHER WEEDS HAVE GROWN IN TO ESTABLISH THE BANKS OF THE CHANNEL.



PHOTO #8: THIS PHOTOGRAPH REPRESENTS CROSS-SECTION F-F. THE CHANNEL IS LINED WITH RIP-RAP, AND THE BANKS ARE OVERGROWN WITH WEEDS, VINES, AND OTHER VEGETATION.

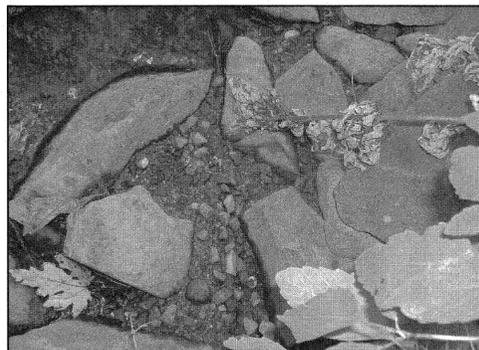
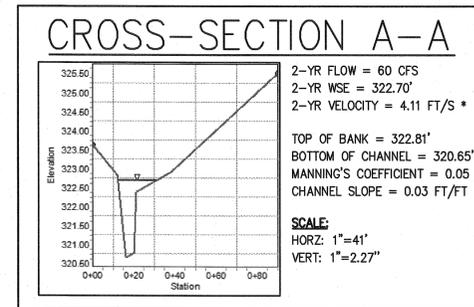


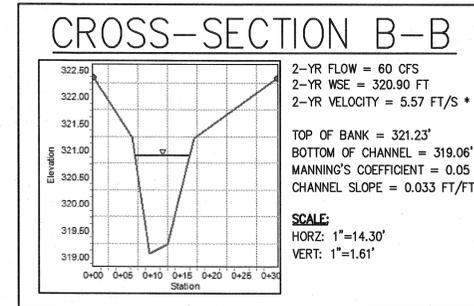
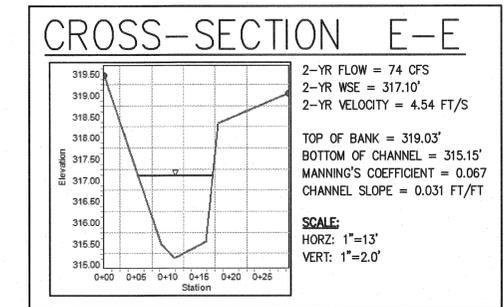
PHOTO #12: THIS PHOTOGRAPH REPRESENTS THE MAKE-UP OF THE EXISTING CHANNEL BOTTOM FOR CROSS-SECTION E-E, F-F, AND G-G. IT IS A COMBINATION OF LARGE RIP-RAP, SMALLER COBBLES, GRAVEL, AND SAND.

| NO. | DESCRIPTION | REVIEW BY | APPROVED | DATE |
|--|-------------|-----------|----------|------|
| REVISION APPROVED BY: DIVISION OF DESIGN REVIEW | | | | |

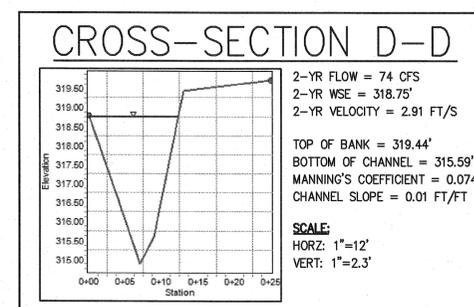
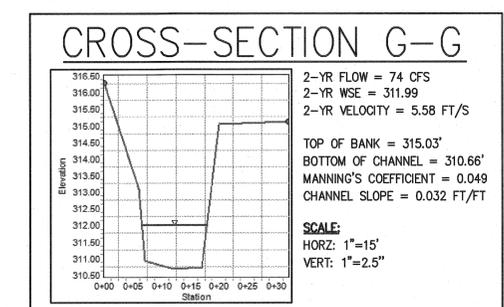
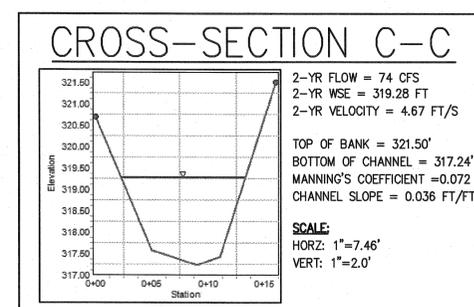
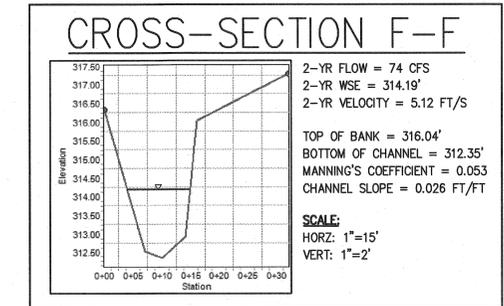
FLOWMASTER PROGRAM WAS USED TO CALCULATE VELOCITIES AND DEPTHS.

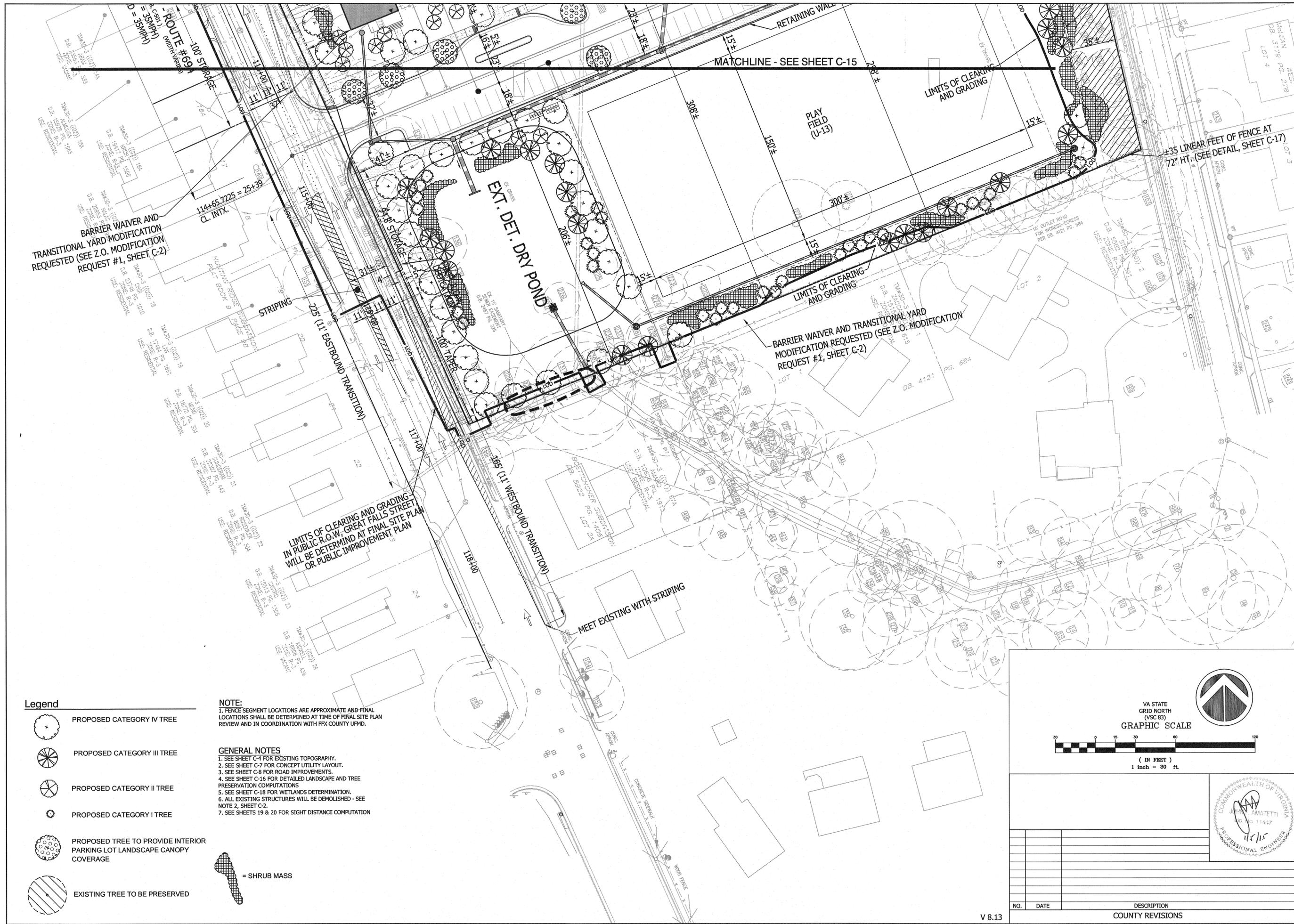


* SEE OUTFALL NARRATIVE ON C-12



* SEE OUTFALL NARRATIVE ON C-12

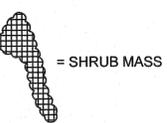




- Legend**
- PROPOSED CATEGORY IV TREE
 - PROPOSED CATEGORY III TREE
 - PROPOSED CATEGORY II TREE
 - PROPOSED CATEGORY I TREE
 - PROPOSED TREE TO PROVIDE INTERIOR PARKING LOT LANDSCAPE CANOPY COVERAGE
 - EXISTING TREE TO BE PRESERVED

NOTE:
 1. FENCE SEGMENT LOCATIONS ARE APPROXIMATE AND FINAL LOCATIONS SHALL BE DETERMINED AT TIME OF FINAL SITE PLAN REVIEW AND IN COORDINATION WITH FFX COUNTY UFMD.

GENERAL NOTES
 1. SEE SHEET C-4 FOR EXISTING TOPOGRAPHY.
 2. SEE SHEET C-7 FOR CONCEPT UTILITY LAYOUT.
 3. SEE SHEET C-8 FOR ROAD IMPROVEMENTS.
 4. SEE SHEET C-16 FOR DETAILED LANDSCAPE AND TREE PRESERVATION COMPUTATIONS.
 5. SEE SHEET C-18 FOR WETLANDS DETERMINATION.
 6. ALL EXISTING STRUCTURES WILL BE DEMOLISHED - SEE NOTE 2, SHEET C-2.
 7. SEE SHEETS 19 & 20 FOR SIGHT DISTANCE COMPUTATION



VA STATE GRID NORTH (VSC 83)

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

| NO. | DATE | DESCRIPTION |
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VIA REVISIONS

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LEWINSVILLE CENTER
 SEA PLAT
 DRANESVILLE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

DETAILED SEA LANDSCAPE PLAN

JANUARY 05, 2015
 DATE: AUGUST 8, 2014

| | | | |
|------|-----|-----|-----|
| DES. | JDA | DWN | PNN |
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SCALE: 1"=30'

PROJECT/FILE NO.
VW6307F

SHEET NO.
C-15A

| Item | Description | Value | Reference |
|------|---|--------|---------------------------------------|
| A | Pre-development area of existing tree canopy (from Existing Vegetation Map)(SF) = | 78,423 | see § 12-0508.2 |
| B | Percentage of gross site area covered by existing tree canopy = | 21% | |
| C | Percentage of 10-year tree canopy required for site = | 25% | see Table 12.4 |
| D | Percentage of the 10-year tree canopy requirement that should be met through tree preservation = | 21% | |
| E | Proposed percentage of canopy requirement that will be met through tree preservation = | 23.6% | |
| F | Has the Tree Preservation Target minimum been met? | Yes | Provide Yes or No |
| G | If No for line A 6, 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 § 12-0508.3 along with a narrative that provides a site-specific explanation of why the T | - | Provide sheet number, see § 12-0508.3 |
| H | If step A 7 requires a narrative, it shall be prepared in accordance with § 12-0508.4 | - | see § 12-0508.4 |
| I | Place this information prior to the 10-year Tree Canopy Calculations as per instructions in Table 12.10. | - | |

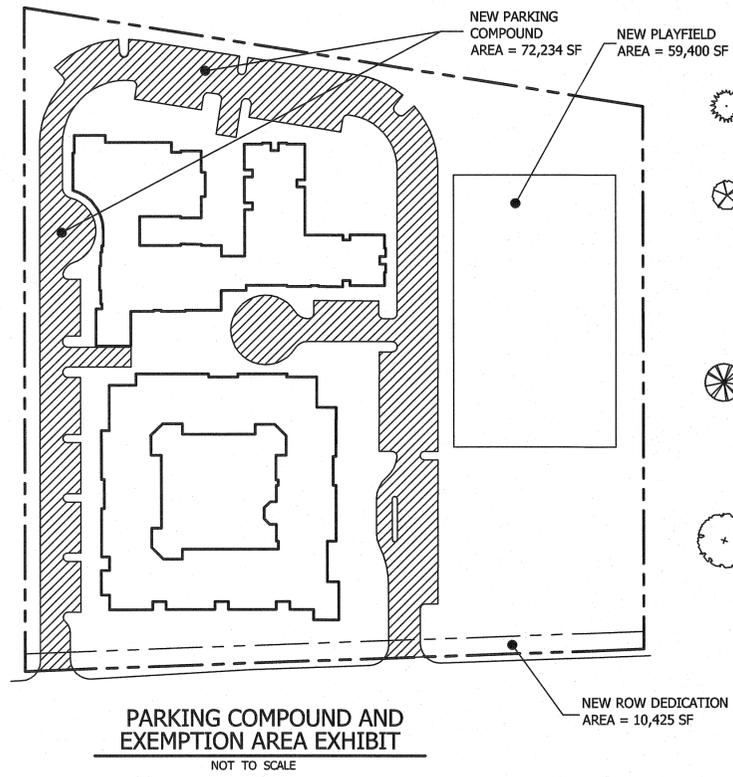
Table 12.10 10-Year Tree Canopy Calculation Worksheet

| Step | Totals | Reference |
|--|--|--|
| A. Tree Preservation Target and Statement | | |
| A 1 | Place the Tree Preservation Target calculations and statement here preceding the 10-year tree canopy | SEE THIS SHEET & C-5 see § 12-0508.2 for list of required elements and worksheet |
| B. Tree Canopy Requirement | | |
| B1 | Identify gross site area (SF) = | 377,130 § 12-0511.1A |
| B2 | Subtract area dedicated to parks, road frontage(SF) = | 69,825 § 12-0511.1B |
| B3 | Subtract area of exemptions(SF) = | 0 § 12-0511.1C(1) through § 12-0511.1C(6) |
| B4 | Adjusted gross site area (B1-B2,B3)(SF) = | 307,305 Square feet |
| B5 | Identify the site's zoning and/or use | R-3 |
| B6 | Percentage of 10-year tree canopy required = | 25% § 12-0510.1 and Table 12.4 |
| B7 | Area of 10-year Tree Canopy Required (B4 x B6)(SF) = | 76,826 Square feet |
| B8 | Modification of 10-year Tree Canopy Requirements requested? | NO Yes or No |
| B9 | If B8 is yes, then list plan sheet where modification request is located | - Sheet number |

| Item | Description | Value | Reference |
|-----------------------------|---|--------|---|
| C. Tree Preservation | | | |
| C 1 | Tree Preservation Target Area(SF) = | 15,976 | Square Feet |
| C 2 | Total canopy area meeting standards of § 12-0400 (SF) = | 14,523 | Square Feet |
| C 3 | C 2 x 1.25(SF) = | 18,154 | § 12-0510.3B |
| C 4 | Total canopy area provided by unique or valuable forest or woodland communities(SF) = | 0 | Square Feet |
| C 5 | C 4 x 1.5(SF) = | 0 | § 12-0510.3B(1) |
| C 6 | total of canopy area provided by "Heritage," "Memorial," "Specimen," or "Street" trees (SF) = | 0 | Square Feet |
| C 7 | C 6 x 1.5 to 3.0 (SF) = | 0 | § 12-0510.3B(2) |
| C 8 | Canopy area of trees within resource Protection Areas and 100-year floodplains (SF) = | 0 | Square Feet |
| C 9 | C 8 x 1.0 (SF) = | 0 | § 12-0510.3C(1) |
| C 10 | Total of C 3, C 5, C 7 and C 9 = | 18,154 | If area of C 10 is less than B 7 remainder of requirement must be met through tree planting - go to D |

| Item | Description | Value | Reference |
|-------------------------|---|--------|-----------------------------|
| D. Tree Planting | | | |
| D 1 | Area of canopy to be met through tree planting (B 7-C10) = | 58,673 | Square feet |
| D 2 | Area of canopy planted for air quality benefits = | 0 | Square feet |
| D 3 | D 2 x 1.5 (SF) = | 0 | § 12-0510.4B(1) |
| D 4 | Area of canopy planted for energy conservation = | 0 | Square feet |
| D 5 | D 4 x 1.5 (SF) = | 0 | § 12-0510.4B(2) |
| D 6 | Area of canopy planted for water quality benefits = | 0 | Square feet |
| D 7 | D 6 x 1.25 (SF) = | 0 | § 12-0510.4B(3) |
| D 8 | Area of canopy planted for wildlife benefits = | 30,525 | Square feet |
| D 9 | D 8 x 1.5 (SF) = | 45,788 | § 12-0510.4B(4) |
| D 10 | Area of canopy provided by native trees = | 6,875 | Square feet |
| D 11 | D 10 x 1.5 (SF) = | 10,313 | § 12-0510.4B(5) |
| D 12 | Area of canopy provided by improved cultivars and varieties = | 0 | Square feet |
| D 13 | D 12 x 1.25 (SF) = | 0 | § 12-0510.4B(6) |
| D 14 | Area of canopy provided through tree seedlings (SF) = | 0 | § 12-0510.4D(1) |
| D 15 | Area of canopy provided through native shrubs = | 0 | Square feet |
| D 16 | D 15 x 1.0 = | 0 | |
| D 17 | Percentage of D 14 represented by D 15 = | 0.0% | Must not exceed 33% of D 14 |
| D 18 | Area of canopy to be planted with no benefit credits = | 3,225 | Square feet |
| D 19 | Total of canopy area provided through tree planting = | 59,325 | Square feet |
| D 20 | Is an offsite planting relief requested? | NO | Yes or No |
| D 21 | Tree Bank or Tree Fund? | NO | Yes or No § 12-0512 |
| D 22 | Canopy area requested to be provided through offsite banking or tree fund = | - | Square Feet |
| D 23 | Amount to be deposited into the Tree Preservation and Planting Fund = | - | |

| Item | Description | Value | Reference |
|---|--|--------|--|
| E. Total of 10-year Tree Canopy Provided | | | |
| E 1 | Total of canopy area provided through tree preservation (C 10) = | 18,154 | Square Feet |
| E 2 | Total of canopy area provided through tree planting (D 17) = | 59,325 | Square Feet |
| E 3 | Total of canopy area provided through offsite mechanism (D 19) = | 0 | Square Feet |
| E 4 | Total of 10-year Tree Canopy Provided (SF) = (E1+E2+E3) | 77,479 | Total of E 1 through E 3, area should meet or exceed area in B 7 |



**December 1, 2014
Lewinsville Center (VV6307F)
Supplemental 10-Year Tree Canopy Coverage Summary**
(See Tables 12.3 and 12.10 for detailed information and calculations)

- Gross Site Area = 377,130 SF
 - Minus Dedication Area(s) = 69,825 SF (Play Field and R.O.W Dedication along Great Falls Dr.)
 - Minus Exemption Area(s) = 0 SF
- Adjusted Gross Site Area = 307,305 SF
- Required 10-Year Tree Canopy Coverage (from Table 12.4) = 25%
- Required 10-Year Tree Canopy Coverage = 76,826 SF (#2 x #3 = 76,826 SF)**
- Area of Existing Tree Canopy (See EVM Sheet C-5) = 78,423 SF
- % of Gross Site Area covered by Existing Tree Canopy = 21% or .2037122 (#5 / #1 = 21%)
- Target: Required 10-Year Tree Canopy that should be met through Preservation of Existing Trees = 15,976 SF (#4 x #6 = 15,976 SF)**
- Area of Existing Tree Canopy to be Preserved = 14,523 SF (see EVM & Landscape Plans)
- Area of Existing Tree Canopy to be Preserved w/ 1.25 benefit = 18,154 SF (14,523 SF x 1.25 = 18,154 SF)
- Total Area of Existing Tree Canopy to be Preserved = 18,154 SF
- Tree Preservation Target Met? YES (18,154 SF > 15,976 SF)** If "NO" See Target Deviation Request & Narrative)
- Resultant Area of Required 10-Year Tree Canopy to be Provided Through Tree Planting = 58,673 SF (#4 minus #10 = 58,673 SF)
- 10-Year Canopy Area of Proposed Tree Planting = 59,325 SF
- Total Tree Canopy Provided = 77,479 SF (#10 + #13)**
- Required 10-Year Tree Canopy Coverage Met? = YES - 77,479 SF > 76,826 SF (#14 > #4)**

| KEY CATEGORY | QUANTITY | BOTANICAL NAME | COMMON NAME | STOCK SIZE | CANOPY CREDIT (SF) | ADDITIONAL CREDIT (SF) | TOTAL CREDIT (SF) | STOCK TYPE |
|---|----------|------------------------------------|--------------------------------|--------------|--------------------|------------------------|-------------------|------------|
| CATEGORY I - TREES | | | | | | | | |
| Ia | | Ilex x attenuata "Fosteri" | Foster Holly | 8' HT | 75 | | | B&B |
| To | | Thuja occidentalis "Nigra" | Dark Green American Arborvitae | 8' HT | 75 | | | B&B |
| | 43 | | | | | | 3,225 | |
| CATEGORY II - TREES | | | | | | | | |
| Aa | | Amelanchier arborea | Downey Serviceberry | 3" Caliper | 125 | 187.50(WL) | | B&B |
| Al | | Amelanchier laevis | Allagheny Serviceberry | 3" Caliper | 125 | 187.50(WL) | | B&B |
| Cf | | Cornus florida "Cherokee Princess" | "Cherokee Princess" Dogwood | 3" Caliper | 125 | 187.50(WL) | | B&B |
| Io | | Ilex opaca | American Holly | 3" Cal(6"HT) | 125 | 187.50(WL) | | B&B |
| Mv | | Magnolia virginiana | Sweetbay Magnolia | 3" Caliper | 125 | 187.50(N) | | B&B |
| Oa | | Oxydendrum arboreum | Sourwood | 3" Caliper | 125 | 187.50(N) | | B&B |
| Sa | | Sassafras albidum | Sassafras | 3" Caliper | 125 | 187.50(N) | | B&B |
| | 36 | | | | | | 6,750 | |
| CATEGORY III - TREES | | | | | | | | |
| Bn | | Betula nigra | River Birch | 3" Caliper | 175 | 262.50(WL) | | B&B |
| Co | | Celtis occidentalis | Deodara Cedar | 3" Caliper | 175 | 262.50(WL) | | B&B |
| Dv | | Diospiros virginia | Persimmon | 3" Caliper | 175 | 262.50(WL) | | B&B |
| Ma | | Magnolia acuminata | Cucumber Tree | 3" Caliper | 175 | 262.50(N) | | B&B |
| Ns | | Nyssa sylvatica | Black Gum | 3" Caliper | 175 | 262.50(WL) | | B&B |
| Td | | Taxodium distichum | Bald Cypress | 3" Caliper | 175 | 262.50(WL) | | B&B |
| | 58 | | | | | | 15,225 | |
| CATEGORY IV - TREES | | | | | | | | |
| Ar | | Acer rubrum | Red Maple | 3" Caliper | 250 | 375.00(WL) | | B&B |
| As | | Acer saccharum | Sugar Maple | 3" Caliper | 250 | 375.00(WL) | | B&B |
| Ct | | Carya tomentosa | Mockernut Hickory | 3" Caliper | 250 | 375.00(WL) | | B&B |
| Lt | | Liriodendron tulipifera | Tulip Poplar | 3" Caliper | 250 | 375.00(WL) | | B&B |
| Pa | | Platanus acerfolia | London planetree | 3" Caliper | 250 | 375.00(N) | | B&B |
| Pv | | Pinus virginiana | Virginia Pine | 3" Caliper | 250 | 375.00(WL) | | B&B |
| Qp | | Quercus phellos | Willow Oak | 3" Caliper | 250 | 375.00(WL) | | B&B |
| | 91 | | | | | | 34,125 | |
| TOTAL TREE COVERAGE PROVIDED BY PLANTING 59,325 SF | | | | | | | | |
| SHRUBS - EVERGREEN | | | | | | | | |
| Ia | | Ilex glabra | Inkberry | 24"-30" | | | | Cont. |
| Ixm | | Ilex x meserveae | Meserve Holly | 24"-30" | | | | Cont. |
| JC | | Juniperus chinensis | Chinese Juniper | 24"-30" | | | | Cont. |
| PJ | | Pieris japonica | Japanese Pieris | 24"-30" | | | | Cont. |
| RC | | Rhododendron catabiense | Catawba Rhododendron | 24"-30" | | | | Cont. |
| RPJ | | Rhododendron PJM | PJM Rhododendron | 24"-30" | | | | Cont. |
| SH | | Sarcococca hookerana | Sweetbox | 24"-30" | | | | Cont. |
| TB | | Taxus baccata 'Repandens' | Repandens yew | 24"-30" | | | | Cont. |
| SHRUBS - DECIDUOUS | | | | | | | | |
| AA | | Aronia arbutifolia | Red Chokeberry | 24"-30" | | | | Cont. |
| CA | | Clethra alnifolia | Summersweet | 24"-30" | | | | Cont. |
| FG | | Fothergilla gardenii | Dwarf Fothergilla | 24"-30" | | | | Cont. |
| HQ | | Hydrangea quercifolia | Oak-Leaf Hydrangea | 24"-30" | | | | Cont. |
| IV | | Ilex verticillata | Winterberry | 24"-30" | | | | Cont. |
| IT | | Itea virginica | Virginia Sweetspire | 24"-30" | | | | Cont. |

| Area to be counted (SF) = | 72,234 | square feet | Remarks |
|--|--------|--------------------------|---------|
| Interior Landscaping Required (6%) = | 3611.7 | square feet | |
| Total Shade tree Canopy Provided (21 trees @ 250 #) ea.) = | 5,250 | Counting benefit credits | |
| | | Counting benefit credits | |
| Total Area Required (SF) = | 3,612 | 5% | |
| Total Area Provided (SF) = | 5,250 | 7% | |

NOTE
MODIFICATION REQUESTED. SEE SHEET C-2, AS WELL AS JUSTIFICATION IN THE STATEMENT OF JUSTIFICATION.

- TRANSITIONAL SCREENING No-2 ANALYSIS**
- INDEPENDENT LIVING / PUBLIC USE / RESIDENTIAL: TRANSITIONAL SCREEN #2 AT 35 FT WIDE (SEE REQUESTED MODIFICATION NOTED ON SHEET C-2)
- NORTH BOUNDARY: 667LF LONG**
- REQUIRED:**
- MIX OF LARGE / MEDIUM EVERGREENS AND LARGE DECIDUOUS TREES THAT ACHIEVE A 10-YR CANOPY AT 75% OR GREATER.
 - A MIXTURE OF TREES AT 70% EVERGREEN TREES WITH NO GREATER THAN 35% OF A SINGLE SPECIES OF EVERGREEN OR DECIDUOUS TREES.
 - A MIX OF PREDOMINANTLY MEDIUM EVERGREEN SHRUBS AT A RATE OF 3-SHRUBS FOR EVERY 10-LF OF TRANSITIONAL YARD FOR THE LENGTH OF THE TRANSITIONAL YARD.
- PROVIDED:**
- A MIX OF EXISTING MATURE TREE PRESERVATION AND NEW MEDIUM TO LARGE EVERGREEN TREES AND LARGE MATURE DECIDUOUS TREES THAT HAVE ACHIEVED A 10-YR CANOPY AT 75% OR GREATER.
 - A MIX OF PREDOMINANTLY EVERGREEN SHRUBS--TOTALING 200, MINIMUM
- SOUTH BOUNDARY: 545LF LONG**
- REQUIRED:**
- MIX OF LARGE / MEDIUM EVERGREENS AND LARGE DECIDUOUS TREES THAT ACHIEVE A 10-YR CANOPY AT 75% OR GREATER.
 - A MIXTURE OF TREES AT 70% EVERGREEN TREES WITH NO GREATER THAN 35% OF A SINGLE SPECIES OF EVERGREEN OR DECIDUOUS TREES.
 - A MIX OF PREDOMINANTLY MEDIUM EVERGREEN SHRUBS AT A RATE OF 3-SHRUBS OR EVERY 10-LF OF TRANSITIONAL YARD FOR THE LENGTH OF THE TRANSITIONAL YARD.
- PROVIDED:**
- A MIX OF EXISTING MEDIUM TO LARGE EVERGREEN TREES AND LARGE MATURE DECIDUOUS TREES THAT HAVE ACHIEVED A 10-YR CANOPY AT 75% OR GREATER.
 - A MIX OF PREDOMINANTLY EVERGREEN SHRUBS--TOTALING 164, MINIMUM
- EAST BOUNDARY: 630LF LONG**
- REQUIRED:**
- MIX OF LARGE / MEDIUM EVERGREENS AND LARGE DECIDUOUS TREES THAT ACHIEVE A 10-YR CANOPY AT 75% OR GREATER.
 - A MIXTURE OF TREES AT 70% EVERGREEN TREES WITH NO GREATER THAN 35% OF A SINGLE SPECIES OF EVERGREEN OR DECIDUOUS TREES.
 - A MIX OF PREDOMINANTLY MEDIUM EVERGREEN SHRUBS AT A RATE OF 3-SHRUBS OR EVERY 10-LF OF TRANSITIONAL YARD FOR THE LENGTH OF THE TRANSITIONAL YARD.
- PROVIDED:**
- A MIX OF EXISTING MEDIUM TO LARGE EVERGREEN TREES AND LARGE MATURE DECIDUOUS TREES THAT HAVE ACHIEVED A 10-YR CANOPY AT 75% OR GREATER.
 - A MIX OF PREDOMINANTLY EVERGREEN SHRUBS--TOTALING 189, MINIMUM
- WEST BOUNDARY: 630LF LONG**
- REQUIRED:**
- MIX OF LARGE / MEDIUM EVERGREENS AND LARGE DECIDUOUS TREES THAT ACHIEVE A 10-YR CANOPY AT 75% OR GREATER.
 - A MIXTURE OF TREES AT 70% EVERGREEN TREES WITH NO GREATER THAN 35% OF A SINGLE SPECIES OF EVERGREEN OR DECIDUOUS TREES.
 - A MIX OF PREDOMINANTLY MEDIUM EVERGREEN SHRUBS AT A RATE OF 3-SHRUBS OR EVERY 10-LF OF TRANSITIONAL YARD FOR THE LENGTH OF THE TRANSITIONAL YARD.
- PROVIDED:**
- A MIX OF EXISTING MATURE TREE PRESERVATION AND NEW MEDIUM TO LARGE EVERGREEN TREES AND LARGE MATURE DECIDUOUS TREES THAT HAVE ACHIEVED A 10-YR CANOPY AT 75% OR GREATER.
 - A MIX OF PREDOMINANTLY EVERGREEN SHRUBS--TOTALING 189, MINIMUM



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**LEWINSVILLE CENTER
SEA PLAT**

LANDSCAPE TABULATIONS AND EXHIBITS

REVISED JAN 05, 2015
DATE: OCT 30, 2014

DES. NPK DWN. NPK

SCALE: NOT TO SCALE

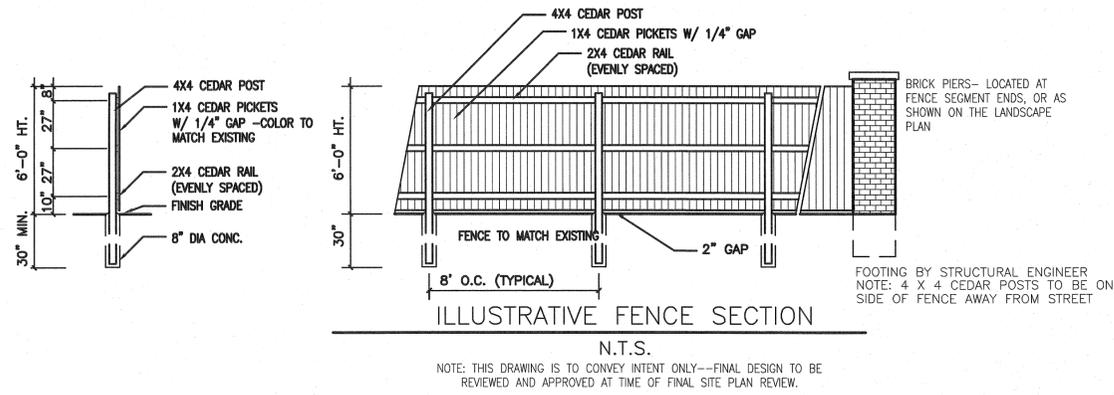
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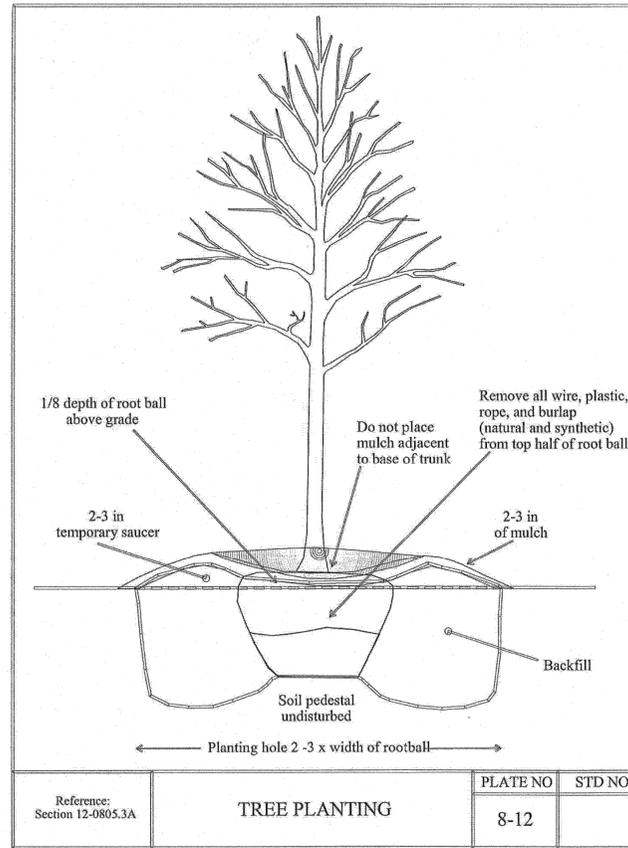
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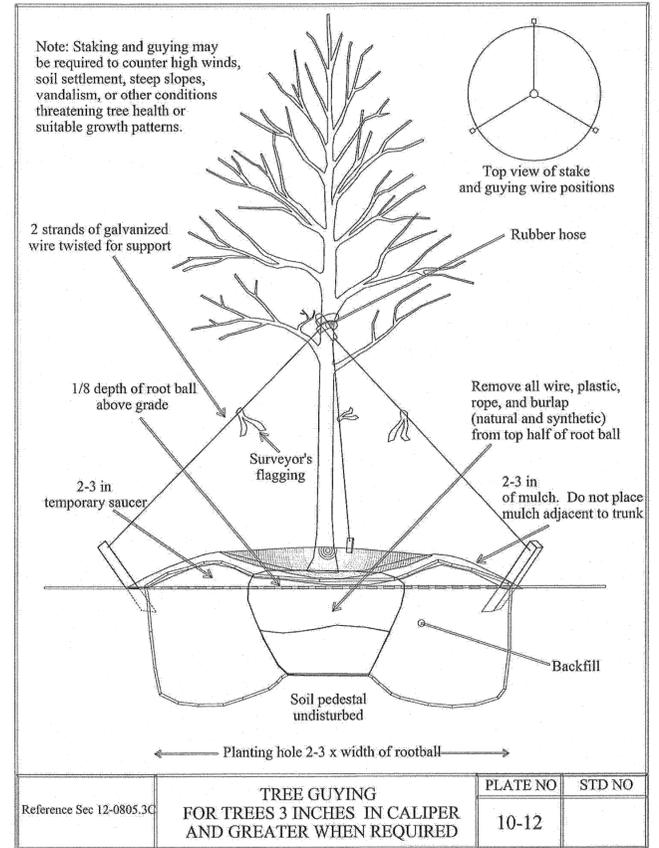
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FAIRFAX COUNTY PUBLIC FACILITIES MANUAL



FAIRFAX COUNTY PUBLIC FACILITIES MANUAL



Virginia Cooperative Extension
REPRINTED 2004



Horticulture
PUBLICATION 400-295

Tree and Shrub Planting Guidelines

Bonnie Lee Appleton and Susan French*

Plant and Site Selection

Select trees and shrubs well-adapted to conditions of individual planting sites. Poorly-sited plants are doomed from the start, no matter how carefully they're planted.

Test soil drainage before planting. Dig a test hole as deep as your planting hole and fill with water. If water drains at a rate of less than one inch per hour, consider installing drainage to carry water away from the planting hole base, or moving or raising the planting site (barn construction).

Also consider using more water-tolerant species. For trees, try red maple, sycamore, bald cypress, willow oak, or river birch. For shrubs, try inkberry, redbud, dogwood and buttonbush. Avoid dogwoods, azaleas, boxwoods, Japanese hollies, and other plants that don't like "wet feet" where drainage is poor.

Examine soil for compaction before planting. If soils are compacted, consider replacement with a good loam soil, or incorporation of several inches of an organic material such as composted yard waste to a depth of at least 8 inches over the entire planting area. Do not incorporate small quantities of sand - compaction will increase and drainage decrease.

Site Preparation

Dig shallow planting holes two to three times as wide as the root ball. Wide, shallow holes encourage horizontal root growth that trees and shrubs naturally produce.

In well-drained soil, dig holes as deep as the root ball. In poorly-drained heavy clay soil, dig holes one to two inches shallower than the root ball. Cover the exposed root ball top with mulch.

Don't dig holes deeper than root balls or put loose soil beneath roots because loose soil will compact over time, leaving trees and shrubs planted too deep. Widen holes near the soil surface where most root growth occurs. Score walls of machine-dug (auger, backhoe) holes to prevent glazing.

Backfill holes with existing unamended soil. Do not incorporate organic matter such as peat moss into

backfill for individual planting holes. Differences in soil pore sizes will be created causing problems with water movement and root growth between the root ball, planting hole, and surrounding soil.

Backfill half the soil, then water thoroughly to settle out air pockets. Finish backfilling, then water again. Cover any exposed root ball tops with mulch.

Incorporate slow-release granular fertilizers into backfill soil to provide nitrogen, or if a soil test indicates a need for phosphorus or potassium. Avoid using fast-release agronomic fertilizers that can dehydrate tree roots. Use no more than 1# actual nitrogen per 1,000 ft. of planting hole surface. (Example - if using 18-6-12 with a 5' diameter hole, incorporate 0.3 oz. per planting hole.)

Tree and Shrub Preparation

Closely inspect the wrapping around root balls of B&B (balled and burlapped) trees and shrubs. Growers use many synthetic materials, as well as burlap treated to retard degradation, to wrap root balls. Many of these materials will not degrade. To insure root growth into surrounding soil, remove pinning nails or rope lacing, then cut away or drop the wrapping material to the bottom of the planting hole, backfilling over it.

Wire baskets used to protect root balls degrade very slowly underground. Remove the top 8-12 inches of wire to keep equipment from getting caught in wire loops, and surface roots from girdling.

Remove all rope, whether jute or nylon, from trunks. Again, degradation is slow or nonexistent, and ropes can girdle trunks and roots.

Remove plastic containers from container-grown trees and shrubs. For plants in fiber pots, break away the top or remove the pot entirely. Many fiber pots are coated to extend their shelf life, but this slows degradation below ground and retards root extension.

If roots are circling around the root ball exterior, cut through the roots in a few places. Cutting helps prevent circling roots from eventually girdling the trunk. Select trees grown in containers with vertical ribs or a

copper-treatment on the interior container wall. These container modifications and treatments minimize circling root formation.

Tree Care After Planting

Remove tags and labels from trees and shrubs to prevent girdling branches and trunks.

Good follow-up watering helps promote root growth. Drip irrigation systems and water reservoir devices can facilitate watering.

Mulch, but don't over mulch newly planted trees and shrubs. Two to three inches of mulch is best - less if a fine material, more if coarse. Use either organic mulches (shredded or chunk pine bark, pine straw, composts) or inorganic mulches (volcanic and river rocks).

Keep mulch from touching tree trunks and shrub stems. This prevents disease and rodent problems if using organic mulches, and bark abrasion if using inorganic mulches.

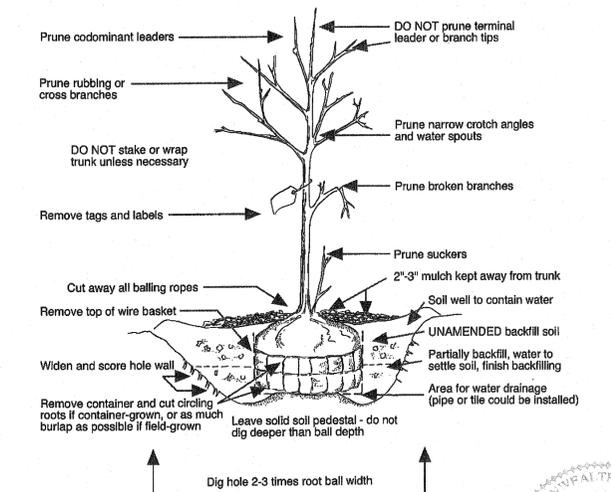
Don't use black plastic beneath mulch around trees and shrubs because it blocks air and water exchange. If

added weed control, use landscape fabrics that resist weed root penetration. Apply only one to two inches of mulch atop fabrics to prevent weeds from growing in the mulch.

Only stake trees with large crowns, or those situated on windy sites or where people may push them over. Stake for a maximum of one year. Allow trees a slight amount of flex rather than holding them rigidly in place. Use guying or attaching material that won't damage the bark. To prevent trunk girdling, remove all guying material after one year.

Most trees should not have their trunks wrapped. Wrapping often increases insect, disease, and water damage to trunks. Thin-barked trees planted in spring or summer into hot or paved areas may benefit from wrapping if a white wrap is used. To avoid trunk girdling, do not attach wraps with wire, nylon rope, plastic ties, or electrical tape. If wraps must be used, remove within one year.

For protection against animal or equipment damage, install guards to protect the trunk. Be sure the guards are loose-fitting and permit air circulation.



*Extension Specialist and Extension Technician, respectively, ARDC, Hampton Roads, Virginia Tech
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LEWINSVILLE CENTER
SEA PLAT
DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

VKA REVISIONS

| | |
|-----------------------|--------------------|
| REVISED JAN 05, 2015 | DATE: OCT 30, 2014 |
| DES. NPK | DWN. NPK |
| SCALE: NOT TO SCALE | |
| PROJECT/FILE NO. 6307 | |
| SHEET NO. C-17 | |

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DEPARTMENT OF THE ARMY
US ARMY CORPS OF ENGINEERS
NORFOLK DISTRICT
FORT MONROE
803 FRONT STREET
NORFOLK, VA 23516-1096
JUNE 27, 2014

APPROVED JURISDICTIONAL DETERMINATION

Northern Virginia Regulatory Section
NAO-2014-01147 (Lewinsville Center)

Ms. Kamillah McAfee
Wesley Housing Development Corporation
5515 Cherokee Avenue, Suite 200
Alexandria, Virginia 22312

Dear Ms. McAfee:

This letter is in regard to your request for a verification of an approved jurisdictional determination for waters of the U.S. (including wetlands) on property known as Lewinsville Center, located on an approximately 9.0 acre parcel east of Great Falls Street (Route 694), and directly west of the intersection of Evers Drive and Nathaniel Lane in Prince William County, Virginia.

A desktop jurisdictional determination has found waters and/or wetlands regulated under Section 10 of the Rivers and Harbors Act (33 U.S.C. 403) and/or Section 404 of the Clean Water Act (33 U.S.C. 1344) on property listed above. Nontidal wetlands and/or waters have been identified on the site. This letter shall serve to confirm the wetlands delineation by Wetland Studies and Solutions, Inc., as surveyed and shown on the map titled, "Lewinsville Center" dated June 13, 2014 (on file at the Corps).

Our basis for this determination is the application of the Corps' 1987 Wetland Delineation Manual and Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Eastern Mountains and Piedmont Region and the positive indicators of wetland hydrology, hydric soils, and hydrophytic vegetation. The wetland is a water of the United States and is part of a tributary system to interstate waters (33 CFR 328.3(a)). These waters meet the Corps' definition of waters of the United States, are part of a tributary system to interstate waters (33 CFR 328.3 (a)) and have an ordinary high water mark.

Discharges of dredged or fill material, including those associated with mechanized landclearing, into jurisdictional waters and/or wetlands on this site will require a Department of the Army permit and may require authorization by state and local authorities, including a Virginia Water Pollution Permit from the Virginia Department of Environmental Quality (DEQ), a permit from the Virginia Marine Resources Commission (VMRC) and/or a permit from your local wetlands board. This letter is a confirmation of the Corps jurisdiction for the waters and/or wetlands on the subject property and does not authorize any work in these jurisdictional areas. Please obtain all required permits before starting work in the delineated waters/wetland areas.

This letter contains an approved jurisdictional determination for your subject site. If you object to this determination, you may request an administrative appeal under Corps regulations at 33 CFR Part 331. Enclosed you will find a Notification of Appeal Process (NAP) fact sheet and Request for Appeal (RFA) form. If you request to appeal this determination you must submit a completed RFA form to the North Atlantic Division Office at the following address:

ATTN: Mr. Michael Vissicelli, Regulatory Appeals Review Officer
United States Army Corps of Engineers
CENAD-PD-OR
Fort Hamilton Military Community
301 General Lee Avenue
Brooklyn, NY 11252-6700

In order for an RFA to be accepted by the Corps, the Corps must determine that it is complete, that it meets the criteria for appeal under 33 C.F.R. part 331.5, and that it has been received by the Division Office within 60 days of the date of the NAP. Should you decide to submit an RFA form, it must be received at the above address by **August 27, 2014.** It is not necessary to submit an RFA form to the Division office if you do not object to the determination in this letter.

This jurisdictional determination is valid for a period of five years from the date of this letter unless new information warrants revision prior to the expiration date. If you have any questions, please contact Ms. Theresa Crockett-Augustine in the Northern Virginia Field Office at 18139 Triangle Plaza, Suite 213, Dumfries, Virginia 22026, (703) 221-9736 or theresa.m.crockett-augustine@usace.army.mil.

Sincerely,

Theresa Crockett-Augustine
Theresa Crockett-Augustine
Project Manager
Northern Virginia Regulatory Section

NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS AND REQUEST FOR APPEAL

| | | |
|---|-----------------------------|---------------------|
| Applicant: Wesley Housing Development Corporation | File Number: NAO-2014-01147 | Date: June 27, 2014 |
| Attached is: | | See Section below |
| INITIAL PROFFERED PERMIT (Standard Permit or Letter of permission) | | A |
| PROFFERED PERMIT (Standard Permit or Letter of permission) | | B |
| PERMIT DENIAL | | C |
| <input checked="" type="checkbox"/> APPROVED JURISDICTIONAL DETERMINATION | | D |
| PRELIMINARY JURISDICTIONAL DETERMINATION | | E |

SECTION I - The following identifies your rights and options regarding an administrative appeal of the above decision. Additional information may be found at http://www.usace.army.mil/CECW/Pages/reg_materials.aspx or Corps regulations at 33 CFR Part 331.

- A: INITIAL PROFFERED PERMIT:** You may accept or object to the permit.
- ACCEPT:** If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
 - OBJECT:** If you object to the permit (Standard or LOP) because of certain terms and conditions therein, you may request that the permit be modified accordingly. You must complete Section II of this form and return the form to the district engineer. Your objections must be received by the district engineer within 60 days of the date of this notice, or you will forfeit your right to appeal the permit in the future. Upon receipt of your letter, the district engineer will evaluate your objections and may: (a) modify the permit to address all of your concerns, (b) modify the permit to address some of your objections, or (c) not modify the permit having determined that the permit should be issued as previously written. After evaluating your objections, the district engineer will send you a proffered permit for your reconsideration, as indicated in Section B below.
- B: PROFFERED PERMIT:** You may accept or appeal the permit.
- ACCEPT:** If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
 - APPEAL:** If you choose to decline the proffered permit (Standard or LOP) because of certain terms and conditions therein, you may appeal the declined permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.
- C: PERMIT DENIAL:** You may appeal the denial of a permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.
- D: APPROVED JURISDICTIONAL DETERMINATION:** You may accept or appeal the approved JD or provide new information.
- ACCEPT:** You do not need to notify the Corps to accept an approved JD. Failure to notify the Corps within 60 days of the date of this notice, means that you accept the approved JD in its entirety, and waive all rights to appeal the approved JD.
 - APPEAL:** If you disagree with the approved JD, you may appeal the approved JD under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

E: PRELIMINARY JURISDICTIONAL DETERMINATION: You do not need to respond to the Corps regarding the preliminary JD. The preliminary JD is not appealable. If you wish, you may request an approved JD (which may be appealed), by contacting the Corps district for further instruction. Also you may provide new information for further consideration by the Corps to reevaluate the JD.

SECTION II - REQUEST FOR APPEAL OR OBJECTIONS TO AN INITIAL PROFFERED PERMIT
REASONS FOR APPEAL OR OBJECTIONS: (Describe your reasons for appealing the decision or your objections to an initial proffered permit in clear concise statements. You may attach additional information to this form to clarify where your reasons or objections are addressed in the administrative record.)

ADDITIONAL INFORMATION: The appeal is limited to a review of the administrative record, the Corps memorandum for the record of the appeal conference or meeting, and any supplemental information that the review officer has determined is needed to clarify the administrative record. Neither the appellant nor the Corps may add new information or analyses to the record. However, you may provide additional information to clarify the location of information that is already in the administrative record.

POINT OF CONTACT FOR QUESTIONS OR INFORMATION:
If you have questions regarding this decision and/or the appeal process you may contact:
United States Army Corps of Engineers
Norfolk District CENAO-WR
Northern Virginia Field Office
ATTN: Theresa Crockett-Augustine
18139 Triangle Plaza, Suite 213
Dumfries, Virginia 22026
Phone: (703) 221-9736
Email: theresa.m.crockett-augustine@usace.army.mil

RIGHT OF ENTRY: Your signature below grants the right of entry to Corps of Engineers personnel, and any government consultants, to conduct investigations of the project site during the course of the appeal process. You will be provided a 15 day notice of any site investigation, and will have the opportunity to participate in all site investigations.

Date: Telephone number:

Signature of appellant or agent.



DEPARTMENT OF THE ARMY
US ARMY CORPS OF ENGINEERS
NORFOLK DISTRICT
FORT MONROE
803 FRONT STREET
NORFOLK VIRGINIA 23516-109

JUNE 27, 2014

Supplemental Preapplication Information

Project Number: NAO-2014-01147 (Lewinsville Center)
Applicant: Wesley Housing Development Corporation
Project Location: Prince William County, Virginia

1. A search of the Virginia Department of Historic Resources data revealed the following:

- No known historic properties are located on the property.
- The following known architectural resources are located on the property:
- The following known archaeological resources are located on the property:
- The following known historic resources are located in the vicinity of the property (potential for effects to these resources from future development).

NOTE:

- The information above is for planning purposes only. In most cases, the property has not been surveyed for historic resources. Undiscovered historic resources may be located on the subject property or adjacent properties and this supplemental information is not intended to satisfy the Corps' requirements under Section 106 of the National Historic Preservation Act (NHPA).
- Prospective permittees should be aware that Section 110(a) of the NHPA (16 U.S.C. 470b-2(a)) prevents the Corps from granting a permit or other assistance to an applicant who, with intent to avoid the requirements of Section 106 of the NHPA, has intentionally significantly adversely affected a historic property to which the permit would relate, or having legal power to prevent it, allowed such significant adverse effect to occur, unless the Corps, after consultation with the Advisory Council on Historic Preservation (ACHP), determines that circumstances justify granting such assistance despite the adverse effect created or permitted by the applicant.

2. A search of the data supplied by the U.S. Fish & Wildlife Service, the Virginia Department of Conservation and Recreation and the Virginia Department of Game and Inland Fisheries revealed the following:
- No known populations of threatened or endangered species are located on or within the vicinity of the subject property.
 - The following federally-listed species may occur within the vicinity of the subject property.
 - The following state-listed (or other) species may occur within the vicinity of the subject property:

Please note this information is being provided to you based on the preliminary data you submitted to the Corps relative to project boundaries and project plans. Consequently, these findings and recommendations are subject to change if the project scope changes or new information becomes available and the accuracy of the data.



U.S. Fish and Wildlife Service

Natural Resources of Concern

This resource list is to be used for planning purposes only — it is not an official species list.

Endangered Species Act species list information for your project is available online and listed below for the following FWS Field Offices:

Virginia Ecological Services Field Office
6669 SHORT LANE
GLOUCESTER, VA 23061
(804) 693-6664
<http://www.fws.gov/northeast/virginiafield/>

Project Name:
Lewinsville Center



U.S. Fish and Wildlife Service

Natural Resources of Concern

Project Location Map:



Project Counties:
Fairfax, VA

Geographic coordinates (Open Geospatial Consortium Well-Known Text, NAD83):
MULTIPOLYGON ((-77.1964194 38.9269265, -77.1942629 38.9275362, -77.1936942 38.9259086, -77.1955932 38.9254328, -77.1964194 38.9269265))

Project Type:
Development



U.S. Fish and Wildlife Service

Natural Resources of Concern

Endangered Species Act Species List (USFWS Endangered Species Program).
There are no listed species found within the vicinity of your project.

Critical habitats within your project area:

There are no critical habitats within your project area.

FWS National Wildlife Refuges (USFWS National Wildlife Refuges Program).

There are no refuges found within the vicinity of your project.

FWS Migratory Birds (USFWS Migratory Bird Program).

Most species of birds, including eagles and other raptors, are protected under the Migratory Bird Treaty Act (16 U.S.C. 703). Bald eagles and golden eagles receive additional protection under the Bald and Golden Eagle Protection Act (16 U.S.C. 668). The Service's Birds of Conservation Concern (2008) report identifies species, subspecies, and populations of all migratory nongame birds that, without additional conservation actions, are likely to become listed under the Endangered Species Act as amended (16 U.S.C. 1531 et seq.).

Migratory bird information is not available for your project location.

NWI Wetlands (USFWS National Wetlands Inventory).

The U.S. Fish and Wildlife Service is the principal Federal agency that provides information on the extent and status of wetlands in the U.S., via the National Wetlands Inventory Program (NWI). In addition to impacts to wetlands within your immediate project area, wetlands outside of your project area may need to be considered in any evaluation of project impacts, due to the hydrologic nature of wetlands (for example, project activities may affect local hydrology within, and outside of, your immediate project area). It may be helpful to refer to the USFWS National Wetland Inventory website. The designated FWS office can also assist you. Impacts to wetlands and other aquatic habitats from your project may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal Statutes. Project Proponents should discuss the relationship of these requirements to their project with the Regulatory Program of the appropriate U.S. Army Corps of Engineers District.



U.S. Fish and Wildlife Service

Natural Resources of Concern

There are no wetlands found within the vicinity of your project.



June 19, 2014

Ms. Kamillah McAfee
Wesley Housing Development Corporation
5515 Cherokee Avenue, Suite 200
Alexandria, Virginia 22312

Re: Environmental Quality Corridor (EQC) Investigation
Lewinsville Center (±9 acres)
Fairfax County, Virginia
WSSI #22421.01

Dear Ms. McAfee:

At your request, Wetland Studies and Solutions, Inc. (WSSI) has determined if Environmental Quality Corridor (EQC) components (including streams, wetlands, floodplain area, and adjacent slopes) are present on-site.

According to the Fairfax County Comprehensive Plan, lands may be included within the EQC system if they can achieve any of the following purposes:

- Habitat Quality:** The land has a desirable or scarce habitat type, or one could be readily restored, or the land hosts a species of special interest. This may include: habitat for species that have been identified by state or federal agencies as being rare, threatened or endangered; rare vegetative communities; unfragmented vegetated areas that are large enough to support interior forest dwelling species; and aquatic and wetland breeding habitats (i.e., seeps, vernal pools) that are connected to and in close proximity to other EQC areas.
- Connectivity:** This segment of open space could become a part of a corridor to facilitate the movement of wildlife and/or conserve biodiversity. This may include natural corridors that are wide enough to facilitate wildlife movement and/or the transfer of genetic material between core habitat areas.
- Hydrology/Stream Buffering/Stream Protection:** The land provides, or could provide, protection to one or more streams through: the provision of shade; vegetative stabilization of stream banks; moderation of sheet flow stormwater runoff velocities and volumes; trapping of pollutants from stormwater runoff and/or flood waters; flood control through temporary storage of flood waters and dissipation of stream energy; separation of potential pollution sources from streams; accommodation of stream channel evaluation/migration; and protection of steeply sloping areas near streams from denudation.
- Pollution Reduction Capabilities:** Preservation of this land would result in significant pollution reductions. Water pollution, for example, may be reduced through: trapping of nutrients, sediment and/or other pollutants from runoff from adjacent areas; trapping of nutrients, sediment and/or other pollutants from flood waters; protection of highly erodible soils and/or steeply sloping areas from denudation; and/or separation of potential pollution sources from streams.

The core of the EQC system will be the county's stream valleys. Additions to the stream valleys should be limited to augment the habitats and buffers provided by the stream valleys, and to add representative elements of the landscapes that are not represented within stream valleys. The stream valley component of the EQC system shall include the following elements:



Ms. Kamillah McAfee
Environmental Quality Corridor (EQC) Investigation
6/19/2014
Page 2

- All 100 year flood plains as defined by the Zoning Ordinance;
- All areas of 15% or greater slopes adjacent to the flood plain, or if no flood plain is present, 15% or greater slopes that begin within 50 feet of the stream channel;
- All wetlands connected to the stream valleys; and
- All the land within a corridor defined by a boundary line which is 50 feet plus 4 additional feet for each % slope measured perpendicular to the stream bank. The % slope used in the calculation will be the average slope measured within 110 feet of a stream channel or, if a flood plain is present, between the flood plain boundary and a point fifty feet up slope from the flood plain. This measurement should be taken at fifty foot intervals beginning at the downstream boundary of any stream valley on or adjacent to a property under evaluation.

Based on our field investigation and review of available information, this site lacks a 100-year floodplain area, quality habitat characteristics, and connectivity to natural corridors. This site does have a stream and wetlands adjacent to the stream that have the potential to provide temporary storage of flood waters, and well as pollution reduction characteristics, among other benefits. Although these are important aspects of the EQC system, the county's stream valleys are the core component. Since there is an intermittent stream and wetlands present, EQC components are present. There will be a corridor defined as a 50-foot buffer plus 4 additional feet for each percent slope measured perpendicular to the stream bank. The percent slope used in the calculation will be the average slope measured within 110 feet of a stream channel (when a floodplain is not present). There are steep slopes present (slopes greater than 15 percent), but these are included within the 50-foot buffer from the stream, therefore the steep slopes do not increase the EQC on-site.

In summary, there are EQC components on your project site, and a sketch of the estimated EQC based on the buffer formula is included on the EQC investigation map. We believe that the case could be made to Fairfax County staff that the area with EQC components should not be considered an EQC based on the fact that a) the stream does not continue uplope or across Great Falls Street, by the stream flows through a residential development downstream of the site, and c) the stream is piped for a distance of approximately 450 feet below Evers Drive. Thus it does not function, nor provide any of the intended benefits of an EQC.

If you have any questions concerning the content of our report or need any additional copies, please contact us at 703-679-5600.

Sincerely,

WETLAND STUDIES AND SOLUTIONS, INC.

Jessica M. Campo
Jessica M. Campo, WPIT, CT
Environmental Scientist
Mark Headly
Mark Headly, PWS, PhD, LEED® AP
Executive Vice President

Enclosures

cc. Mr. John F. Amatetti, P.E., VIKAs Companies (w/enc.)

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June 27, 2014

Ms. Kamillah McAfee
Wesley Housing Development Corporation
5515 Cherokee Avenue, Suite 200
Alexandria, Virginia 22312

Re: Jurisdictional Determination (#NAO-2014-01147)
Lewinsville Center (±9 acres)
Fairfax County, Virginia
WSSI #22421.01

Dear Ms. McAfee:

Enclosed is a copy of the U.S. Army Corps of Engineers' Jurisdictional Determination (JD) (#NAO-2014-01147) confirming the wetland delineation submitted by Wetland Studies and Solutions, Inc. This JD is valid for a period of five years from the date that it was issued (June 27, 2014).

Please note that this JD is only the U.S. Army Corps of Engineers verification of the wetland delineation and does not constitute authorization to impact any waters of the U.S. on the site. WSSI can provide you with a proposal to prepare a permit application, if your site design will impact any waters of the U.S. on the site.

If you have any questions, please contact me (jamcappo@wetlandstudies.com); 703-679-5621).

Sincerely,

WETLAND STUDIES AND SOLUTIONS, INC.

Jessica M. Campo
Jessica M. Campo, WPIT, CT
Environmental Scientist

Enclosures

cc. Mr. John F. Amatetti, P.E., VIKAs Companies (w/enc.)

L:\22000\22400\22421.01\Admin\05-ENV\REQ\Clients\dox



From: Caperton, Chris B [mailto:Chris.Caperton@fairfaxcounty.gov]

Sent: Wednesday, June 25, 2014 3:40 PM

To: Mike Congleton

Cc: Lewis, Catherine E.; Kamillah McAfee; John F. Amatetti, P.E.; Malayeri, Hossein; Scott D.Q. Knudson; Nee, Pamela

Subject: RE: 2232 Lewinsville Center Tax Map Ref: 30-3-(11) 42

Mike,

Our office has reviewed the pertinent information, including application 2232-D03-9, approved December 4, 2003, and determined that the previously-approved 2232 sufficiently covers the planned public uses shown in the amended SEA. The proposed uses are determined to be in general conformance with the Comprehensive Plan and present no adverse impacts on location, character, and extent.

If you have any further questions, please don't hesitate to contact me.

Thanks,

Chris

Chris Caperton
Chief, Facilities Planning Branch
Department of Planning and Zoning
703-324-1375

From: Mike Congleton [mailto:congleton@vika.com]

Sent: Tuesday, June 03, 2014 3:45 PM

To: Caperton, Chris B

Cc: Lewis, Catherine E.; pam.nee@fairfaxcounty.gov; Kamillah McAfee; John F. Amatetti, P.E.; Malayeri, Hossein; Scott D.Q. Knudson

Subject: 2232 Lewinsville Center Tax Map Ref: 30-3-(11) 42

Chris:

As we discussed, the Department of Housing and Community Development (HCDC) in partnership with Wesley Housing Corporation (Wesley) are proposing the development of the Lewinsville Center as: a Senior Day Care, Child Care, Senior Center and Assisted Living Facility. The HCDC will own/operate the day care center and senior center. Wesley will own/operate the assisted living facility. These uses were approved in 2003 as part of SEA-94-D-002 in 2003 as well as a 2023 Application on County owned property. SEA 92-D-002 proposed and approved having the County own and operate all the facilities. This SEA will switch the ownership and operation of the Assisted Living Facility from HCDC to Wesley. We are the engineers for the amendment to this Special Exception. The footprints of the buildings will be somewhat different than that was originally approved, however the original SEA was comprised as follows:

| Original SEA | | Amended SEA | |
|-------------------|-------------|-------------------|-------------|
| Beds | 82 units | Beds | 82 Units |
| Senior Center | 83 Persons | Senior Center | 80 persons |
| Child Care Center | 249 Persons | Child Care Center | 210 Persons |
| Adult Day Care | 80 Persons | Adult Day Care | 65 Persons |

As you can see, the number of persons using the site has decreased, thereby decreasing the intensity. The public use of the site has been reduced by approximately 1/4 as Wesley will own/operate the assisted living facility. It seems logical to conclude that the proposed SEA which proposes the same uses as originally approved as part of the 2232, a 50% reduction in the public use, combined with a decrease in intensity conforms in area, purpose and extent with the original 2232 and no additional approvals of a new 2232 would be required. I have attached a scan of the cover sheet and tab for the original SEA and a scan of the proposed building configuration. It would be appreciated if you would review this information and advise me if my assumptions are correct. Thanks again for your help in this matter.

Mike
Michael R. Congleton
Senior Project Planner

Ranked in The Washington Business Journal as one of the Top 25 Engineering Firms

VIKA Virginia, LLC
8180 Greensboro Drive
Suite 200
Tysons, VA 22102
703.442.7800
703.761.2787 (fax)
congleton@vika.com



LEWINSVILLE CENTER
SEA PLAT
DRAINSVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

CORRESPONDENCE

VIKA REVISIONS

| | |
|-------------------|--------------|
| JANUARY 5, 2015 | |
| OCTOBER 30, 2014 | |
| DATE: AUG 8, 2014 | |
| DES. DK | DWN. DK |
| SCALE: | NOT TO SCALE |
| PROJECT/FILE NO. | 6307F |



ENGINEERS PLANNERS LANDSCAPE ARCHITECTS SURVEYORS GIS SERVICES

VIKA INCORPORATED
8180 GREENBORO DRIVE SUITE 200
MELEN, VIRGINIA 22102
(703)942-7008 FAX (703)761-2787
MELEN, VA
GERMANTOWN, MD

LEWINSVILLE CENTER

SEA PLAT

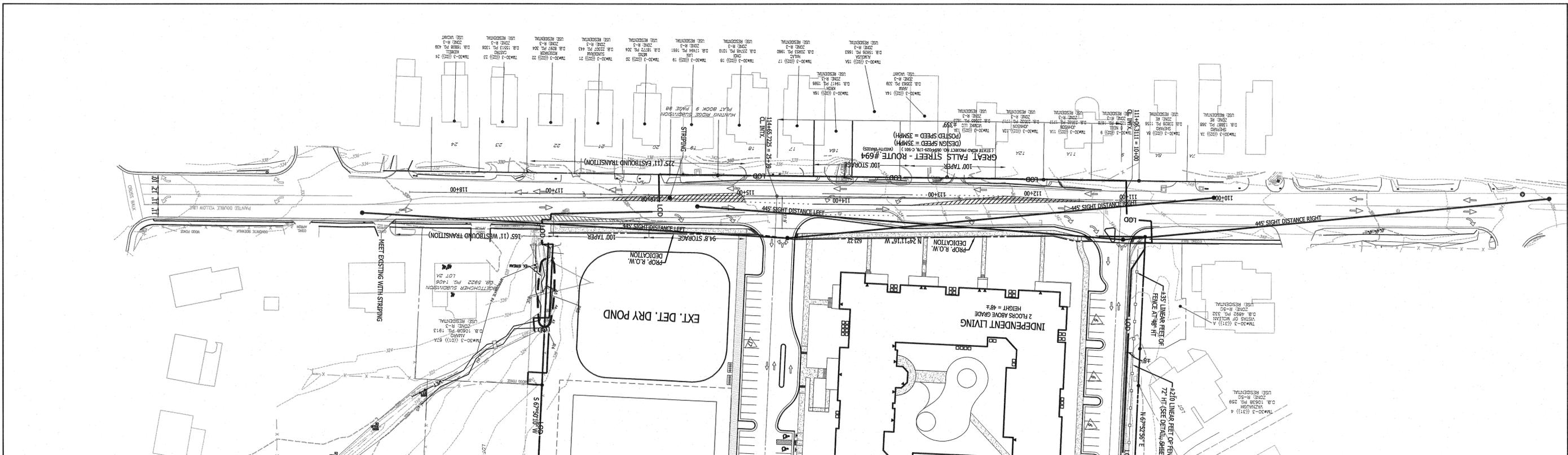
DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SIGHT DISTANCE PLAN & PROFILE

VIKA REVISIONS

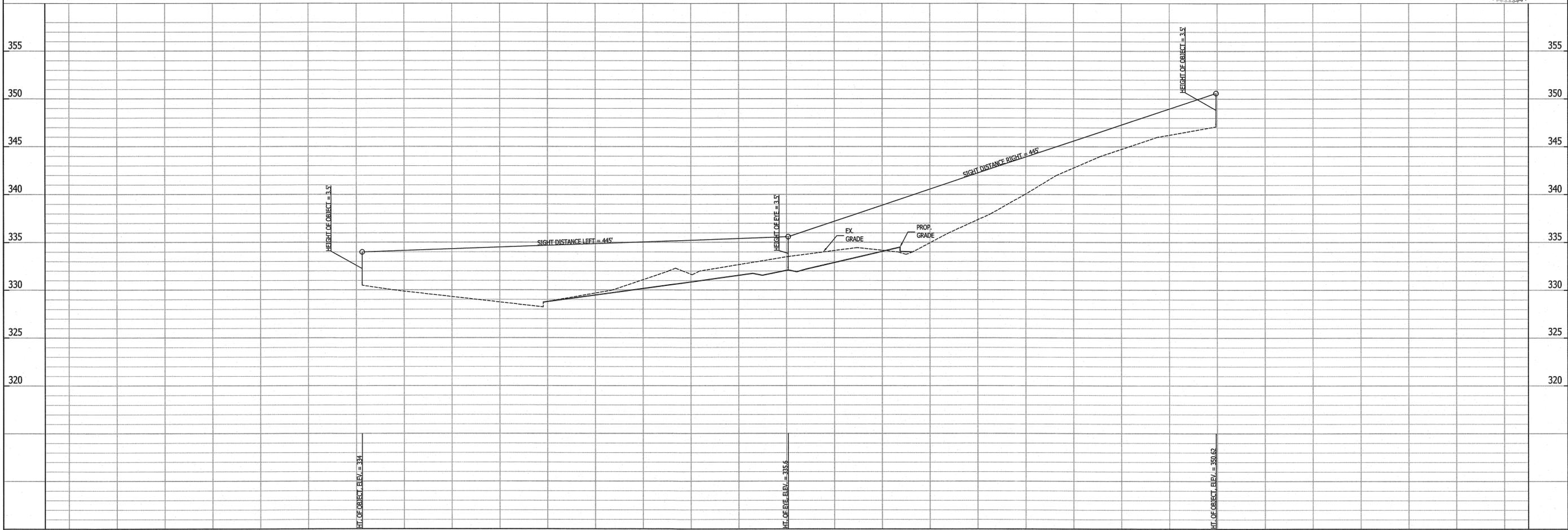
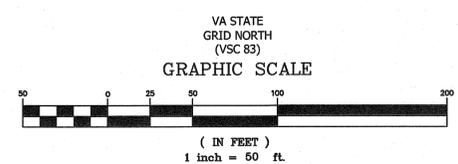
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|---------------------------------------|------|
| JANUARY 05, 2015 | |
| OCTOBER 30, 2014 | |
| DATE: AUG 11, 2014 | |
| DES. | DWN. |
| MDB | SML |
| SCALE: HORZ: 1"=50' VERT: 1"=5' | |
| PROJECT/FILE NO. 7037F | |
| SHEET NO. C-20 | |

FILE:P:\Projects\6307\6307F\CADD - P\PLANNING\PLANNING DRAWINGS\6307F-101.dwg USER:jeometetti DATE:Jan, 06 2015 TIME: 05:22 pm



GREAT FALL STREET - ROUTE 694
(URBAN MINOR ARTERIAL)
POSTED SPEED LIMIT=35 MPH
AADT = 1600 VPD (2012 VDOT TRAFFIC VOLUME ESTIMATE)

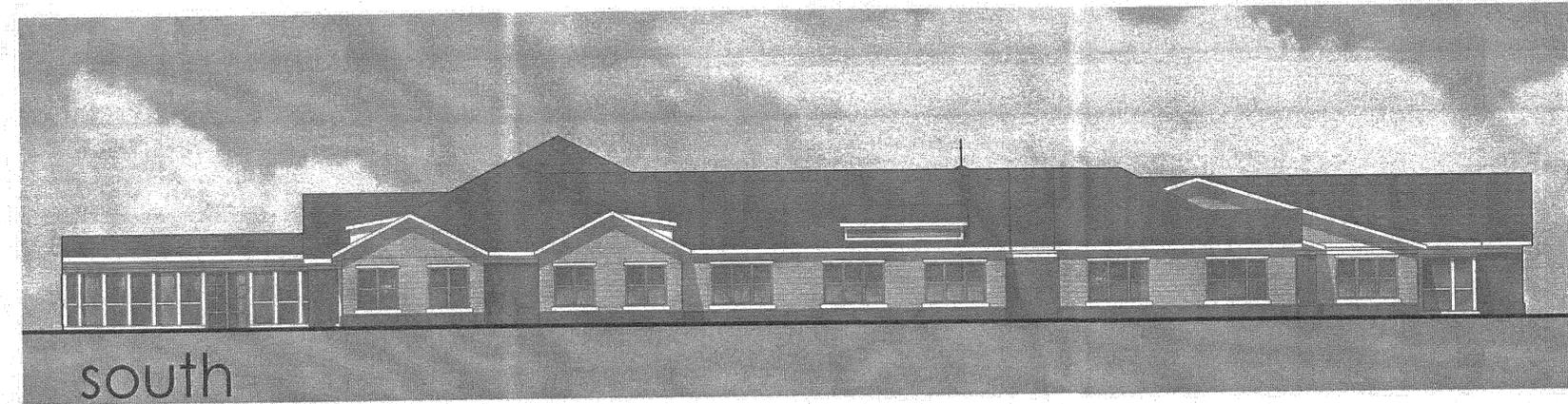
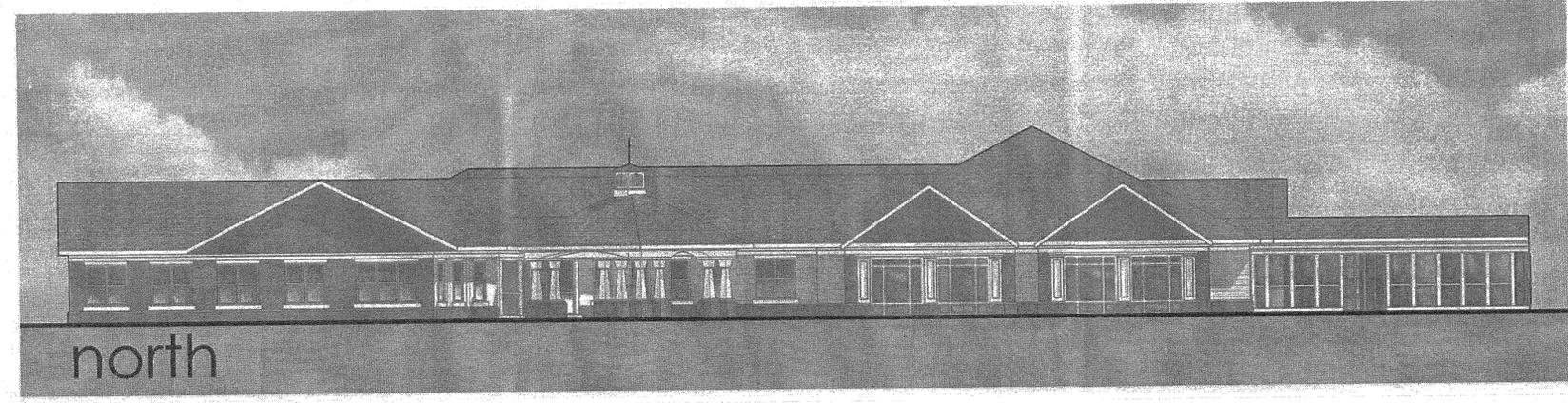
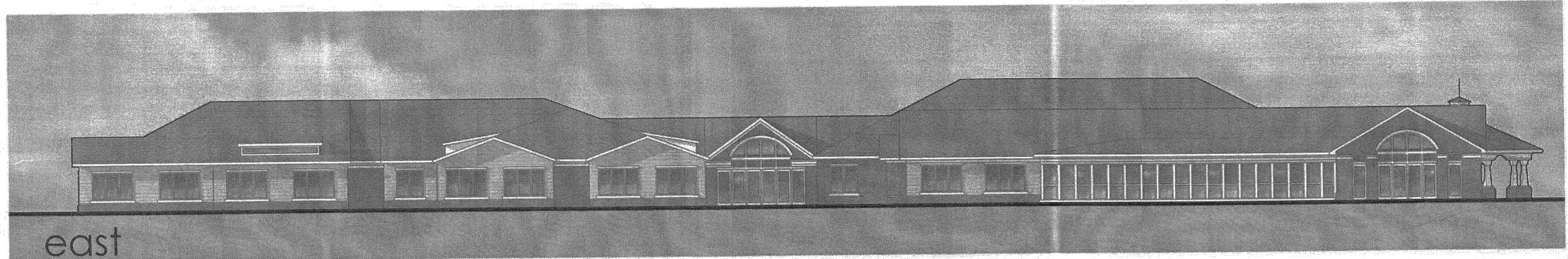
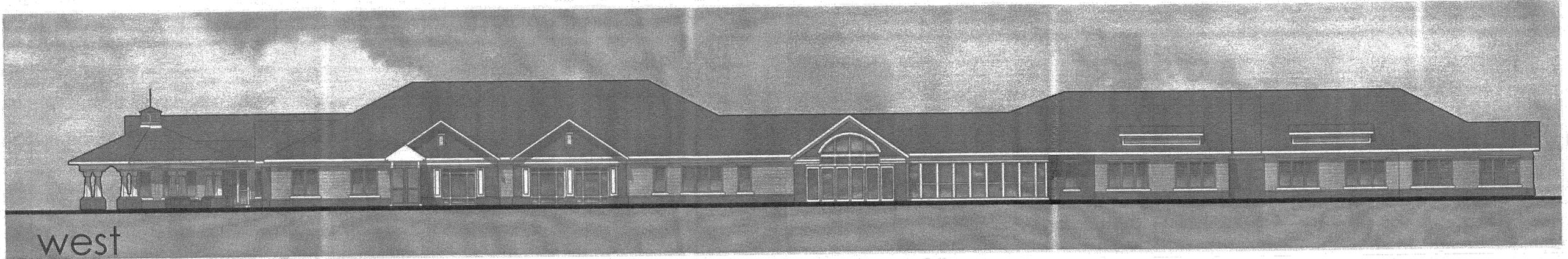
SOUTH ENTRANCE



HT. OF OBJECT, ELEV. = 334.0
HT. OF OBJECT, ELEV. = 335.5
HT. OF OBJECT, ELEV. = 350.62

15 | 14 | 13 | 12 | 11 | 10 | 9 | 8 | 7 | 6 | 5 | 4 | 3 | 2 | 1

K
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A



15 | 14 | 13 | 12 | 11 | 10 | 9 | 8 | 7 | 6 | 5 | 4 | 3 | 2 | 1

11720 Beltsville Drive
Suite 600
Calverton, MD 20705
Tel 301.595.1000
www.grimmandparker.com



GP# 21434



Elevations
Intergenerational Center
McLean, VA

Tallest Roof Peak: 27'-6" AFF
Average Roof Height - 19'-1" AFF
Drawing Scale: 3/32"=1'-0"

8-8-2014
10-30-2014
1-05-2014

A-21

GRIMM AND PARKER, P.C. 2012

1

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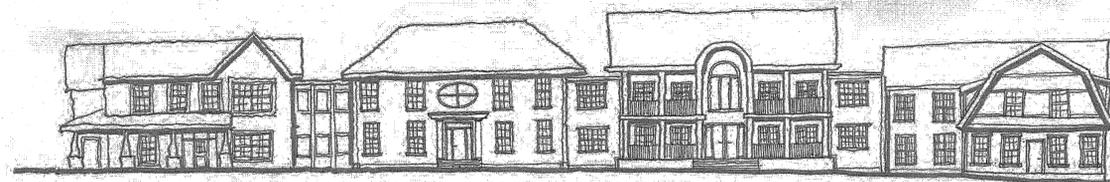
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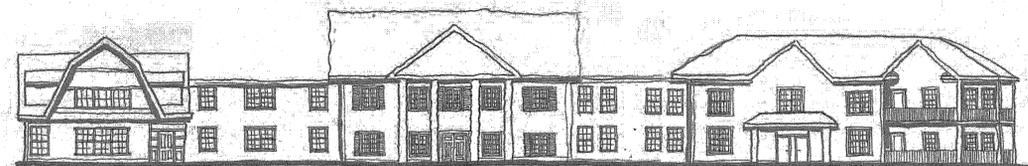
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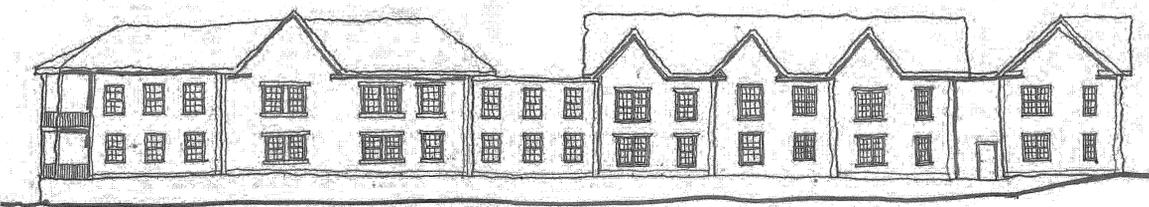
C



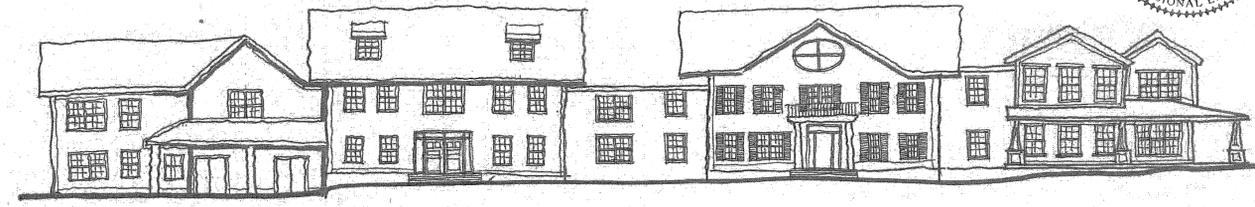
1 West Elevation
A3.0.1 1/16" = 1'-0"



2 South Elevation
A3.0.1 1/16" = 1'-0"



3 East Elevation
A3.0.1 1/16" = 1'-0"



4 North Elevation
A3.0.1 1/16" = 1'-0"



*Disclaimer: Elevation represents conceptual design. Specific details may vary.



WIENCEK + ASSOCIATES

ARCHITECTS + PLANNERS

3 EAST DIAMOND AVENUE
GAITHERSBURG
MARYLAND 20877
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ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTION OF ALL DIMENSIONS. ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED HEREIN AND DOES NOT INCLUDE THE DESIGN OF STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, OR OTHER SPECIALTY SYSTEMS UNLESS SPECIFICALLY STATED OTHERWISE. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

JOB NO. XXXX-XXXXXX

ISSUANCES

| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
| | | |



Owner Architect Contractor Surety

Lewinsville Center

Submission

8-8-2014
10-30-2014
1-05-2015

Fairfax, VA

SHEET TITLE
Exterior Building Elevations -
Demolition & New
Construction

DWG. NO.

A3.0.1

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

DESCRIPTION OF THE APPLICATION

The applicant seeks to amend a previously approved Special Exception to adjust and expand (in terms of square footage and number of independent living units) the approved uses on the former Lewinsville Elementary School site. The applicant, Wesley Hamel Lewinsville, LLC, will operate the proposed independent living facility, while Fairfax County will operate the senior center/adult day care/child care center operations. This property is owned by the Board of Supervisors and the County has consented to the filing of this application.

The site has a long zoning history, but the most recently approved Special Exception Amendment (SEA), which was approved in 2004, permitted 22 independent living units, 60 assisted living units, a senior center, adult day care and child care center. The approved units/users per the 2004 SEA application and the applicant’s proposed changes are summarized in the following chart. Under the current proposal, the previously approved 60 units of assisted living will be eliminated and converted to independent living units.

| Use | Approved Occupancy | Requested Occupancy |
|--------------------|---------------------------|----------------------------|
| Independent Living | 22 units | 82 units |
| Assisted Living | 60 units | 0 units |
| Senior Center | 80 | 80 |
| Adult Day Care | 80 | 80 |
| Child Care Center | 210 | 210 |
| Total | 452 | 452 |

The square footage for each use has also been adjusted, with more square footage proposed overall for the uses. The square footage is summarized as follows.

| Use | Approved square footage | Requested square footage |
|---------------------|--------------------------------|---------------------------------|
| Independent Living* | 19,000 SF | 77,290 SF |
| Assisted Living | 40,000 SF | 0 |
| Senior Center | 7,500 SF | 8,500 SF |
| Adult Day Care | 13,500 SF | 10,250 SF |
| Child Day Care | 10,000 SF | 12,500 SF |
| Total | 90,000 SF | 108,540 SF |

** It should be noted that intensity for independent living is measured by dwelling units, not square footage. The report will discuss the dwelling unit intensity later in this report.*

LOCATION AND CHARACTER



Figure 1 Aerial photo of site

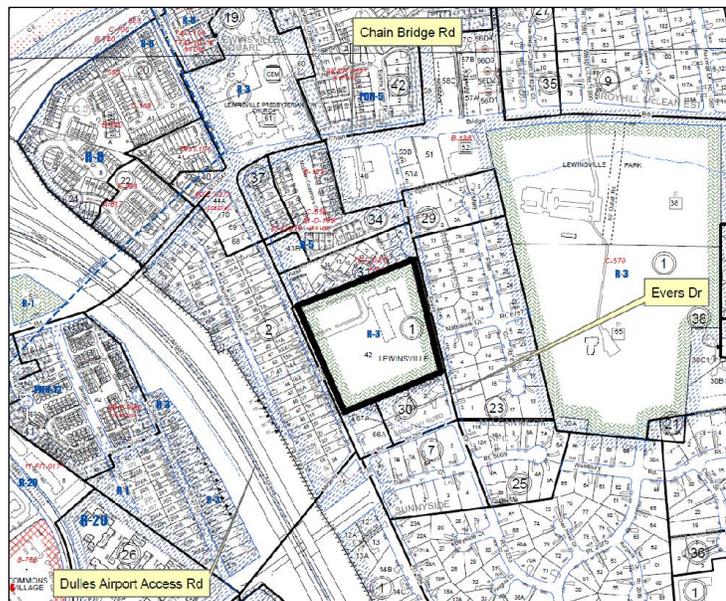


Figure 2 Tax Map of site

The site is located just south of Chain Bridge Road and is surrounded by residential development (single family detached and attached dwellings). Currently, the site is developed with the former two-story brick elementary school which houses two child care centers, a senior center, senior day care and assisted living. The only structure on the site is the converted school building, but the site also contains a U-13 rectangle athletic field and a small diamond field.

The site is fairly flat, with most of its vegetation at the periphery of the site, although some trees surround the existing building and the field.

| SURROUNDING AREA DESCRIPTION | | | |
|-------------------------------------|--------------------------------------|---------------|------------------------|
| Direction | Use | Zoning | Plan |
| North | Residential (Vistas of Mclean) | R-3 | Residential, 4-5 du/ac |
| South | Residential (Gregory Subdivision) | R-3 | Residential, 4-5 du/ac |
| East | Residential (Mclean West) | R-3 | Residential, 2-3 du/ac |
| West | Residential (Hunting Ridge) | R-8 | Residential, 2-3 du/ac |

BACKGROUND

Site History:

According to tax records, the school structure was originally constructed in 1961 and served as an elementary school until it was ultimately vacated. In 1982, the Board of Zoning Appeals approved SP 82-D-085 to permit a child care center with a maximum enrollment of 90 children on the first floor of the vacated elementary school and the Board of Supervisors (BOS) approved another child care center with a maximum enrollment of 120 children in another part of the school.

In 1983, the BOS approved SE 83-D-017 to permit a 22-unit residential facility for the elderly and/or handicapped (independent living facility) on the second floor of the vacated school.

In 1994, the BOS approved SE 94-D-002 to permit construction of 24,000 square feet, 2-story addition to house a 52-bed assisted living facility and to permit the continuation of the two child care centers, adult day care center, senior center and the 22 unit housing for the elderly facility. This addition was never constructed. The Senior Center provides health, recreational and educational programs to Fairfax County residents age 55 and over on a membership basis. Adult Day Health provides care, support and companionship to older adults including those with physical and/or cognitive impairments who need supervision during the day in order to continue living at home.

In 2004, the BOS approved SEA 94-D-002 to permit a 59,000 SF addition for a 60-bed assisted living facility and for an expansion of the senior center (for 80 participants) and adult day care (for 80 participants). This proposed addition was also never constructed. Further, 2232-D03-09 was approved concurrently with the SEA. The 2232 found that the use at that time satisfied the criteria of location, character and extent and substantially in accord with provisions of the adopted Comprehensive Plan.

COMPREHENSIVE PLAN PROVISIONS

Plan Area: McLean Planning District, Area II
Planning Sector: Kirby Community Planning Sector
Plan Map: Public Facilities, Governmental and Institutional Use
Plan Text:

The Comprehensive Plan Map shows that the subject property is planned for public facilities, governmental and institutional use. An assessment of this proposal for conformity with the land use and design recommendations of the Comprehensive Plan continues to be guided, as in the 2004 SEA, by the following citations from the Plan:

In the Fairfax County Comprehensive Plan, Area II, 2013 Edition, Mclean Planning District as amended through April 29, 2014, on page 6, in a table entitled "*Proposed Assisted Housing (as of October 2004)*", this site is listed as a location of the Lewinsville Residences (expansion). The assisted units are listed as 52 beds and it is expected to a location of adult care residences.

Similarly, on page 17, the Plan states:

2. Expand the Lewinsville Senior Center and Housing Facilities in Sector M3.

There is also Policy Plan text regarding multifamily residential development for the Elderly. The guidelines provided in the Policy Plan recognize that siting development for the elderly should take into account issues such as the availability of public transportation, community services, and safety/security. Staff notes these concerns would have been considered in the site specific language approved in the Comprehensive Plan calling for expansion of the Lewinsville Center.

ANALYSIS

Special Exception Plat (Copy at front of staff report)

Title of SE Plat: Lewinsville Center

Prepared By: VIKA, Inc. and Grim and Parker, PC

Original and Revision Dates: August 8, 2014 as revised through January 5, 2015

Description of SEA Plat:

| Lewinsville Center | |
|--------------------|--------------------------------------|
| Sheet Number | Description |
| 1 | Cover Sheet, Vicinity Map, Soils Map |
| 2 | Notes, Tabulations and Details |
| 3 | Density Intensity Tabulations |

| | |
|---------|--------------------------------------|
| 4 | Existing Conditions |
| 5 | Existing Vegetation Map |
| 6 | Special Exception Amendment Plat |
| 7 | Concept Utility Plan |
| 7A | Alternate SWM/BMP Augmentation Plan |
| 8 | Vehicular Circulation/Striping Plan |
| 9 | BMP Calculations |
| 10 | Stormwater Management Computations |
| 11 | Stormwater Management Computations |
| 12 | Adequate Outfall |
| 13 | Adequate Outfall |
| 14 | Overall Landscape Plan |
| 14A | Overall Presentation Landscape Plan |
| 15 | Detailed Landscape Plan Part 1 |
| 15A | Detailed Landscape Plan Part 2 |
| 16 | Landscape Tabulation and Exhibits |
| 17 | Landscape Details and Specifications |
| 18 | Correspondence |
| 19 | Sight Distance Profile |
| 20 | Sight Distance Profile |
| A-2.1 | Elevations |
| A-3.0.1 | Elevations |

Existing Conditions

The SEA Plat provides depictions of the existing conditions and existing vegetation on Sheets C-3 and C-4. The existing two-story brick school sits behind a surface parking lot and is accessed from two driveways from Great Falls Street. There is also a one-story brick building addition to the rear of the main school building. On the southern portion of the property, there is a rectangular athletic field and diamond tee ball field. The existing vegetation is clustered around the periphery of the site with trees otherwise mostly surrounding the existing building. There is also a stream segment along the southern boundary of the property. According to the description contained in the Environmental Analysis (Appendix 6):

The stream channel originates from a pipe that runs under Great Falls Street and runs for a distance to the west of the [subject] site within this same piped segment. Approximately 50 feet of the stream runs in an open channel along this southern boundary to a point where it turns to the southeast and then crosses several existing residential properties.

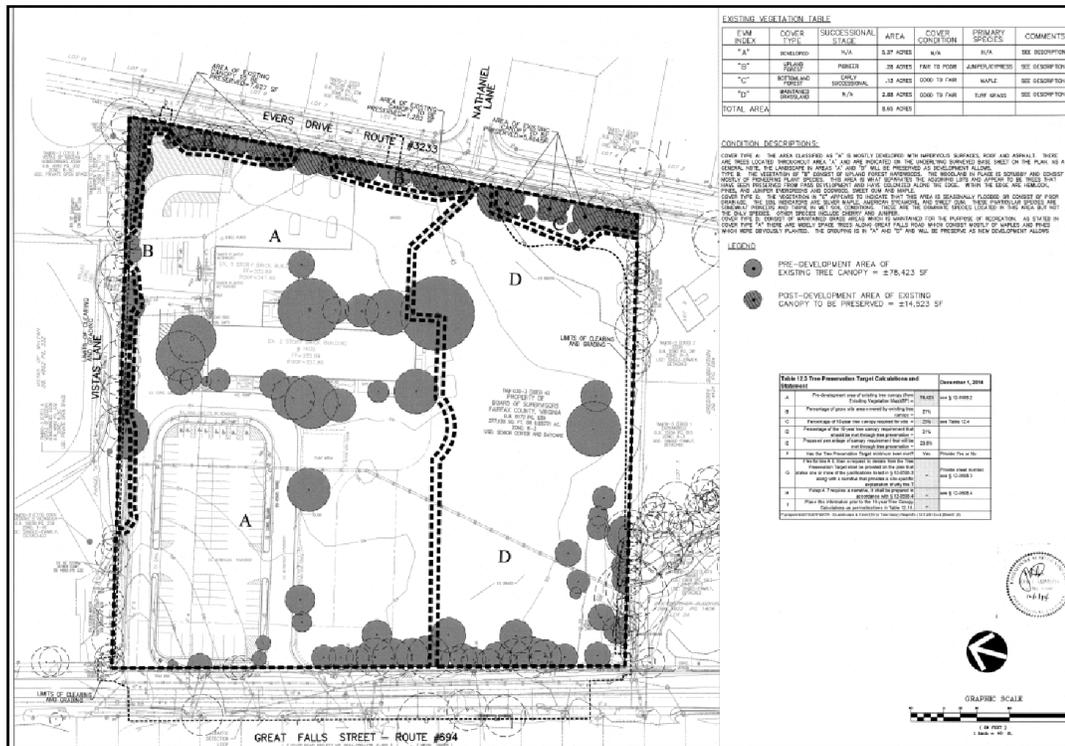


Figure 3 Existing Vegetation Map

Proposed Site Layout, Building and Intensity

Unlike previous applications which proposed to add on to the existing structure, this proposal seeks to raze the existing building and improvements and rebuild the entire site. Specifically, the application proposes to build two new buildings. At the front of the site, the proposal includes a 48-foot tall independent living facility situated along Great Falls Street. The two-story building is proposed to have 82 units with an enclosed open space for residents in the center of the building. The façade was designed to look like a series of different homes and buildings. The applicant has designated 5.71 acres for this use. As such, the density for the proposed independent living facility is 13.72 units per acre.

Staff notes that the Zoning Ordinance provides a detailed methodology for determining the density of independent living units. This calculation is based on the density recommendations of the Comprehensive Plan for the area and a multiplier based on whether the units are affordable. In this case, 100 percent of the units are affordable so, thus the density of the area, 3 dwelling units per acre, has been multiplied by 4 units per acre to achieve 12 units per acre. With the additional 20 percent density bonus, 13.72 units per acre for the 5.719 acre site has been provided.



Figure 4 Elevation of Independent Living

The second building, which will be sited behind the independent living facility, shall house the child care center and senior center/adult day care. This building is proposed to be one-story with a maximum height of 40 feet tall. This building will have several wings, with the southern wing serving as a child care center and the adult daycare/senior center located in the northern part of the building.

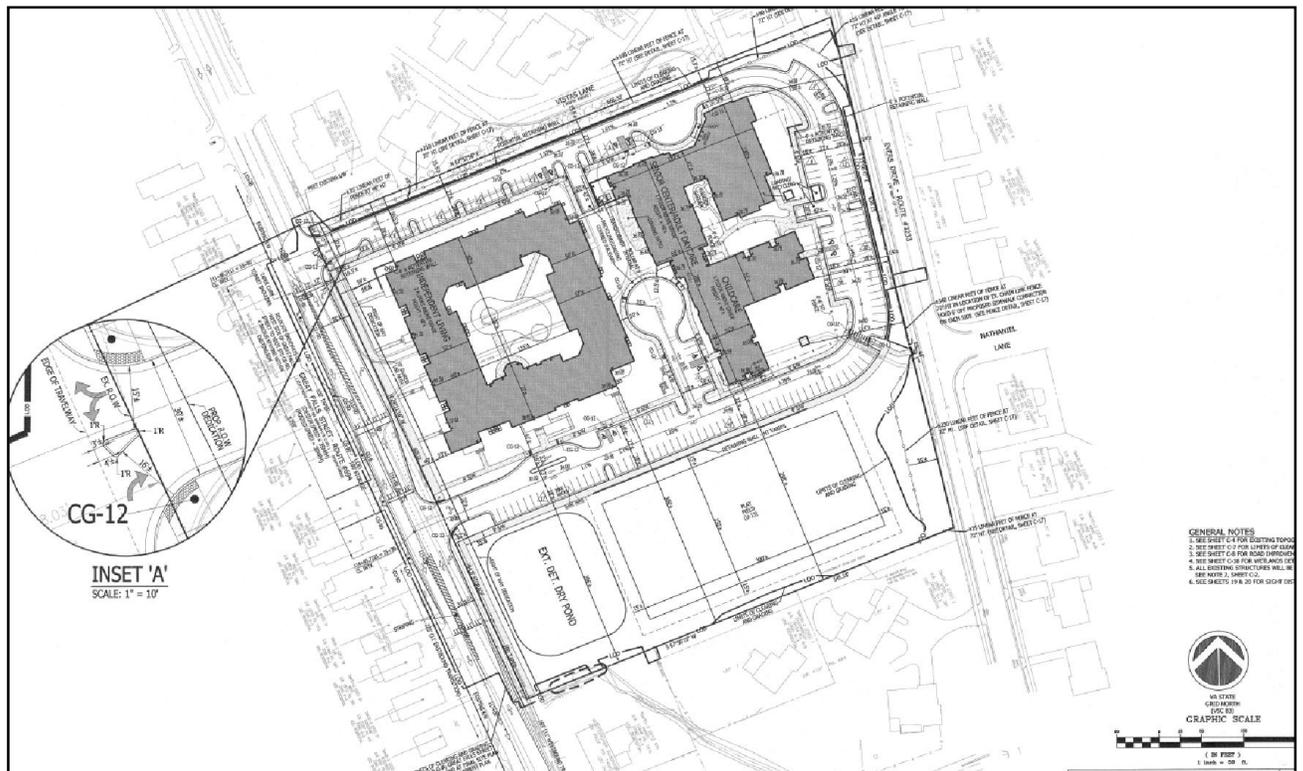


Figure 5 Site Layout

Vehicular and Pedestrian Circulation

Vehicular traffic accesses the site through two driveways. The driveways will accommodate two-way traffic. The southern entrance provides full access; drivers can enter from either direction on Great Falls Street and make either right or left movements out of the site. Access from the northern entrance is more limited. Drivers can make either right or left movements out of the site, but lefts into the site are restricted by a raised barrier island.

The independent living facility will have a drop-off area located along the southern driveway. A cul-de-sac is also proposed between the buildings (with covered walkway in areas nearby), which will serve as a drop-off location. There will be a separate drop-off along the northern driveway that will serve the senior center and adult day care.

A five-foot wide sidewalk is shown along Great Falls Street. In addition, sidewalks will be located throughout the site, including around the buildings and on the northern side of the play field.

Athletic Fields

The application proposes to replace the existing rectangular field with a U-13 play field, which includes a 150 by 300-foot grass playing surface with 15-foot wide overruns. The existing small diamond will be removed with this application.

Landscaping

The landscaping proposed mostly consists of new landscaping to be added around the site with the future development. However, the application does propose to preserve select trees along Evers Drive and Great Falls Street. As the rest of the site is to be razed, the applicant has proposed new landscaping, including deciduous trees, evergreen trees, and shrubs throughout the site.

Specifically, the applicant proposes a mixture of evergreen and deciduous trees supplemented by shrubbery along the northern and southern property boundaries and various trees interspersed around the building. Along Great Falls Street, the applicant proposes to preserve vegetation along a slightly widened (4- to 5-foot wide) pedestrian sidewalk. In addition, the applicant proposes landscaping around and within the extended detention dry pond.

As mentioned above, the application requests a modification of the transitional screening around the site in favor of the new landscaping shown on the SEA Plat.

Stormwater Management

The application proposes to treat the stormwater generated by this site through the use of an extended detention dry pond, which is located in the southwest corner of the site, between Great Falls Street and the proposed athletic field. The water will be collected onsite and sent to the proposed extended detention dry pond which will release the stormwater over an extended period of time. In addition to the pond, the applicant has provided several other Low

Impact Development (LID) options including pervious concrete, rooftop connections to stormwater planters and enhancing the detention pond with a more naturalized appearance.

Land Use Analysis

Use and Intensity

As discussed above, the Comprehensive Plan specifically notes that this facility is to be expanded to provide age-restricted residences. The expanded independent living use and other public uses are therefore in harmony with the recommendations of the Comprehensive Plan. The use and general intensity and character were approved in 2004 under 2232-D03-09.

Previously, the total number of assisted living and independent living units was a maximum of 82 units, and the current proposal is also for 82 independent living units. The 2004 application proposed the units within an addition to the existing facility, while the current proposal seeks to raze the site and construct two new standalone buildings with one building for independent living units and one housing the child care center and adult day care/senior center.

Site Layout

Closely related to the overall intensity is how well the site can accommodate the amenities and requirements for the uses. Generally, the site needs to accommodate the buildings, the required parking for the uses, recreational facilities (including any replacement of the existing two fields), stormwater facilities and any landscaping needed to buffer and enhance the use in the context of the existing neighborhood.

The two buildings are proposed to be built or rebuilt largely in the same part of the site as the existing school or the existing surface parking lot.

The application proposes to maintain a U-13 rectangle athletic field; however, the diamond field is to be removed to provide space for other uses onsite. Neighborhood Community Services (NCS) operates the diamond field and has stated that the users of that small diamond can be accommodated elsewhere. Staff notes that no other recreational amenities, such as a small playground for public use, can be accommodated as currently designed. Staff encourages the applicant to continue to refine the site design during the site plan process to determine if additional play equipment for the public can be accommodated onsite.

The parking is to be completely reconfigured under this application. Today, there appear to be approximately 80 parking spaces (including some large spaces for bus parking) in surface lots on the site. The application proposes 162 parking spaces, including 57 spaces for the play field. The parking tabulation on Sheet C-2 shows the required parking per the Zoning Ordinance. The tabulation includes 24 spaces for the independent living facility, 31 spaces for the senior center, 16 spaces for the adult day care and 34 spaces for the child care center. Staff notes that the Fairfax County Park Authority (FCPA) typically recommends 50 spaces for an athletic field such as that proposed; the applicant proposes 57 spaces for the field. The site is therefore overparked by seven spaces.

While more parking than required consumes more space and increases the amount of impervious surfaces on the site, staff believes that the provided parking is appropriate given the proposed uses. Specifically, the additional parking will help to reduce any overflow parking on nearby public streets resulting from the intensification of the site.

Landscaping

As discussed above, the majority of the existing vegetation will be removed to permit this redevelopment. However, upon the urging of the community and staff, the applicant was able to preserve some existing vegetation along the Evers Drive and Great Falls Street frontages.

As discussed in the Waivers and Modifications portion of this report, the applicant has requested a modification to the required transitional screening and barriers to that shown on the SEA Plat. Staff has found that the landscaping and barriers provided at the peripheries meets the intent of the transitional screening requirements in that there is a variety of vegetation types including evergreen and deciduous trees and shrubbery with a masonry or wooden wall, which will help mitigate any visual impact of this development on adjacent properties. In addition, staff notes that the design of the independent living building will reflect the residential character of the area.

Stormwater Management (Appendix 7)

The current facility was built prior to stormwater management requirements and therefore stormwater for the entire site is currently uncontrolled. As redevelopment, the applicant is proposing to treat the water quality and quantity generated from this site by use of an extended detention dry release pond. The facility will capture and treat run off from the site and release water collected in the 2 and 10-year storm event over an extended time frame.

The existing amount of impervious area is 135,335 square feet (SF) which is proposed to be increased to 169,884 SF under this application. The dry pond has been designed to provide 40% phosphorous removal to treat the quality of runoff in the area in this redevelopment.

However, while this facility meets the strict criteria of the Public Facilities Manual (PFM), staff has worked extensively with the applicant to enhance the stormwater management system proposed on the site in order to further protect the stream and sensitive environmental areas to the south of the site. On Sheet 7A, the applicant shows potential areas of pervious concrete on some trails proposed on the site. The applicant also shows a potential to drain the roof runoff to stormwater planters and a potential enhanced extended detention dry pond that would create a more natural habitat and to treat on and offsite runoff. The Stormwater Management Division of DPWES staff has identified this site as a place to partner with the developer in order to enhance the stormwater treatment. For that reason, a series of development conditions is proposed to require continued exploration of innovative techniques, as listed above or even beyond, to improve stormwater treatment in the area.

Overall, this proposal increases the square footage of development from the approved 90,000 SF to a new maximum square footage of 108,000 SF. Staff notes that this intensification meets the vision of the Comprehensive Plan, but that the intensification had implications on the design and site layout as discussed above. Staff had suggested during this process that the applicant consider reducing the size of the drive aisle by creating a one-way vehicular

circulation pattern or by use of innovative stormwater management facilities that would be less land intensive. However, the drop-off and pick-up needs of this type of facility and poor infiltration/high water table present on the site, made these options infeasible.

In general, staff finds that the use and intensity of this proposal appropriate for this facility. While the proposal would heavily program the site, staff believes that the requested site layout is logical and functional and accommodates the requested buildings, with needed parking, landscaping and stormwater management and fits into the neighborhood character.

Transportation Analysis (Appendix 8)

As described above, the application proposes vehicular access at two points with drop offs around the site for various users. In addition, the site includes a trail system, including connections both on and offsite.

As of this time, the applicant is working with the Virginia Department of Transportation (VDOT) on an operational analysis of the entrances along Great Falls Street. Specifically, VDOT is reviewing the proposed signage and striping at those entrances and, if the entrances are found to be functional, the raised barrier island which is proposed at the northern entrance will need to be made larger to restrict inbound left turns (there is no left turn lane from Great Falls into this site and the movement would be prohibited). The lanes should also be 16 feet wide, not 15. County staff has reviewed these entrances and found them acceptable and believes that these issues can be resolved by the time of public hearing and would, of course, be required to be resolved in order to obtain an approved site plan.

The Bicycle Master Plan recently approved by the Board of Supervisors indicated that a bike lane or multi-use path should be provided along Great Falls Street. Therefore, staff had requested that the applicant provide a shared use path with appropriate landscaped buffers. However, staff notes that this type of path (with a 10 foot wide trail and 2 foot wide landscaped buffer) would result in a loss of existing vegetation along Great Falls Street. Therefore, the applicant has elected to provide a 5-foot sidewalk instead. Staff would prefer that the Bicycle Master Plan be accommodated with some type of bicycle facility, however, given the existing utility lines and vegetation, a larger trail has not been provided. An alternate would be to provide space on road for a 4 foot wide bike lane. The applicant has noted that setting the curb back to provide this space would require moving some utility poles in the area at a cost to the applicant. Discussion between County staff, the Supervisor's office and the applicant continues at this time regarding whether this is a workable option.

Finally, staff has proposed a development condition that bicycle racks be provided and that the number, type and location of these racks be determined, with final approval by the Fairfax County Department of Transportation (FCDOT) during site plan review.

Environmental Analysis (Appendix 6)

Environmental Quality Corridor (EQC)

At the southern property boundary, near the proposed stormwater management pond, there is small segment of stream that flows offsite. This stream, which has both piped and open air sections, was evaluated as a possible EQC but the site did not meet the criteria for such a

designation. Specifically, factors such as habitat quality, connectivity, stream buffering and pollution reduction capabilities do not exist and cannot be readily established. Nevertheless, staff has worked with the applicant to enhance the stormwater management on this site to improve the drainage situation in the area and treat the water before it leaves the subject site. In addition, while members of County staff are evaluating the stream to determine if a Resource Protection Area (RPA) is appropriate, no such designation exists today. Furthermore, the proposed site layout does not propose any structures or features that would be prohibited in an RPA. As such, staff finds this issue to be resolved.

Green Building Practices

As this project includes both public and private uses on public land, the applicant was asked to incorporate energy conservation, water conservation and other green building practices in the design and construction of the proposed development. A commitment to seek certification for the proposed buildings through appropriate third party green building rating agencies was requested. The County-operated building will be designed to meet LEED-Silver certification and the proposed independent living facility will be designed to attain EarthCraft green building certification.

Public Facilities Analysis (Appendix 9)

No other public facilities issues were identified in the review of this application.

ZONING ORDINANCE PROVISIONS (Appendix 10)

| Bulk Standards (R-3 Zoning) | | |
|------------------------------------|---|--|
| Standard | Required | Provided |
| Lot Size | 10,500 square feet | 8.66 acres |
| Lot Width | 80 feet | 623 feet |
| Front Yard | 40 angle of bulk plane, not less than 30 feet | Great Falls Street - 34 feet * Evers Drive – 90 feet |
| Side Yard | 35 angle of bulk plane, not less than 10 feet | 48 feet (north) 255 feet (south) |
| Rear Yard | 35 angle of bulk plane, not less than 25 | n/a |
| Building Height | 60 feet | 48 feet for independent living 40 feet for other building |
| FAR | .25 | .24 |
| Open Space | N/A | 55% |
| Tree Cover | 25% | 25% |
| Parking Spaces | 102 | 162 |
| Loading Spaces | 0 | 0 |

**Waiver requested*

| Transitional Screening | | |
|------------------------------------|---|--|
| Boundary | Requirement | Provided |
| East Boundary (Great Falls Street) | Transitional Screening 2*, Barrier D, E, or F** | Modification requested to permit a line of deciduous trees along frontage, supplemented by smaller trees and shrubs. |
| West Boundary (Evers Drive) | Transitional Screening 2, Barrier D, E, or F | Modification requested to permit tree save areas supplemented by evergreen trees, shrubs and category III trees, as well as a fence up to 72 inches in height. |
| South Boundary (adjacent to field) | Transitional Screening 2, Barrier D, E, or F | Modification requested to permit category IV and II trees, supplemented by shrubbery. |
| North Boundary (Vistas Lane) | Transitional Screening 2, Barrier D, E, or F | Modification requested to permit category II trees and shrubbery and a fence 72 inches in height. |

**Transitional Screening 2 shall consist of an unbroken strip of open space a minimum of thirty-five (35) feet wide and planted with all of the following: (1) A mixture of large and medium evergreen trees that achieves a minimum ten (10) year tree canopy of seventy-five (75) percent or greater; (2) A mixture of trees consisting of at least seventy (70) percent evergreen trees, and consisting of no more than thirty-five (35) percent of any single species of evergreen or deciduous tree; and (3) A mixture of predominately medium evergreen shrubs at a rate of three (3) shrubs for every ten (10) linear feet for the length of the transition yard area. The shrubs shall generally be located away from the barrier and staggered along the outer boundary of the transition yard.*

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

Waivers and Modifications

Modification of the transitional screening and barriers along all property lines

The applicant is requesting a two-thirds reduction of the transitional screening requirements and staff finds that this reduction is appropriate given the use of the proposed seven (7) foot high fence or wall along portions of the site periphery and through the design of the landscaping in the rest of the site. Staff finds that the landscaping plan meets the intent of the transitional screening and barrier requirements by providing adequate visual buffers between the uses and that the site has been designed to limit adverse impacts on adjacent properties.

Modification of the front yard setback along Great Falls Street to that shown on the SEA Plat

A discussion of the proposed modification of the front yard setback along Great Falls Street is included under the discussion of Sect. 9-306 of the Zoning Ordinance (Additional Standards for Independent Living Facilities). Staff finds that the setback is appropriate to reduce to 34 feet in this case due to the design of the building and landscaping provided and in order to accommodate the sidewalk and preserve the existing vegetation at the Great Falls Street front of the site.

Other Zoning Ordinance Requirements:**Special Exception Requirements (Appendix 10)**

The subject application is deemed an Alternate Use of a Public Facility, which is a Category 3 Special Exception use in the R-3 District. All uses must meet the Additional Standards for Alternate Uses of a Public Facility (Sect. 9-311), the Standards for a Category 3 Use (Sect. 9-304) and the General Standards for a Special Exception (Sect. 9-006). In addition, there are specific standards for the other uses onsite including the Senior Center (Sect. 9-309), the adult day care/child care (Sect. 9-309) and independent living facilities (Sect. 9-306). As the previously approved assisted living facility is to be removed, those standards no longer apply.

General Special Exception Standards (Sect. 9-006)

General Standard 1 requires that the proposed use at the specified location be in harmony with the adopted Comprehensive Plan. As discussed above, these uses remain in harmony with the Comprehensive Plan.

General Standard 2 requires that the proposed use be in harmony with the general purpose and intent of the applicable zoning district regulations. Per the Zoning Ordinance, the R-3 District is established to provide for single family detached dwellings; to provide for affordable dwelling unit developments; and to allow other selected uses which are compatible with the low density residential character of the district. As the uses described here are permitted with a Special Exception, and all Zoning Ordinance requirements have been met (except where modified), staff finds this proposal in conformance with the purpose and intent of the Zoning Ordinance.

General Standard 3 requires that the requested use be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof. The uses requested, including independent living, child and adult care and senior center, are generally compatible with the residences on neighboring properties. The architecture of the independent living facility will maintain the appearance of a residential neighborhood with its varied rooflines and materials. The child care and adult care facility is also one-story above grade, which serves as a transition down to the heights of

the single family homes along Evers Drive. Given the foregoing, staff finds that General Standard 3 has been satisfied.

General Standard 4 requires that the proposed use be such that pedestrian and vehicular traffic associated with it will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood. The Fairfax County Department of Transportation and VDOT have both reviewed the proposed vehicular entrances and found them to be safe (though, as previously noted, the appropriate controls on turning movements remain to be determined). In addition, a series of pedestrian paths has been provided throughout the site with appropriate connections offsite. While staff would prefer a multi-modal trail along Great Falls Street, the proposed sidewalk will provide needed pedestrian amenities for the area. Staff therefore finds that General Standard 4 has been satisfied.

General Standard 5 requires that, in addition to the standards which may be set forth in this Article for a particular category or use, the Board shall require landscaping and screening in accordance with the provisions of Article 13. The applicant has requested modifications to the transitional screening and barriers along all the property boundaries (as discussed above). Even so, staff has determined that the landscape plan meets the intent of the landscaping and screening requirements, as well as the intent of standard. Therefore, staff finds that General Standard 5 has been met.

General Standard 6 requires that open space be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located. There is no requirement for a specific percentage of open space for the proposed uses; however, the applicant is providing 55 percent open space. Staff finds that General Standard 6 has been met with the provision of open space on this site.

General Standard 7 requires adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11. The applicant has met the requirements of the Public Facilities Manual (PFM) and has agreed, through the SEA Plat and development conditions, to work with County staff to provide more innovative techniques during the site planning process. The applicant proposes to provide the require parking for the onsite uses, as well as 57 spaces for the proposed athletic field (which exceeds the amount of parking typically requested by the Fairfax County Park Authority for fields in the County). Therefore, staff finds that General Standard 7 has been met.

General Standard 8 requires that signs be regulated by the provisions of Article 12; however, the Board may impose more strict requirements for a given use than those set forth in this Ordinance. Signs are not currently proposed with this application, but staff has proposed a development condition reiterating that signs will be regulated by Article 12. As such, staff finds that General Standard 8 has been met.

Additional Standards for Alternate Use of Public Facilities (Sect. 9-311)

This series of uses was originally permitted as an alternate use of public facilities as the elementary school was being used for the child care, adult care and senior center. The existing buildings are to be razed under this proposal and the existing uses are to be accommodated within the new buildings. However, as a Board-owned facility and property,

staff finds it appropriate to continue to analyze this application under these criteria.

The Board may approve a special exception to allow alternate uses of County public facilities which have space temporarily in excess of current needs, but only in accordance with the following conditions:

Condition 1 requires that the proposed uses be limited to those uses allowed by special permit or special exception in the zoning district in which the public facility is located except as may be precluded by the additional standards for a particular use. These uses proposed here are permitted by special exception in an R-3 zoning district. Thus, this condition has been met.

Condition 2 requires that uses located within existing structures shall not have to comply with the minimum lot size requirements or bulk regulations set forth for the zoning district in which located. The proposed uses will be located within new structures. As described above, this site meets the R-3 minimum lot size requirement and bulk regulations except where modified. A discussion of that requested modification is provided under the analysis of Sect. 9-306 of the Zoning Ordinance (Additional Standards for Independent Living Facilities). Therefore, this condition has been met.

Condition 3 requires that all uses comply with the off-street parking requirements of Article 11. As described above, this site currently has approximately 80 parking spaces and will have 162 parking spaces with the redevelopment including 24 spaces for independent living, 31 spaces for the senior center, 16 spaces for adult day care, 34 spaces for the child care center and 57 spaces for the athletic field. The Zoning Ordinance requirements for parking are described above and staff notes that 155 spaces would be required for the uses onsite (accounting for the general standard that a field of this size generally has 50 parking spaces per FCPA). Staff finds therefore that the uses comply with the off-street parking requirements of Article 11.

Condition 4 notes that signs as may be permitted in accordance with the provisions of Par. 2M of Sect. 12-208 and shall be limited to one building-mounted and one freestanding sign for all alternate uses in a given public facility. This provision relates to buildings that are designed to appear as a single family dwelling. That provision is not applicable to this application; however, staff has proposed a development condition that signs will be regulated by Article 12 of the Zoning Ordinance. Therefore, this condition is met.

Condition 5 notes that the Board shall determine that the proposed uses, if located in a residential district, shall not adversely impact the adjoining residential community in terms of traffic, vehicular access, parking, lighting, signs, and outside storage, length and intensity of outside activity, or general visual or noise impact. To this end, the additional standards set forth for particular proposed uses shall be used as a guide in considering all proposed uses. As discussed earlier in this report, staff has reviewed this use against impacts to the neighborhood and found the uses to be compatible. Therefore, staff finds this standard met.

9-304 Standards for all Category 3 Uses

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

Standard 1 notes that for public uses, it shall be concluded that the proposed location of the special exception use is necessary for the rendering of efficient governmental services to residents of properties within the general area of the location. Staff notes that the site is already used for a public facility and is currently providing efficient governmental services such as adult care and child care in the area. As this proposal represents a redevelopment to provide enhanced services for the community, staff finds this standard has been met.

Standard 2 notes that, except as may be qualified in the following Sections of the Zoning Ordinance, all uses shall comply with the lot size requirements of the zoning district in which located. The lot size requirements have been met, thus this standard has been satisfied.

Standard 3 requires that, except as may be qualified in the following Sections, all uses shall comply with the bulk regulations of the zoning district in which located; however, subject to the provisions of Sect. 9-607, the maximum building height for a Category 3 use may be increased. This application meets the bulk standards, except where modified per the appropriate SE criteria, as discussed later in this report with regard to the Great Falls Street frontage. Thus, this standard has been met.

Standard 4 requires that all uses comply with the performance standards specified for the zoning district in which located, including the submission of a sports illumination plan as may be required by Part 9 of Article 14. The existing athletic field, which is to be retained, will not be illuminated. A development condition has been proposed requiring that all applicable performance standards be met, therefore this standard is satisfied.

Standard 5 requires that, before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans, Category Standards (Sect. 9). A proposed development condition reiterates that this project is subject to the site plan provisions. Therefore, this standard is met.

9-306 Additional Standards for Independent Living Facilities (Sect. 9-306)

Paragraph 1 addresses the age and/or disability occupancy restrictions for an independent living facility. It states that housing and general care shall be provided only for persons who are sixty-two (62) years of age or over, couples where either the husband or wife is sixty-two (62) years of age or over and/or persons with handicaps (disabilities) as defined by the Zoning Ordinance. In addition, the paragraph permits a dwelling unit within the facility to include a live-in aide or resident care provider as defined by the Zoning Ordinance. The applicant has requested that the Board of Supervisors modify this standard to permit residents who are fifty-five (55) years of age or over. With such a modification, and the proposed development condition ensuring that units on the site will be occupied only by individuals 55 years of age or older or as permitted by the Zoning Ordinance, this standard will be satisfied.

Paragraph 2 requires that the Board find that applications under this Section adequately and satisfactorily take into account the needs of elderly persons and/or persons with handicaps (disabilities) for transportation, shopping, health, recreational and other similar such facilities and shall consider any specific facility maintenance and operating requirements to ensure that the facility meets the needs of the residents and is compatible with the neighborhood. The Board shall impose such reasonable conditions upon any exception granted as may be necessary or expedient to insure provisions of such facilities. The proposed amenities include an outdoor internal space as well as a series of interconnected paths around the site. In addition, the applicant proposes to use FastTran for low income-residents and Metro Access for disabled residents. Based on the facilities and services provided, staff believes that this standard has been satisfied.

Paragraph 3 requires that the Board find that such development shall be compatible with the surrounding neighborhood, shall not adversely affect the health or safety of persons residing or working in the neighborhood of the proposed use and shall not be detrimental to the public welfare or injurious to property or improvements in the neighborhood. Staff has determined that the bulk of the proposed buildings meets the standards of the Zoning Ordinance and that the uses are adequately screened with the landscaping and barriers. In addition, the stormwater facilities will meet (and ideally exceed) the standards of the PFM given the continued efforts to enhance the stormwater onsite. The site has provided adequate parking to further mitigate the impacts of this proposal. As such, staff finds that this standard has been satisfied.

Paragraph 4 requires that a floor area ratio (FAR) calculation be provided to assist the Board in assessing whether the overall intensity of the proposed use is consistent with the scale of the surrounding neighborhood. In this case, the applicant has provided the gross floor area for the independent living facility at onsite as 249,121 SF with 82 units, which is a FAR of 1.0. Staff believes that the design as well as the proposed bulk of the building design to look like a group of single family attached homes will help this use blend into the existing neighborhood.

Paragraph 5 requires that no such use be established except on a parcel of land fronting on, and with direct access to, a collector street or major thoroughfare. As noted earlier in this report, this site has direct access on Great Falls Street (which is classified as a minor arterial) and has been determined appropriate by the Fairfax County Department of Transportation and VDOT. As such, staff finds this condition is met.

Standard 6 determines the appropriate density of a proposed independent living facility. The density of such use shall be based upon the density of the land use recommendation set forth in the adopted comprehensive plan and as further modified by the corresponding multiplier and open space requirements set forth in the schedule provided below. When 100 percent of the dwelling units are proposed to be Affordable Dwelling Units (ADUs), the total number of units should be calculated using the high end of the residential density range as set forth in the adopted comprehensive plan plus the addition of a twenty (20) percent density bonus. All ADUs shall be administered in accordance with the provisions of Part 8 of Article 2.

The applicant has provided 100 percent affordable housing here and has thus taken the density of the area, R-3, as three dwelling units per acre and used a multiplier of four units per acre to determine that 12 units per acre, with an additional 20 percent density bonus, to

establish 13.72 units per acre for the 5.719 acre site. This falls within the appropriate density as determined by the Zoning Ordinance.

Paragraph 7 notes that independent living facilities may include assisted living facilities and skilled nursing facilities designed solely for the residents as an accessory use. This application is proposing to replace the assisted living use with the independent living use. Therefore, this paragraph is not applicable to this application.

Paragraph 8 requires that all facilities of the development shall be solely for the use of the residents, employees and invited guests, but not for the general public. Staff has proposed a development condition that these facilities, except for the replacement of the existing athletic field, shall be used by the residents, employees and invited guests. As such, this condition is met.

Paragraph 9 requires that, in residential districts, the maximum building height shall be 50 feet, except that the maximum building height shall be 35 feet when the structure is designed to look like a single family detached dwelling. In addition, the independent living facility should use the applicable residential district minimum yard requirements, as set forth below, subject to further limitations by the Board to ensure neighborhood compatibility. The height of the independent living facility is proposed to be 48 feet tall and the child care, adult care, senior center is proposed to be 40 feet tall. The building is not designed to look like a single family detached dwelling, although it is compatible with those in the area. As such, this condition is met.

Paragraph 10 requires that, for independent living units that are located in a structure designed to look like a single family detached dwelling unit and is located in the R-E through R-8 Districts, the Board may permit compliance with the applicable single family detached minimum yard requirements of the zoning district in which located. For independent living facilities located in any other structure or district, the minimum front, side and rear yard requirements shall be as follows:

A. Where the yard abuts or is across a street from an area adopted in the comprehensive plan for 0.2 to 8 dwelling units per acre - 50 feet. In any event, the Board may modify such yard requirements to ensure compatibility with the surrounding neighborhood.

Again, as the independent living structure is not designed to look like a single family detached home, the proposal would generally be expected to meet the 50-foot setback. However, the Zoning Ordinance permits a reduction of this standard and the R-3 setback by the Board of Supervisors in a Special Exception. Staff finds that the setback is appropriate to reduce to 34 feet in this case due to the design of the building and landscaping and in order to accommodate the sidewalk and preserve the existing vegetation at the Great Falls Street front of the site. Therefore, this condition is met.

In Paragraph 11, the Zoning Ordinance requires that transitional screening be provided in accordance with the provisions of Article 13, and for the purpose of that Article, an independent living facility shall be deemed a multiple family dwelling. As discussed above, the applicant has requested a modification to the transitional screening and barrier requirements to that shown on the SEA Plat. Staff believes that the provided landscaping

and barriers meets the intent of the requirements with a variety of well-designed landscaping and barriers. As such, this standard is satisfied.

Paragraph 12 notes that the provisions of Par. 6 above shall not be applicable to proffered rezoning and approved special exception applications or amendments thereto approved prior to May 20, 2003, or for special exception applications approved prior to May 20, 2003 for which a request for additional time to commence construction is subsequently requested in accordance with Sect. 9-015. This application does not meet those time limits and Paragraph 6 above, pertaining to densities, has been met.

Paragraphs 13 and 14 note that while live-in aides and resident care providers are appropriate in these types of facilities and do not need to meet income requirements, certain limitations are appropriate on their tenancy. These standards are noted and staff has proposed a development condition that this facility meets the standards of the Zoning Ordinance. Therefore, these standards are satisfied.

Paragraph 15 describes the tenancy of the independent living units in terms of providing affordable housing. Staff has proposed a development condition that the rental operations meet the provisions of this part of the Zoning Ordinance, thus this paragraph has been met.

Additional Standards for Child Care Centers and Nursery Schools (Sect. 9-309)

While these uses have been previously approved on this site, since the site is being redesigned, staff has reviewed the standards for child care centers again for the child care center and adult care center (where appropriate).

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

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

Staff notes that play areas are depicted on the SEA Plat and that there is sufficient play area which meets the four requirements listed above. As such, this standard is satisfied.

Standard 2 requires that all such uses be located so as to have direct access to an existing or programmed public street of sufficient right-of-way and cross-section width to accommodate pedestrian and vehicular traffic to and from the use as determined by the Director. To assist in making this determination, each applicant, at the time of application, shall provide an estimate of the maximum expected trip generation, the distribution of these trips by mode and time of day, and the expected service area of the facility. This site has access to a minor arterial street, Great Falls Street, and, no change is proposed in the number of children or

adults in day care (and thus no more trips) from what was previously approved. Therefore, this standard continues to remain satisfied.

Standard 3 requires that all such uses be located so as to permit the pick-up and delivery of all persons on the site. The site has several pick-up and drop-off locations for these uses and is sufficient that this activity will not extend onto the public streets or otherwise interfere with operations of the site. As such, staff finds the vehicular circulation patterns sufficient and this standard satisfied.

Standard 4 requires that such use be subject to the regulations of Chapter 30 of The Code or Title 63.2, Chapter 17 of the Code of Virginia. Staff has proposed a development condition requiring the use be subject to these provisions and staff therefore finds this standard satisfied.

Summary of Zoning Ordinance Provisions

All applicable standards have been satisfied with the proposed development conditions.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

Staff finds these uses in harmony with the Comprehensive Plan and in conformance with the applicable Zoning Ordinance provisions.

Recommendation

Staff recommends that the Board of Supervisors approve SEA 94-D-002-02 subject to the proposed development conditions in Appendix 1.

Staff recommends that the Board modify the transitional screening requirements along the periphery of this site in favor of that shown on the SEA Plat.

Staff recommends that the Board modify the barrier requirements along the periphery of this site in favor of that shown on the SEA Plat.

Staff recommends that the Board modify Standard 1 of Sect. 9-306 to permit residents 55 years of age or older in the proposed independent living facility.

Staff recommends that the Board modify Standard 10 of Sect. 9-306 to permit the front yard setback along Great Falls Street as depicted on the SEA Plat.

Staff recommends that the Board modify the Bicycle Master Plan trail requirement along Great Falls Street in favor of that shown on the SEA Plat.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

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

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

APPENDICES

1. Proposed Development Conditions
2. Affidavit
3. Statement of Justification
4. Site History
5. Environmental Analysis
6. Stormwater Analysis
7. Transportation Analysis
8. Urban Forestry Analysis
9. Fairfax County Park Authority Analysis
10. Public Facilities Analysis
11. Applicable Zoning Ordinance Provisions
12. Glossary

PROPOSED DEVELOPMENT CONDITIONS

SEA 94-D-002-02

If it is the intent of the Board of Supervisors to approve SEA 94-D-002-02 located at Tax Map 30-3((1)) 42 for an alternate use of a public facility and pursuant to Sect. 9-311 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions. Conditions brought forward from SEA 94-D-002 are marked with an asterik.

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions.
3. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special exception shall be in substantial conformance with the approved Special Exception Plat entitled Lewinsville Center, prepared by VIKA, Virginia, LLC and dated August 8, 2014 as revised through December 1, 2014, and these conditions. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. A copy of the Special Exception shall be posted in a conspicuous place on the property along with the Non-Residential Use Permit (Non-RUP) of the use shall be made available to all Departments of the County of Fairfax during hours of operation of the permitted use.*
5. The maximum combined daily enrollment for the child care centers shall not exceed 210 children.
6. The maximum number of dwelling units in the independent housing program shall be eight-two (82).
7. The maximum number of participants in the adult day care on site at any one time shall be eighty (80). The maximum number of participants on site at any one time in the senior center shall be 80.
8. The architecture of the buildings shall be in general conformance with the elevations provided in the SEA Plat.

9. The County operated Senior Center/Adult Day Care/Child Care Center building shall be designed to meet LEED-Silver certification consistent with Fairfax County sustainable policy for Capital Facilities.
10. The independent living facility shall obtain certification in accordance with the EarthCraft House Program as demonstrated through documentation provided to DPWES and DPZ prior to the issuance of a RUP.
11. A landscape plan shall be submitted concurrent with submission of the site plan for review and approval by the Urban Forestry Management Division (UFMD). The plan shall provide landscaping in substantial conformance with the quality and quantity of landscaping shown on the special exception amendment plat. All peripheral landscaping shall be installed prior to the issuance of a building permit.

Prior to commencement of construction activity, all supplemental peripheral landscaping adjacent to Vistas Lane shall be installed. The supplemental peripheral landscaping along Evers Drive shall be installed as soon as determined by the Urban Forester, but no later than commencement of construction activities.

12. Tree Preservation. The applicant shall submit a Tree Preservation plan as part of the first and all subsequent site plan submissions. The preservation plan shall be prepared by a professional with experience in the preparation of tree preservation plans, such as a Certified Arborist or Registered Consulting Arborist, and shall be subject to the review and approval of the Urban Forest Management Division, DPWES.

The tree preservation plan shall consist of a tree survey that includes the location, species, size, crown spread and condition rating percentage of all trees 12 inches in diameter and greater within 25 feet within the undisturbed area and 10 feet of the limits of clearing and grading in the disturbed area shown on the SEA plat for the entire site. The tree preservation plan shall provide for the preservation of those areas shown for tree preservation, those areas outside of the limits of clearing and grading shown on the SEA plat and those additional areas in which trees can be preserved as a result of final engineering. The condition analysis ratings shall be prepared using methods outlined in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture. Specific tree preservation activities that will maximize the survivability of any tree identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, and others as necessary, shall be included in the plan.

13. Tree Preservation Walk-Through. The Applicant shall retain the services of a

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

14. Limits of Clearing and Grading. The Applicant shall conform strictly to the limits of clearing and grading as shown on the SEA plat, subject to allowances specified in these development conditions and for the installation of utilities and/or trails as determined necessary by the Director of DPWES, as described herein. If it is determined necessary to install utilities and/or trails in areas protected by the limits of clearing and grading as shown on the SEA plat, they shall be located in the least disruptive manner necessary as determined by the UFMD, DPWES. A replanting plan shall be developed and implemented, subject to approval by the UFMD, DPWES, for any areas protected by the limits of clearing and grading that must be disturbed for such trails or utilities.
15. Tree Preservation Fencing. All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fence. Tree protection fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart or, super silt fence to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees shall be erected at the limits of clearing and grading as shown on the demolition, and phase I & II erosion and sediment control sheets, as may be modified by the "Root Pruning" proffer below.

All tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree protection fencing shall be performed under the direct supervision of a certified arborist, and accomplished in a manner that does not harm existing vegetation that is to be preserved. Three (3) days prior to the commencement of any clearing, grading or demolition activities, but subsequent to the installation of the tree protection devices, the UFMD, DPWES, shall be notified and given the opportunity to

inspect the site to ensure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by the UFMD, DPWES.

16. Root Pruning. The Applicant shall root prune, as needed to comply with the tree preservation requirements of these development conditions. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the submitted plan. The details for these treatments shall be reviewed and approved by the UFMD, DPWES, accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to the following:
 - a. Root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches.
 - b. Root pruning shall take place prior to any clearing and grading, or demolition of structures.
 - c. Root pruning shall be conducted with the supervision of a certified arborist.
 - d. An UFMD, DPWES, representative shall be informed when all root pruning and tree protection fence installation is complete.

17. Site Monitoring. During any clearing or tree/vegetation/structure removal on the Applicant Property, a representative of the Applicant shall be present to monitor the process and ensure that the activities are conducted as per specific development conditions and as approved by the UFMD. In addition, during the installation of the landscaping, a representative of the Applicant shall be present to monitor the installation of all landscaping. The Applicant shall retain the services of a Certified Arborist or Registered Consulting Arborist to monitor all construction and demolition work adjacent to any vegetation to be preserved and tree preservation efforts and during the installation of all landscaping in order to ensure conformance with all tree preservation and landscaping development conditions, and UFMD approvals. The monitoring schedule shall be described and detailed in the Landscaping and Tree Preservation Plan, and reviewed and approved by the UFMD, DPWES.

18. Demolition of Existing Structures. The demolition of all existing features and structures within areas protected by the limits of clearing and grading shown on the SEA plat shall be done by hand without heavy equipment and conducted in a manner that does not impact individual trees and or groups of trees that are to be preserved as reviewed and approved by UFMD, DPWES.

19. Stormwater Management shall be provided as shown on the Special Exception Amendment Plat and as described in these conditions. The primary treatment facility is shown as an extended release dry pond with perimeter vegetation; however, other facilities, including but not limited to, an enhanced pond,

permeable pavers, infiltration, bioretention, and/or cisterns shall be evaluated for use in treating stormwater runoff. These practices shall be provided as well on this site as determined feasible, based on site conditions, using best engineering judgment in coordination with the Department of Public Works and Environmental Services (DPWES) Stormwater Planning and Land Development Services.

20. Final design and evaluation of the Stormwater Management practices provided for this site shall be coordinated with DPWES (Stormwater Planning Division) during site plan review to ensure the inclusion of all reasonably feasible innovative practices.
21. In order to reduce maximum interior noise to a level of approximately 45 dBA Ldn, the units within the independent living facility shall be constructed with the following acoustical measures:
 - a. Exterior walls shall have a laboratory Sound Transmission Class (STC) rating of at least 39.
 - b. Doors and windows shall have a laboratory STC rating of at least 28. If glazing constitutes more than 20% of any façade, they shall have the same laboratory STC ratings as wells.
 - c. Measures to seal and caulk between surfaces shall follow methods approved by the American Society for Testing and Materials to minimize sound transmission.*
22. Prior to the issuance of any Residential Use or Non-Residential Use Permits on the site, frontage improvements along Great Falls Street shall be constructed as depicted on the SEA Plat, subject to approval of the Virginia Department of Transportation (VDOT), including the proposed sidewalk and/or on road bicycle lane.*
23. No construction activities associated with the proposed additional shall occur on Evers Drive. Construction activities shall include the parking of construction or associated vehicles.*
24. Signage shall comply with Article 12 of the Zoning Ordinance and shall be consistent with one another in terms of materials, style and color. If lighted, signs shall be internally lit or lighted from the top downward. *
25. All outdoor lighting, including security, pedestrian and/or other incidental lighting shall be in accordance with the Performance Standards for outdoor lighting contained in Part 9 of Article 14 of the Zoning Ordinance. The outdoor field shall not be lit.*
26. All outdoor dumpster(s) on site shall be enclosed with a board-on-board fence, masonry or comparable material. Trash pick-up shall not occur on Saturday or Sunday, and shall not occur before 10:00 a.m. and after 7:00 p.m. Monday

through Friday.*

27. The hours of construction shall comply with those in Chapter 108 of the Code of Fairfax County, with the exception that there shall be no construction on Sundays and Federal Holidays.*
28. These facilities, except for the athletic field, shall be for the use of the residents, employees and invited guests.
29. In accordance with Section 9-306(2) of the Zoning Ordinance, 100% of all dwelling units shall be Affordable Dwelling Units (ADUs). The ADUs shall be administered in accordance with the provisions of Part 8 of Article 2 of the Zoning Ordinance. Within the Applicant's discretion, all of the ADUs may be provided within the multi-family portion of the community.
30. The facility tenancy shall be administered in accordance with Sect. 9-306 with regard to operation, resident care providers, and health care providers.



County of Fairfax, Virginia

MEMORANDUM

Office of the County Attorney
Suite 549, 12000 Government Center Parkway
Fairfax, Virginia 22035-0064
Phone: (703) 324-2421; Fax: (703) 324-2665
www.fairfaxcounty.gov

DATE: December 29, 2014

TO: Suzanne Wright, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Jo Ellen Groves, Paralegal *JEG*
Office of the County Attorney

SUBJECT: Affidavit
Application No.: SEA 94-D-002-02
Applicant: Wesley Hamel Lewinsville LLC
PC Hearing Date: 1/22/15
BOS Hearing Date: 2/17/15

REF.: 126799

Attached is an affidavit which has been approved by the Office of the County Attorney for the referenced case. Please include this affidavit dated 12/19/14, which bears my initials and is numbered 126799a, when you prepare the staff report.

Thank you for your cooperation.

Attachment

cc: (w/attach) Domenic Scavuzzo, Planning Technician I (Sent via e-mail)
Zoning Evaluation Division
Department of Planning and Zoning

SPECIAL EXCEPTION AFFIDAVIT

DATE: December 19, 2014
(enter date affidavit is notarized)

I, G. Evan Pritchard, attorney/agent, do hereby state that I am an
(enter name of applicant or authorized agent)

126799 a

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

in Application No.(s): SEA 94-D-002-02
(enter County-assigned application number(s), e.g. SE 88-V-001)

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

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

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

| NAME (enter first name, middle initial, and last name) | ADDRESS (enter number, street, city, state, and zip code) | RELATIONSHIP(S) (enter applicable relationships listed in BOLD above) |
|---|---|--|
| Wesley Hamel Lewinsville LLC Agents: Kamilah McAfee Shelley S. Murphy Leslie A. Steen Paul B. Browne | 5515 Cherokee Avenue, Suite 200 Alexandria, VA 22312 | Applicant/Agent for Title Owner |
| Fairfax County Board of Supervisors Agent: Edward L. Long Jr., County Executive | 12000 Government Center Parkway Fairfax, VA 22035 | Title Owner/Lessor of Tax Map 30-3 ((1)) 42 |

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

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

Special Exception Attachment to Par. 1(a)DATE: December 19, 2014
(enter date affidavit is notarized)

176799a

for Application No. (s): SEA 94-D-002-02
(enter County-assigned application number (s))

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

| NAME (enter first name, middle initial, and last name) | ADDRESS (enter number, street, city, state, and zip code) | RELATIONSHIP(S) (enter applicable relationships listed in BOLD above) |
|--|--|--|
| - Fairfax County Redevelopment and Housing Authority, a political subdivision of the Commonwealth of Virginia Agents: · John L. Payne (former) · Paula C. Sampson · Hossein Malayeri · Kurt (nmi) Creager | c/o Dept of Housing and Community Development 3700 Pender Drive, Suite 300 Fairfax, VA 22030 | Lessee of Tax Map 30-3 ((1)) 42/ Agent for Title Owner |
| - VIKA, Incorporated Agents: · John F. Amatetti · Robert R. Cochran · P. Christopher Champagne | 8180 Greensboro Drive, Suite 200 McLean, VA 22102 | Engineers/Agent |
| VIKA Virginia, LLC Agents: · John F. Amatetti · Robert R. Cochran · P. Christopher Champagne · Michael R. Congleton · Edmund J. Ignacio | 8180 Greensboro Drive, #200 McLean, VA 22102 | Engineers/Agent |

(check if applicable)

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

Special Exception Attachment to Par. 1(a)DATE: December 19, 2014
(enter date affidavit is notarized)

126799a

for Application No. (s): SEA 94-D-002-02
(enter County-assigned application number (s))

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

| NAME (enter first name, middle initial, and last name) | ADDRESS (enter number, street, city, state, and zip code) | RELATIONSHIP(S) (enter applicable relationships listed in BOLD above) |
|--|---|--|
| Grimm and Parker Architecture, Inc. Agents: Logan C. Schutz David G. Whale | 1355 Beverly Road, Suite 105 McLean, Virginia 22101 | Architect/Agent |
| Wiencek + Associates Architects + Planners, P.C. Agents: Michael A. Wiencek Scott D.Q. Knudson Troy A. Rog-Urman | 3 East Diamond Avenue, Suite 100 Gaithersburg, MD 20877 | Architect/Agent |
| Gorove/Slade Associates, Inc. Agents: Christopher M. Tacinelli Felice B. Brychta | 1140 Connecticut Avenue, NW Suite 600 Washington, DC 20036 | Transportation Consultant/Agent |
| Wetland Studies and Solutions, Inc. Agents: Michael S. Rolband Mark W. Headly Benjamin N. Rosner | 5300 Wellington Branch Drive, #100 Gainesville, Virginia 20155 | Environmental Consultant/Agent |

(check if applicable)



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

Special Exception Attachment to Par. 1(a)

DATE: December 19, 2014
 (enter date affidavit is notarized)

126799a

for Application No. (s): SEA 94-D-002-02
 (enter County-assigned application number (s))

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

| NAME (enter first name, middle initial, and last name) | ADDRESS (enter number, street, city, state, and zip code) | RELATIONSHIP(S) (enter applicable relationships listed in BOLD above) |
|---|---|---|
| Walsh, Colucci, Lubeley & Walsh, P.C. | 2200 Clarendon Boulevard Suite 1300 Arlington, VA 22201 | Attorneys/Planners/Agent |
| Agents: Martin D. Walsh Lynne J. Strobel Timothy S. Sampson M. Catharine Puskar Sara V. Mariska G. Evan Pritchard Andrew A. Painter Matthew J. Allman Jeffrey R. Sunderland Elizabeth D. Baker Inda E. Stagg Elizabeth A. Nicholson Amy E. Friedlander | | Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney*/Agent Planner/Agent Planner/Agent Planner/Agent Planner/Agent |
| | | *Admitted in New York and California. Admission to Virginia Bar pending. |

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: December 19, 2014
(enter date affidavit is notarized)

126799a

for Application No. (s): SEA 94-D-002-02
(enter County-assigned application number(s))

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

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

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name and number, street, city, state, and zip code)
Wesley Hamel Lewinsville LLC
5515 Cherokee Avenue, Suite 200
Alexandria, VA 22312

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Wesley Housing Development Corporation
of Northern Virginia
Hamel Builders, Inc.

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

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

Special Exception Attachment to Par. 1(b)

DATE: December 19, 2014
(enter date affidavit is notarized)

126799 a

for Application No. (s): SEA 94-D-002-02
(enter County-assigned application number (s))

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

Wesley Housing Development Corporation of Northern Virginia
5515 Cherokee Avenue, Suite 2001
Alexandria, VA 22312

DESCRIPTION OF CORPORATION: (check one statement)

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

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

A not-for-profit corporation with no shareholders.

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

Hamel Builders, Inc.
5710 Furnace Avenue, Suite H
Elkridge, MD 21075

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Philip W. Gibbs
J. Edward Hamel

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

Special Exception Attachment to Par. 1(b)

DATE: December 19, 2014
(enter date affidavit is notarized)

126799 a

for Application No. (s): SEA 94-D-002-02
(enter County-assigned application number (s))

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

Walsh, Colucci, Lubeley & Walsh, P.C.
2200 Clarendon Boulevard, Suite 1300
Arlington, Virginia 22201

DESCRIPTION OF CORPORATION: (check one statement)

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

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

| | | |
|---|--|-------------------------------------|
| Wendy A. Alexander, David J. Bomgardner, | Bryan H. Guidash, Michael J. Kalish, | Garth M. Wainman, Nan E. Walsh, |
| E. Andrew Burcher, Thomas J. Colucci, | J. Randall Minchew, Andrew A. Painter | |
| Michael J. Coughlin, Peter M. Dolan, Jr., | (effective 1/1/15); G. Evan Pritchard, | |
| Jay du Von, William A. Fogarty, | M. Catharine Puskar, John E. Rinaldi, | Former Shareholders: |
| John H. Foote, H. Mark Goetzman, | Kathleen H. Smith, Lynne J. Strobel, | Michael D. Lubeley, Martin D. Walsh |

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

Grimm and Parker Architecture, Inc.
1355 Beverly Road, Suite 105
McLean, Virginia 22101

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Stephen L. Parker
Melanie E. Hennigan
Logan C. Schutz
John M. Hill
Anthony J. Lucarelli

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

Special Exception Attachment to Par. 1(b)

DATE: December 19, 2014
(enter date affidavit is notarized)

126799a

for Application No. (s): SEA 94-D-002-02
(enter County-assigned application number (s))

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

VIKA, Incorporated
8180 Greensboro Drive, Suite 200
McLean, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

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

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

John F. Amatetti, Charles A. Irish, Jr.,
Harry L. Jenkins, Robert R. Cochran,
Mark G. Morelock, Jeffrey B. Amateau,
Kyle U. Oliver, P. Christopher Champagne

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

VIKA Virginia, LLC
8180 Greensboro Drive, #200
McLean, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

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

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

John F. Amatetti, Charles A. Irish, Jr.,
Harry L. Jenkins, Robert R. Cochran,
Mark G. Morelock, Jeffrey B. Amateau,
Kyle U. Oliver, P. Christopher Champagne

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

Special Exception Attachment to Par. 1(b)

DATE: December 19, 2014
(enter date affidavit is notarized)

126799a

for Application No. (s): SEA 94-D-002-02
(enter County-assigned application number (s))

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

Wiencek + Associates Architects + Planners, P.C.
3 East Diamond Avenue, Suite 100
Gaithersburg, MD 20877

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Michael A. Wiencek

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

Gorove/Slade Associates, Inc.
1140 Connecticut Avenue, NW, Suite 600
Washington, DC 20036

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

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

Special Exception Attachment to Par. 1(b)

DATE: December 19, 2014
(enter date affidavit is notarized)

126799a

for Application No. (s): SEA 94-D-002-02
(enter County-assigned application number (s))

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

Wetland Studies and Solutions, Inc.
5300 Wellington Branch Drive, #100
Gainesville, Virginia 20155

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Sole Shareholder:
The Davey Tree Expert Company

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

The Davey Tree Expert Company
1500 N Mantua Street
Kent, OH 44240

DESCRIPTION OF CORPORATION: (check one statement)

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

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

| | |
|---|---|
| <p>An employee-owned company with the only shareholder that owns 10% or more is The Reliance Trust Company, as trustee for the Davey 401(k) SOP and ESOP.</p> | <p>There are in excess of thousands of members in this pension fund, none of whom own 10% or more of The Davey Tree Expert Company.</p> |
|---|---|

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: December 19, 2014
(enter date affidavit is notarized)

126799a

for Application No. (s): SEA 94-D-002-02
(enter County-assigned application number(s))

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

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, and number, street, city, state, and zip code)
None

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

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

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

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: December 19, 2014
(enter date affidavit is notarized)

126799a

for Application No. (s): SEA 94-D-002-02
(enter County-assigned application number(s))

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

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

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

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

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

None

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

Application No.(s): SEA 94-D-002-02
(county-assigned application number(s), to be entered by County Staff)

SPECIAL EXCEPTION AFFIDAVIT

DATE: December 19, 2014
(enter date affidavit is notarized)

126799a

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

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

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

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

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

WITNESS the following signature:

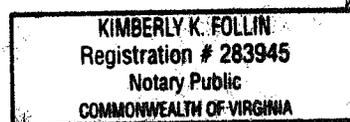
(check one) [] Applicant [x] Applicant's Authorized Agent

G. Evan Pritchard, attorney/agent
(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 19 day of December 20 14, in the State/Comm. of Virginia, County/City of Arlington.

Kimberly K. Follin
Notary Public

My commission expires: 11/30/2015





**WALSH COLUCCI
LUBELEY & WALSH PC**

G. Evan Pritchard
(703) 528-4700 Ext. 5417
gepritchard@thelandlawyers.com
Fax: (703) 525-3197

Revised
December 29, 2014

Via First Class Mail

Barbara C. Berlin, Director
Fairfax County DPZ/ZED
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035

Re: Statement of Justification
SEA 94-D-002-2 (the "SEA Application")
Wesley Hamel Lewinsville LLC ("Wesley Hamel", the "Applicant", or the "Agent
for the Title Owner")
Fairfax County Board of Supervisors (the "Title Owner" or "Fairfax County")
1609 Great Falls Street / TM 30-3 ((1)) 42 (the "Application Property")

Dear Ms. Berlin:

Please accept this statement as justification for the SEA Application. The Applicant is the Agent for the Title Owner of the Application Property and is seeking to amend the current Special Exception Amendment approval to permit modifications to the approved uses, site layout and development conditions. Specifically, the Applicant is seeking to replace the approved Assisted Living use with an all-Independent Living use. No changes are proposed to the other previously approved uses – Senior Center, Adult Day Care and Child Care. If approved, all structures on the Application Property will be replaced, in phases. Wesley Hamel will administer the Independent Living facility use and Fairfax County will administer the remaining facilities. A regulation U-13 rectangular athletic field will be located on the Application Property; however, it will be used as an area for staging of construction materials and trailers during redevelopment of the Application Property. The programming and scheduling of the proposed field will be managed by Fairfax County Neighborhood and Community Services (NCS), as the existing field is today.

ATTORNEYS AT LAW

703 528 4700 ■ WWW.THELANDLAWYERS.COM
2200 CLARENDON BLVD. ■ SUITE 1300 ■ ARLINGTON, VA 22201-3359

LOUDOUN 703 737 3633 ■ WOODBRIDGE 703 680 4664

Wesley Hamel, the Applicant, has been designated a 501(c)3 charitable nonprofit since 1975 and has sponsored the development of numerous communities, housing units, community resource center and resident services centers around Northern Virginia. The “heart and soul” of the Applicant’s mission lies in their “commitment to combine affordable housing with family programs and supportive services to foster positive development and self-sufficiency for all adults, children, and families.”

Property Description



The Application Property is located east of Great Falls Street (Route 694) approximately 750 feet south of its intersection with Chain Bridge Road (Route 3547) in the Dranesville Magisterial District. The Application Property is also located west of Evers Drive (Route 3233), opposite its intersection with Nathaniel Lane (Route 6797). It is zoned R-3 and is currently developed with an approximately 38,410 gross square foot senior center, day care center, and independent living facility structure that was constructed in approximately 1961, associated surface parking areas and playfields.

Property History

On November 23, 1982, the Board of Zoning Appeals (“BZA”) approved Special Permit application SP 82-D-085 to permit a child care center with a maximum enrollment of 90 children on the first floor of what was then the vacated Lewinsville Elementary School.

On December 13, 1982, the Board of Supervisors (“BOS”) approved Special Exception application SE 82-D-099 to permit a child care center with a maximum enrollment of 120 children to be located on another portion of the vacated Lewinsville Elementary School.

On May 2, 1983, the BOS approved SE 83-D-017 to permit a 22 unit residential facility for the elderly and/or handicapped (now called an independent living facility) on the second floor of the vacated Lewinsville Elementary School.

In 1985, the Lewinsville Elementary School was transferred to the BOS.

On July 18, 1994, the BOS approved SE 94-D-002 for an Alternate Use of a Public Facility to permit the construction of a 24,000 square foot, two-story addition to house a 52-bed assisted living facility and to permit the continuation of the previously approved child care centers, adult day care center, a senior center and a 22 unit residential facility. This proposed addition was never constructed.

On February 9, 2004, the BOS approved SEA 94-D-002 for an Alternate Use of a Public Facility to amend SE 94-D-002 in order to permit a 52,500 square foot addition to the Lewinsville Center for a 60-Bed assisted living facility and for an expansion of the existing senior center (80 participants) and adult day care center (80 participants) and other site modifications. This

approval also included 22 Independent Living units and retention of the existing structures located on the Application Property. The approved child care use permitted a maximum of 210 children. No hours of operation for these uses were specified in the approved conditions. The proposed addition was never constructed. Regardless, this use continues to be valid through July 1, 2017 pursuant to §15.2-2209.1 of the Code of Virginia.

On May 14, 2012, the BOS advertised a Request for Proposal (“RFP) for the Lewinsville Senior Center and Independent Living Residence Development. Pursuant to the RFP, the County sought a developer to act as agent for the County to file another Special Exception Amendment to supersede the previous SEA approval, SEA 94-D-002. Six proposals were received in response to the solicitation. A Selection Advisory Committee (SAC) comprised of representatives from the County’s Department of Housing and Community Development, the Department of Planning and Zoning, the Department of Management and Budget, the Department of Public Works and Environmental Services, the Department of Human Services, and the County Health Department, and a Technical Advisory Committee (TAC) evaluated the six proposals and concluded that Wesley Hamel best demonstrated the ability and capacity to meet the county’s needs. Based on this evaluation, the SAC recommended entering into an Interim Agreement with Wesley Hamel.

On June 3, 2014, the BOS approved an Authorization to Advertise a Public Hearing on an Interim Agreement with Wesley Hamel Lewinsville, LLC for the Redevelopment of the Lewinsville Senior Center and Daycare Property (the “Interim Agreement”). On June 17, 2014, the BOS held a Public Hearing on the Interim Agreement. On July 29, 2014, the BOS approved the Interim Agreement.

Proposed Amendment

With this amendment, the overall gross floor area (GFA) will be increased to provide better facilities for the County uses and larger individual Independent Living units. However, the number of participants will not change. This information is summarized in the chart below:

| | 2004 Approved SEA GSF | 2004 Approved SEA Occupancy | 2014 Proposed SEA GSF | 2014 Proposed SEA Occupancy |
|--------------------------|---|--|-----------------------------|-----------------------------------|
| Senior Residences | 19,000 GSF 40,000 GSF 59,000 GSF | 22 Independent Living 60 Assisted Living 82 Total | 77,290 GSF | 82 Independent Living |
| Senior Center | 7,500 GSF | 80 Participants | 8,500 GSF | 80 Participants |
| Adult Day Care | 13,500 GSF | 80 Participants | 10,250 GSF | 80 Participants |
| Child Day Care | 10,000 GSF | 210 Children | 12,500 GSF | 210 Children |

A regulation U-13 rectangular athletic field (150' x 300') will be located on the Application Property to replace the existing field (120' x 180'); however, the new field will be used as an area for staging of construction materials and trailers during redevelopment of the Application Property. The field area will also be used to provide interim child care uses during construction. The Adult Day Care and Senior Center Uses will be temporarily relocated off-site during construction. The programming and scheduling of the proposed field will be managed by Fairfax County Neighborhood and Community Services (NCS), as the existing field is today.

Conformance with Sect. 9-006, General Standards

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

1. The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.
 - a. The Application Property is planned for Public Facilities, Government and Institutional Uses. The Special Exception Amendment is filed in cooperation with Fairfax County to provide, in addition to previously approved uses, a 100% Affordable Dwelling Unit Independent Living facility; therefore, the proposed use is in harmony with the adopted comprehensive plan.
2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.
 - a. All of the currently approved and proposed uses on the Application Property are either "permitted" or permitted with approval of a special exception within the R-3 District; therefore, the proposed use(s) are in harmony with the general purpose and intent of the R-3 District.
3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.
 - a. All of the uses proposed on the Application Property were previously found to be appropriate for development pursuant to SEA 94-D-002. This Special Exception Amendment application seeks to remove one of the previously approved uses and expand the previously approved Independent Living use. As attested by the architectural renderings provided as part of the SE Plat, the buildings have been designed to read as smaller residential units, as opposed to a large, institutional building. It is the intent that the use will not hinder or discourage the appropriate development and use of the adjacent and nearby land for residential purposes.

4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.
 - a. The Special Exception application proposed to improve pedestrian connectivity with the construction of trail and pathways through and around the Application Property. Improvements are proposed on Great Falls Street as indicated on the SEA Plat. No vehicular access is proposed to/from Evers Road. For these reasons, the traffic associated with the uses on the Application Property will not be hazardous or conflict with the existing or anticipated traffic in the neighborhood.

5. In addition to the standards which may be set forth in this Article for a particular category or use, the Board shall require landscaping and screening in accordance with the provisions of Article 13.
 - a. The Applicant is requesting reaffirmation of a modification of the provisions of Article 13 to permit the vegetation shown on the SEA Plat to meet the transitional screening requirements. Article 13 permits modifications of these requirements and so, if determined to be appropriate by the BOS, then this provision will be satisfied.

6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.
 - a. The R-3 District does not have a requirement for open space; however, pursuant to Par. 6 of Sect. 9-306, Additional Standards for Independent Living Facilities, 55% open space is required for that use. 55% open space is proposed with this SEA application.

7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.
 - a. As attested to in the SEA Plat, adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed uses shall be provided. Loading requirements shall be provided in accordance with the provisions of Article 11. A total of 162 parking spaces are proposed, far in excess of the 102 spaces required by Article 11.

8. Signs shall be regulated by the provisions of Article 12; however, the Board may impose more strict requirements for a given use than those set forth in this Ordinance.
 - a. Signs shall be in accordance with Article 12.

Conformance with Par. 7 of Sect. 9-001, Special Exception Submission Requirements

- A. Type of operation(s) and B. Hours of Operation
 - a. Child Care: No change. No limitations of operation hours are currently imposed. Anticipated operation hours are from approximately 6:45 am to 6:30 pm.
 - b. Adult Day Care: No change. No limitations of operation hours are currently imposed.
 - c. Senior Center: No change. No limitations of operation hours are currently imposed.
 - d. Independent Living Facility: 24 hours per day, every day.

- B. Estimated number of patrons/clients/patients/pupils/etc., and,
- C. Proposed number of employees/attendants/teachers/etc.
 - a. Child Care: No Change. 210 children, 41 full time and 8 part time employees.
 - b. Adult Day Care: No Change. 80 adults, 23 employees.
 - c. Senior Center: No Change. 80 seniors, 5 employees.
 - d. Independent Living Facility: 82 units, 3 employees.

- D. Estimate of traffic impact of the proposed use, including the maximum expected trip generation and the distribution of such trips by mode and time of day.
 - a. The currently approved uses generate approximately 2,529 daily trips (including the soccer field), with 397 AM peak hour trips and 420 PM peak hour trips anticipated.
 - b. The proposed uses are anticipated to generate 2,708 daily trips (including the soccer field), with 409 AM peak hour trips and 435 PM peak hour trips anticipated.
 - c. The proposed development is anticipated to generate an additional 179 daily trips, 12 AM peak hour trips and 15 PM peak hour trips over the previously approved uses.

- E. Vicinity or general area to be served by the use.
 - a. It is anticipated that all of the uses on the Application Property will serve the residents of Fairfax County, Virginia.

- F. Description of building facade and architecture of proposed new building or additions.
 - a. The designs of the two structures on the Application Property are intended to complement each other and to be sensitive to the residential character of the surrounding neighborhood. Materials envisioned for the buildings' exteriors are brick, cement-fiber siding, and residential style windows. Sloped roofs are anticipated with asphalt shingle roofing. Please see the SEA Plat for renderings of the proposed structures.

Conformance with Par. 9-306 of the Ordinance, Additional Standards for Independent Living Facilities

Par. 9-306 has not been included in its entirety because it is lengthy and its inclusion in the section would have been confusing. The paragraphs below summarize compliance with the standards.

1. The Applicant is requesting a modification of to permit Housing and General Care for persons who are fifty-five (55) years of age or over or couples where either the husband or wife is fifty-five (55) years of age or over, in lieu of persons who are sixty-two (62) years of age or over or couples where either the husband or wife is sixty-two (62) years of age or over. It is understood that housing and general care will also be provided for persons with disabilities as defined by the Fair Housing Act. It is understood that any of the living units may include a live-in aide. Resident care providers may be provided to provide services that are determined to be essential to the care and well-being of the residents. It is also understood that the owner/manager of the facility will be responsible for ensuring compliance with the occupancy criterion.
2. It is understood that the BOS may impose reasonable conditions to ensure that the facility meets the needs of the residents and that the facility is compatible with the neighborhood.
3. It is understood that the BOS must find that the development is compatible with the surrounding neighborhood and will not adversely affect the health or safety of people working or living in the neighborhood, and that the use will not be detrimental to the public welfare or injurious to property or improvements in the neighborhood.
4. The floor area ratio, number of units, etcetera, has been included on Sheet 2 of the SEA Plat.
5. The facility is on a parcel of land that has direct access to a collector street or major thoroughfare.
6. The density of the 100% ADU use was calculated using the R-3 zoning classification. The formula used was: $((3\text{du/ac} * 4\text{du/ac}) + 20\% \text{ bonus for a 100\% ADU facility})$. 84 independent living facility units are permitted by this formula based on the land area allocated to the independent living facility. The land area allocated to the County's uses was not included in this allocation.
7. It is understood that Independent Living Facilities may include assisted living facilities and skilled nursing facilities designed solely for the residents as an accessory (not a primary) use.
8. It is understood that the facilities of the development are not for the use by the general public.
9. It is understood that the maximum height of the facility may not exceed 50 feet in height.

10. The Applicant is requesting a modification of this Additional Standard in order to permit a 40 foot front yard adjacent to Great Falls Street in lieu of the required 50 foot front yard.
11. The Applicant is requesting a modification of this Additional Standard in order to permit the vegetative screening shown on the SEA Plat in lieu of the required transitional screening.
12. The provisions of Par. 6 are being met.
13. It is understood that live-in aides are not subject to the income limitations or other restrictions for occupancy in this section. Further, the annual household income for a unit shall not include the income of any live-in aide.
14. The regulations for Resident Care Providers are understood.
15. The ADU provisions for Independent Living Facilities are understood.

Waivers/Modifications

The Applicant is requesting a modification of Additional Standard for Independent Living Facilities #1 to permit Housing and General Care for persons who are fifty-five (55) years of age or over or couples where either the husband or wife is fifty-five (55) years of age or over, in lieu of persons who are sixty-two (62) years of age or over or couples where either the husband or wife is sixty-two (62) years of age or over.

The Applicant is requesting a modification of Additional Standard for Independent Living Facilities #10 in order to permit a 40 foot front yard in lieu of the required 50 foot front yard adjacent to Great Falls Street. Since the proposed Independent Living units are designed to look similar to single family homes and will be located in the R-3 District, this modification is appropriate and may be granted by the Board pursuant to Par. 10 of Sect. 9-306.

Consistent with the prior approval, the Applicant is seeking modification of transitional screening and barriers to permit the vegetation and fencing shown on the SEA Plat to satisfy the requirement. This also requires a modification of Additional Standard for Independent Living Facilities #11. Par. 14 of Sect. 13-305, Transitional Screening and Barrier Waivers and Modifications, of the Ordinance states, "Transitional screening and barriers may be waived or modified for any public use when such use has been specifically designed to minimize adverse impact on adjacent properties." As evidenced by the graphics and commitments to architecture indicated on the SEA, and by the existing and supplemental landscaping depicted on the SEA, significant consideration was given to the design of this public facility that is intended to blend into the community fabric. The installation of certain barriers or vegetation that is out of character with residential uses would isolate these public uses from the community, which is contrary to the purpose of the use. In addition, the limited land area available and topographic conditions place constraints on the Applicant's ability to add additional landscaping in certain areas. Accordingly, a modification to the transitional screening and barrier requirements is also

requested pursuant to Par. 2 of Sect. 13-305 because application of “the strict provisions of [Part 3 13-300 Transitional Screening and Barriers] would reduce the useable area of [the Application Property]” and the proposed buildings and screening have been “specifically designed to minimize adverse impact through a combination of architectural and landscape techniques.” Having consulted with the Urban Forester, the Applicant has updated the SEA to provide the following transitional screening and barrier features:

North Boundary – Vista Drive. Due to the limited land area along this boundary and the topographical conditions, the Applicant has proposed to retain as much existing vegetation as possible and will supplement this vegetation with new landscaping material as shown on the landscape plan. In addition, a 6-foot high board on board fence will be erected at strategic locations along this boundary to provide a solid barrier where existing and supplemental landscaping is not sufficient to protect adjacent properties. The establishment of this additional screening and barrier will provide an appropriate level of separation to ensure no adverse impacts are experienced by our neighbors.

East Boundary – Evers Drive. A similar approach will be taken along Evers Drive, retaining and supplementing existing vegetation and installing a continuous 6-foot high board on board fence. At the location of the Evers Drive gate, the fence will be erected interior to the site in a manner that creates an “Urban Park” setting along Evers Drive.

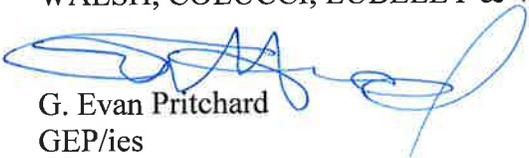
South Boundary. Along the southern boundary, existing vegetation will be supplemented with new landscaping that, along with the natural barrier provided by the rectangular athletic field, will safeguard against any adverse impacts to neighboring properties.

West Boundary – Great Falls Street. This boundary of the property abuts Great Falls Street and will include a stormwater management pond as well as the dedication of right of way and a 10-foot wide trail. The Applicant will retain as much existing vegetation as possible and the vegetation that must be removed will be replaced with new landscaping to provide an appropriate level of screening.

Please let me know if you have any questions or require additional information.

Very truly yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.


G. Evan Pritchard
GEP/ies

Enclosures

cc: Kamilah McAfee, Mike Congleton

APPROVED DEVELOPMENT CONDITIONS

SEA 94-D-002

February 9, 2004

If it is the intent of the Board of Supervisors to amend SE 94-D-002 located at 1609 Great Falls Street (Tax Map 30-3 ((1)) 42) previously approved for an alternative use of a public facility for a child care center, an adult day care facility, a senior center, an independent living facility, and an assisted living facility to permit site modifications, building additions and to permit an increase in the number of assisted living units and an expansion of the adult day care and senior center, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions, which supercede all previous development conditions. Conditions marked with an asterisk (*) are carried forward from previous approval.

1. *This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. *This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions. Permitted uses include child care facilities, adult day care centers, senior centers, independent living facilities and an assisted living facility.
3. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special exception shall be in substantial conformance with the approved Special Exception Plat entitled "Lewinsville Center", prepared by Vika, Inc. consisting of eleven sheets dated April 18, 2003, as revised through October 10, 2003, and these conditions. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. *A copy of the Special Exception SHALL BE POSTED in a conspicuous place on the property along with the Non-Residential Use Permit (Non-RUP) of the use and shall be made available to all Department of the County of Fairfax during hours of operation of the permitted use.
5. *The maximum combined daily enrollment for the child care centers shall not exceed 210 children. The maximum number of dwelling units in the elderly housing program shall be twenty-two (22).
6. The maximum number of participants in the adult day care on site at any one time shall be eighty (80). The maximum number of participants on site at any one time in the senior center shall be eighty (80). The maximum number of beds in the Assisted Living Facility shall be sixty (60).

7. The façade of the addition shall be a combination of masonry, siding and glass, or a comparable material, with articulations to convey a residential character in conformance with the elevations depicted on sheet A 13 of the SE Plat.
8. A landscape plan shall be submitted concurrent with submission of the site plan for review and approval by the Urban Forester. The plan shall provide landscaping in substantial conformance with the quality and quantity of landscaping shown on the special exception plat. All peripheral landscaping shall be installed prior to the issuance of a building permit.

Prior to commencement of construction activity, all supplemental peripheral landscaping adjacent to Vistas Lane shall be installed. The supplemental peripheral landscaping and the six foot high chain link fence adjacent to Evers Drive shall be installed as soon as feasible as determined by the Urban Forester, but not later than the commencement of construction of any addition to the existing building.

9. The applicant shall submit a tree preservation plan as part of the first and all subsequent site plan submissions. The preservation plan shall be prepared by a professional with experience in the preparation of tree preservation plans, such as a certified arborist or landscape architect, and reviewed and approved by the Urban Forestry Division.

The tree preservation plan shall consist of a tree survey that includes the location, species, size, crown spread and condition rating percentage of all trees designated on the special exception plat to be preserved. The condition analysis ratings shall be prepared using methods outlined in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture. Specific tree preservation activities that will maximize the survivability of trees identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, and others as necessary, shall be included in the plan.

All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fence. Tree protection fencing consisting of four foot high, 14 gauge welded wire attached to 6 foot steel posts driven 18 inches into the ground and placed no further than 10 feet apart shall be erected at the limits of clearing and grading as shown on the demolition, and phase I & II erosion and sediment control sheets for the following areas designated to be preserved.

All tree protection fencing shall be installed prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree protection fences, except super silt fence, shall be performed under the supervision of a certified arborist. Three days prior to the commencement of any clearing, grading, or demolition activities, the Urban Forestry Division shall be notified and given the opportunity to inspect the site to assure that all tree protection devices have been correctly installed.

10. Stormwater management shall be provided as shown on the Special Exception Plat in accordance with the requirements of the Public Facilities Manual and the Chesapeake Bay Preservation Ordinance, subject to approval of DPWES.
11. In order to reduce maximum interior noise to a level of approximately 45 dBA Ldn, the units within the assisted living facility addition shall be constructed with the following acoustical measures:
 - Exterior walls shall have a laboratory Sound Transmission Class (STC) rating of at least 39.
 - Doors and windows shall have a laboratory STC rating of at least 28. If glazing constitutes more than 20% of any façade, they shall have the same laboratory STC ratings as walls.
 - Measures to seal and caulk between surfaces shall follow methods approved by the American Society for Testing and Materials to minimize sound transmission.
12. Prior to the issuance of a Non-RUP for the assisted living facility, frontage improvements along Great Falls Street shall be constructed as depicted on the SE plat, subject to approval of the Virginia Department of Transportation (VDOT).
13. Prior to the issuance of a Non-RUP for the assisted living facility, the applicant shall construct improvements to the intersection at Great Falls Street and Chain Bridge Road in accordance with Attachment 1 of these conditions. If necessary, the applicant shall be responsible for any signal head re-alignment or any additional signal head that might be needed to accommodate the lane realignment as determined by VDOT.
14. *A four (4) foot wide sidewalk shall be provided along the site's Great Falls Street frontage.
15. Prior to commencement of construction activity, a continuous six foot tall black vinyl-coated fence shall be installed along the site's entire eastern property boundary, approximately parallel to Evers Drive. The fence shall continue for at least 30 feet along the northern property boundary, approximately parallel to the Vistas of McLean development. No pedestrian gate shall be installed in any portion of this fence.
16. No paved pedestrian connection shall be provided to the Lewinsville Center from the Evers Drive frontage or from the Vistas of McLean subdivision.
17. No construction activities associated with the proposed addition shall occur on Evers Drive. Construction activities shall include the parking of construction or associated vehicles.
18. Signage shall comply with Article 12 of the Zoning Ordinance and shall be consistent with one another in terms of materials, style and color. If lighted, signs shall be internally lit or lighted from the top downward. There shall be no pole mounted signs.

19. All outdoor lighting, including security, pedestrian and/or other incidental lighting, shall be in accordance with the Performance Standards for outdoor lighting contained in Part 9 of Article 14 of the Zoning Ordinance. The outdoor soccer and baseball fields shall not be lit.
20. *All outdoor dumpster(s) on site shall be enclosed with a board-on-board fence, or comparable material. Trash pick-up shall not occur on Saturday or Sunday, and shall not occur before 10:00 a.m. and after 7:00 p.m. Monday through Friday.
21. The hours of construction shall comply with those in Chapter 108 of the Code of Fairfax County, with the exception that there shall be no construction on Sundays and Federal Holidays.
22. To the maximum extent feasible based on final pond design, landscaping shall be provided around the extended dry detention ponds in order to screen the ponds from the adjacent residential properties, provided such landscaping does not conflict with the dam and outfall structure as determined by DPWES. Such landscaping shall be of a type of vegetation that will screen the ponds during both the summer and winter months and shall be subject to the review and approval of the Urban Forester.

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

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



County of Fairfax, Virginia

MEMORANDUM

DATE: December 19, 2014

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

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

SUBJECT: ENVIRONMENTAL ASSESSMENT for: **SEA 94-D-002-02**
Lewinsville Center – Wesley Hamel Lewinsville

This memorandum, prepared by John R. Bell, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the above referenced development plan as revised through December 1, 2014. Possible solutions to remedy identified environmental impacts are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

COMPREHENSIVE PLAN CITATIONS:

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

In the Fairfax County Comprehensive Plan, Policy Plan, 2013 Edition, Environment section as amended through July 1, 2014, on page 7 through 9, the Plan states:

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

Policy k. For new development and redevelopment, apply better site design and low impact development (LID) techniques such as those described below, and pursue commitments to reduce stormwater runoff volumes and peak flows, to increase groundwater recharge, and to increase preservation of undisturbed areas. In order to minimize the impacts that new development and redevelopment projects may have on the county’s streams, some or all

practices should be considered where not in conflict with land use compatibility objectives: of the following practices should be considered where not in conflict with land use compatibility objectives:

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

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

Programs to improve water quality in the Potomac River/Estuary, and Chesapeake Bay will continue to have significant impacts on planning and development in Fairfax County. There is abundant evidence that water quality and the marine environment in the Bay are deteriorating, and that this deterioration is the result of land use activities throughout the watershed.”

In the Fairfax County Comprehensive Plan, Policy Plan, 2013 Edition, Environment section as amended through July 1, 2014, on page 13 through 16, the Plan states:

“Objective 9: Identify, protect and enhance an integrated network of ecologically valuable land and surface waters for present and future residents of Fairfax County.

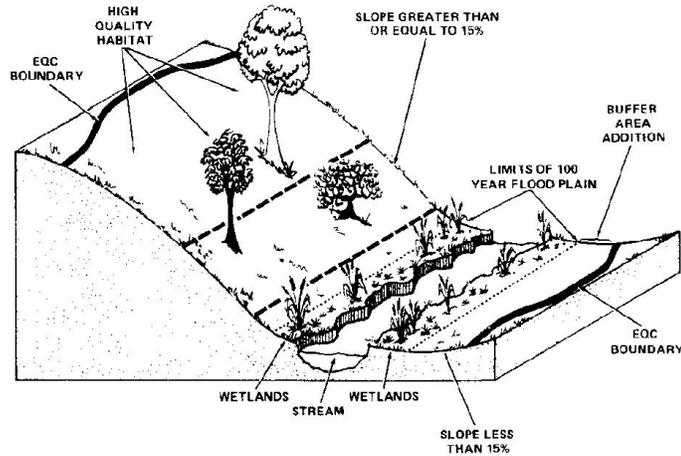
Policy a: Identify, protect and restore an Environmental Quality Corridor system (EQC). (See Figure 4.) Lands may be included within the EQC system if they can achieve any of the following purposes:

- Habitat Quality: The land has a desirable or scarce habitat type, or one could be readily restored, or the land hosts a species of special interest. This may include: habitat for species that have been identified by state or federal agencies as being rare, threatened or endangered; rare vegetative communities; unfragmented vegetated

areas that are large enough to support interior forest dwelling species; and aquatic and wetland breeding habitats (i.e., seeps, vernal pools) that are connected to and in close proximity to other EQC areas.

- **Connectivity:** This segment of open space could become a part of a corridor to facilitate the movement of wildlife and/or conserve biodiversity. This may include natural corridors that are wide enough to facilitate wildlife movement and/or the transfer of genetic material between core habitat areas.
- **Hydrology/Stream Buffering/Stream Protection:** The land provides, or could provide, protection to one or more streams through: the provision of shade; vegetative stabilization of stream banks; moderation of sheet flow stormwater runoff velocities and volumes; trapping of pollutants from stormwater runoff and/or flood waters; flood control through temporary storage of flood waters and dissipation of stream energy; separation of potential pollution sources from streams; accommodation of stream channel evolution/migration; and protection of steeply sloping areas near streams from denudation.
- **Pollution Reduction Capabilities:** Preservation of this land would result in significant pollutant reductions. Water pollution, for example, may be reduced through: trapping of nutrients, sediment and/or other pollutants from runoff from adjacent areas; trapping of nutrients, sediment and/or other pollutants from flood waters; protection of highly erodible soils and/or steeply sloping areas from denudation; and/or separation of potential pollution sources from streams.

The core of the EQC system will be the county's stream valleys. Additions to the stream valleys should be selected to augment the habitats and buffers provided by the stream valleys, and to add representative elements of the landscapes that are not represented within stream valleys. The stream valley component of the EQC system shall include the following elements (See Figure 4):



A TYPICAL
ENVIRONMENTAL QUALITY CORRIDOR
Source: Fairfax County Office of Comprehensive Planning

FIGURE 4

- All 100 year flood plains as defined by the Zoning Ordinance;
- All areas of 15% or greater slopes adjacent to the flood plain, or if no flood plain is present, 15% or greater slopes that begin within 50 feet of the stream channel;
- All wetlands connected to the stream valleys; and
- All the land within a corridor defined by a boundary line which is 50 feet plus 4 additional feet for each % slope measured perpendicular to the stream bank. The % slope used in the calculation will be the average slope measured within 110 feet of a stream channel or, if a flood plain is present, between the flood plain boundary and a point fifty feet up slope from the flood plain. This measurement should be taken at fifty foot intervals beginning at the downstream boundary of any stream valley on or adjacent to a property under evaluation.

Modifications to the boundaries so delineated may be appropriate if the area designated does not benefit any of the EQC purposes as described above. In addition, some disturbances that serve a public purpose such as unavoidable public infrastructure easements and rights of way may be appropriate. Disturbances for access roads should not be supported unless there are no viable alternatives to providing access to a buildable portion of a site or adjacent parcel. The

above disturbances should be minimized and occur perpendicular to the corridor's alignment, if practical, and disturbed areas should be restored to the greatest extent possible . . .”

Fairfax County Comprehensive Plan, 2013 Edition, Policy Plan, Environment, as amended through July 1, 2014, page 19-21:

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

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

- Environmentally-sensitive siting and construction of development;
- Application of low impact development practices, including minimization of impervious cover (See Policy k under Objective 2 of this section of the *Policy Plan*);
- Optimization of energy performance of structures/energy-efficient design;
- Use of renewable energy resources;
- Use of energy efficient appliances, heating/cooling systems, lighting and/or other products;
- Application of best practices for water conservation, such as water efficient landscaping and innovative wastewater technologies, that can serve to reduce the use of potable water and/or reduce stormwater runoff volumes;
- Reuse of existing building materials for redevelopment projects;
- Recycling/salvage of non-hazardous construction, demolition, and land clearing debris;
- Use of recycled and rapidly renewable building materials;
- Use of building materials and products that originate from nearby sources;

- Reduction of potential indoor air quality problems through measures such as increased ventilation, indoor air testing and use of low-emitting adhesives, sealants, paints/coatings, carpeting and other building materials;
- Reuse, preservation and conservation of existing buildings, including historic structures;
- Retrofitting of other green building practices within existing structures to be preserved, conserved and reused;
- Energy and water usage data collection and performance monitoring;
- Solid waste and recycling management practices; and
- Natural lighting for occupants.

Encourage commitments to implementation of green building practices through certification under established green building rating systems for individual buildings (e.g., the U.S. Green Building Council's Leadership in Energy and Environmental Design for New Construction [LEED-NC[®]] or the U.S. Green Building Council's Leadership in Energy and Environmental Design for Core and Shell [LEED-CS[®]] program or other equivalent programs with third party certification). An equivalent program is one that is independent, third-party verified, and has regional or national recognition or one that otherwise includes multiple green building concepts and overall levels of green building performance that are at least similar in scope to the applicable LEED rating system. . . .

Policy f. Encourage applicants involved in public-private partnerships where land is leased or provided by the county to meet or exceed county guidelines for green building certification for capital projects.”

ENVIRONMENTAL ANALYSIS:

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

Green Building

In 2008, the Board of Supervisors adopted a sustainable development policy for capital projects applicable to the construction of new county buildings and renovations or additions to

existing buildings. The policy calls for buildings with more than 10,000 square feet to be constructed to attain LEED Silver certification. In addition, the Comprehensive Plan encourages applicants involved in public-private partnerships where land is leased or provided by the county to meet or exceed county guidelines for green building certification for capital projects.

The proposed development is planned for public facilities, governmental and institutional uses and located on land owned by Fairfax County. There will be two buildings on the site. One building is designed as a senior center/adult daycare/childcare facility, which will be owned and operated by Fairfax County. Another building is designed to serve as a multi-family independent living facility, which will be privately owned and operated on county land. The county operated building will be designed to meet LEED-Silver certification consistent with Fairfax County sustainable development policy for capital facilities. The proposed independent living facility will be designed to attain EarthCraft green building certification. Staff finds the proposed green building certification commitments for both buildings to be consistent with the guidance of the Comprehensive Plan.

Environmental Quality Corridor (EQC)

The subject property includes a small segment of stream along a portion of the southern boundary of the property. The stream channel originates from a pipe that runs under Great Falls Street and runs for a distance to the west of the site within this same piped segment. Approximately 50 feet of the stream runs in an open channel along this southern boundary to a point where it turns to the southeast and then crosses several existing residential properties. The stream then enters a segment that is piped under Evers Drive. Staff evaluated the stream segment as a possible EQC, but determined that there were a number of factors which would eliminate it from that designation. The factors that would generate the designation as an EQC, such as habitat quality, connectivity, stream buffering and pollution reduction capabilities do not exist and cannot be readily established. There is little to no vegetation on this small segment of the stream and the majority of the open segment is located on individual residential lots located offsite. Any attempt to restore the small segment located on the subject property would yield little, if any, of the benefits associated with the EQC policy. The applicant is proposing onsite stormwater management measures, which should result in improved water quality for the subject property. The stream originates from an offsite pipe and then enters another piped section a short distance downstream, which eliminates the connectivity factor of the EQC policy. It should also be noted that this stream segment is not mapped as a Resource Protection Area (RPA) according to the provisions of the Chesapeake Bay Preservation Ordinance. Given all of the factors noted above, staff felt the small segment of open channel stream on the boundary of the subject property lacked the necessary components to meet the designation of an EQC.

PGN:JRB



County of Fairfax, Virginia

MEMORANDUM

DATE: December 23, 2014

TO: Suzanne Wright
Zoning Evaluation Division
Department of Planning and Zoning

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

SUBJECT: Application #SEA 94-D-002-02, Lot 42, 1609 Great Falls Street, McLean, VA 22101, Tax Map #030-3-01-0042, Dranesville.

We have reviewed the subject application, plan received December 1, and offer the following stormwater management comments.

General

An RGP was submitted grandfathering the development. It will be reviewed against the public facilities manual in effect June 30, 2014.

Chesapeake Bay Preservation Ordinance (CBPO)

There is no Resource Protection Area (RPA) on this site.

Floodplain

No floodplain on this site.

Downstream Drainage Complaints

The applicant has reviewed and revised the stormwater management system to improve the outfall condition in response to comment made in Memorandum dated November 19.

The information currently shown on the referenced plan indicates that an adequate outfall can be provided. There will be a more detailed review of the outfall with the site plan when submitted to SDID.

Stormwater Detention

The information shown on the subject plan indicates that detention requirements could be met. A more detailed review will be conducted when the final site plan submitted to SDID.



Application #SEA 94-D-002-02, Lot 42, 1609 Great Falls Street, McLean, VA 22101, Tax Map #030-3-01-0042, Dranesville
Plan received December 1, 2014
Page 2 of 2

Water Quality

The subject plan indicates that the water quality requirements could be met. There will be a detailed review with the final site plan submitted to SDID.

Site Outfall

See the comment regarding drainage complaints.

Stormwater Planning Comments

Not applicable

Dam Breach

There is concern about the impact to lots 1 and 67A should the dam fail. It is unlikely that the dam breach analysis will be waived.

Miscellaneous

These comments are based on the Public Facilities Manual (PFM) in effect on June 30, 2014, and the Northern Virginia BMP handbook.

If you have any questions please contact Quy Nguyen at 703-324-1464 or me at 703-324-1808.

CML/

cc: Quy Nguyen, Engineer II, SDID, DPWES
Shahab Baig, Chief, North Branch, SDID, DPWES
Zoning Application File



County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

NOV 26 2014

Hossein Malayeri, P.E.
Fairfax County Department of Housing and Community Development
3700 Pender Avenue, Suite 300
Fairfax, Virginia 22030

Subject: Lewinsville Center; 1609 Great Falls Street; Special Exception Amendment (SEA)
Application SEA 94-D-002-2; Tax Map #030-3-01-0042; Dranesville District

Reference: Stormwater Management Ordinance Determination #11348-SWOD-001-1

Dear Mr. Malayeri:

This is in response to your request dated October 22, 2014, for a determination whether the subject project meets the applicable criteria qualifies under the Time Limits on Applicability of Approved Design Criteria ("Time Limits") provision in §124-1-11.A of the Stormwater Management Ordinance, Chapter 124 of the *Code of the County of Fairfax* (SWMO). You also included with your request a copy of the letter dated June 13, 2014, issued by the Virginia Department of Environmental Quality (DEQ), demonstrating coverage under the 2009 General Permit for Discharges from Construction Activities for the subject land-disturbing activities (#VAR10E544) was obtained prior to July 1, 2014.

We have reviewed your request and have determined that the subject land-disturbing activity qualifies under the "Time Limits" provision in SWMO §124-1-11.A, and may be conducted in accordance with the technical criteria in Article 5 of the SWMO for two additional permit cycles, subject to the following:

- Continuation of coverage under the 2014 General VPDES Permit for Discharges from Construction Activities must be obtained;
- Coverage under the state General VPDES Permit for Discharges from Construction Activities must be continuously maintained until the land-disturbing activity has been completed and final stabilization is achieved;
- The Stormwater Pollution Prevention Plan (SWPPP) for the land disturbing activity is updated to incorporate the changes made by DEQ for reissuance of the VPDES permit; and
- Any portions of the project not under construction at the end of the second state permit cycle (i.e., June 30, 2024) shall become subject to any new technical criteria adopted by the State Water Control Board, and must meet the Public Facilities Manual (PFM) in effect at that time.

This determination is based on the current status of state general permit coverage of the project; the Time Limits and Grandfathering provisions in the SWMO, adopted pursuant to the Virginia

Department of Public Works and Environmental Services
Land Development Services, Site Development and Inspections Division
12055 Government Center Parkway, Suite 535
Fairfax, Virginia 22035-5503
Phone 703-324-1720 • TTY 703-324-1877 • FAX 703-653-1782



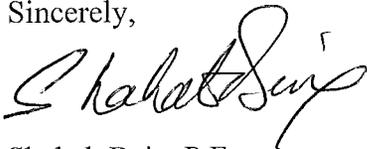
Stormwater Management Act (Va. Code Ann. § 62.1-44.15:24, et seq.) and Virginia Stormwater Management Program (VSMP) Permit Regulations (9VAC25-870 et seq.); and DEQ Guidance Memo No. 14-2014, dated August 25, 2014. The subject land-disturbing activity qualifies under the “Time Limits” provision because initial coverage under the state general permit was obtained prior to July 1, 2014.

Please ensure that a copy of this letter is made a part of any subsequent plan submissions. This determination in no way relieves you of any SWMO requirement. It does confirm that the project may meet the requirements of the SWMO using the technical criteria in Article 5 in lieu of the technical criteria in Article 4, subject to the conditions listed above. It is the operator’s and owner’s responsibility to ensure that all necessary approvals and permits are obtained, and state permit coverage is maintained. Please note that the SWMO or this determination does not prevent an applicant from designing to a more stringent standard if they choose to do so.

This determination shall automatically expire, without notice, on June 30, 2024, unless all portions of the project have been completed or are under construction. After that time, any portions of the project not under construction shall become subject to any new technical criteria adopted by the State Water Control Board and in the PFM in effect at that time.

If further assistance is desired, please contact Jeremiah Stonefield, Engineer IV, Site Code Research and Development Branch (SCRD), at 703-324-1780.

Sincerely,



Shahab Baig, P.E.
Chief, North Branch
Site Development and Inspections Division (SDID)

cc: Jack Weyant, Director, Site Development and Inspections Division, DPWES
Paul Shirey, Director, Code Development and Compliance Division, LDS, DPWES
Jeremiah Stonefield, Engineer IV, SCRCD, CDCD, LDS, DPWES
DPWES File



Department of Public Works and Environmental Services, Fairfax County, Virginia
Waiver/Modification/Exception Application Form

PLEASE SUBMIT THIS FORM TO:

Site and Addressing Center
Customer and Technical Support Center
12055 Government Center Parkway, Suite 230
Fairfax, VA 22035-5504
703-222-0801, TTY 711

Waiver Number # _____

Date Accepted: _____

Requestor's Name: Mr. Hossein Malayeri PE Request Date: 10/22/2014

Company Name: Fairfax County Department of Housing and Community Development

Address: 3700 Pender Ave. Suite 300 Fairfax, VA 22030

Phone: 703-246-5100 Email Address: hossein.raoof-malayeri@fairfaxcounty.gov

Engineer's Name: Scott Levit Company Name: VIKA Virginia, Inc.

Address: 8180 Greensboro Dr. Suite 200

Phone: 703-442-7800 Email Address: Levit@vika.com

Project Name: Lewinsville Center

Project Number: _____ Tax Map Ref: 30-3 ((01))-0042

Rezoning Case #: SEA 94-D-002-2 District: Dranesville

REQUEST FOR: [] Waiver [] Modification [] Exception [x] Determination

CODE REFERENCE: 124-1-11.A of [] PFM [] Zoning Ordinance [x] County Code

Description:

Fairfax County Code C124-1-11.A "Time Limits" requirements have been met by fulfilling the below requirements

Virginia Department of Environmental Quality Guidance Memo 14-2002 states that in order to obtain coverage under the 2009 general permit

the following criteria must be met: 1. File a general permit application prior to July 1, 2014

2. Submit an erosion and sediment control plan to the local authorities within 60 days of the 2014 permit coverage

3. Provide a plan containing a description and supporting calculations for permanent stormwater management controls

Justification Narrative:

The above listed criteria have been met by the following measures:

1. VSMP and VPDES Permits were file and obtained prior to the July 1, 2014 deadline (Attached)

2. A rough grading plan was submitted to the county within the 60 day window containing an E&S plan (Plan 11348-RGP-001)

3. SEA 94-D-002-2 contains the required SWM calculations and description

Additional justification narrative attached: [] Yes [x] No Number of pages attached: _____

11348-SWOD-001-1

Potential Impacts Narrative:

N/A

Additional potential impact narrative attached: Yes No Number of pages attached: _____

Additional Supporting Documentation Attached (if necessary):

Fairfax County DPWES-LDS Letter Dated 09/02/2014

VSMP & VPDES General Permit #VAR10E544

SUBDIVISION ORDINANCE WAIVERS:

Notices are required for Subdivision Ordinance waivers submitted pursuant to § 101-2-2-(19).

- Attachments:
- List of property owners, the local civic association (CA) and district council notified;
 - Copy of written notification letter (and attached plan); and
 - Copies of certified mail (white) receipts. Date Notices Mailed: _____
 - Releases executed by all property owners, the local CA, and district council (if waiver approval sooner than 30 days from postmark date is sought per § 101-2-2-(19)(C)).

STORMWATER MANAGEMENT ORDINANCE EXCEPTIONS:

Exceptions to the provisions of Articles 4 or 5 of the Stormwater Management Ordinance (SWMO) may be granted by the Director in accordance with SWMO § 124-6-1, subject to the following:

1. - The exception is the minimum necessary to afford relief;
2. - Reasonable and appropriate conditions will be imposed as necessary upon any exception granted so that the intent of the Virginia Stormwater Management Act and the SWMO are preserved;
3. - Granting the exception will not confer any special privileges that are denied in other similar - circumstances; and -
4. - Exception requests are not based upon conditions or circumstances that are self-imposed or self-created.

Please note that economic hardship alone is not sufficient reason to grant an exception from the requirements.

Water Quality and/or Water Quantity Exceptions: If this application is requesting an exception to the stormwater water quality or quantity control requirements, please complete and attach the applicable Worksheet, and include the additional required supporting documentation.

- Attachment(s): Water Quality Exception Worksheet
 Water Quantity Exception Worksheet

Water Quality Control Exception Worksheet

Exceptions to the Water Quality Design Criteria Requirements of Stormwater Management Ordinance, Chapter 124 of the Code of the County of Fairfax (SWMO) § 124-4-2 or § 124-5-4, may be granted by the Director in accordance with SWMO § 124-6-1. In addition to the criteria listed in SWMO § 124-6-1.A and 1.B, exceptions to the water quality requirements cannot be granted in certain circumstances:

1. - Exceptions to requirements for phosphorous reductions shall not be allowed unless all offsite options (see SWMO § 124-4-5) have been considered and found not available, including the purchase of nutrient credits pursuant to § 62.1-44.15:35 of the Code of Virginia.
2. - Under no circumstance will an exception to the requirement that the land-disturbing activity obtain required state permits be granted.
3. - Exceptions to use a BMP not found on the Virginia Stormwater BMP Clearinghouse cannot be approved, except where allowed under Article 5 (i.e., projects that qualify under the "Time Limits" (SWMO §124-1-11) or "Grandfathering" (SWMO §124-1-12) provisions). BMPs not found on the Clearinghouse may be used to provide additional stormwater controls to satisfy other (e.g., Tysons) requirements, but their use to meet minimum SWMO requirements cannot be approved.
4. - In no instance shall the requirements for BMPs meeting the provisions of the Water Protection Supply Overlay District (WSPOD) be modified or waived except where existing site characteristics make the provision impracticable or unreasonable on site and an alternative provision is not or cannot be accommodated off-site, and where it can be established that the modification or waiver will not affect the achievement of the water quality goals for the public water supply watershed as set forth in the adopted comprehensive plan. WSPOD boundaries have been established on the Official Zoning Map.

Is the site located in WSPOD?: Yes No

On-Site (Stormwater Management facilities and practices have been provided to the maximum extent practicable, and the full requirement still cannot be met.)

Exception to the requirements of § 124-4-2

Exception to the requirements of § 124-5-4 (Time Limits or Grandfathered projects only)

OFF Site (The Director, in accordance with SWMO § 124-4-5.A, may allow the use of off-site compliance options to meet required phosphorous nutrient reductions).

Attach supporting documentation, as necessary:

- Plan of development for the site, including existing and proposed impervious surfaces,
- Stormwater calculations, using the Runoff Reduction Method,
- Soils Information, including field verified infiltration rates,
- Existing storm sewer system, if any, in the vicinity of the site,
- Evidence that all site design practices and stormwater management facilities have been used and incorporated on-site to the maximum extent practicable; and
- Verification that the offsite options (per SWMO § 124-4-5) were considered, including the nutrient credits pursuant to § 62.1-44.15:35 of the Code of Virginia, and that none are currently available.

Water Quantity Control Exception Worksheet

Exceptions to the Water Quantity requirements of SWMO § 124-4-4, § 124-5-5 or § 124-5-6, may be granted by the Director in accordance with SWMO § 124-6-1. In addition to the criteria listed in SWMO § 124-6-1.A and 1.B, exceptions to the water quantity requirements of SWMO § 124-4-4 cannot be granted if the outfall is not adequate to the full limits of analysis (i.e., the "1% rule").

- On-Site (Stormwater Management facilities have been provided to the maximum extent practicable, and the full requirement still cannot be met.)

Attach plan sheet showing:

- An adequate outfall analysis to the limits specified in SWMO § 124-4-4.B.5 and SWMO § 124-4-4.C.5. (The alternative limits of analysis specified in SWMO § 124-4-4.B.6 and SWMO § 124-4-4.C.6 are not applicable because if the exception is granted, SWMO § 124-4-4.B.3 and § 124-4-4.C.3 would not be used to show compliance with the channel and flood protection criteria.)
- Computations and plan sheets to demonstrate no downstream impacts.
- Expand justification is necessary

- Off-Site (water quantity control is provided in an off-site/downstream facility)

Attach supporting documentation:

- The construction plan of the existing, offsite facility, with computations, showing that the development site was included as part of the approved design, the facility has been adequately maintained and has not been removed.
- Curve Number (CN), or Runoff Coefficient: Same Decreased Increased
- Prior to plan approval, the right to utilize the off-site controls must be obtained and maintenance agreements in accordance with §§ 6-0303.1 & 6-0303.2 must be provided for privately maintained facilities.
- The outfall analysis must demonstrate that the downstream drainage system is adequate for the increased (i.e., un-detained) flow, from the development site to the downstream facility, even if the facility is further downstream than the limits of analysis specified in SWMO § 124-4-4.B.6 and SWMO § 124-4-4.C.6.

- Underground Detention Facilities in a Residential Development (PFM 6-0303.6).

Attach supporting documentation:

- Subject to approval by the Board of Supervisors, in conjunction with the approval of a:
 - Rezoning (RZ ____-____-____)
 - Proffered Condition Amendment (PCA ____-____-____)
 - Special Exception (SE ____-____-____)
 - Special Exception Amendment (SEA ____-____-____)
- The applicable Development Plan showing details of the design, including location(s), access points, measures to prevent unauthorized access, construction, operation and maintenance, and any possible impact to the environment.
- The construction costs, and separate estimate of the annual maintenance costs, for the proposed facility(ies), and number of residential units that will share financial burden.



COMMONWEALTH of VIRGINIA

14-45897 RECEIVED

DEPARTMENT OF ENVIRONMENTAL QUALITY

Street address: 629 East Main Street, Richmond, Virginia 23219

Mailing address: P.O. Box 1105, Richmond, Virginia 23218

Fax: 804-698-4019 - TDD (804) 698-4021

www.deq.virginia.gov

2014 JUN 24 12:46 PM Director

DEPT. OF HOUSING & COMMUNITY DEVELOPMENT

Molly Joseph Ward Secretary of Natural Resources

6/13/2014

Fairfax County Development and Construction Division 3700 Pender Drive Fairfax, VA 22030

RE: Construction General Permit Coverage #VAR10E544, Lewinsville Center - Residential - 1609 Great Falls Street McLean

Dear Tony G Esse:

DEQ has received your registration statement for the proposed land-disturbing project under the General Permit for Discharges of Stormwater from Construction Activities (VAR10). The project's date of coverage is either the date of this letter or fifteen business days after the postmark date of the project's complete registration packet submittal to DEQ.

By submission of the registration statement, you acknowledge that the proposed project is eligible for coverage under the General Permit and you have agreed to the conditions in the General Permit including any applicable conditions regarding Total Maximum Daily Loads and impaired waters. Please be aware that §62.1-44.15:35 of the Code of Virginia and the General Permit contain additional requirements if nonpoint nutrient offsets are chosen to meet the post-development nonpoint nutrient runoff compliance requirements. Section §62.1-44.15:35 I requires that the permit issuing authority require that nonpoint nutrient offsets or other off-site options achieve the necessary nutrient reductions PRIOR TO THE COMMENCEMENT OF THE PERMITTEE'S LAND DISTURBING ACTIVITY.

A copy of the General Permit is available on the DEQ web page at http://www.deq.virginia.gov/Portals/0/DEQ/Water/Publications/CGPvar10.pdf. Print the VAR10 permit and read it carefully as you are responsible for meeting all the permit conditions. The General Permit will expire on June 30, 2014.

Your project specific permit registration number is VAR10E544. A copy of this permit coverage letter, registration statement, copy of the VAR10 permit, and the project's Stormwater Pollution Prevention Plan (SWPPP) must be at the construction site from the date of commencement of the construction activity to final stabilization. In addition, DEQ staff conduct periodic site inspections for compliance with the permit.

Additional information is available on the DEQ webpage at: http://www.deq.virginia.gov/programs/water/stormwatermanagement/vsmpppermits/constructiongeneralpermit.aspx. For questions, contact the Permit Processor at (804) 698-4039.

Sincerely,

Handwritten signature of Frederick K. Cunningham

Frederick K. Cunningham, Director Office of Water Permits

Routing slip with checkboxes for various departments: Files, Director, Deputy, Deputy BE, Deputy SP, Legal, Admkt, Pub. Affs, S. Planner, IGS, Finance, Home/Reloc., DCC, RIEPG, P&MD, Prop. Mgmt., Rental Svcs., OTHER, Staff List.



COMMONWEALTH of VIRGINIA

DEPARTMENT OF ENVIRONMENTAL QUALITY

Street address: 629 East Main Street, Richmond, Virginia 23219

Mailing address: P.O. Box 1105, Richmond, Virginia 23218

Fax: 804-698-4019 - TDD (804) 698-4021

www.deq.virginia.gov

David K. Paylor
Director

(804) 698-4020
1-800-592-5482

Molly Joseph Ward
Secretary of Natural Resources

June 13, 2014

Fairfax County Development and Construction Division
3700 Pender Drive
Fairfax, VA 22030

RE: General VPDES Permit for Discharges of Stormwater from Construction Activities (VAR10)
DEQ General Permit No. VAR10E544
Lewinsville Center, McLean
Reissuance Reminder Letter

Dear Permittee:

The General VPDES Permit for Discharges of Stormwater from Construction Activities (VAR10) was adopted by the State Water Control Board at its December 13, 2013 meeting and will be reissued with an effective date of July 1, 2014. This general VPDES permit provides coverage to stormwater discharges from all qualified construction activities for operators that submit a complete and accurate registration statement and are approved for coverage.

General VPDES permit holders should complete and submit the 2014 registration statement, 2014 permit fee form, and 2014 permit fee on or before June 30, 2014 if they wish to continue coverage under this general permit reissuance. A copy of the 2014 registration statement and 2014 permit fee form can be found on the Department's website at the following location:

<http://www.deq.virginia.gov/programs/water/stormwatermanagement/vsmppermits/constructiongeneralpermit.aspx>

Instructions for completing the 2014 registration statement are included with the registration form. The application fee for this general permit varies, and should be submitted in accordance with the 2014 permit fee form instructions.

Chesapeake Bay Preservation Act land-disturbing activities (i.e., construction activities resulting in land disturbance equal to or greater than 2,500 square feet and less than one acre within areas designated as subject to the Chesapeake Bay Preservation Act) are no longer subject to coverage under the 2014 general permit. Operators of these construction activities are not required to apply for continued coverage under this general permit.

If your land-disturbing activity has been completed and final stabilization has been achieved, please submit a 2009 Notice of Termination form. This form can be found on the Department's website at the link provided above.

Please contact me at (804) 698-4037 or the Stormwater Permit Processor at (804) 698-4085 if you have any questions.

Respectfully,

Andrew J. Hammond II, PE, HIT
Office of Stormwater Management



County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

September 02, 2014

VIKA
8180 Greensboro Drive, Suite 200
McLean, Virginia 22102

Reference: Lewinsville Center; Plan/Plat No: 011348-RGP-001-1

Dear VIKA:

This is to inform you that the above referenced plan is being returned to your office, as it does not meet the minimum submission requirements as noted below:

1. Need to show a Phase I & II Erosion and Sediment Control Plan
2. Need to provide a tree preservation plan that shows the tree protection around all trees to be preserved (Proffer 9E) – Update Response and Compliance column as well

Please note that the Erosion and Sediment Control Plan was submitted in accordance with the DEQ guidance document dated March 7, 2014. Subsequent design plans may be submitted using the technical criteria as defined in Article 5 of Chapter 124 of the Code of the County of Fairfax.

If you have any questions, please call the Site and Addressing Center at (703) 222-0801.

Sincerely,

Site and Addressing Center
Customer and Technical Support Center
DPWES-LDS

Department of Public Works and Environmental Services

Land Development Services

12055 Government Center Parkway, Suite 444

Fairfax, Virginia 22035-5503

Phone 703-324-1780, TTY: 711, Fax: 703-324-1847

www.fairfaxcounty.gov





Transmittal

8180 Greensboro Drive, Suite 200, Tysons Corner, Virginia 22102 703-442-7800, FAX No. 703-761-2787

| | | |
|---|---|--------------------|
| To Fairfax County Plan Review | Date October 21, 2014 | Project No VV6307F |
| 12055 Government Center Parkway Suite 659 | Project Lewinsville Center | |
| Fairfax, VA 22035-5502 | Reference Stormwater Management Ordinance Determination | |
| Attention Phone: (703) 324-5033 | | |

- | | | | |
|---|--|---|---|
| We transmit: | the following: | for: | |
| <input type="checkbox"/> as per your request | <input checked="" type="checkbox"/> prints | <input type="checkbox"/> your approval | <input type="checkbox"/> as requested by _____ |
| <input type="checkbox"/> by mail | <input type="checkbox"/> specifications | <input checked="" type="checkbox"/> your review and comment | <input type="checkbox"/> as approved by _____ |
| <input type="checkbox"/> by messenger | <input type="checkbox"/> change order | <input type="checkbox"/> your file/use | <input type="checkbox"/> as submitted for approval to |
| <input type="checkbox"/> overnight | <input type="checkbox"/> shop drawings | <input type="checkbox"/> revision and resubmission | <input type="checkbox"/> please acknowledge receipt of enclosures |
| <input checked="" type="checkbox"/> hand delivery | <input type="checkbox"/> reproducibles | <input type="checkbox"/> distribution | <input type="checkbox"/> return enclosures to us |
| <input type="checkbox"/> by pick up | <input type="checkbox"/> disk | | |

| Copies | Date | Number | Description |
|--------|------|--------|--|
| 2 | | | DPWES Determination Application (Fee Exempt) |
| 2 | | | VSMP & DPDES General Permit |
| 2 | | | Fairfax County DPWES-LDS Letter Dated 09/02/2014 |
| | | | |

Comments: _____

SEAL: (if sealed mylars or sealed digital drawings enclosed)

If enclosures are not as noted, kindly notify us at once. Signed Scott Levit

Received By: _____

NOTICE: The information and digital files contained in this transmittal is VIKA's internal property and has been prepared by VIKA solely for use by its staff and VIKA's clients based on the terms of the contract. It is provided herewith for information only and is not to be relied up by any parties other than VIKA's staff, employees and clients. Any reliance thereupon by any party other than VIKA's staff, employees and clients shall be at that user's sole risk, and said user by choosing to rely upon this information agrees that it accepts full responsibility for all work related thereto and agrees to indemnify and hold VIKA harmless from any and all liability arising from or relating to its use of, or reliance upon said information. The party, including VIKA's client, receiving this information is responsible for requesting any updated or future information about or versions of this information prior to considering it final. No update notification will be sent by VIKA without a written request. If any attached mylar or electronic document is sealed, copies of the original documents as designed by the professional have been retained by VIKA and VIKA shall not assume responsibility for any subsequent changes to the reproducible original documents. By using the enclosed information, the addressee hereby agrees to the terms and conditions listed in this transmittal.



County of Fairfax, Virginia

MEMORANDUM

DATE: December 12, 2014

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

FROM: Michael A Davis, Acting Section Chief
Site Analysis Section
Department of Transportation

SUBJECT: Transportation Impact

REFERENCE: SEA 92-D-002-02; Lewinsville Center
Land Identification Map: 30-3 ((01))-0042

Transmitted herewith are the comments of the Fairfax County Department of Transportation (FCDOT) with respect to the referenced application. These comments are based on the plans dated December 1, 2014.

The proposed application will replace the existing assisted living and independent living use with a senior center, adult day-care and child care facilities. The applicant has been responsive in addressing staff's concerns. One outstanding issue remains. Staff initially proposed that the trail along Great Falls Street frontage be expanded to a 10 foot wide trail. The applicant made this change on their latest submission but upon hearing concern for the removal of trees along this same area, staff would like to see if the trail could be reduced to a 5' sidewalk that meets the existing sidewalks on both ends of the property and then set the curbs back 4 feet to accommodate a future bicycle lane along this stretch of frontage. This compromise might help with some tree preservation.

Otherwise, FCDOT does not have any outstanding issues with SEA 92-D-002-02.

MAD/JCH

MEMORANDUM

January 6, 2015

TO: Land Development

FROM: Traffic Engineering

CC: File

SUBJECT: Lewinsville Center - Operational Analysis

We have reviewed Operational Analysis, and had no comments on the analysis itself.

Under future conditions northern site access westbound approach operates during the AM and PM peak hours at LOS F and LOS E (existing conditions LOS F and LOS F) but delay and queues are decreased when compared to the existing condition. Proposed southern side entrance westbound approach operates at LOS E and LOS F during the AM and PM peak hours, but will allow better distribution than what currently exist on the site.



DEPARTMENT OF TRANSPORTATION

4975 Alliance Drive
Fairfax, VA 22030

Charlie Kilpatrick
COMMISSIONER

December 17, 2014

To: Ms. Barbara Berlin
Director, Zoning Evaluation Division

From: Noreen H. Maloney
Virginia Department of Transportation – Land Development Section

Subject: **SEA 94-D-002-2; Lewinsville Center**

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

This office has reviewed the subject application and offers the following comments.

- The Operational Analysis is currently under review for the proposed signage and striping along Great Falls Street.
- The proposed raised pork chop (if supported by VDOT Traffic Engineering) should be redesigned with a larger island to prohibit the inbound lefts. In addition, the lane widths should be 16' not 15'.
- Provide a typical section of the proposed sidewalk along Great Falls Street per the VDOT *Road Design Manual*. Of particular concern is the width of the buffer strip.
- Access Management Exceptions should be submitted after the Operational Analysis has been found acceptable by VDOT.



County of Fairfax, Virginia

MEMORANDUM

DATE: December 15, 2014

TO: Ms. Suzanne Wright, Staff Coordinator
Zoning Evaluation Division, DPZ

FROM: Craig Herwig, Urban Forester III
Forest Conservation Branch, DPWES

SUBJECT: Wesley Hamel Lewinsville; SEA 92-D-002-02

This review is based on a revised Special Exception Amendment Plat (SEA 94-D-002-2) stamped "Received, Department of Planning and Zoning December 2, 2014" and the comment response letter stamped "Received, Department of Planning and Zoning, December 1, 2014."

- 1. Comment:** The Applicant is requesting a Modification of the Transitional Screening and Barrier requirements on sheet C-2 and there is a note under the Transitional Screening No-2 Analysis on sheet C-16 that states a "Justification in the Statement of Justification."

Recommendation: As discussed during a meeting with Applicant's engineers on November 25, 2014 and under comment #2 in my memo dated November 14, 2014 the Applicant should provide one or more of the justifications found in ZO 13-305, Transitional Screening and Barrier Waivers and Modifications. Under the circumstances of this particular waiver/modification request, ZO 13-305.2 may be most appropriate.

- 2. Comment:** The Applicant is requesting a modification of the Tree Preservation Target on sheet C-2. A note on the modification states "see sheet C-17."

Recommendation: Table 12.10 on sheet C-16 appears to show that the tree preservation target for this site has been met (See line C-3). The Applicant should remove the request for a deviation to the tree preservation target from sheet C-2.

- 3. Comment:** Based on e-mail information provided to UFMD, it appears several existing trees associated with the trail improvements along Great Falls Street may be not be removed at this time.

Recommendation: While the Urban Forest Management Division welcomes the preservation of these trees for any length of time, the Applicant should understand these trees may not be used for 10-year tree canopy credits as they appear to be either in the VDOT right of way or within an easement.

Department of Public Works and Environmental Services
Urban Forest Management Division

12055 Government Center Parkway, Suite 518
Fairfax, Virginia 22035-5503
Phone 703-324-1770, TTY: 711, Fax: 703-653-9550
www.fairfaxcounty.gov/dpwes



- 4. Comment:** The Applicant is seeking a waiver of the barrier requirement along the southern property boundary in favor of the 6-foot high chain link fence.

Recommendation: After further consideration, the Urban Forest Management Division would favor a 6-foot high board on board fence as identified in the Illustrative Fence Section Detail shown on sheet C-17 over the existing 6-foot high chain link fence. The Applicant should amend the request to waive the barrier requirements along the southern property boundary on sheet C-2 and C-16.

Please feel free to contact me at 703-324-1770 if you have any further questions or concerns.

CSH/

UFMDID #: 197722

cc: DPZ File





FAIRFAX COUNTY PARK AUTHORITY



M E M O R A N D U M

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

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

DATE: November 14, 2014

SUBJECT: SEA 94-D-002-02, Lewinsville Center, REVISED
Tax Map Number: 30-3 ((1)) 42

BACKGROUND

The comments included with this memo are intended to replace comments previously submitted by the Park Authority in a memo dated September 30, 2014. Park Authority staff has reviewed the proposed Development Plan dated August 8, 2014, as revised through October 30, 2014, for the above referenced application. The Development Plan seeks to amend the existing Special Exception Amendment, which permits child daycare, adult daycare, a senior center, assisted living units, and independent living facility. The assisted living units, which were never constructed, are proposed to be replaced by independent living units. The subject property also contains one diamond field and one rectangle field, scheduled for community use through Neighborhood and Community Services, as well as several pieces of playground equipment.

COMPREHENSIVE PLAN GUIDANCE

The County Comprehensive Plan includes both general and specific guidance regarding parks and resources. The Policy Plan describes the need to mitigate adverse impacts to park and recreation facilities caused by growth and development; it also offers a variety of ways to offset those impacts, including contributions, land dedication, development of facilities, and others (Parks and Recreation, Objective 6, p.8).

ANALYSIS AND RECOMMENDATIONS

Park Needs:

Using adopted service level standards, staff has identified a need for athletic fields in this area, especially rectangle and softball fields, basketball courts, dog parks, and neighborhood skateparks. Existing nearby parks (Lewinsville Park, Westgate Park, McLean Knolls Park) meet only a portion of the demand for parkland and active recreation facilities generated by residential development in the McLean area.

The subject property currently supports a rectangle field and 60' diamond field for community use in addition to the daycare and senior centers. The proposed development reflects the loss of the diamond field and constrains the size of the rectangle field so that it can only support U-13 play (play area dimensions are 150' by 300', and should include **15' overruns on all sides**). The plan also reflects removal of the existing play equipment and as well as the deletion of the playground as shown on the previous submission.

Analysis:

The programmatic elements of the independent living facility, day care facilities, and senior center are compressing the site area previously devoted to active recreation. From the Park Authority's perspective, it would be beneficial to retain the athletic fields in an area that displays significant demand for these features with few, if any, possibilities to relocate these features elsewhere in the area.

If these elements cannot be retained, there should be a strong emphasis on providing alternate active recreation features to serve the community. Play equipment or a well-designed nature play area should be included to replace the equipment that is planned to be removed. The McLean Planning District has an unmet need for basketball courts. More creative or inventive solutions could reintroduce active elements for the community within the limited space available such as sculptural climbing features, fitness stations for adults, or a small, neighborhood skate spot. Some concept images are included with this memo to possibly spark some discussion of the possibilities.

Trails:

The applicant has proposed to construct a 10' wide shared-use trail along Great Falls Street which is in keeping with the recommendation shown on the Comprehensive Plan Trails Map. The internal trail loop around the athletic field from the previous submission has been deleted; however, a pedestrian connection to Evers Drive has been added.

Analysis:

The addition of the trail connection to Evers Drive will be of great benefit to current and future residents of the independent living facility and, potentially, to the daycare facilities as well. This connection provides the option for a variety of comfortable stroll lengths through the community as well as access to Lewinsville Park, located approximately 500' from the site, directly at the end of Nathaniel Lane. This additional connection provides a greater value to residents than the previous internal walkway.

SUMMARY OF RECOMMENDATIONS

This section summarizes the recommendations included in the preceding analysis section.

- Provide the minimum required 15' overrun areas on all sides of the athletic field;
- Provide alternative active recreation features to serve the general community to mitigate the loss of the existing diamond field and play equipment.

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

FCPA Reviewer: Gayle Hooper
DPZ Coordinator: Suzanne Wright

Copy: Cindy Walsh, Director, Resource Management Division
Suzanne Wright, DPZ Coordinator
Chron File
File Copy

Attachment



FAIRFAX COUNTY PARK AUTHORITY



M E M O R A N D U M

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

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

DATE: December 16, 2014

SUBJECT: SEA 94-D-002-02, Lewinsville Center, ADDENDUM
Tax Map Number: 30-3 ((1)) 42

BACKGROUND

The comments included with this memo are intended to supplement comments previously submitted by the Park Authority in a memo dated November 14, 2014 related to the proposed Development Plan dated August 8, 2014, as revised through December 1, 2014, for the above referenced application. The Development Plan seeks to amend the existing Special Exception Amendment, which permits child daycare, adult daycare, a senior center, assisted living units, and independent living facility.

ATHLETIC FIELD CONSTRUCTION

The proposed development plan reflects the construction of a U-13-sized rectangle field as part of the larger replanning of the Lewinsville Center. It should be noted that athletic fields managed by the Park Authority typically have fencing placed outside the overrun area at both ends of the field. The fencing is 20' in height and 80' long centered behind the goal area. The remaining length to the corners of the field is fenced at a 10' height. The proximity of the stormwater management area to the western edge of the field indicates that this fencing will be critical to keep balls, and therefore athletes, out of the stormwater facility.

Additionally, the proximity of the field to the parking area also indicates that fencing should be provided along the north edge of the field as well. A *minimum* 6' high fence, with gated access for players, will help deter balls from rolling into the parking lot. Fencing will also help minimize errant balls from striking other pedestrians in the area or people simply going to and from their cars.

The proximity of the athletic field to the adjacent single family homes may ultimately warrant fencing on the southern side of the field as well to keep balls out of private property.

FCPA Reviewer: Gayle Hooper
DPZ Coordinator: Suzanne Wright

Copy: Cindy Walsh, Director, Resource Management Division
Suzanne Wright, DPZ Coordinator
Chron File
File Copy

\\s51b204\planning\Park Planning\Development Plan Review\DPZ Applications\SEA\1994\SEA
94-D-002-02\SEA 94-D-02-2 (2) ADDENDUM - FCPA COMMENT.docx



County of Fairfax, Virginia

DATE: September 10, 2014

TO: Suzanne Wright
Zoning Evaluation Division
Department of Planning and Zoning

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

SUBJECT: Special Exception Application Analysis

REFERENCE: Application No. SEA 94-D-002-02 (Wesley Hamel Lewinsville LLC)

After reviewing the application, the Health Department has no additional comments to make regarding the application. Plans must be submitted for review by the applicant regarding all required Health Department codes and regulations regarding Adult Day Care as well as Child Care facilities which are a part of this proposed application.

Fairfax County Health Department
Division of Environmental Health
Technical Review and Information Resources
10777 Main Street, Suite 102, Fairfax, VA 22030
Phone: 703-246-2510 TTY: 711 Fax: 703-278-8156
www.fairfaxcounty.gov/hd



Fairfax Water

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

**PLANNING & ENGINEERING
DIVISION**

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

December 31, 2014

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

Re: SEA 94-D-002-02
Lewinsville Center
Tax Map: 30-3

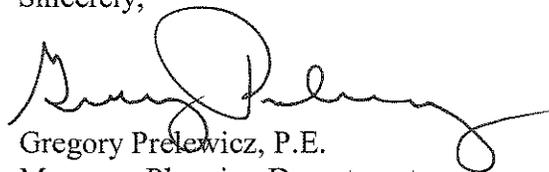
Dear Ms. Berlin:

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

1. The property can be served by Fairfax Water.
2. Adequate domestic water service is available at the site from existing 10-inch water main located in Great Falls Street and 8-inch water main located in Evers Drive. See the enclosed water system map.
3. Depending upon the configuration of any proposed on-site water mains, additional water main extensions may be necessary to satisfy fire flow requirements and accommodate water quality concerns.

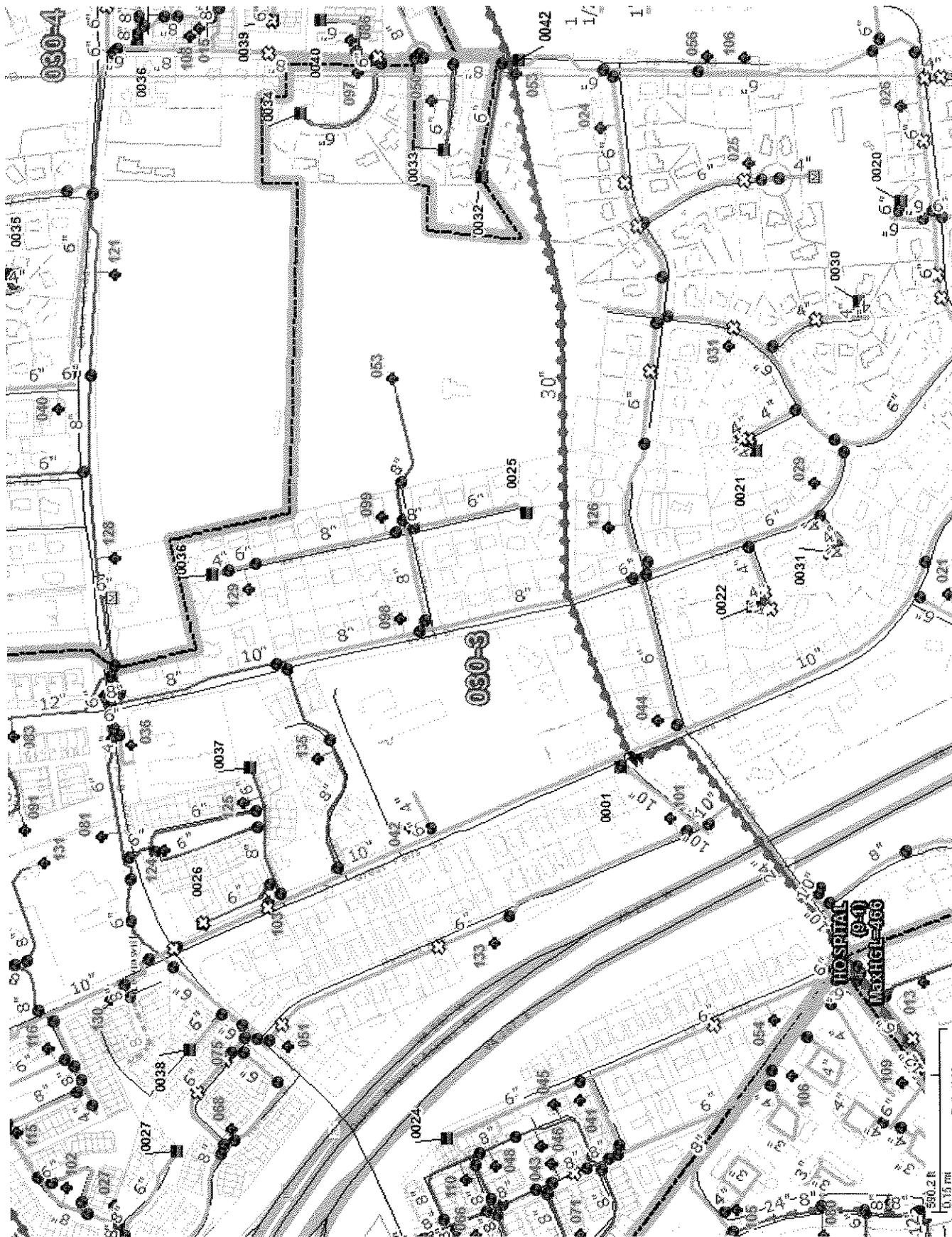
If you have any questions regarding this information please contact Ross Stilling, P.E., Chief, Site Plan Review at (703) 289-6385.

Sincerely,



Gregory Prelewicz, P.E.
Manager, Planning Department

Enclosure



(note: scalebar is approximate)



COUNTY OF FAIRFAX
Department of Planning and Zoning
Zoning Evaluation Division
 12055 Government Center Parkway, Suite 801
 Fairfax, VA 22035 (703) 324-1290, TTY 711
www.fairfaxcounty.gov/dpz/zoning/applications

APPLICATION No: SEA 94-D-002-02
 (Staff will assign)

RECEIVED
 Department of Planning & Zoning

AUG 08 2014

Zoning Evaluation Division

APPLICATION FOR A SPECIAL EXCEPTION
 (PLEASE TYPE or PRINT IN BLACK INK)

| | |
|--|--|
| APPLICANT | NAME Wesley Hamel Lewinsville LLC |
| | MAILING ADDRESS 5515 Cherokee Avenue, Suite 200 Alexandria, VA 22312 |
| | PHONE HOME () WORK (703) 642-3830 |
| | PHONE MOBILE () |
| PROPERTY INFORMATION | PROPERTY ADDRESS 1609 Great Falls Street McLean, VA 22101 |
| | TAX MAP NO. 30-3 ((1)) 42 SIZE (ACRES/SQ FT) 8.66 acres/377,130 sq. ft. |
| | ZONING DISTRICT R-3 MAGISTERIAL DISTRICT Dranesville |
| | PROPOSED ZONING IF CONCURRENT WITH REZONING APPLICATION: N/A |
| SPECIAL EXCEPTION REQUEST INFORMATION | ZONING ORDINANCE SECTION 9-311 |
| | PROPOSED USE Alternate Use of Public Facilities |
| AGENT/CONTACT INFORMATION | NAME G. Evan Pritchard |
| | MAILING ADDRESS Walsh, Colucci, Lubeley & Walsh, PC 2200 Clarendon Boulevard, Suite 1300 Arlington, VA 22201 (gepritchard@thelandlawyers.com) |
| | PHONE HOME () WORK (703) 528-4700 |
| | PHONE MOBILE () |
| MAILING | Send all correspondence to (check one): <input type="checkbox"/> Applicant -or- <input checked="" type="checkbox"/> Agent/Contact |
| <p>The name(s) and addresses of owner(s) of record shall be provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representatives on official business to enter the subject property as necessary to process the application.</p> <p>G. Evan Pritchard, Esquire/Agent</p> | |
| TYPE/PRINT NAME OF APPLICANT/AGENT | SIGNATURE OF APPLICANT/AGENT |

DO NOT WRITE IN THIS SPACE

Deborah Lesko

SEA 2014-0411

Date Application accepted: August 28, 2014

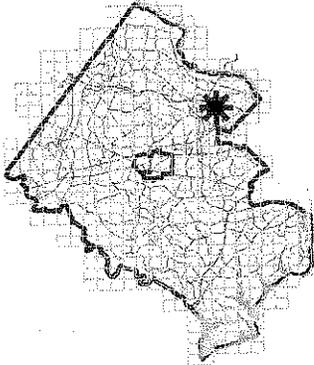
Application Fee Paid: \$ 16,375.00

Special Exception Amendment

SEA 94-D-002-02

Applicant:
Accepted:
Proposed:

WESLEY HAMEL LEWINSVILLE LLC
08/28/2014
AMEND SEA 94-D-002 PREVIOUSLY APPROVED
FOR ASSISTED LIVING FACILITY TO
PERMIT MODIFICATIONS TO SITE AND
DEVELOPMENT CONDITIONS



Area:

8.66 AC OF LAND; DISTRICT - DRANESVILLE

Zoning Dist Sect: 03-0304

Located:

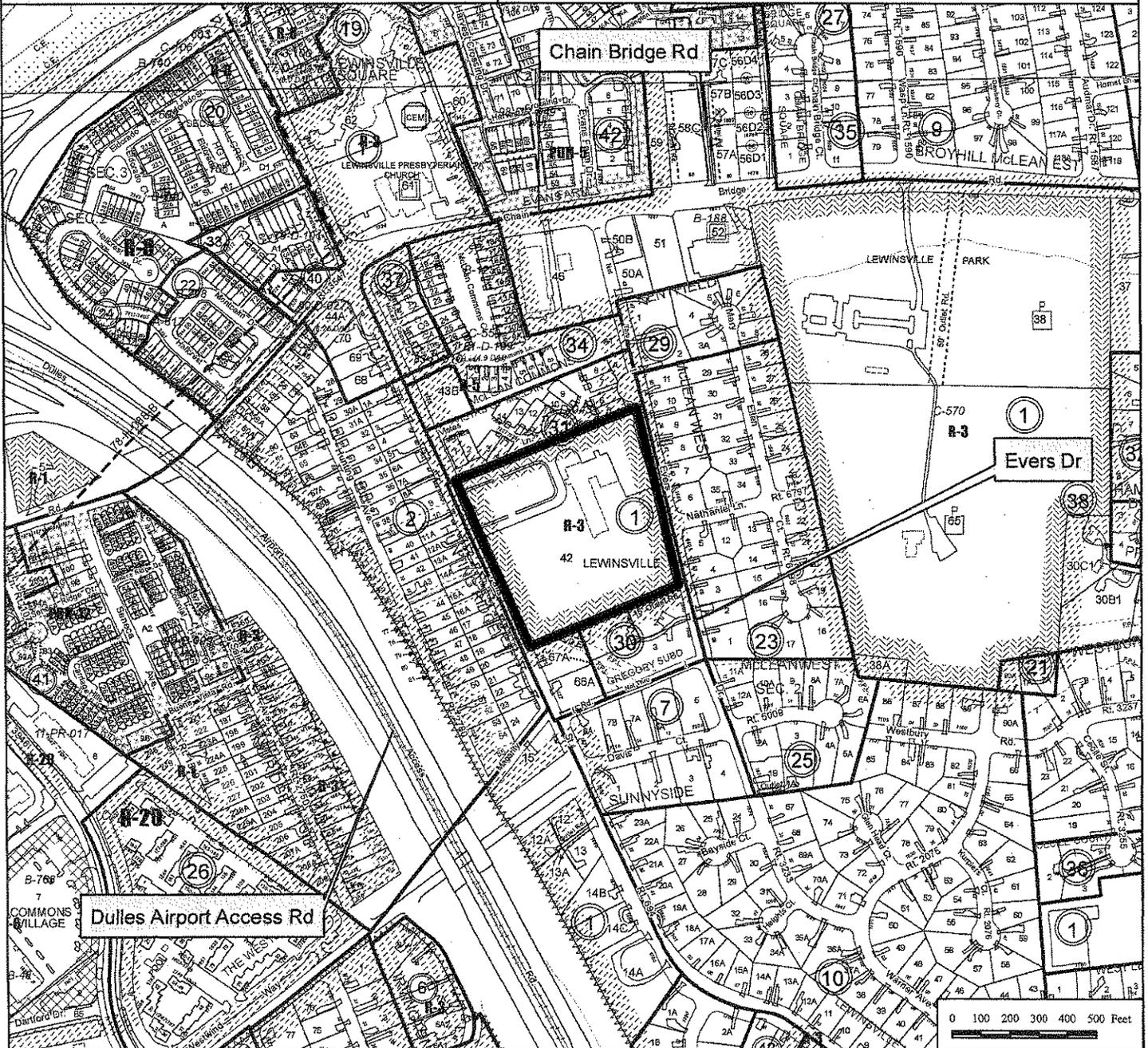
1609 GREAT FALLS STREET, MCLEAN, VA 22101

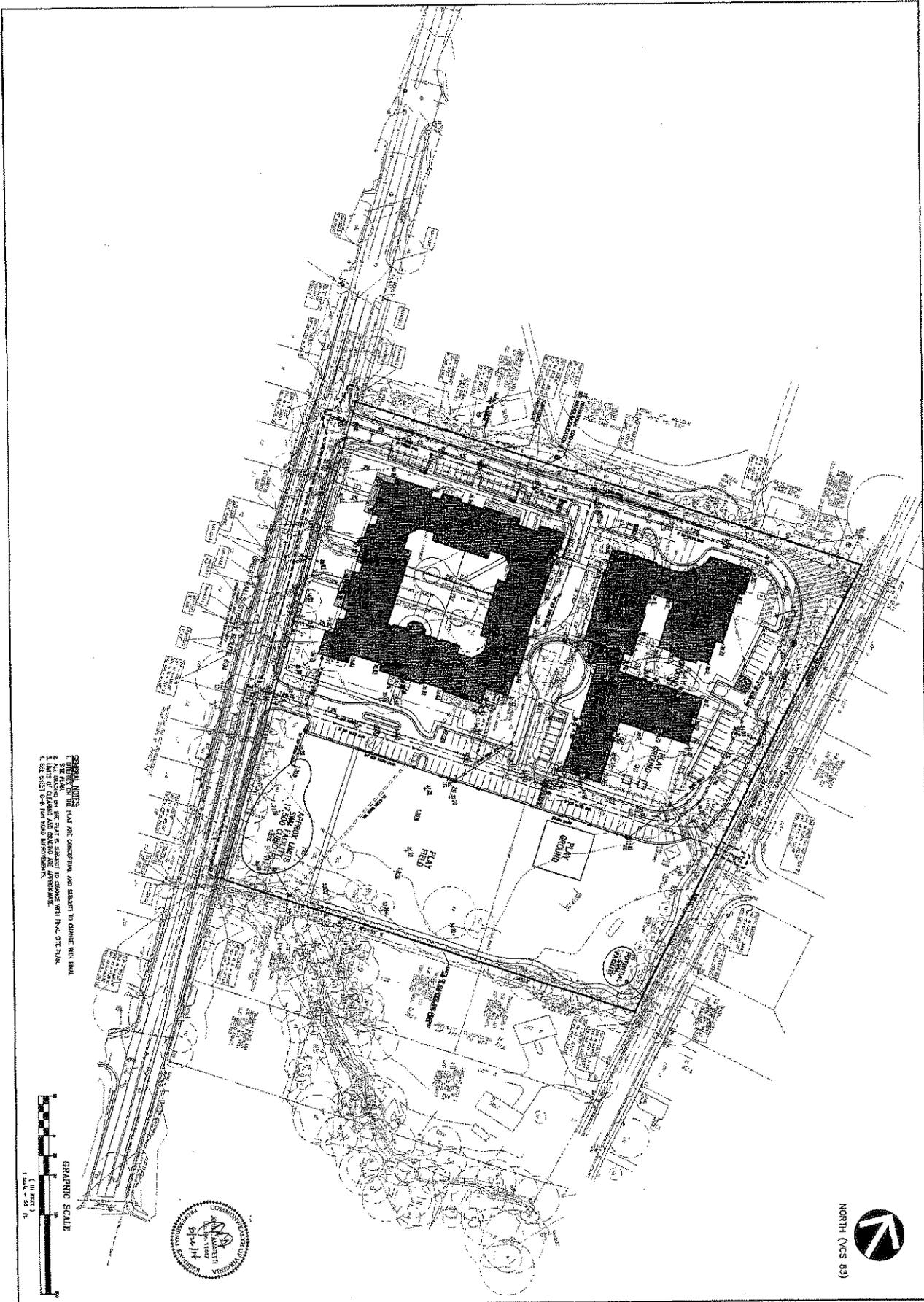
Zoning: R-3

Plan Area: 2,

Overlay Dist:

Map Ref Num: 030-3- /01/ /0042





GENERAL NOTES
 1. UTILITY OF THE PLAN FOR CONCEPTUAL AND SELECT TO CONFORM WITH IAW
 2. ALL WORKING ON THE PLAN IS SUBJECT TO CHANGE WITH FINAL SITE PLAN.
 3. SEE SHEET C-6 FOR ADDITIONAL INFORMATION.



| | |
|-----------------------------|----------------|
| DATE: 07-25-2014 | TIME: 12:42 PM |
| PROJECT: LEWINSVILLE CENTER | SHEET NO: C-7 |
| SCALE: 1"=50' | |
| PROJECT FILE NO: 1307 | |
| DRAWN BY: J. SMITH | |
| CHECKED BY: J. SMITH | |
| DATE: 07-25-2014 | |

CONCEPT UTILITY PLAN

LEWINSVILLE CENTER

DRANESVILLE DISTRICT
 FAIRFAX COUNTY, VIRGINIA



VIVA INCORPORATED
 20251 CENTURY WOODFORD SUITE # 200 GAITHERSBURG, MD 20878
 12015 WOODFORD WALK GAITHERSBURG, MD
 GAITHERSBURG, MD 20878 FAX, VA

FAIRFAX COUNTY ZONING ORDINANCE

- (7) Include the addition of any building or additions to buildings except that accessory structures clearly subordinate to the use, and minor additions to buildings may be permitted, provided that:
 - (a) the sum total of all such structures or additions shall not exceed the greater of 500 square feet of gross floor area, or five (5) percent of the approved gross floor area up to a maximum of 2500 square feet of gross floor area; and
 - (b) the maximum permitted FAR for the zoning district shall not be exceeded.
- C. For all approved special exception uses, any request for an addition shall require the provision of written notice by the requester in accordance with the following:
 - (1) the notice shall include the letter of request with all attachments as submitted to the Zoning Administrator, a statement that the request has been submitted, and where to call for additional information; and
 - (2) the notice shall be sent to the last known address of the owners, as shown in the real estate assessment files of the Department of Tax Administration, of all property abutting and across the street from the site, or portion thereof, which is the subject of the request, and shall be delivered by hand or sent by certified mail, return receipt requested.

The request for an addition submitted to the Zoning Administrator shall include: an affidavit from the requester affirming that the required notice has been provided in accordance with the above; the date that the notice was delivered or sent; the names and addresses of all persons notified; and the Tax Map references for all parcels notified. No request for an addition shall be considered by the Zoning Administrator unless the affidavit has been provided in accordance with this paragraph.

When it is determined by the Zoning Administrator that a modification is not in substantial conformance with the approved special exception, such modification shall require the approval of an amendment to the special exception in accordance with Sect. 014 below or a new special exception.

9-005 Establishment of Categories

For purposes of applying specific conditions upon certain types of special exception uses, and for allowing special exception uses to be established only in those zoning districts which are appropriate areas for such uses, all special exception uses are divided into categories of associated or related uses, as hereinafter set forth in this Article 9.

9-006 General Standards

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

SPECIAL EXCEPTIONS

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

9-007

Conditions and Restrictions

In addition to those standards set forth in this Article, the Board, in approving a special exception, may impose such conditions and restrictions upon the proposed use as it may deem necessary in the public interest to secure compliance with the provisions of this Ordinance and to protect the viability of the implementation of the adopted comprehensive plan. Such conditions or restrictions may include but need not be limited to a time limitation on the length of the exception in accordance with the provisions of Sect. 008 below and may require the posting of a guarantee or bond in a reasonable amount by the applicant.

9-008

Time Limitations, Extensions, Renewals

In addition to the time limits set forth in this Article, the Board may require, as a condition of the approval of any special exception, that it shall be approved for a specified period of time; that it may be subsequently extended for a designated period by the Zoning Administrator; or that it

SPECIAL EXCEPTIONS

3. All applications for medical care facilities shall be filed at the same time as the application for a State Medical Facilities Certificate of Public Need. The application for the special exception shall be referred to the Health Care Advisory Board for a recommendation and report, which shall be developed in accordance with the provisions of Par. 1 and Par. 2 of Sect. 308 below and furnished to the Planning Commission and Board of Supervisors.

9-304 Standards for all Category 3 Uses

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

1. For public uses, it shall be concluded that the proposed location of the special exception use is necessary for the rendering of efficient governmental services to residents of properties within the general area of the location.
2. Except as may be qualified in the following Sections, all uses shall comply with the lot size requirements of the zoning district in which located.
3. Except as may be qualified in the following Sections, all uses shall comply with the bulk regulations of the zoning district in which located; however, subject to the provisions of Sect. 9-607, the maximum building height for a Category 3 use may be increased.
4. All uses shall comply with the performance standards specified for the zoning district in which located, including the submission of a sports illumination plan as may be required by Part 9 of Article 14.
5. Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans.

9-305 Additional Standards for Conference Centers and Retreat Houses

1. No building shall be located closer than 45 feet to any street line or closer than 100 feet to any lot line which abuts an R-A through R-4 District.

9-306 Additional Standards for Independent Living Facilities

1. Housing and general care shall be provided only for persons who are sixty-two (62) years of age or over, couples where either the husband or wife is sixty-two (62) years of age or over and/or persons with handicaps (disabilities), as defined in the Federal Fair Housing Act Amendments of 1988, who are eighteen (18) years of age or older and with a spouse, if any. In addition, any dwelling unit within the facility may include a live-in aide. For the purposes of this Section, a live-in aide is any person who meets the definition set forth in the U.S. Department of Housing and Urban Development (HUD) regulations, Article 24, of the Code of Federal Regulations, Section CFR 5.403 and 982.316, and is further subject to Public and Indian Housing Notices PIH 2008-20 and 2009-22, and any future applicable notices issued by HUD.

An independent living facility may also provide for a resident care provider(s), subject to the provisions of this Section. A resident care provider is any person who lives in a

FAIRFAX COUNTY ZONING ORDINANCE

separate dwelling unit within the independent living facility, who provides services that are determined to be essential to the care and well-being of one or more elderly or disabled persons living within the same facility and is further subject to the provisions of this Section.

The owner/manager of the facility shall be responsible for ensuring compliance with this occupancy criterion and shall, upon specific request by the Zoning Administrator, provide a copy of the document(s) used to verify occupancy qualifications of residents, live-in aides, and/or care providers.

2. The Board specifically shall find that applications under this Section adequately and satisfactorily take into account the needs of elderly persons and/or persons with handicaps (disabilities) for transportation, shopping, health, recreational and other similar such facilities and shall consider any specific facility maintenance and operating requirements to ensure that the facility meets the needs of the residents and is compatible with the neighborhood. The Board shall impose such reasonable conditions upon any exception granted as may be necessary or expedient to insure provisions of such facilities.
3. The Board shall find that such development shall be compatible with the surrounding neighborhood, shall not adversely affect the health or safety of persons residing or working in the neighborhood of the proposed use and shall not be detrimental to the public welfare or injurious to property or improvements in the neighborhood.
4. To assist in assessing whether the overall intensity of the proposed use is consistent with the scale of the surrounding neighborhood, the total gross floor area, including the dwelling unit area and all non-dwelling unit areas, the floor area ratio and the number of dwelling units shall be shown on the plat submitted with the application.
5. No such use shall be established except on a parcel of land fronting on, and with direct access to, a collector street or major thoroughfare.
6. The density of such use shall be based upon the density of the land use recommendation set forth in the adopted comprehensive plan and as further modified by the corresponding multiplier and open space requirements set forth in the schedule provided below. Where the adopted comprehensive plan does not specify a density range in terms of dwelling units per acre, the density range shall be determined in accordance with Sect. 2-804. A minimum of fifteen (15) percent of the total number of dwelling units shall be Affordable Dwelling Units (ADUs). When 100 percent of the dwelling units are ADUs, the total number of units should be calculated using the high end of the residential density range as set forth in the adopted comprehensive plan plus the addition of a twenty (20) percent density bonus. All ADUs shall be administered in accordance with the provisions of Part 8 of Article 2. When not less than seventy (70) percent of the dwelling units are to be provided for those residents whose annual household income is not more than fifty (50) percent of the median income for the Washington Metropolitan Statistical Area (WMSA) and not more than thirty (30) percent of the dwelling units are provided for residents whose annual income is not more than seventy (70) percent of the median income for the WMSA, Part 8 of Article 2 shall not be applicable and the total number of units may be calculated using the high

SPECIAL EXCEPTIONS

end of the residential density range, as set forth in the adopted comprehensive plan, plus the addition of a twenty-five (25) percent density bonus.

| Comprehensive Plan Residential Density | Maximum Number of Units Per Acre* | Required Open Space |
|---|---|----------------------------|
| 0.2 unit per acre | not to exceed 5 times unit per acre | 75% |
| 0.5 unit per acre | " 4 times unit(s) per acre | 70% |
| 1 unit per acre | " " | 65% |
| 2 units per acre | " " | 60% |
| 3 units per acre | " " | 55% |
| 4 units per acre | " " | 50% |
| 5 units per acre | " " | 35% |
| 8 units per acre | " " | 25% |
| 12 units per acre or more | " " | 35% |
| PRC District | In accordance with an approved Development Plan | |

*Excluding nursing facilities and assisted living facilities

7. Independent living facilities may include assisted living facilities and skilled nursing facilities designed solely for the residents as an accessory use.
8. All facilities of the development shall be solely for the use of the residents, employees and invited guests, but not for the general public.
9. In residential districts, the maximum building height shall be 50 feet, except that the maximum building height shall be 35 feet when the structure is designed to look like a single family detached dwelling and utilizes the applicable residential district minimum yard requirements, as set forth below, subject to further limitations by the Board to ensure neighborhood compatibility. For independent living facilities in commercial districts the maximum building height shall be as set forth in the district in which they are located.
10. For independent living units that are located in a structure designed to look like a single family detached dwelling unit and is located in the R-E through R-8 Districts, the Board may permit compliance with the applicable single family detached minimum yard requirements of the zoning district in which located. For independent living facilities located in any other structure or district, the minimum front, side and rear yard requirements shall be as follows:
 - A. Where the yard abuts or is across a street from an area adopted in the comprehensive plan for 0.2 to 8 dwelling units per acre - 50 feet.
 - B. Where the yard abuts or is across a street from an area adopted in the comprehensive plan for a residential use having a density greater than 8 dwelling units per acre or any commercial, office or industrial use - 30 feet.

FAIRFAX COUNTY ZONING ORDINANCE

In any event, the Board may modify such yard requirements to ensure compatibility with the surrounding neighborhood.

11. Transitional screening shall be provided in accordance with the provisions of Article 13, and for the purpose of that Article, an independent living facility shall be deemed a multiple family dwelling.
12. The provisions of Par. 6 above shall not be applicable to proffered rezoning and approved special exception applications or amendments thereto approved prior to May 20, 2003 or for special exception applications approved prior to May 20, 2003 for which a request for additional time to commence construction is subsequently requested in accordance with Sect. 9-015. Additionally, Par. 6 above shall not be applicable, unless requested by the applicant to rezoning and special exception amendment applications filed on or after May 20, 2003, which propose no increase in density over the previously approved density.
13. Live-in aides, as defined in Par. 1 above, shall not be subject to the income limitations and/or the age/disability occupancy requirements set forth in this Section. For the purposes of this Section, the "annual household income" shall not include the income of any live-in aide when determining the eligibility of the qualified resident.
14. Resident care providers, as defined in Par. 1 above, may be provided in independent living facilities located in single family attached units or multiple family dwelling unit buildings, limited to not more than twenty-five (25) percent of the total number of dwelling units within the facility. Such resident care providers shall not be subject to the income limitations and/or age/disability occupancy requirements set forth in this Section; however, rental occupancy shall be limited to a maximum six (6) month term, subject to renewal for additional six (6) month maximum terms upon confirmation that the care provider continues to provide services to the primary resident(s) of the development. At such time that it is determined that an individual is no longer providing care services to a resident, such individual shall vacate the rental unit at the end of the lease term.
15. For independent living facilities for low income tenants in which not less than seventy (70) percent of the dwelling units are to be provided for those residents whose annual household income is not more than fifty (50) percent of the median income for the Washington Metropolitan Statistical Area (WMSA) and not more than thirty (30) percent of the dwelling units are provided for residents whose annual income is not more than seventy (70) percent of the median income for the WMSA, the following additional standards shall also apply:
 - A. All occupancy shall be on a rental basis only. Maximum rental prices shall be established in accordance with the following formula, based on the appropriate median income for the WMSA. The base figure shall be adjusted by the following factors for different dwelling unit sizes based on bedroom count:

| Number of Bedrooms | Adjustment Factor |
|--------------------------------|-------------------|
| 0 bedrooms (efficiency/studio) | 70% |
| 1 bedroom | 85% |

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

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

9-309

Additional Standards for Child Care Centers and Nursery Schools

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

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

- A. That area not covered by buildings or required off-street parking spaces.
 - B. That area outside the limits of the required front yard.
 - C. Only that area which is developable for active outdoor recreation purposes.
 - D. An area which occupies no more than eighty (80) percent of the combined total areas of the required rear and side yards.
2. In addition to complying with the minimum lot size requirements of the zoning district in which located, the minimum lot area of a private school of special education shall be based upon a determination made by the Board; provided, however, that the proposed use conforms with the provisions set forth in Sect. 304 above.
 3. All private schools shall be subject to the provisions set forth in Par. 2 and 3 of Sect. 309 above. If applicable, such uses shall also be subject to the regulations of Chapter 30 of The Code or Title 63.2, Chapter 17 of the Code of Virginia.

9-311 Additional Standards for Alternate Use of Public Facilities

The Board may approve a special exception to allow alternate uses of County public facilities which have space temporarily in excess of current needs, but only in accordance with the following conditions:

1. Proposed uses shall be limited to those uses allowed by special permit or special exception in the zoning district in which the public facility is located except as may be precluded by the additional standards for a particular use.
2. Uses located within existing structures shall not have to comply with the minimum lot size requirements or bulk regulations set forth for the zoning district in which located.
3. All uses shall comply with the off-street parking requirements of Article 11.
4. Signs as may be permitted in accordance with the provisions of Par. 2M of Sect. 12-208 shall be limited to one building-mounted and one freestanding sign for all alternate uses in a given public facility.
5. The Board shall determine that the proposed uses, if located in a residential district, shall not adversely impact the adjoining residential community in terms of traffic, vehicular access, parking, lighting, signs, and outside storage, length and intensity of outside activity, or general visual or noise impact. To this end, the additional standards set forth for particular proposed uses shall be used as a guide in considering all proposed uses.

9-312 Additional Standards for Dormitories, Fraternity/Sorority Houses, Rooming/Boarding Houses or Other Residence Halls

GLOSSARY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Abbreviations Commonly Used in Staff Reports

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