



County of Fairfax, Virginia

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

July 27, 2016

RECEIVED
Department of Planning & Zoning

AUG 18 2016

Zoning Evaluation Division

G. Evan Pritchard
Walsh, Colucci, Lubeley & Walsh, P.C.
2200 Clarendon Boulevard, Suite 1300
Arlington, VA 22201

RE: Rezoning Application RZ 2016-MV-011
(Concurrent with Special Exception Application SE 2015-MV-032)

Dear Mr. Pritchard:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on July 26, 2016, granting Rezoning Application RZ 2016-MV-011 in the name of Artis Senior Living, LLC. The Board's action rezones certain property in the Mount Vernon District from the R-1 District to the R-2 District to permit an assisted living facility with an overall Floor Area Ratio (FAR) of 0.17. The subject property is located on the N. side of Ox Road (Route 123) approximately 400 feet E. of its intersection with Blu Steel Way, on approximately 5.29 acres of land, [Tax Map 106-2 ((1)) 8], subject to the proffers dated June 24, 2016.

The Board also:

- Waived Section 9-308 (3) of the Zoning Ordinance for the provision of a side or rear service entrance for service vehicles
- Waived Section 9-308 (4) of the Zoning Ordinance for direct access from an arterial street
- Modified Section 9-308 (5) of the Zoning Ordinance to permit a medical care building 61.6 feet from the north property line
- Modified Section 10-104 of the Zoning Ordinance to increase the maximum permitted fence height to eight feet

RZ 2016-MV-011
July 27, 2016

-2-

- Modified the transitional screening and barrier requirements of Sections 13-303 and 13-304 of the Zoning Ordinance in favor of the landscaping shown on the GDP/SE plat
- Waived the service drive requirement of Section 17-201 of the Zoning Ordinance
- Waived the loading space requirements of Section 11-203 of the Zoning Ordinance

Sincerely,



Catherine A. Chianese
Clerk to the Board of Supervisors

Cc: Chairman Sharon Bulova
Supervisor Daniel G. Storck, Mount Vernon District
Howard Goodie, Director, Real Estate Division, Dept. of Tax Administration
Barbara Berlin, Director, Zoning Evaluation Division, DPZ
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning
Thomas Conry, Dept. Manager – GIS - Mapping/Overlay
Michael Davis, Section Chief, Transportation Planning Division
Donald Stephens, Transportation Planning Division
Sandy Stallman, Park Planning Branch Manager, FCPA
Abdi Hamud, Development Officer, DHCD/Design Development Division
Jill Cooper, Executive Director, Planning Commission
Greg Bokan, Coordinator, Facilities Planning, Fairfax County Public Schools
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Government Center at Fairfax, Virginia, on the 26th day of July, 2016, the following ordinance was adopted:

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROPOSAL NUMBER RZ 2016-MV-011
(Concurrent with Special Exception Application SE 2015-MV-032)**

WHEREAS, Artis Senior Living, LLC, filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the R-1 District to the R-2 District

WHEREAS, at a duly called public hearing the Planning Commission considered the application and the propriety of amending the Zoning Ordinance in accordance therewith, and thereafter did submit to this Board its recommendation, and

WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

NOW, THEREFORE, BE IT ORDAINED, that that certain parcel of land situated in the Mount Vernon District, and more particularly described as follows (see attached legal description):

Be, and hereby is, zoned to the R-2 District, and said property is subject to the use regulations of said R-2 District, and further restricted by the conditions proffered and accepted pursuant to Va. Code Ann., 15.2-2303(a), which conditions are in addition to the Zoning Ordinance regulations applicable to said parcel, and

BE IT FURTHER ENACTED, that the boundaries of the Zoning Map heretofore adopted as a part of the Zoning Ordinance be, and they hereby are, amended in accordance with this enactment, and that said zoning map shall annotate and incorporate by reference the additional conditions governing said parcel.

GIVEN under my hand this 26th day of July, 2016.


Catherine A. Chianese
Clerk to the Board of Supervisors



JUL 15 2016

Zoning Evaluation Division

PROFFERS
Artis Senior Living, LLC

RZ 2016-MV-011

June 24, 2016

Pursuant to Section 15.2-2303 (A) of the Code of Virginia (1950, as amended), Artis Senior Living, LLC, and the property owner, for themselves and their successors and/or assigns, hereby proffer that the development of the property identified as Fairfax County 2016 tax map reference 106-2 ((1)) 8 (the "Application Property") shall be in accordance with the following conditions if, and only if, the Board of Supervisors approves this rezoning application and related special exception application, SE 2016-MV-032.

1. GENERALIZED DEVELOPMENT PLAN –

- A. Development of the Application Property shall be in substantial conformance with the Generalized Development Plan/Special Exception Plat entitled "Artis Senior Living of Lorton" consisting of seven (7) sheets prepared by Freeland Engineering, PC, dated February 10, 2016, as revised through May 16, 2016 (the "GDP").
- B. Pursuant to Paragraph 5 of Section 18-204 of the Fairfax County Zoning Ordinance, minor modifications to the GDP may be permitted as determined by the Zoning Administrator.

2. ENVIRONMENT-

- A. Tree Inventory and Condition Analysis: The Applicant shall submit a Tree Inventory and Condition Analysis as part of the first and all subsequent plan submissions. The Tree Inventory and Condition Analysis shall be prepared by a Certified Arborist or Registered Consulting Arborist, and shall include elements of PFM (Public Facilities Manual) 12-0507 deemed appropriate to the project site as determined by Urban Forestry Management Division.
- B. Tree Preservation Plan: The Applicant shall submit a Tree Preservation Plan and Narrative as part of the first and all subsequent plan submissions. The Tree Preservation Plan and Narrative shall be prepared by a Certified Arborist or Registered Consulting Arborist, and shall include elements of PFM 12-0509 deemed appropriate to the project site as determined by UFMD.
- C. Project Arborist/Pre-construction Meeting: Prior to the pre-construction meeting the Applicant shall have the approved limits of clearing and grading flagged with a continuous line of flagging. The Applicant shall retain the services of a Certified Arborist or Registered Consulting Arborist (Project Arborist) to attend the pre-construction meeting to review the limits of clearing and grading with an UFMD representative to determine where adjustments to the clearing limits can be made

to increase the area of the tree preservation and/or to increase the survivability of trees at the limits of clearing and grading, and such adjustments shall be implemented.

- D. Tree Protection Fencing: The Applicant shall provide appropriate tree protection devices, based on site conditions and proposed construction activities as reviewed and approved by UFMD. Tree protection fence shall consist of four-foot high welded wire attached to six-foot steel posts driven 18 inches into the ground and space no further than 10 feet apart; or super silt fence.
- E. Tree Preservation Measures: Tree preservation measures shall be clearly identified, labeled, and detailed on the Erosion and Sediment Control Plan sheets and Tree Preservation Plan. Tree preservation measures may include, but are not limited to the following: root pruning, crown pruning, mulching, watering, etc. Specifications shall be provided on the plan detailing how preservation measures shall be implemented. Tree preservation activities shall be completed during implementation of Phase 1 of the Erosion and Sediment Control Plan.
- F. Demolition: The demolition of all existing structures and site features within or adjacent to tree preservation areas shall be accomplished in the least disruptive manner practical as reviewed and approved by UFMD. All tree protection fencing shall be in place and verified by a County representative prior to commencement of demolition activities.
- G. Site Monitoring: The Applicant's Project Arborist shall be present on site during implementation of the Phase 1 Erosion and Sediment Control Plan and monitor any construction activities conducted within or adjacent to areas of trees to be preserved. Construction activities include, but may not be limited to clearing, root pruning, tree protection fence installation, vegetation/tree removal, and demolition activities. During implementation of Phase 2 Erosion and Sediment Control Plan, the Project Arborist shall visit the site on a regular basis to continue monitoring tree preservation measures and ensure that all activities are conducted as identified in the Tree Preservation Plan and approved by UFMD. Written reports shall be submitted to UFMD and SDID site inspector detailing site visits. A monitoring schedule and Project Arborist reports shall be described and detailed in the Tree Preservation Plan.
- H. Landscape Planting Pre-installation Meeting. Prior to installation of any plants to meet the requirements of the approved landscape planting plan, the contractor/developer shall coordinate a pre-installation meeting on the site with the landscape contractor, UFMD staff, and any additional appropriate parties. Any proposed changes to planting locations, tree/shrub planting sizes, and species substitutions shown on the approved plan shall be reviewed and must be approved by UFMD staff prior to planting. The installation of plants not approved by UFMD may require the submission of a revision to the landscape plan or removal and replacement with approved trees/shrubs prior to bond release

- I. Landscape Planting Plan. As part of the first and all subsequent plan submissions, the Applicant shall include a landscape planting plan and specifications for review and approval by UFMD. The landscape planting plan and specifications shall incorporate sustainable landscape planting techniques designed to reduce maintenance requirements; and contribute to a cleaner and healthier environment with improved air quality stormwater management, and resource conservation capabilities that can be provided by trees and other desirable vegetation.
- J. Soil Remediation. Soil in planting areas that contain construction debris and rubble, are compacted or are unsuitable for the establishment and long-term survival of landscape plants, shall be the subject of remedial action to restore planting areas to satisfy cultural requirements of trees, shrubs and groundcovers specified in the landscape planting plan. The applicant shall provide notes and details specifying how the soil will be restored for the establishment and long-term survival of landscape plants.
- K. Tree Appraisal and Bond. The Applicant shall retain a professional arborist with experience in plant appraisal, to determine the appraisal value of all trees 12 inches in diameter or greater designated to be preserved in the Tree Inventory and Condition Analysis and located on the Property such that limits of clearing and grading intersect the critical root zone of the tree. These trees and their value shall be identified on the Tree Preservation Plan at the time of the first and all subsequent submissions of the site plan. The appraised value shall take into consideration the age, size and condition of these trees and shall be determined by the so-called "Trunk Formula Method" contained in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture, subject to review and approval by UFMD. The Location Factor of the Trunk Formula Method shall be based on projected post-development Contribution and Placements ratings. The Site Rating component shall be equal to at least 80%.

At the time of the respective subdivision/site plan approvals and prior to the pre-construction meeting, the Applicant shall post a bond or letter of credit payable to the County of Fairfax equal to 25% of the appraisal value of the trees for which a value has been determined in the Tree Appraisal (the "Bonded Trees"). Bonded Trees that die or are dying due to unauthorized construction activities, as determined by UFMD staff, shall be replaced. The replacement trees shall be of equivalent canopy area based on projected 10-yr. canopy area as specified in Public Facilities Manual Table 12.17 and approved by UFMD. For any Bonded Tree that is dead, dying or removed without approval, the Applicant shall also make a payment equal to the appraised value of the Bonded Tree to a fund established by the County for furtherance of tree preservation and planting objectives (the Tree Preservation and Planting Fund). At the time of approval of the final RUP/Non-RUP for the project, the Applicant shall be entitled to request a reduction in the letter of credit to an amount up to 20% of the total amounts originally committed. Any cash or funds remaining in the Tree Bond shall be

released at the time of the project's final bond-release upon approval in writing by UFMD, DPWES.

PUBLIC FACILITIES

3. 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 Mount Vernon District as determined by the Fire and Rescue Department. The Applicant shall have no responsibility for the installation or maintenance of the devices.
4. A Phase I archaeological study shall be conducted at least 30 days prior to any land disturbing activities on the subject property for the areas of the property that are to undergo ground disturbing activities and previously were unsurveyed. If significant sites are found, a Phase II study shall be undertaken to determine eligibility for inclusion into the National Register of Historic Places. If sites are found eligible, avoidance or a Phase III data recovery shall be undertaken. The results of the Phase I study shall be provided to the Cultural Resources Management and Protection Section of the Fairfax County Park Authority (CRMP) for review and approval. If CRMP has not responded in writing within thirty (30) days of submission, the Phase I archaeological study shall be deemed approved. The study shall be conducted by a qualified archaeological professional. No land disturbance activities shall be conducted until this study is submitted to CRMP.

OFF-SITE IMPROVEMENTS

5. The Applicant shall construct the six (6) foot wide sidewalk connection to the existing asphalt trail and off-site landscaping as shown on the GDP prior to issuance of the final RUP/Non-RUP for the project.

SERVICE DRIVE EASEMENT

6. A public service drive easement thirty (30) feet in width and adjacent temporary construction easements fifteen (15) feet in width, all in a form acceptable to the County Attorney, shall be provided on the subject property at the time of site plan. The service drive easement shall provide interparcel access between Parcels 106-2 ((1)) 7 and 9A as shown on the attached Proffer Exhibit A.

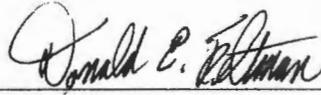
The service drive may be constructed by a private entity or the County no sooner than three (3) years following issuance of the final RUP/Non-RUP for the project.

[SIGNATURES ON THE FOLLOWING PAGE]

APPLICANT/CONTRACT PURCHASER

ARTIS SENIOR LIVING, LLC

By: Artis Holdings, LLC, its Manager

A handwritten signature in cursive script, appearing to read "Donald E. Feltman".

By: Donald E. Feltman

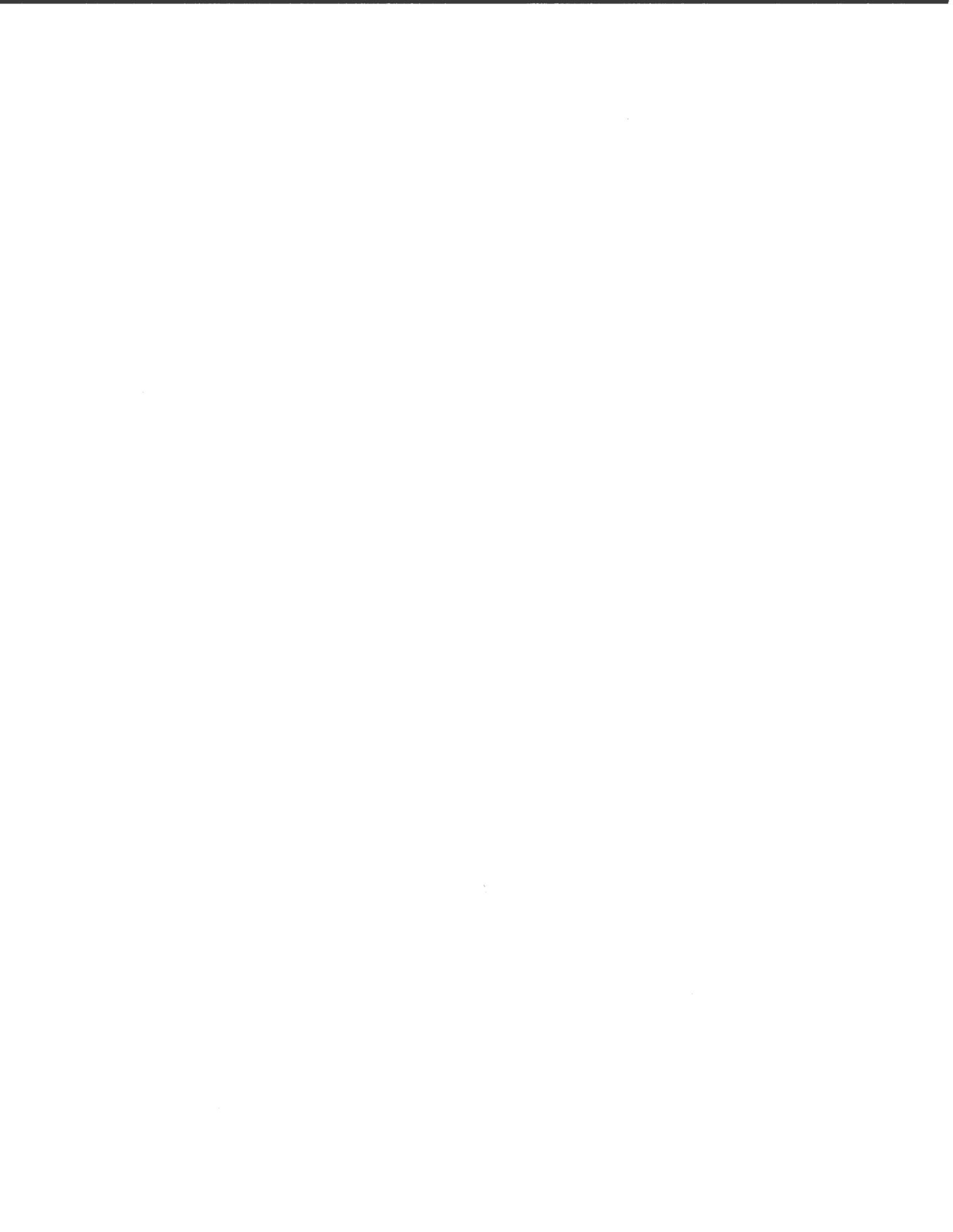
Its: President and Chief Executive Officer

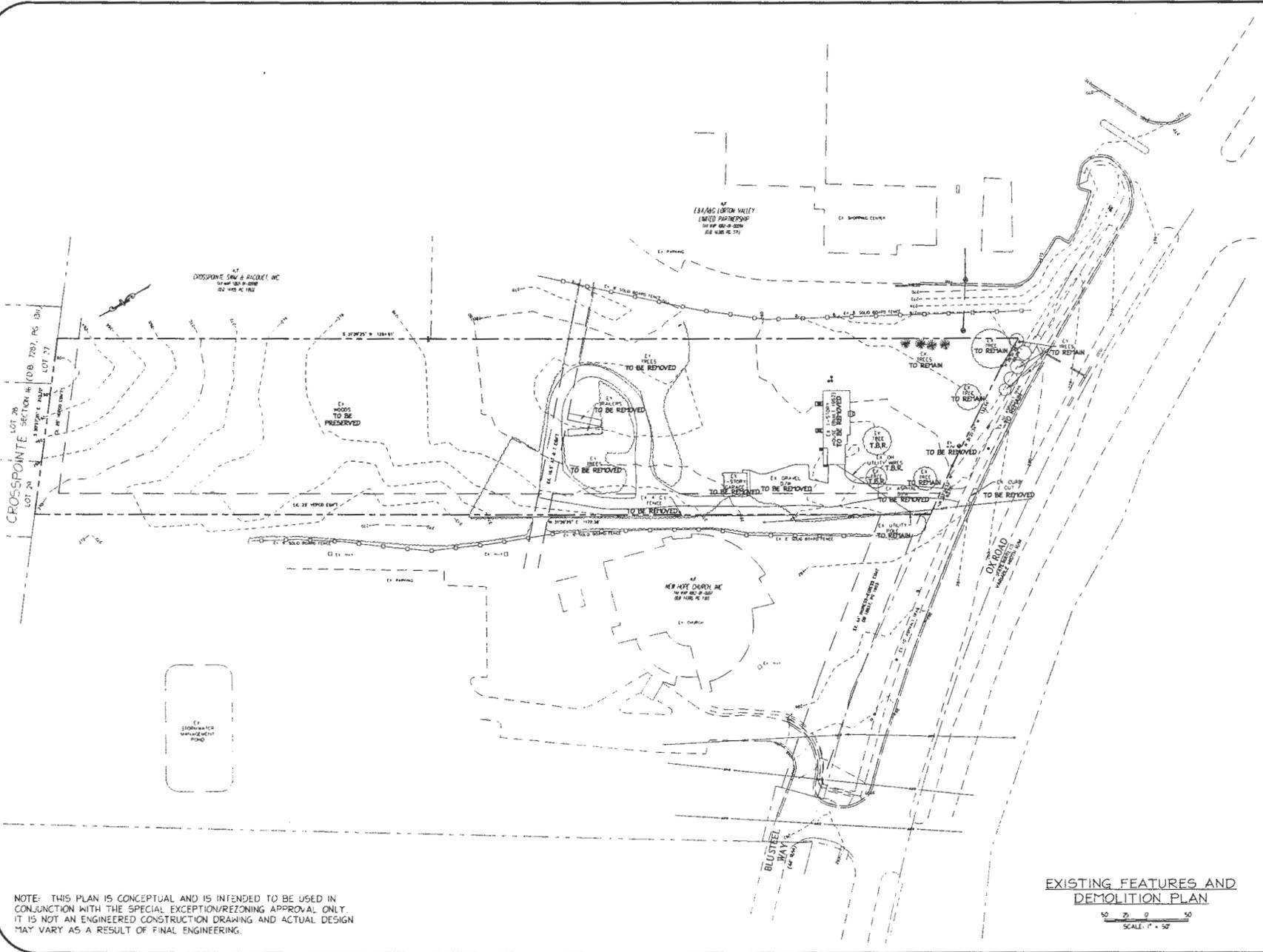
SIGNATURES CONTINUE ON NEXT PAGE

TITLE OWNER:


Leonel J. Bertrand

[SIGNATURES END]





NOTE: THIS PLAN IS CONCEPTUAL AND IS INTENDED TO BE USED IN CONJUNCTION WITH THE SPECIAL EXCEPTION/REZONING APPROVAL ONLY. IT IS NOT AN ENGINEERED CONSTRUCTION DRAWING AND ACTUAL DESIGN MAY VARY AS A RESULT OF FINAL ENGINEERING.

EXISTING FEATURES AND DEMOLITION PLAN
 SCALE: 1" = 50'

DATE	REVISION
4/27/2016	REVISED FOR STATE COMMENTS

Freeland Engineering, PC
 www.freelandengineering.com
 10814 Courthouse Road
 Fredericksburg, Virginia 22408
 Phone: 540.898.3092
 Fax: 877.658.7735

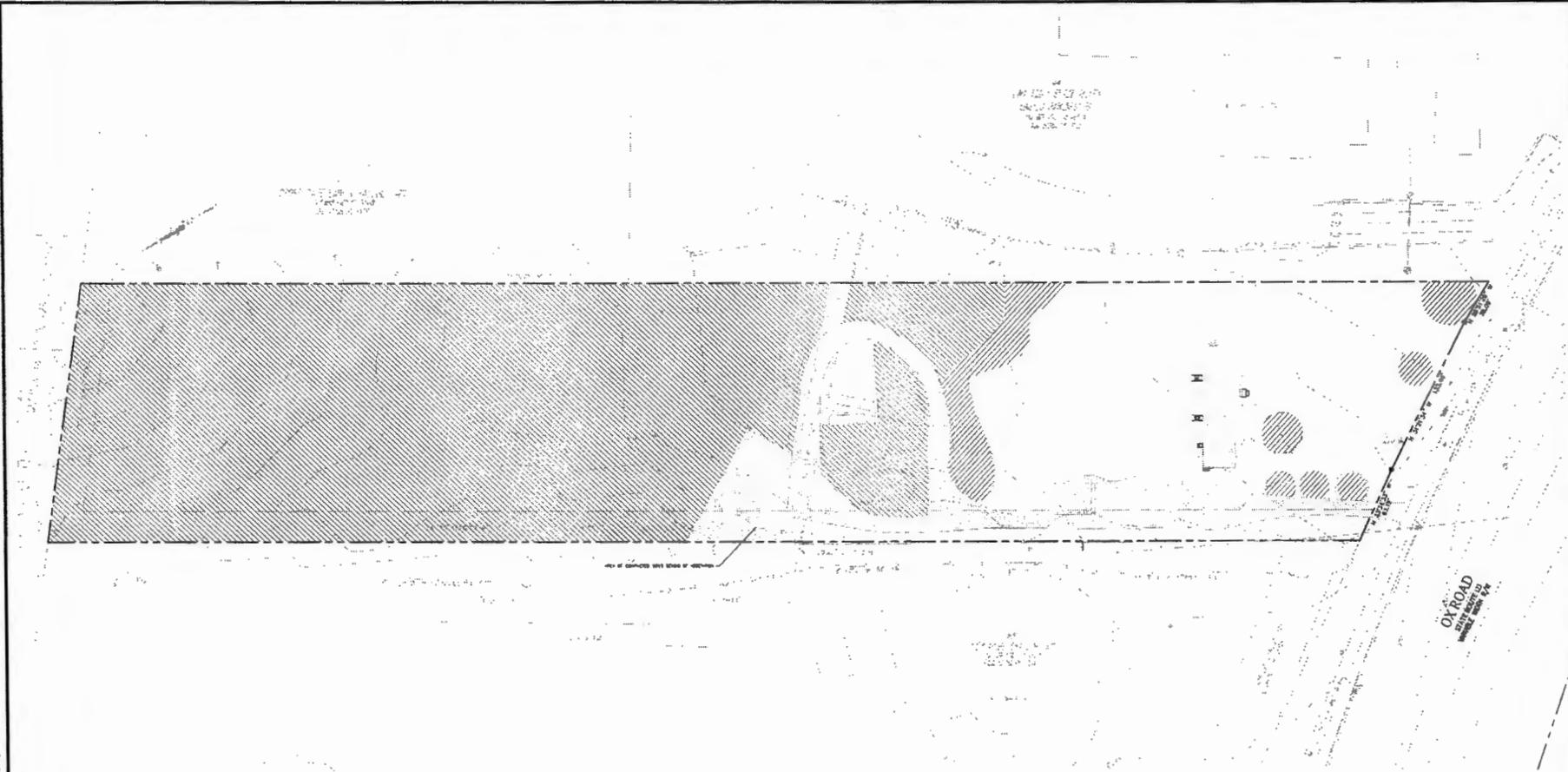


EXISTING FEATURES PLAN
 ARTIS SENIOR LIVING OF LORTON
 TM: 106-2-1-8
 MT: VIRGINIA MAGISTRAL INSTRUCT
 CAROLINA COUNTY, VIRGINIA



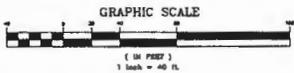
County Plan Number:	SEAL
Drawn By: TYP	Checked By: TYP
Design By: TYP	Date: 02/25/2016
Scale: AS SHOWN	Sheet: 2 of 8

L:\ARROW\13200\132001\132001.dwg - 08/14/2018 10:08 AM - 11/13/2018 10:08 PM - 11/13/2018 10:08 PM



EVM LEGEND

KEL	COVER TYPE	PRIMARY SPECIES	CONDITION	SUCCESSIONAL STAGE	AREA	COMMENTS
	DEVELOPED LAND	N/A	N/A	N/A	29,086 SQFT	EXISTING DRIVEWAY, HOUSE, DISTURBED AREAS AND TEMPORARY STORAGE AREAS
	UPLAND FOREST	WHITE OAK AND PINE	GOOD	CLIMAX	134,428 SQFT	INCLUDES PINE, PIN OAK, WHITE OAK, NORTHERN RED OAK, BLACKOAK AND ASH
	LANDSCAPED TREE CANOPY	ORNAMENTAL CHESTNUT	FAIR	MATURE	9,762 SQFT	INCLUDES CHINESE CHESTNUT, SPRUCE, MAGNOLIA, CEDAR, CHERRY AND HOLLY
	ALL REMAINING AREAS ON SITE	MAINTAINED GRASSLANDS	FAIR	N/A	57,238.6 SQFT	INCLUDES GRASSED AND LANDSCAPED AREAS



3300 Williams Branch Drive, Suite 100
Manassas, VA 20108-5607 Fax: 703.679.3661
www.wetlandinc.com

Copyright © 2015 Wetland Analysis and Services, Inc.

EXISTING VEGETATION MAP

Prepared For:
ARTIS SENIOR LIVING OF LORTON
Fairfax County, Virginia

No.	Date	Description	By	App. By

Horizontal Datum: _____

Vertical Datum: _____

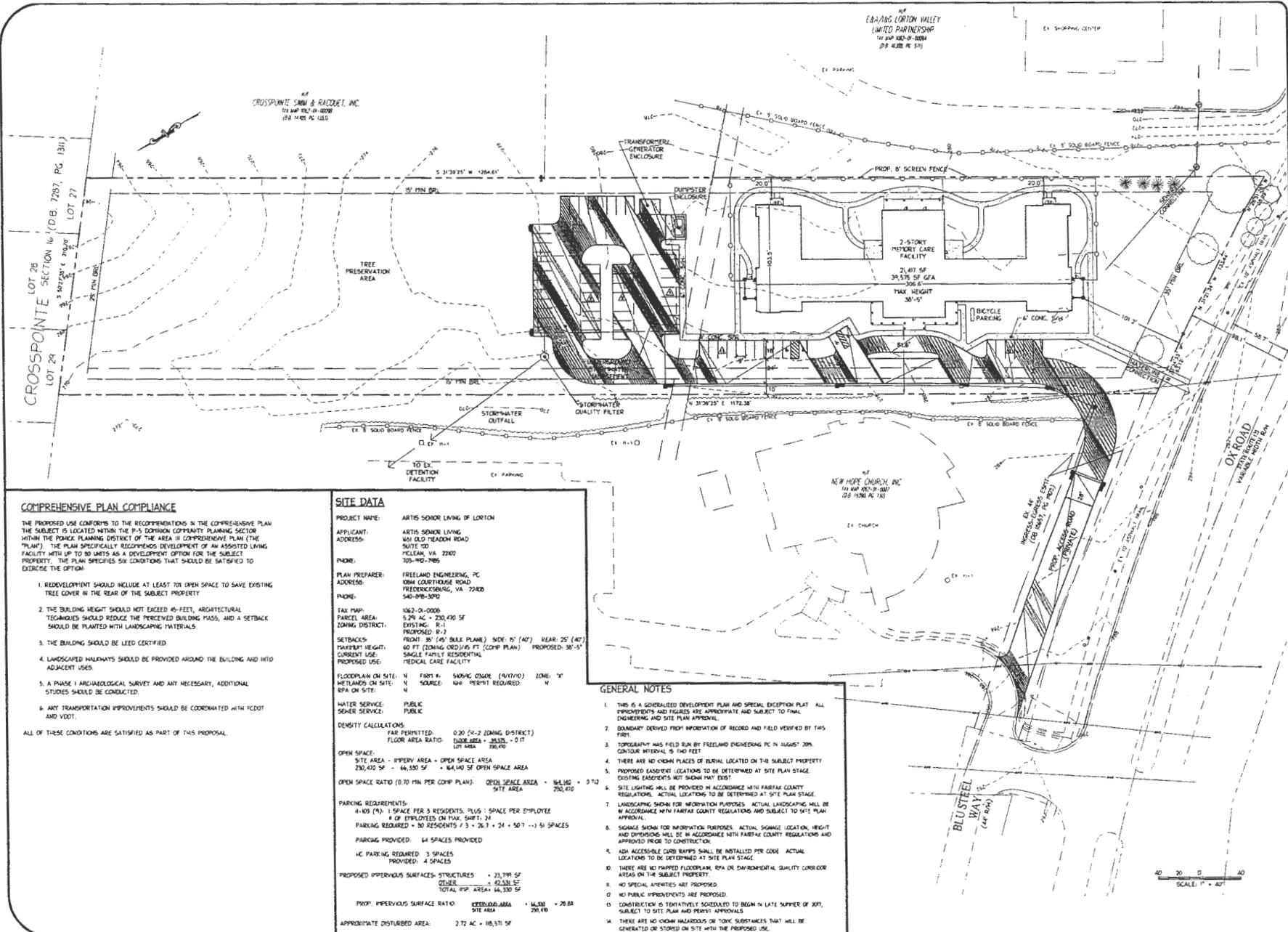
Boundary and Type Source: _____

Design	Draft	Approval
BD	BD	---

Sheet #
3 OF 8

Computer File Name: _____

DATE: April 16th, 2015 SCALE: 1" = 40'



COMPREHENSIVE PLAN COMPLIANCE

THE PROPOSED USE CONFORMS TO THE RECOMMENDATIONS IN THE COMPREHENSIVE PLAN THE SUBJECT IS LOCATED WITHIN THE P-5 DOMINION COMMUNITY PLANNING SECTOR WITHIN THE PONDIC PLANNING DISTRICT OF THE AREA II COMPREHENSIVE PLAN (THE "PLAN"). THE PLAN SPECIFICALLY RECOMMENDS DEVELOPMENT OF AN ASSISTED LIVING FACILITY WITH UP TO 80 UNITS AS A DEVELOPMENT OPTION FOR THE SUBJECT PROPERTY. THE PLAN SPECIFIES SIX CONDITIONS THAT SHOULD BE SATISFIED TO EXERCISE THE OPTION.

- REDEVELOPMENT SHOULD INCLUDE AT LEAST 70% OPEN SPACE TO SAVE EXISTING TREE COVER IN THE REAR OF THE SUBJECT PROPERTY.
- THE BUILDING HEIGHT SHOULD NOT EXCEED 45-FEET, ARCHITECTURAL TEGANISED SHOULD REDUCE THE PERCEIVED BUILDING MASS, AND A SETBACK SHOULD BE PLANTED WITH LANDSCAPING MATERIALS.
- THE BUILDING SHOULD BE LEED CERTIFIED.
- LANDSCAPED WALKWAYS SHOULD BE PROVIDED AROUND THE BUILDING AND INTO ADJACENT USES.
- A PHASE I ARCHAEOLOGICAL SURVEY AND ANY NECESSARY, ADDITIONAL STUDIES SHOULD BE CONDUCTED.
- ANY TRANSPORTATION IMPROVEMENTS SHOULD BE COORDINATED WITH FCDOT AND VDOT.

ALL OF THESE CONDITIONS ARE SATISFIED AS PART OF THIS PROPOSAL.

SITE DATA

PROJECT NAME: ARTIS SENIOR LIVING OF LORTON
APPLICANT: ARTIS SENIOR LIVING
ADDRESS: SUITE 200, PLEASANT VA. 22002, 703-942-7885
PHONE: 703-942-7885
PLAN PREPARER: FREELAND ENGINEERING, PC
ADDRESS: 1088 COURTHOUSE ROAD, FREDERICKSBURG, VA 22408, 540-898-3092
PHONE: 540-898-3092
TAX MAP: 1062-01-0008
PARCEL AREA: 5.79 AC = 250,470 SF
ZONING DISTRICT: P-5 (R-1)
SETBACKS: FRONT: 30' (45' BULK PLANE), SIDE: 15' (40'), REAR: 25' (40')
PERMITTED HEIGHT: 60 FT (ZONING ORD/45 FT (COMP PLAN) PROPOSED: 38'-5"
CURRENT USE: SINGLE FAMILY RESIDENTIAL
PROPOSED USE: MEDICAL CARE FACILITY
FLOODPLAIN ON SITE: N FROM 4' SHORELINE (10/17/01) ZONE: V
WETLANDS ON SITE: N SOURCE: NHP PERMIT REQUIRED: N
RFA ON SITE: N
WATER SERVICE: PUBLIC
SEWER SERVICE: PUBLIC
DENSITY CALCULATIONS: FIRM PERMITTED: 0.30 (P-5 ZONING DISTRICT)
FLOOR AREA RATIO: 0.08 (AREA = 20,038 - 0.17)
LOT AREA: 250,470
OPEN SPACE: SITE AREA - IMPERVY AREA = OPEN SPACE AREA
 250,470 SF - 14,330 SF = 236,140 SF OPEN SPACE AREA
OPEN SPACE RATIO (0.10 MIN PER COMP PLAN): OPEN SPACE AREA = 236,140 SF
 236,140 / 250,470 = 0.94
PARKING REQUIREMENTS: (R-1) 1 SPACE PER 3 RESIDENTS, PLUS 1 SPACE PER EMPLOYEE
 # OF EMPLOYEES ON MAX. SHIFT: 24
PARKING REQUIRED: 30 RESIDENTS / 3 x 26.7 + 24 + 507 -> 51 SPACES
PARKING PROVIDED: 64 SPACES PROVIDED
IC PARKING: REQUIRED: 3 SPACES
 PROVIDED: 4 SPACES
PROPOSED IMPERVIOUS SURFACES: STRUCTURES = 23,778 SF
 DRIVEWAYS = 12,330 SF
 TOTAL IMP. AREA: 36,108 SF
PROP. IMPERVIOUS SURFACE RATIO: EXTERIOR AREA = 14,330 + 20.84
 SITE AREA = 250,470
APPROXIMATE DISTURBED AREA: 2.72 AC = 118,571 SF

GENERAL NOTES

- THIS IS A GENERALIZED DEVELOPMENT PLAN AND SPECIAL EXCEPTION PLAT. ALL IMPROVEMENTS AND FINISHES ARE APPROPRIATE AND SUBJECT TO FINAL ENGINEERING AND SITE PLAN APPROVAL.
- BOUNDARY DERIVED FROM INFORMATION OF RECORD AND FIELD VERIFIED BY THIS FIRM.
- TERRAIN HAS BEEN SURVEYED BY FREELAND ENGINEERING PC IN AUGUST 2008. CONTOUR INTERVAL IS 100 FEET.
- THERE ARE NO KNOWN PLACES OF BURIAL LOCATED ON THE SUBJECT PROPERTY.
- PROPOSED EASEMENTS LOCATIONS TO BE DETERMINED AT SITE PLAN STAGE. EXISTING EASEMENTS KEY SHOWN "NOT DIST".
- SITE LIGHTING WILL BE PROVIDED IN ACCORDANCE WITH FAIRFAX COUNTY REGULATIONS. ACTUAL LOCATIONS TO BE DETERMINED AT SITE PLAN STAGE.
- LANDSCAPING SHOWN FOR INFORMATION PURPOSES. ACTUAL LANDSCAPING WILL BE IN ACCORDANCE WITH FAIRFAX COUNTY REGULATIONS AND SUBJECT TO SITE PLAN APPROVAL.
- SIGNAGE SHOWN FOR INFORMATION PURPOSES. ACTUAL SIGNAGE LOCATION, HEIGHT AND DIMENSIONS WILL BE IN ACCORDANCE WITH FAIRFAX COUNTY REGULATIONS AND APPROVED PRIOR TO CONSTRUCTION.
- ADA ACCESSIBLE CURB RAMPERS SHALL BE INSTALLED PER CODE. ACTUAL LOCATIONS TO BE DETERMINED AT SITE PLAN STAGE.
- THERE ARE NO PAVED FLOODPLAIN RFA OR ENVIRONMENTAL QUALITY CORRIDOR AREAS ON THE SUBJECT PROPERTY.
- NO SPECIAL PERMITS ARE PROPOSED.
- NO PUBLIC IMPROVEMENTS ARE PROPOSED.
- CONSTRUCTION IS TENTATIVELY SCHEDULED TO BEGIN IN LATE SUMMER OF 2011. SUBJECT TO SITE PLAN AND PERMIT APPROVALS.
- THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES THAT WILL BE GENERATED OR STORED ON SITE WITH THE PROPOSED USE.

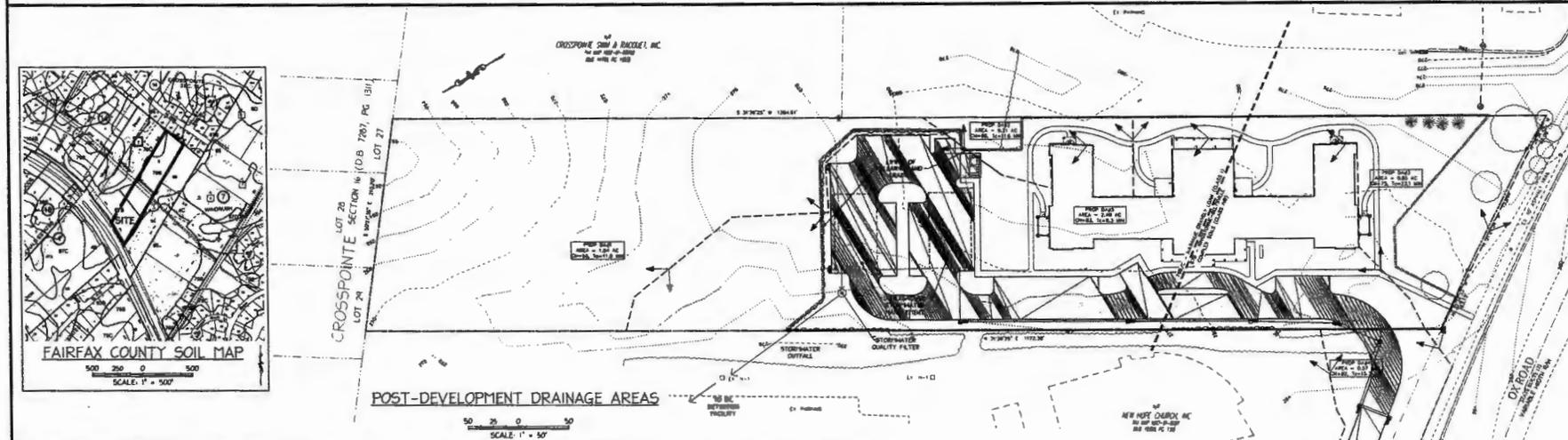
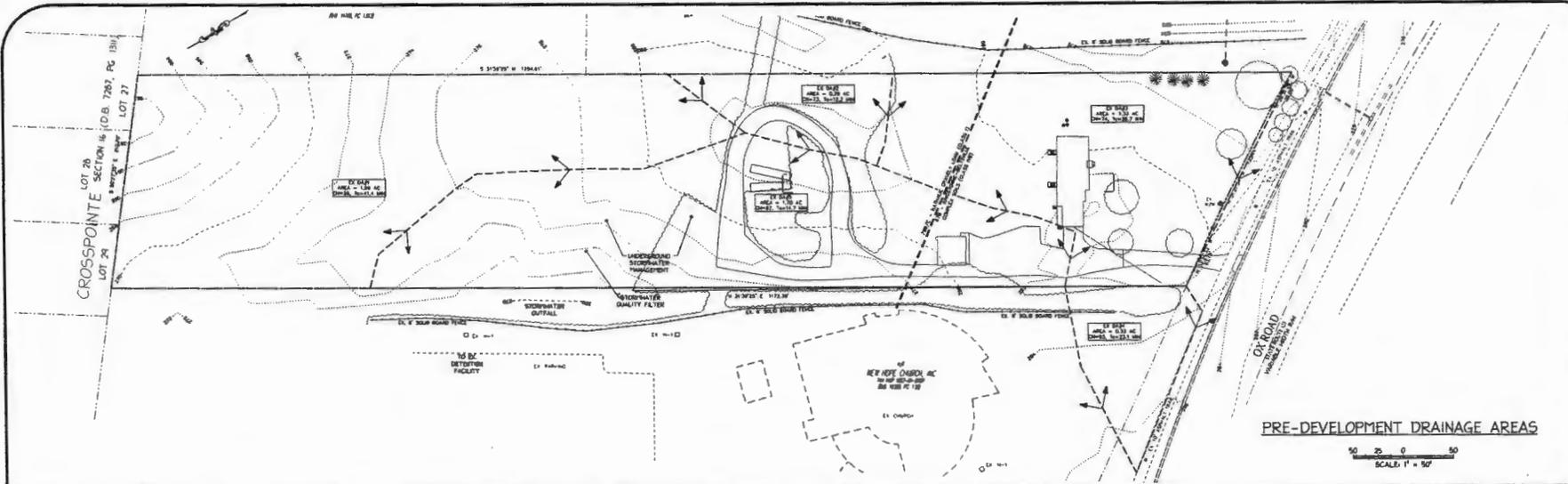
Freeland Engineering, PC
 1088 Courthouse Road
 Fredericksburg, Virginia 22408
 Phone: 540.898.3092
 Fax: 540.898.3092
 www.freelandengineering.com

ARTIS SENIOR LIVING OF LORTON

GENERALIZED DEVELOPMENT PLAN / SPECIAL EXCEPTION PLAT

MT. VERNON MAGISTERIAL DISTRICT
 FAIRFAX COUNTY, VIRGINIA

County Plan Number:
 Drawn By: TRP
 Checked By: RFP
 Date: 10/07/2010
 Scale: AS SHOWN
 Sheet: 4 of 8



DRAINAGE AREA COMPARISON
(SEE NEXT SHEET FOR CALCULATIONS)

DRAINAGE AREA	AREA (AC)		CN		TC (MIN)		Q1 (CFS)		Q2 (CFS)		Q10 (CFS)	
	PRE	POST	PRE	POST	PRE	POST	PRE	POST	PRE	POST	PRE	POST
1	1.99	1.84	55	55	41.40	41	0.03	0.03	0.11	0.11	0.91	0.85
2	0.29	0.21	73	66	12.20	11.60	0.23	0.08	0.36	0.15	0.87	0.47
3	1.33	0.85	74	75	26.70	23.10	0.72	0.55	1.12	0.84	2.70	1.97
4	0.33	0.57	65	82	23.10	15.30	0.20	0.77	0.31	1.06	0.74	2.11
5	1.70	2.40	67	83	14.70	9.30	0.65	4.22	1.19	5.71	3.55	11.04
PR3 < EX3+EX4							0.92	0.55	1.42	0.84	3.42	1.97
PR4+PR5 < EX5							0.65	4.88	3.14	1.19	6.61	0.30
											3.55	12.87
												3.39

NOTE: THIS PLAN IS CONCEPTUAL AND IS INTENDED TO BE USED IN CONJUNCTION WITH THE ZONING AND SPECIAL EXCEPTION APPROVAL ONLY. IT IS NOT AN ENGINEERED CONSTRUCTION DRAWING AND ACTUAL DESIGN MAY VARY AS A RESULT OF FINAL ENGINEERING.

Freeland Engineering, PC
10814 Courthouse Road
Fredericksburg, VA 22408
Phone: 540.868.9002
Fax: 540.877.6588

DATE: 7/17/2005
REVISION: RECORD AND STAMP COMPLIANT
DESIGN: JACQUES DUBOIS

STORWATER PLAN - DRAINAGE DIVIDES & SOILS MAP
ARTIS SENIOR LIVING OF LORTON
GDP / SEP
MT. VERNON MAGISTERIAL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SEAL: JACQUES DUBOIS, PROFESSIONAL ENGINEER, No. 010753, State of Virginia

County Plan Number:
Drawn By: THP
Designed By: THP
Checked By: THP
Date: 6/17/2005
Scale: AS SHOWN
Sheet: 6 of 8



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

APPLICATION #: RZ 2016-MV-011
 (Staff will assign)
 Concurrent with
 SE 2015-MV-032

ZONING APPLICATION

RECEIVED
 Department of Planning & Zoning

MAR 30 2016

APPLICATION TYPE(S): RZ PCA FDP CDPA FDPA DPA CP
 CPA PRC PRCA CSP CSPA AA AF AR

Zoning Evaluation Division

TO: THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA

I (We), Artis Senior Living, LLC the applicant(s) petition you to adopt an ordinance amending the Zoning Map of Fairfax County, Virginia, by reclassifying the below noted property from the R-1 District to the R-2 District.

(PCA) This application proposes to amend the proffers approved pursuant to _____ (case) in order to permit _____

Is this a partial PCA? N (Y/N) If Yes, please identify affected acreage: _____

TAX MAP PARCEL(S):

106-2 ((1)) 8

TOTAL ACREAGE: 5.29 CURRENT ZONING DISTRICT: R-1

LEGAL DESCRIPTION: Deed Book: 1924 Page No.: 633

POSTAL ADDRESS OF PROPERTY (INCLUDING ZIP CODE):

8911 Ox Road, Lorton, VA 22079-3218

ADVERTISING DESCRIPTION: (Ex.: North side of Lee Highway approx. 1000 feet west of its intersection with Newgate Blvd.)

North side of Ox Rd. (Rt. 123) approx. 400 feet east of its intersection with Blu Steel Way.

EXISTING USE:	Single family residence	PROPOSED USE:	Assisted Living Facility
MAGISTERIAL DISTRICT:	Mount Vernon	OVERLAY DISTRICT(S):	

Waiver/Modification of Submission Requirements Requested:

The name(s) and address(es) of owner(s) of record shall be provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representative on official business to enter on the subject property as necessary to process the application.

Applicant Contact Name: Jay Hicks			Agent Name: G. Evan Pritchard		
Address: Street: 1651 Old Meadow Road			Address: Street: 2200 Clarendon Boulevard, Suite 1300		
City: McLean	State: VA	Zip: 22102	City: Arlington	State: VA	Zip: 22201
Phone Number: (W): 703-992-7964 (C):			Phone Number: (W): 703-528-4700 (C):		
E-mail:			E-mail: gepritchard@thelandlawyers.com		

Signature:

Date: 3/30/16

DO NOT WRITE IN THIS SPACE

Deborah...

RZ 2016-0042

mpc
4/27/16

Date Application Accepted: April 27, 2016

Application Fee Paid: \$ 30,700.00

RECEIVED
Department of Planning & Zoning
FEB 16 2016
Zoning Evaluation Division

**LEGAL DESCRIPTION FOR
THE PROPERTY OF LEONEL J. BERTRAND**

Beginning (POB) for the same at an Iron Rod Set (IRS), said rod being located in the Eastern right of way of Ox Road (State Route # 123) and being a common corner to the property now or formerly in the name of Leonel Bertrand and New Hope Church, Inc; thence leaving said iron rod and running with said line common to Bertrand and new Hope Church, Inc., North 31 degrees 39 minutes and 25 seconds East for a distance of 1,067.68' to an Iron Pipe Found (IPF), said IPF being located in the rear of Lot 29 of Crosspointe Subdivision, Section 16; thence leaving said iron rod and running with the line common to Bertrand and Crosspointe Section 16, South 50 degrees 27 minutes and 35 seconds East for a distance of 210.70' to an Iron Pipe Found (IPF) in the rear of Lot 27 of Crosspointe Subdivision Section 16, said IPF also being a common corner of Bertrand and the property now or formerly in the name of Crosspointe Swim & Racquet, Inc.; thence leaving said iron pipe and running with the line common to Bertrand and Crosspointe Swim & Racquet, Inc. South 31 degrees 39 minutes and 25 seconds West for a distance of 445.21' to an Iron Rod Found (IRF), said IRF iron pipe being located in the line of Bertrand and also being a common corner common to Crosspointe Swim & Racquet, Inc. and the property now or formerly in the name of E&A/I&G Lorton Valley Limited Partnership, hence continuing with the line common to Bertrand and leaving E&A/I&G Lorton Valley Limited Partnership, South 31 degrees 39 minutes and 25 seconds West for a distance of 700.46' to an Iron Rod with A VDOT cap located in the easterly right of way line of Ox Road (State Route # 123); thence running with said right of way, North 26 degrees, 51 minutes and 26 seconds for a distance of 38.09' to an Iron Rod Found (IRF); thence North 31 degrees, 21 minutes and 34 seconds West for a distance of 133.44' to an Iron Rod Found (IRF) with a VDOT cap; thence North 33 Degrees, 34 minutes and 33 seconds West for A DISTANCE OF 63.12 ' to the point of beginning and containing 5.29085 acera of land more or less.