APPLICATION ACCEPTED: April 6, 2015
PLANNING COMMISSION: October 21, 2015
BOARD OF SUPERVISORS: Not yet scheduled

County of Fairfax, Virginia

October 6, 2015

STAFF REPORT

APPLICATION SE 2015-HM-013

HUNTER MILL DISTRICT

APPLICANT:	Singh Properties II, LLC
ZONING:	R-1(Residential, 1 du/ac)
PARCEL:	12-3 ((1)) 4
SITE AREA:	23.8 acres
PLAN MAP:	Residential 0.5-1 du/ac; Private Open Space
SE CATEGORY:	Category 3 – Quasi-Public Uses (Medical Care Facility)
PROPOSAL:	To permit a 155,150-square foot medical care facility

STAFF RECOMMENDATIONS:

Staff recommends approval of SE 2015-HM-013, subject to the proposed development conditions set forth in Appendix 1.

Staff recommends approval of the modifications of the transitional screening and barrier requirements of Sects. 13-303 and 304 of the Zoning Ordinance, in favor of the landscaping and barriers shown on the Special Exception Plat.

Carmen Bishop, AICP

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

Staff recommends approval of a waiver of the service drive requirement of Sect. 17-201 of the Zoning Ordinance along Leesburg Pike.

Staff recommends approval of an increase in the wall height above seven feet pursuant to Sect. 10-104(3)(H) of the Zoning Ordinance to permit the walls as shown on the Special Exception Plat.

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

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

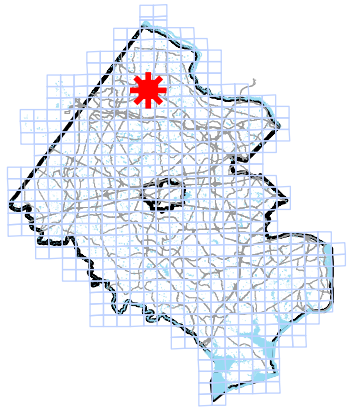
It should be noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Supervisors.

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.

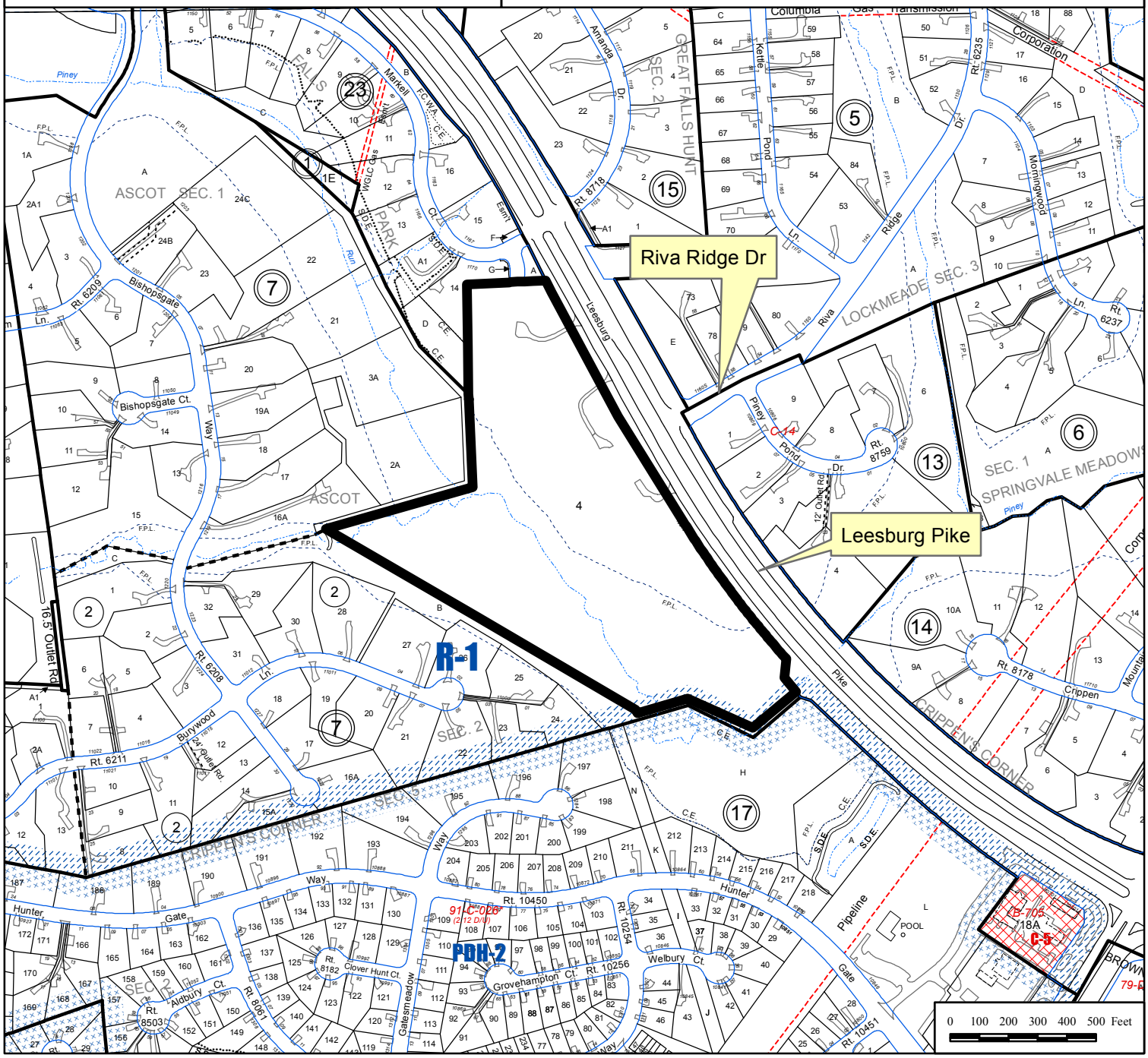
Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Special Exception

SE 2015-HM-013



Applicant:	SINGH PROPERTIES II, LLC
Accepted:	04/06/2015
Proposed:	MEDICAL CARE FACILITY
Area:	23.81 AC OF LAND; DISTRICT - HUNTER MILL
Zoning Dist Sect:	03-0104
Located:	10819 LEESBURG PIKE, RESTON, VA 20194
Zoning:	R- 1
Plan Area:	3,
Overlay Dist:	
Map Ref Num:	012-3- /01/ /0004



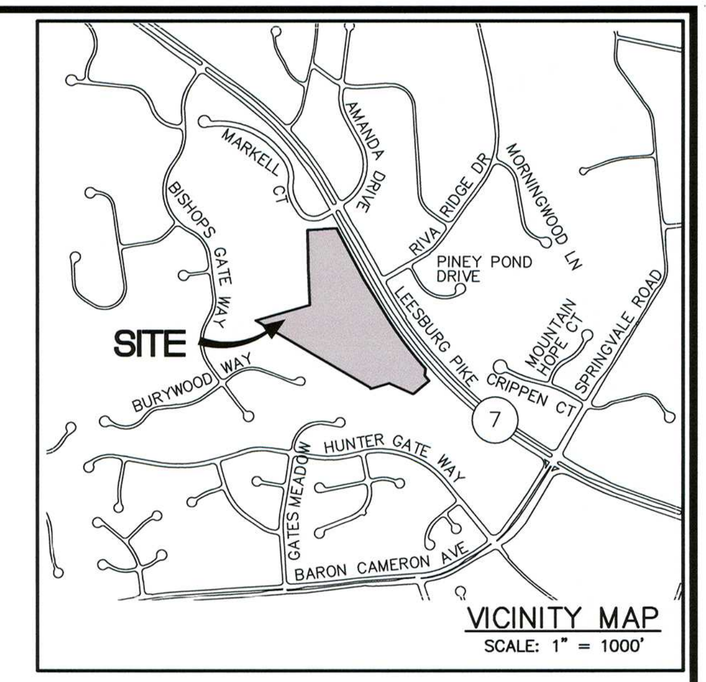
WALTONWOOD RESTON

10819 LEESBURG PIKE

HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA

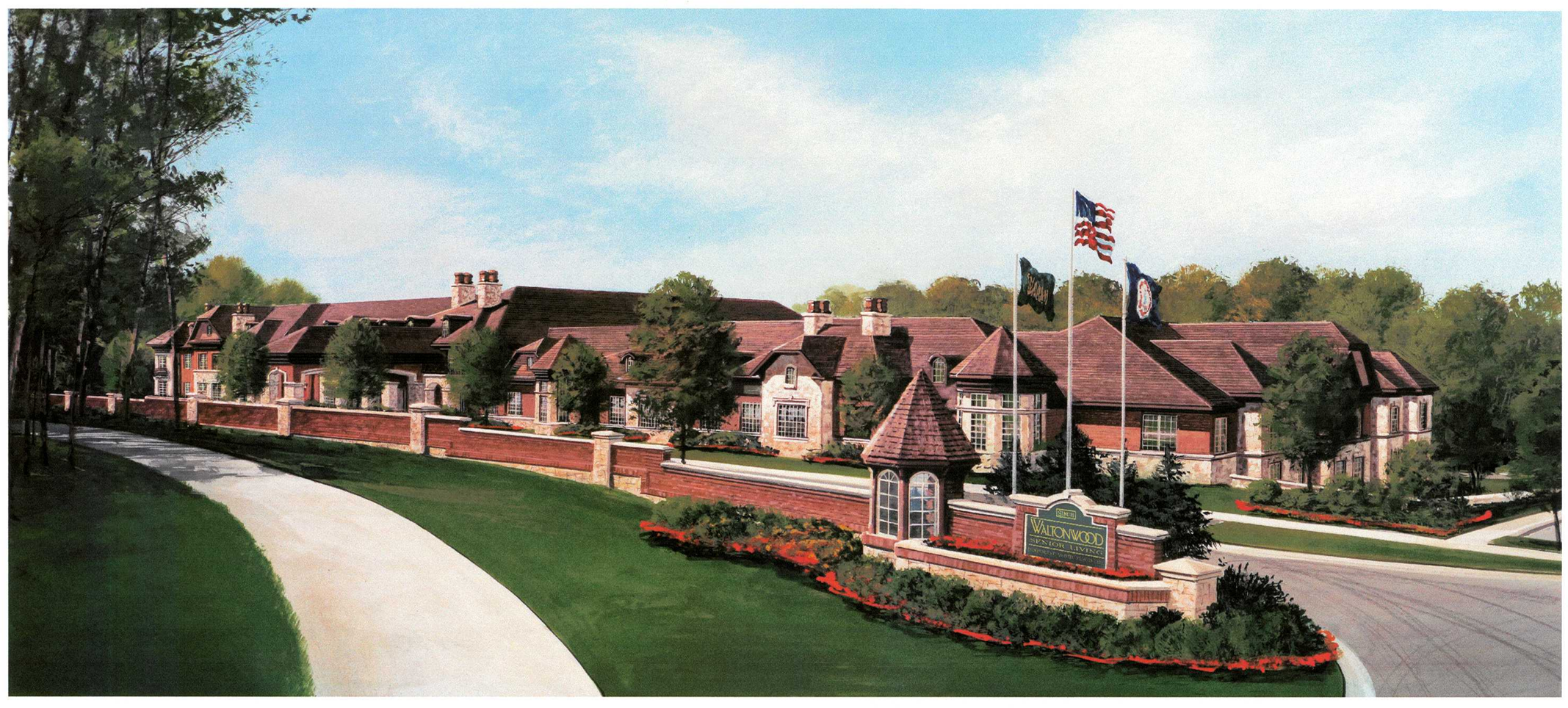
SPECIAL EXCEPTION PLAT

S.E. 2015-HM-013



VICINITY MAP

SCALE: 1" = 1000'



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3	CONTEXT PLAN
4	EXISTING CONDITIONS PLAN
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OWNER:

HOMELAND ESTATES, LLC
P.O. BOX 1470
GREAT FALLS, VA 22066

APPLICANT/CONTRACT PURCHASER:

SINGH PROPERTIES II, LLC
2601 WESTON PARKWAY
SUITE 203
CARY, NC 27513

CIVIL ENGINEER/PLANNER:

BOWMAN CONSULTING GROUP, LTD.
14020 THUNDERBOLT PLACE, SUITE 300
CHANTILLY, VA 20151

ATTORNEY / AGENT:

REED SMITH, LLP
3110 FAIRVIEW PARK DRIVE
SUITE 1400
FALLS CHURCH, VA 22042

TRAFFIC CONSULTANT:

GOROVE SLADE ASSOCIATES, INC
3914 CENTREVILLE ROAD
SUITE 330
CHANTILLY, VA 20151

COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
Lic. No. 000832
8-24-15
LANDSCAPE ARCHITECT

AUGUST 24, 2015
JUNE 23, 2015
APRIL 1, 2015
MARCH 13, 2015

P:\8225 - Waltonwood Reston\8225-01-002 (PLN)\Planning\Rezoning\8225-D-ZP-002-CDV.dwg, 8/18/2015 3:44:28 PM, kkent

NOTES:

1. THE SUBJECT PROPERTY OF THIS APPLICATION IS DESCRIBED AS FOLLOWS:

TAX MAP #	OWNER	DEED BOOK / PAGE
012-3-((1))-004	HOMELAND ESTATES, LC	11308/0936

AND IS IN THE NAME OF HOMELAND ESTATES, L.C. AMONG THE LAND RECORDS OF FAIRFAX COUNTY. A STATEMENT THAT CONFIRMS THE OWNERSHIP OF THIS SUBJECT PROPERTY AND THE NATURE OF THE DEVELOPER'S INTEREST IN SAME IS PROVIDED IN AN AFFIDAVIT SUBMITTED SEPARATELY.

2. THE TOTAL SITE AREA IS 1,037,032 SF OR 23.807 ACRES.

3. THE SUBJECT PROPERTY LIES WITHIN AREA III/UPPER POTOMAC/UP5 (RESTON COMMUNITY PLANNING SECTOR) OF THE FAIRFAX COUNTY COMPREHENSIVE PLAN.

4. THE SUBJECT PROPERTY IS CURRENTLY ZONED R-1(RESIDENTIAL) AND IS LOCATED IN THE HUNTER MILL PLANNING DISTRICT.

5. THE TOPOGRAPHY SHOWN ON THE S.E. PLAT IS AT A CONTOUR INTERVAL OF TWO (2) FEET NGVD 1929 FROM A FIELD RUN SURVEY COMPLETED BY BOWMAN CONSULTING GROUP IN NOVEMBER 2014.

6. THE BOUNDARY INFORMATION SHOWN ON THE S.E. PLAT IS FROM A FIELD RUN SURVEY BY BOWMAN CONSULTING GROUP VCS 83 COMPLETED IN NOVEMBER 2014.

7. THERE IS AN EXISTING SINGLE FAMILY RESIDENTIAL STRUCTURE (CIRCA 1950) APPROXIMATELY 1,500 S.F. GROSS FLOOR AREA AND ASSOCIATED OUT BUILDINGS ON SITE, WHICH SHALL BE REMOVED WITH DEVELOPMENT OF THE PROPERTY.

8. THE COMPREHENSIVE PLAN'S COUNTYWIDE TRAIL PLAN IDENTIFIES A MAJOR PAVED TRAIL OF ASPHALT OR CONCRETE TO BE CONSTRUCTED ALONG PROPERTY FRONTAGE OF ROUTE 7 AND MINOR PAVED TRAIL OF ASPHALT OR CONCRETE WITHIN THE PROPERTY'S PORTION OF THE PINEY BRANCH STREAM VALLEY. THE S.E. PLAT PROVIDES A MODIFIED TRAIL ALONG THE RTE. 7 FRONTAGE AS COORDINATED WITH VDOT AND AN ESCROWED FEE IN-LIEU FOR THE STREAM VALLEY TRAIL AS COORDINATED WITH THE FCPA.

9. THE PROPERTY IS LOCATED IN THE BLUEPLAINS/COLVIN RUN/D-2 SANITARY SEWER DISTRICT WATERSHED.

10. THERE IS A 100 YEAR FLOODPLAIN ON SITE AS DESIGNATED BY THE FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION. THERE IS A RESOURCE PROTECTION AREA ON SITE AS INDICATED HEREON PER THE APPROVED RPA PLAN TITLED "HOMELAND ESTATES" COUNTY #11882-RPA-001-2 APPROVED ON MAY 23, 2014, AND IS SUBJECT TO REVISION WITH THIS DEVELOPMENT.

11. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO KNOWN UTILITY EASEMENTS OF 25 FEET OR GREATER IN WIDTH ON THE SITE.

12. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO AREAS CONTAINING SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION OR PRESERVATION.

13. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO KNOWN GRAVES OR BURIAL SITES ON THE SUBJECT PROPERTY.

14. THERE WILL BE NO ADVERSE IMPACTS ON ADJACENT AND NEIGHBORING PROPERTIES AS A RESULT OF THIS PROPOSED DEVELOPMENT.

15. ALL NECESSARY PUBLIC UTILITIES ARE READILY ACCESSIBLE TO THE SITE OR WILL BE EXTENDED OR IMPROVED BY THE APPLICANT OR UTILITY COMPANY AS MAY BE APPROPRIATE.

16. TO THE BEST OF OUR KNOWLEDGE THE PROPOSED DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS, WITH THE EXCEPTIONS LISTED HEREIN.

17. STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) REQUIREMENTS FOR THIS SITE ARE PROPOSED THROUGH THE USE OF A COMBINATION OF LOW IMPACT DEVELOPMENT METHODS AND ON-SITE UNDERGROUND FACILITIES AS SHOWN ON THE S.E. PLAT.

18. ADDITIONAL SITE AMENITIES SUCH AS PLANTERS, ENTRANCE SIGNS, GAZEBOS, LIGHTING, TRELLIS, FENCES AND/OR WALLS NOT REPRESENTED ON THE PLAN MAY BE PROVIDED AT THE TIME OF FINAL SITE PLAN.

19. THE DEVELOPMENT SCHEDULE FOR THIS PROJECT IS DEPENDENT ON THE SECURING OF ALL REQUIRED APPROVALS AND PERMITS AND ON MARKET CONDITIONS.

20. THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE DEVELOPMENT CRITERIA OF THE COMPREHENSIVE PLAN, PARTICULARLY THROUGH APPROPRIATE SITE DESIGN, SIGNIFICANT TREE PRESERVATION, PROVISION OF SITE AMENITIES AND THE DESIGN OF AN APPROPRIATE LANDSCAPE THAT COMPLIMENTS THE EXISTING COMMUNITY.

21. TO THE BEST OF OUR KNOWLEDGE NONE OF THE USES REPRESENTED ON THIS PLAN WILL GENERATE, UTILIZE, STORE, TREAT AND/OR DISPOSE OF ANY HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 116.4, 302.4, AND 355; ANY HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA/DEPARTMENT OF WASTE MANAGEMENT VR 672-10-1 - VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS; AND/OR ANY PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280.

22. PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE. THE DEVELOPER RESERVES THE RIGHT TO PROVIDE MORE OR LESS THAN THE NUMBER OF PARKING SPACES PRESENTED HEREON PROVIDED THAT THE AMOUNT OF PARKING SPACES WILL BE SUFFICIENT TO COMPLY WITH ARTICLE 11, PART 1 (OFF-STREET PARKING) OF THE ZONING ORDINANCE.

23. ARCHITECTURAL ILLUSTRATIONS PROVIDED HEREIN ARE FOR ILLUSTRATIVE PURPOSES AND INFORMATION ONLY AND SUBJECT TO CHANGE WITH FINAL DESIGN.

REQUESTED WAIVERS/MODIFICATIONS:

ZONING ORDINANCE:

A. MODIFICATION/WAIVER OF Z.O. SECTION 13-303 (TRANSITIONAL SCREENING) AND SECTION 13-304 (BARRIER) ON THE SUBJECT PROPERTY BOUNDARIES (AS FURTHER DESCRIBED ON SHEET 6) IN FAVOR OF THE TREE PRESERVATION, PLANTING AND BARRIERS SHOWN ON SHEET 6 OF THE S.E. PLAT.

B. WAIVER OF Z.O. SECTION 17-201 (3) REQUIRING THE PROVISION OF A SERVICE DRIVE ALONG THE PROPERTY FRONTAGE OF ROUTE 7 LEESBURG PIKE.

C. MODIFICATION OF Z.O. SECTION 10-104(3)(H) TO PERMIT AN INCREASE IN WALL HEIGHT FOR THE ENTRY WALL GATEHOUSE STRUCTURE AND DUMPSTER/GENERATOR ENCLOSURE WALL.

SITE TABULATIONS:

CURRENT/PROPOSED ZONING:	R-1
SITE AREA:	23.807 ACRES
PROPOSED USE:	MEDICAL CARE FACILITY
BUILDING DATA:	
PROPOSED BUILDING:	±155,150 GFA
MAXIMUM ALLOWABLE F.A.R./GFA	0.15 F.A.R./155,555 GFA
PROPOSED F.A.R./GFA	0.15 F.A.R./155,150 GFA
PROPOSED DWELLING UNITS:	135 + 1 STAFF ACCESSORY UNIT
PROPOSED NUMBER OF RESIDENTS:	155
PROPOSED NUMBER OF STAFF PER SHIFT:	46
MAXIMUM BUILDING HEIGHT ALLOWED:	60 FT
PROPOSED BUILDING HEIGHT (BASED ON AVERAGE GRADE ELEVATION):	±30 FT FRONT/±45 FT REAR
OPEN SPACE:	
REQUIRED:	N/A
PROVIDED:	80% (1)

NOTES:
(1) AMOUNT OF OPEN SPACE PROVIDED IS SUBJECT TO CHANGE WITH FINAL ENGINEERING AND SITE PLAN.

PARKING TABULATION:

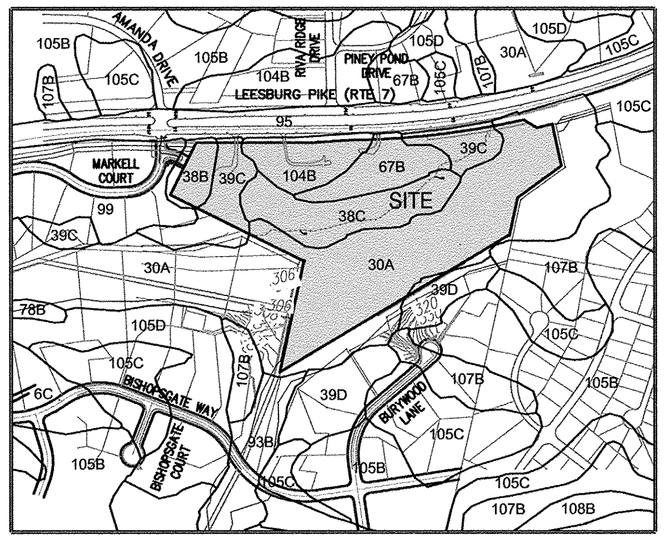
	REQUIRED	PROVIDED
PARKING:		
PROPOSED MEDICAL CARE FACILITY: 3 SPACES/RESIDENT + 1 SPACE PER SHIFT EMPOLYEE	98 SPACES	113 SPACES
TOTAL SPACES:	98 SPACES	113 SPACES

LOADING TABULATION:

	REQUIRED	PROVIDED
PROPOSED MEDICAL CARE FACILITY		
RESIDENTIAL AND RELATED USE (155,150 SF): 1 SP/10,000 GSF + 1 SP / ADDITIONAL 100,000 GSF	2 SPACES	2 SPACES
TOTAL SPACES:	2 SPACES	2 SPACES

SOILS MAP

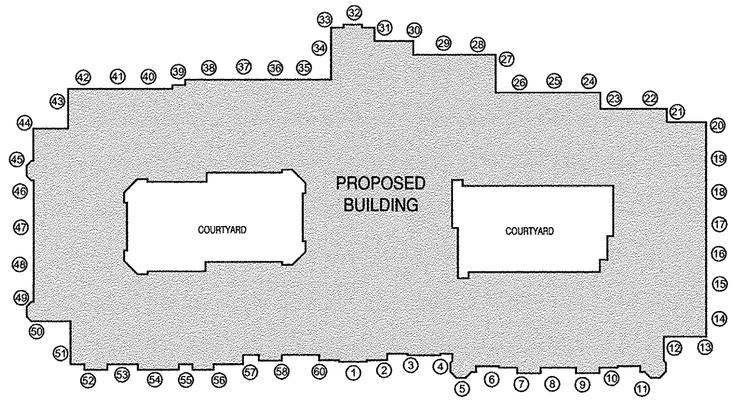
SCALE: 1" = 500' – 0"



SOIL DATA TABLE (PER FAIRFAX COUNTY SOILS MAP REVISED 08–25–2011)

SOIL ID NUMBERS	SOIL SERIES NAME	FOUNDATION SUPPORT	SUBSURFACE DRAINAGE	ERODABILITY	PROBLEM CLASS
30A	CONDORUS AND HATBORO SOIL	POOR b,f,w	POOR f,w	LOW	III
38B	FAIRFAX LOAM	FAIR c	GOOD	MEDIUM	I
38C	FAIRFAX LOAM	FAIR c	GOOD	MEDIUM	I
39C	GLENELG SILT LOAM	GOOD	GOOD	HIGH	I
39D	GLENELG SILT LOAM	GOOD	GOOD	HIGH	I
67B	KINGSTOWNE, BELTSVILLE COMPLEX	FAIR p	MARGINAL p,s	LOW	IVB
104B	WHATON – FAIRFAX COMPLEX	FAIR c	GOOD	HIGH	IVB

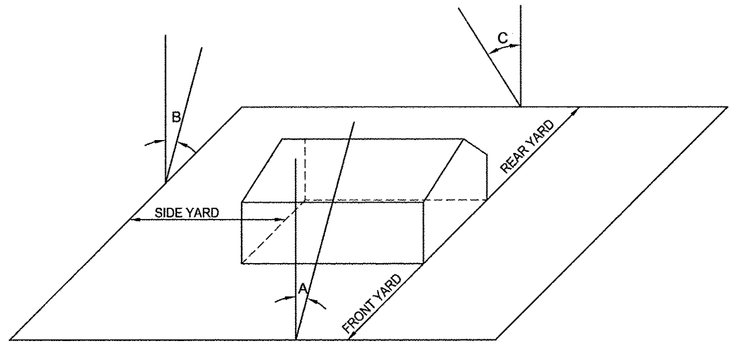
A = 0–2 PERCENT SLOPE
B = 2–7 PERCENT SLOPE
C = 7–15 PERCENT SLOPE
D = 15–25 PERCENT SLOPE
b – LOW BEARING VALUES FOR FOUNDATION SUPPORT.
c – CLAY WITH MODERATE TO HIGH SHRINK–SWELL POTENTIAL OFTEN HAVING SLOW TO VERY SLOW PERMEABILITY RATES
f – FLOODING HAZARD FOLLOWING STORM EVENTS
p – PERCHED GROUNDWATER ABOVE RESTRICTIVE SOIL OR ROCK LAYERS
w – HIGH SEASONAL GROUNDWATER TABLE IN DRAINAGE WAY OR LOW LYING AREAS



AVERAGE GRADE SPOT LOCATION

N.T.S.

NOTE:
AVERAGE GRADE TABULATION IS PRELIMINARY, FOR INFORMATION ONLY AND IS SUBJECT TO CHANGE WITH FINAL SITE PLAN DESIGN.



ANGLE OF BULK PLANE DETAIL

BULK REGULATION (SITE PERIPHERAL YARDS ONLY)

PROPOSED BUILDING HEIGHT: ±30' FRONT/45' REAR

MINIMUM YARDS BASED ON R-1 ZONING DISTRICT:

	REQUIRED	PROVIDED	
A. FRONT:	BULK PLANE = 50° OR A MINIMUM OF 40 FEET	>50°	±99 FT
B. SIDE:	BULK PLANE = 45° OR A MINIMUM OF 20 FEET	>45°	±400 FT
C. REAR:	BULK PLANE = 45° OR A MINIMUM OF 25 FEET	>45°	±200 FT

MINIMUM YARDS BASED ON CATEGORY 3 SPECIAL EXCEPTION 9-308 (MEDICAL CARE FACILITY):

A. FRONT: 45 FEET TO ANY STREET LINE
B. YARDS: 100 FEET TO ANY R-A THROUGH R-4 DISTRICT

AVERAGE GRADE TABULATIONS

NUMBER	GRADE ELEVATION +
1	336.20
2	335.70
3	335.70
4	335.70
5	335.70
6	335.70
7	335.70
8	335.70
9	335.70
10	335.70
11	335.70
12	335.00
13	334.00
14	323.82
15	323.82
16	323.82
17	323.82
18	323.82
19	323.82
20	323.70
21	323.70
22	323.70
23	323.70
24	323.70
25	323.70
26	323.70
27	323.70
28	323.70
29	323.70
30	323.70
31	323.70
32	323.70
33	323.70
34	323.70
35	323.70
36	323.70
37	323.70
38	323.70
39	323.70
40	323.70
41	323.70
42	323.70
43	323.70
44	323.70
45	323.70
46	323.70
47	324.00
48	326.30
49	326.50
50	328.00
51	331.80
52	332.00
53	333.00
54	335.50
55	335.70
56	335.70
57	335.70
58	335.70
59	335.70
60	335.70
AVERAGE=	**328.27**

Bowman CONSULTING
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SINGH+ A TRADITION OF EXCELLENCE
7125 Orchard Lake Road
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West Bloomfield, MI 48322
Phone: (248) 855-1500

NOTES AND TABULATIONS
WALTONWOOD RESTON
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

COUNTY PROJECT NUMBER

COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
Lic. No. 000832
8.24.15
LANDSCAPE ARCHITECT

PLAN STATUS	
04/01/15	PER COMMENTS
06/23/15	PER COMMENTS
08/24/15	PER COMMENTS

DATE	DESCRIPTION

MT	KF	MT
DESIGN	DRAWN	CHKD

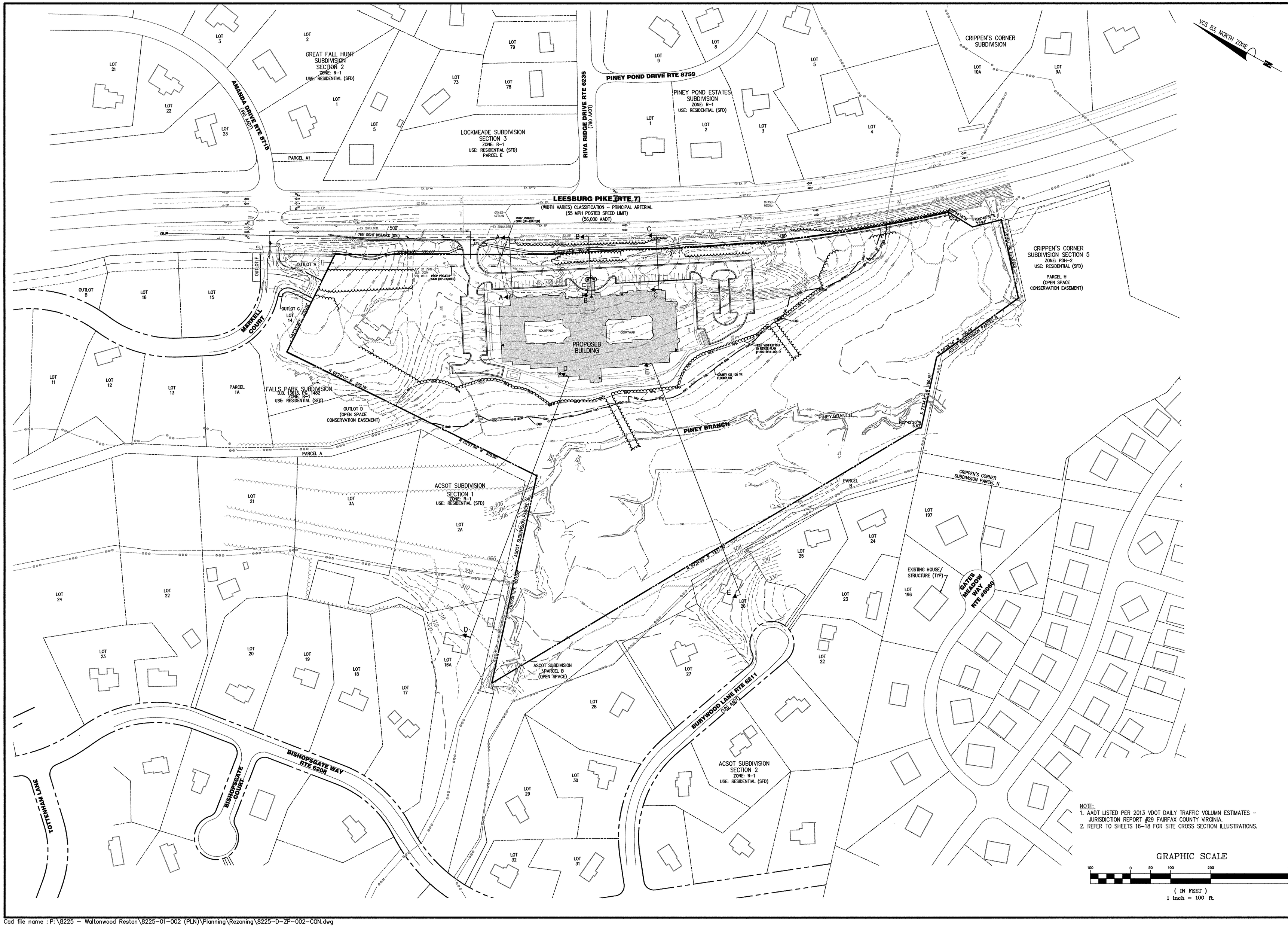
SCALE H: NO SCALE V:

JOB No. 8225-01-002

DATE : MARCH, 2015

FILE No. 8225-D-ZP-002

SHEET 2



NOTE:
1. AADT LISTED PER 2013 VDOT DAILY TRAFFIC VOLUMN ESTIMATES – JURISDICTION REPORT #29 FAIRFAX COUNTY VIRGINIA.
2. REFER TO SHEETS 16–18 FOR SITE CROSS SECTION ILLUSTRATIONS.

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CONTEXT PLAN
WALTONWOOD RESTON

FAIRFAX COUNTY, VIRGINIA

HUNTER MILL DISTRICT

COUNTY PROJECT NUMBER

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MATTHEW J. TAUSCHER
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MT	KF	MT
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SCALE H: 1"=100' V:

JOB No. 8225-01-002

DATE : MARCH, 2015

FILE No. 8225-D-ZP-002

SHEET 3

Cad file name : P:\8225 – Waltonwood Reston\8225-01-002 (PLN)\Planning\Rezoning\8225-D-ZP-002-CON.dwg

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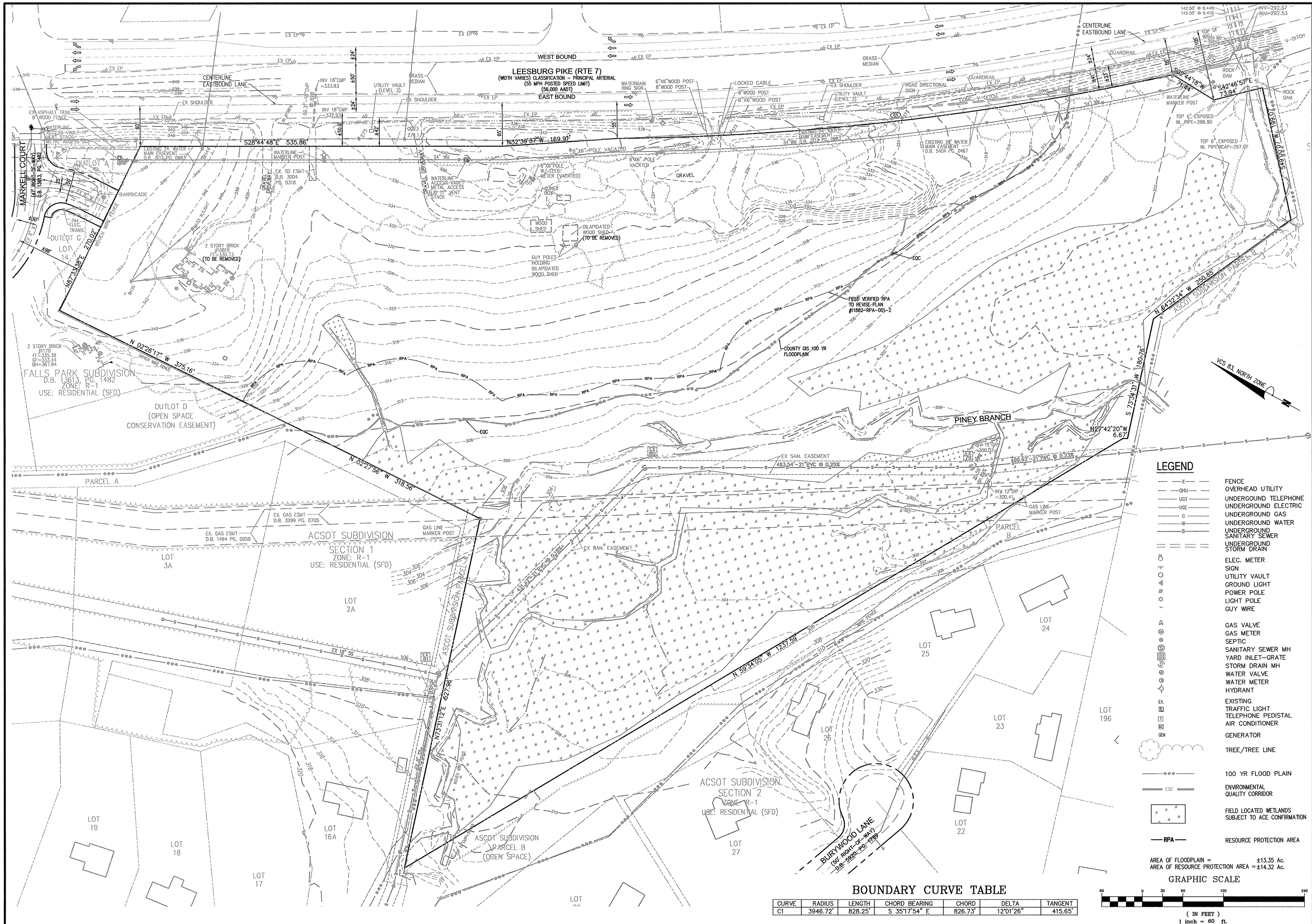

BOUNDARY CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	3946.72'	828.25'	S 35°17'54" E	826.73'	12°01'26"	415.65'

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Phone: (248) 855-1600

EXISTING CONDITIONS PLAN
WALTONWOOD RESTON

FAIRFAX COUNTY, VIRGINIA

HUNTER MILL DISTRICT

COUNTY PROJECT NUMBER

COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
Lic. No. 000832
LANDSCAPE ARCHITECT
8·24·15

PLAN STATUS	
04/01/15	PER COMMENTS
06/23/15	PER COMMENTS
08/24/15	PER COMMENTS

DATE	DESCRIPTION

MT	KF	MT
DESIGN	DRAWN	CHKD

SCALE H: 1"=60' V:

JOB No. 8225-01-002

DATE : MARCH, 2015

FILE No. 8225-D-ZP-002

SHEET 4

Cad file name : P:\8225 – Waltonwood Reston\8225-01-002 (PLN)\Planning\Rezoning\8225-D-ZP-002-XCD.dwg

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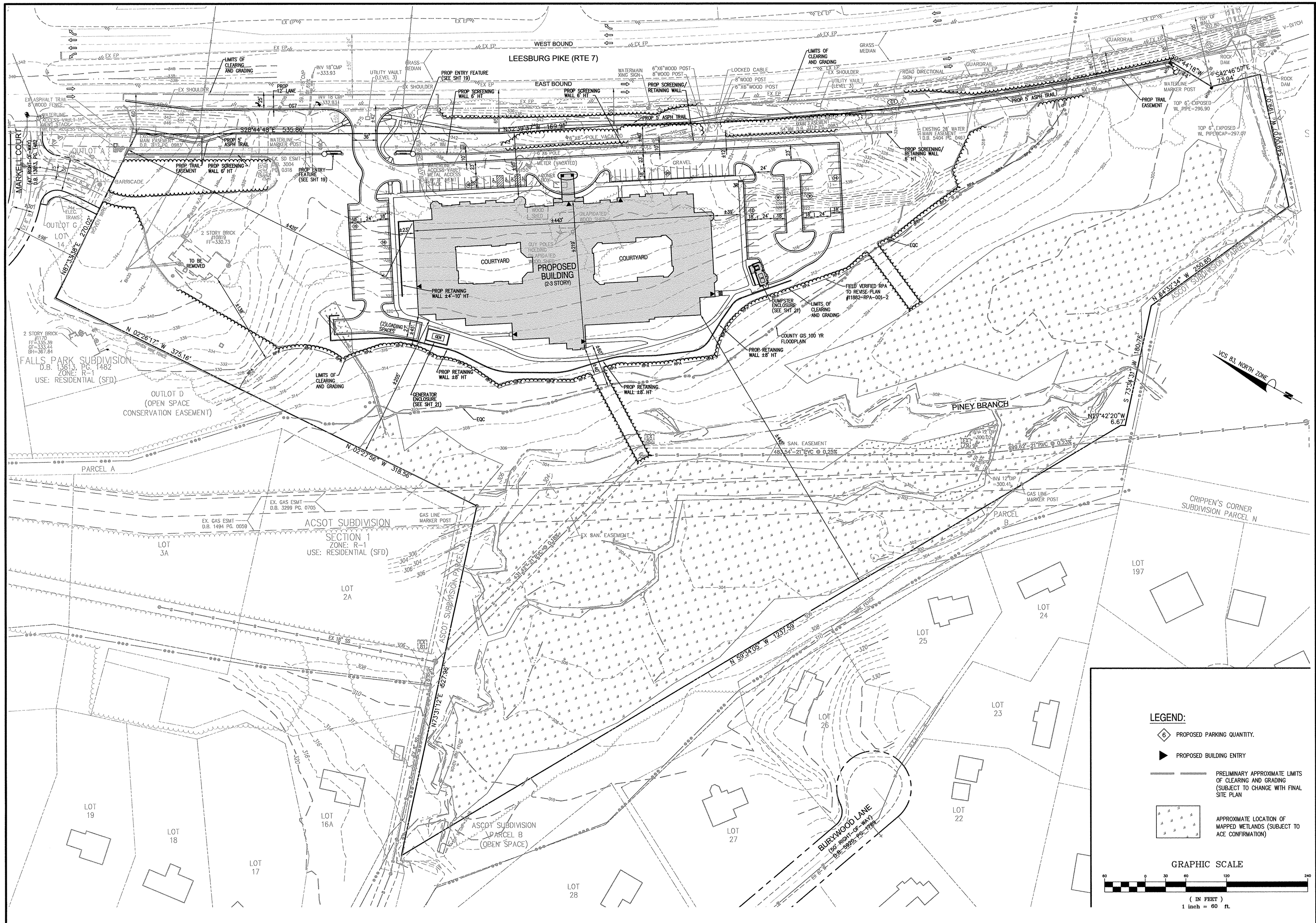

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SPECIAL EXCEPTION PLAT
WALTONWOOD RESTON

FAIRFAX COUNTY, VIRGINIA

HUNTER MILL DISTRICT

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DESIGN	DRAWN	CHKD

SCALE H: 1"=60' V:

JOB No. 8225-01-002

DATE : MARCH, 2015

FILE No. 8225-D-ZP-002

SHEET 5

Cad file name : P:\8225 - Waltonwood Reston\8225-01-002 (PLN)\Planning\Rezoning\8225-D-ZP-002-OVRALL.dwg

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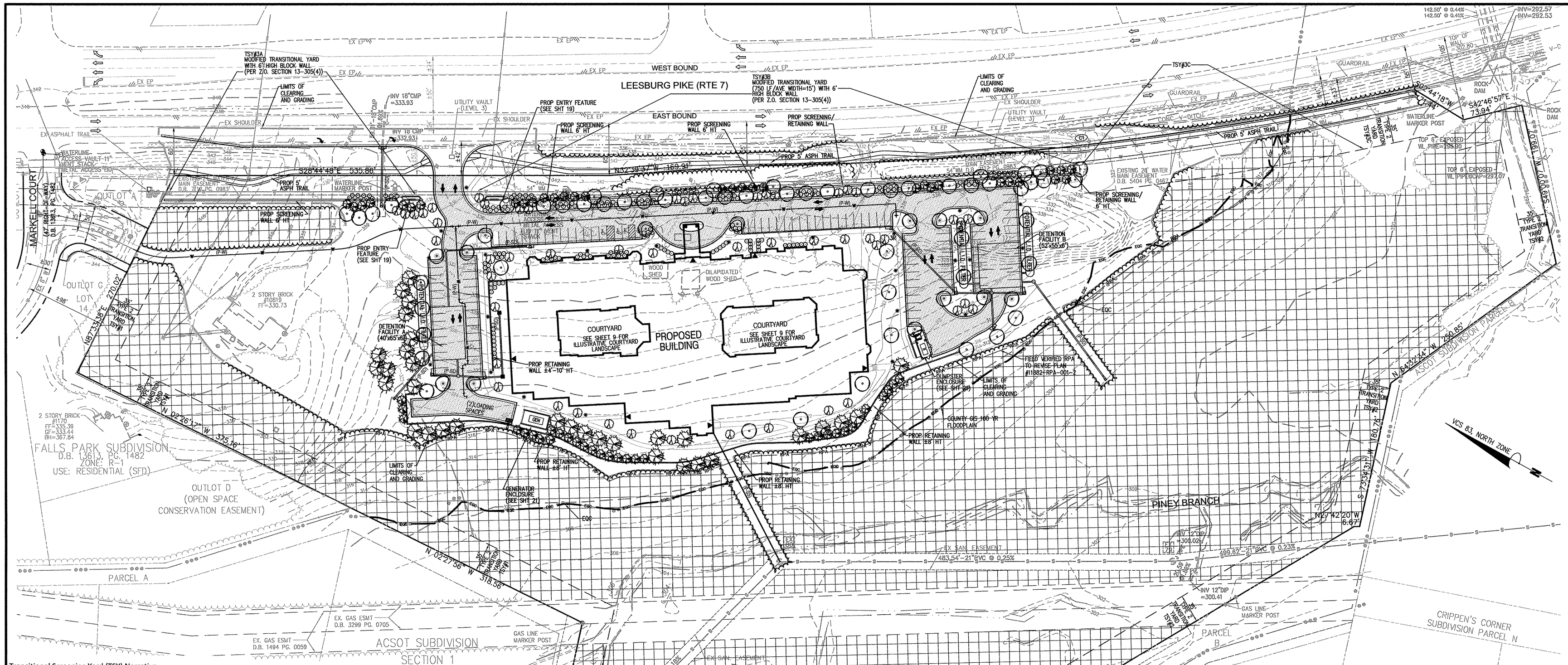

Transitional Screening Yard (TSY) Narrative:

Transitional Screening Yard (TSY) #1

TSY #1: shall utilize existing vegetation to satisfy planting requirements as allowed by Z.O. Section 13-104-4. A waiver of the required barrier is requested for this yard, as allowed under Z.O. Section 13-305-(12) and (3), as the site has been designed such that no development is proposed within proximity to this perimeter yard and the required barrier would be ineffective do to the sites topography, distance to proposed improvements, and existing dense vegetation. A significant portion of TSY#1 is located within an RPA and 100 year floodplain limits associated with Piney Branch stream.

Transitional Screening Yard (TSY) #2

TSY #2: shall utilize existing vegetation to satisfy planting requirements as allowed by Z.O. Section 13-104-4. A waiver of the required barrier is requested for this yard, as allowed under Z.O. Section 13-305-(12) and (3), as the site has been designed such that no development is proposed within proximity to this perimeter yard and the required barrier would be ineffective do to the sites topography, the significant distance to proposed improvements, and existing dense vegetation. The entire area of TSY#2 is located within an RPA and 100 year floodplain limits associated with Piney Branch stream.

Transitional Screening Yard (TSY) #3

TSY #3A: shall utilize the provision of Z.O. Section 13-305-4, including a six foot height architectural block screen wall. A waiver of the required planting is requested for this yard, as allowed under Z.O. Section 13-305-(3), as the site has been designed such that no development is proposed within proximity to, or beyond, this perimeter yard, and preservation of existing dense vegetation within and beyond this yard.

TSY #3B: shall utilize the provision of Z.O. Section 13-305-4, including a six foot height architectural block screen wall and modified planting as demonstrated hereon. Plant material quantity shall include:

Screen Yard Planting:

Tree Canopy: 750 LF x 15 Ft = 11,250 SF x .75 = 8,438 SF Tree Canopy Required
8,500 SF Tree Canopy Provided

Shrub Planting: 750 LF/10 LF = 75 (@ 3 shrub/10 LF) = 225 x .(43% of Full Yard Width) =
97 Shrubs Required
97 Shrubs Provided

TSY #3C: shall utilize existing vegetation to satisfy a portion of planting requirements as allowed by Z.O. Section 13-104-4, as shown hereon. A waiver of the required barrier and planting is requested for this yard, as allowed under Z.O. Section 13-305-(12) and (3), as the site has been designed such that no development is proposed within proximity to this perimeter yard and the required barrier would be ineffective do to the sites topography, the nonexistence of proposed improvements beyond this yard, and preservation of existing dense vegetation within and beyond this yard. A significant portion of TSY#3C is located within an RPA and 100 year floodplain limits associated with Piney Branch stream.

PROPOSED TREE LEGEND

DECIDUOUS CANOPY TREES (CATEGORY III 2" CAL.)
- BLACK GUM, *NYSSA SYLVATICA*
- LITTLE LEAF LINDEN, *TILIA CORDATA*
- RIVER BIRCH, BETULA NIGRA
- GINKGO (MALE ONLY), *GINKGO BILOBA*
- YOSHINO CHERRY, *PRUNUS YEDOENSIS*
- THORNLESS HONEYLOCUST, *GLEDITSIA T. INERMIS*

INTERIOR PARKING LOT TREES (CATEGORY IV, 3" CAL)
- WILLOW OAK, *QUERCUS PHELLOS*
- RED MAPLE, *ACER RUBRUM*
- LONDON PLANETREE, *PLANTANUS ACERIFOLIA*

SMALL ORNAMENTAL TREES (CATEGORY II, 2" CAL.)
- DOWNY SERVICEBERRY, *AMELANCHIER ARBOREA*
- REDBUD, *CERCIS CANADENSIS*
- SWEETBAY MAGNOLIA, *MAGNOLIA VIRGINIANA*
- SOURWOOD, *OXYDENDRUM ARBOREUM*
- AMERICAN HORNBEAM, *CARPINUS CAROLINIANA*
- HEDGE MAPLE, *ACER CAMPESTRE*

LARGE EVERGREEN TREES (CATEGORY III, 8'-10' HT)
- NORWAY SPRUCE, *PICEA ABIES*
- SHORTLEAF PINE, *PINUS ECHINATA*

MEDIUM EVERGREEN TREES (CATEGORY II, 7'-8' HT)
- LEYLAND CYPRESS, *CUPRESSOCYPARIS LELANDII*
- EASTERN RED CEDAR, *JUNIPERUS VIRGINIANA*
- CANADIAN HEMLOCK, *TSUGA CANADENSIS*
- AMERICAN HOLLY, *ILEX OPACA*
- DARK AMERICAN ARBORVITAE, *THUJA OCCIDENTALIS NIGRA*
- NELLIE STEVENS HOLLY, *ILEX X NELLIE R. STEVENS*

EXISTING TREE/TREE LINE

LEGEND

- PROPERTY LINE
- APPROXIMATE LIMITS OF DISTURBANCE (SUBJECT TO CHANGE WITH FINAL ENGINEERING)
- (P-SD) PROPOSED STORM DRAIN
- (P-SS) PROPOSED SANITARY SEWER
- (P-W) PROPOSED WATER LINE / F.H.
- PROPOSED POLE LIGHT
- APPROXIMATE LOCATION OF PROPOSED TREE LINE
- INTERIOR PARKING LOT AREA (±60,950 S.F.)
- APPROXIMATE AREA OF TREE PRESERVATION = ±12.8 Ac.
- APPROXIMATE AREA OF OPEN SPACE = ±19.5 Ac.

NOTES:
1. LOCATION AND QUANTITY OF TREE PRESERVATION AND TREE SAVE AREAS IS APPROXIMATE AND IS SUBJECT TO CHANGE WITH FIELD VERIFIED TREE SURVEY, FINAL ENGINEERING AND SITE PLAN APPROVAL.
2. APPLICANT RESERVES THE RIGHT TO SELECTIVELY CLEAR DEAD, DYING, INVASSIVE AND UNDESIRABLE TREES AND VEGETATION WITHIN THE TREE PRESERVATION AREAS OUTSIDE OF THE R.P.A. LIMITS.
3. LOCATIONS OF PROPOSED LIGHTS, UTILITIES AND EASEMENT ARE APPROXIMATE AND ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING AND SITE PLAN.
4. THE ABOVE PLANT LIST SHOWS INTENT AND CHARACTER OF DEVELOPMENT ONLY. FINAL PLANT LIST AND DESIGN IS SUBJECT TO CHANGE WITH FINAL SITE PLAN AND COORDINATION WITH UFMD, PRIOR TO ISSUANCE OF BUILDING PERMIT.
5. LOCATION AND QUANTITY OF OPEN SPACE SHOWN HEREON IS APPROXIMATE AND IS SUBJECT TO CHANGE WITH FINAL ENGINEERING AND SITE PLAN APPROVAL.

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

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Phone: (248) 855-1600

PRELIMINARY TREE CONSERVATION AND OPEN SPACE PLAN
WALTONWOOD RESTON

FAIRFAX COUNTY, VIRGINIA

HUNTER MILL DISTRICT

COUNTY PROJECT NUMBER

COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
Lic. No. 000332
8.24.15
LANDSCAPE ARCHITECT

PLAN STATUS	
04/01/15	PER COMMENTS
06/23/15	PER COMMENTS
08/24/15	PER COMMENTS

DATE	DESCRIPTION

MT	KF	MT
DESIGN	DRAWN	CHKD
SCALE	H: 1"=60' V:	

JOB No. 8225-01-002

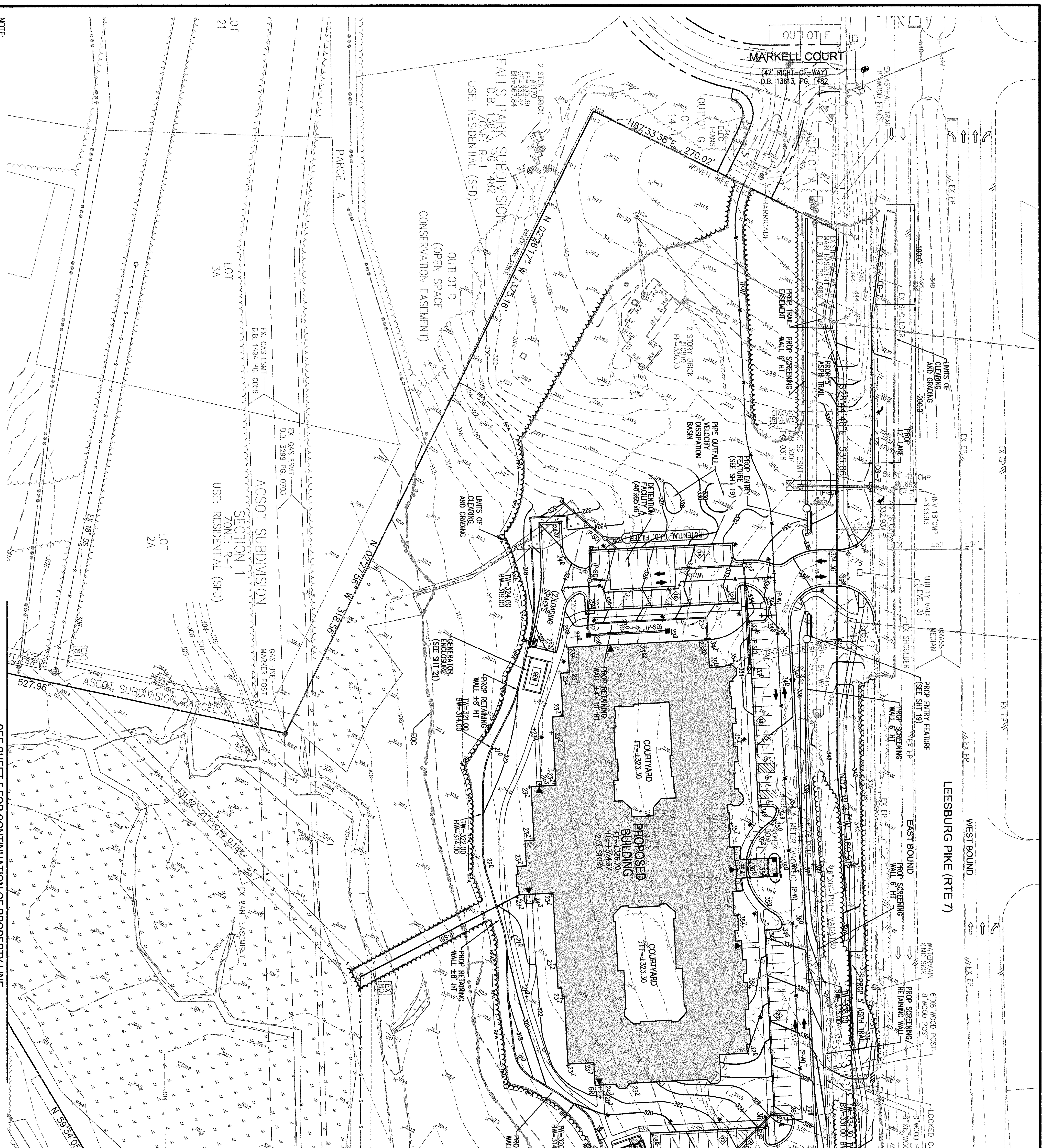
DATE : MARCH, 2015

FILE No. 8225-D-ZP-002

SHEET 6

Cad file name : P:\8225 – Waltonwood Reston\8225-01-002 (PLN)\Planning\Rezoning\8225-D-ZP-002-LND.dwg

NOTE:
1. LOCATIONS OF PROPOSED LIGHTS, UTILITIES, RETAINING WALLS AND EASEMENT ARE APPROXIMATE AND SUBJECT TO CHANGE WITH FINAL ENGINEERING AND SITE PLAN.
2. CONCEPTUAL GRADING, ELEVATIONS AND WALL HEIGHTS SHOWN HEREON ARE PRELIMINARY AND SUBJECT TO CHANGE WITH FINAL SITE PLAN.
3. REFER TO SHEET 4 FOR OVERALL PROPERTY DESCRIPTION.
4. AREAS IDENTIFIED AS FIRE LANES, FIRE DEPARTMENT ACCESS AREAS OR OTHER RESTRICTED AREAS WILL HAVE BOLLARDS, PAINT, SIGNAGE AND OTHER REQUIRED IDENTIFICATION INSTALLED AS REQUIRED PRIOR TO STRUCTURE OCCUPANCY.



SEE SHEET 5 FOR CONTINUATION OF PROPERTY LINE

SEE SHEET 5 FOR CONTINUATION OF PROPERTY LINE

BOUNDARY CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	3946.72'	828.25'	S 35°17'54" E	826.73'	12°01'26"	415.65'

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

SANITARY SEWER TABLE

EX 79	SAN TOP=301.97 IN=293.19 (21"SAN Fr 80) OUT=293.07 (21"SAN To 78)
EX 80	SAN TOP=305.31 IN=294.75 (21"SAN Fr 81) OUT=294.41 (21"SAN To 79)
EX 81	SAN TOP=308.41 IN=296.73 (8"SAN) IN=296.02 (18" SAN) OUT=295.54 (21"SAN To 80)

LEGEND:

▼	PROPOSED BUILDING ENTRY
292	EXISTING CONTOUR
292	PROPOSED CONTOUR
(P-SD)	PROPOSED STORM DRAIN
(P-SS)	PROPOSED SANITARY SEWER
(P-W)	PROPOSED WATER LINE/F.H.
	PRELIMINARY APPROXIMATE LIMITS OF CLEARING AND GRADING (SUBJECT TO CHANGE WITH FINAL SITE PLAN

PRELIMINARY GRADING AND UTILITY PLAN

WALTONWOOD RESTON

HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA

COUNTY PROJECT NUMBER

COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
Lic. No. 000832
8.24.15
LANDSCAPE ARCHITECT

PLAN STATUS	
04/01/15	PER COMMENTS
06/23/15	PER COMMENTS
08/24/15	PER COMMENTS
DATE	DESCRIPTION

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DESIGN	DRAWN	CHKD

SCALE H: 1"=50' V:

JOB No. 8225-01-002

DATE : MARCH, 2015

FILE No. 8225-D-ZP-002

SHEET 7

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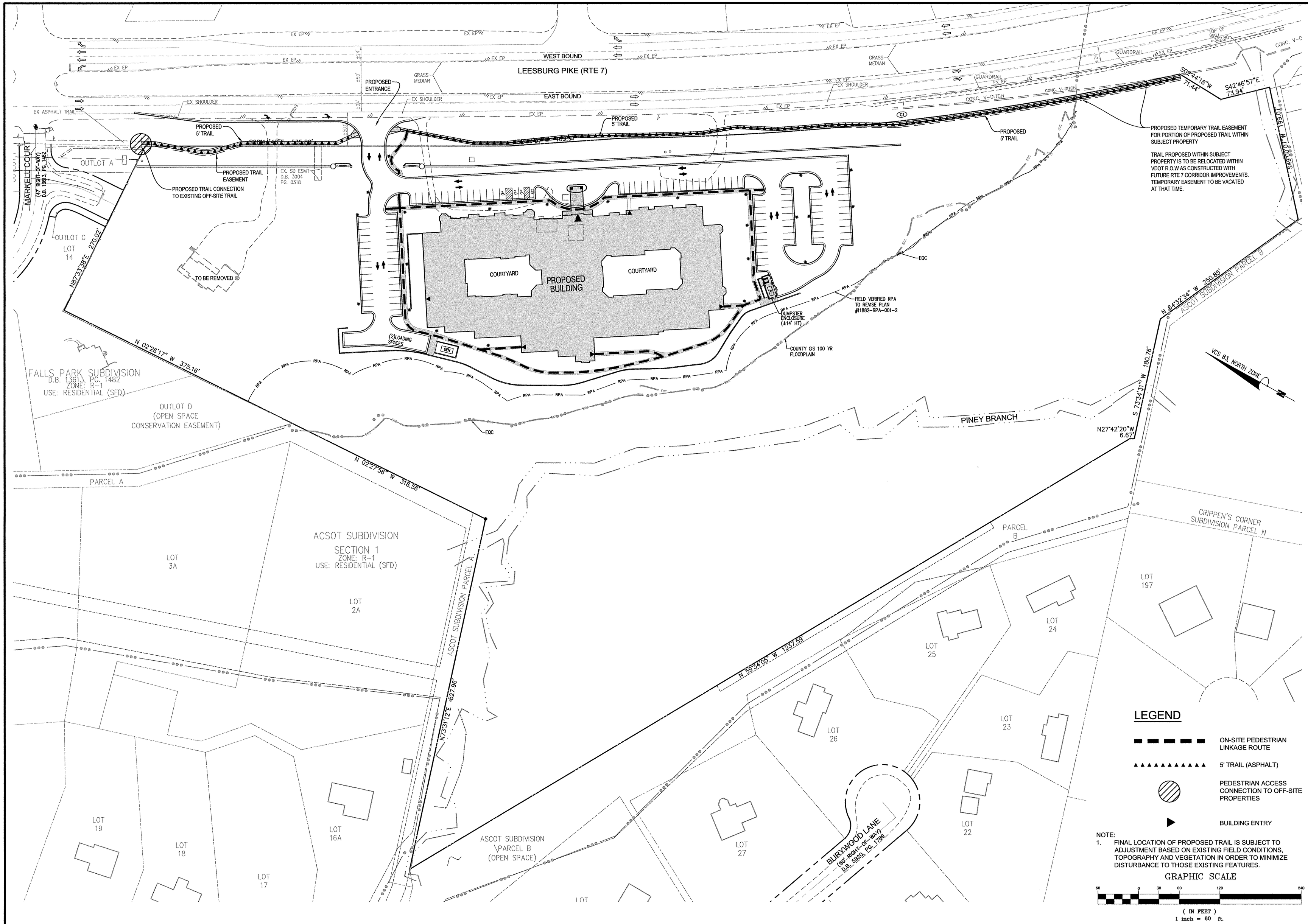

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CONCEPTUAL PEDESTRIAN AND VEHICULAR CIRCULATION PLAN
WALTONWOOD RESTON

FAIRFAX COUNTY, VIRGINIA

HUNTER MILL DISTRICT

COUNTY PROJECT NUMBER

COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
Lic. No. 000832
8-24-15
LANDSCAPE ARCHITECT

PLAN STATUS	
04/01/15	PER COMMENTS
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DATE	DESCRIPTION

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DESIGN	DRAWN	CHKD
SCALE	H: 1"=60' V:	

JOB No. 8225-01-002

DATE : MARCH, 2015

FILE No. 8225-D-ZP-002

SHEET 8

Cad file name : P:\8225 – Waltonwood Reston\8225-01-002 (PLN)\Planning\Rezoning\8225-D-ZP-002-OPN.dwg

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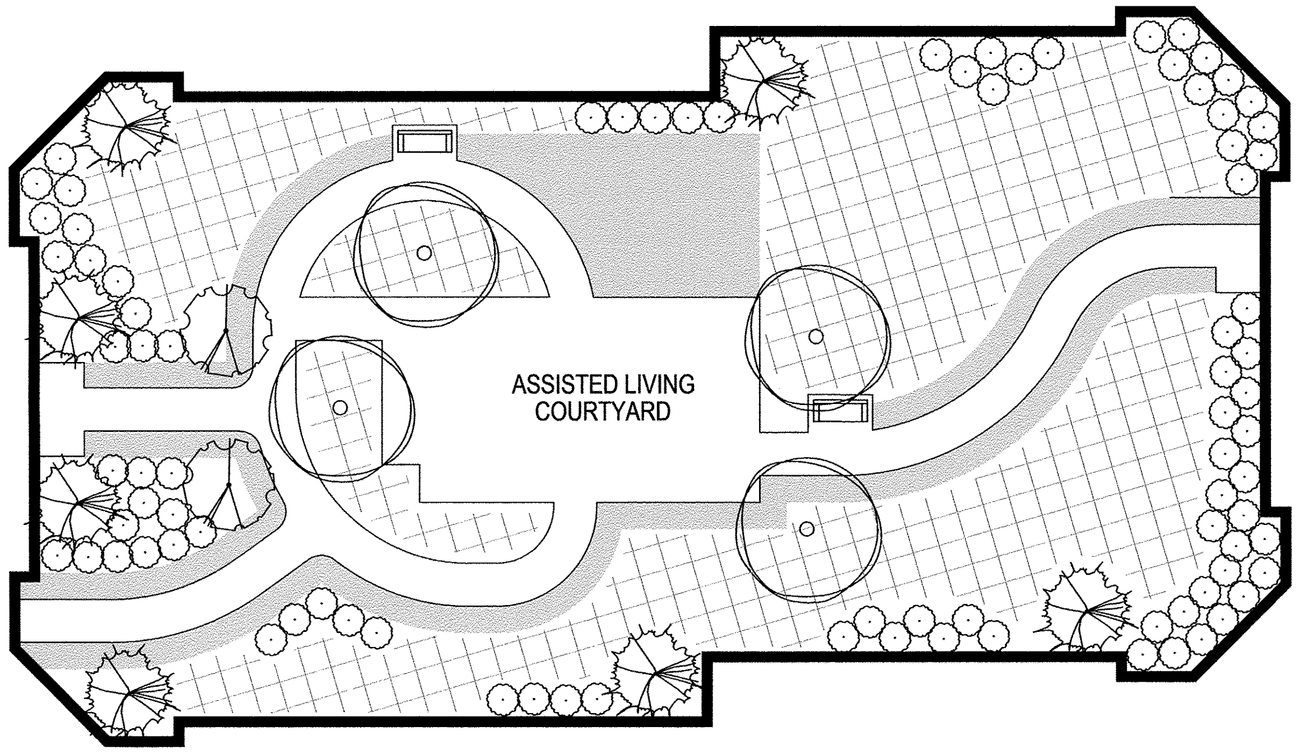
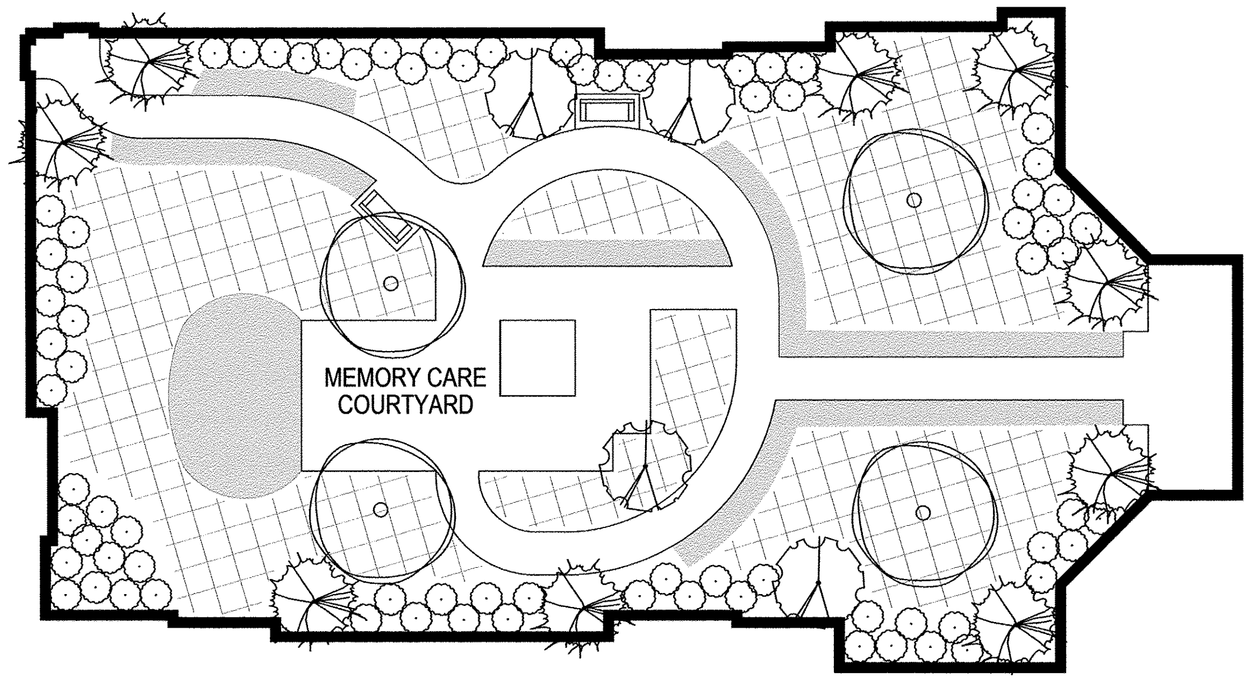


ILLUSTRATIVE ASSISTED LIVING COURTYARD

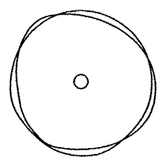
SCALE: 1" = 10'-0"



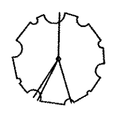
ILLUSTRATIVE MEMORY CARE COURTYARD

SCALE: 1" = 10'-0"

LEGEND



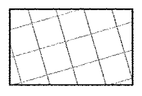
DECIDUOUS ORNAMENTAL TREE



ORNAMENTAL ACCENT SHRUB

EVERGREEN ACCENT SHRUB

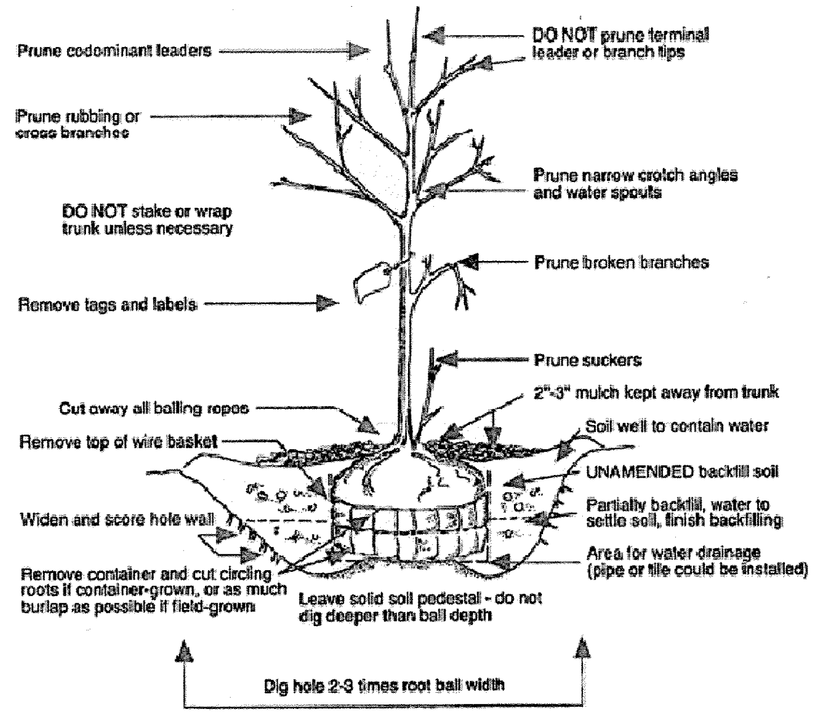
MASSING SHRUB



MASSING PLANT BEDS
(GROUNDCOVER/PERENNIALS/ANNUALS)

LAWN

NOTE:
LANDSCAPE/HARDSCAPE SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY IN ORDER TO DEMONSTRATE GENERAL DESIGN INTENT. PLANT QUANTITIES, FORM, ARRANGEMENT AND TYPE, AS WELL AS THE OVERALL COURTYARD LAYOUT, IS SUBJECT TO CHANGE WITH FINAL DESIGN.



PRELIMINARY TREE COVER CALCULATIONS:	TOTALS
A. SITE AREA:	23.81 AC.
B. TREE COVER REQUIRED (R-1 ZONE):	7.14 AC. (30%)
C. EXISTING TREE COVER TO BE PRESERVED:	12.88 AC.
D. ADDITIONAL TREE COVER REQUIRED BY PLANTING	0.00 AC.
E. PROPOSED CREDIT PROVIDED BY PLANTING ON SITE:	28,350 S.F. (0.65 Ac)
	CREDIT
(E.)CAT. II DECIDUOUS TREES (2" CAL. - 100 SF EA.)	5,100 S.F.
CAT. III DECIDUOUS TREES (2" CAL. - 150 SF EA.)	8,250 S.F.
CAT. IV DECIDUOUS TREES (3" CAL. - 250 SF EA.)	3,500 SF
CAT. II EVERGREEN TREES (7-8' HT. - 100 SF EA.)	5,900 S.F.
CAT. III EVERGREEN TREES (8'-10' HT. - 175 SF EA.)	5,600 S.F.
TOTAL TREE COVER PROVIDED (C+E):	13.53 AC. (57%)

INTERIOR PARKING LOT LANDSCAPING:	TOTALS
PARKING LOT AREA:	60,950 S.F.
INTERIOR LANDSCAPING REQUIRED (5%)	3,048 SF
TOTAL SHADE TREE COVER PROVIDED (14 CATEGORY IV DECIDUOUD TREES AT 250 SF)	3,500 S.F.

1. Location and quantity of tree preservation and tree save area is approximate and is subject to change with final engineering and site plan approval.

Table 12.10 : 10-year Tree Canopy Calculation Worksheet

Step		Totals	Reference
A. Tree Preservation Target and Statement			
A1	Place the Tree Preservation Target calculations and statement here preceding the 10-year tree canopy calculations	OK	See § 12-0508.2 for list of required elements and worksheet
B. Tree Canopy Requirement			
B1	Identify gross site area =	23.81 AC.	§ 12-0511.1A
B2	Subtract area dedicated to parks, road frontage, and	0 AC.	§ 12-0511.1B
B3	Subtract area of exemptions =	0 AC.	§ 12-0511.1C(1) through § 12-0511.1C(6)
B4	Adjusted gross site area (B1 – B2) =	23.81 AC.	
B5	Identify site's zoning and/or use	R-1	
B6	Percentage of 10-year tree canopy required =	30%	§ 12-510.1 and Table 12.4
B7	Area of 10-year tree canopy required (B4 x B6) =	7.14 AC.	
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	N/A	Sheet number
C. Tree Preservation			
C1	Tree Preservation Target Area =	6.21 AC.	
C2	Total canopy area meeting standards of § 12-0400 =	0.75 AC.	
C3	C2 x 1.25 =	0.00 AC.	§ 12-0510.3B
C4	Total canopy area provided by unique or valuable forest or woodland communities =	0.00 AC.	
C5	C4 x 1.5 =	0.00 AC.	§ 12-0510.3B(1)
C6	Total of canopy area provided by "Heritage," "Memorial," "Specimen," or "Street" trees =	0.00 AC.	
C7	C6 x 1.5 to 3.0 =	0.00 AC.	§ 12-0510.3B(2)
C8	Canopy area of trees within Resource Protection Areas and 100-year floodplains =	12.13 AC.	
C9	C8 x 1.0 =	12.13 AC.	§ 12-0510.3C(1)
C10	Total of C3, C5, C7 and C9 = If area of C10 is less	12.88 AC.	If area of C10 is less than B7 then remainder of requirement must be met through tree planting - go to D
D. Tree Planting			
D1	Area of canopy to be met through tree planting (B7-C10) =	0 S.F.	
D2	Area of canopy planted for air quality benefits =	0 S.F.	
D3	x 1.5 =	0 S.F.	§ 12-0510.4B(1)
D4	Area of canopy planted for energy conservation =	0 S.F.	
D5	x 1.5 =	0 S.F.	§ 12-0510.4B(2)
D6	Area of canopy planted for water quality benefits =	0 S.F.	
D7	D7 x 1.25 =	0 S.F.	§ 12-0510.4B(3)
D8	Area of canopy planted for wildlife benefits =	0 S.F.	
D9	D9 x 1.5 =	0 S.F.	§ 12-0510.4B(4)
D10	Area of canopy provide by native trees =	0 S.F.	
D11	D11 x 1.5 =	0 S.F.	§ 12-0510.4B(5)
D12	Area of canopy provided by improved cultivars and varieties =	0 S.F.	
D13	D13 X 1.25 =	0 S.F.	§ 12-0510.4B(6)
D14	Area of canopy provided through tree seedlings =	0 S.F.	
	x1.0 =	0 S.F.	§ 12-0510.4D(1)
D15	Area of canopy provided through native shrubs or woody seed mix =	0 S.F.	
	x1.0 =	0 S.F.	§ 12-0510.4D(1)
D16	Percentage of D14 represented by D15 =	0%	Must not exceed 33% of D14
D17	Total of canopy area provided through tree planting =	28,350 S.F.	
D18	Is an offsite planting relief requested?	NO	Yes or No
D19	D19 Tree Bank or Tree Fund?	N/A	§ 12-0512
D20	Canopy area requested to be provided through offsite banking or tree fund	N/A	
D21	Amount to be deposited into the Tree Preservation and Planting Fund	N/A	
E. Total of 10-year Tree Canopy Provided			
E1	Total of canopy area provided through tree preservation (C10) =	12.88 AC.	
E2	Total of canopy area provided through tree planting (D17) =	28,350 S.F.	
E3	Total of canopy area provided through offsite mechanism (D19) =	0 AC.	
E4	Total of 10-year Tree Canopy Provided = Total of E1 through E3.	13.53 AC.	Total of E1 through E3. Area should meet or exceed area in B6

Table 12.3 Tree Preservation Target Calculations and Statement

A	Pre-development area of existing tree canopy (from Existing Vegetation Map) =	20.80 AC.
B	Percentage of gross site area covered by existing tree canopy =	87%
C	Percentage of 10-year canopy required for site (see Table 12.4) =	30% (7.14 AC.)
D	Percentage of the 10-year tree canopy requirement that should be met throught tree preservation =	87% (6.21 AC.)
E	Proposed percentage of canopy requirement that will be met through tree preservation =	100% (13.30 AC.)
F	Has the Tree Preservation Target minimum been met?	YES
G	If No for line F, then a request to deviate from the Tree Preservation Target shall be provided on the plan that states one or more of the justifications listed in 12-0507.3 along with a narrative that provides a site-specific explanation of why the Tree Preservation Target cannot be met. Provide sheet number where deviation request is located.	N/A
H	If step G requires a narrative, it shall be prepared in accordance with 12-0508.4	N/A
I	Place this information prior to the 10-year Tree Canopy Calculations as per instructions in Table 12.10	OK

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PRELIMINARY LANDSCAPE TABULATIONS & DETAILS
WALTONWOOD RESTON
FAIRFAX COUNTY, VIRGINIA
HUNTER MILL DISTRICT

COUNTY PROJECT NUMBER

COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
Lic. No. 000832
8-24-15
LANDSCAPE ARCHITECT

PLAN STATUS	
04/01/15	PER COMMENTS
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MT DESIGN	KF DRAWN	MT CHKD
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SHEET 9		

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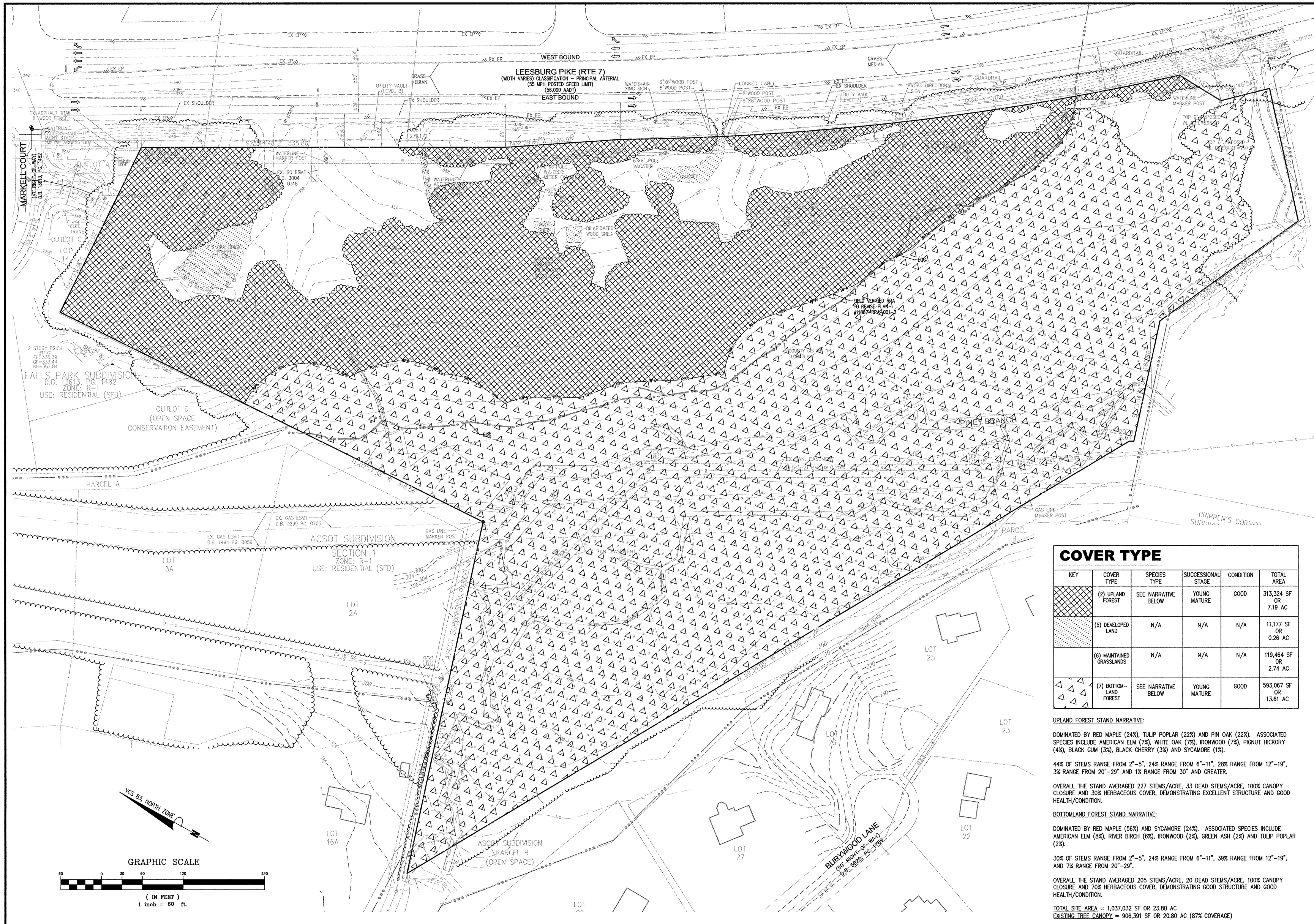

COVER TYPE

KEY	COVER TYPE	SPECIES TYPE	SUCCESSIONAL STAGE	CONDITION	TOTAL AREA
	(2) UPLAND FOREST	SEE NARRATIVE BELOW	YOUNG MATURE	GOOD	313,324 SF OR 7.19 AC
	(5) DEVELOPED LAND	N/A	N/A	N/A	11,177 SF OR 0.26 AC
	(6) MAINTAINED GRASSLANDS	N/A	N/A	N/A	119,464 SF OR 2.74 AC
	(7) BOTTOM-LAND FOREST	SEE NARRATIVE BELOW	YOUNG MATURE	GOOD	593,067 SF OR 13.61 AC

UPLAND FOREST STAND NARRATIVE:

DOMINATED BY RED MAPLE (24%), TULIP POPLAR (22%) AND PIN OAK (22%). ASSOCIATED SPECIES INCLUDE AMERICAN ELM (7%), WHITE OAK (7%), IRONWOOD (7%), PIGNUT HICKORY (4%), BLACK GUM (3%), BLACK CHERRY (3%) AND SYCAMORE (1%).

44% OF STEMS RANGE FROM 2"–5", 24% RANGE FROM 6"–11", 28% RANGE FROM 12"–19", 3% RANGE FROM 20"–29" AND 1% RANGE FROM 30" AND GREATER.

OVERALL THE STAND AVERAGED 227 STEMS/ACRE, 33 DEAD STEMS/ACRE, 100% CANOPY CLOSURE AND 30% HERBACEOUS COVER, DEMONSTRATING EXCELLENT STRUCTURE AND GOOD HEALTH/CONDITION.

BOTTOMLAND FOREST STAND NARRATIVE:

DOMINATED BY RED MAPLE (56%) AND SYCAMORE (24%). ASSOCIATED SPECIES INCLUDE AMERICAN ELM (8%), RIVER BIRCH (6%), IRONWOOD (2%), GREEN ASH (2%) AND TULIP POPLAR (2%).

30% OF STEMS RANGE FROM 2"–5", 24% RANGE FROM 6"–11", 39% RANGE FROM 12"–19", AND 7% RANGE FROM 20"–29".

OVERALL THE STAND AVERAGED 205 STEMS/ACRE, 20 DEAD STEMS/ACRE, 100% CANOPY CLOSURE AND 70% HERBACEOUS COVER, DEMONSTRATING GOOD STRUCTURE AND GOOD HEALTH/CONDITION.

TOTAL SITE AREA = 1,037,032 SF OR 23.80 AC
EXISTING TREE CANOPY = 906,391 SF OR 20.80 AC (87% COVERAGE)

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EXISTING VEGETATION MAP
WALTONWOOD RESTON

FAIRFAX COUNTY, VIRGINIA

HUNTER MILL DISTRICT

COUNTY PROJECT NUMBER

COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
Lic. No. 000832
8-24-15
LANDSCAPE ARCHITECT

PLAN STATUS

DATE	DESCRIPTION

GE	KF	GE
DESIGN	DRAWN	CHKD

SCALE H: 1"=60' V:

JOB No. 8225-01-002

DATE : MARCH, 2015

FILE No. 8225-D-ZP-002

SHEET 10

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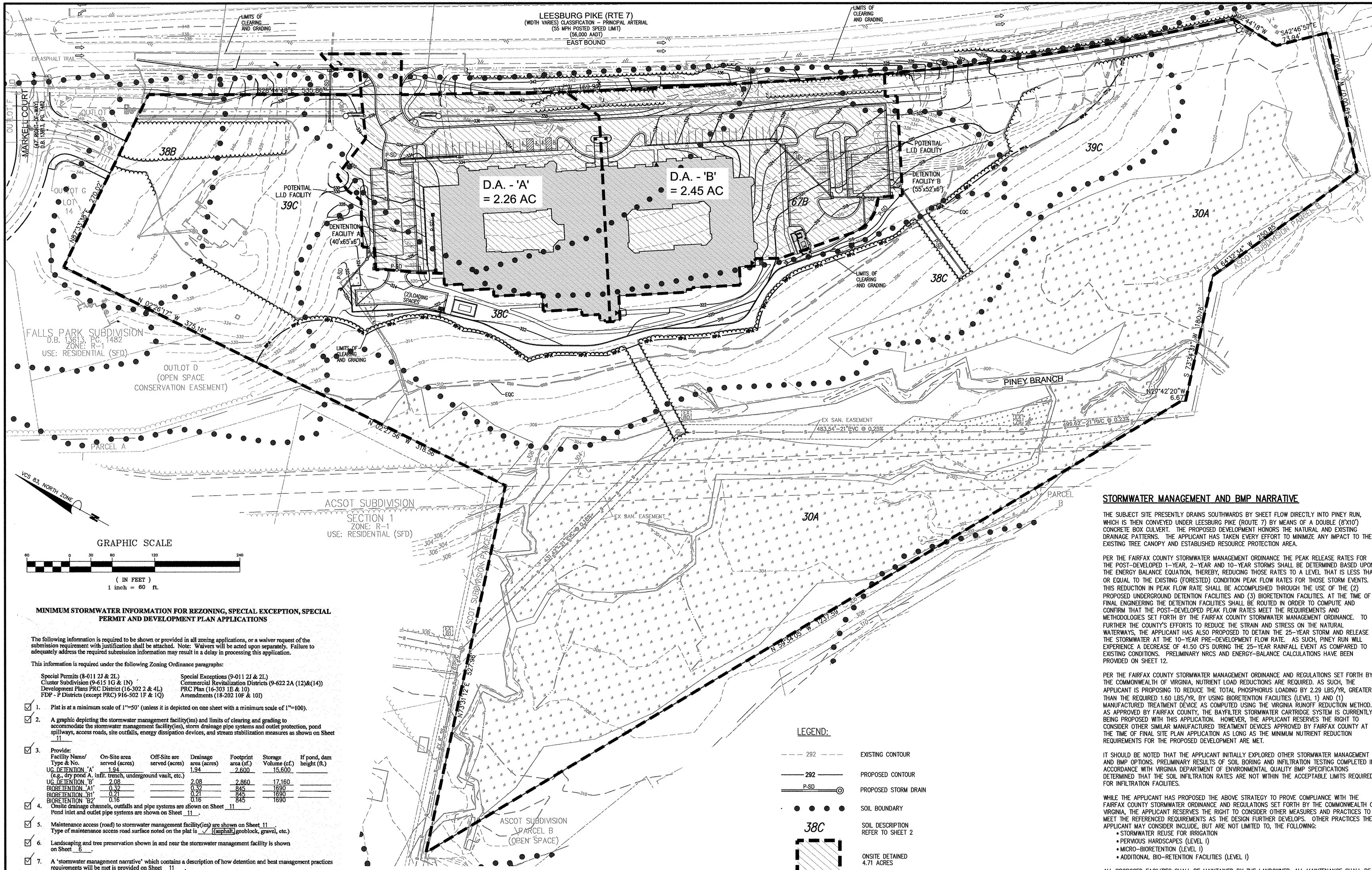
Cad file name : P:\8225 – Waltonwood Reston\8225–01–002 (PLN)\Planning\Rezoning\8225–D–ZP–002–EVM.dwg



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

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

This information is required under the following Zoning Ordinance paragraphs:

Special Permits (8-011 2J & 2L)	Special Exceptions (9-011 2J & 2L)
Cluster Subdivision (9-615 1G & 1N)	Commercial Revitalization Districts (9-622 2A (12)&(14))
Development Plans PRC District (16-302 2 & 4L)	PRC Plan (16-303 1E & 10)
FDP - P Districts (except PRC) 916-502 1F & 1Q)	Amendments (18-202 10F & 10I)

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

☑ 2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading to accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet 11

☑ 3. Provide:

Facility Name/ Type & No.	On-Site area served (acres)	Off-Site are served (acres)	Drainage area (acres)	Footprint area (sf.)	Storage Volume (cf.)	If pond, dam height (ft.)
UG DETENTION 'A' (e.g., dry pond A. infil. trench, underground vault, etc.)	1.94		1.94	2,600	15,600	
UG DETENTION 'B'	2.08		2.08	2,860	17,160	
BIORETENTION 'A1'	0.32		0.32	845	1690	
BIORETENTION 'B1'	0.21		0.21	845	1690	
BIORETENTION 'B2'	0.16		0.16	845	1690	

☑ 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet 11. Pond inlet and outlet pipe systems are shown on Sheet 11.

☑ 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet 11. Type of maintenance access road surface noted on the plat is ✓ [(asphalt,] geoblock, gravel, etc.)

☑ 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet 6.

☑ 7. A 'stormwater management narrative' which contains a description of how detention and best management practices requirements will be met is provided on Sheet 11.

☑ 8. A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet 14.

☑ 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 14.

☑ 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 4.

☐ 11. A submission waiver is requested for N/A.

☐ 12. Stormwater management is not required because N/A.

NOTE:
1. THIS PLAN IS INTENDED FOR INFORMATION ONLY TO DEMONSTRATE POTENTIAL METHODS OF RAINWATER COLLECTION FOR STORM WATER MANAGEMENT. FINAL METHODS, MEANS, LOCATIONS, SIZES AND SPECIFIC FACILITIES WILL VARY WITH FINAL ENGINEERING DESIGN, AS ALLOWED WITHIN THE REQUIREMENTS OF THE PUBLIC FACILITIES MANUAL

LEGEND:

292	EXISTING CONTOUR
292	PROPOSED CONTOUR
P-SD	PROPOSED STORM DRAIN
	SOIL BOUNDARY
38C	SOIL DESCRIPTION REFER TO SHEET 2
	ONSITE DETAINED 4.71 ACRES
	ONSITE UNDETAINED 19.20 ACRES

STORMWATER MANAGEMENT AND BMP NARRATIVE

THE SUBJECT SITE PRESENTLY DRAINS SOUTHWARDS BY SHEET FLOW DIRECTLY INTO PINEY RUN, WHICH IS THEN CONVEYED UNDER LEESBURG PIKE (ROUTE 7) BY MEANS OF A DOUBLE (8'X10') CONCRETE BOX CULVERT. THE PROPOSED DEVELOPMENT HONORS THE NATURAL AND EXISTING DRAINAGE PATTERNS. THE APPLICANT HAS TAKEN EVERY EFFORT TO MINIMIZE ANY IMPACT TO THE EXISTING TREE CANOPY AND ESTABLISHED RESOURCE PROTECTION AREA.

PER THE FAIRFAX COUNTY STORMWATER MANAGEMENT ORDINANCE THE PEAK RELEASE RATES FOR THE POST-DEVELOPED 1-YEAR, 2-YEAR AND 10-YEAR STORMS SHALL BE DETERMINED BASED UPON THE ENERGY BALANCE EQUATION, THEREBY, REDUCING THOSE RATES TO A LEVEL THAT IS LESS THAN OR EQUAL TO THE EXISTING (FORESTED) CONDITION PEAK FLOW RATES FOR THOSE STORM EVENTS. THIS REDUCTION IN PEAK FLOW RATE SHALL BE ACCOMPLISHED THROUGH THE USE OF THE (2) PROPOSED UNDERGROUND DETENTION FACILITIES AND (3) BIORETENTION FACILITIES. AT THE TIME OF FINAL ENGINEERING THE DETENTION FACILITIES SHALL BE ROUTED IN ORDER TO COMPUTE AND CONFIRM THAT THE POST-DEVELOPED PEAK FLOW RATES MEET THE REQUIREMENTS AND METHODOLOGIES SET FORTH BY THE FAIRFAX COUNTY STORMWATER MANAGEMENT ORDINANCE. TO FURTHER THE COUNTY'S EFFORTS TO REDUCE THE STRAIN AND STRESS ON THE NATURAL WATERWAYS, THE APPLICANT HAS ALSO PROPOSED TO DETAIN THE 25-YEAR STORM AND RELEASE THE STORMWATER AT THE 10-YEAR PRE-DEVELOPMENT FLOW RATE. AS SUCH, PINEY RUN WILL EXPERIENCE A DECREASE OF 41.50 CFS DURING THE 25-YEAR RAINFALL EVENT AS COMPARED TO EXISTING CONDITIONS. PRELIMINARY NRCS AND ENERGY-BALANCE CALCULATIONS HAVE BEEN PROVIDED ON SHEET 12.

PER THE FAIRFAX COUNTY STORMWATER MANAGEMENT ORDINANCE AND REGULATIONS SET FORTH BY THE COMMONWEALTH OF VIRGINIA, NUTRIENT LOAD REDUCTIONS ARE REQUIRED. AS SUCH, THE APPLICANT IS PROPOSING TO REDUCE THE TOTAL PHOSPHORUS LOADING BY 2.29 LBS/YR, GREATER THAN THE REQUIRED 1.60 LBS/YR, BY USING BIORETENTION FACILITIES (LEVEL 1) AND (1) MANUFACTURED TREATMENT DEVICE AS COMPUTED USING THE VIRGINIA RUNOFF REDUCTION METHOD. AS APPROVED BY FAIRFAX COUNTY, THE BAYFILTER STORMWATER CARTRIDGE SYSTEM IS CURRENTLY BEING PROPOSED WITH THIS APPLICATION. HOWEVER, THE APPLICANT RESERVES THE RIGHT TO CONSIDER OTHER SIMILAR MANUFACTURED TREATMENT DEVICES APPROVED BY FAIRFAX COUNTY AT THE TIME OF FINAL SITE PLAN APPLICATION AS LONG AS THE MINIMUM NUTRIENT REDUCTION REQUIREMENTS FOR THE PROPOSED DEVELOPMENT ARE MET.

IT SHOULD BE NOTED THAT THE APPLICANT INITIALLY EXPLORED OTHER STORMWATER MANAGEMENT AND BMP OPTIONS. PRELIMINARY RESULTS OF SOIL BORING AND INFILTRATION TESTING COMPLETED IN ACCORDANCE WITH VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY BMP SPECIFICATIONS DETERMINED THAT THE SOIL INFILTRATION RATES ARE NOT WITHIN THE ACCEPTABLE LIMITS REQUIRED FOR INFILTRATION FACILITIES.

WHILE THE APPLICANT HAS PROPOSED THE ABOVE STRATEGY TO PROVE COMPLIANCE WITH THE FAIRFAX COUNTY STORMWATER ORDINANCE AND REGULATIONS SET FORTH BY THE COMMONWEALTH OF VIRGINIA, THE APPLICANT RESERVES THE RIGHT TO CONSIDER OTHER MEASURES AND PRACTICES TO MEET THE REFERENCED REQUIREMENTS AS THE DESIGN FURTHER DEVELOPS. OTHER PRACTICES THE APPLICANT MAY CONSIDER INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:

- STORMWATER REUSE FOR IRRIGATION
- PERVIOUS HARDSCAPES (LEVEL I)
- MICRO-BIORETENTION (LEVEL I)
- ADDITIONAL BIO-RETENTION FACILITIES (LEVEL I)

ALL PROPOSED FACILITIES SHALL BE MAINTAINED BY THE LANDOWNER. ALL MAINTENANCE SHALL BE CONDUCTED IN ACCORDANCE WITH THE DEQ STORMWATER MANAGEMENT HANDBOOK AND FAIRFAX COUNTY PFM.

IN CONCLUSION, NUTRIENTS IN THE STORMWATER ARE REMOVED, EXCEEDING THE MINIMUM NUTRIENT REDUCTIONS AS REQUIRED. ALSO, THE STORMWATER RUNOFF IS DETAIN AND RELEASED AT RATES EQUAL TO OR LESS THAN THE PRE-EXISTING FORESTED CONDITION. THE APPLICANT'S PROPOSED DEVELOPMENT MEETS OR EXCEEDS THE MINIMUM STORMWATER REQUIREMENTS SET FORTH BY THE COMMONWEALTH OF VIRGINIA AND FAIRFAX COUNTY.

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SWM AND BMP CONCEPT PLAN AND NARRATIVE
WALTONWOOD RESTON
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

COUNTY PROJECT NUMBER

COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
Lic. No. 000832
8-24-15
LANDSCAPE ARCHITECT

PLAN STATUS	
04/01/15	PER COMMENTS
06/23/15	PER COMMENTS
08/24/15	PER COMMENTS

DATE	DESCRIPTION

MT	KF	MT
DESIGN	DRAWN	CHKD

SCALE H: 1"=60' V:

JOB No. 8225-01-002

DATE : MARCH, 2015

FILE No. 8225-D-ZP-002

SHEET 11

Cad file name : P:\8225 - Waltonwood Reston\8225-01-002 (PLN)\Planning\Rezoning\8225-D-ZP-002-SWM.dwg

TR-55 COMPUTATIONS REPORT:

```
                    WinTR-55 Current Data Description

                         --- Identification Data ---

User:     bg                                  Date:       8/21/2015
Project:  Waltonwood                          Units:      English
SubTitle: Property + LOD                      Areal Units: Acres
State:    Virginia
County:   Fairfax
Filename: P:\8225 - Waltonwood Reston\8225-01-002 (PLN)\Planning\Work\sh\TR-55 for

                         --- Sub-Area Data ---

Name          Description              Reach        Area(ac)     RCN     Tc
-----------------------------------------------------------------------------
Pre           LOD                      Outlet          24.79      64   0.100
Post          LOD                      Outlet          24.79      66   0.100

Total area: 49.58 (ac)

                              --- Storm Data --

                       Rainfall Depth by Rainfall Return Period

  2-Yr       5-Yr       10-Yr      25-Yr      50-Yr      100-Yr     1-Yr
  (in)       (in)       (in)       (in)       (in)       (in)       (in)
-----------------------------------------------------------------------------
   3.2        4.5        5.5        6.0        7.0        7.7        2.7

Storm Data Source:            Fairfax County, VA  (NRCS)
Rainfall Distribution Type:   Type II
Dimensionless Unit Hydrograph:  <standard>

                            Watershed Peak Table

 Sub-Area          Peak Flow by Rainfall Return Period
  or Reach      2-Yr       10-Yr      25-Yr      1-Yr
Identifier      (cfs)      (cfs)      (cfs)      (cfs)
-----------------------------------------------------------------------------
SUBAREAS
Pre             10.19      71.05      84.85      10.23

Post            21.44      77.91      92.16      12.85

REACHES

OUTLET          39.60     148.94     176.99      23.06

                       Hydrograph Peak/Peak Time Table

 Sub-Area        Peak Flow and Peak Time (hr) by Rainfall Return Period
  or Reach      2-Yr       10-Yr      25-Yr      1-Yr
Identifier      (cfs)      (cfs)      (cfs)      (cfs)
          (hr)       (hr)       (hr)       (hr)
-----------------------------------------------------------------------------
SUBAREAS
Pre             18.19      71.05      84.85      10.23
          12.02      11.94      11.94      12.02

Post            21.44      77.91      92.16      12.85
          12.01      11.94      11.94      12.02

REACHES

OUTLET          39.60     148.94     176.99      23.06

                          Sub-Area Summary Table

 Sub-Area   Drainage    Time of    Curve    Receiving    Sub-Area
Identifier   Area      Concentration Number   Reach      Description
             (ac)        (hr)
-----------------------------------------------------------------------------
Pre          24.79       0.100       64     Outlet     LOD
Post         24.79       0.100       66     Outlet     LOD

Total Area:  49.58 (ac)

                     Sub-Area Time of Concentration Details

 Sub-Area    Flow          Mannings's   End     Wetted                  Travel
Identifier/  Length   Slope     n       Area   Perimeter   Velocity      Time
             (ft)    (ft/ft)           (sq ft)   (ft)     (ft/sec)      (hr)
-----------------------------------------------------------------------------
Pre
  User-provided                                                          0.100

                                                  Time of Concentration  0.100
                                                                         ======

Post
  User-provided                                                          0.100

                                                  Time of Concentration  0.100
                                                                         ======

                      Sub-Area Land Use and Curve Number Details

 Sub-Area                                          Hydrologic   Sub-Area   Curve
Identifier          Land Use                        Soil        Area      Number
                                                    Group       (ac)
-----------------------------------------------------------------------------
Pre       Open space; grass cover > 75%     (good)    B          3.44       61
          Open space; grass cover > 75%     (good)    D          5.09       80
          Paved parking lots, roofs, driveways        D           .61       98
          Woods - grass combination         (good)    B          15.6       58
          Woods - grass combination         (good)    D           .05       79

          Total Area / Weighted Curve Number                     24.79       64
                                                                 =====       ==

Post      Open space; grass cover > 75%     (good)    B          3.16       61
          Open space; grass cover > 75%     (good)    D          2.32       80
          Paved parking lots, roofs, driveways        B           .61       98
          Paved parking lots, roofs, driveways        D          3.05       98
          Woods - grass combination         (good)    B          15.6       58
```

VIRGINIA RUNOFF REDUCTION METHOD SPREADSHEET SUMMARY

Virginia Runoff Reduction Method New Development Worksheet - v2.8 - June 2014

Site Data Summary

Total Rainfall = 43 inches

Site Land Cover Summary

	A Soils	B Soils	C Soils	D Soils	Total	% of Total
Forest (acres)	0.00	15.60	0.00	0.05	15.65	*63.13*
Turf (acres)	0.00	3.16	0.00	2.32	5.48	*22.11*
Impervious (acres)	0.00	0.61	0.00	3.05	3.66	*14.76*
					24.79	*100.00*

Site Rv	0.21
Post Development Treatment Volume (ft3)	18729
Post Development TP Load (lb/yr)	11.77
Post Development TN Load (lb/yr)	84.18
Total TP Load Reduction Required (lb/yr)	1.60

Total Runoff Volume Reduction (ft^3)	655
Total TP Load Reduction Achieved (lb/yr)	2
Total TN Load Reduction Achieved (lb/yr)	7.35
Adjusted Post Development TP Load (lb/yr)	9.47
Remaining Phosphorous Load Reduction (Lb/yr) Required	0.00

Drainage Area Summary

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	Total
Forest (acres)	0.00	0.00	0.00	0.00	0.00	*0.00*
Turf (acres)	0.60	0.82	0.00	0.00	0.00	*1.42*
Impervious (acres)	1.66	1.63	0.00	0.00	0.00	*3.29*
						4.71

Drainage Area Compliance Summary

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	Total
TP Load Red. (lb/yr)	1.99	0.31	0.00	0.00	0.00	*2.29*
TN Load Red. (lb/yr)	3.34	4.01	0.00	0.00	0.00	*7.35*

Drainage Area A Summary

Land Cover Summary

	A Soils	B Soils	C Soils	D Soils	Total	% of Total
Forest (acres)	0.00	0.00	0.00	0.00	0.00	*0.00*
Turf (acres)	0.00	0.07	0.00	0.53	0.60	*26.55*
Impervious (acres)	0.00	0.20	0.00	1.46	1.66	*73.45*
					2.26	

BMP Selections

Practice	Credit Area (acres)		Downstream Practice
6.a. Bioretention #1 or Urban Bioretention (Spec #9)	Impervious:	0.18	None
	Turf (Pervious):	0.14	
BayFilterTM Stormwater Cartridge System	Impervious:	1.48	
	Turf (Pervious):	0.46	

Total Impervious Cover Treated (acres)	1.66
Total Turf Area Treated (acres)	0.60
Total TP Load Reduction Achieved in D.A. A (lb/yr)	1.99
Total TN Load Reduction Achieved in D.A. A (lb/yr)	3.34

Drainage Area B Summary

Land Cover Summary

	A Soils	B Soils	C Soils	D Soils	Total	% of Total
Forest (acres)	0.00	0.00	0.00	0.00	0.00	*0.00*
Turf (acres)	0.00	0.06	0.00	0.76	0.82	*33.47*
Impervious (acres)	0.00	0.08	0.00	1.55	1.63	*66.53*
					2.45	

BMP Selections

Practice	Credit Area (acres)		Downstream Practice
6.a. Bioretention #1 or Urban Bioretention (Spec #9)	Impervious:	0.22	
	Turf (Pervious):	0.15	

Total Impervious Cover Treated (acres)	0.22
Total Turf Area Treated (acres)	0.15
Total TP Load Reduction Achieved in D.A. A (lb/yr)	0.31
Total TN Load Reduction Achieved in D.A. A (lb/yr)	4.01

Channel and Flood Protection

	Weighted CN	1-year storm Adjusted CN	2-year storm Adjusted CN	10-year storm Adjusted CN
Target Rainfall Event (in)		2.70	3.20	5.50
D.A. A CN	93	92	93	93
D.A. B CN	92	91	91	92
D.A. C CN	0	#N/A	#N/A	#N/A
D.A. D CN	0	#N/A	#N/A	#N/A
D.A. E CN	0	#N/A	#N/A	#N/A

NOTE:
1. THIS PLAN IS INTENDED FOR INFORMATION ONLY TO DEMONSTRATE POTENTIAL METHODS OF RAINWATER COLLECTION FOR STORM WATER MANAGEMENT. FINAL METHODS, MEANS, LOCATIONS, SIZES AND SPECIFIC FACILITIES WILL VARY WITH FINAL ENGINEERING DESIGN, AS ALLOWED WITHIN THE REQUIREMENTS OF THE PUBLIC FACILITIES MANUAL.

VIRGINIA RUNOFF REDUCTION METHOD SPREADSHEET INPUTS

Drainage Area A

Drainage Area A Land Cover (acres)

	A soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
Forest/Open Space (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres)	0.00	0.07	0.00	0.53	0.60	0.24
Impervious Cover (acres)	0.00	0.20	0.00	1.46	1.66	0.95
				Total	2.26	

Post Development Treatment Volume (cf) 6256

Practice	Unit	Description of Credit	Credit	Credit Area (acres)	Volume from Upstream RR Practice (cf)	Runoff Reduction (cf)	Remaining Runoff Volume (cf)	Phosphorus Efficiency (%)	Phosphorus Load from Upstream RR Practices (lbs)	Untreated Phosphorus Load to Practice (lbs.)	Phosphorus Removed By Practice (lbs.)	Remaining Phosphorus Load (lbs.)	Downstream Treatment to be Employed
6.a. Bioretention #1 or Urban Bioretention (Spec #9)	impervious acres draining to bioretention	40% runoff volume reduction	0.40	0.18	0	248	372	25	0.00	0.39	0.21	0.18	None
	turf acres draining to bioretention	40% runoff volume reduction	0.40	0.14	0	50	74	25	0.00	0.08	0.04	0.04	
BayFilterTM Stormwater Cartridge System	impervious acres draining to device	0% runoff volume reduction	0.00	1.48	0	0	5104	50	0.00	3.20	1.60	1.60	
	turf acres draining to device	0% runoff volume reduction	0.00	0.46	0	0	408	50	0.00	0.26	0.13	0.13	

TOTAL IMPERVIOUS COVER TREATED (ac) 1.66
TOTAL TURF AREA TREATED (ac) 0.60

AREA CHECK OK.

PHOSPHORUS REMOVAL BY PRACTICES THAT DO NOT REDUCE RUNOFF VOLUME IN D.A. A 1.73
TOTAL PHOSPHORUS REMOVAL IN D.A. A (lb/yr) 1.99

Drainage Area B

Drainage Area B Land Cover (acres)

	A soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
Forest/Open Space (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres)	0.00	0.06	0.00	0.76	0.82	0.25
Impervious Cover (acres)	0.00	0.08	0.00	1.55	1.63	0.95
				Total	2.45	

Post Development Treatment Volume (cf) 6354

Practice	Unit	Description of Credit	Credit	Credit Area (acres)	Volume from Upstream RR Practice (cf)	Runoff Reduction (cf)	Remaining Runoff Volume (cf)	Phosphorus Efficiency (%)	Phosphorus Load from Upstream RR Practices (lbs)	Untreated Phosphorus Load to Practice (lbs.)	Phosphorus Removed By Practice (lbs.)	Remaining Phosphorus Load (lbs.)	Downstream Treatment to be Employed
6.a. Bioretention #1 or Urban Bioretention (Spec #9)	impervious acres draining to bioretention	40% runoff volume reduction	0.40	0.22	0	303	455	25	0.00	0.48	0.26	0.21	
	turf acres draining to bioretention	40% runoff volume reduction	0.40	0.15	0	54	80	25	0.00	0.08	0.05	0.04	

TOTAL IMPERVIOUS COVER TREATED (ac) 1.66
TOTAL TURF AREA TREATED (ac) 0.60

AREA CHECK OK.

PHOSPHORUS REMOVAL BY PRACTICES THAT DO NOT REDUCE RUNOFF VOLUME IN D.A. A 1.73
TOTAL PHOSPHORUS REMOVAL IN D.A. A (lb/yr) 1.99

ENERGY BALANCE COMPUTATIONS (PER FAIRFAX COUNTY SWM ORDINANCE):

DRAINAGE AREA (acre): 4.71

	1-year Storm		2-year Storm		10-year Storm		25-year Storm	
	PRE	POST (adjusted)	PRE	POST (adjusted)	PRE	POST (adjusted)	PRE	POST (adjusted)
P (rainfall depth, in)	2.69	2.69	3.2	3.2	5.5	5.5	6	6
CN	64.00	66.00	64.00	66.00	64.00	66.00	64.00	66.00
S=1000/CN-10	5.63	5.15	5.63	5.15	5.63	5.15	5.63	5.15
0.2S	1.13	1.03	1.13	1.03	1.13	1.03	1.13	1.03
$RV=(P-0.2S)^2/(P-0.2S)+S$	0.34	0.40	0.56	0.64	1.91	2.08	2.26	2.44

Q_1Post Development <= I.F.* (Q_1pre-development* RV_1pre-development)/RV_1Developed

I.F = 0.8

CHANNEL PROTECTION (Q_1)		FLOOD CONTROL (Q_2)		FLOOD CONTROL (Q_{10})		FLOOD CONTROL (Q_{25})	
Qpre-development (cfs)	10.23	Qpre-development (cfs)	18.19	Qpre-development (cfs)	71.05	Q_{10}pre-development (cfs)	71.05
QPost Development (cfs)	12.85	QPost Development (cfs)	21.44	QPost Development (cfs)	77.91	QPost Development (cfs)	92.16
RVPost Development (with runoff reduction)	1.89	RVPost Development (with runoff reduction)	2.36	RVPost Development (with runoff reduction)	4.60	RVPost Development (with runoff reduction)	5.09
Qallowable (cfs)	1.48	Qallowable (cfs)	4.31	Qallowable (cfs)	29.56	Qallowable (cfs)	29.56

Qallowable/QPost Development	0.11	Qallowable/QPost Development	0.20	Qallowable/QPost Development	0.38	Qallowable/QPost Development	0.32
Vs/Vr	0.57	Vs/Vr	0.45	Vs/Vr	0.33	Vs/Vr	0.37
Vs	0.24	Vs	1.06	Vs	1.52	Vs	1.88
Storage required (cf)	4103	Storage required (cf)	18157	Storage required (cf)	25954	Storage required (cf)	32199

PRELIMINARY UNDERGROUND DETENTION COMPUTATIONS (BASED UPON ENERGY BALANCE METHOD):

ESTIMATED MINIMUM VOLUMES FOR UNDERGROUND DETENTION STRUCTURE A

2-YEAR STORM VOLUME: 8,800 CF
10-YEAR STORM VOLUME: 12,500 CF
25-YEAR STORM VOLUME: 15,500 CF
APPROXIMATE DIMENSIONS: 6'x40'x65'

ESTIMATED MINIMUM VOLUMES FOR UNDERGROUND DETENTION STRUCTURE B

2-YEAR STORM VOLUME: 9,500 CF
10-YEAR STORM VOLUME: 13,500 CF
25-YEAR STORM VOLUME: 16,800 CF
APPROXIMATE DIMENSIONS: 6'x52'x55'

NOTE: THE 25-YEAR STORM DETENTION VOLUME WAS CALCULATED USING THE 10-YEAR STORM RELEASE RATE.

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SWM AND BMP PRELIMINARY COMPUTATIONS
WALTONWOOD RESTON
FAIRFAX COUNTY, VIRGINIA
HUNTER MILL DISTRICT

COUNTY PROJECT NUMBER

COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
Lic. No. 000832
8-24-15
LANDSCAPE ARCHITECT

PLAN STATUS	
04/01/15	PER COMMENTS
06/23/15	PER COMMENTS
08/24/15	PER COMMENTS

DATE	DESCRIPTION	
MT	KF	MT
DESIGN	DRAWN	CHKD

SCALE H: N/A V:
JOB No. 8225-01-002
DATE : MARCH, 2015
FILE No. 8225-D-ZP-002
SHEET 12

Cad file name : P:\8225 - Waltonwood Reston\8225-01-002 (PLN)\Planning\Rezoning\8225-D-ZP-002-SWM.dwg

EXAMPLE MANUFACTURED BMP TREATMENT DEVICE
(OR APPROVED EQUAL)

A.D.S. "BAYFILTER":

A. PVC MANIFOLD PIPING: ALL INTERNAL PVC PIPE AND FITTINGS SHALL MEET ASTM D1785.

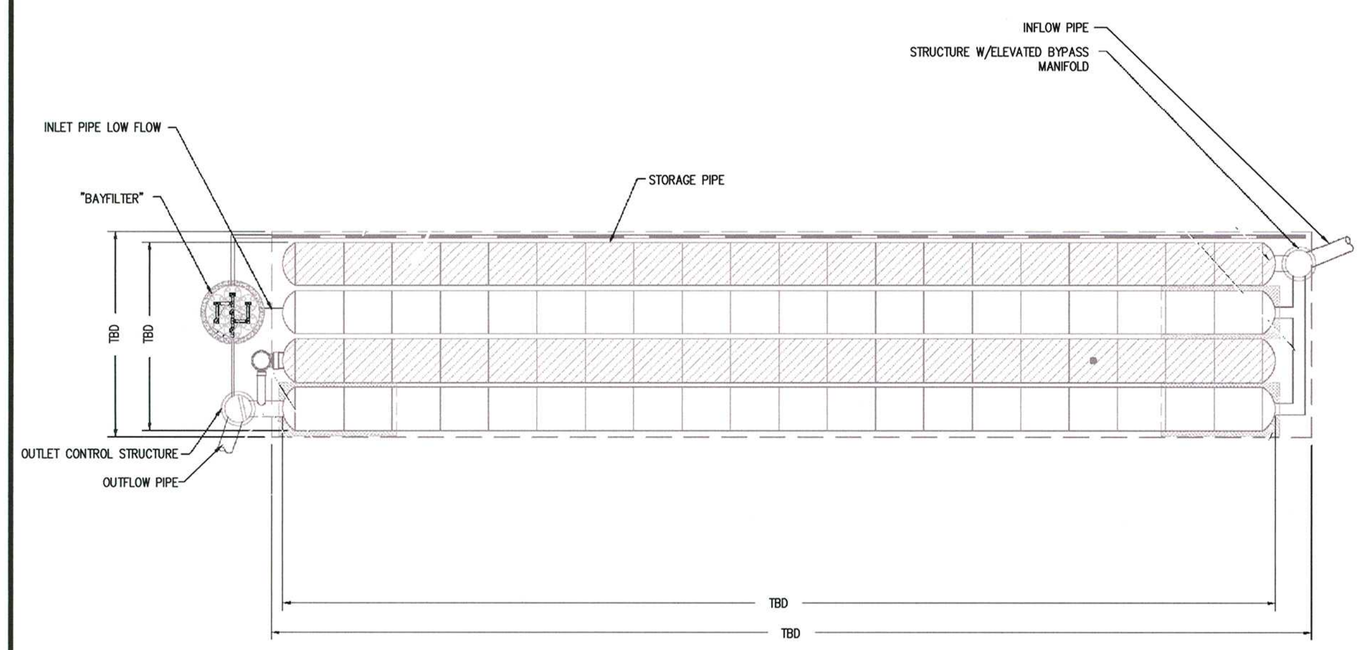
B. FILTER CARTRIDGES: EXTERNAL SHELL OF THE FILTER CARTRIDGES SHALL BE SUBSTANTIALLY CONSTRUCTED OF POLYETHYLENE OR EQUIVALENT MATERIAL ACCEPTABLE TO THE MANUFACTURER. FILTRATION MEDIA SHALL BE ARRANGED IN A SPIRAL LAYERED FASHION TO MAXIMIZE AVAILABLE FILTRATION AREA. AN ORIFICE PLATE SHALL BE SUPPLIED WITH EACH CARTRIDGE TO RESTRICT THE FLOW RATE TO A MAXIMUM OF 45 GPM.

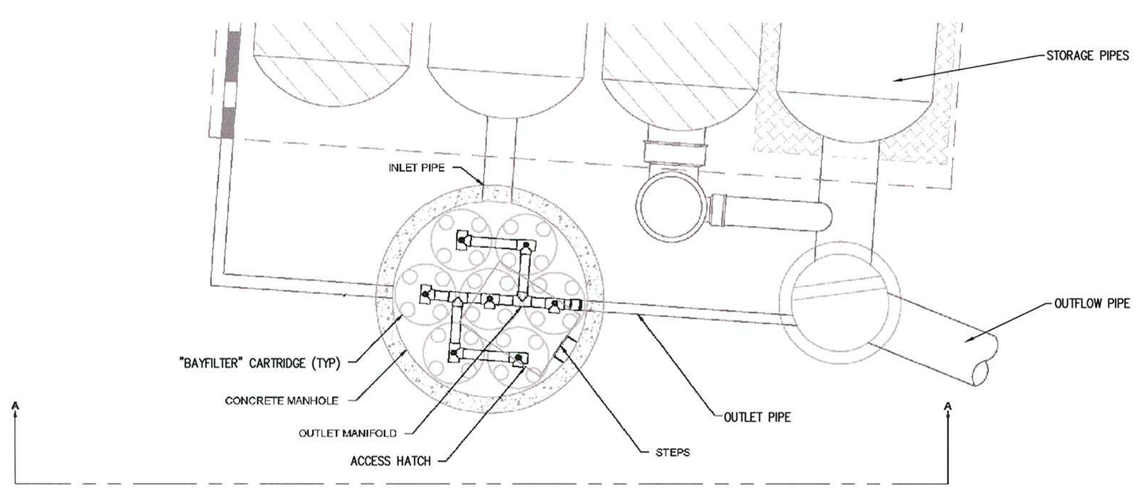
C. FILTER MEDIA: FILTER MEDIA SHALL BE BY BAYSAVER TECHNOLOGIES LLC AND SHALL CONSIST OF THE FOLLOWING MIX: A BLEND OF ZEOLITE, PERLITE AND ACTIVATED ALUMINA.

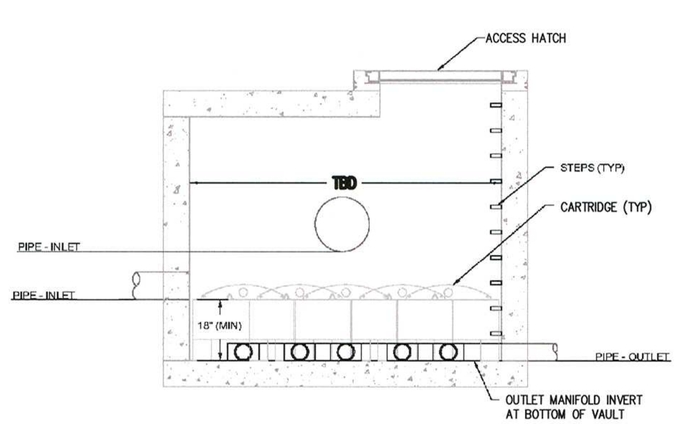
D. PRECAST CONCRETE VAULT: CONCRETE STRUCTURES SHALL BE PROVIDED ACCORDING TO ASTM C. THE MATERIALS AND STRUCTURAL DESIGN OF THE DEVICES SHALL BE PER ASTM C478, C857 AND C858.

PERFORMANCE

A. THE STORMWATER FILTER SYSTEM SHALL BE AN OFFLINE DESIGN CAPABLE OF TREATING 100% OF THE REQUIRED TREATMENT FLOW AT FULL SEDIMENT LOAD CONDITIONS.
B. THE STORMWATER FILTER SYSTEM'S CARTRIDGES SHALL HAVE NO MOVING PARTS.
C. THE STORMWATER TREATMENT UNIT SHALL BE DESIGNED TO REMOVE AT LEAST 85% OF SUSPENDED SOLIDS, 65% OF TOTAL PHOSPHORUS, 65% OF TURBIDITY, 60% OF TOTAL COPPER, AND 60% OF TOTAL ZINC BASED ON FIELD DATA COLLECTED IN COMPLIANCE WITH THE TECHNOLOGY ACCEPTANCE RECIPROCITY PARTNERSHIP TIER II TEST PROTOCOL.
D. THE STORMWATER FILTRATION SYSTEM SHALL REDUCE INCOMING TURBIDITY (MEASURED AS NTUs) BY 50% OR MORE AND SHALL NOT HAVE ANY COMPONENTS THAT LEACH NITRATES OR PHOSPHATES.
E. THE STORMWATER FILTRATION CARTRIDGE SHALL BE EQUIPPED WITH A HYDRODYNAMIC BACKWASH MECHANISM TO EXTEND THE FILTER'S LIFE AND OPTIMIZE ITS PERFORMANCE.
F. THE STORMWATER FILTRATION SYSTEM SHALL BE DESIGNED TO REMOVE A MINIMUM OF 65% OF THE INCOMING TOTAL PHOSPHORUS (TP) LOAD.
G. THE STORMWATER FILTRATION SYSTEM'S CARTRIDGES SHALL HAVE A TREATED SEDIMENT CAPACITY FOR 80% TSS REMOVAL BETWEEN 150-350 LBS.







SECTION A-A

"BAYFILTER" NARRATIVE:

THE BAYFILTER STORMWATER MANAGEMENT SYSTEM IS A STORMWATER FILTRATION DEVICE DESIGNED TO REMOVE FINE SEDIMENTS, HEAVY METALS, AND PHOSPORUS. THE BAYFILTER SYSTEM RELIES ON A SPIRAL WOUND MEDIA FILTER CARTRIDGE WITH APPROXIMATELY 45 SQUARE FEET OF FILTRATION AREA. THE FILTER CARTRIDGES ARE HOUSED IN A CONCRETE STRUCTURE THAT EVENLY DISTRIBUTES THE FLOW BETWEEN CARTRIDGES. THE SYSTEM IS OFFLINE WITH AN EXTERNAL BYPASS THAT ROUTES HIGH INTENSITY STORMS AROUND THE SYSTEM. THE FILTER CARTRIDGES REMOVE POLLUTANTS FROM RUNOFF BY FILTRATION (INCEPTION/ATTACHMENT) AND ABSORPTION.

POTENTIAL ALTERNATIVE BMP DEVICES (OR EQUAL)
(FROM DEQ BMP STANDARDS AND SPECIFICATION)

EXAMPLE MIRCO-BIORETENTION

VA DEQ STORMWATER DESIGN SPECIFICATION NO. 9 **BIORETENTION**

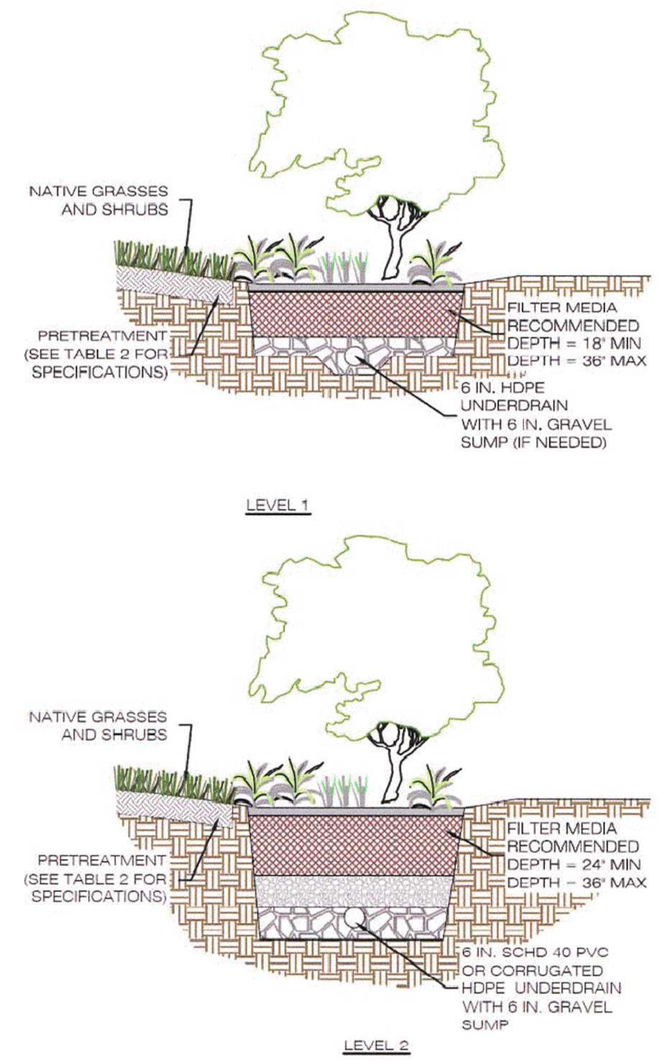


Figure 9.3B. Typical Micro-Bioretention Basin (Rain Garden) Level I and Level II – Section View:

EXAMPLE BIO-RETENTION

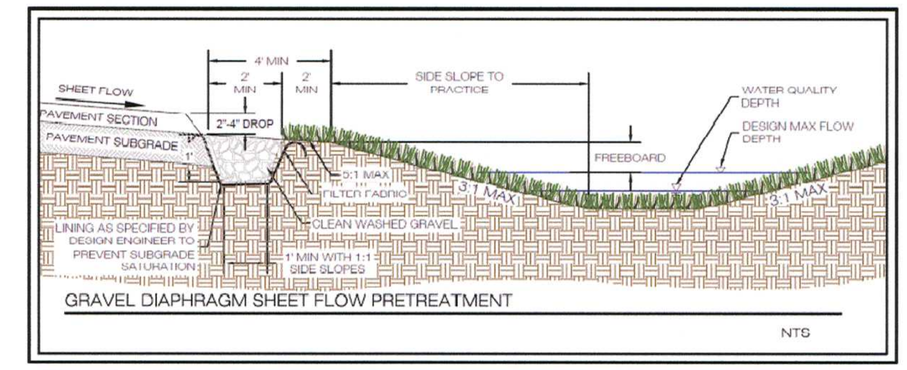


Figure 9.8 - Pretreatment – Gravel Diaphragm for Sheet Flow from Impervious or Pervious

EXAMPLE UNDERGROUND STORAGE TANKS AND RAINWATER HARVESTING FOR IRRIGATION

Figure 6.12. Example of Multiple Fiberglass Cisterns in Series

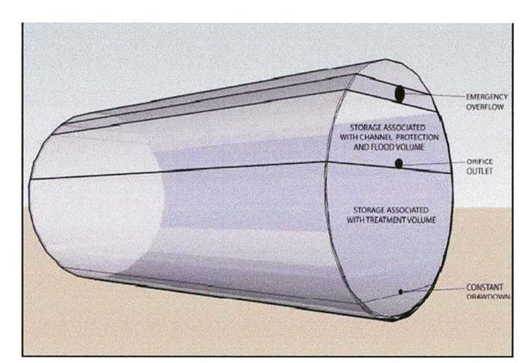


Figure 6.6. Tank Design 3: Constant drawdown, Storage Associated with Treatment, Channel Protection and Flood Volume

Figure 6.13. Example of two Polyethylene Cisterns

NOTE:
1. THIS PLAN IS INTENDED FOR INFORMATION ONLY TO DEMONSTRATE POTENTIAL METHODS OF RAINWATER COLLECTION FOR STORM WATER MANAGEMENT. FINAL METHODS, MEANS, LOCATIONS, SIZES AND SPECIFIC FACILITIES WILL VARY WITH FINAL ENGINEERING DESIGN, AS ALLOWED WITHIN THE REQUIREMENTS OF THE PUBLIC FACILITIES MANUAL

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SWM AND BMP DETAILS
WALTONWOOD RESTON
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

COUNTY PROJECT NUMBER

COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
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FILE No. 8225-D-ZP-002
SHEET 13

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ADEQUATE OUTFALL COMPUTATIONS

EXISTING DRAINAGE AREA TO POINT OF CONFLUENCE =	1275	ACRES
EXISTING IMPERVIOUSNESS OF PINEY RUN SUBWATERSHED =	16.30%	
*FROM DIFFICULT RUN WATERSHED MANAGEMENT PLAN DEVELOPED BY FAIRFAX COUNTY		
IMPERVIOUSNESS COEFFICEINT (C-VALUE) FOR IMPERVIOUS AREA =	0.9	
IMPERVIOUSNESS COEFFICIENT (C-VALUE) FOR PERVIOUS AREA =	0.35	
EXISTING IMPERVIOUS AREA WITHIN DRAINAGE AREA TO POINT OF CONFLUENCE =	207.83	ACRES
EXISTING PERVIOUS AREA WITHIN DRAINAGE AREA TO POINT OF CONFLUENCE =	1067.18	ACRES
EXISTING WEIGHTED IMPERVIOUSNESS COEFFICIENT =	0.440	
PROPOSED INCREASE OF IMPERVIOUS AREA =	3.05	ACRES
NET PROPOSED IMPERVIOUS AREA WITHIN DRAINAGE AREA TO POINT OF CONFLUENCE =	210.88	ACRES
NET PROPOSED PERVIOUS AREA WITHIN DRAINAGE AREA TO POINT OF CONFLUENCE =	1064.13	ACRES
PROPOSED WEIGHTED IMPERVIOUSNESS COEFFICIENT =	0.441	

TIME OF CONCENTRATION (Tc)= 2 HOURS

*ESTIMATED USING KIRPICH CHART. SOURCE: VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK - CHAPTER 5)

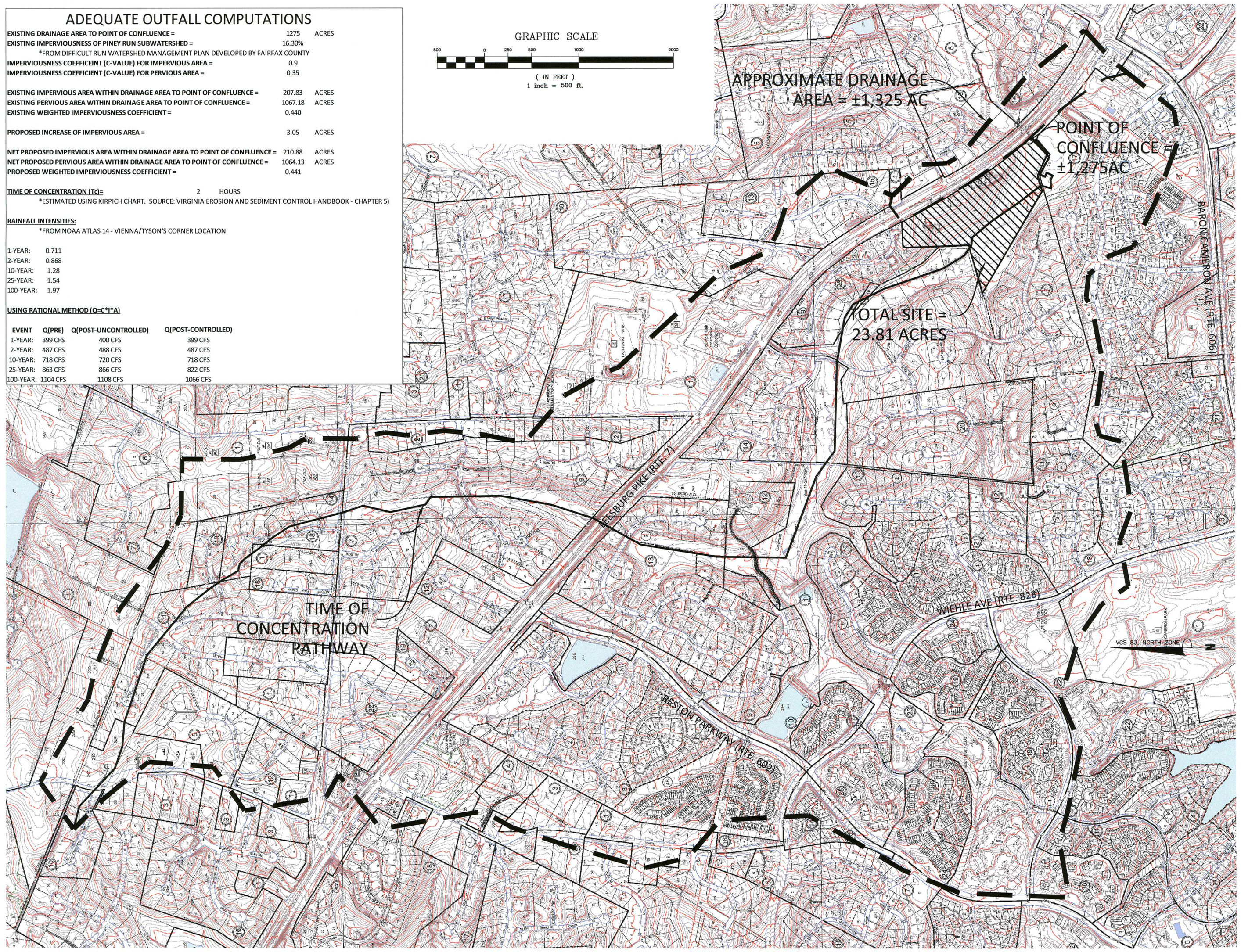
RAINFALL INTENSITIES:

*FROM NOAA ATLAS 14 - VIENNA/TYSON'S CORNER LOCATION

1-YEAR:	0.711
2-YEAR:	0.868
10-YEAR:	1.28
25-YEAR:	1.54
100-YEAR:	1.97

USING RATIONAL METHOD (Q=C*I*A)

EVENT	Q(PRE)	Q(POST-UNCONTROLLED)	Q(POST-CONTROLLED)
1-YEAR:	399 CFS	400 CFS	399 CFS
2-YEAR:	487 CFS	488 CFS	487 CFS
10-YEAR:	718 CFS	720 CFS	718 CFS
25-YEAR:	863 CFS	866 CFS	822 CFS
100-YEAR:	1104 CFS	1108 CFS	1066 CFS



ADEQUATE OUTFALL NARRATIVE

THE SUBJECT PROPERTY (23.81 ACRES) IS IDENTIFIED ON THE FAIRFAX COUNTY TAX ASSESSMENT MAP AS 012-3-((1))-0004. THE SUBJECT PROPERTY IS BORDERED BY LEESBURG PIKE (ROUTE 7) TO THE EAST AND RESIDENTIAL PROPERTIES TO THE NORTH, SOUTH AND WEST. THE SUBJECT PROPERTY IS LOCATED WITHIN THE DIFFICULT RUN WATERSHED, THE PROPERTY ALSO CONTAINS AN EXISTING FLOODPLAIN AND RESOURCE PROTECTION AREA.

THERE IS ONE OUTFALL ASSOCIATED WITH THE PROPOSED DEVELOPMENT AS SHOWN ON THIS SHEET. THAT OUTFALL IS DESCRIBED BELOW:

STORMWATER RUNOFF FROM THE PROPERTY WILL BE MITIGATED THROUGH THE USE OF (3) BIORETENTION FACILITIES AND (2) UNDERGROUND DETENTION FACILITIES. ONCE COLLECTED ONSITE STORMWATER WILL BE DETAINED AND RELEASED INTO THE PINEY RUN FLOODPLAIN AND OPEN STREAM CHANNEL. THE PROPOSED DEVELOPMENT WILL OUTFALL INTO PINEY RUN UPSTREAM OF THE CULVERT UNDER LEESBURG PIKE (ROUTE 7). THE DRAINAGE AREA TO THIS POINT (THE BOX CULVERT) IS APPROXIMATELY 1,275 ACRES, INCLUDING THE 23.81 ACRES OF DRAINAGE FROM THE SUBJECT PROPERTY IN BOTH THE PRE- AND POST- DEVELOPED CONDITIONS. THIS POINT IS IDENTIFIED AS THE POINT OF CONFLUENCE AND THE EXISTING CULVERT UNDER LEESBURG PIKE, HAVING A DRAINAGE AREA OF APPROXIMATELY 1,325 ACRES, WILL BE IDENTIFIED AS THE EXTENT OF REVIEW. THIS SATISFIES THE FAIRFAX COUNTY ZONING ORDINANCE REQUIREMENT THAT AN OUTFALL MUST HAVE A DRAINAGE AREA OF AT LEAST 100 TIMES THE SITE AREA OR 640 ACRES.

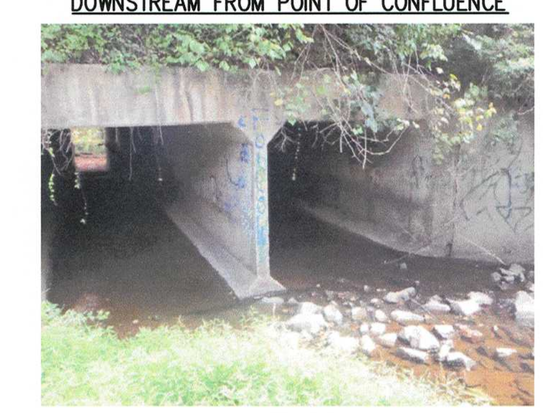
THE ESTIMATED 1-, 2-, 10-, 25-, AND 100-YEAR FLOWS HAVE BEEN CALCULATED AND ARE PROVIDED ON THIS SHEET. THE PROPOSED STORMWATER MANAGEMENT FACILITIES ENSURE THERE IS NO INCREASE IN FLOWS FROM THE 1-, 2-, AND 10-YEAR STORM EVENTS. AS PREVIOUSLY DISCUSSED, THE APPLICANT HAS ALSO PROPOSED TO DETAIN THE 25-YEAR STORM AND RELEASE THE STORMWATER AT THE 10-YEAR PRE-DEVELOPMENT FLOW RATE. AS SUCH, PINEY RUN WILL EXPERIENCE A DECREASE OF APPROXIMATELY 41.5 CFS DURING THE 25-YEAR RAINFALL EVENT AS COMPARED TO PRESENT CONDITIONS. WHILE THE 100-YR FLOW RATE DOES INCREASE SLIGHTLY DUE TO THE PROPOSED DEVELOPMENT, ANY DOWNSTREAM EFFECTS WILL BE NEGLIGIBLE. NRCS ANALYSIS AND ENERGY-BALANCE COMPUTATIONS HAVE BEEN PROVIDED ON SHEET 12.

ADDITIONALLY, THE EXISTING DOUBLE CULVERT UNDER LEESBURG PIKE WAS ANALYZED TO DETERMINE WHAT, IF ANY, EFFECT THE PROPOSED DEVELOPMENT WOULD HAVE ON PIPE CAPACITY AND DISCHARGE VELOCITY. THE RESULTS ARE PROVIDED IN TABULAR FORM ON THIS SHEET. CROSS-SECTIONS OF THE EFFECTIVE PIPE AS IT FUNCTIONS DURING THE 100-YR STORM EVENT ARE ALSO PROVIDED FOR CONVENIENCE. IN CONCLUSION, THE PROPOSED DEVELOPMENT HAS NO IMPACT TO THE DOWNSTREAM STORM SEWER SYSTEM AND PINEY RUN.

THE CONCENTRATED, TREATED, AND CONTROLLED RUNOFF RESULTING FROM THE PROPOSED DEVELOPMENT WILL DISCHARGE INTO THE EXISTING FLOODPLAIN OF PINEY RUN AS RECOMMENDED BY THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL. AT THIS TIME, THE APPLICANT IS NOT AWARE OF ANY DOCUMENTED DOWNSTREAM FLOODING CONCERNS.

USING THE ABOVE INFORMATION AND PROVIDED COMPUTATIONS IN ACCORDANCE WITH THE DETENTION METHOD AS SPECIFIED BY FAIRFAX COUNTY, IT IS THE OPINION OF THE SUBMITTING ENGINEER THAT AN ADEQUATE OUTFALL CONDITION EXISTS AS REQUIRED BY COUNTY AND STATE REGULATIONS. IN ADDITION, MS-19 CRITERIA HAS BEEN SATISFIED AS THE PROPOSED DEVELOPMENT WILL HAVE NEGLIGIBLE IMPACT TO DOWNSTREAM WATERWAYS AND NO IMPACT TO DOWNSTREAM PROPERTIES.

EXISTING DOUBLE (8'x10') BOX CULVERT DIRECTLY DOWNSTREAM FROM POINT OF CONFLUENCE



Cross Section for PRE-CONSTRUCTION (100-YR)

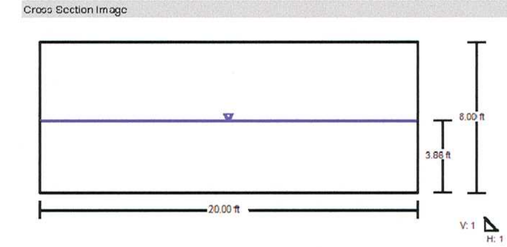
Project Description

Friction Method	Manning Formula
Solve For	Normal Depth

Input Data

Roughness Coefficient	0.013	
Channel Slope	0.00400	ft/ft
Normal Depth	3.86	ft
Height	8.00	ft
Bottom Width	20.00	ft
Discharge	1104.00	ft³/s

Cross Section Image



Cross Section for POST-CONSTRUCTION (100-YR)

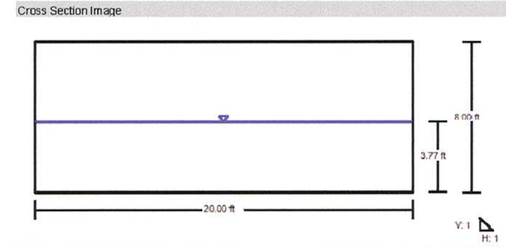
Project Description

Friction Method	Manning Formula
Solve For	Normal Depth

Input Data

Roughness Coefficient	0.013	
Channel Slope	0.00400	ft/ft
Normal Depth	3.77	ft
Height	8.00	ft
Bottom Width	20.00	ft
Discharge	1066.00	ft³/s

Cross Section Image



PIPE COMPUTATIONS FOR EXISTING DOUBLE (8'x10') BOX CULVERT DIRECTLY DOWNSTREAM FROM POINT OF CONFLUENCE

Label	Roughness Coefficient	Channel Slope (ft/ft)	Normal Depth (ft)	Height (ft)	Bottom Width (ft)	Discharge (ft³/s)	Flow Area (ft²)	Wetted Perimeter (ft)	Hydraulic Radius (ft)	Top Width (ft)	Critical Depth (ft)	Percent Full (%)	Critical Slope (ft/ft)	Velocity (ft/s)	Velocity Head (ft)	Specific Energy (ft)	Discharge Full (ft³/s)	Slope Full (ft/ft)	Flow Type
PRE-CONSTRUCTION (2-YR)	0.013	0.004	2.25	8	20	487	44.95	24.49	1.83	20	2.64	28.1	0.00244	10.84	1.82	4.07	2328.93	0.09149	Supercritical
POST-CONSTRUCTION (2-YR)	0.013	0.004	2.25	8	20	487	44.95	24.49	1.83	20	2.64	28.1	0.00244	10.84	1.82	4.07	2328.93	0.09149	Supercritical
PRE-CONSTRUCTION (10-YR)	0.013	0.004	2.9	8	20	718	57.92	25.79	2.25	20	3.42	36.2	0.00242	12.4	2.39	5.28	2328.93	0.04209	Supercritical
POST-CONSTRUCTION (10-YR)	0.013	0.004	2.9	8	20	718	57.92	25.79	2.25	20	3.42	36.2	0.00242	12.4	2.39	5.28	2328.93	0.04209	Supercritical
PRE-CONSTRUCTION (25-YR)	0.013	0.004	3.27	8	20	863	65.43	26.54	2.46	20	3.87	40.9	0.00243	13.19	2.7	5.98	2328.93	0.02913	Supercritical
POST-CONSTRUCTION (25-YR)	0.013	0.004	3.17	8	20	822	63.34	26.33	2.41	20	3.74	39.6	0.00242	12.98	2.62	5.78	2328.93	0.03211	Supercritical
PRE-CONSTRUCTION (100-YR)	0.013	0.004	3.86	8	20	1104	77.17	27.72	2.78	20	4.56	48.2	0.00245	14.31	3.18	7.04	2328.93	0.0178	Supercritical
POST-CONSTRUCTION (100-YR)	0.013	0.004	3.77	8	20	1066	75.36	27.54	2.74	20	4.45	47.1	0.00245	14.15	3.11	6.88	2328.93	0.0191	Supercritical

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ADEQUATE OUTFALL ANALYSIS
WALTONWOOD RESTON
FAIRFAX COUNTY, VIRGINIA
HUNTER MILL DISTRICT

COUNTY PROJECT NUMBER

COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
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MT	KF	MT
DESIGN	DRAWN	CHKD

SCALE H: 1"=500' V:

JOB No. 8225-01-002

DATE : MARCH, 2015

FILE No. 8225-D-ZP-002

SHEET 14

Cad file name : P:\8225 - Waltonwood Reston\8225-01-002 (PLN)\Planning\Rezoning\8225-D-ZP-002-AD0.dwg

SECTION 3
ZONE: R-1
USE: RESIDENTIAL (SFD)
PARCEL E

PARCEL A1

PROPOSED APPROXIMATE LOCATION OF FUTURE ROUTE 7 ROAD AND SHARED USE PATH IMPROVEMENTS BASED ON VDOT CONCEPT PLAN DATED JUNE 15, 2015 (SEE NOTE)

WEST BOUND

LEESBURG PIKE
(RTE 7)(WIDTH VARIES)
(55 MPH POSTED SPEED LIMIT)

EAST BOUND

FUTURE MEDIAN

EX GRASS MEDIAN

EX. GUARDRAIL

EX SHOULDER

EX CONC. V-DITCH

PROP 10' SHARED USE PATH

EXISTING 40' WATER MAIN EASEMENT D.B. 5404 PG. 0467

EXISTING 24' WATER MAIN EASEMENT D.B. 7112 PG. 0983

500'

100'

200'

S28°44'48"E 535.86'

N32°39'37"W 169.91'

S02°44'18"W 71.44'

S42°46'57"E 73.94'

N 00°06'65" W 199.65'

EX ASPHALT TRAIL

OUTLOT A

OUTLOT C

EX. SD ESMT D.B. 3004 PG. 0318

APPROXIMATE LOCATION OF FUTURE RELOCATED DECEL LANE AND ENTRANCE TO SERVE SUBJECT PROPERTY BASED ON ALIGNMENT OF FUTURE PROPOSED VDOT ROAD IMPROVEMENTS. REVISED LANE AND ENTRANCE TO BE CONSTRUCTED BY VDOT.

PROPOSED APPROXIMATE LOCATION OF FUTURE ROUTE 7 ROAD AND SHARED USE PATH IMPROVEMENTS BASED ON VDOT CONCEPT PLAN DATED JUNE 15, 2015 (SEE NOTE)

LOCATION OF RELOCATED SHARED USE PATH AS REMOVED FROM SUBJECT PROPERTY AND MOVED TO WITHIN VDOT R.O.W. AS PART OF RTE 7 CORRIDOR IMPROVEMENTS.

COURTYARD

PROPOSED BUILDING

COURTYARD

(2)LOADING SPACES

DEN

LOT 14

N87°33'39"E 270.02'

N 02°26'17" W 375.16'

2 STORY BRICK
#1170
FF=335.39
GF=333.44
BH=367.84

FALLS PARK SUBDIVISION
D.B. 13612, PG. 1482
ZONE: R-1
USE: RESIDENTIAL (SFD)

OUTLOT D
(OPEN SPACE
CONSERVATION EASEMENT)

N 02°27'56" W 318.56'

PARCEL A

EX. GAS ESMT D.B. 3299 PG. 0705

EX. GAS ESMT D.B. 1494 PG. 0059

GAS LINE MARKER POST

ACSOT SUBDIVISION
SECTION 1
ZONE: R-1
USE: RESIDENTIAL (SFD)

LOT 3A

LOT 2A

LOT 16A

LOT 19

ASCOT SUBDIVISION PARCEL A

N73°31'12"E 527.96'

EX SAN. EASEMENT

EX SAN. EASEMENT

N 59°34'05" W 1237.59'

GAS LINE MARKER POST

PARCEL B

N 64°32'34" W 250.85'

ASCOT SUBDIVISION PARCEL B

S 73°34'31" W 180.76'

N27°42'20"W 6.67'

VCS 83, NORTH ZONE

CRIPPEN'S CORNER SUBDIVISION PARCEL N

LOT 197

LOT 24

LOT 25

LOT 23

LOT 26

LOT 196

LOT 22

LOT

ASCOT SUBDIVISION PARCEL B

NOTE: VDOT ROAD IMPROVEMENTS

1. VDOT IMPROVEMENTS TO RTE. 7 SHOWN HEREON ARE BASED ON A PRELIMINARY DESIGN (DATED JUNE 15,2015) PREPARED BY VDOT AND ARE SUBJECT TO CHANGE AS PROJECT DESIGN AND DEVELOPMENT CONTINUES BY VDOT.

2. POTENTIAL RIGHT OF WAY DEDICATION FROM APPLICATION PROPERTY IS SUBJECT TO DETERMINATION BASED ON FINAL VDOT RTE 7 IMPROVEMENTS DESIGN.

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

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@ BowmanConsulting

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FUTURE VDOT ROAD IMPROVEMENT EXHIBIT
WALTONWOOD RESTON

FAIRFAX COUNTY, VIRGINIA

HUNTER MILL DISTRICT

COUNTY PROJECT NUMBER

COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
Lic. No. 000832
8-24-15
LANDSCAPE ARCHITECT

PLAN STATUS	
04/01/15	PER COMMENTS
06/23/15	PER COMMENTS
08/24/15	PER COMMENTS

DATE	DESCRIPTION

MT	KF	MT
DESIGN	DRAWN	CHKD

SCALE H: 1"=60' V:

JOB No. 8225-01-002

DATE : MARCH, 2015

FILE No. 8225-D-ZP-002

SHEET 15

Cad file name : P:\8225 - Waltonwood Reston\8225-01-002 (PLN)\Planning\Exhibit\VDot row\8225-D-ZP-002-VDOT.dwg

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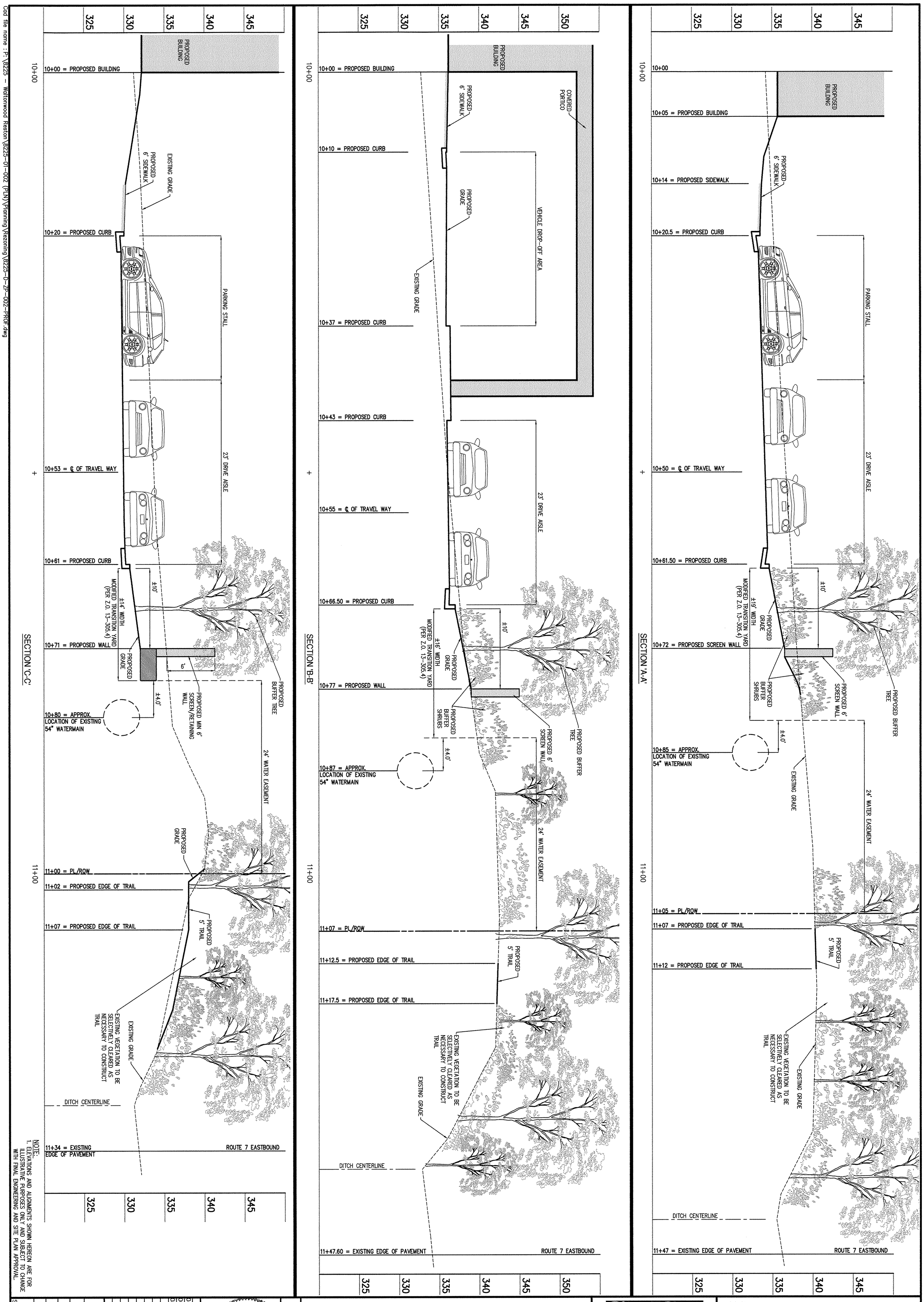

NOTE:
1. ELEVATIONS AND ALIGNMENTS SHOWN HEREON ARE FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE WITH FINAL ENGINEERING AND SITE PLAN APPROVAL.

Cad file name : P:\8225 - Waltonwood Reston\8225-01-002 (PLN)\Planning\Rezoning\8225-D-ZP-002-PROF.dwg

PLAN STATUS	
04/01/15	PER COMMENTS
06/23/15	PER COMMENTS
08/24/15	PER COMMENTS

DATE	DESCRIPTION

DESIGN	MT
DRAWN	KF
CHKD	MT
SCALE	H: 1" = 5' V: 1" = 5'
JOB No.	8225-01-002
DATE :	MARCH, 2015
FILE No.	8225-D-ZP-002

COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
Lic. No. 000832
8-24-15
LANDSCAPE ARCHITECT

COUNTY PROJECT NUMBER

SHEET 16

CROSS-SECTION A/B/C ILLUSTRATIONS

WALTONWOOD RESTON

HUNTER MILL DISTRICT

FAIRFAX COUNTY, VIRGINIA

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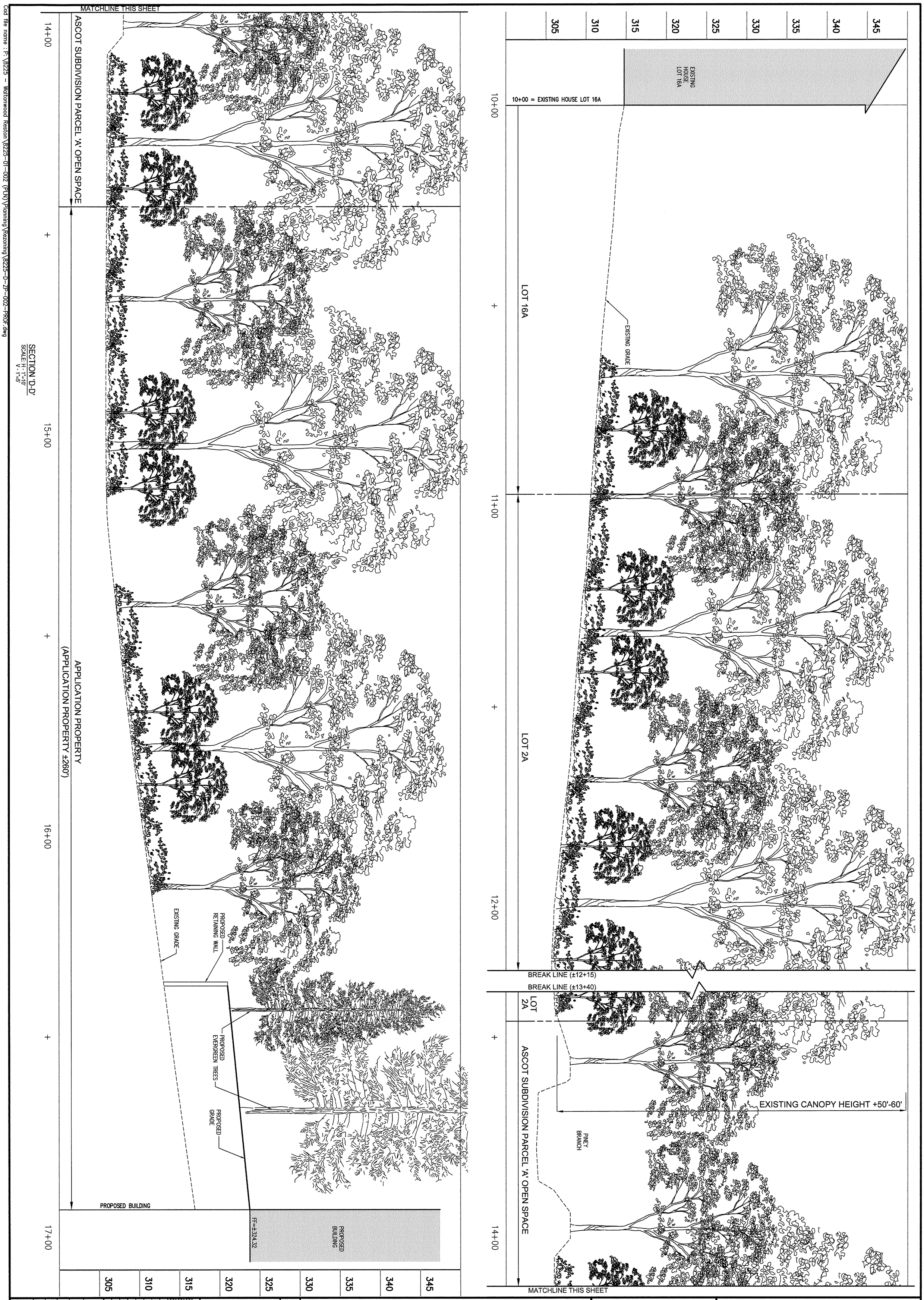

SECTION 'D-D'
SCALE: H - 1"=10'
V - 1"=5'

APPLICATION PROPERTY
(APPLICATION PROPERTY ±260')

Cad file name : P:\8225 - Waltonwood Reston\8225-01-002 (PLN)\Planning\Rezoning\8225-D-ZP-002-PROF.dwg

COUNTY PROJECT NUMBER

PLAN STATUS	
04/01/15	PER COMMENTS
06/23/15	PER COMMENTS
08/24/15	PER COMMENTS

COMMONWEALTH OF VIRGINIA
LANDSCAPE ARCHITECT
MATTHEW J. TAUSCHER
Lic. No. 000832
8.24.15

DATE	DESCRIPTION

MT DESIGN | KF DRAWN | MT CHKD
SCALE H: 1" = 10' V: 1" = 5'
JOB No. 8225-01-002
DATE : MARCH, 2015
FILE No. 8225-D-ZP-002
SHEET 17

CROSS-SECTION D ILLUSTRATION

WALTONWOOD RESTON

HUNTER MILL DISTRICT

FAIRFAX COUNTY, VIRGINIA

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PLAN STATUS		
04/01/15	PER COMMENTS	
06/23/15	PER COMMENTS	
08/24/15	PER COMMENTS	

COUNTY PROJECT NUMBER

LANDSCAPE ARCHITECT — COMMONWEALTH OF VIRGINIA — MATTHEW J. TAUSCHER — Lic. No. 0008832 — 8-24-15

DESIGN	DRAWN	CHK'D
MT	KF	MT

SCALE H: 1" = 10' V: 1" = 5'

JOB No. 8225-01-002

DATE : MARCH, 2015

FILE No. 8225-D-ZP-002

SHEET 18

CROSS-SECTION E ILLUSTRATION

WALTONWOOD RESTON

HUNTER MILL DISTRICT — FAIRFAX COUNTY, VIRGINIA

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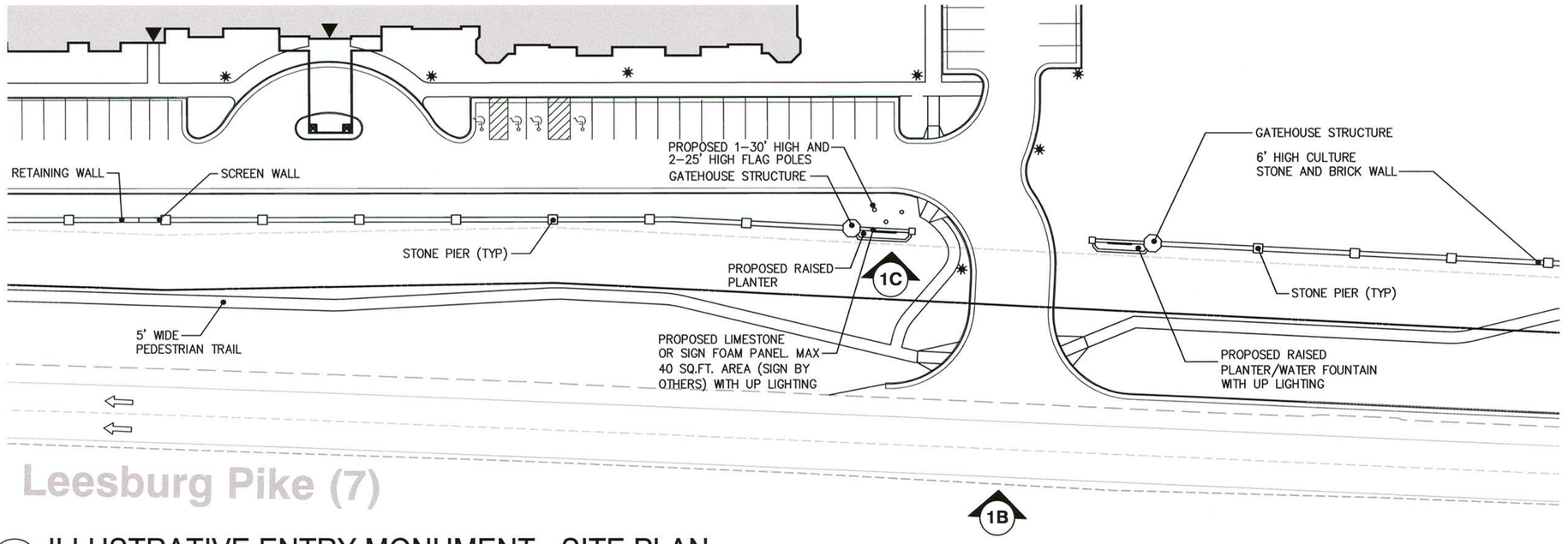
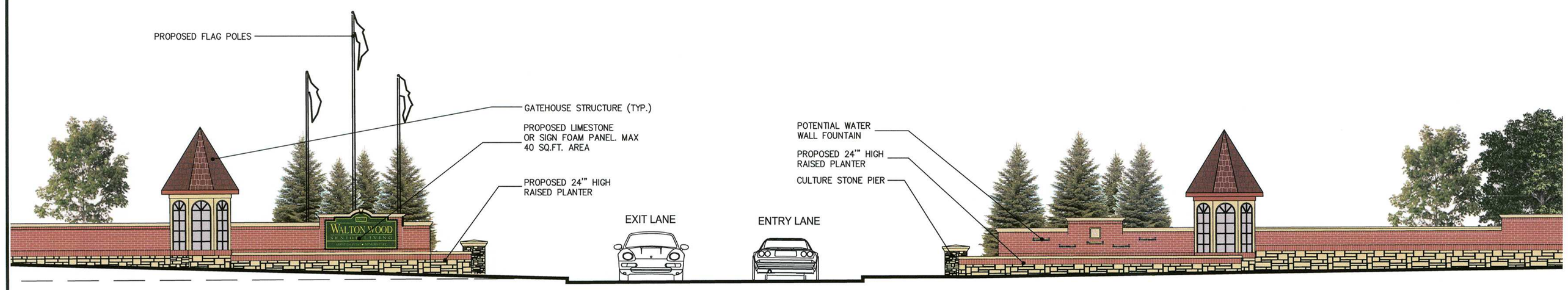


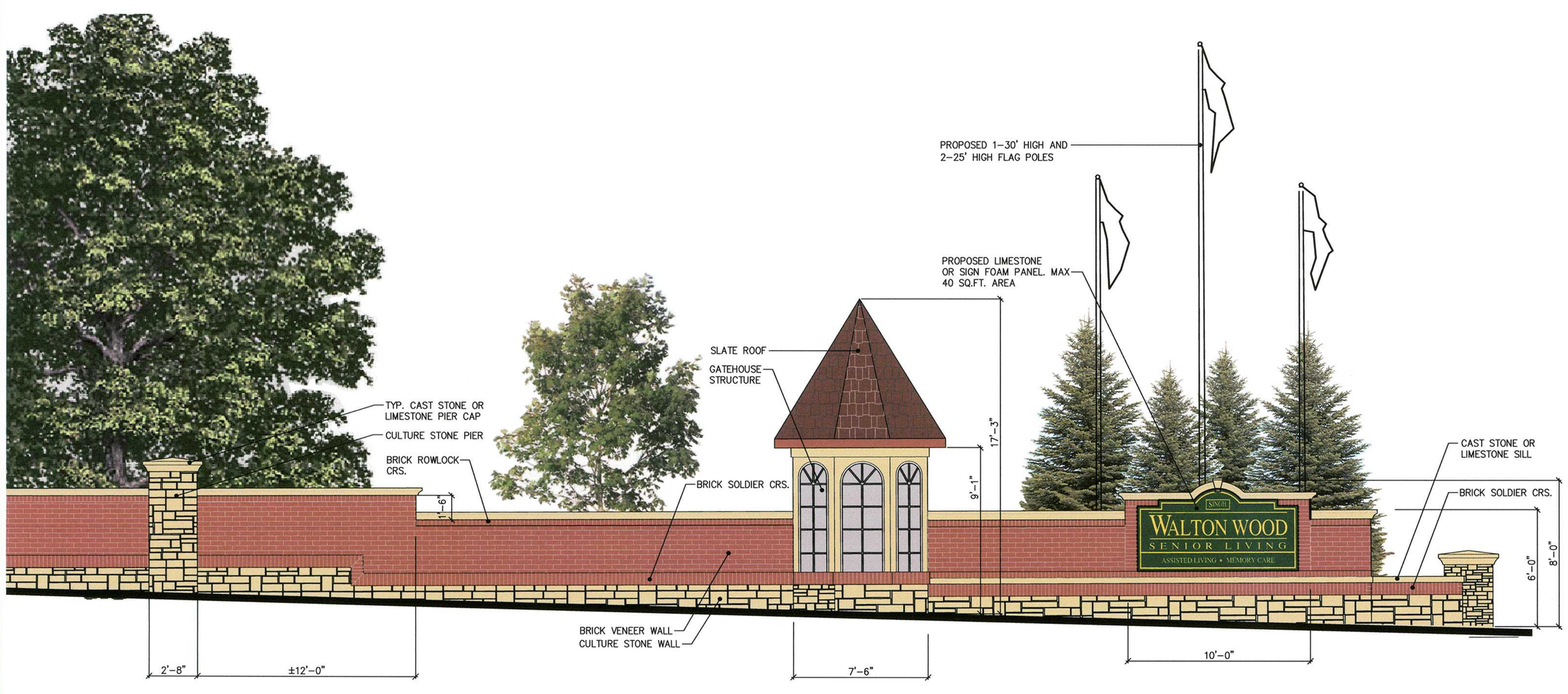
1A ILLUSTRATIVE ENTRY MONUMENT - SITE PLAN

SCALE: 1" = 40'



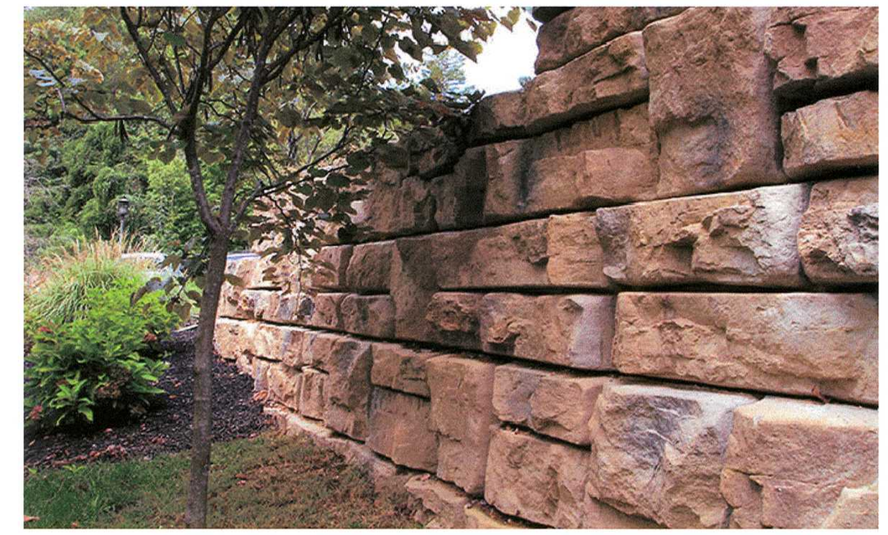
1B ILLUSTRATIVE ENTRY SIGNAGE AND WALL MONUMENT-ELEVATION

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



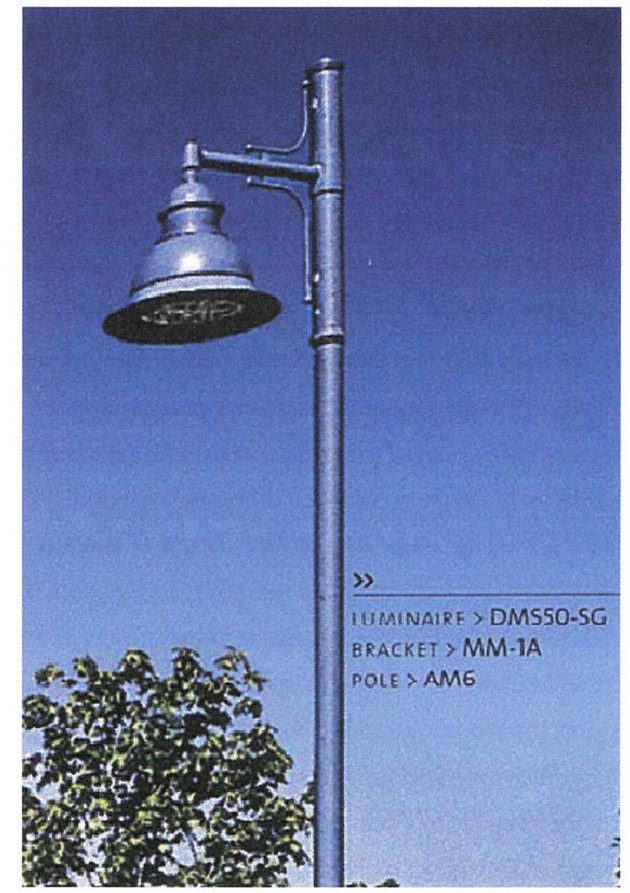
1C ILLUSTRATIVE WALL AND ENTRY-ELEVATION

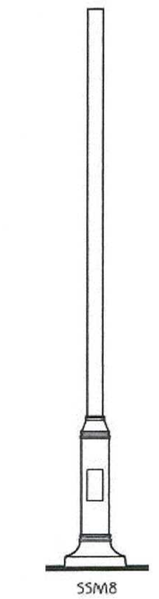
SCALE: 1/4" = 1'-0"



POTENTIAL RETAINING WALL IMAGERY

FINAL STYLE/DESIGN OF WALL TO BE PROVIDED WITH FINAL ENGINEERING SITE PLAN.





LIGHT POLE

POTENTIAL LIGHT FIXTURE

FINAL STYLE/DESIGN OF LIGHT TO BE PROVIDED WITH FINAL ENGINEERING SITE PLAN.

1D ILLUSTRATIVE SIGN PANEL

SCALE: 1/2" = 1'-0"

NOTES:

1. ENTRY WALL LIGHTING SHALL BE SHIELDED FROM PUBLIC R.O.W.'S AND ADJACENT PROPERTIES.
2. THE MATERIAL AND IMAGERY SHOWN HEREON MAY BE MODIFIED WITH FINAL ENGINEERING AND DESIGN, PROVIDED THAT THE GENERAL DESIGN QUALITY AND CHARACTERISTICS ARE IN SUBSTANTIAL CONFORMANCE WITH THAT SHOWN.

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ILLUSTRATIVE SITE DETAILS

WALTONWOOD RESTON

FAIRFAX COUNTY, VIRGINIA

HUNTER MILL DISTRICT

COUNTY PROJECT NUMBER

COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
Lic. No. 000832
8-24-15
LANDSCAPE ARCHITECT

PLAN STATUS	
04/01/15	PER COMMENTS
06/23/15	PER COMMENTS
08/24/15	PER COMMENTS

DATE	DESCRIPTION

MT DESIGN	KF DRAWN	MT CHKD
SCALE	H: AS NOTED V:	

JOB No. 8225-01-002

DATE : MARCH, 2015

FILE No. 8225-D-ZP-002

SHEET 19

Cad file name : P:\8225 – Waltonwood Reston\8225-01-002 (PLN)\Planning\Rezoning\8225-D-ZP-002-DETAILS.dwg

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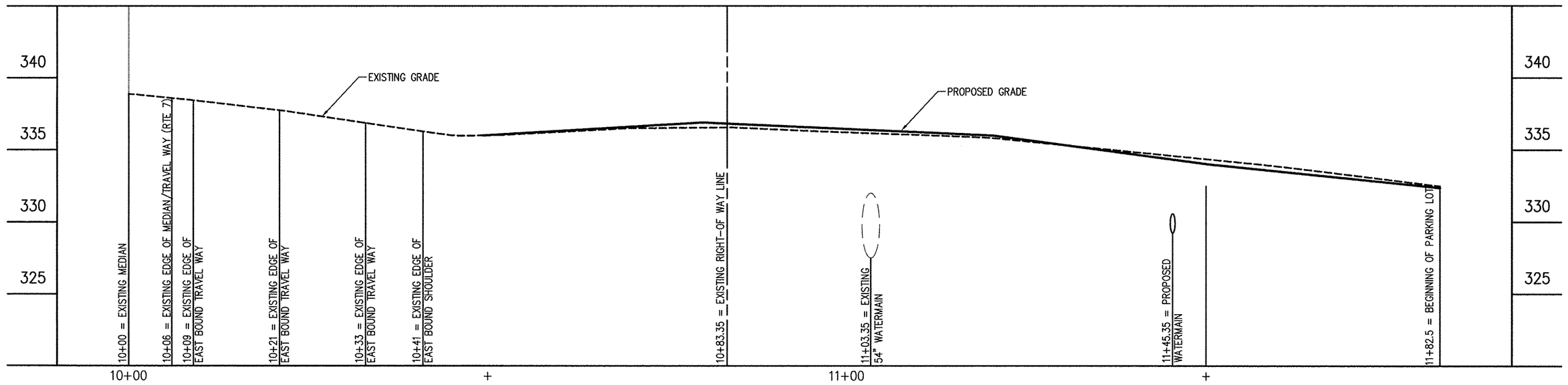
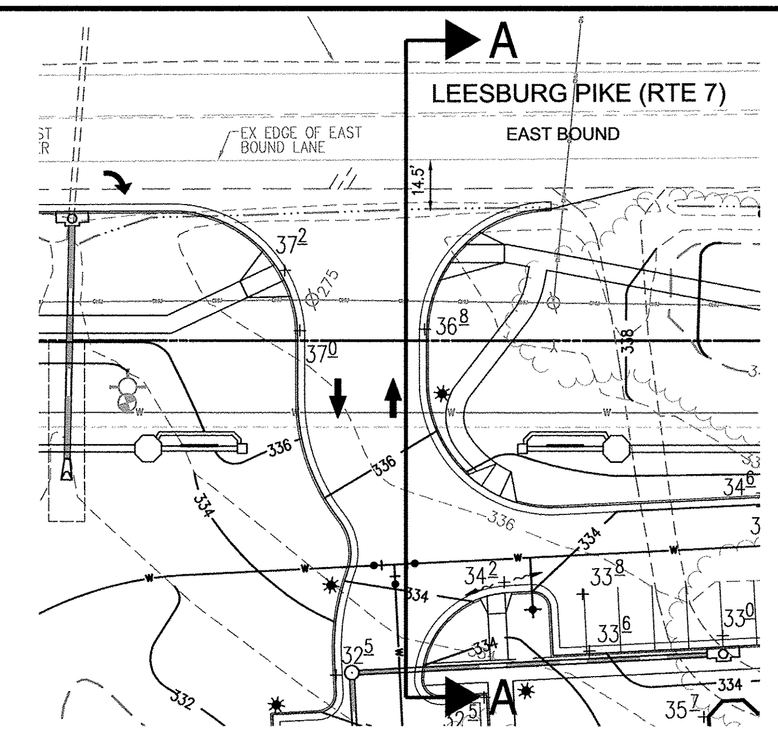
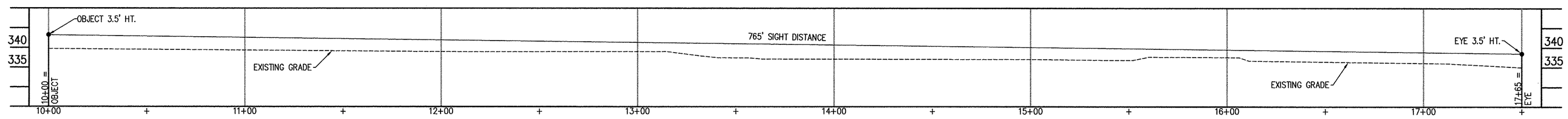


SITE ENTRANCE SECTION - 'A'-'A' - SITE DEVELOPMENT PHASE

SCALE: H - 1"=10'
V - 1"=5'

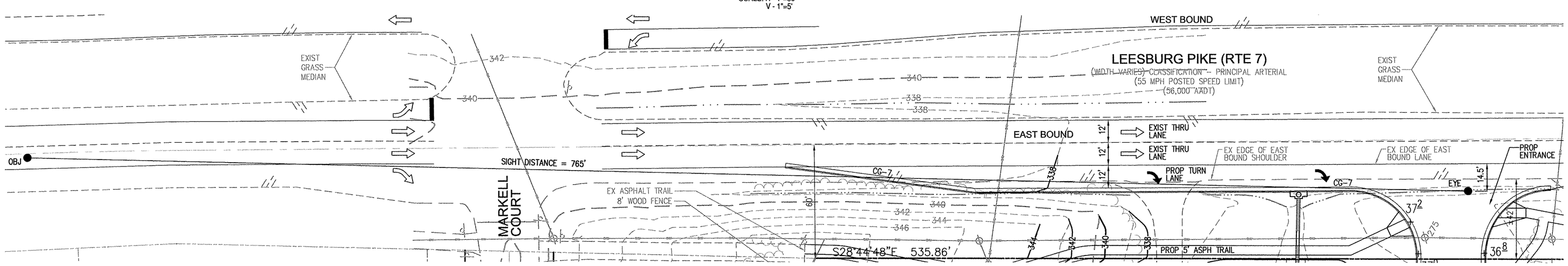
NOTE:
FINAL ENTRY GRADES AND ELEVATION ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING AND VDOT APPROVAL.





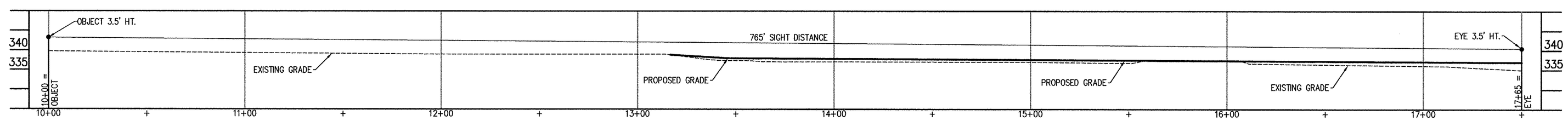
SITE DISTANCE EXHIBIT - SITE DEVELOPMENT PHASE - PROFILE

SCALE: H - 1"=30'
V - 1"=5'



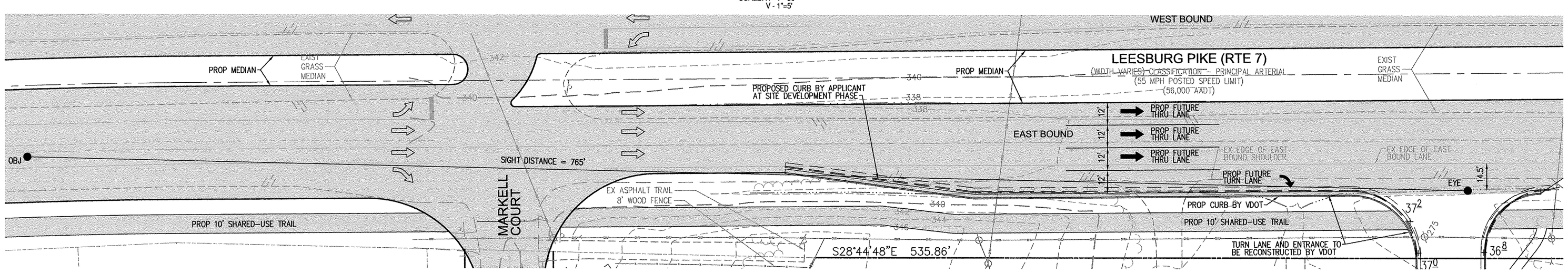
SITE DISTANCE EXHIBIT - SITE DEVELOPMENT PHASE - PLAN

SCALE: H - 1"=30'



SITE DISTANCE EXHIBIT - VDOT FUTURE ROAD WIDENING - PROFILE

SCALE: H - 1"=30'
V - 1"=5'



SITE DISTANCE EXHIBIT - VDOT FUTURE ROAD WIDENING - PLAN

SCALE: H - 1"=30'

VDOT IMPROVEMENT AREA

NOTE: VDOT ROAD IMPROVEMENTS

1. VDOT IMPROVEMENTS TO RTE. 7 SHOWN HEREON IS BASED ON A PRELIMINARY DESIGN (DATED JUNE 15,2015) PREPARED BY VDOT AND IS SUBJECT TO CHANGE AS PROJECT DESIGN AND DEVELOPMENT CONTINUES BY VDOT.

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SIGHT DISTANCE EXHIBIT AND ENTRANCE SECTION
WALTONWOOD RESTON
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

COUNTY PROJECT NUMBER

COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
Lic. No. 000832
8-24-15
LANDSCAPE ARCHITECT

PLAN STATUS	
04/01/15	PER COMMENTS
06/23/15	PER COMMENTS
08/24/15	PER COMMENTS

DATE	DESCRIPTION

MT	KF	MT
DESIGN	DRAWN	CHKD

SCALE H: 1" = 10' V: 1" = 5'

JOB No. 8225-01-002

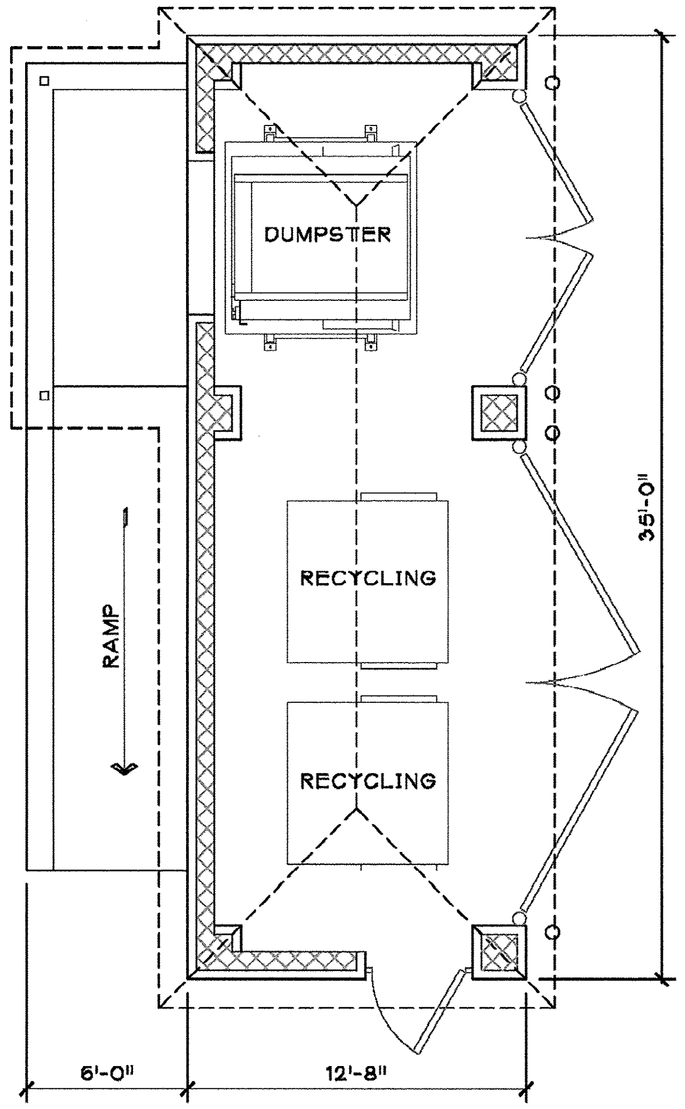
DATE : MARCH, 2015

FILE No. 8225-D-ZP-002

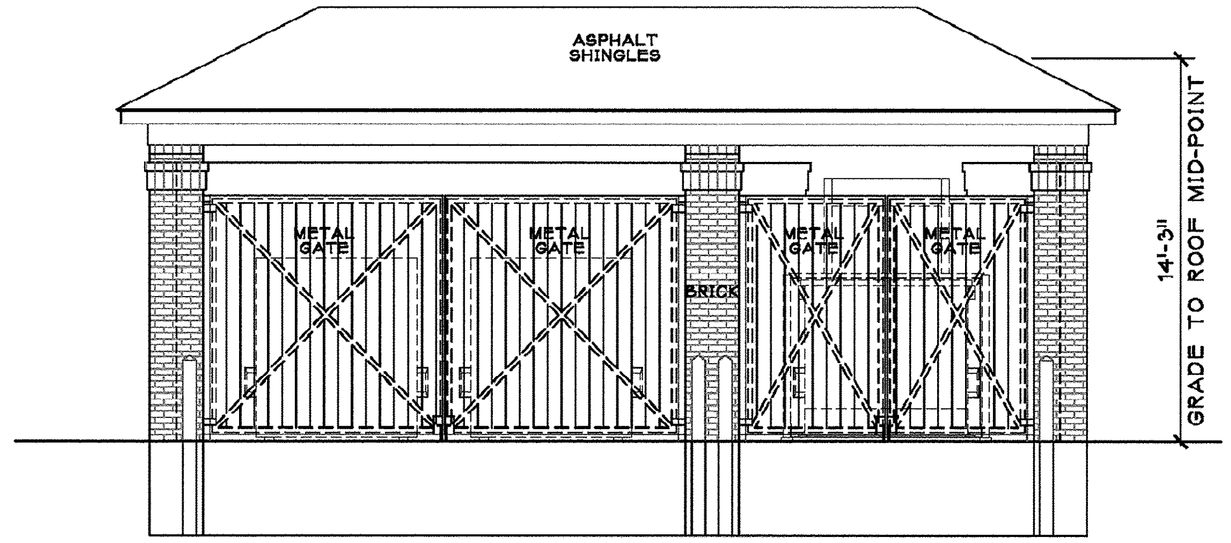
SHEET 20

Cad file name : P:\8225 - Waltonwood Reston\8225-01-002 (PLN)\Planning\Rezoning\8225-D-ZP-002-ENT PROF.dwg

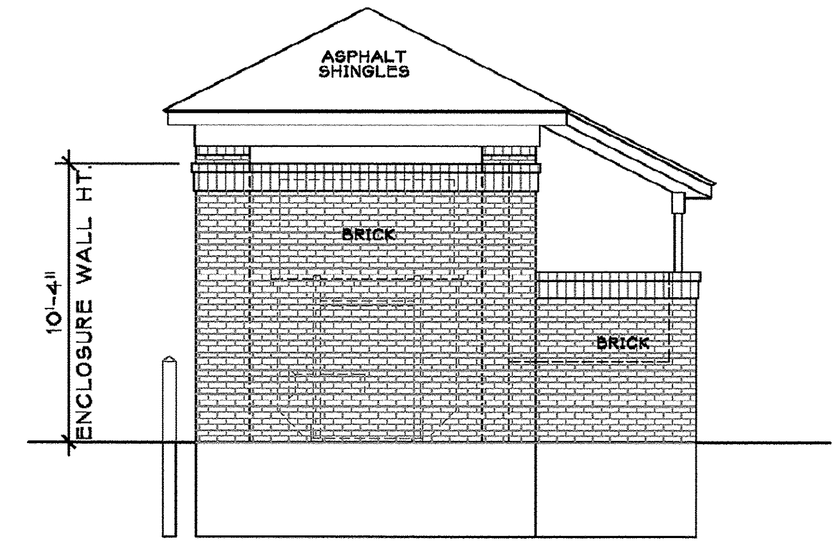
P:\8225 - Waltonwood Reston\8225-01-002 (PLN)\Planning\Rezoning\8225-D-ZP-002-ENT PROF.dwg, 8/19/2015 3:38:47 PM, kfurst



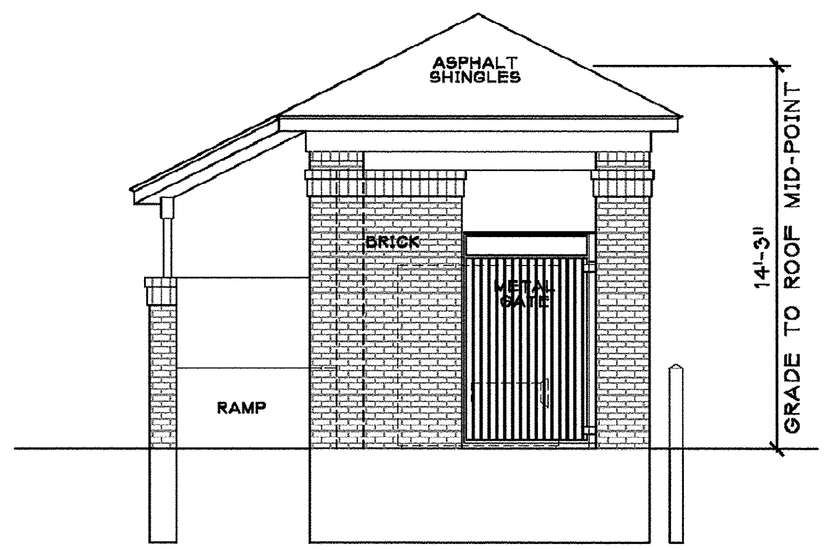
FLOOR PLAN



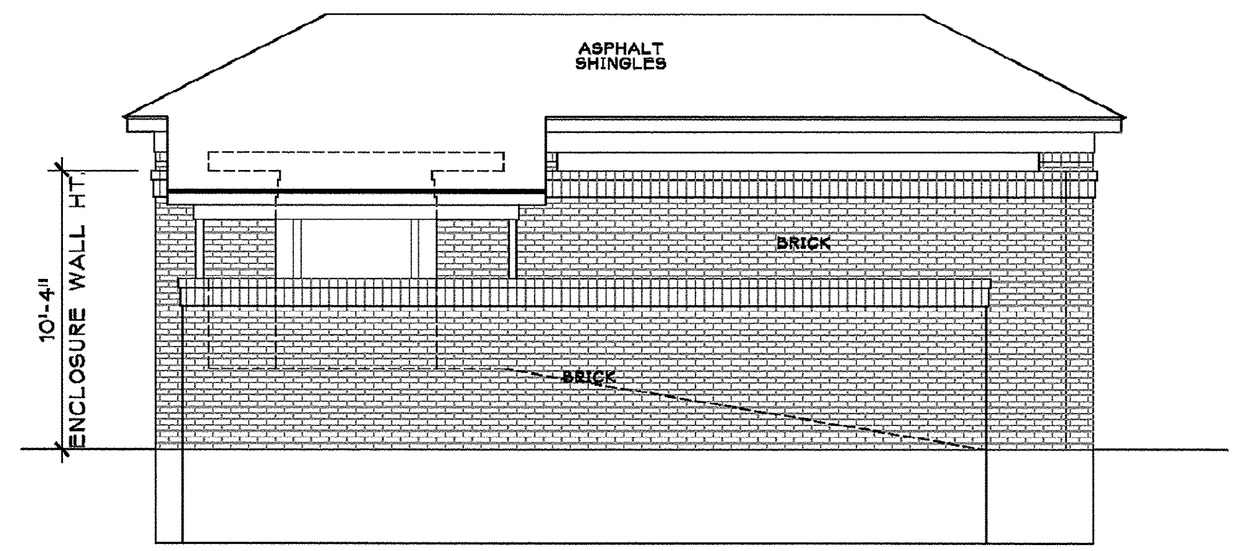
FRONT ELEVATION



SIDE ELEVATION

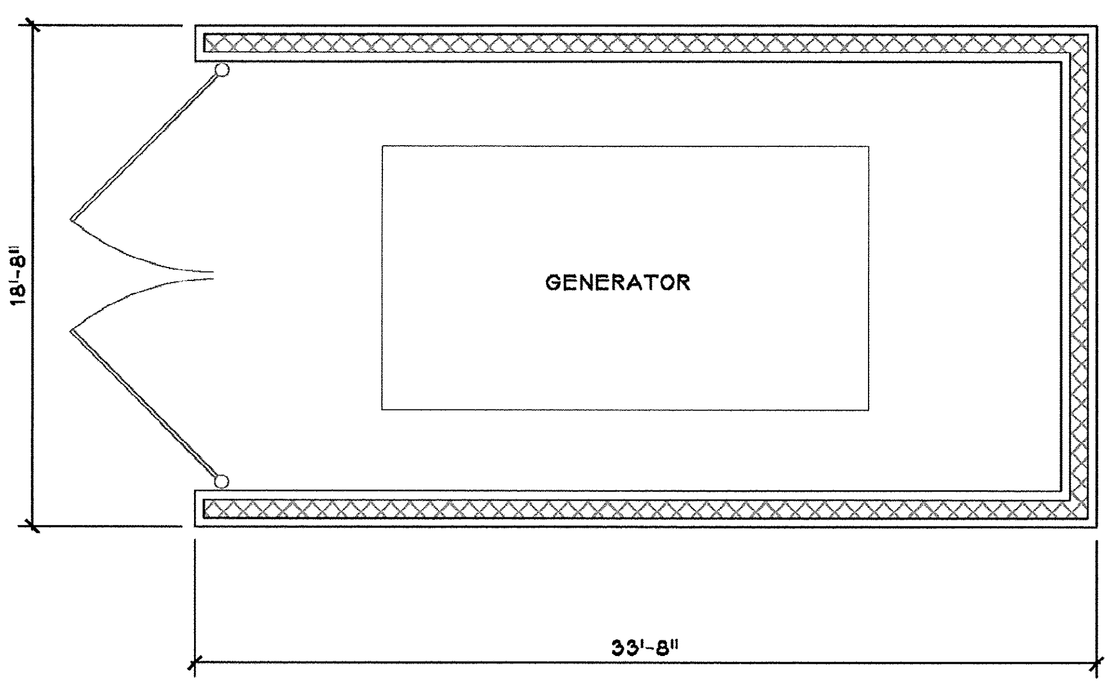


SIDE ELEVATION

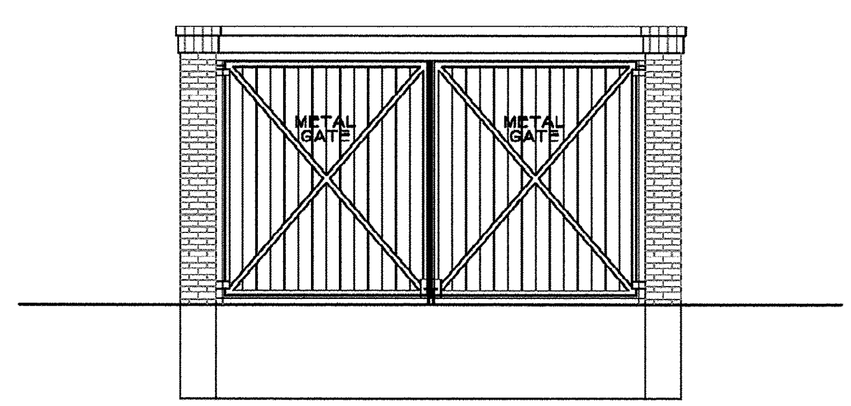


REAR ELEVATION

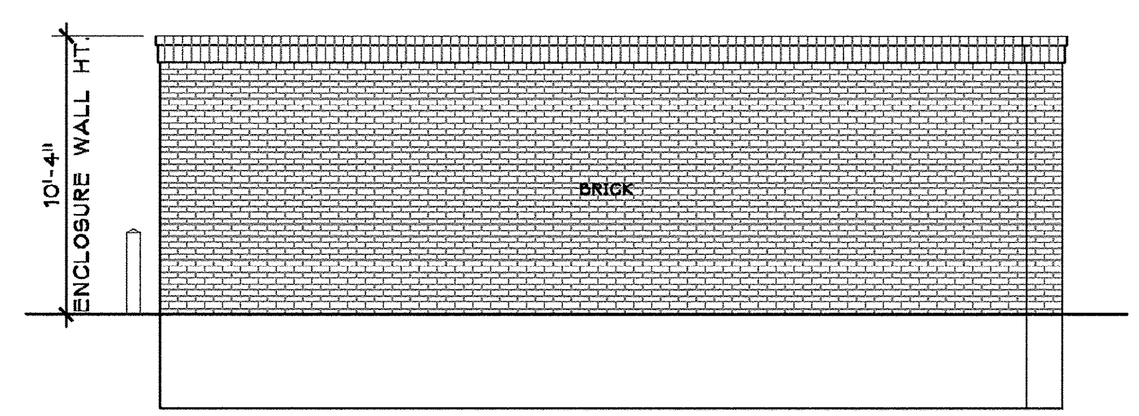
DUMPSTER ENCLOSURE



FLOOR PLAN



FRONT ELEVATION



SIDE ELEVATION

GENERATOR ENCLOSURE

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CONCEPTUAL DUMPSTER & GENERATOR ELEVATION PLANS
WALTONWOOD RESTON

HUNTER MILL DISTRICT

FAIRFAX COUNTY, VIRGINIA

COUNTY PROJECT NUMBER

COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
Lic. No. 000832
8-24-15
LANDSCAPE ARCHITECT

PLAN STATUS	
04/01/15	PER COMMENTS
06/23/15	PER COMMENTS
08/24/15	PER COMMENTS

DATE	DESCRIPTION

MT	KF	MT
DESIGN	DRAWN	CHKD

SCALE H: NO SCALE V:

JOB No. 8225-01-002

DATE : MARCH, 2015

FILE No. 8225-D-ZP-002

SHEET 21

Cad file name : P:\8225 - Waltonwood Reston\8225-01-002 (PLN)\Planning\Rezoning\8225-D-ZP-002-BLD EL2.dwg

P:\8225 - Waltonwood Reston\8225-01-002 (PLN)\Planning\Rezoning\8225-D-ZP-002-BLD EL2.dwg, 8/19/2015 4:24:11 PM, kfaint

DESCRIPTION OF THE APPLICATION

The applicant requests Special Exception (SE) approval for a 155,150-square foot medical care facility with 135 units for assisted living and memory care, plus one staff unit. The proposed facility would have a maximum of 155 residents and 46 staff at one time.

A reduced copy of the SE Plat is included at the front of this report. The proposed development conditions, the applicant's statement of justification and affidavit are included in Appendices 1, 2 and 3, respectively.

Waivers and Modifications

The applicant requests the following waivers and modifications:

- Modifications of the transitional screening and barrier requirements of Sects. 13-303 and 304 of the Zoning Ordinance, in favor of the landscaping and barriers shown on the Special Exception Plat.

- Waiver of the service drive requirement of Sect. 17-201 of the Zoning Ordinance along Leesburg Pike.

- Increase in the wall height above seven feet pursuant to Sect. 10-104 (3)(H) of the Zoning Ordinance to permit the walls as shown on the Special Exception Plat.

LOCATION AND CHARACTER

The 23.8-acre property is located on the southwest side of Leesburg Pike, approximately 1,300 feet northwest of Baron Cameron Avenue, and immediately south of Markell Court. Access to the property is from Leesburg Pike. The property currently contains a single family detached dwelling and accessory structures which are proposed to be removed. Piney Branch and associated floodplain and Resource Protection Areas (RPA) cross the rear of the site. The site slopes down from Leesburg Pike to Piney Branch with a general grade of approximately eight percent. According to the Existing Vegetation Map, the property contains 7.19 acres of upland forest and 13.61 acres of bottomland forest in good condition. There is no previous zoning history for the property.

The surrounding land uses are identified in the table and map below.

Surrounding Area Description			
Direction	**Use**	**Zoning**	**Plan Map**
North	Single Family Detached & Private Open Space Falls Park Estates & Ascot Subdivisions	R-1	Residential, 0.5 – 1 du/ac
East	Single Family Detached & Private Open Space Lockmeade & Piney Pond Estates Subdivisions (across Leesburg Pike)	R-1 R-1 (Cluster)	Residential, 0.5 – 1 du/ac
South / Southwest	Private/HOA Open Space Single Family Detached Crippens Corner & Ascot Subdivisions	PDH-2 R-1	Private Open Space Residential, 0.5 – 1 du/ac

Source: Fairfax County GIS, 2013 Imagery, with added annotations

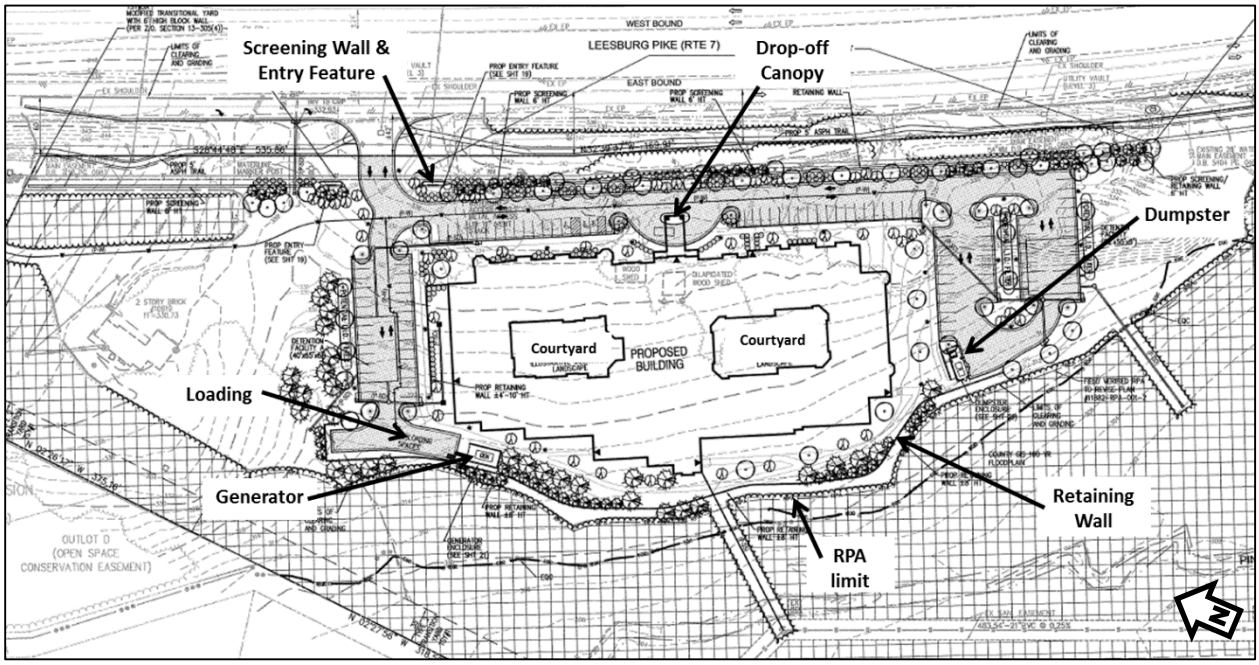
COMPREHENSIVE PLAN PROVISIONS

The property is located within the Greater Reston Community Planning Sector (UP5) within the Upper Potomac Planning District, in Area III of the Fairfax County Comprehensive Plan. It is designated for Residential (0.5 – 1 dwelling unit/acre) and Private Open Space on the Comprehensive Plan Map. The Plan text does not contain any specific recommendations for this property.

DESCRIPTION OF THE SPECIAL EXCEPTION PLAT

The Special Exception Plat, titled “Waltonwood Reston,” was prepared by Bowman Consulting Group, Ltd., and consists of 21 sheets dated March 13, 2015, as revised through August 24, 2015.

The approximately 23.8-acre site is proposed to be developed with a 155,150-square foot medical care facility. The one to three-story building will include a total of 135 units with 155 beds for assisted living and memory care, plus one staff unit. The building includes two interior courtyards that provide outdoor recreation space.



Source: SE Plat, Sheet 6, with added annotations

Vehicular access is via a right-in/right-out driveway to Leesburg Pike. The building is oriented toward Leesburg Pike, and includes a canopy-covered drop-off area. The SE Plat depicts 113 parking spaces that wrap around the front and sides of the building. Two loading spaces with access to a service entrance are located at the northwest corner of the building. Pedestrian access includes a proposed 5-foot wide trail along the

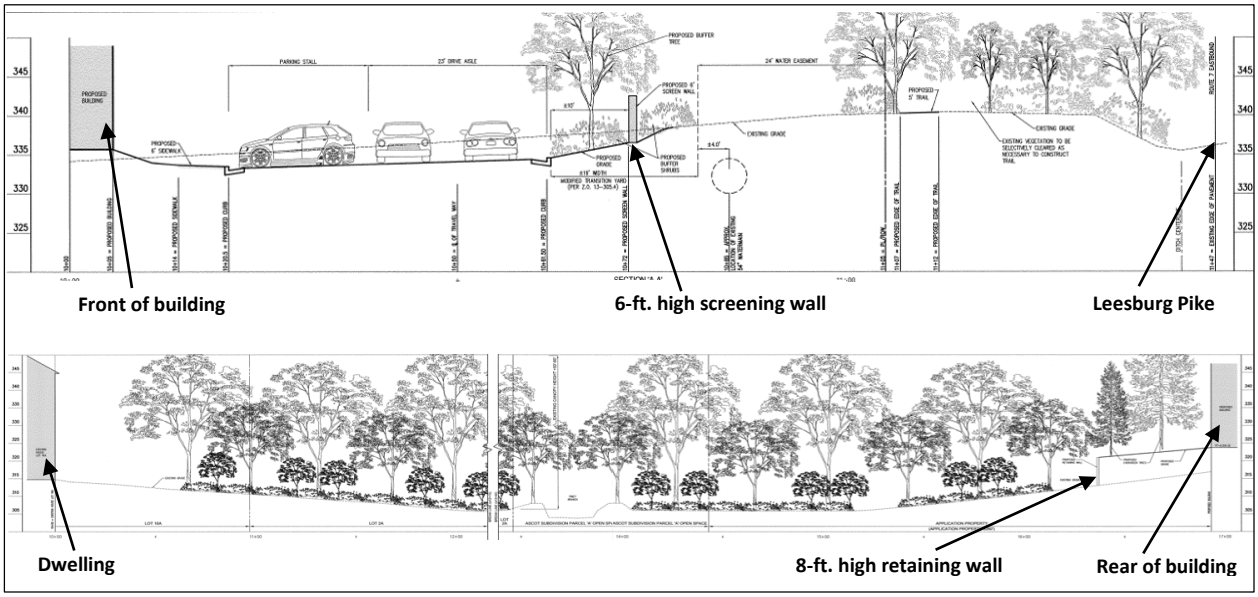
entire Leesburg Pike frontage, and sidewalks, a minimum of 5 feet wide, from the trail and around the perimeter of the building.

Approximately eighty percent of the site will remain as open space, and landscaping will be added to screen the building. A total of 28,350 square feet of canopy area is proposed to be provided through tree planting. A variety of deciduous and evergreen trees will be planted to meet the interior and peripheral parking lot landscaping requirements, and to provide transitional screening along Leesburg Pike. Supplemental evergreens are proposed along the rear of the building and to the north of the parking lot to screen the building from adjacent residences.

As shown in the illustrative drawing below, a 6-foot high screening wall with an entry feature is located along Leesburg Pike in front of the building and parking areas. According to the applicant's Statement of Justification, the architecture of the building will predominantly utilize brick and masonry stone and incorporate elements of the Tudor style. Brick enclosures are provided for the dumpster on the south side of the building, and for the generator located near the northwest rear corner of the building.

Source: SE Plat, Sheet 1

As previously noted, the site slopes down from Leesburg Pike to Piney Branch. With the approximately eight percent change in grade, the building will be one to two stories in the front, and two to three stories in the rear. The existing grade will be filled over a portion of the development area, and an 8-foot high retaining wall will extend along the rear of the building, between the proposed development area and the Resource Protection Area. According to the SE Plat, the existing elevation along the Leesburg Pike property line in front of the proposed building ranges from approximately 334 to 344 feet above sea level. The proposed finished floor elevation of the facility is 323 and the elevation of the adjacent dwellings in the Ascot subdivision is approximately 315 feet. The cross sections below illustrate the topographic range of the site.



Source: SE Plat, Sheets 16 and 17, with added annotations

As further discussed below under General Special Exception Standard 7, stormwater quantity and quality requirements are proposed to be exceeded through the use of two underground detention facilities equipped with manufactured BMP (Best Management Practices) treatment devices. The facilities will be located beneath portions of the parking lot on the north and south sides of the building, with discharge to Piney Branch.

ANALYSIS

General Special Exception Standards (Sect. 9-006)

All special exception uses shall satisfy the following general standards:

1. *The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.*

   The subject parcel is designated for residential and private open space uses on the Comprehensive Plan Map. The portion of the property shown as private open space generally corresponds to the RPA area of the site, which is proposed to remain undisturbed. Although there is no site-specific Plan text, under the Land Use Recommendations for the Greater Reston Community Planning Sector, the Plan indicates that the area is largely developed as stable residential neighborhoods and infill development should be of a compatible use, type and intensity in accordance with the guidance provided under Land Use Objectives 8 and 14 of the Policy Plan. The proposed intensity of the development is 0.15 F.A.R., which is in accordance with the maximum allowed under the R-1 District.

Objective 8, Policy a. also indicates that neighborhoods should be protected by ensuring that adverse impacts on public facility and transportation systems, the environment and the surrounding community will not occur. As further discussed below under Standards 3, 4, 5 and 7, staff believes that the proposed facility will not result in adverse impacts. Objective 14 calls for a harmonious and attractive development pattern which minimizes undesirable visual, auditory, environmental and other impacts. The architectural design and materials, and the bulk and scale of the building are intended to be compatible with the residential area. Visual impacts will be minimized through tree preservation and landscaping, and lighting will be designed to minimize glare in conformance with Article 14 of the Zoning Ordinance. Auditory impacts will be reduced through the use of screening walls and the location of the proposed facility approximately 472 feet from the nearest dwelling unit on the west side of Leesburg Pike.

2. *The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.*

The property is zoned to the R-1 District, which is established to provide for single family detached dwellings and other selected uses which may be compatible with the low density residential character of the district. Medical care facilities are permitted as quasi-public uses with Special Exception approval. The proposed facility is located and designed to be compatible the surrounding low density area. As reflected in the illustration included above, the architectural design of the one to three-story building is residential in character. The proposed facility meets the bulk regulations for the R-1 District. The large lot size and the position of the facility near the center of the site along Leesburg Pike maintains a buffer of undisturbed land between the facility and surrounding dwellings.

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 majority of the site will remain undisturbed, with significant buffering to surrounding residential areas provided by the RPA area of Piney Branch. The property is situated on and would gain access from Leesburg Pike, a principal arterial. The nearest dwelling unit on the west side of Leesburg Pike is located on Markell Court, approximately 472 feet from the proposed building. Although the Zoning Ordinance would permit a maximum height of 60 feet, the proposed building is 30 feet high in the front and 45 feet high in the rear with a walk-out condition due to the change in grade. All of the 13.61 acres of existing bottomland forest as identified on the Existing Vegetation Map will be preserved as part of the RPA. In addition, approximately 1.3 acres of the existing upland

forest will remain, and the landscape plan (Sheet 6 of the SE Plat) includes screening along Leesburg Pike and strategically placed evergreens to the rear of the building and to the north of the parking lot to minimize the view of the facility from adjacent residential areas. Staff believes that the distance to surrounding dwellings, existing and proposed vegetative buffering and the scale of the building are such that the proposed use would not adversely affect the use or development of surrounding properties in accordance with the Zoning Ordinance and Comprehensive Plan.

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.*

The facility will gain access by a right-in/right-out driveway to Leesburg Pike; no access to adjoining neighborhood streets is proposed. The applicant will construct frontage improvements between the entrance and the northern property line, including a right turn taper and lane as approved by the Virginia Department of Transportation (VDOT). The applicant has coordinated with VDOT regarding the planned improvements to Leesburg Pike, and no additional right-of-way needs have been identified.

As noted in the review of the applicant's traffic analysis by the Fairfax County Department of Transportation (FCDOT, Appendix 4), the peak hour trips (22 a.m., 35 p.m.) and overall weekday trips (363) from the proposed use would have a negligible impact on the overall Leesburg Pike traffic volumes of 54,000 vehicles per day (2014 VDOT AADT daily traffic volume). Peak hour traffic impacts are minimized since the facility uses staggered work shifts with a majority of employees working from 6:00 a.m. to 2:00 p.m. and 2:00 p.m. to 10:00 p.m. Also, as requested by FCDOT, the applicant provided information to demonstrate that the site's driveway will maintain clear sight lines to oncoming eastbound traffic. An AutoTurn analysis confirmed that an adequate U-turn radius exists for emergency vehicles at the Markell Court and Bishopsgate Way intersections. In addition, the analysis indicates that there is ample distance from the site's driveway for vehicles to safely make left turns or U-turns at Baron Cameron Avenue in both the existing and future conditions.

The Comprehensive Plan Countywide Trails Plan depicts two trails on the subject property: a major paved trail along Leesburg Pike, and a minor paved trail along Piney Branch connecting to the trail along Leesburg Pike at the southern end of the property. A major paved trail is defined as composed of asphalt or concrete and eight feet or more in width, although VDOT standards would specify a 10-foot width; a minor paved trail is 4 to 7 feet-11 inches in width. Due to the anticipated changes in grade proposed with the Leesburg Pike roadway improvements, it is not possible for the applicant to construct a permanent 10-foot wide pedestrian trail within the right-of-way at this time. As an interim measure, the applicant has agreed to construct a 5-foot wide pedestrian trail

along the Leesburg Pike frontage, extending the existing trail from the north, and escrow the difference in cost for the 10-foot trail, to be ultimately constructed by VDOT.

The section of the minor trail along Piney Branch as depicted on the Trails Plan that would be located to the north of the subject property has not been constructed and no plans are presently contemplated for its completion. Therefore, if the applicant were to construct the portion of the trail on the subject property, it would terminate at the northern property line near Outlot D (Tax Map 12-3 ((23)) D). The Fairfax County Park Authority (FCPA, Appendix 5) recommended that the trail instead be constructed as a loop around the facility. The applicant has indicated that a loop trail near the building is not desired due to security considerations. As an alternative, a condition is included for the applicant to place in escrow the funds necessary for construction of the trail, which are anticipated to be used by the FCPA for other trails within the vicinity. In addition, prior to site plan approval, the applicant would grant a 20-foot wide public access easement to the FCPA for the minor paved trail as shown on the Trails Plan. Should completion of this planned trail be desired in the future, it would be field-located to minimize disturbance to vegetation within the easement.

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.*

Article 13 requires a 35-foot wide transitional screening yard and a barrier between a medical care facility and single family detached dwellings. The existing vegetation provides substantial buffering to the north, south and west. The vegetation has a minimum width of 50 feet to the north, 80 feet to the west, and 400 feet to the south, with the average distances considerably greater. However, a majority of the trees are deciduous, and in response to community concerns, the applicant has proposed supplemental evergreen screening to the north and west of the building. During the review process, the Urban Forest Management Division (UFMD, Appendix 6) recommended additional screening along Leesburg Pike, which the applicant has provided. A six-foot high stone and brick wall is also proposed along Leesburg Pike. Transitional screening and barrier requirements are further discussed below under Waivers and Modifications.

6. *Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.*

Although the Zoning Ordinance does not specify a minimum open space requirement for a parcel within the R-1 District, the SE Plat indicates that 80 percent of the site will remain as open space. In addition, as recommended by the FCPA, the applicant submitted a Phase I archaeological survey and no significant sites were found. The FCPA Cultural Resources Management and

Protection Section reviewed the report and agreed with its findings that no further cultural resource review is warranted.

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.*

As depicted on the SE Plat (Sheet 7), the facility will be serviced by water and sanitary sewer. A condition is proposed for the well and septic system serving the existing dwelling to be properly abandoned. The SE Plat depicts parking and loading in conformance with the Zoning Ordinance requirements, including 113 parking spaces where 98 are required. The Fire and Rescue Department (Appendix 7) requested a contribution for the cost of preemption devices for traffic signals (about $10,000 each), and identified that two signals are located along the travel route from the closest fire station, for a total of $20,000. The applicant has agreed to a contribution of $10,000.

Stormwater quantity and quality requirements will be addressed through the use of two underground detention facilities equipped with the BayFilter stormwater cartridge system. The facilities will be located beneath portions of the parking lot, one on the north side of the building, and one on the south side. Both facilities discharge to the RPA and Piney Branch upstream of the culvert under Leesburg Pike south of the site. As described in the applicant's outfall analysis on the SE Plat (Sheet 14), there will be no increase in flow from the 1, 2, 10 and 25-year storm events. In accordance with the Stormwater Management Ordinance, the applicant proposes to provide detention for the 2-year and 10-year storms. In addition, the applicant proposes to exceed these standards by designing the facilities to detain the 25-year storm volume and release the captured runoff at the 10-year rate, or an approximate volume of 24 percent above the 10-year pre-development volume. The culvert under Leesburg Pike was determined by the applicant to be adequate for all analyzed storm events, including the 100-year storm. As indicated in the review by the Site Development and Inspections Division, DPWES (SDID, Appendix 8), the proposed facilities would meet the water quality and detention requirements.

Initially, the applicant had proposed detention facilities with infiltration. However, as requested by the SDID, the applicant performed preliminary soils investigations which concluded that the soils are not conducive to infiltration. As a result, the BMP treatment method was revised to utilize the BayFilter system. As requested by the Environment and Development Review Branch (Appendix 9), the Environmental Quality Corridor (EQC) has been delineated on the SE Plat, and the 8-foot tall retaining wall has been shifted to maintain a minimum distance of 10 feet from the RPA, to ensure no encroachment.

The applicant has worked with staff during the review process to design facilities that exceed the minimum stormwater management requirements in order to

provide protection for the Piney Branch, Piney Run and Difficult Run watersheds. The applicant proposes to exceed the standards of the Stormwater Management Ordinance, which would require that the peak flow for the 2-year and 10-year, 24-hour storm events are released at a rate that is equal to or less than the predevelopment peak flow rate, by providing detention for the 25-year storm and releasing the flow at the 10-year pre-development rate. The SE Plat also identifies potential locations for three low impact development (LID) facilities such as bio-retention. In addition, the preliminary grading shown on Sheet 7 of the SE Plat depicts a series of depressions which would serve to reduce the velocity of the runoff from discharge from Leesburg Pike located north of the parking lot. A proposed condition is included for the implementation of the LID facilities, which in concert with the manufactured treatment devices would achieve a total phosphorus load reduction of a minimum of 2.29 pounds/year, which exceeds the minimum required reduction of 1.6 pounds/year, or approximately 43 percent greater than required by the Stormwater Management Ordinance.

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 proposed condition requires all signs and flags to conform to Article 12 of the Zoning Ordinance.

In staff's opinion, the applicants' request satisfies all of the General Special Exception Standards with the adoption of the proposed development conditions.

General Standards for All Category 3 Uses (Sect. 9-304)

In addition to the general standards set forth in Sect. 006 above, all Category 3 special exception uses shall satisfy the Standards in Section 9-304 which in summary states that all uses shall comply with the lot size requirements of the zoning district in which located; all uses shall comply with the bulk regulations of the zoning district in which located; all uses shall comply with the performance standards specified for the zoning district in which located; before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans.

As identified in the table below, the lot size requirements and bulk regulations of the R-1 District are met.

Standards for R-1 District		
Standard	**Required**	**Proposed**
Min. lot area	36,000 sq.ft.	23.8 acres
Min. lot width	150 ft.	~1,534 ft.
Front yard	50º ABP, not less than 40 ft.	95 ft. to building; 68 ft. to canopy
Side yard	45º ABP, not less than 20 ft.	400+ ft.
Rear yard	45º ABP, not less than 25 ft.	200+ ft.
Max. building height	60 ft.	30 ft. (front); 45 ft. (rear)
Max. FAR	0.15	0.15 (155,150 SF)
Parking spaces	1 space/3 residents + 1 space/employee = 98 spaces	113 spaces
Loading	1 space/first 10,000 SF + 1/ea. additional 100,000 SF or major fraction = 2 spaces	2 spaces

The proposed use will be required to comply with the performance standards of Article 14 of the Zoning Ordinance, and a proposed condition requires such conformance for all lighting. The proposed development will be subject to site plan requirements.

Additional Standards for Medical Care Facilities (Sect. 9-308)

Medical care facilities are subject to the additional standards contained in Sect. 9-308 of the Zoning Ordinance, and review by the Health Care Advisory Board (HCAB, Appendix 10).

Additional Standard 1 addresses the information to be considered and hearings that may be held by the Health Care Advisory Board in developing a recommendation.

The application was reviewed at a public meeting before the HCAB on September 9, 2015, and the HCAB voted to recommend approval of the application.

Additional Standard 2 requires HCAB to consider whether or not: (a) there is a demonstrated need for the proposed facility, (b) the facility has or can provide for a working relationship with a general hospital, and (c) the facility will contribute to a plan for comprehensive health care for the area to be served.

As noted in their review memo, the HCAB found the application to be acceptable in terms of access, need, quality, operations, and financial accessibility. To demonstrate need for the facility and the proposed 88 assisted living, 22 assisted living deluxe and 25 memory care units, the applicant provided a market study to HCAB showing an existing unmet demand in the area which is projected to increase to 437 for assisted living beds and 164 memory care beds by 2025. According to the study, the average

occupancy of similar facilities within a five-mile radius is 91 percent. The applicant has indicated that relationships will be established with the Reston Hospital Center, located less than three miles from the site, and Inova Fair Oaks Hospital.

The proposed facility will be developed by Singh Development, LLC and operated by Singh Senior Living under the Waltonwood name. Singh Senior Living has over 25 years of experience in senior living management and currently operates nine Waltonwood communities, including one in Ashburn, Virginia. The facility will be staffed 24 hours per day, with a maximum of 46 employees on-site at any one time, including an executive director licensed as an Assisted Living Manager in Virginia and a resident care manager licensed as a Registered Nurse. All units will include bathrooms and the non-memory care units will have kitchenettes. The units will be designed with accessibility features and an emergency call system. The memory care units will be fully secured.

The applicant has indicated that the assisted living and memory care base rates will range between approximately $6,500 and $8,500 monthly. In addition, the applicant has agreed to maintain at least four percent of the beds for residents who are eligible for the Virginia Department of Aging and Rehabilitative Services' Auxiliary Grant Program.

Additional Standard 3 requires such uses to be designed to accommodate service vehicles with access to the building at a side or rear entrance.

The site has been designed to accommodate service vehicles with access to both the side and rear of the building.

Additional Standard 4 requires a freestanding nursing facility to be located on a parcel fronting on, and with direct access to, an existing or planned collector or arterial street.

The subject property has frontage on and direct access to Leesburg Pike, which is classified as a principal arterial in the Comprehensive Plan.

Additional Standard 5 specifies that no building shall be located closer than 45 feet to any street line or closer than 100 feet to any lot line which abuts an R-A through R-4 District.

The Zoning Ordinance defines the street line for a public street to be the lot line (or right-of-way line). In accordance with this standard, the building is required to be located a minimum of 45 feet from Leesburg Pike and 100 feet from other property lines. The drop-off canopy for the building is proposed to be located 68 feet from Leesburg Pike. The building will be located 95 feet from Leesburg Pike and more than 200 feet from other lot lines.

Additional Standard 6 establishes a minimum lot size of five acres for such use in the R-E through R-5 Districts.

This application for a medical care facility within the R-1 District meets this standard as the subject property is approximately 23.8 acres.

Additional Standard 7 relates to signage for hospitals.

This standard does not apply as the proposed use is not a hospital.

Waivers and Modifications

Transitional screening and barrier

The applicant requests modifications of the transitional screening and barrier requirements of Sects. 13-303 and 304 of the Zoning Ordinance, in favor of the landscaping and barriers shown on the Special Exception Plat. A Type 2 transitional screening yard of 35 feet in width, planted in accordance with Sect. 13-302 of the Zoning Ordinance, is required between a medical care facility and single family detached dwellings. In accordance with Sect. 13-305 (3) of the Zoning Ordinance, the applicant requests the modification to the north, south and west, in favor of the existing vegetation, as supplemented with evergreen plantings to the west and north. In accordance with Sect. 13-305 (4) of the Zoning Ordinance, the applicant proposes landscaping with an average width of 15 feet with a variety of deciduous and evergreen trees and a six-foot high stone and brick wall along Leesburg Pike. Between the wall and the right-of-way there is some additional existing vegetation; however, this lies within a 24-foot wide water main easement. Given the substantial existing vegetation and the proposed landscaping, staff does not object to the requested modifications.

Service drive

The applicant requests a waiver of the service drive requirement of Sect. 17-201 of the Zoning Ordinance. The need for a service drive in this location has not been identified, and the abutting residential and private open space uses have been developed without a service drive. Access to and from the site will be via a right-in, right-out driveway accessing directly to Leesburg Pike. A right-turn lane from eastbound Leesburg Pike will allow vehicles to transition from the through lanes and turn directly into the site. Improvements to increase the capacity of Leesburg Pike are in the preliminary design phase with construction of this section tentatively scheduled for 2021. Staff does not object to the requested waiver.

Wall height

The applicant requests approval for an increase in wall height pursuant to Sect. 10-104(3)(H) of the Zoning Ordinance. Sect. 10-104(3)(A) permits a fence or wall of up to seven feet in height. The proposed screening wall along Leesburg Pike is six feet high, but it includes an entry feature with a “gatehouse” structure that has a height of 17 feet-3 inches. The applicant has indicated that the structures would

have no function other than as architectural features as part of the wall. The SE Plat depicts one gatehouse on each side of the entrance, which are located to not interfere with sight distance at the driveway. The detail on Sheet 19 indicates that the wall will be brick and stone, and the gatehouse structures will have a slate roof. Given the location and materials, staff does not object to the requested increase in wall height.

CONCLUSIONS AND RECOMMENDATIONS

Staff concludes that the subject application for a medical care facility is in harmony with the Comprehensive Plan and in conformance with the applicable Zoning Ordinance provisions.

Staff recommends approval of SE 2015-HM-013 for a medical care facility, subject to the proposed development conditions set forth in Appendix 1.

Staff recommends approval of modifications of the transitional screening and barrier requirements of Sects. 13-303 and 304 of the Zoning Ordinance, in favor of the landscaping and barriers shown on the Special Exception Plat.

Staff recommends approval of a waiver of the service drive requirement of Sect. 17-201 of the Zoning Ordinance along Leesburg Pike.

Staff recommends approval of an increase in the wall height above seven feet as depicted on the Special Exception Plat.

APPENDICES

1. Proposed Development Conditions
2. Applicant’s Statement of Justification
3. Affidavit
4. Fairfax County Department of Transportation Review, and Virginia Department of Transportation Review
5. Fairfax County Park Authority Review
6. Urban Forest Management Division Review
7. Fire and Rescue Department Review
8. Stormwater Review
9. Environment and Development Review Branch Review
10. Health Care Advisory Board Review
11. Zoning Ordinance Provisions
12. Glossary of Terms

PROPOSED DEVELOPMENT CONDITIONS

SE 2015-HM-013

October 6, 2015

If it is the intent of the Board of Supervisors to approve SE 2015-HM-013 for a medical care facility located at Tax Map 12-3 ((1)) 4, pursuant to Sect. 9-308 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.

2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the Special Exception Plat approved with the application, as qualified by these development conditions.

3. This Special Exception is subject to the provisions of Article 17 of the Zoning Ordinance, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any site plan submitted pursuant to this Special Exception shall be in substantial conformance with the approved Special Exception Plat titled "Waltonwood Reston" prepared by Bowman Consulting, dated March 2015, as revised through August 24, 2015 (SE Plat), 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. There shall be a maximum of 46 employees per shift and a maximum of 155 residents. The number of employees may be increased if the minimum parking requirements for a medical care facility in Article 11 of the Zoning Ordinance are met, and subject to approval of a parking tabulation by the Department of Public Works and Environmental Services. However, there shall be no increase permitted to the proposed 113 parking spaces. Notwithstanding the notes on the Special Exception Plat, parking shall not be expanded outside of the areas shown for parking and modifications shall not reduce open space. All parking shall be in conformance with Article 11 of the Zoning Ordinance and the Public Facilities Manual.

5. The Applicant shall maintain at least four percent of the beds for residents who are eligible for the Virginia Department for Aging and Rehabilitative Services' Auxiliary Grant Program. If an assisted living resident in an affordable unit moves to the memory care program, the resident shall be entitled to maintain an affordable unit.

6. The Applicant shall continue to coordinate with the Virginia Department of Transportation (VDOT) regarding future improvements to Leesburg Pike as part of Project 0007-019-128, P102, R202, C502, and shall dedicate right-of-way and easements upon demand by VDOT or the County, provided there are no adverse

impacts to site improvements, including structures, parking or travel lanes. Right-of-way shall be conveyed at no cost to Fairfax County and in fee simple, without encumbrances, to the Board of Supervisors in a form acceptable to the County Attorney. Density and intensity credit shall be reserved as may be permitted by the provisions of Sect. 2-308 (4) of the Zoning Ordinance for all eligible dedications described herein.

7. Prior to site plan approval, the Applicant shall grant a 20-foot wide public access easement to the Fairfax County Park Authority (FCPA) for the minor trail that extends behind the proposed facility in a location as generally shown on the Countywide Trails Plan Map. The location of the easement shall be approved by the FCPA. In lieu of constructing the paved trail, the Applicant shall place in escrow, prior to site plan approval, the funds necessary for construction of a 6-foot wide asphalt trail to be used by FCPA for construction of the trail on the subject property or other trails within the vicinity.

8. Prior to site plan approval, the Applicant shall place in escrow the funds necessary for construction of a 10-foot wide asphalt trail along Leesburg Pike, minus the cost of the interim trail constructed pursuant to condition 9, for use by VDOT towards the cost of the permanent improvements.

9. Prior to approval of a Non-Residential Use Permit (Non-RUP), the Applicant shall construct an interim 5-foot wide asphalt trail along Leesburg Pike, as reviewed and approved by VDOT and DPWES, which shall be maintained by the Applicant, unless accepted for maintenance by VDOT. The trail shall be located within the VDOT right-of-way to the extent possible, and within a public access easement if located on the Applicant's property.

10. If VDOT constructs the permanent asphalt trail along Leesburg Pike in conjunction with future roadway improvements, the Applicant shall be responsible for removing the portions of the interim trail described in condition 9 on the subject property and for restoring the affected area with grass or landscaping, and vacating the public access easement.

11. The "gatehouse structures" shall be designed to not allow entry, and with no function or use other than as architectural features as part of the wall.

12. All signage and flags shall conform to Article 12 of the Zoning Ordinance.

13. All lighting shall conform to Article 14 of the Zoning Ordinance.

14. The Applicant shall provide landscaping in substantial conformance with the Special Exception Plat. The exact number, species, location and spacing of trees and other plant material shall be determined at the time of site plan review and shall be subject to review and approval of the Urban Forest Management Division (UFMD), DPWES.

15. Tree Preservation: The Applicant shall submit a Tree Preservation Plan and Narrative as part of the first and all subsequent site plan submissions. The preservation plan and narrative shall be prepared by a Certified Arborist or a Registered Consulting Arborist, and shall be subject to the review and approval of UFMD, DPWES.

    The tree preservation plan shall include a tree inventory that identifies the location, species, critical root zone, size, crown spread and condition analysis percentage rating for all individual trees to be preserved, as well as all on and off-site trees, living or dead with trunks 12 inches in diameter and greater (measured at 4 ½ feet from the base of the trunk or as otherwise allowed in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture) located within 25 feet of the limits of clearing and grading in the protected area and within 10 feet of the limits of clearing and grading in the area to be disturbed as depicted in Plate 1A-12 of the Public Facilities Manual. The tree preservation plan shall provide for the preservation of trees in areas shown outside of the limits of clearing and grading shown on the Special Exception Plat and in those additional areas in which trees can be preserved as a result of final engineering. The tree preservation plan and narrative shall include all items specified in PFM 12-0507 and 12-0509. Specific tree preservation activities that will maximize the survivability of any tree identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, and others as necessary, shall be included in the plan.

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

17. Limits of Clearing and Grading: The Applicant shall conform substantially to the limits of clearing and grading as shown on the SE Plat, subject to allowances specified in these 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 SE 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, taking into account planting restrictions imposed by utility easement agreements.

18. Tree Preservation Fencing: All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fencing. Tree protection fencing shall be erected at the limits of clearing and grading as shown on the demolition, and Phase I and II Erosion and Sediment Control sheets of the site plan. Tree protection fencing shall consist of either: (a) 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 (b) 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.

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

19. Prior to site plan approval, the Applicant shall contribute $10,000 to the Capital Project titled “Traffic Light Signals – FRD Proffers in Fund 300-C30070, Public Safety Construction” for use in the installation of preemptive signal devices on traffic signals within the Hunter Mill District as determined by the Fire and Rescue Department. The Applicant shall have no responsibility for the installation or maintenance of the devices.

20. A noise study, including any necessary mitigation measures shall be approved by the Environment and Development Review Branch (EDRB) of the Department of Planning and Zoning and DPWES prior to site plan approval to demonstrate that interior noise will not exceed a level of approximately DNL 45 dBA.

21. The existing well(s) and septic system shall be abandoned in accordance with Fairfax County Health Department regulations and permits prior to approval of a demolition permit for the existing structures and any land disturbance.

22. After construction, the proposed building will obtain an ENERGYSTAR qualified senior care facility rating. In addition to the commitment to ENERGYSTAR, the following green building technology and strategies will be incorporated into the building, and proof of each shall be demonstrated to the Environment and Development Review Branch (EDRB) of the Department of Planning and Zoning, prior to final bond release. Additionally, the ENERGYSTAR senior care facility rating will be reported to the EDRB prior to final bond release.

    A. A LEED-accredited professional will be included as a member of the design team. The LEED-accredited professional will work with the team to incorporate sustainable design elements and innovative technologies into the project. At the time of site plan submission, documentation will be provided to the EDRB demonstrating compliance with the commitment to engage such a professional.

    B. The Applicant shall install ultralow-flow plumbing fixtures throughout the building with the maximum water usage as listed below. In addition, motion sensor faucets and flush valves shall be installed in public area restrooms. Proof of installation and manufacturers' product data shall be provided to the EDRB.

    Water Closet (gallons per flush, gpf) = 1.28
    Urinal (gpf) = 0.5
    Showerheads (gallons per minute, gpm) = 2.0 (when measured at a flowing pressure of 80 pounds per square inch, psi)
    Lavatory faucets (gpm) = 1.5 (when measured at a flowing water pressure of 60 psi)
    Kitchen and janitor sink faucets (gpm) = 2.20
    Metering faucets (gpm) = 0.25

    C. A recycling area for the separation, collection and storage of glass, paper, metal, plastic and cardboard generated by both residents and employees shall be provided. There shall be a dedicated area on the subject property for the storage of the recycled materials. The Applicant shall provide proof of installation, installation locations, and a copy of the Applicant's hauling contract to the EDRB.

    D. Carbon dioxide (CO_2) monitors with demand control mechanical ventilation shall be installed. CO_2 monitors shall be located in all occupied spaces with a design occupancy of 25 or more people per 1,000 square feet. Monitors shall be located between 3 and 6 feet above the floor. All monitoring equipment shall be configured to generate increased ventilation to restore proper ventilation levels per ASHRAE62.1-2013, or its equivalent. Proof of installation, the manufacturers' product data and installation locations shall be provided to the EDRB.

E. LED or compact fluorescent lamps shall be incorporated in all interior building lighting fixtures. The Applicant shall provide proof of installation and manufacturer's product data to the EDRB.

F. Energy Star appliances and equipment shall be installed for all refrigerators, dishwashers, water heaters, computers, monitors, televisions, vending machines, water coolers, and other appliances and office equipment (if available). Proof of installation, installation locations and manufacturers' product data, including the Energy Star energy guide, shall be provided to the EDRB.

G. The Applicant shall have a construction waste management plan that consists of hiring a waste removal and diversion company to process all construction waste at a recycling center. The Applicant shall provide a copy of the waste removal contract as proof of compliance to the EDRB.

H. The Applicant shall use low-emitting materials for all adhesives, sealants, paints, coatings, flooring systems, composite wood, and agrifiber products, as well as furniture and furnishings if available. Low-emitting is defined as having a VOC content according to the following table.

Application	VOC Limit g/L less water
Carpet adhesive	50
Rubber floor adhesive	60
Ceramic tile adhesive	65
Anti-corrosive/anti-rust paint	250
Clear wood finishes	350

The Applicant shall provide proof of installation and the manufacturers' product data to the EDRB.

I. The Applicant shall install carpet and carpet padding that shall meet the testing and product requirements of the Carpet and Rug Institute Green Label Plus Program. The Applicant shall provide proof of installation and the manufacturers' product data to the EDRB.

J. The Applicant shall not use any particle board, medium density fiberboard (MDF), plywood, wheatboard, strawboard, or panel substrates on the interior of the building which contain urea formaldehyde resins. The Applicant shall provide proof of installation and the manufacturers' product data to the EDRB.

K. Prior to the approval of a Non-RUP, the Applicant, in consultation with the Fairfax County Department of Transportation (FCDOT), shall install bicycle racks within 50 feet of the main and employee entrances. The type, location and number of bicycle racks shall be determined at that time. The Applicant shall provide proof of installation and location to FCDOT.

L. Preferred parking shall be reserved for hybrid or electric vehicles. The Applicant shall provide proof to the EDRB that one or more spaces have been reserved.

M. Facilities for the re-use of rainwater for irrigation shall be installed. The Applicant shall provide proof of installation to the EDRB.

N. Exterior and interior light pollution reduction strategies shall be incorporated, and shall include, but not be limited to, fully shielded and downward-pointed LED site lighting, motion activated common room occupancy sensors (but not inside the residential dwelling units) and night lighting. The Applicant shall provide proof of installation to the EDRB.

O. The Applicant shall install a roofing membrane with a Solar Reflectance Index (SRI) appropriate to the slope of the roof (i.e., for a low-sloped roof (less than or equal to 2:12) equal to or greater than 78 for a minimum of 75 percent of the total roof area, and for a high-sloped roof (greater than 2:12) equal to or greater than 29). The Applicant shall provide proof of installation, roof area calculations and manufacturers' product data to the EDRB.

P. The Applicant shall provide natural lighting through the use of windows and/or skylights to a minimum of 75 percent of the spaces. Areas excluded are mechanical rooms, storage and interior staff areas designed to provide designated services to the residents of the community. The Applicant shall provide proof of installation, locations on the architectural plans and calculations demonstrating that the minimum of 75 percent of the spaces as described above has been provided.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

WALTONWOOD

RESTON

RESTON, VIRGINIA

SINGH

A TRADITION OF EXCELLENCE

ATTACHMENT 1

APPENDIX 2

RECEIVED
Department of Planning & Zoning
AUG 24 2015
Zoning Evaluation Division

SPECIAL EXCEPTION FOR A MEDICAL CARE FACILITY

Statement of Justification

Revised August 24, 2015

Pursuant to Section 9-301 of the Fairfax County Zoning Ordinance (the **"Zoning Ordinance"**), dated August 14, 1978, as amended (the "Ordinance"), Singh Properties II, LLC, (the **"Applicant"**) hereby requests approval of a special exception to develop a medical care facility (assisted living and memory care facility), **Waltonwood Reston**, on property identified as Tax Map Reference Number 0123-01-004 (the **"Property"**). The Property is located in the Hunter Mill Magisterial District and is within Area III/Upper Potomac/UP5/Reston Community Planning Sector of the Fairfax County Comprehensive Plan. The Applicant is the contract purchaser of the Property.

I. Project Description

Waltonwood Reston (the **"Project"**) is proposed to be developed as a medical care facility consisting of assisted living and memory care units to serve the immediate area needs for senior assisted living and dementia. The facility will primarily serve the greater Reston, Great Falls, Tysons Corner and Herndon area. The future residents of the facility are projected to come from the area, or move to the area to be near their adult children who live in the vicinity of Waltonwood Reston. Waltonwood Reston will be operated by the Applicant's senior living management entity, Singh Senior Living.

The Property is located south of Route 7 (Leesburg Pike), east of Markell Court and west of Baron Cameron Avenue. The Project will benefit from convenient access to Route 7, utilizing a right-in right-out for ingress and egress to the site. The proximity of Reston Hospital Center, approximately 2½ miles from the Property, will be a great asset to the Project and offer added medical services not provided on site but that may be needed by

Waltonwood Reston residents. In addition, there are ample shopping opportunities in the Reston Town Center and other nearby commercial centers located just south of the Property.

The Property consists of approximately 23.807 acres. As indicated above, it is bordered by Route 7 to the north. A significant amount of the Property is proposed to be preserved in its natural state, with a total of approximately 20.75 acres to remain as open space. The Project will consist of a total of 136 units, including 110 assisted living and 25 memory care units, plus a single ancillary staff/visitor unit that will be used on an infrequent basis, comprising a total building gross floor area of approximately 155,150 square feet in a 1 and 2 story configuration along the frontage facing Route 7, with a walkout condition at the rear of the building as a result of the grade drop off at the site, from front to back. There is no cellar floor area. In addition, the building will set below the elevation of Route 7, for the most part, providing a continuous retaining wall along the majority of the frontage and, thereby enabling preservation of a large portion of the existing hedgerow along Route 7 and a complete screen of the parking areas from Route 7.

The building is designed in a courtyard configuration, which allows continuous hallway circulation with no dead end corridors and provides for internal landscaped courtyards for use by both the assisted living and memory care residents. The courtyards will include passive recreational areas, designed in a park-like setting. The memory care area will have a separate courtyard area for fresh air and passive recreation. The building will also include additional common area amenities for both levels of care, assisted living and memory care, including: a common dining room, hair salon, convenience store and café, library, hobbies & crafts room, movie theatre and assorted lounge areas throughout the building. A complete, state of the art physical therapy and exercise area is also planned. This area will include a full range of "HUR" rehabilitation exercise equipment, utilizing air compression for resistance. The program will be operated under the guidance of a trained physical therapist.

The architecture of the building is proposed to be traditional utilizing predominantly brick and masonry stone on the exterior façade and including some Tudor style elements. The intent is to create a building character that is in keeping with the building styles of the area. An illustration of the proposed architecture is included below.

II. Operational Analysis

The Applicant proposes to license the facility as an Assisted Living Facility (ALF) under the Commonwealth of Virginia Department of Social Services. The facility will comprise both assisted living services, as well as a secured area for memory care residents who are diagnosed with varying levels of dementia related conditions. Though the majority of the units will be single occupancy, there are occasions where couples choose to live in assisted living and it is projected that approximately 15% of the units may be occupied by couples, resulting in a projected total population of 155 residents. The facility will be fully secured and offer varying levels of aids to daily living tailored to each individual resident's needs. The levels of service will be adjusted as the needs of the resident may demand and are monitored regularly using the Montessori approach to resident care.

This facility will operate on a 24-hour per day basis and will be staffed accordingly in several shifts. It will be staffed with up to forty six (46) full and part-time employees at any given time who will use the employee's lounge centrally positioned on the 1st floor adjacent to the assisted living area. There will be an intercom system throughout the building which will interconnect all areas of the building operation.

Food service will be handled through the central kitchen, located on the 2nd floor of the facility. The kitchen is situated so as to directly serve both facility dining rooms of the assisted living and memory care sections of the building.

Clean and soiled laundry will be kept at designated sorting/storage areas adjacent to the laundry room. General waste will be handled through normal garbage disposal means. Garbage will be placed in a compactor/dumpster located immediately to the rear of building.

Janitorial supplies and equipment will be kept in the maintenance/storage areas. The lower level of the building will include additional space for long-term storage needs. Administrative functions for the licensed facility will be at the main reception area and the adjoining office/conference rooms located on the main level of the building.

III. Estimated Traffic Impact

A Technical Memorandum, dated February 25, 2015, was prepared for the Applicant by Gorove / Slade (the **"Technical Memorandum"**) to evaluate the impacts of the proposed project on the operations of Route 7. The Technical Memorandum indicates that "the site trip generation is significantly low and is expected to have a negligible impact on the surrounding road network." Table 3 from the Technical Memorandum below provides a summary of the anticipated trip generation as a result of the development of the Property with the proposed assisted living and memory care facility.

Table 3: Trip Generation for the Proposed Development

Land Use	ITE Code	Size	Units	------ Weekday ------						
				AM Peak Hour			*PM Peak Hour*			*Weekday*
				In	Out	Total	In	Out	Total	Total
Assisted Living	254	135	Units	13	6	19	14	16	30	336

At the request of County Staff, the Applicant also looked at the ITE Trip Generation rates for Assisted Living (ITE Use Code 254) based on the number of beds. A total of 155 beds are proposed which is predicted to generate a total of 22 AM Peak Hour trips, 35 PM Peak Hour trips and 363 Weekday Total trips. These differences did not change any of the conclusions or recommendations of the Technical Memorandum.

The Technical Memorandum also indicates that the proposed Right In/Right Out access directly off of Route 7 is the recommended access scenario for the following reasons:

- The traffic generated by the Project is minimal (19 AM peak hour trips and 30 PM peak hour trips) and can be easily accommodated with one point of access; and
- The proposed Right In/Right Out entrance will have a negligible impact on the operations of the Route 7 corridor under the build out scenario as well as under the long term (2040) scenario with the planned interchange at Baron Cameron Avenue.

Further, the Applicant is coordinating the development of Waltonwood Reston with VDOT's proposed improvements along the Route 7 frontage (VDOT Project 0007-019-128, P102, R202 and C502).

IV. Fairfax County Comprehensive Plan (the "Plan") Conformance

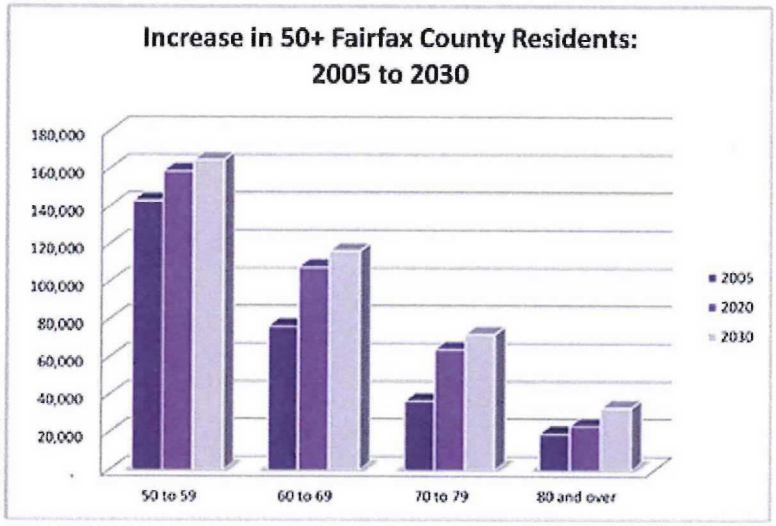
Per Figure 1 of the Area Plan Overview of the Plan (as amended through 9-23-2014), the Property is located in the Reston Community Planning Sector (UP5) of the Upper Potomac Planning District in Area III. The "Concept for Future Development" in the "Area Plan Overview" of the Plan indicates the Property is located in an area of Fairfax County designated for "Suburban Neighborhoods and Low Density Residential Development". The "Land Classification for Suburban Neighborhoods" states:

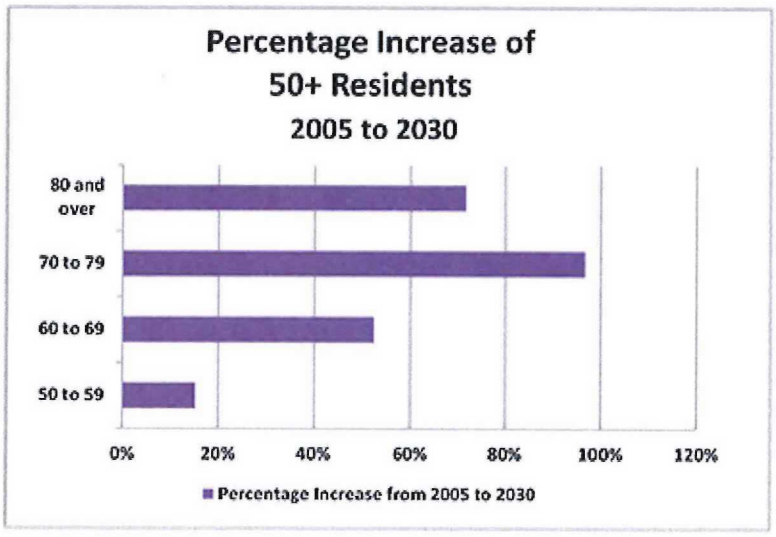
> These areas contain a broad mix of allowable residential densities, styles, parks and open space and contain the county's established residential neighborhoods. Suburban neighborhoods are considered to be stable areas of little or no change. Where appropriate, supporting neighborhood-serving commercial, public facilities, and **institutional uses** are encouraged provided that the proposed intensities and character are compatible with the surrounding area. (**Emphasis added**)

On September 23, 2014, the Fairfax County Board of Supervisors adopted the ***Fairfax County 50+ Community Action Plan*** (the "**Action Plan**"). The Action Plan was developed with the input of a broad range of stakeholders in response to the County's recognition of a dramatic increase in its older

population as indicated below by the demographic tables included in the Action Plan.

Increase in Fairfax 50+ Residents





The 50+ Community Action Plan includes 31 initiatives to address the current and future needs of the aging population including housing, transportation, community engagement, services, safety and health and long-range planning. The "Housing Initiative" of the Action Plan encourages a variety of approaches that will address the housing needs of the County's aging population, including construction of neighborhood–based older adult housing. The Waltonwood Reston proposal to develop a medical care facility with assisted and memory care units will serve both the residential and institutional needs of the older age cohorts of Fairfax County's aging population (over 70 years of age).

V. Conformance with Zoning Ordinance Provisions

The Property is zoned R-1 Residential. Section 3-104.3(l) of the Fairfax County Zoning Ordinance ("Zoning Ordinance") permits the development of a medical care facility as a Quasi-Public Use in the R-1 District. By definition, as provided for in Section 20-300 of the Zoning Ordinance, a medical care facility shall include an assisted living facility, which, together with memory care units, is proposed with this Special Exception Application.

Section 9-006 of the Zoning Ordinance outlines the general standards for consideration of a special exception as follows:

1. **The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.**

   The Property is designated for low density residential uses which may include institutional uses, as appropriate to fit into the community. Moreover, the County's recently adopted 50+ Community Action Plan encourages the development of "neighborhood-based" housing for older residents of the County. Waltonwood Reston will provide much needed housing for older residents in need of specialized assistance who wish to either remain in their local community or locate near family members. See above sections for additional details regarding conformance with County Comprehensive Plan policies.

2. **The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulation.**

Section 3-101 states "the R-1 District is established to provide for single family detached dwellings; to allow other selected uses which are compatible with the low density residential character of the district; and otherwise to implement the stated purpose and intent of this Ordinance". Medical care facilities are permitted as a Special Exception Use in the R-1 District and have, thus, been determined to be a compatible use in the R-1 District, subject to compliance with additional standards for the specific use listed in Section 9-308 of the Zoning Ordinance.

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.**

The Project will be located south of Route 7, east of Markell Court and west of Baron Cameron Avenue. The Property is comprised of approximately 23.807 acres, approximately 80% of which will be preserved in open space and a natural tree conservation buffer along Piney Branch. The tree preservation buffer along Piney Branch will separate the proposed medical care facility from the adjacent single family residential neighborhood. The medical care facility has been designed as a 2-story building along Route 7 (approximately 30' building height) and a 2-3 story building (approximately 45' building height) along the rear of the site which slopes down from Route 7 toward Piney Branch. As evidenced by the Bulk Plane Detail shown on Sheet 2 of the Waltonwood Reston Special Exception Plat, prepared by Bowman Consulting Group, dated March 13, 2015, and last revised August 24, 2015 (the **"S.E. Plat"**), the proposed building will blend with the building heights of the surrounding single family detached units.

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.**

   Access to the Project will be provided via a right in/right out access from Route 7. No driveway connections or access will be provided from adjacent neighborhoods, thereby eliminating any direct traffic impacts on the neighboring residential communities. As previously discussed, the traffic impacts for this Project will be very low. A shuttle bus will be provided for residents and employees of Waltonwood Reston to accommodate their transportation needs.

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.**

   The Applicant is proposing to preserve existing vegetation along Route 7 as well as a significant portion along all sides of the Property, including the Piney Branch floodplain area of the Property. This vegetation exceeds the standard provisions for landscaping and buffering for a medical care facility in the R-1 District. Accordingly, the Applicant requests modifications and waivers of Sections 13-303 (Transitional Screening) and 13-304 (Barrier) on all Property boundaries in favor of tree preservation, planting and barriers shown on Sheet 6 of the S.E. Plat. These requests are also described in further detail below.

6. **Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.**

   Approximately 80% of the Project is proposed to be preserved as tree conservation and open space. While the R-1 District does not have a minimum open space requirement, the proposed amount of open space far exceeds that typically found in the district.

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.**

   The Applicant is proposing to mitigate the increase in storm water runoff through appropriate measures including a closed conduit storm drain system and on-site storm water management facilities as required and allowed in the Fairfax County Public Facilities Manual ("**PFM**"). The Applicant is requesting a waiver of PFM Section 6-0303.8 to permit the use of underground stormwater facilities for the proposed medical care facility use. (See Sheets 2, 11, 12, 13 and 14 of the S.E. Plat). This approach to stormwater management will provide for capture, infiltration of runoff into the subgrade (where soils permit) and release of surplus water as prescribed in the PFM.

   In order to provide adequate parking for the highest use days for the facility (e.g. Mother's Day, Father's Day, etc.), the number of on-site parking spaces will slightly exceed the number required by the Zoning Ordinance. (See Sheet 2 of the S.E. Plat). Loading spaces will be provided as prescribed in the Zoning Ordinance for this particular use.

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.**

   Acknowledged.

Sections 9-304 and 9-308 of the Zoning Ordinance provide Standards for Category 3 Uses and Additional Standards for Medical Care Facilities, respectively that must be met for medical care facilities within the R-1 Zoning District. In summary, those standards are addressed as follows:

Section 9-304:

1. The location of Waltonwood Reston will be easily accessible for rendering efficient governmental services to its residents.

2. The Project design complies with the lot size requirements of the R-1 District.
3. The Project complies with the bulk regulations of the R-1 District.
4. The Project complies with the appropriate performance standards for a medical care facility as outlined in Section 9-308 of the Zoning Ordinance. (See below).
5. The Applicant acknowledges a site plan is required prior to establishment of the proposed use.

Section 9-308:

1. As required, the Applicant will meet with the Health Care Advisory Board. A meeting is currently scheduled for September 9, 2015.
2. Not applicable.
3. The proposed medical care facility will be accessible by service vehicles at the sides and rear of the building. See Sheets 5 and 8 of the S.E. Plat.
4. The Project will have direct access to Route 7, an existing arterial street.
5. No building shall be 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. The Property consists of 23.807 acres, thus meeting the minimum size of 5 acres required in the R-E through R-5 Districts.
7. Not applicable.

Finally, **Section 3-107**, Bulk Regulations, of the Ordinance provides for additional standards to which the Project complies as follows:

1. Maximum building height is 60 feet.
2. Maximum floor area ratio is 0.15.

See Sheet 2 of the S.E. Plat for detailed Bulk Plane information.

VI. Waivers and Modifications

The proposal is in conformance with all applicable ordinance regulations with the following exceptions (See also Sheet 2 of the S.E. Plat):

A. Zoning Ordinance Waivers and Modifications Requested:

1. Modification to reduce the screening yard width along the northern frontage of the Property by two-thirds pursuant to Zoning Ordinance Section 13-305(4) from 35 feet to approximately 11 feet 7 inches plus the inclusion of a solid brick or block wall at least 6 feet high. The Applicant shall also provide a minimum planting area of 10 feet. Sheet 6 of the S.E. Plat depicts the proposed screening and barrier improvements along this frontage, which is adjacent to Route 7. The actual distance from the property line to the edge of the proposed parking lot is approximately 41 feet because of the impact of the existing waterline easement. However, plantings are not permitted in this easement area.

2. Waiver of the barrier requirement along the western, southern, eastern and portion of the northern property lines pursuant to Zoning Ordinance Section 13-305(12) because the existing topography, existing mature vegetation and the screening it provides, and the significant linear distance between any barrier location and nearby structures to make the Ordinance recommended barriers effective. Constructing the barriers would require removal of the existing vegetation.

3. Modification of Zoning Ordinance Section 13-303(3)(B) to satisfy the screening requirements within the western, southern, eastern and portion of the northern transitional yards by preserving existing vegetation. The preservation of existing vegetation to meet the planting requirements is authorized and recommended in Section 13-104(4). The yard width requirement of 35 feet in these areas will be met. Much of these areas are within a designated floodplain and Resource Protection Area and are intended to remain undisturbed. Sheet 6 of the S.E. Plat depicts the proposed screening along these property lines and the Applicant's proposed tree preservation.

4. Waiver of Zoning Ordinance Section 17-201(3) concerning the provision of a service drive along an arterial highway. In this situation, the adjoining properties are used or zoned for single family detached dwellings and there is no or limited desire or need to travel between the Property and such adjoining lands.

5. Modification of Zoning Ordinance Section 10-104(3)(H) to permit an increase in wall height as part of a Special Exception application to permit (a) the entry wall to the Property along Leesburg Pike to include an octagonal entry monument feature of 17 feet 3 inches maximum height (grade to peak of roof) (see Sheet 19 of the S.E. Plat), (b) the dumpster enclosure area walls to be up to 14 feet 3 inches maximum height (grade to roof mid-point) (see Sheet 21 of the S.E. Plat) and (c) the generator enclosure area walls to be up to 10 feet 4 inches maximum height (see Sheet 21 of the S.E. Plat). The visual impact of each is shown on the S.E. Plat and is intended to demonstrate a high quality of design and appearance so as to not adversely impact the use or enjoyment of any nearby property. Further, the dumpster enclosure structure will include architectural brick treatment and an asphalt shingled roof, while the generator enclosure structure will also include the brick treatment.

B. <u>Public Facilities Manual Waiver Requested</u>:

A waiver to allow stormwater management (SWM) and Best Management Practices (BMPs) to be satisfied by underground systems for the proposed residential development, as referenced in Section 6-0303.8 of the PFM. This waiver will be submitted concurrently with the site plan submission.

C. <u>VDOT Design Waiver</u>:

A waiver of the design of the lane tapers along Leesburg Pike to provide a longer storage bay for right turns into the Property (200 feet) and a shorter taper for right turns exiting the property. This waiver request was approved by VDOT on July 17, 2015.

VII. Conclusion

The Applicant proposes to develop Waltonwood Reston as a medical care facility consisting of assisted and memory care units to meet the needs of the existing – and underserved – older residents of Fairfax County. As recommended by the policies of both the Comprehensive Plan and the recently adopted 50+ Community Action Plan, Waltonwood Reston will address the need for senior housing in an existing suburban residential neighborhood that is located in close proximity to medical and commercial uses in the Reston community. It will be located on Route 7, where it will be easily accessible by residents and service providers, while at the same time separated from surrounding residential neighborhoods thereby creating very minimal impacts to the surrounding community. Waltonwood Reston has been designed to complement the surrounding residential community by drawing its inspiration for architectural style, materials, scale and landscaping from the surrounding community. The use and design for the Project meets the requirements of both the Comprehensive Plan and the general and additional standards of the Zoning Ordinance.

For the above-stated reasons, the Applicant respectfully requests approval of this special exception application for a medical care facility in the R-1 District.

Respectfully submitted,

Reed Smith LLP

By: _____
David S. Houston,
Agent for Applicant

SPECIAL EXCEPTION AFFIDAVIT

DATE: September 16, 2015 129101
(enter date affidavit is notarized)

I, David S. Houston, do hereby state that I am an
(enter name of applicant or authorized agent)

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

in Application No.(s): SE 2015-HM-013
(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)
Homeland Estates, L.C. Agents: William H. Money Mary E. Money-Waldman	13121 Clopper Road Hagerstown, MD 21742	Title Owner (Tax Map 012-3-((01)), Parcel 0004)
Singh Properties II, LLC Agents: G. Michael Kahm Todd J. Rankine Miles C. Avent	2601 Weston Parkway, Suite 203 Cary, NC 27513	Contract Purchaser / Applicant
Bowman Consulting Group, Ltd. Agents: Matthew J. Tauscher Brad D. Glatfelter Jamie E. (Packie) Crown	14020 Thunderbolt Place, Suite 300 Chantilly, VA 20151	Engineers / Agents for Applicant
Gorove / Slade Associates, Inc. Agents: Christopher M. Tacinelli Tushar A. Awar Erin B. Steel	3914 Centreville Road, Suite 330 Chantilly, VA 20151	Transportation Consultants / Agents for Applicant

(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).

129101

Special Exception Attachment to Par. 1(a)

DATE: September 16, 2015
(enter date affidavit is notarized)

for Application No. (s): SE 2015-HM-013
(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)
Reed Smith LLP Agents: David S. Houston, Esq. Benjamin F. Tompkins, Esq. Grayson P. Hanes, Esq. Robert A. Lawrence, Esq. Linda S. Broyhill, Esq. Michael A. Banzhaf, Esq. Sarah L. Buzby, Esq.	3110 Fairview Park Drive, Suite 1400 Falls Church, VA 22042	Attorneys / Agents for Applicant
Wetland Studies and Solutions, Inc. Agents: Boyd Sipe Daniel Osborne Elizabeth Waters Johnson	5300 Wellington Branch Drive, Suite 100 Gainesville, VA 20155	Archeology Consultants / Agents for Applicant

(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.

129101

SPECIAL EXCEPTION AFFIDAVIT

DATE: September 16, 2015
(enter date affidavit is notarized)

for Application No. (s): SE 2015-HM-013
(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) HOMELAND ESTATES, L.C.
13121 Clopper Road
Hagerstown, MD 21742

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

William H. Money, Managing Member
Elizabeth C. Money, Member
Katherine E. Money, Member
Mark L. Money, Jr., Member
Donna M. Christensen, Member
Emily M. Money, Member
Cassandra E. Money, Member
Mary E. Money-Waldman, Member
Paul C. Waldman, Member
Elizabeth A. Waldman, Member
David L. Waldman, Member

(check if applicable) [✓] 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: September 16, 2015
(enter date affidavit is notarized)

129101

for Application No. (s): SE 2015-HM-013
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
SINGH PROPERTIES II, LLC
2601 Weston Parkway, Suite 203
Cary, NC 27513

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)

Gurmale S. Grewal Revocable Trust, f/b/o Gurmale S. Grewal, Member
Lushman S. Grewal Revocable Trust, f/b/o Lushman S. Grewal, Member
Jeat S. Grewal Revocable Trust, f/b/o Jeat S. Grewal, Member
Ajitpal S. Grewal Revocable Trust, f/b/o Ajitpal S. Grewal, Member
Avtar S. Grewal Revocable Trust, f/b/o Avtar S. Grewal, Member
Rajinderpal S. Grewal Revocable Trust, f/b/o Rajinderpal S. Grewal, Member
**And below

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
**From above:
Gurmale S. Grewal, Manager; Lushman S. Grewal, Manager; Jeat S. Grewal, Manager; Ajitpal S. Grewal, Manager; Avtar S. Grewal, Manager; and Rajinderpal S. Grewal, Manager

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

Special Exception Attachment to Par. 1(b)

DATE: September 16, 2015
(enter date affidavit is notarized)

129101

for Application No. (s): SE 2015-HM-013
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
GOROVE/SLADE ASSOCIATES, INC.
3914 Centreville Road, Suite 330
Chantilly, VA 20151

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
Christopher M. Tacinelli
Chad A. Baird
Daniel B. VanPelt
Erwin N. Andres

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Wetland Studies and Solutions, Inc.
5300 Wellington Branch Drive, Suite 100
Gainesville, VA 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)
The Davey Tree Expert Company

(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)

129101

DATE: September 16, 2015
(enter date affidavit is notarized)

for Application No. (s): SE 2015-HM-013
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
The Davey Tree Expert Company
5300 Wellington Branch Drive, Suite 100
Gainesville, VA 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)
Reliance Trust Co, as Trustee for the Davey
401k SOP and ESOP

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
BOWMAN CONSULTING GROUP, LTD.
14020 Thunderbolt Place, Suite 300
Chantilly, VA 20151

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Gary P. Bowman

(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: September 16, 2015
(enter date affidavit is notarized)

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for Application No. (s): SE 2015-HM-013
(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)
REED SMITH LLP
3110 Fairview Park Drive, Suite 1400
Falls Church, VA 22042

(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**)

Abbott, Kevin C.
Abdalla, Tarek F.
Alexander, Eric L.
Alfieri, Paul M.
Allen, Thomas L.
Andrews, Alexander T.
Armao, Joseph P.
Arnold, Roy W.
Atallah, Ana (NMI)
Bagnell, Nicolle R. Snyder
Baker, Scott D.
Barber, William James Gresham
Bartfeld, Arnold L.
Begley, Sara A.
Beiersdorf, Oliver K.
Beilke, Michele J.
Berman, Patricia Dondanville
Bernstein, Leonard A.
Bettino, Diane A.
Bhattacharyya, Gautam (NMI)
Bickham, J. David
Binder, Justus (NMI)
Binis, Barbara R.
Birt, Steven James
Blasier, Peter C.
Bolden, A. Scott
Bonessa, Dennis R.
Booker, Daniel I.
Boranian, Steven J.
Borg, Christopher (NMI)
Boutcher, David J.
Bovich, John P.
Box, M. Tamara
Bradley, Patrick E.
Brennan, James C.
Brocklesby, Nicholas (NMI)
Broughton, Kenneth E.
Brown, Bryan K.
Brown, Charles A.
Brown, Claude (NMI)
Brown, Jon M.
Brown, Michael K.
Burke, Carol M.
Cadwell, Kevin E.
Cameron, Douglas E.

(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 Attachment to Par. 1(c)

DATE: September 16, 2015
(enter date affidavit is notarized)

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for Application No. (s): SE 2015-HM-013
(enter County-assigned application number (s))

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

REED SMITH LLP
3110 Fairview Park Drive, Suite 1400
Falls Church, VA 22042

[CONTINUED]

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

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

Campos, Lorraine M. (former)
Carder, Elizabeth B.
Cardozo, Raymond A.
Cassidy, Peter J.
Charot, Benoit (NMI)
Cheung, Janet Bo Chun
Clark, II, Peter S.
Cobetto, Jack B.
Cody, Daniel A.
Cohen, David R.
Colman, Abraham J.
Conner, Walter T.
Cooper, Steven (NMI)
Couste, Marina (NMI)
Dakessian, Mardiros H.
Davies, Colleen T.
Davis, James M.
Dentice, Nathan P. W.
Dermody, Debra H.
DiFiore, Gerard S.
Dilling, Robert M.
Dillon, Lee Ann
DiNome, John A.
Drew, Jeffery R.
Dubelier, Eric A.
Duronio, Carolyn D.
Ellis, Peter M.
Ellison, John N.
Enochs, Craig R.
Eskilson, James R.
Estrada, Edward J.
Evagora, Kyriacos (NMI)
Falkner, Robert P.
Fawcett, David B.
Ferak, Tracy G.
Fogel, Paul D.
Fosh, Michael John
Fox, Caspar L.
Francis, Jr., Ronald L.
Frank, Ronald W.
Freeman, Lynne P. (Former)
Frenier, Diane M.
Fritton, Karl A.
Gallo, Frank J.
Gasparetti, Lorenzo E.
Geist, Melissa A.
Gentile, Jr. Pasquale D.
Gordon, Vincent R.
Graumlich, Betty S.
Greenblatt, Lewis B.
Green-Kelly, Diane
Grellet, Luc J.
Grignon, Margaret A.
Grimes, David M.
Gross, Dodi Walker
Gunn, Richard M.
Gwynne, Kurt F.
Hackett, Mary J.
Hagan, John F., Jr.
Halbreich, David M.
Hansson, Leigh T.
Hardin, Julie A.
Hardy, Peter A.
Hartley, Simon P.
Hartman, Ronald G.
Hasselman, Scot T.
Hatfield, Jacqueline A.
Hawley, Terence N.
Healy, Christopher W.
Heffler, Curt L.
Hemming, Seth M.
Hewetson, Charles M.
Hill, Robert J.
Hill, Thomas E.
Hirsch, Austin L.
Hitt, Leo N.
Ho, Delpha (NMI)
Hofmeister, Jr., Daniel J.
Hooper, John P.
Horrigan, Courtney C.
Houston, Marsha A.
Howes, Dwight A.
Hryck, David M.
Hultquist, James T.
Husar, Linda S.
Iino, John M.
Ince, Thomas A.
Innamorato, Don A.
Jaskot, Paul J.
Jeffcott, Robin B.
Jenkinson, Andrew P.
Johnson, Gary C.
Jones, Tyree P.
Jong, Denise (NMI)
Karides, Constantine (NMI)
Katsambas, Panagiotis (NMI)
Kaufman, Marc S.
Kaung, Alexander Wai Ming
Kirk, Dusty Elias
Kirkpatrick, Stephen A.
Klett, Dr. Alexander R., LL. M.
Korenblatt, Jeffrey S.
Kozlov, Herbert F.
Kramer, Ann V.
Krebs-Markrich, Julia
Kugler, Stefan L.
Kwuon, Janet H.
Lackert, Clark W.
Lackner, Marc A.
Lai, Ivy (NMI)
Lasher, Lori L.
Lee, Michael P.
Leiderman, Harvey L.

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

Special Exception Attachment to Par. 1(c)

DATE: September 16, 2015
(enter date affidavit is notarized)

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for Application No. (s): SE 2015-HM-013
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PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

REED SMITH LLP
3110 Fairview Park Drive, Suite 1400
Falls Church, VA 22042

[CONTINUED]

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

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

Li, Lianjun (NMI)
Loepere, Carol C.
LoVallo, Michael A.
Lowenstein, Michael E.
Lyons, III, Stephen M.
MacElhone, Isabelle (NMI)
Maguire, Nicola K. (Former)
Mahone, Glenn R.
Maiden, Todd O.
Maira, Thomas G.
Martin, James C.
Martini, John D.
McAllister, David J.
McCarroll, James C.
McConnell, Stephen J.
McDavid, George E.
McGarrigle, Thomas J.
McNair, James E.
Melodia, Mark S.
Mercadante, James A.
Metro, Joseph W.
Miller, Edward S.
Miller, Jesse L.
Miller, Steven A.
Min, Catharina Y.
Miner, Brian C.
Minniti, Cindy Schmitt
Mitchell, Jonah D.
Moberg, Marilyn A.
Mok, Kar Chung
Moller, Charlotte (NMI)
Morrison, Alexander David
Munsch, Martha Hartle
Napolitano, Perry A.
Nelson, Jack R.
Nicholas, Robert A.
O'Brien, Kathyleen A.
O'Donoghue, Cynthia (NMI)
O'Neil, Mark T.
O'Neil, Michael
Paisley, Belinda L.
Parker, Roger J.
Patterson, Lorin E.
Pearman, Scott A.
Peck, Jr., Daniel F.
Pedretti, Mark G.
Pepper, Michael Ross David
Petersen, Matthew J.
Peterson, Kurt C.
Phillips, Robert D.
Phillips, Robert N.
Pierre, Yvan-Claude J. (Former)
Pike, Jonathan R.
Poe, Alexandra (NMI)
Pollack, Michael B.
Powell, David C.
Pryor, Gregor J.
Quenby, Georgia M.
Radley, Lawrence J.
Rammelt, David A.
Rawles, Douglas C.
Raymond, Peter D.
Reid, Graham M.
Reinke, Donald C.
Richthammer, Dr. Etienne (NMI)
Roche, Brian D.
Rogan, Edward G.
Rosen, Barry S.
Rosenberg, Carolyn H.
Roth, Robert A.
Rowan, Vincent B.
Rubenstein, Donald P.
Rudnicki, Leah T.
Ryan, Catherine S.
Rydstrom, Kirsten R.
Rymer, Philip R.
Samant, Prajakt K.
Sanders, James L.
Sanders, Michael (NMI)
Schaffer, Eric A.
Scheve, Stephen E.
Schlecker, David M.
Schlesinger, Matthew J.
Schmarak, Bradley S.
Schryber, John W.
Scott, Michael T.
Seaman, Charles H.
Sedlack, Joseph M.
Sessa, Stephen E.
Shanus, Stuart A.
Sharma, Asha Rani
Shaw, Nicholas J.
Shay-Byrne, Olivia
Sher, Lawrence S.
Short, Carolyn P.
Shugrue, John D.
Siev, Jordan W.
Simons, Robert P.
s'Jacob, Oliver P.
Skrein, Stephen P.
Smersfelt, Kenneth N.
Smith, John Lynn
Smith, Robert M.
Sollie, Kyle O.
Solomon, Jonathan (NMI)
Sorensen, Anker (NMI)
Spafford, Richard A.
Speed, Nicholas P.
Springer, Claudia Z.
Stanley, David E.
Stephenson, Leon (NMI)
Stewart, II, George L.
Stimpson, Barry P.

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

Special Exception Attachment to Par. 1(c)

DATE: September 16, 2015
(enter date affidavit is notarized)

129101

for Application No. (s): SE 2015-HM-013
(enter County-assigned application number (s))

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

REED SMITH LLP
3110 Fairview Park Drive, Suite 1400
Falls Church, VA 22042

[CONTINUED]

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

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

Suddath, Thomas H.
Suleman, Sakil A.
Suss, Philipp T.
Swinburn, Richard G.
Tandler, James R.
Tashman, Matthew E.
Taylor, Andrew D.
Taylor, Philip M.
Teare, Peter A.
Temple, Mark D.
Terras, Alexander (NMI)
Thallner, Jr., Karl A.
Theodorou, Demitris C.
Thomas, Alexander Y.
Thompson, Gary S.
Tompkins, Benjamin F.
Toms, Jason (NMI)
Turner, Paul B.
Vishneski, John S.
Vitsas, John L.
Von Waldow, Arnd N.
Watt, Christopher B.
Watterson, Kim M.
Weiss, David E.
Weissman, David L.
Weissman, Sonja S.
Weller, Charles G.
Wells, Kristin I.
Wilkins, Robert A.
Wilkinson, James F.
Wilkinson, John N. (Former)
Wolff, Sarah R.
Wong, Patrick Ho Yin
Wood, Douglas J.
Yam, Perry (NMI)
Yan, Betty (NMI)
Yan, Jay J.
Yoo, Thomas J.
Young, Michael J.
Yu, Desmond (NMI)
Yuffee, Michael A.
Zaman, Peter O.
Zoeller, Lee A.
Zurzolo, Tracy L.

Additions as of 6/1/2015:
de Sousa, Octávio Dr. (former)
Flor, Dirk-Peter (former)
Grieser, Simon Dr. (former)
Hünermann, Rolf
Jürgens, Andreas Dr.
Kammel, Volker Dr.
Meißner, Martin Prof. Dr.

Additions as of 9/15/15:
Bishop, Martin J.
Chassman Peter J.
Raven, Ricky A.

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: September 16, 2015
(enter date affidavit is notarized)

129101

for Application No. (s): SE 2015-HM-013
(enter County-assigned application number(s))

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

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

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

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

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

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

Application No.(s): SE 2015-HM-013
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SPECIAL EXCEPTION AFFIDAVIT

DATE: September 16, 2015
(enter date affidavit is notarized)

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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.)
John C. Ulfelder, a member of the Fairfax County Planning Commission, was previously represented by Grayson P. Hanes of Reed Smith LLP in an unrelated legal matter that was completed on or about January 22, 2015.

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

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

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

WITNESS the following signature:

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

David S. Houston, Esq.
(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 16th day of September 20 15, in the State/Comm. of Virginia, County/City of Fairfax.

Notary Public

My commission expires: May 31, 2016

BETTY M. BARNHOUSE
Notary Public
Commonwealth of Virginia
153384
My Commission Expires May 31, 2016

County of Fairfax, Virginia

MEMORANDUM

DATE: September 18, 2015

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

CC: Carmen Bishop, Staff Coordinator
Zoning Evaluation Division, Department of Planning & Zoning

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

FILE: SE 2015-HM-013

SUBJECT: SE 2015-HM-013 Singh Properties II, LLC (Waltonwood Reston)
10819 Leesburg Pike, Reston, VA 2014
Tax Map: 012-3 ((01)) 004

This department reviewed the subject application and the Special Exception plat (SE) dated March 13, 2015, revised through August 24, 2015, and offers the following.

- The applicant prepared a traffic analysis memorandum addressing traffic operations related to this site, including operations when the future Route 7 improvements are complete. FCDOT reviewed the analysis and concurs with VDOT that there will be minimal impact from this facility to the adjacent Route 7 roadway. The applicant is working with VDOT to integrate this site's design with the future Route 7 improvements. Specifically, the applicant addressed:
    - Peak hour trips (22 AM, 35 PM) and overall weekday trips (363 trips) based on the ITE Trip Generation Manual, 9th Edition, from this site would have a negligible impact on the overall Route 7 traffic volumes of 54,000 vehicles per day (per VDOT's 2014 AADT Daily Traffic Volume).
    - The applicant states there are staggered shifts of employees with a majority working outside of the typical AM and PM Peak hours: 31 staff persons from 6:00 AM to 2:00 PM, and 31 persons from 2:00 PM to 10:00 PM. Providing staggered work shifts reduces the impact to typical peak hour traffic flow on Route 7.
    - Per VDOT's Road Design Manual intersection sight distance standards, a clear sight line of 765 feet from the exit driveway to oncoming eastbound vehicles would be provided for the current roadway. Future roadway construction by VDOT would maintain clear sight lines to the site's entrance and exit driveway.
    - An AutoTurn analysis of the existing Markell Court and Bishopsgate Way intersections indicate there is an ample U-turn radius for emergency vehicles.

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

FCDOT
Serving Fairfax County for 30 Years and More

Future Route 7 improvements change the Markell Court intersection to not permit westbound to eastbound U-turn movements; however, Bishopsgate Way and the signalized intersection at Utterback Store Road would continue to permit U-turns.

- The weave and merge distance from the site's exit to the existing Baron Cameron left turn lane is about 2100 feet (0.4 miles). According to applicant's methodology per the 2010 Highway Capacity Manual, this is an ample distance from the site to merge and weave in the current 2-lane roadway to make left turns or U-turns at the Baron Cameron intersection.

- The future Baron Cameron interchange includes an exit ramp from the eastbound lanes to permit both left and right turns at the end of the exit ramp; the existing left turn lane would be eliminated. Drivers exiting the site to make a left turn or U-turn at Baron Cameron would merge with the Route 7 traffic flow and take the exit ramp. Preliminary VDOT design indicates that the exit ramp is about 760 feet from the site's driveway.

- The applicant has addressed all other previous comments from FCDOT.

MAD/RP

COMMONWEALTH of VIRGINIA
DEPARTMENT OF TRANSPORTATION
4975 Alliance Drive
Fairfax, VA 22030

Charlie Kilpatrick
COMMISSIONER

August 31, 2015

To: Ms. Barbara Berlin
Director, Zoning Evaluation Division

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

Subject: SE 2015-HM-015; Waltonwood Reston

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.

- Waivers and Exceptions should be submitted and approved during the zoning process.
- The proposed asphalt Trail along the site's frontage will not be maintained by VDOT unless it is designed in accordance with VDOT *Road Design Manual*.

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: June 1, 2015

SUBJECT: SE 2015-HM-013, Singh Properties/Waltonwood Reston
Tax Map Number: 12-3 ((1)) 4

BACKGROUND

The Park Authority staff has reviewed the proposed Development Plan dated April 1, 2015, for the above referenced application. The Development Plan shows a proposed medical care facility (155,150 GFA) on a 23.80 acre site zoned R-1. The subject site is within the Upper Potomac Planning District and the Hunter Mill Supervisory District.

COMPREHENSIVE PLAN GUIDANCE

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

The Upper Potomac Planning District-wide text describes extensive heritage and cultural resources and recommends consultation with heritage and cultural resources staff prior to any zoning action (Area III, Upper Potomac, District-Wide Recommendations, Heritage Resources, p.23). UP5 Reston Community Planning Sector guidance also speaks to the importance of heritage resources in this area, stating, "...any development or ground disturbance in this sector, both on private and public land, should be preceded by heritage resource studies..." (Area III, Upper Potomac, UP5 Reston Community Planning Sector, Heritage Resources, p.223). Recommendations within the Upper Potomac chapter of the Great Parks, Great Communities Park Comprehensive Plan echo this guidance.

ANALYSIS AND RECOMMENDATIONS

Park Needs:
Using adopted service level standards, staff has identified a need for all types of parkland and recreational facilities in this area. Existing nearby parks (Baron Cameron, Great Falls Nike, Lockmeade) meet only a portion of the demand for parkland generated by residential development in the planning sector. In addition to parkland, the recreational facilities in greatest need in this area include trails, sports courts, and playgrounds.

Cultural Resources Impact:
The parcels were subjected to cultural resources review. The parcel has high potential to contain Native American archaeological sites due to landforms and the prominent location above Piney Run; the parcel also has moderate to high potential for historical archaeological sites as review also revealed evidence of pre-1937 structures. The Park Authority recommends a Phase I archaeological survey. If significant sites are found, Phase II archaeological testing is recommended in order to determine if sites are eligible for inclusion on the National Register of Historic Places. If sites are found eligible, avoidance or Phase III archaeological data recovery is recommended.

At the completion of any cultural resource studies, the Park Authority requests that the applicant provide two copies (one hard copy, one digital copy) of the archaeology report as well as field notes, photographs, and artifacts to the Park Authority's Resource Management Division (Attention: Liz Crowell) within 30 days of completion of the study. Materials can be sent to 2855 Annandale Road Falls Church, VA 20110 for review and concurrence. For artifact catalogues, please include the database in Access ™ format, as well as digital photography, architectural assessments, including line drawings. If any archaeological, architectural or other sites are found during cultural resources assessments, the applicant should update files at VDHR, using the VCRIS system.

Trails:
Two trail segments are shown on the SE plat: one along the site's Leesburg Pike/Rt.7 frontage, and one along the rear of the site near Piney Branch stream. Both segments are conceptually consistent with what is shown on the Countywide Trails Plan Map.

Given the context of the future use, the segment shown near Piney Branch might be better able to serve future residents and visitors if it helped form a loop trail. The segment would keep its general character, but perhaps be brought closer to the building and would connect to the segment being put in along Leesburg Pike. Staff also recommends the trail be at least 6' wide to allow safe usage. Adapting to allow a loop trail would continue to be generally in compliance with Trails Plan Map guidance and would provide a tangible benefit to future residents and their families when they visit.

SUMMARY OF RECOMMENDATIONS

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

- Conduct a Phase I archaeological study and any follow up studies as needed
- Connect the two trail segments shown on the plan to create a loop trail (at least 6' wide)

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

FCPA Reviewer: Anna Bentley
DPZ Coordinator: Carmen Bishop

Copy: Cindy Walsh, Director, Resource Management Division
Liz Crowell, Manager, Cultural Resource Management & Protection Section
Elizabeth Cronauer, Trail Coordinator, Special Projects Branch
Carmen Bishop, DPZ Coordinator
Chron File
File Copy

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County of Fairfax, Virginia

MEMORANDUM

DATE: August 27, 2015

TO: Carmen Bishop, Staff Coordinator
Zoning Evaluation Division, DPZ

FROM: Hugh C. Whitehead, Urban Forester III
Forest Conservation Branch, DPWES

SUBJECT: Singh Properties II, LLC; SE 2015-HM-013

I have reviewed the above referenced Special Exception application consisting of a proposed SE Plat, Comment Response Letter, and updated Statement of Justification stamped as received by the Zoning Evaluation Division on August 24, 2015. The following comment is based on this review. A site visit was conducted during review of previously submitted material for this case.

1. **Comment:** In some case, planting locations and species shown on the proposed landscape plan conflict with restrictive barriers and pedestrian flow. This can be addressed at site plan when species will be labeled on the plan for specific locations. Development conditions and plan notes provide for some flexibility to make these determinations during site plan.

   Recommendation: No plan changes required at this time.

Forest Conservation Branch staff has no additional comments regarding this submission.

If there are any questions or further assistance is required, please contact me at (703)324-1770.

HCW/
UFMDID #: 200503

cc: DPZ File

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

County of Fairfax, Virginia

MEMORANDUM

DATE: May 18, 2015

TO: Carmen Bishop
Staff Coordinator, Zoning Evaluation Division
Department of Planning and Zoning

FROM: Laurie Stone
Strategic Planner
Fire and Rescue Department

SUBJECT: Zoning Application Analysis

REFERENCE: Application Number: SE 2015-HM-013 (Singh Properties II, LLC)

The Fire and Rescue Department (FRD) is providing the following comments on the referenced application.

Current Fire and Rescue Service Delivery
The proposed Waltonwood Medical Facility is located in the emergency response area of the North Point Fire and Rescue Station 39 located on Reston Avenue. The next closest fire station is the Wolftrap Fire and Rescue Station 42 located on Beulah Road. (The attached map shows the two closed fire stations.)

Emergency Response Impact of Proposed Development
The proposed Waltonwood Medical Facility consisting of 135 dwelling units for older adults who need an assisted living or memory care facility. Residential occupancies which are occupied 24/7 are much higher risk than commercial occupancies resulting in a greater number of emergency incidents. In addition, these dwelling units for older adults directly correlate with increases in emergency medical calls.

FRD analyzes the historical rate of incidents per population in each fire station's response area across the county to determine each fire station's workload capacity. In CY2014, the North Point Fire and Rescue Station responded to 1,190 incidents, an average of three calls per day. The potential impact on emergency services generated from the additional population can be handled by the existing fire station.

Although the projected increase in incidents from <u>one</u> rezoning case may <u>not</u> exceed a fire station's workload capacity, multiple rezoning cases in a station's response area could significantly impact that station's unit availability and overall response times to emergency incidents. The Department of Planning and Zoning should consider the <u>cumulative</u> impact of multiple rezoning applications in an area to determine the entire impact on Fire and Rescue emergency service delivery.

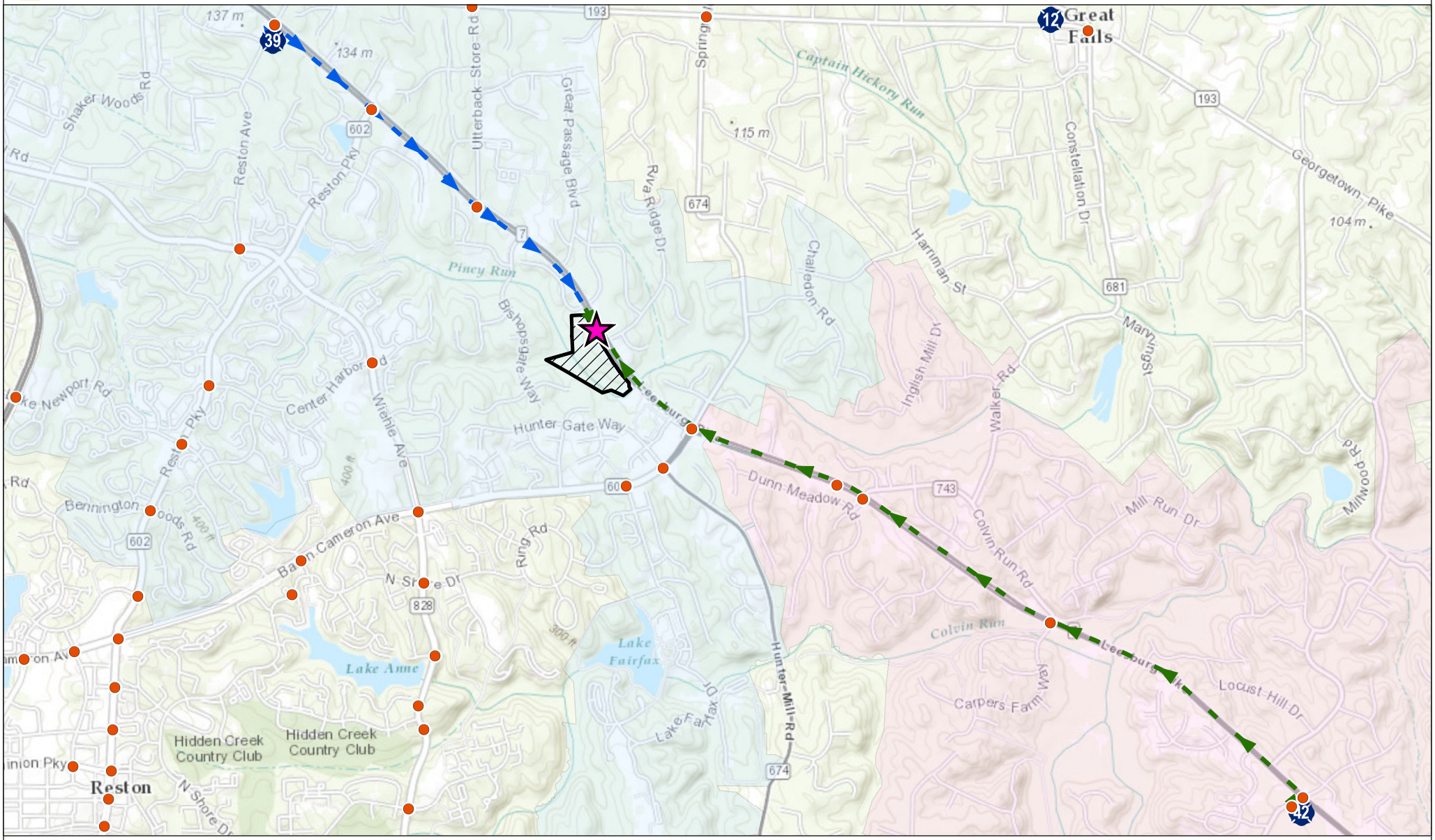
Fire and Rescue Department
4100 Chain Bridge Road
Fairfax, VA 22030
703-246-2126
www.fairfaxcounty.gov/fire

Traffic Signal Preemption Equipment for Emergency Responders:
As Fairfax County increases in population density and roadways become more congested, it will be even more challenging for FRD to meet response time goals to emergency incidents. To improve emergency response times, the FRD is aggressively pursuing installation of preemption equipment on traffic signals throughout the county. Traffic preemption also improves both civilian and firefighter safety by reducing the potential for accidents at intersections.

In summary, the proposed Waltonwood Medical Facility could generate additional emergency service calls per year. Although the existing fire stations can absorb this higher call volume, multiple new developments in the station's coverage area could significantly impact response times to all emergency incidents. Therefore, the FRD is requesting the developer proffer the cost of preemption devices for traffic signals (about $10K each) located along the travel route from the closest fire station (North Point) to the proposed development. The attached map identifies the traffic signals needing preemption equipment.

Please contact me at 703-246-3889 if you have any questions regarding the comments.

FRD Waltonwood Medical Facility Study



Access Point

Property Boundary

Fire Stations

VDOT Traffic Signals

Route: Station 39 to Access Point

Route: Station 42 to Access Point

First Due Boundaries

439	442

FRD-GIS. Current as of: 4/20/2015

N

0 0.25 0.5 Miles

Routing based on November 2014 street network.

G:\projects\frd\hq\projects\2015\Planning Maps\Waltonwood Med Facility - Reston\Waltonwood.mxd

County of Fairfax, Virginia

MEMORANDUM

DATE: September 18, 2015

TO: Carmen Bishop, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Mohan Bastakoti, P.E., Senior Engineer III
South Branch
Site Development and Inspections Division
Department of Public Works and Environmental Services

SUBJECT: Application # SE 2015-HM-013(Singh Properties II, LLC); LDS Project #11882-ZONA-001-1; Tax Map #012-3-01-004; Hunter Mill District

We have reviewed the subject application and offer the following stormwater management comments:

Chesapeake Bay Preservation Ordinance (CBPO)
There is a Resource Protection Area 1993 present on this site. Field verified RPA delineation is required before the approval of site plan.
Land disturbance in RPA was proposed for sanitary sewer extension and storm drain outfall. Extension of an existing sanitary sewer to the proposed building is exempt per CPBO Section 118-5-2b but a written request for an exemption shall be filed with and approved by the Director. Such request should be filed along with any plans of development submitted for review.

Stormwater outfall is an allowed use per CPBO Section 118-2-1a. A Water Quality Impact Assessment shall be required along with any plans of development to mitigate the impact in RPA per CPBO Section 118-4-2.

Floodplain
There are regulated floodplains on this site. Engineering study of floodplain will be required before the approval of site plan. Floodplain and storm drainage easement shall be established. For any use within a floodplain, a floodplain use determination from the Director of SDID will be required.

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

Downstream Drainage Complaints
There is no storm water complaint on file within the property.

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

Water Quality Control
Water quality controls must be satisfied for this development (PFM 6-0401.2). The total phosphorus load of new development projects shall not exceed 0.41 pounds per acre per year, as calculated pursuant to Section 124-4-3.

The plan proposes Bioretention filter and Bay filter. The applicant has also provided water quality compliance sheet of VRRM. According to the summary sheet included on sheet#12, water quality control requirements have been met. The BMP sizing computations and setbacks will be reviewed during site plan review.

Stormwater Detention
Unless waived by the Director, the postdevelopment peak flow for the 2-year 24-hour storm event shall be released at a rate that is equal to or less than the predevelopment peak flow rate from the 2-year 24-hour storm event and the postdevelopment peak flow for the 10-year 24-hour storm event shall be released at a rate that is less than or equal to the predevelopment peak flow rate from the 10-year 24-hour storm event. SWMO 124-4-4.D.

The applicant has provided preliminary computations to show that the peak flow due to the 2-yr and 10-yr storm event at post development condition will be equal to the predevelopment peak flow due to the 2-yr and 10-yr storm event respectively. This will satisfy the detention requirement.
The details of the computations and routing through detention facility will be reviewed during site plan review.

Water Quantity Control
The applicant shall provide a narrative and a summary of computations to demonstrate how the concentrated stormwater flow will be released into a stormwater conveyance system and shall

meet criteria (1), (2) or (3) of 124-4-4B, where applicable, from the point of discharge to a point to the limits of analysis in Section 124-4-4(b)(5) as demonstrated by use of acceptable hydrologic and hydraulic methodologies during site plan review.

The applicant shall provide a narrative and a summary of computations to demonstrate how the concentrated stormwater flow shall be released into a stormwater conveyance system and shall meet criteria subsections (1), (2), or (3) of 124-4-4C, where applicable, from the point of discharge to a point to the limits of analysis in Section 124-4-4(c)(5) as demonstrated by use of acceptable hydrologic and hydraulic methodologies during site plan review.

The details of the hydrological and hydraulic computations will be reviewed during site plan/sub division plan review.

Downstream Drainage System

According to the applicant, there is only one concentrated outfall from the property. The applicant has also shown that the point of confluence and extent of review for the concentrated outfall. An outfall narrative was also provided. The applicant has identified Piney Run as the point where the total drainage area is 100 times the area of the site.

cc: Don Demetrius, Chief, Watershed Projects Evaluation Branch, SPD, DPWES
Fred Rose, Chief, Watershed Planning & Assessment Branch, SPD, DPWES
Shahab Baig, Chief, North Branch, SDID, DPWES
Zoning Application File

County of Fairfax, Virginia

MEMORANDUM

DATE: August 14, 2015

TO: Barbara C. Berlin, Director
Zoning Evaluation Division, DPZ

FROM: Denise M. James, Chief
Environment and Development Review Branch, DPZ

SUBJECT: **ENVIRONMENTAL ASSESSMENT** for: **SE 2015-HM-013**
Waltonwood Reston - Singh

This memorandum, prepared by John R. Bell, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the above referenced special exception plat as revised through June 23, 2015. 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 harmony 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 techniques such as those described below, and pursue commitments to reduce stormwater runoff volumes and peak flows, to increase groundwater recharge, and to increase preservation of undisturbed areas. In order to minimize the impacts that new development and redevelopment projects may have on the County's streams, some or all of the following practices should be considered where not in conflict with land use compatibility objectives:

- Minimize the amount of impervious surface created. . . .

- Encourage the use of innovative BMPs and infiltration techniques of stormwater management where site conditions are appropriate, if consistent with County requirements.

- Apply nonstructural best management practices and bioengineering practices where site conditions are appropriate, if consistent with County requirements. . . .

- Maximize the use of infiltration landscaping within streetscapes consistent with County and State requirements. . . .

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

In the Fairfax County Comprehensive Plan, Policy Plan, 2013 Edition, Environment section as amended through July 1, 2014, on page 14 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:

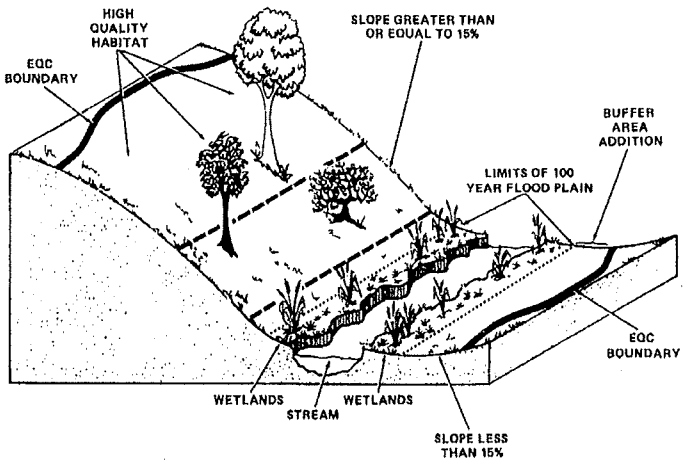
- Habitat Quality: The land has a desirable or scarce habitat type, or one could be readily restored, or the land hosts a species of special interest. This may include: habitat for species that have been identified by state or federal agencies as being rare, threatened or endangered; rare vegetative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

In the Fairfax County Comprehensive Plan, 2013 Edition, Policy Plan, Environment, as amended through July 1, 2014, pages 19 and 20:

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

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

- Environmentally-sensitive siting and construction of development.
- Application of low impact development practices, including minimization of impervious cover (See Policy k under Objective 2 of this section of the *Policy Plan*).

- Optimization of energy performance of structures/energy-efficient design.

- Use of renewable energy resources.

- Use of energy efficient appliances, heating/cooling systems, lighting and/or other products.

- Application of water conservation techniques such as water efficient landscaping and innovative wastewater technologies.

- Reuse of existing building materials for redevelopment projects.

- Recycling/salvage of non-hazardous construction, demolition, and land clearing debris.
- Use of recycled and rapidly renewable building materials.

- Use of building materials and products that originate from nearby sources.

- Reduction of potential indoor air quality problems through measures such as increased ventilation, indoor air testing and use of low-emitting adhesives, sealants, paints/coatings, carpeting and other building materials.

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

In the Fairfax County Comprehensive Plan, 2013 Edition, Policy Plan, Environment, as amended through July 1, 2014, page 11, the Plan states:

"**Objective 4:** Minimize human exposure to unhealthful levels of transportation generated noise.

Policy a: Regulate new development to ensure that people are protected from unhealthful levels of transportation noise. . . .

New development should not expose people in their homes, or other noise sensitive environments, to noise in excess of DNL 45 dBA, or to noise in excess of DNL 65 dBA in the outdoor recreation areas of homes. To achieve these standards new residential development in areas impacted by highway noise between DNL 65 and 75 dBA will require mitigation. New residential development should not occur in areas with projected highway noise exposures exceeding DNL 75 dBA."

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

Staff has encouraged the applicant to explore a commitment to green building measures as part of the proposed development. As a result, the applicant has offered a list of green building measures consistent with the Comprehensive Plan green building policy. Staff feels that the proposed measures address the Plan recommendations on this issue.

Water Quality

The subject property is currently developed with a single-family dwelling and accessory structures, but is mostly forested. The current development plans depict two underground detention vaults with a total capacity of 28,000 cubic feet. These vaults are designed to rely on infiltration within the vault area. While no specific locations are noted on the current plans, the applicant has also indicated that they may employ, at their discretion, a number of other practices to manage runoff from the proposed development. These measures may include stormwater reuse for irrigation, pervious hardscapes, micro-bioretention and bio-retention facilities. Staff have expressed concern regarding the reliance on such large underground infiltration facilities as the primary means of managing onsite runoff as it remains unclear if the soils in this area can accommodate the high infiltration rate which will be required at times to support such facilities. The applicant has repeatedly expressed their confidence in the viability of these proposed facilities. Any final determination regarding standards for stormwater management will be made by the Department of Public Works and Environmental Services (DPWES).

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

The subject property includes a portion of Piney Run. This area includes 100-year floodplain which has been designated as Resource Protection Area (RPA). This area is also identified as Environmental Quality Corridor (EQC). The special exception plat does not currently reflect the EQC area, which follows the RPA in this instance. This should be noted on all future plan sets. While the area of the proposed work does not appear to encroach into these areas based on the current plans, there are some areas of concerns which could result in encroachments during the construction phases of this project. A proposed retaining wall abuts the area

currently noted as RPA. The construction of such retaining walls typically extends beyond the footprint of the wall itself and it is not clear how it can be constructed in its current location without encroaching into the RPA/EQC area. The wall should either be moved, or the applicant should provide additional information regarding proposed construction measures which will be used to ensure that neither the wall nor the limits of clearing and grading for the wall will extend into the RPA/EQC area, thereby demonstrating conformance with the Comprehensive Plan EQC policy.

Noise

The subject property includes frontage on Route 7. Transportation generated noise is a concern for the proposed use. No outdoor activity areas are planned for the areas immediately adjacent to this roadway; however, interior noise mitigation remains a concern. The applicant should submit a noise study in order to determine the extent of noise impacts on the site and appropriate mitigation measures which may be necessary to ensure that interior noise levels do not exceed 45 dBA as recommended by the Comprehensive Plan. The applicant should agree to submit a noise study at the time of site plan submission for review and comment by staff in the Environment and Development Review Branch of DPZ, and to provide mitigation measures to achieve the Comprehensive Plan's recommended noise attenuation levels.

DMJ:JRB

County of Fairfax, Virginia

Health Care Advisory Board

MEMORANDUM

DATE: September 14, 2015

TO: Board of Supervisors

RECEIVED
Department of Planning & Zoning
SEP 16 2015
Zoning Evaluation Division

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

SUBJECT: Health Care Advisory Board Review of Singh Development, LLC Special Exception (SE) application number (SE-2015-HM-013) to develop Waltonwood Reston Assisted Living Facility.

On September 9, 2015, the Health Care Advisory Board (HCAB) reviewed the Special Exception (SE) application of Singh Development, LLC (SE-2015-HM-013) to develop Waltonwood Reston, an assisted living facility (ALF) with memory care units. The proposed site is located at 10819 Leesburg Pike, east of Markell Court and west of Baron Cameron Avenue serving the Reston community. Singh Development is a 42 year-old, family owned company based out of metropolitan Detroit, specializing in multifaceted real estate development, including luxury apartments, single-family homes, commercial real estate, and senior living. Singh's senior housing services are organized under the Waltonwood name. The company currently owns and manages nine Waltonwood communities in Michigan and North Carolina and two in Virginia – one currently under construction in Ashburn and another planned in South Riding.

G. Michael Kahm, Senior Vice President – Development, Singh Development LLC, Miles Avent, Development Manager, Singh Development, LLC, Ardell Fleeson, Leasing Coordinator, Waltonwood Ashburn, and David Houston, ReedSmith, LLP appeared before the HCAB to present Singh Development's proposal and answer HCAB members' questions.

As the Board of Supervisors is aware, the Zoning Ordinance specifies that the HCAB review Special Exception applications for medical care facilities. The HCAB reviews these applications from the perspective of financial accessibility to clients, community and medical need, institutional need, cost, proposed staffing levels and qualifications, and financial feasibility.

Facility/Program

If approved, the Waltonwood Reston ALF would be the applicant's third community in Northern Virginia. The facility is located on a 23.8 acre site and consists of a three-story, 155,150 square foot ALF with 136 units: 88 assisted living, 22 assisted living deluxe, 25 memory care, and one guest suite. The proposed facility is projected to reach stabilization 30 months from project completion.

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Studio, one and two bedroom units will be offered, ranging in size from 394 square feet for a studio Memory Care unit, up to 1,086 square feet for a two bedroom, two bathroom assisted living deluxe unit. All assisted living units will feature kitchenettes with granite countertops, stainless steel appliances and wood cabinetry. The 22 larger assisted living deluxe units will include all of the same services and levels of care offered to assisted living unit residences, but cater to those who desire larger living space or couples with one or both needing support. The assisted living deluxe units will be equipped with full sized kitchens and laundry rooms with side-by-side washers and dryers.

Waltonwood community will feature a community dining room, a private dining room, parlor, billiards room, community library, day spa, including hair and nail salon, pedicure station, massage studio and therapy tub, café, theatre room, specialized senior fitness room with Hur exercise equipment, scenic courtyards, and various lounges.

Community Need

The applicant conducted a Market Study, prepared by Integra Realty Resources Senior Housing & Health Care Specialty Practice. Within the Waltonwood market area, the study shows that unmet demand for assisted living in 2015 is estimated at 203 seniors. Demand for assisted living services is expected to increase between 8-10% annually until 2025, when unmet demand is projected at 437 seniors. The market study shows similar need among Memory Care services with unmet demand projected at 81 seniors in 2015 increasing to 164 in 2025. In addition to an increase in people ages 65 years and older, the market study projects higher demand for long term care options among adult children ages 45-64 caring for their aging parents.

The HCAB has been working with the Health Systems Agency of Northern Virginia (HSANV) to analyze long term care (LTC) capacity and utilization. However, at this time, the only data available are the number of beds licensed by the Virginia Department of Social Services (DSS). So while the Reston area has 608 licensed assisted living beds, exactly how many people need assisted living level services or whether current bed capacity is adequate to meet existing and/or projected demand is unknown using publicly available data. The HCAB will continue to work with our public and community partners, including the Fairfax County Health Department, DSS, the HSANV, and George Mason University to understand regional and local LTC trends and how needs are being tracked and forecasted.

Accessibility

Physical

The development of the property will include 18.7 undisturbed acres with significant tree cover, providing a park-like setting, as well as water features and sounds within the building's internal courtyards. Residents, families, and future staff can access the community from Route 7/Leesburg Pike and the property is located near the Baron Cameron Avenue and Hunter Mill Road Fairfax Connector Bus Route.

Financial

Waltonwood Reston will be mostly private pay. Base rental rates are projected to range between $6,500 and $8,500 monthly and will include the Basic Level of Care for each care level. For example, the Basic Level of Care included in Assisted Living base rents provides up to three points, or 45 minutes, of Activities of Daily Living (ADL) service. For residents in

Memory Care, the Basic Level of Care includes up to four points, or 60 minutes of ADL service.

The applicant confirmed its commitment to provide 4% of its units to residents eligible for the Virginia Department for Aging and Rehabilitative Services' (DARS) Auxiliary Grant (AG) Program. Five Assisted Living studio units have been reserved for AG recipients. In the event an assisted living resident in the AG Program needs memory care services, that resident shall be entitled to maintain an affordable AG studio unit in the community's Memory Care area. Similarly, if a couple qualified for the AG program, Singh would use a non-studio unit to meet their care needs.

With the exception of square footage, both Mr. Kahm and Ms. Fleeson stated that the designated AG units are furnished and designed identical to the community's private pay apartments. Likewise, care levels and service needs are the same for all residents, regardless of income.

Safety and Security

Waltonwood's Memory Care area is intended for the care of residents with serious cognitive impairments who have been diagnosed with Alzheimer's disease or other dementia related conditions and who cannot recognize danger or protect their own safety and welfare. The area is fully secured with doors leading to the outside electronically locked at all times, and are accessed by staff members by use of a fob. In addition, protective devices are included on all windows that prevent residents from using them to exit the facility. Free access to all corridors and the internal courtyard of the Memory Care area are available for residents to provide exercise and fresh air.

Staffing Levels, Qualifications, and Training

According to Mr. Kahm, Waltonwood uses a Montessori-based care model that provides a personalized care plan for reach resident's needs. The facility will be managed by an Executive Director (ED) who will be a Licensed Assisted Living Manager in the State of Virginia. In addition to the ED, the Resident Care Manager, who will be a Registered Nurse (RN), will provide oversight of all resident care services and directly supervise the Medication Technicians.

Waltonwood uses a variable staffing model and tailors the services provided to residents based on their individual care needs. In Assisted Living, the community offers four service levels in addition to the basic services, and in Memory Care, three additional levels of service in addition to the basic level of Memory Care. Individual needs of residents are assessed by a licensed nurse and points (i.e., 1 point is equivalent to 15 minutes) are allocated to each specific resident need. The points are then correlated with a service level for the resident, and an individualized care plan is created to provide those needs. Although staffing varies on the mix of acuity and service level needs, a Waltonwood Community generally averages one caregiver per seven residents in Assisted Living, and one caregiver per five residents in Memory Care.

Waltonwood offers medication administration services to residents based on their care needs and in consultation with their physicians. Residents who do not require supervision, monitoring, reminders or cues may self-administer medication, which is then stored in a locked box. Residents participating in the Waltonwood Medication Administration Program have three levels of service. The first level assists residents with oral and topical medication

administration. The second level assists residents with level one medication administration as well as medicines that require additional time, such as eye drops, inhalers, or crushing medication. The third level assists residents with levels one and two medicines plus additional oversight and management of diabetic needs, oxygen, or other interventions such as daily blood pressures or weights.

Medication technicians will be registered as medication aides with the Virginia Board of Nursing, and will either be a Certified Nursing Assistant (CNA) or will complete a Direct Care training course developed in accordance with the Virginia Department of Medical Assistance Services (DMAS). Staffing for medication technicians will vary based on the number of residents and their service level needs in the Waltonwood Medication Administration Program.

Recommendation

Based on the information provided by Singh Development, LLC., the HCAB feels the applicant has demonstrated a need for the development of an assisted living and memory care facility in the Reston community. The HCAB finds the application reasonable in terms of access, need, quality, operations, and financial accessibility (based on the applicant's participation in the Auxiliary Grant program and their development of AG studio units).

The HCAB applauds Singh Development for its commitment to low income seniors. This is the first application that the HCAB has reviewed where a developer has set aside specific units to accommodate AG recipients. Furthermore, the HCAB appreciates that the AG supplement is transferrable among Singh's different care levels, allowing residents to age in place without income limitations governing their quality of care. The HCAB hopes to see more developers adopt this approach.

Therefore, the HCAB recommends that the Board of Supervisors approve the applicant's proposal to build the Waltonwood Reston Community.

Should the Board have further questions, please contact the HCAB. Thank you.

cc: Edward L. Long, County Executive
Patricia Harrison, Deputy County Executive
Gloria Addo-Ayensu, MD, MPH, Director of Health Services
Rosalyn Foroobar, Deputy Director for Health Services
Sharon Arndt, Director of Community Health Development and Preparedness
Frank de la Fe, Planning Commissioner, Hunter Mill District, Planning Commission
Jill Cooper, Executive Director, Planning Commission
Carmen Bishop, Office of Comprehensive Planning, Zoning Evaluation Branch
Goldie Harrison, Senior Legislative Aide, Office of Supervisor Hudgins
G. Michael Kahm, Senior Vice President – Development, Singh Development LLC
David Houston, Partner, Reed Smith
Health Care Advisory Board

9-006 General Standards

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

1. The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.

2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.

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

4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.

5. In addition to the standards which may be set forth in this Article for a particular category or use, the Board shall require landscaping and screening in accordance with the provisions of Article 13.

6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.

7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.

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

9-304 Standards for all Category 3 Uses

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

1. For public uses, it shall be concluded that the proposed location of the special exception use is necessary for the rendering of efficient governmental services to residents of properties within the general area of the location.

2. Except as may be qualified in the following Sections, all uses shall comply with the lot size requirements of the zoning district in which located.

3. Except as may be qualified in the following Sections, all uses shall comply with the bulk regulations of the zoning district in which located; however, subject to the provisions of Sect. 9-607, the maximum building height for a Category 3 use may be increased.

4. All uses shall comply with the performance standards specified for the zoning district in which located, including the submission of a sports illumination plan as may be required by Part 9 of Article 14.

5. Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans.

9-308 Additional Standards for Medical Care Facilities

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

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