



**APPLICATION ACCEPTED:** April 27, 2016  
**APPLICATION AMENDED:** August 23, 2016  
September 28, 2016  
**PLANNING COMMISSION:** October 19, 2016  
**BOARD OF SUPERVISORS:** TBD

## County of Fairfax, Virginia

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**OCTOBER 5, 2016**

**STAFF REPORT**

**SE 2016-DR-009**

**DRANESVILLE DISTRICT**



**APPLICANT:** Seneca Corner Associates, LLC

**ZONING:** Highway Commercial District (C-8)  
Residential District, One Dwelling Unit/Acre (R-1)

**LOCATION:** 1020 Seneca Road, Great Falls, 22066

**PARCELS:** 6-4 ((3)) 1

**ACREAGE:** Total: 3.23 acres  
C-8: 1.94 acres  
R-1: 1.29 acres

**FAR:** 0.21

**OPEN SPACE:** 15 percent

**PLAN MAP:** Retail and Other (C-8 portion of property)  
Residential: 1-2 dwelling units/acre (R-1 portion of property)

**SE CATEGORY:** Category 5, Use 36 – Drive-Through Pharmacies (Section 9-505)

**PROPOSAL:** Approval to permit a drive-through pharmacy.

**STAFF RECOMMENDATIONS:**

Staff recommends approval of SE 2016-DR-009, subject to development conditions consistent with those contained in Appendix 1.

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**Kelly Posusney, 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/](http://www.fairfaxcounty.gov/dpz/)



Staff recommends approval of the modification of the transitional screening required per Section 13-303 of the Zoning Ordinance along the northern property line, in favor of the proposed vegetative width of 25 feet with a 7-foot tall masonry wall, as shown on the SE Plat.

Staff recommends approval of the waiver to the barrier required per Section 13-304 of the Zoning Ordinance along the northeastern property line, adjacent to the proposed entrance.

Staff recommends approval of the waiver from the transition screening and barrier required along the eastern property line per Sections 13-303 and 13-304 of the Zoning Ordinance.

Staff recommends approval of a waiver of Paragraph 2 of Section 13-302 of the Zoning Ordinance to allow transitional screening and barrier requirements on the R-1 portion of the subject property.

Staff recommends approval of a waiver to the 10-foot minimum parking setback to a front lot line as required by Paragraph 8 of Section 11-102 of the Zoning Ordinance.

Staff recommends approval of a waiver from the peripheral parking lot landscaping requirement per Paragraph 2 of Section 13-203 of the Zoning Ordinance, in favor of the proposed landscaping within the right-of-way, as shown on Sheet 5 of the SE Plat and subject to VDOT approval.

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

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

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

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



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

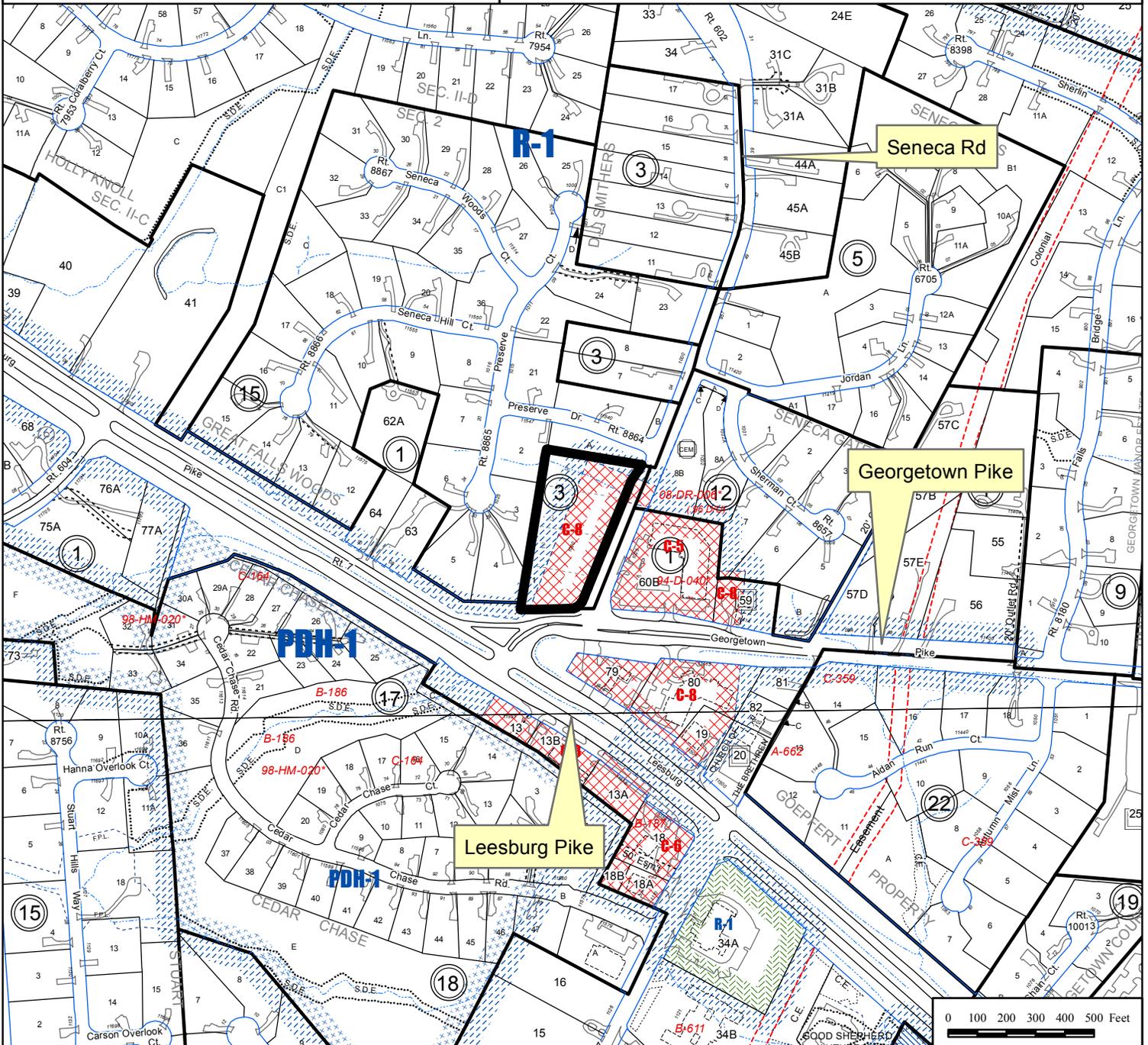
SE 2016-DR-009



Applicant: SENECA CORNER ASSOCIATES LLC  
Accepted: 04/27/2016- AMENDED 08/23/2016  
Proposed: RETAIL SALES ESTABLISHMENT WITH DRIVE-THROUGH PHARMACY  
Area: 3.23 AC OF LAND; DISTRICT - DRANESVILLE

Zoning Dist Sect: 04-0804  
Located: 1020 SENECA ROAD, GREAT FALLS, VA 22066

Zoning: R-1  
Plan Area: 3,3,  
Overlay Dist:  
Map Ref Num: 006-4- /03/ /0001 /03/ /0001



# SPECIAL EXCEPTION PLAT

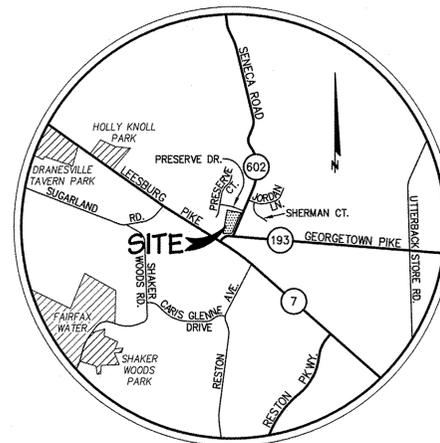
# SENECA CORNER

**DRANESVILLE DISTRICT  
FAIRFAX COUNTY, VIRGINIA**

**SE 2016-DR-009**

REVISIONS		
NO.	SHEET NUMBER AND REVISION DESCRIPTION	DATE
1.	(2) REV. SITE TABS, WAIVER KEY MAP & SWM CHECKLIST. (3) REVISED SITE AREA TO INCLUDE VACATED R/W. (4) VACATED R/W, SHIFTED LAYOUT, ADDED HISTORICAL MONUMENT. (5&6) REVISED LANDSCAPING & CALCULATIONS. (7) REVISED SECTIONS & ADDED EMERGENCY VEHICLE PLAN. (8) REVISED TYPICAL STREET SECTION. (10&11) REVISED TREES TO BE SAVED. (12) REVISED MAPS, COMPUTATIONS & NARRATIVE. (13) REVISED UGS RELEASE. (14) REVISED SITE AREA. (17) REVISED WRM SPREADSHEET. (18) REVISED UGS AND ROUTINGS. (19) NEW SHEET.	7-19-16
2.	(2) ADDED PERIPHERAL LANDSCAPING MODIFICATION. (4) SHIFTED PHARMACY 4 FEET TO THE WEST. (5&6) REVISED LANDSCAPING & CALCULATIONS. (7) REVISED SECTION 'C'. (9) REVISED ELEVATIONS.	8-22-16
3.	(2) REVISED SITE TABS, ADDED WAIVERS. (3) REVISED SITE AREA TO REMOVE VACATED R/W. (4) REMOVED R/W VACATION, REVISED LAYOUT. (5&6) REVISED LANDSCAPING & CALCULATIONS. (7) REVISED SECTIONS 'B' & 'C'. (8) REVISED SENECA ROAD CROSS-SECTION. (9) REVISED ELEVATIONS.	9-26-16

*NO CHANGES, OTHER THAN THOSE SPECIFIED ABOVE, HAVE BEEN MADE TO THIS PLAN FROM WHAT WAS PREVIOUSLY SUBMITTED OR APPROVED.*



**VICINITY MAP**  
SCALE : 1" = 2000'

**ARCHITECT**



Larson Design Group  
1000 COMMERCE PARK DRIVE  
SUITE 201  
WILLIAMSPORT, PENNSYLVANIA 17701  
(570) 323-6603

**ATTORNEY**



**WALSH COLUCCI  
LUBELEY & WALSH PC**  
COURTHOUSE PLAZA  
2200 CLARENDON BOULEVARD  
SUITE 1300  
ARLINGTON, VIRGINIA 22201-3359  
(703) 528-4700

**APPLICANT**

SENECA CORNER ASSOCIATES, LLC  
1280 MARYLAND AVENUE, SW  
WASHINGTON, DC 20024  
(240) 315-3160

**CIVIL ENGINEER**



CHARLES P. JOHNSON & ASSOCIATES  
3959 PENDER DRIVE  
SUITE 210  
FAIRFAX, VIRGINIA 22030  
(703) 385-7555

**TRAFFIC ENGINEER**

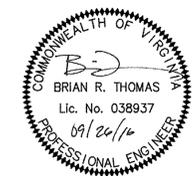


1420 SPRING HILL ROAD  
SUITE 610  
McLEAN, VIRGINIA 22102  
(703) 917-6620

**SHEET INDEX**

- 1 COVER SHEET
- 2 NOTES & DETAILS
- 3 EXISTING CONDITIONS PLAN & VEGETATION MAP
- 4 SPECIAL EXCEPTION PLAT
- 5 LANDSCAPE PLAN
- 6 TREE CANOPY CALCULATIONS
- 7 CROSS-SECTIONS
- 8 TYPICAL ROAD SECTION AND SIGHT DISTANCE PLAN & PROFILE
- 9 ARCHITECTURAL ELEVATIONS
- 10 TREE PRESERVATION PLAN
- 11 TREE PRESERVATION INVENTORY & DETAILS
- 12 OUTFALL NARRATIVE AND SIGHT DISTANCE PLAN & PROFILE
- 13 EXISTING STORM SEWER MAP
- 14 OVERALL DRAINAGE MAP
- 15-16 PHOTOS OF SITE OUTFALL
- 17 RUNOFF REDUCTION METHOD SPREADSHEET
- 18 STORMWATER ROUTINGS
- 19 PHOTOMETRIC PLAN

DATE : APRIL 26, 2016  
REVISED : JULY 19, 2016  
AUGUST 22, 2016  
SEPTEMBER 26, 2016



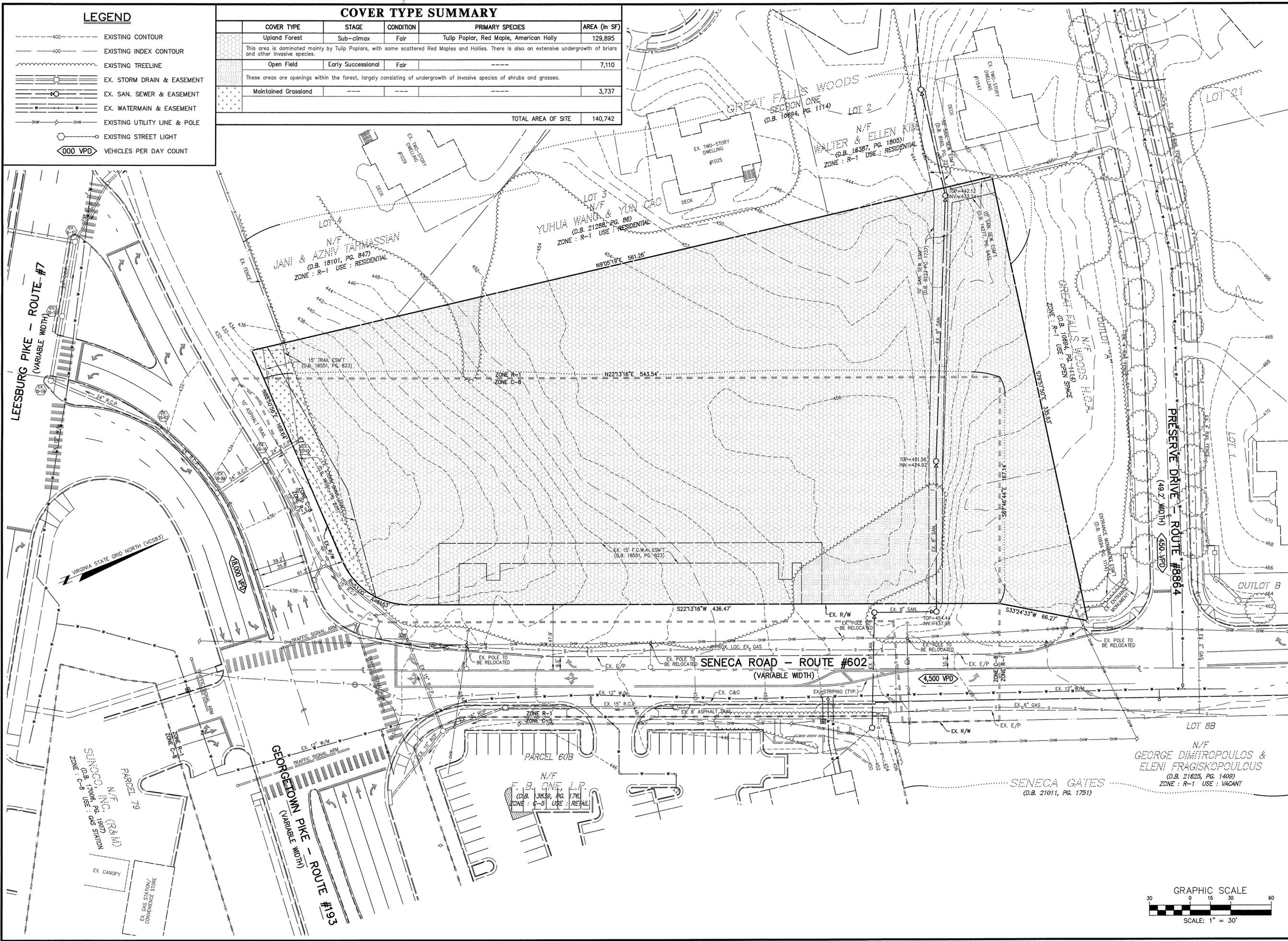


**LEGEND**

- 402 --- EXISTING CONTOUR
- 400 --- EXISTING INDEX CONTOUR
- EXISTING TREELINE
- EX. STORM DRAIN & EASEMENT
- EX. SAN. SEWER & EASEMENT
- EX. WATERMAIN & EASEMENT
- EXISTING UTILITY LINE & POLE
- EXISTING STREET LIGHT
- 000 VPD --- VEHICLES PER DAY COUNT

**COVER TYPE SUMMARY**

COVER TYPE	STAGE	CONDITION	PRIMARY SPECIES	AREA (in SF)
Upland Forest	Sub-climax	Fair	Tulip Poplar, Red Maple, American Holly	129,895
This area is dominated mainly by Tulip Poplars, with some scattered Red Maples and Hollies. There is also an extensive undergrowth of briars and other invasive species.				
Open Field	Early Successional	Fair		7,110
These areas are openings within the forest, largely consisting of undergrowth of invasive species of shrubs and grasses.				
Maintained Grassland				3,737
TOTAL AREA OF SITE				140,742



EXISTING CONDITIONS PLAN & VEGETATION MAP

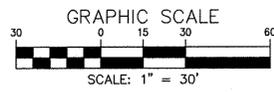
**SENECA CORNER**

DRANESVILLE DISTRICT  
FAIRFAX COUNTY, VIRGINIA



NO.	DESCRIPTION	REVISIONS	DATE

DESIGN	DRAFT	SHEET	OF
KJV	KJV	3	19
APPROVED	HMF	DATE	NO. OF
		APR. 2016	REVISIONS
		SCALE: 1" = 30'	
		PRJ NO: 2014-2541	
		TYPE: SP EX	

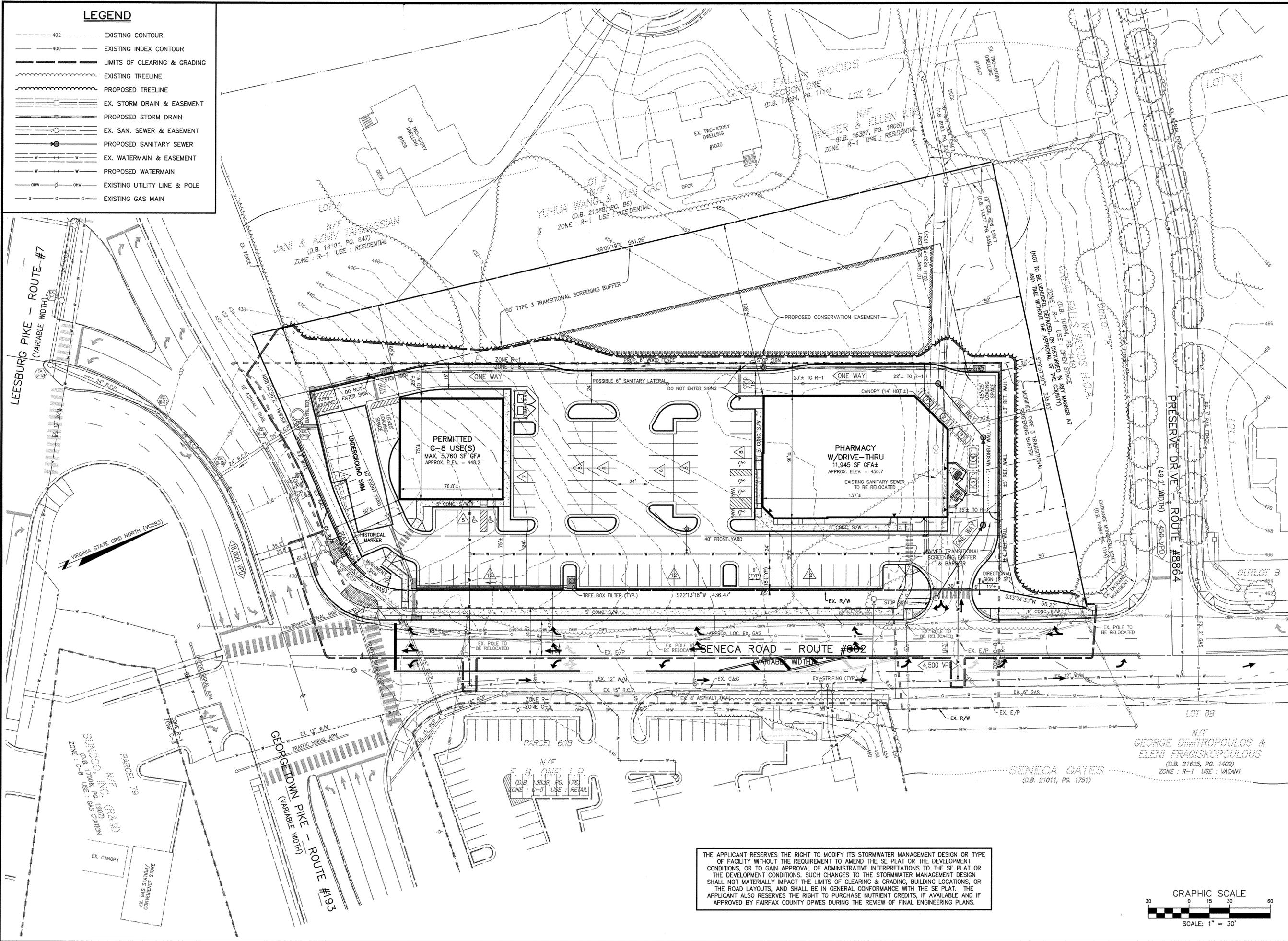


3. 9-23-16 REVISED SITE AREA TO REMOVE VACATED RIGHT-OF-WAY (KJV)  
 1. 7-19-16 REVISED SITE AREA TO INCLUDE VACATED RIGHT-OF-WAY (KJV)  
 NO. DATE REVISION PRIOR TO APPROVAL

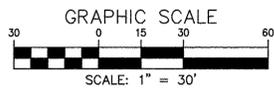
**CPJ** Charles P. Johnson & Associates, Inc.  
 Civil and Environmental Engineers • Planners • Landscape • Surveyors  
 3959 Pentac Dr. Ste. 210 Fairfax, VA 22030 703-365-7555 Fax: 703-275-6595  
 www.cpj.com • Silver Spring, MD • Gaithersburg, MD • Annapolis, MD • College Park, MD • Frederick, MD • Fairfax, VA

**LEGEND**

- 402 --- EXISTING CONTOUR
- 400 --- EXISTING INDEX CONTOUR
- LIMITS OF CLEARING & GRADING
- EXISTING TREELINE
- PROPOSED TREELINE
- EX. STORM DRAIN & EASEMENT
- PROPOSED STORM DRAIN
- EX. SAN. SEWER & EASEMENT
- PROPOSED SANITARY SEWER
- EX. WATERMAIN & EASEMENT
- PROPOSED WATERMAIN
- OHW --- EXISTING UTILITY LINE & POLE
- G --- EXISTING GAS MAIN



THE APPLICANT RESERVES THE RIGHT TO MODIFY ITS STORMWATER MANAGEMENT DESIGN OR TYPE OF FACILITY WITHOUT THE REQUIREMENT TO AMEND THE SE PLAT OR THE DEVELOPMENT CONDITIONS, OR TO GAIN APPROVAL OF ADMINISTRATIVE INTERPRETATIONS TO THE SE PLAT OR THE DEVELOPMENT CONDITIONS. SUCH CHANGES TO THE STORMWATER MANAGEMENT DESIGN SHALL NOT MATERIALLY IMPACT THE LIMITS OF CLEARING & GRADING, BUILDING LOCATIONS, OR THE ROAD LAYOUTS, AND SHALL BE IN GENERAL CONFORMANCE WITH THE SE PLAT. THE APPLICANT ALSO RESERVES THE RIGHT TO PURCHASE NUTRIENT CREDITS, IF AVAILABLE AND IF APPROVED BY FAIRFAX COUNTY DPWS DURING THE REVIEW OF FINAL ENGINEERING PLANS.



SPECIAL EXCEPTION PLAT

**SENECA CORNER**

DRANESVILLE DISTRICT  
FAIRFAX COUNTY, VIRGINIA



NO.	DATE	DESCRIPTION	REVISIONS

DESIGN	DRAFT	APPROVED	DATE
KJV	KJV	HMT	APR 2016
SCALE	HORIZ. 1" = 30'	VERT. 1" = 10'	
SHEET	4	OF	19
PRJ NO:	2014-2541		
TYPE:	SP EX		

**CPJ** Charles P. Johnson & Associates, Inc.  
 CIVIL and Environmental Engineers • Planners • Landscape Architects • Surveyors  
 Associates  
 3959 Pentac Dr. Ste. 210 Fairfax, VA 22030 703-385-7555 Fax: 703-272-8995  
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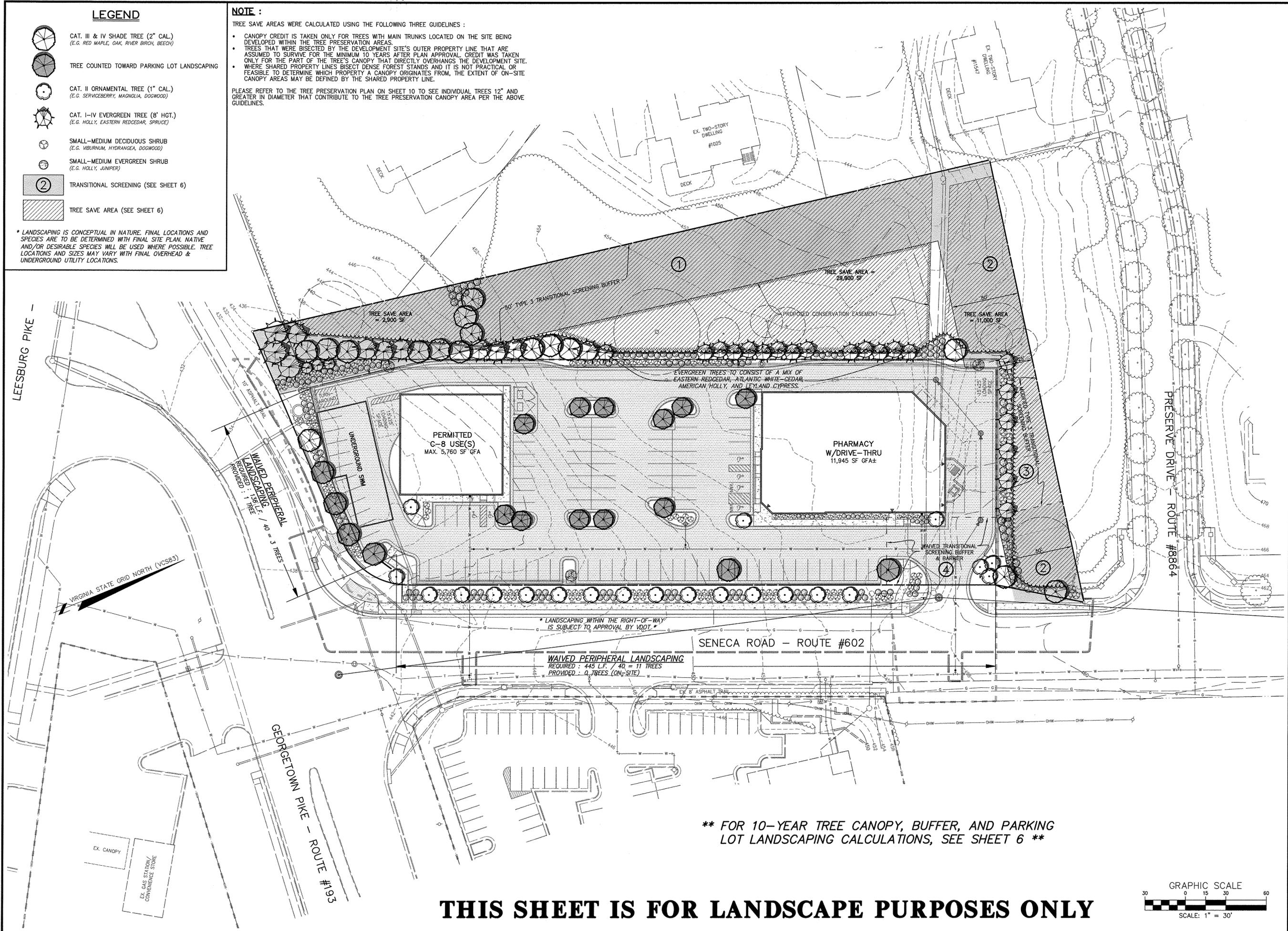
**LEGEND**

-  CAT. III & IV SHADE TREE (2" CAL.)  
(E.G. RED MAPLE, OAK, RIVER BIRCH, BEECH)
-  TREE COUNTED TOWARD PARKING LOT LANDSCAPING
-  CAT. II ORNAMENTAL TREE (1" CAL.)  
(E.G. SERVICEBERRY, MAGNOLIA, DOGWOOD)
-  CAT. I-IV EVERGREEN TREE (8' HGT.)  
(E.G. HOLLY, EASTERN REDCEDAR, SPRUCE)
-  SMALL-MEDIUM DECIDUOUS SHRUB  
(E.G. VIBURNUM, HYDRANGEA, DOGWOOD)
-  SMALL-MEDIUM EVERGREEN SHRUB  
(E.G. HOLLY, JUNIFER)
-  TRANSITIONAL SCREENING (SEE SHEET 6)
-  TREE SAVE AREA (SEE SHEET 6)

\* LANDSCAPING IS CONCEPTUAL IN NATURE. FINAL LOCATIONS AND SPECIES ARE TO BE DETERMINED WITH FINAL SITE PLAN. NATIVE AND/OR DESIRABLE SPECIES WILL BE USED WHERE POSSIBLE. TREE LOCATIONS AND SIZES MAY VARY WITH FINAL OVERHEAD & UNDERGROUND UTILITY LOCATIONS.

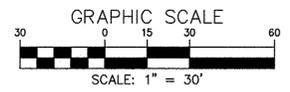
**NOTE :**

- TREE SAVE AREAS WERE CALCULATED USING THE FOLLOWING THREE GUIDELINES :
- CANOPY CREDIT IS TAKEN ONLY FOR TREES WITH MAIN TRUNKS LOCATED ON THE SITE BEING DEVELOPED WITHIN THE TREE PRESERVATION AREAS.
  - TREES THAT WERE BISECTED BY THE DEVELOPMENT SITE'S OUTER PROPERTY LINE THAT ARE ASSUMED TO SURVIVE FOR THE MINIMUM 10 YEARS AFTER PLAN APPROVAL. CREDIT WAS TAKEN ONLY FOR THE PART OF THE TREE'S CANOPY THAT DIRECTLY OVERHANGS THE DEVELOPMENT SITE.
  - WHERE SHARED PROPERTY LINES BISECT DENSE FOREST STANDS AND IT IS NOT PRACTICAL OR FEASIBLE TO DETERMINE WHICH PROPERTY A CANOPY ORIGINATES FROM, THE EXTENT OF ON-SITE CANOPY AREAS MAY BE DEFINED BY THE SHARED PROPERTY LINE.
- PLEASE REFER TO THE TREE PRESERVATION PLAN ON SHEET 10 TO SEE INDIVIDUAL TREES 12" AND GREATER IN DIAMETER THAT CONTRIBUTE TO THE TREE PRESERVATION CANOPY AREA PER THE ABOVE GUIDELINES.



**\*\* FOR 10-YEAR TREE CANOPY, BUFFER, AND PARKING LOT LANDSCAPING CALCULATIONS, SEE SHEET 6 \*\***

**THIS SHEET IS FOR LANDSCAPE PURPOSES ONLY**



NO.	DATE	REVISION	PRIOR TO APPROVAL
3	9-28-16	REVISED LANDSCAPING (KJV)	
2	9-28-16	REVISED LANDSCAPING (KJV)	
1	7-19-16	REVISED LANDSCAPING (KJV)	

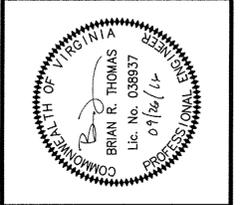
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LANDSCAPE PLAN

**SENECA CORNER**

DRANESVILLE DISTRICT  
FAIRFAX COUNTY, VIRGINIA

SE 2016-DR-009



DESIGN	DRAFT	DATE	SCALE
KJV	KJV	APR. 2016	SCALE 1" = 30'
APPROVED	HMF		HORIZ: 1" = 30'
			VERT: 1" = 30'

SHEET	OF
5	19
PRJ NO:	2014-2541
TYPE:	SP EX

Table 12.10 10-YEAR TREE CANOPY CALCULATION WORKSHEET		
<b>A. Tree Preservation Target Calculations and Statement (Table 12.3)</b>		
A	Pre-development area of existing tree canopy	129,895 SF
B	Percentage of gross site area covered by existing tree canopy	92.3 %
C	Percentage of 10-year canopy required for site	18 %
D	Percentage of 10-year canopy requirement that should be met through tree preservation	92.3 %
E	Proposed percentage of canopy requirement that will be met through tree preservation	100.0 %
F	Has the Tree Preservation Target minimum been met?	YES
G	If no, provide sheet number where deviation approval is located	N/A
<b>B. Tree Canopy Requirement</b>		
B1	Identify gross site area	140,742 SF
B2	Subtract area dedicated to road frontage and parks	0 SF
B3	Subtract area of exemptions	0 SF
B4	Adjusted gross site area (B1 - B2 - B3)	140,742 SF
B5	Identify site's zoning and/or use: C-8	61.5 %
B6	Identify site's zoning and/or use: R-1	38.5 %
B7	Area of 10-year canopy required (B4 x B6)	24,911 SF
B8	Is a modification of canopy requirements being requested?	NO
B9	If B8 is yes, provide sheet number where modification request is located	N/A
<b>C. Tree Preservation</b>		
C1	Tree Preservation Target Area	22,991 SF
C2	Total canopy area meeting standards of §12-0400	0 SF
C3	x 1.25 =	0 SF
C4	Total canopy area of unique or valuable forest or woodland communities	0 SF
C5	x 1.50 =	0 SF
C6	Total canopy area of Heritage, Memorial, Specimen, or Street Trees	0 SF
C7	x 1.5 to 3.0 =	0 SF
C8	Canopy area of trees within Resource Protection Areas and 100-year floodplains	0 SF
C9	x 1.0 =	0 SF
C10	Total canopy area not meeting standards of §12-0400	43,800 SF
C11	x 1.0 =	43,800 SF
C12	Total of C3, C5, C7, C9, and C11	43,800 SF
<b>D. Tree Planting</b>		
D1	Area of canopy to be met through tree planting (B7 - C12)	0 SF
D2	Area of canopy to be planted for air quality benefits	0 SF
D3	x 1.50 =	0 SF
D4	Area of canopy to be planted for energy conservation	0 SF
D5	x 1.50 =	0 SF
D6	Area of canopy to be planted for water quality benefits	0 SF
D7	x 1.25 =	0 SF
D8	Area of canopy to be planted for wildlife benefits	0 SF
D9	x 1.50 =	0 SF
D10	Area of canopy provided by native trees	0 SF
D11	x 1.50 =	0 SF
D12	Area of canopy provided by improved cultivars and varieties	0 SF
D13	x 1.25 =	0 SF
D13	Area of canopy provided by other trees	10,550 SF
D14	Area of canopy provided through tree seedlings	0 SF
D15	x 1.0 =	0 SF
D15	Area of canopy provided through native shrubs or woody seed mix	0 SF
D16	x 1.0 =	0 SF
D16	Percentage of line D14 represented by line D15 (must not exceed 33% of D14)	0 %
D17	Total of canopy area to be provided through tree planting	10,550 SF
D18	Is offsite planting relief requested?	NO
D19	Tree Bank or Tree Fund?	N/A
D20	Canopy area requested to be provided through offsite banking or tree fund	0 SF
D21	Amount to be deposited into the Tree Preservation and Planting Fund	0
<b>E. Total of 10-year Tree Canopy Provided</b>		
E1	Total canopy area provided through tree preservation (C10)	43,800 SF
E2	Total canopy area provided through tree planting (D17)	10,550 SF
E3	Total canopy area provided through offsite mechanism (D19)	N/A SF
E4	Total 10-year tree canopy provided (E1 + E2 + E3)	54,350 SF
	% of Adjusted Gross Site Area (B4)	38.6 %

Plant species and additional credit types (if applicable) are to be specified with the final site/landscape plan.  
Total 10-year tree canopy provided with the site plan shall be equivalent to that shown on the SE Plat.

CALCULATIONS FOR TRANSITIONAL SCREENING		
①	50' REQUIRED	
AREA OF BUFFER	26,566 SF	
TREE COVER AREA REQUIRED (75% OF ABOVE)	19,925 SF	
EXISTING TREE SAVE AREA WITHIN BUFFER	20,350 SF	77 %
PROPOSED LANDSCAPING:		
0 CAT. II EVERGREEN TREES	x 100 SF =	0 SF
4 CAT. III EVERGREEN TREES	x 150 SF =	600 SF
3 CAT. IV EVERGREEN TREES	x 200 SF =	600 SF
0 CAT. II SHADE TREES	x 100 SF =	0 SF
0 CAT. III SHADE TREES	x 150 SF =	0 SF
9 CAT. IV SHADE TREES	x 200 SF =	1,800 SF
45 SHRUBS		
16 TOTAL TREES		3,000 SF
<b>TOTAL TEN-YEAR CANOPY WITHIN BUFFER</b>	<b>23,350 SF</b>	<b>87.9 %</b>

CALCULATIONS FOR TRANSITIONAL SCREENING			
③	50' REQUIRED	VAR. WIDTH MODIFIED	
AREA OF BUFFER	5,619 SF	4,316 SF	
TREE COVER AREA REQUIRED (75% OF ABOVE)	4,214 SF	3,237 SF	
EXISTING TREE SAVE AREA WITHIN BUFFER	2,730 SF	63 %	
PROPOSED LANDSCAPING:			
6 CAT. II EVERGREEN TREES	x 100 SF =	600 SF	
0 CAT. III EVERGREEN TREES	x 150 SF =	0 SF	
0 CAT. IV EVERGREEN TREES	x 200 SF =	0 SF	
0 CAT. II SHADE TREES	x 100 SF =	0 SF	
0 CAT. III SHADE TREES	x 150 SF =	0 SF	
0 CAT. IV SHADE TREES	x 200 SF =	0 SF	
17 SHRUBS			
6 TOTAL TREES		600 SF	
<b>TOTAL TEN-YEAR CANOPY WITHIN BUFFER</b>	<b>3,330 SF</b>	<b>77.2 %</b>	
(SEE MODIFICATION REQUEST ON SHEET 2)			

CALCULATIONS FOR TRANSITIONAL SCREENING		
②	50' REQUIRED	
AREA OF BUFFER	9,596 SF	
TREE COVER AREA REQUIRED (75% OF ABOVE)	7,197 SF	
EXISTING TREE SAVE AREA WITHIN BUFFER	8,050 SF	84 %
PROPOSED LANDSCAPING:		
0 CAT. II EVERGREEN TREES	x 100 SF =	0 SF
0 CAT. III EVERGREEN TREES	x 150 SF =	0 SF
0 CAT. IV EVERGREEN TREES	x 200 SF =	0 SF
0 CAT. II SHADE TREES	x 100 SF =	0 SF
0 CAT. III SHADE TREES	x 150 SF =	0 SF
1 CAT. IV SHADE TREES	x 200 SF =	200 SF
31 SHRUBS		
1 TOTAL TREES		200 SF
<b>TOTAL TEN-YEAR CANOPY WITHIN BUFFER</b>	<b>8,250 SF</b>	<b>86.0 %</b>

CALCULATIONS FOR TRANSITIONAL SCREENING			
④	50' REQUIRED	0 WAIVED	
AREA OF BUFFER	4,360 SF	0 SF	
TREE COVER AREA REQUIRED (75% OF ABOVE)	3,270 SF	0 SF	
EXISTING TREE SAVE AREA WITHIN BUFFER	0 SF	0 %	
PROPOSED LANDSCAPING:			
0 CAT. II EVERGREEN TREES	x 100 SF =	0 SF	
0 CAT. III EVERGREEN TREES	x 150 SF =	0 SF	
0 CAT. IV EVERGREEN TREES	x 200 SF =	0 SF	
0 CAT. II SHADE TREES	x 100 SF =	0 SF	
0 CAT. III SHADE TREES	x 150 SF =	0 SF	
0 CAT. IV SHADE TREES	x 200 SF =	0 SF	
0 SHRUBS			
0 TOTAL TREES		0 SF	
<b>TOTAL TEN-YEAR CANOPY WITHIN BUFFER</b>	<b>0 SF</b>	<b>0.0 %</b>	
(SEE WAIVER REQUEST ON SHEET 2)			

COMPUTATIONS FOR INTERIOR PARKING LOT LANDSCAPING (20 OR MORE PARKING SPACES)	
AREA OF PARKING LOT	53,130 Sq.Ft.
LANDSCAPING REQUIRED (5% of above)	2,657 Sq.Ft.
LANDSCAPING PROVIDED (6 trees @ 200 sf + 11 trees @ 150 sf)	2,850 Sq.Ft. (5.4%)

**THIS SHEET IS FOR LANDSCAPE PURPOSES ONLY**

REVISIONS

NO.	DATE	REVISION
1	7-19-10	REVISED TREE COVER, BUFFER & PARKING LOT LANDSCAPING CALCS (KJV)
2	8-25-10	REVISED TREE COVER & PARKING LOT LANDSCAPING CALCS (KJV)
3	9-28-10	REVISED TREE COVER & PARKING LOT LANDSCAPING CALCS (KJV)

Charles P. Johnson & Associates, Inc.  
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors  
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TREE CANOPY CALCULATIONS

**SENECA CORNER**

DRANESVILLE DISTRICT  
FAIRFAX COUNTY, VIRGINIA

SE 2016-DR-009



PERSON: KJV DATE: APR. 2016 SCALE: 30' HORIZ. 1" = 30' VERT. 1" = 10'

APPROVED: HMF

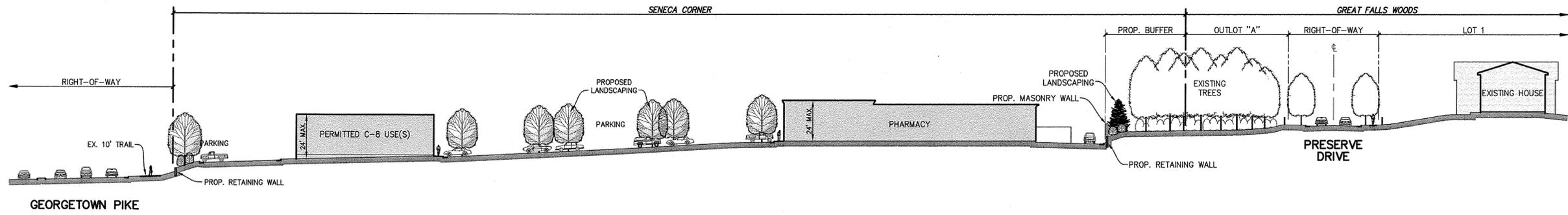
NO. 6 OF 19

PRJ NO: 2014-2541

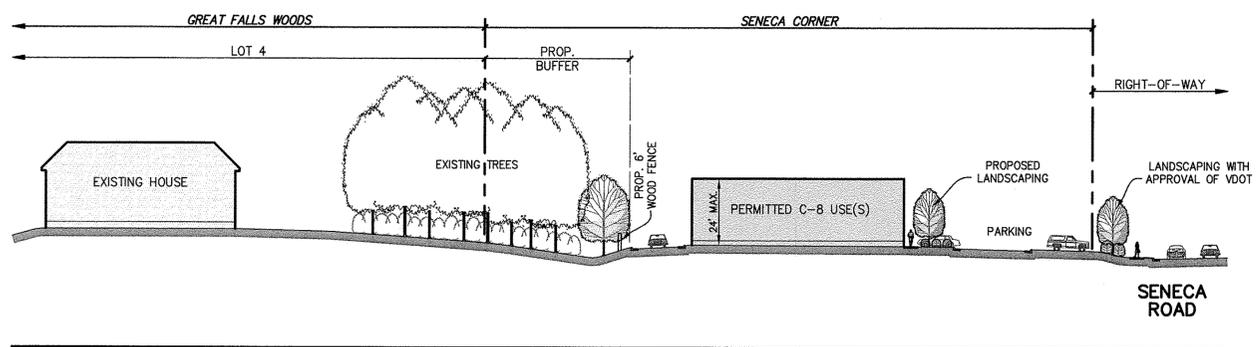
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REVISIONS

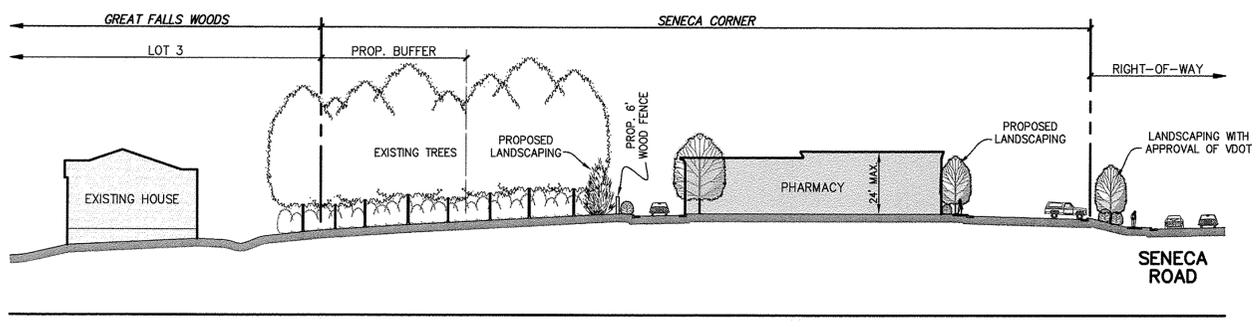
NO.	DESCRIPTION	REVISION BY	APPROVAL DATE



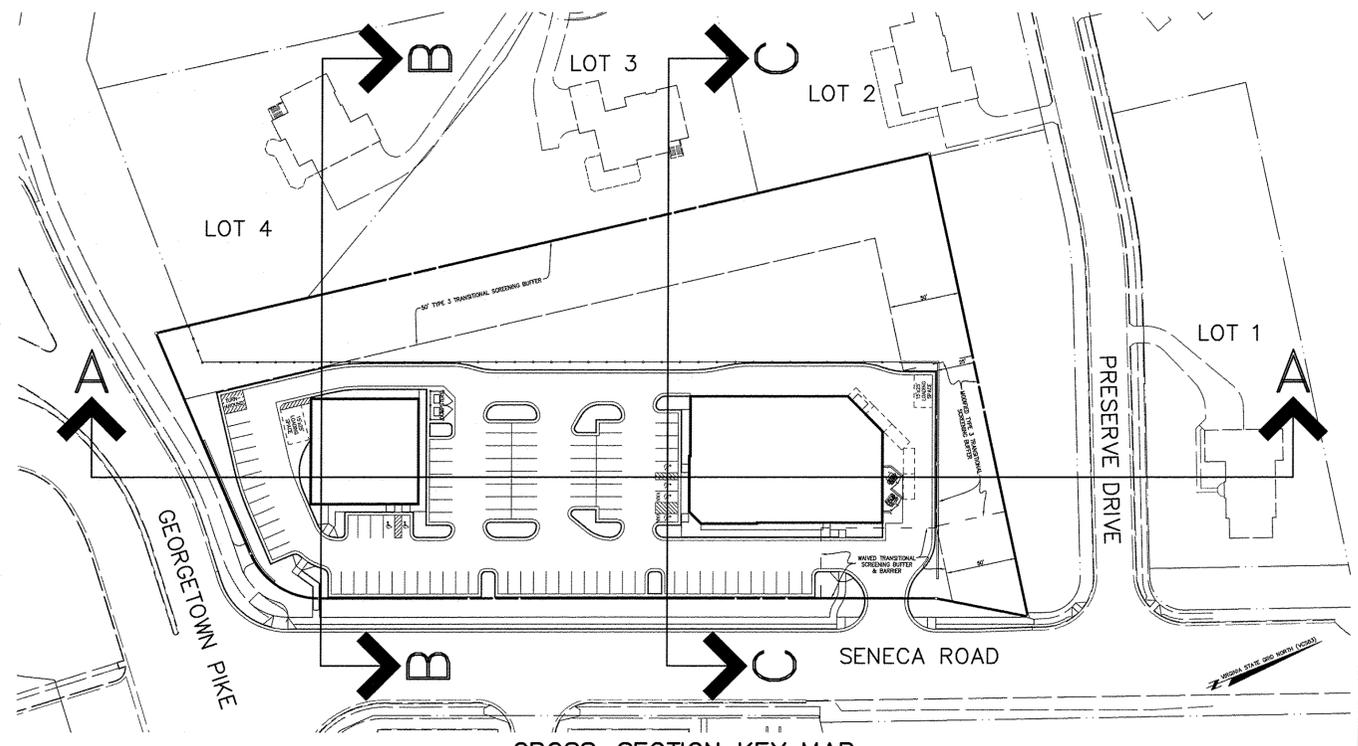
**CROSS-SECTION 'A'**  
SCALE : 1" = 30'



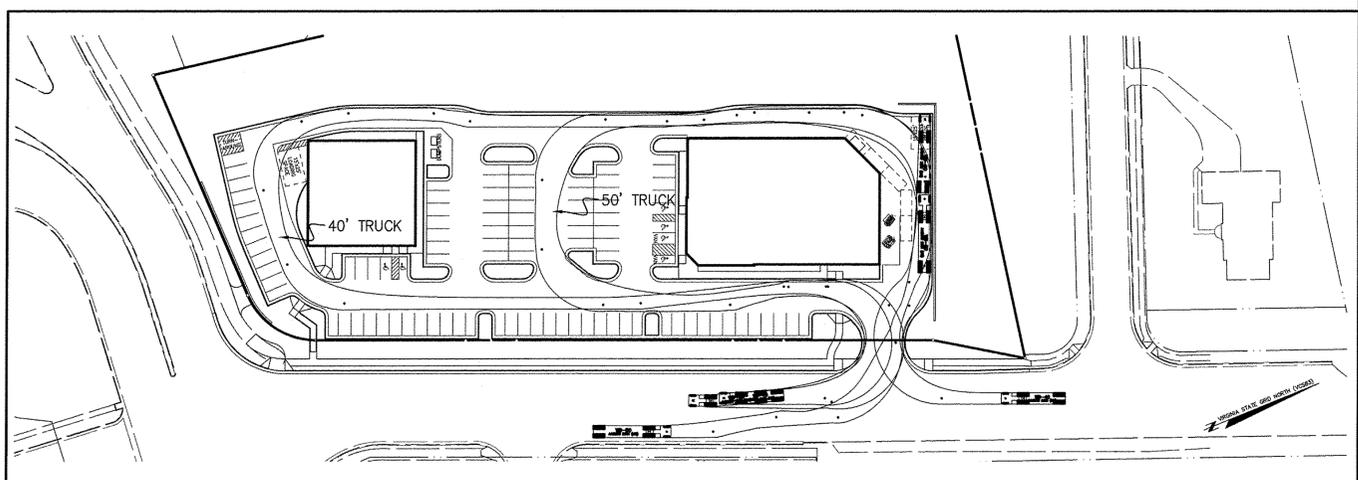
**CROSS-SECTION 'B'**  
SCALE : 1" = 30'



**CROSS-SECTION 'C'**  
SCALE : 1" = 30'



**CROSS-SECTION KEY MAP**  
SCALE : 1" = 60'



**EMERGENCY VEHICLE MOVEMENTS**  
SCALE : 1" = 60'

NO.	DATE	REVISION
3	9-28-16	REVISED SECTIONS 'B' & 'C' (KIV)
2	9-28-16	REVISED SECTION 'C' (KIV) EMERGENCY VEHICLE PLAN (KIV)
1	7-16-16	REVISED SECTIONS 'B' & 'C' (KIV)
		REVISION PRIOR TO APPROVAL

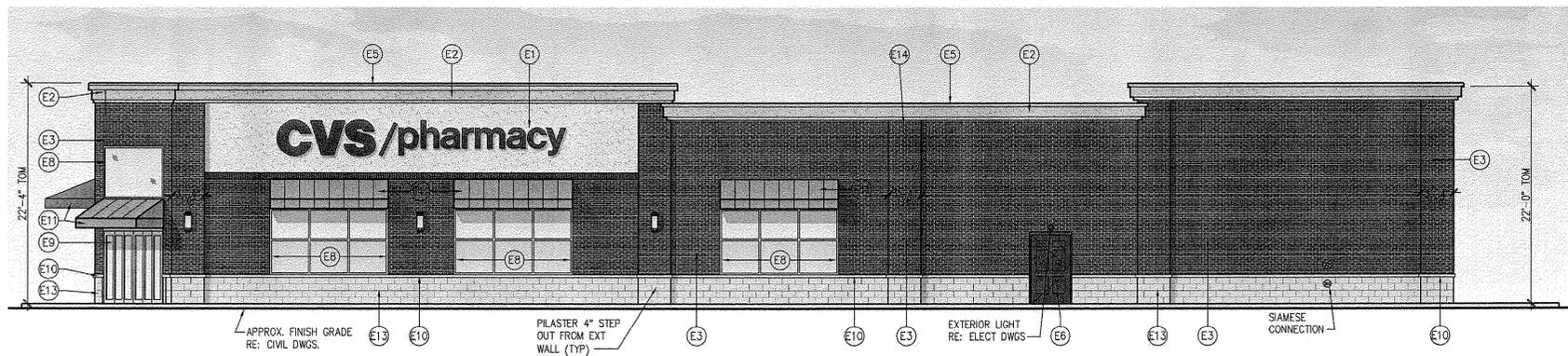
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**CROSS-SECTIONS**  
**SENECA CORNER**  
DRANESVILLE DISTRICT  
FAIRFAX COUNTY, VIRGINIA  
SE 2016-DR-009



DESIGN	DRAFT	DATE	SCALE
KIV	KIV	APR. 2016	0"
APPROVED	HMF		
SHEET		OF	
7		19	
PRJ NO: 2014-2541			
TYPE: SP EX			
REVISION	DESCRIPTION	DATE	BY

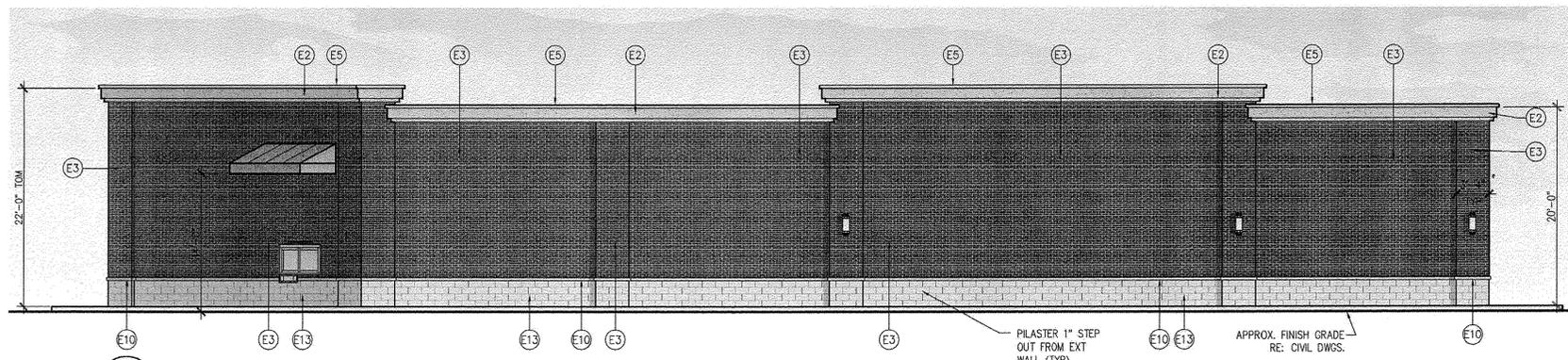




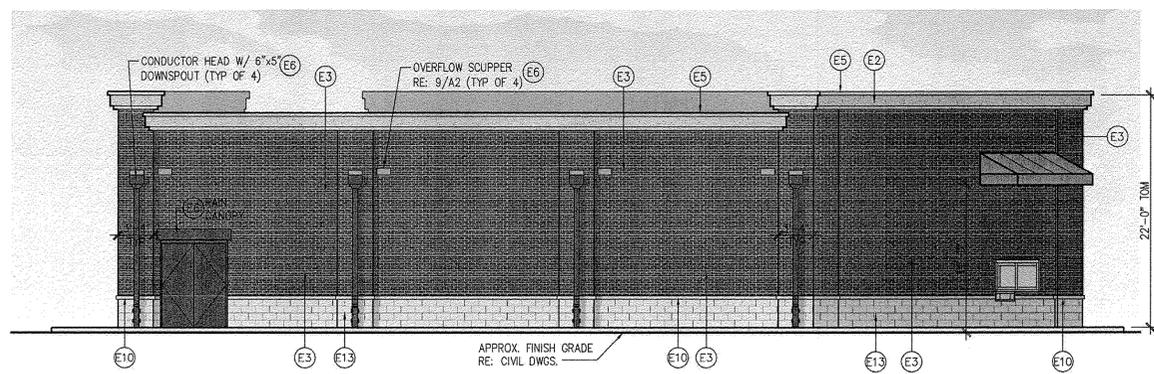
1 RIGHT SIDE ELEVATION  
A4 SCALE: 1/8" = 1'-0"



2 FRONT ELEVATION  
A4 SCALE: 1/8" = 1'-0"



3 LEFT SIDE ELEVATION  
A4 SCALE: 1/8" = 1'-0"



4 REAR ELEVATION  
A4 SCALE: 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE					
TAG	MATERIAL / DESCRIPTION	MFR	STYLE/ CAT. NO.	COLOR	NOTES
E1	EIFS/DEFS	STO LOTUSAN SYSTEM	191 STOLT LOTUSAN 1.5	#93330 CHAMPAGNE	SEE SPECIFICATION
E2	EIFS	STO LOTUSAN SYSTEM	191 STOLT LOTUSAN 1.5	NAGS-0001 RAFTERTAIL	SEE SPECIFICATION
E3	BRICK VENEER	PINE HALL BRICK		HABERSHAM QUEEN	MORTAR COLOR - CBM 109 YORK BUILDING PRODUCTS CO.
E4	PAINT	BENJAMIN MOORE		PAINT TO MATCH EIFS "E1"	
E5	PREFINISHED METAL EDGE FLASHING/FASCIA			COLOR TO MATCH EIFS "E2"	
E6	PAINT	BENJAMIN MOORE		PAINT TO MATCH BRICK "E3"	
E7	BOLLARD COVER	INNOPLAST BOLLARDGARD	BC752 OR BC452	YELLOW	TYP FOR ALL PIPE BOLLARDS
E8	ALUM STOREFRONT	SEE SPECS	SEE SPECS	CLEAR ANODIZED	
E9	ALUM AUTOMATIC DOOR	STANLEY	SEE SPECS	CLEAR ANODIZED	
E10	PRECAST STONE SILL	ROCKCAST		WHEATSTONE	RE: DETAIL 6/A7B
E11	ALUMINUM AWNING	BURTON SIGNWORKS, INC.	STANDING SEAM PANELS	MATCH "ATAS - MEDIUM BRONZE"	
E12	NOT USED				
E13	LIMESTONE VENEER BASE	ROCKCAST	MASONRY VENEER SERIES	WHEATSTONE	

LEGEND  
 (X) - RE: EXTERIOR FINISH SCHEDULE  
 [Hatched Area] - HATCHED AREA INDICATES SPANDREL GLAZING OR WINDOW FILM.

**NOTE :**  
 THESE ELEVATIONS ARE CONCEPTUAL IN NATURE AND ARE INTENDED TO ILLUSTRATE THE GENERAL CHARACTER OF THE BUILDING, AND THE QUALITY OF CONSTRUCTION AND MATERIALS. THESE ELEVATIONS ARE NOT INTENDED TO REPRESENT FINAL BUILDING DESIGN OR TO BE INTERPRETED AS A COMMITMENT TO SPECIFIC DIMENSIONS OR BUILDING ELEMENTS. FINAL DESIGN WILL BE DETERMINED AT THE TIME OF SITE PLAN SUBMISSION.



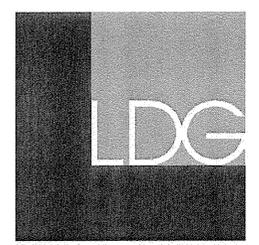
NORTHERN 11945-RIGHT CHAMFER DRIVE-THRU

STORE NUMBER: 10684

GEORGETOWN PIKE & SENECA RD GREAT FALLS, VA 22066

PROJECT TYPE: NEW STORE DEAL TYPE: FEE FOR SERVICE

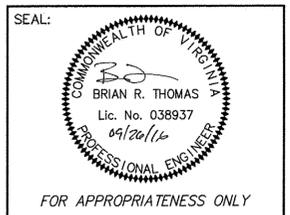
CS PROJECT NUMBER: 83521



Larson Design Group

1000 Commerce Park Drive Suite 201 Williamsport, PA 17701  
 Phone: 570.323.6603 Fax: 570.323.9902  
 www.larsondesigngroup.com  
 ARCHITECTS ENGINEERS SURVEYORS

CONSULTANT:



FOR APPROPRIATENESS ONLY

DEVELOPER:

THE REBKEE COMPANY  
 15871 CITY VIEW DRIVE SUITE 300 MIDLOTHIAN, VA 23113  
 TEL: (804) 419-0740 FAX: (804) 419-0759

DRAWING BY: JRL

DATE: 22 SEP 2016

JOB NUMBER: 6558-039

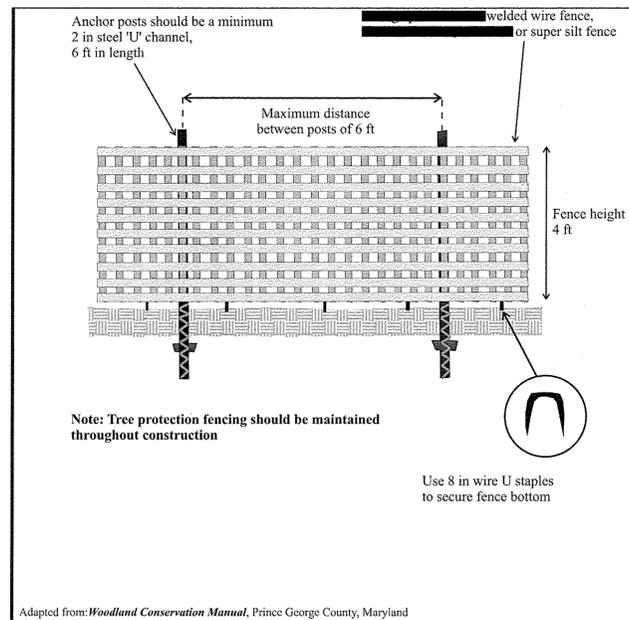
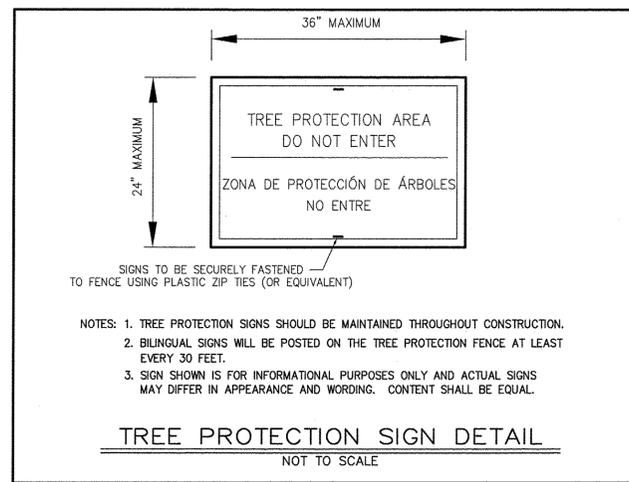
TITLE:

EXTERIOR ELEVATIONS

SHEET 9 OF 19

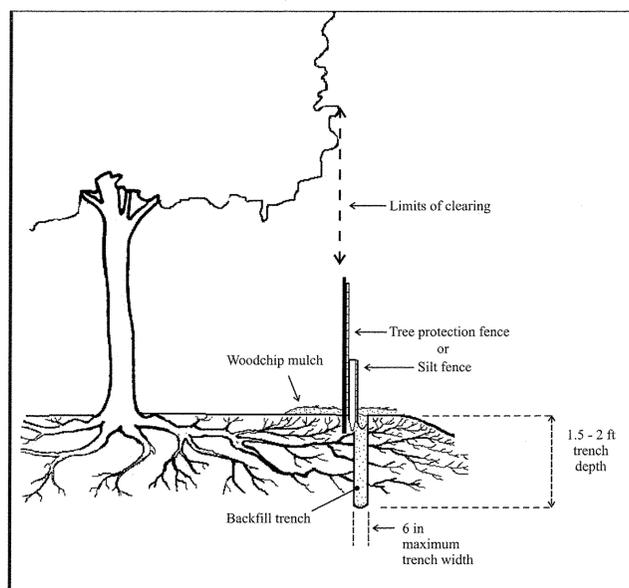
COMMENTS:





Adapted from: *Woodland Conservation Manual*, Prince George County, Maryland

Ref. Sec. 12-0703.1B, 12-0505.1B Rev. 2-02, 2011 Reprint	<b>TREE PROTECTION FENCE INSTALLATION</b>	PLATE NO. 6-12	STD. NO.
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Ref. Sec. 12-0702.1 12-0704.20 Rev. 2-02, 2011 Reprint	<b>ROOT PRUNING</b>	PLATE NO. 7-12	STD. NO.
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### TREE PRESERVATION NARRATIVE :

TREES AS REFERRED TO IN THIS DOCUMENT ARE CONSIDERED THOSE TREES THAT ARE PROTECTED BY LIMITS OF CLEARING AND GRADING AND SHOWN FOR PRESERVATION ON APPROVED PLANS.

1. FLAGGING/ SITE LAYOUT: PRIOR TO REQUESTING A PRE-CONSTRUCTION MEETING, THE CONTRACTOR IS RESPONSIBLE FOR FLAGGING THE LIMITS OF CLEARING AND GRADING. THESE LIMITS SHALL NOT EXCEED THAT SHOWN ON THE APPROVED PLANS
2. PRE-CONSTRUCTION MEETING: AFTER CLEARING LIMITS HAVE BEEN STAKED A MEETING SHALL BE REQUESTED BY THE CONTRACTOR TO WALK WITH THE OWNER OR THE OWNER'S DESIGNATED REPRESENTATIVE, SUPERINTENDANT, CLEARING CONTRACTOR, UFM, DPWS REPRESENTATIVE AND HIRED ARBORIST/FORESTER (SHOULD ONE BE REQUIRED BY UFM, DPWS) TO MAKE MINOR ADJUSTMENTS AS NECESSARY AND TO OBSERVE TREES LISTED IN THE TREE PRESERVATION ACTIVITY SCHEDULE. ADDITIONAL PRESERVATION ACTIVITIES WILL BE COORDINATED WITH THE URBAN FORESTRY DIVISION AT THIS TIME.
3. TREE PROTECTION APPROVAL: SELECTIVE TREE REMOVALS, ROOT PRUNING, AND TREE PROTECTION FENCE INSTALLATION SHOULD BE COMPLETED PRIOR TO ANY DEMOLITION OR LAND CLEARING OPERATIONS. AN UFM, DPWS, REPRESENTATIVE SHALL BE CONTACTED A MINIMUM OF THREE (3) DAYS PRIOR TO ANY SITE CLEARING, GRADING OR DEMOLITION ACTIVITIES ARE TO BEGIN, TO INSURE THAT THE TREE PROTECTION HAS BEEN INSTALLED.
4. PROTECTION OF EXISTING UNDERSTORY VEGETATION AND SOIL CONDITIONS IN TREE PRESERVATION AREAS: ALL TREE PRESERVATION-RELATED WORK OCCURRING IN OR ADJACENT TO TREE PRESERVATION AREAS SHALL BE ACCOMPLISHED IN A MANNER THAT MINIMIZES DAMAGE TO VEGETATION TO BE PRESERVED IN THE LOWER CANOPY ENVIRONMENT, AND TO THE EXISTING TOP SOIL AND LEAF LITTER LAYERS THAT PROVIDE NOURISHMENT AND PROTECTION TO THAT VEGETATION. ANY REMOVAL OF ANY VEGETATION OR SOIL DISTURBANCE IN TREE PRESERVATION AREAS INCLUDING THE REMOVAL OF PLANT SPECIES THAT MAY BE PERCEIVED AS NOXIOUS OR INVASIVE, SUCH AS POISON IVY, GREENBRIER, MULTI-FLORAL ROSE, ETC. SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF UFM, DPWS
5. USE OF EQUIPMENT: EXCEPT AS QUALIFIED HEREIN, THE USE OF MOTORIZED EQUIPMENT IN TREE PRESERVATION AREAS WILL BE LIMITED TO HAND-OPERATED EQUIPMENT SUCH AS CHAINSAWS, WHEEL BARROWS, RAKE AND SHOVELS. ANY WORK THAT REQUIRES THE USE OF MOTORIZED EQUIPMENT, SUCH AS TREE TRANSPLANTING SPADES, SKID LOADERS, TRACTORS, TRUCKS, STUMP-GRINDERS, ETC., OR ANY ACCESSORY OR ATTACHMENT CONNECTED TO THIS TYPE OF EQUIPMENT SHALL NOT OCCUR UNLESS PRE-APPROVED BY UFM.
6. ROOT PRUNING: TREE PRESERVATION AREAS SHALL BE ROOT PRUNED ALONG THE LIMITS OF CLEARING ADJACENT TO SIGNIFICANT TREES 20" DBH AND GREATER OR AS NOTED BY THE PROJECT ARBORIST IN THE TREE INVENTORY AND ACTIVITY SCHEDULE. ROOT PRUNING SHALL BE A MINIMUM OF 18" DEEP AND SHALL BE ACCOMPLISHED USING A SMALL WALK BEHIND TRENCHER OR AIR SPADE. THE ROOT PRUNING TRENCH SHALL BE BACKFILLED IMMEDIATELY. SILT FENCE/SUPER SILT FENCE INSTALLATION UTILIZING WALK BEHIND TRENCHER CAN BE SUBSTITUTED FOR ROOT PRUNING AS LONG AS THE MINIMUM DEPTH OF 18" IS REACHED.

7. MULCHING: TREES INDICATED WILL BE MULCHED WITH WOOD CHIPS GENERATED FROM ON SITE CLEARING OR TREE REMOVAL AND PRUNING OPERATIONS WHEN POSSIBLE. SHREDDED HARDWOOD MULCH FROM OFFSITE MAYBE UTILIZED IF APPROVED BY PROJECT ARBORIST. MULCH SHALL BE SPREAD IN A UNIFORM DEPTH OF THREE (3") INCHES BY HAND. MULCH SHALL BE PLACED IN AREAS AS INDICATED ON APPROVED PLANS.

8. TREE PROTECTION FENCING: TREE PRESERVATION AREAS SHALL BE PROTECTED BY FENCING PER THE TREE PROTECTION FENCE DETAIL LOCATED ON THIS SHEET. FENCING SHALL BE ERECTED AT THE LIMITS OF CLEARING AND GRADING AS SHOWN ON THE DEMOLITION, AND EROSION AND SEDIMENT CONTROL SHEETS. THE INSTALLATION OF ALL TREE PROTECTION FENCE TYPES SHOULD BE PERFORMED UNDER THE SUPERVISION OF A CERTIFIED ARBORIST IF REQUIRED BY UFM, DPWS AND ACCOMPLISHED IN A MANNER THAT DOES NOT HARM EXISTING VEGETATION THAT IS TO BE PRESERVED. TREE PROTECTION FENCING SHALL BE MADE CLEARLY VISIBLE TO ALL CONSTRUCTION PERSONNEL. BILINGUAL SIGNS STATING "TREE PRESERVATION AREA - KEEP OUT" SHALL BE AFFIXED TO THE TREE PRESERVATION FENCE AT LEAST EVERY 30 FEET, AND THREE (3) WORKING DAYS PRIOR TO THE COMMENCEMENT OF ANY CLEARING, GRADING, OR DEMOLITION ACTIVITIES, BUT SUBSEQUENT TO THE INSTALLATION OF THE TREE PROTECTION DEVICES INCLUDING FENCING. UFM AND THE DISTRICT SUPERVISOR STAFF SHALL BE NOTIFIED AND GIVEN THE OPPORTUNITY TO INSPECT THE SITE TO ASSURE 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 UFM.

9. TREE PROTECTION MAINTENANCE: FENCING SHALL BE MAINTAINED IN AN UPRIGHT POSITION FOR THE DURATION OF THE PROJECT. TREE PROTECTION FENCING THAT IS DAMAGED AS A RESULT OF LAND CLEARING OPERATIONS SHALL BE REPAIRED PRIOR TO THE END OF THE WORKDAY THAT THE DAMAGE OCCURRED.

10. PRUNING: ALL PRUNING SHALL CONFORM TO CURRENT ANSI A300-2001 PRUNING STANDARDS. TREES DESIGNATED FOR PRUNING SHALL BE CROWN CLEANED OF DEADWOOD 2" AND GREATER UNLESS OTHERWISE SPECIFIED BY THE PROJECT ARBORIST. THE INTERIOR OF TREES SHALL NOT BE STRIPPED OF LIVE TISSUE, SUCKERS, OR EPICORMIC BRANCHES. DAMAGED, CROSSING, AND RUBBING BRANCHES MAY BE REMOVED AT THE ARBORIST'S DISCRETION. DEBRIS FROM PRUNING OPERATIONS MAY BE CHIPPED AND DEPOSITED INTO THE TREE PRESERVATION AREAS AND SPREAD BY HAND TO A UNIFORM DEPTH OR BE REMOVED FROM THE SITE.

11. SITE MONITORING: DURING ANY CLEARING OR TREE/VEGETATION STRUCTURE REMOVAL OR TRANSPLANTATION OF VEGETATION ON THE SUBJECT SITE, A REPRESENTATIVE OF THE APPLICANT SHALL BE PRESENT TO MONITOR THE PROCESS AND ENSURE THAT THE ACTIVITIES ARE CONDUCTED AS APPROVED BY UFM. THE APPLICANT SHOULD RETAIN THE SERVICES OF A CERTIFIED ARBORIST TO MONITOR ALL TREE PRESERVATION EFFORTS IN ORDER TO ENSURE CONFORMANCE WITH ALL TREE PRESERVATION CONDITIONS, AND UFM APPROVALS. MONITORING INSPECTIONS TO ENSURE COMPLIANCE WITH TREE PRESERVATION PLANS AND OTHER JURISDICTIONAL REQUIREMENTS SHALL BE CONDUCTED DAILY DURING THE INSTALLATION OF THE TREE PRESERVATION FENCE AND RELATED WORK, WEEKLY THROUGH THE EROSION AND SEDIMENT CONTROL PHASE, AND MONTHLY THEREAFTER FOR 12 MONTHS OR TILL THE PROJECT IS COMPLETE, WHICHEVER OCCURS FIRST. THE DISTRICT SUPERVISOR SHALL BE NOTIFIED OF THE NAME AND CONTACT INFORMATION OF THE APPLICANT'S REPRESENTATIVE(S) RESPONSIBLE FOR SITE MONITORING AT THE TREE PRESERVATION WALK-THROUGH MEETING.

### TREE INVENTORY AND ACTIVITIES SPREADSHEET

Tree #	Tree # (Survey)	COMMON NAME	SCIENTIFIC BINOMIAL	DBH(in)	CONDITION	COMMENTS	LOCATION	STATUS	ACTIVITIES								
									ROOT PRUNE	MULCH	TREE FENCE	PRUNE	FERTILIZE	CABLE	CAMBISTAT	TREAT PESTS	
48	1248	tulip poplar	Liriodendron tulipifera	26	70	extensive vine coverage, multiple leaders, lacking good branching hierarchy	Onsite	Preserve	X	X	X						
51	1251	tulip poplar	Liriodendron tulipifera	60	67	extensive vine coverage, multiple leaders, canopy dieback	Onsite	Remove									
80	1380	red maple	Acer rubrum	24	68	multiple leaders, included bark, epicormic sprouting, vine coverage	Onsite	Remove			X						
01	6001	green ash	Fraxinus pennsylvanica	12	66	one leader dead and broken, epicormic sprouting, poor form, limb dieback, leaning trunk	Onsite	Preserve			X						
02	6002	unidentified	dead tree	24	0	dead	Onsite	Remove									
03	6003	white mulberry	Morus alba	12	67	leaning canopy, dead limbs, multiple leaders	Onsite	Preserve			X						
04	6004	tulip poplar	Liriodendron tulipifera	14	70	multiple leaders, epicormic sprouting	Onsite	Preserve			X						
12	6012	tulip poplar	Liriodendron tulipifera	18	70	multiple leaders, epicormic sprouting, lacking good branching hierarchy	Onsite	Preserve			X						
13	6013	tulip poplar	Liriodendron tulipifera	12	68	leaning trunk, multiple curves in trunk, leaning canopy, multiple leaders, epicormic sprouting	Onsite	Preserve	X	X	X						
14	6014	tulip poplar	Liriodendron tulipifera	12	65	multiple leaders, epicormic sprouting, two leaders broken	Onsite	Preserve			X						
15	6015	tulip poplar	Liriodendron tulipifera	24	72	epicormic sprouting, multiple leaders, uneven canopy	Offsite	Preserve			X						
38	6138	silver maple	Acer saccharinum	20	72	poor canopy form, lacking strong leader, epicormic sprouting	Offsite	Preserve			X						
39	6139	silver maple	Acer saccharinum	24	70	butterflying roots, leaning canopy, epicormic sprouting	Onsite	Preserve	X	X	X						
43	6143	tulip poplar	Liriodendron tulipifera	24	65	multiple curves in trunk, epicormic sprouting, poor form	Onsite	Remove									
44	6144	tulip poplar	Liriodendron tulipifera	24	70	multiple leaders, uneven canopy	Onsite	Remove									
45	6145	tulip poplar	Liriodendron tulipifera	32	70	multiple leaders, poor form	Onsite	Preserve	X	X	X						

### NOTES :

1. AS STATED BY SECTION 12-0507.1B IN THE PUBLIC FACILITIES MANUAL, DEAD TREES AND TREES THAT REPRESENT A POTENTIAL HAZARD TO HUMAN HEALTH AND PROPERTY WHICH ARE 12 INCHES IN DIAMETER OR GREATER THAT RESIDE IN ONE OF THE TWO FOLLOWING AREAS WILL BE IDENTIFIED IN THE TREE INVENTORY.  
AREA 1. 100 FEET FROM THE PROPOSED LIMITS OF CLEARING AND GRADING WITHIN THE UNDISTURBED AREA.  
AREA 2. 10 FEET FROM THE PROPOSED LIMITS OF CLEARING AND GRADING WITHIN THE DISTURBED AREA.
2. TREES TO BE PRESERVED WITH IVY OR VINES GROWING ON THEM SHALL HAVE ALL VINES CUT AT THE BASE OF THE VINE. VINES SHALL BE LEFT TO DIE ON THE TREE. NO VINES OR IVY SHALL BE PULLED FROM THE TRUNK OR LIMBS OF THE TREE AS THIS CAN CAUSE INJURY TO THE TRUNK OR LIMBS.

**THIS PLAN IS NOT INTENDED TO BE USED FOR CALCULATING 10-YEAR TREE CANOPY. PLEASE SEE THE LANDSCAPE PLAN ON SHEET 6.**

## THIS SHEET IS FOR TREE PRESERVATION PURPOSES ONLY

1. 7-19-16 REVISED TREE INVENTORY (LBD)  
NO. DATE REVISION PRIOR TO APPROVAL

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TREE PRESERVATION INVENTORY & DETAILS

**SENECA CORNER**

DRANESVILLE DISTRICT  
FAIRFAX COUNTY, VIRGINIA

SF 2016-DR-000

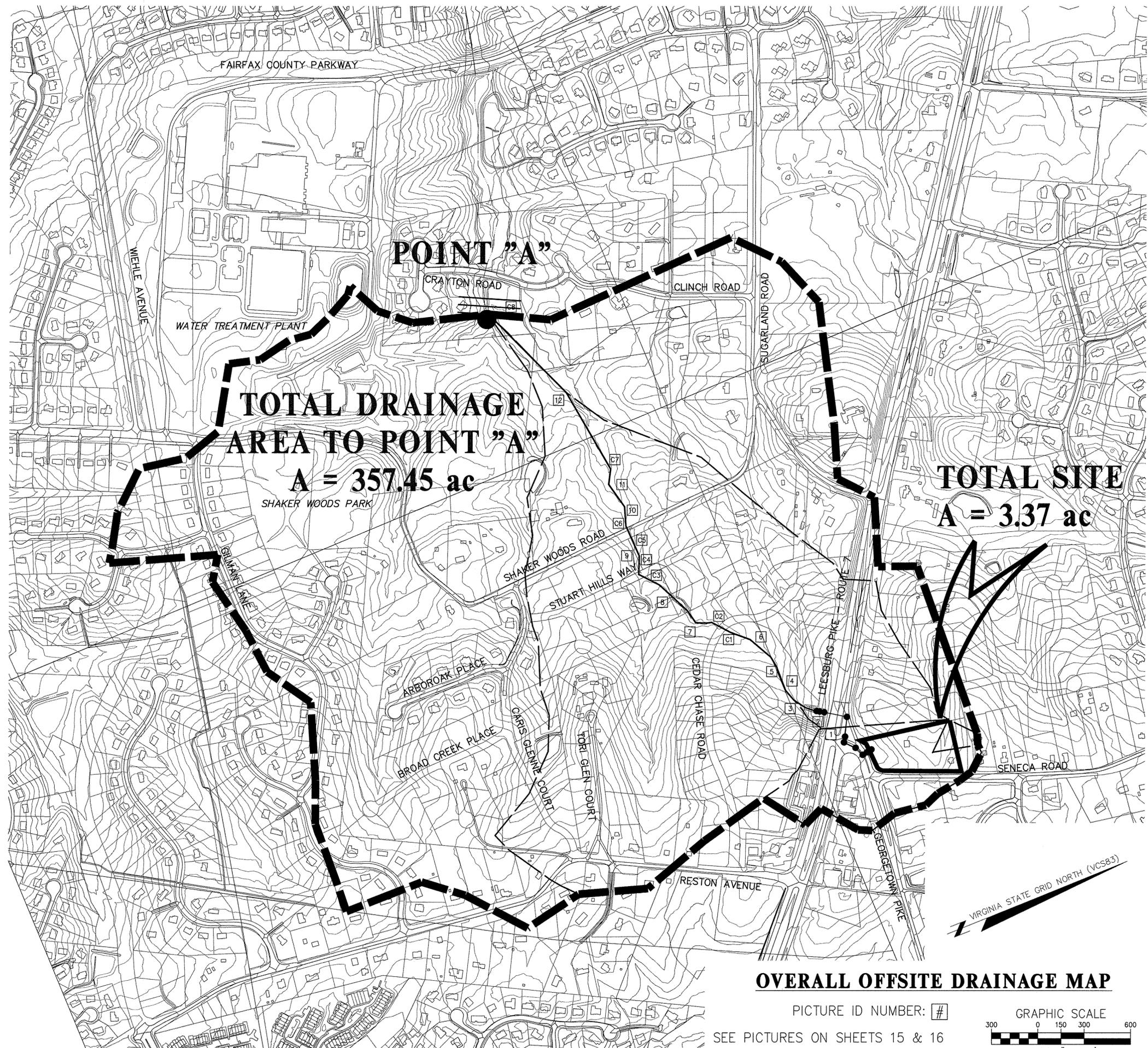
COMMONWEALTH OF VIRGINIA  
BRIAN R. THOMAS  
Lic. No. 038937  
07/26/16  
PROFESSIONAL

DESIGN	DRAFT	DATE	SCALE
APPROVED	APPROVED	APR. 2016	---
DATE	SCALE	HORIZ.	VERT.
---	---	---	---

SHEET	OF
11	19
PRJ NO: 2014-2541	
TYPE: SP EX	







**POINT "A"**

**TOTAL DRAINAGE AREA TO POINT "A"**

**A = 357.45 ac**

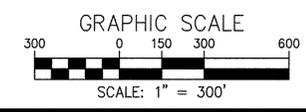
**TOTAL SITE**

**A = 3.37 ac**

**OVERALL OFFSITE DRAINAGE MAP**

PICTURE ID NUMBER: #

SEE PICTURES ON SHEETS 15 & 16



OVERALL DRAINAGE MAP

**SENECA CORNER**

DRANESVILLE DISTRICT  
FAIRFAX COUNTY, VIRGINIA



NO.	DESCRIPTION	REVISIONS	BY	DATE

DESIGN	DATE	SCALE
ADC	APR. 2016	HORIZ: 1" = 300'
APPROVED	DATE	VERT: ---
HMF	APR. 2016	
SHEET	OF	
14	19	
PRJ NO: 2014-2541		
TYPE: SP EX		

1 7/19/2016 REVISED SITE AREA  
NO. DATE REVISION PRIOR TO APPROVAL

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SF 2016-DR-009



NO.	DATE	REVISION	PRIOR TO APPROVAL

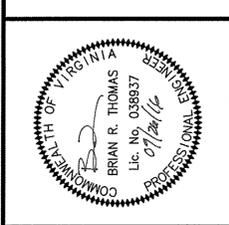
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PHOTOS OF SITE OUTFALL

**SENECA CORNER**

DRANESVILLE DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

SE 2016-DR-009



NO.	DESCRIPTION	REVISIONS	BY	DATE

DESIGN	BRJ	DATE	APR. 2016
APP'D	ADC	DATE	APR. 2016
SCALE	HMF	SCALE	---
HORIZ.	---	VERT.	---
SHEET	15	OF	19
PRJ NO:	2014-2541		
TYPE:	SP EX		



To be used w/ 2011 BMP Standards and Specifications

Site Data

Project Name: Seneca Place  
Date: 7/13/2016

data input cells  
calculation cells  
constant values

Post-Development Project & Land Cover Information Total Disturbed Acreage 2.94

Constants	
Annual Rainfall (inches)	43
Target Rainfall Event (inches)	1.00
Phosphorus EMC (mg/L)	0.28
Target Phosphorus Target Load (lb/acre/yr)	0.41
PI	0.90
Nitrogen EMC (mg/L)	1.88

Pre-Development Land Cover (acres)					
	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) - undisturbed, protected forest/open space or reforested land	0.00	1.38	0.00	0.85	2.23
Managed Turf (acres) - disturbed, graded for yards or other turf to be mowed/managed	0.00	0.32	0.00	0.14	0.46
Impervious Cover (acres)	0.00	0.19	0.00	0.06	0.25
	Total				2.94

Post-Development Land Cover (acres)					
	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) - undisturbed, protected forest/open space or reforested land	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres) - disturbed, graded for yards or other turf to be mowed/managed	0.00	0.62	0.00	0.21	0.73
Impervious Cover (acres)	0.00	1.37	0.00	0.94	2.31
	Total				2.94

Area Check Okay Okay Okay Okay

Rv Coefficients				
	A Soils	B Soils	C Soils	D Soils
Forest/Open Space	0.02	0.03	0.04	0.05
Managed Turf	0.15	0.20	0.22	0.25
Impervious Cover	0.95	0.95	0.95	0.95

Land Cover Summary Pre-Development		Land Cover Summary Post-Development		Land Cover Summary Post-Development New Impervious	
Forest/Open Space Cover (acres)	2.23	0.27	0.00	0.00	0.00
Composite Rv(forest)	0.04	0.04	0.00	0.00	0.00
% Forest	76%	28%	0%	0%	0%
Managed Turf Cover (acres)	0.46	0.46	0.73	0.73	0.73
Composite Rv(turf)	0.22	0.22	0.21	0.21	0.21
% Managed Turf	16%	47%	74%	74%	74%
Impervious Cover (acres)	0.25	0.25	0.25	0.25	0.25
Rv(impervious)	0.95	0.95	0.95	0.95	0.95
% Impervious	9%	26%	26%	26%	26%
Total Site Area (acres)	2.94	0.98	0.98	0.98	0.98
Site Rv	0.14	0.35	0.40	0.40	0.40
Pre-Development Treatment Volume (acre-ft)	0.0350	0.0288	0.0328	0.0328	0.0328
Pre-Development Treatment Volume (cubic feet)	1,526	1,256	1,430	1,430	1,430
Pre-Development Load (TP) (lb/yr)	0.96	0.79	0.90	0.90	0.90

Adjusted Land Cover Summary reflects the pre redevelopment land cover minus the previous land cover (forest/open space or managed turf) acreage proposed for new impervious cover. The adjusted total acreage is consistent with the Post Redevelopment acreage (minus the acreage of new impervious cover). The load reduction requirement for the new impervious cover to meet the new development load limit is computed in Column I.

Maximum % Reduction Required Below Pre-Development Load 20%

TP Load Reduction Required for Redeveloped Area (lb/yr) 0.27

TP Load Reduction Required for New Impervious Area (lb/yr) 3.44

Total Load Reduction Required (lb/yr) 3.71

Pre-Development Load (TN) (lb/yr) 6.88

Post-Development Load (TN) (lb/yr) 38.81

Drainage Area A

Drainage Area A Land Cover (acres)					
	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) - undisturbed, protected forest/open space or reforested land	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres) - disturbed, graded for yards or other turf to be mowed/managed	0.00	0.16	0.00	0.03	0.19
Impervious Cover (acres)	0.00	0.74	0.00	0.17	0.91
	Total				0.95

Apply Runoff Reduction Practices to Reduce Treatment Volume & Post-Development Load in Drainage Area A

Credit	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
	Impervious acres draining to device	0% runoff volume reduction	0.00	0.91	0.00	0	3138	70	0.00	1.97	1.38	0.59	
	Bayfilter with Isolator Row	turf acres draining to device	0.00	0.19	0.00	0	655	70	0.00	0.09	0.06	0.03	

Drainage Area B

Drainage Area B Land Cover (acres)					
	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) - undisturbed, protected forest/open space or reforested land	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres) - disturbed, graded for yards or other turf to be mowed/managed	0.00	0.02	0.00	0.05	0.07
Impervious Cover (acres)	0.00	0.60	0.00	0.66	1.26
	Total				0.95

Apply Runoff Reduction Practices to Reduce Treatment Volume & Post-Development Load in Drainage Area B

Credit	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
	Impervious acres draining to device	0% runoff volume reduction	0.00	1.26	0.00	0	4345	65	0.00	2.73	2.32	0.41	
	Filters and Bayfilter with Isolator Row	turf acres draining to device	0.00	0.07	0.00	0	241	65	0.00	0.04	0.03	0.01	

Drainage Area C

Drainage Area C Land Cover (acres)					
	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) - undisturbed, protected forest/open space or reforested land	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres) - disturbed, graded for yards or other turf to be mowed/managed	0.00	0.01	0.00	0.03	0.04
Impervious Cover (acres)	0.00	0.00	0.00	0.00	0.00
	Total				0.04

Apply Runoff Reduction Practices to Reduce Treatment Volume & Post-Development Load in Drainage Area C

Credit	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
	Impervious acres draining to device	0% runoff volume reduction	0.00	0.00	0.00	0	0	65	0.00	0.00	0.00	0.00	
	Filters and Bayfilter with Isolator Row	turf acres draining to device	0.00	0.04	0.00	0	34	65	0.00	0.02	0.02	0.00	

Site Results

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	AREA CHECK
IMPERVIOUS COVER TREATED	0.91	1.26	0.00	0.00	0.00	OK
TURF AREA TREATED	0.19	0.07	0.04	0.00	0.00	OK
AREA CHECK	OK	OK	OK	OK	OK	OK

Phosphorus

TOTAL PHOSPHOROUS LOAD REDUCTION REQUIRED (LB/YEAR)	3.71
PHOSPHOROUS LOAD REDUCTION ACHIEVED (LB/YR)	3.81
ADJUSTED POST-DEVELOPMENT PHOSPHOROUS LOAD (TP) (lb/yr)	1.34
REMAINING PHOSPHOROUS LOAD REDUCTION (LB/YR) NEEDED	CONGRATULATIONS!! YOU EXCEEDED THE TARGET REDUCTION BY 0.1 LB/YEAR!!

Update Summary Sheet

Site Data Summary

Total Rainfall = 43 inches  
Print

Site 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	0.52	0.00	0.21	0.73	24.83
Impervious (acres)	0.00	1.37	0.00	0.84	2.21	75.17
	Total				2.94	100.00

Site Rv	0.77
Post Development Treatment Volume (ft <sup>3</sup> )	8189
Post Development TP Load (lb/yr)	5.15
Post Development TN Load (lb/yr)	36.81
Total TP Load Reduction Required (lb/yr)	3.71

Total Runoff Volume Required (ft <sup>3</sup> )	0
Total TP Load Reduction Achieved (lb/yr)	4
Total TN Load Reduction Achieved (lb/yr)	0.00
Adjusted Post Development TP Load (lb/yr)	1.34
Remaining Phosphorus 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)	0.19	0.07	0.04	0.00	0.00	0.30
Impervious (acres)	0.91	1.26	0.00	0.00	0.00	2.17
	Total					2.47

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)	1.44	2.35	0.00	0.00	0.00	3.81
TN Load Red. (lb/yr)	0.00	0.00	0.00	0.00	0.00	0.00

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	0.16	0.00	0.03	0.19	17.27
Impervious (acres)	0.00	0.74	0.00	0.17	0.91	82.73
	Total				1.10	

BMP Selections

Practice	Credit Area (acres)	Downstream Practice
Bayfilter with Isolator Row	Impervious: 0.91 Turf (Pervious): 0.19	

Total Impervious Cover Treated (acres) 0.91  
Total Turf Area Treated (acres) 0.19  
Total TP Load Reduction Achieved in D.A. A (lb/yr) 1.44  
Total TN Load Reduction Achieved in D.A. A (lb/yr) 0.00

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	0.02	0.00	0.05	0.07	5.26
Impervious (acres)	0.00	0.60	0.00	0.66	1.26	94.74
	Total				1.33	

BMP Selections

Practice	Credit Area (acres)	Downstream Practice
Filters and Bayfilter with Isolator Row	Impervious: 1.26 Turf (Pervious): 0.07	

Total Impervious Cover Treated (acres) 1.26  
Total Turf Area Treated (acres) 0.07  
Total TP Load Reduction Achieved in D.A. B (lb/yr) 2.35  
Total TN Load Reduction Achieved in D.A. B (lb/yr) 0.00

Drainage Area C 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	0.01	0.00	0.03	0.04	100.00
Impervious (acres)	0.00	0.00	0.00	0.00	0.00	0.00
	Total				0.04	

BMP Selections

Practice	Credit Area (acres)	Downstream Practice
	0.00	

Total Impervious Cover Treated (acres) 0.00  
Total Turf Area Treated (acres) 0.04  
Total TP Load Reduction Achieved in D.A. C (lb/yr) 0.02  
Total TN Load Reduction Achieved in D.A. C (lb/yr) 0.00

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)		2.62	3.17	4.87
D.A. A CN	92	92	92	92
D.A. B CN	97	97	97	97
D.A. C CN	75	75	75	75

7/19/16 REVISED IRRM SPREADSHEET REVISION PRIOR TO APPROVAL  
NO. DATE

Charles P. Johnson & Associates, Inc.  
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors  
3069 Renda Dr., Ste. 210 Fairfax, VA 22030 703-585-7565 Fax: 703-275-8695  
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RUNOFF REDUCTION METHOD SPREADSHEET

SENECA CORNER

DRANESVILLE DISTRICT  
FAIRFAX COUNTY, VIRGINIA

SE 2016-DR-009

COMMONWEALTH OF VIRGINIA  
BRIAN R. THOMAS  
Lic. No. 039837  
PROFESSIONAL ENGINEER

DESIGN	DATE	APPROVED	DATE	DESCRIPTION	REVISIONS
ADC	APR. 2016	HMF	APR. 2016	SCALE	NO.
				HORIZ: ---	
				VERT: ---	

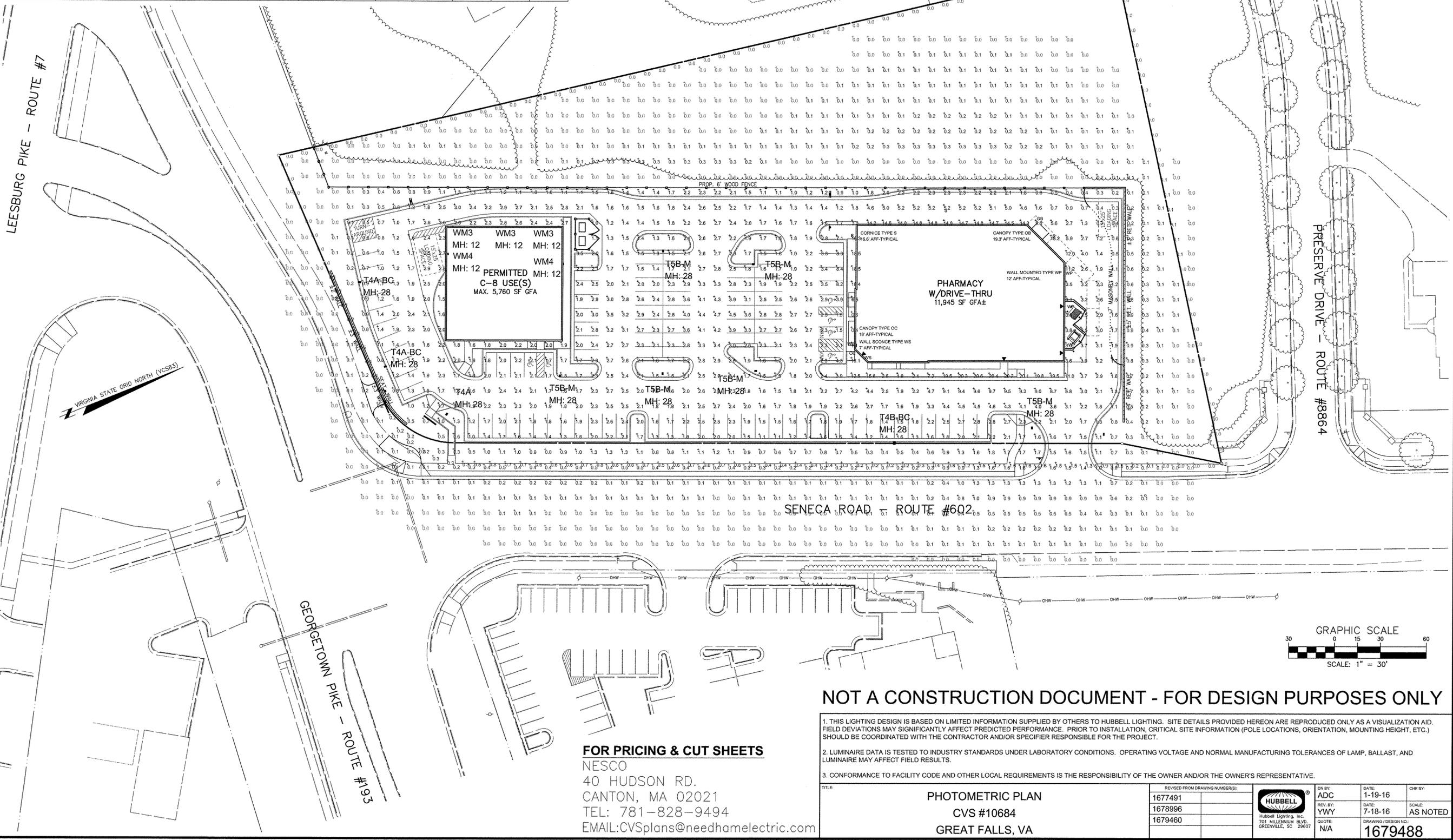
SHEET 17 OF 19  
PRJ NO: 2014-2541  
TYPE: SP EX



Luminaire Schedule									
Project: HUBBELL LIGHTING									
Symbol	Label	Qty	Arrangement	Description	Lum. Lumens	LMF	Lum. Watts	Arr. Watts	Total Watts
■	T4A	1	SINGLE	CL1-30L-4K-4	7726	0.903	70	70	70
■	T4A-BC	2	SINGLE	CL1-30L-4K-4-BC	6318	0.903	70	70	140
■	T4B-BC	1	SINGLE	CL1-60L-4K-4-BC	12392	0.903	135	135	135
■	T5B-M	6	SINGLE	CL1-60L-4K-5M	15421	0.903	135	135	810
□	WM3	3	SINGLE	LNC2-12LU-4K-3	2662	0.903	28.4	28.4	85.2
□	WM4	2	SINGLE	LNC2-12LU-4K-4	2715	0.903	28.3	28.3	56.6

Luminaire Schedule						
Project: FIXTURES BY OTHERS - HUBBELL IS NOT RESPONSIBLE FOR THE PERFORMANCE OF LUMINAIRES MANUFACTURED BY OTHERS						
Symbol	Label	Qty	Arrangement	Description	Lum. Lumens	LMF
○	OB	4	SINGLE	PT2013-E0155	1130	0.855
○	OC	1	SINGLE	EVO 41/29 8AR 120	3108	0.903
—	S4	3	GROUP	ECVLXWET-4-120-4K-2780	N.A.	0.903
—	S6	44	GROUP	ECVLXWET-6-120-4K-2780	N.A.	0.903
■	WP	3	SINGLE	DSXW1 LED 10C 1000 40K TFTM MVOLT	3944	0.903
■	WS	2	SINGLE	AZ-5L-LED75-4K(2)EJU-BB-CTB-BZ	5187	0.903

Calculation Summary									
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	PtSpCt	PtSpTb
Adjacent C-8 Permitted Parking Area	Illuminance	Fc	2.03	4.4	0.6	3.38	7.33	10	10
All CalcPts Extending Out To Zero Foot-Candles	Illuminance	Fc	1.31	20.6	0.0	N.A.	N.A.	10	10
Boundary	Illuminance	Fc	0.23	1.7	0.0	N.A.	N.A.	10	N.A.
CVS Parking Area	Illuminance	Fc	3.08	20.6	1.1	2.80	18.73	10	10



1. 7-19-16 NEW SHEET  
NO. DATE REVISION PRIOR TO APPROVAL

**CPJ** Charles P. Johnson & Associates, Inc.  
Civil and Environmental Engineers • Planners • Landscape • Architects • Surveyors  
3909 Piedler Dr., Ste. 210 Fairfax, VA 22030 703-385-7856 Fax: 703-275-8995  
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PHOTOMETRIC PLAN

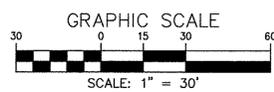
**SENECA CORNER**

DRANESVILLE DISTRICT  
FAIRFAX COUNTY, VIRGINIA

SE 2016-DR-009

COMMONWEALTH OF VIRGINIA  
BRIAN R. THOMAS  
Lic. No. 038937  
Professional Engineer

DESIGN	DRAFT	APPROVED	DATE	SCALE	DESCRIPTION	DATE
			APR. 2016	1" = 30'		



**NOT A CONSTRUCTION DOCUMENT - FOR DESIGN PURPOSES ONLY**

1. THIS LIGHTING DESIGN IS BASED ON LIMITED INFORMATION SUPPLIED BY OTHERS TO HUBBELL LIGHTING. SITE DETAILS PROVIDED HEREON ARE REPRODUCED ONLY AS A VISUALIZATION AID. FIELD DEVIATIONS MAY SIGNIFICANTLY AFFECT PREDICTED PERFORMANCE. PRIOR TO INSTALLATION, CRITICAL SITE INFORMATION (POLE LOCATIONS, ORIENTATION, MOUNTING HEIGHT, ETC.) SHOULD BE COORDINATED WITH THE CONTRACTOR AND/OR SPECIFIER RESPONSIBLE FOR THE PROJECT.

2. LUMINAIRE DATA IS TESTED TO INDUSTRY STANDARDS UNDER LABORATORY CONDITIONS. OPERATING VOLTAGE AND NORMAL MANUFACTURING TOLERANCES OF LAMP, BALLAST, AND LUMINAIRE MAY AFFECT FIELD RESULTS.

3. CONFORMANCE TO FACILITY CODE AND OTHER LOCAL REQUIREMENTS IS THE RESPONSIBILITY OF THE OWNER AND/OR THE OWNER'S REPRESENTATIVE.

**FOR PRICING & CUT SHEETS**  
NESCO  
40 HUDSON RD.  
CANTON, MA 02021  
TEL: 781-828-9494  
EMAIL: CVSplans@needhamelectric.com

TITLE:	PHOTOMETRIC PLAN	REVISED FROM DRAWING NUMBER(S):	1677491 1678996 1679460	DN BY:	ADC	DATE:	1-19-16	CHK BY:	
	CVS #10684			REV. BY:	YVY	DATE:	7-18-16	SCALE:	AS NOTED
	GREAT FALLS, VA			QUOTE:	N/A	DRAWING / DESIGN NO.:	1679488		

SHEET	OF
19	19
PRJ NO: 2014-2541	TYPE: SP EX

## DESCRIPTION OF THE APPLICATION

The applicant, Seneca Corner Associates, requests approval of a special exception (SE) to permit an 11,945 square foot pharmacy with a drive-through on the northern portion of the property and a 5,670 square foot building on the southern portion of the site, which will be occupied by retail and/or other uses as permitted in the C-8 District. The undeveloped 3.23-acre wooded property is located at 1020 Seneca Road in Great Falls. The site is split zoned C-8 and R-1, of which 1.94 acres is zoned C-8 and 1.29 acres is zoned R-1.

Pharmacies with a drive-through component are permitted with special exception approval in the C-8 District, where the subject site abuts residentially-zoned property. The hours of operation for the pharmacy and the drive-through window are proposed to be Monday through Saturday, 8:00 a.m. to 10:00 p.m., and Sunday, 8:00 a.m. to 8:00 p.m. The anticipated hours of operation of the tenants in the 'Permitted C-8 Uses' building on the southern portion of the site will be limited to no earlier than 6:00 a.m. and no later than 12:00 a.m. The applicant has estimated that the proposed pharmacy will have approximately 490 patrons with a maximum of eight employees on-site at any one time. The estimated number of patrons in the 'Permitted C-8 Uses' building on the southern portion of the site is approximately 165 persons per day with the estimated number of employees being a maximum of five employees per tenant on-site at any one time.



Figure 1: Subject Property and Surrounding Area (Source: Fairfax County Pictometry)

**Waivers and Modifications Requested:**

- Modification of the transitional screening required per Section 13-303 of the Zoning Ordinance along the northern property line.
- Waiver of the barrier required per Section 13-304 of the Zoning Ordinance along the northeastern property line, adjacent to the proposed entrance.
- Waiver of the transitional screening and barrier required per Sections 13-303 and 13-304 of the Zoning Ordinance, along the eastern property line.
- Waiver of Paragraph 2 of Section 13-302 of the Zoning Ordinance to allow transitional screening and barrier requirements on the R-1 portion of the subject property.
- Waiver of Paragraph 8 of Section 11-102 of the Zoning Ordinance requiring a 10-foot minimum parking setback to a front lot line.
- Waiver of Paragraph 2 of Section 13-203 of the Zoning Ordinance for peripheral parking lot landscaping.

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

**LOCATION AND CHARACTER**

As depicted in Figure 1, the subject property is located in the northwestern quadrant of the intersection of Georgetown Pike (Route 193) and Seneca Road (Route 602), in proximity to Leesburg Pike (Route 7). The site is zoned C-8 and R-1 and is currently undeveloped, wooded land. The surrounding development is detailed in the table below.

<b>Direction</b>	<b>Use</b>	<b>Zoning</b>	<b>Plan</b>
North	Single Family Detached Residential (Great Falls Woods)	R-1	Residential: 1-2 du/ac
East	Single Family Detached Residential (Seneca Gates)	R-1	Residential: .2-.5 du/ac
East	Shopping Center (Seneca Square Shopping Center)	C-5	Retail and Other
West	Single Family Detached Residential (Great Falls Woods)	R-1	Residential: .2-.5 du/ac

## BACKGROUND

A small residence was located on the property until early 1988, when it was demolished, and the property is currently vacant and wooded. According to Fairfax County records, Site Plan #7491-SP-04-3, entitled "Seneca Place, Section Two," was approved on July 5, 2006, for development of a 2-story commercial building containing 33,953 square feet of gross floor area (GFA) and a floor area ratio (FAR) of 0.37 on the C-8 portion of the property. No development was proposed on the R-1 portion of the site; however, this area was to be used to meet the transitional screening requirements for the commercial development. The site plan also showed 141 required parking spaces and 146 provided parking spaces, all located on the C-8 portion of the site.

Building Permit #030631994 was issued on October 19, 2006, for the construction of the commercial building proposed under the site plan, but no construction was ever initiated. At the present time, Site Plan #7491-SP-04-3 is still in effect, with an expiration date of July 1, 2017, pursuant to State Legislation adopted in 2010, which extended the expiration date of then effective site plans. However, Building Permit #030631994 has expired.

In letters dated December 4, 2014, and February 18, 2015, the contract purchaser of the subject site, Republic Seneca Corner LLC, requested the concurrence of the Zoning Administrator that the creation of a land condominium would allow for the establishment of a drive-through pharmacy without the necessity of special exception approval. On April 3, 2015, the Zoning Administrator issued a determination on the subject property stating that the establishment of a drive-through pharmacy would require special exception approval, as the property abuts residentially zoned land. In the determination, the Zoning Administrator stated that the creation of condominium land units cannot be used as a means to circumvent the zoning requirements of a "lot" as defined in Section 20-300 of the Zoning Ordinance, and that the proposal failed to comply with Paragraph 12 of Section 4-805 of the Zoning Ordinance, which outlines the conditions under which a drive-through pharmacy is permitted by right.

The applicant appealed the Zoning Administrator's decision. On August 5, 2015, the Board of Zoning Appeals upheld the determination of the Zoning Administrator.

## COMPREHENSIVE PLAN PROVISIONS

<b>Plan Area:</b>	Area III
<b>Planning District:</b>	Upper Potomac Planning District
<b>Planning Sector:</b>	Springvale Community Planning Sector (UP2)
<b>Plan Map:</b>	Retail and Other (C-8 portion of property); Residential: 1-2 dwelling units/acre (R-1 portion of property)

Fairfax County Comprehensive Plan, 2013 Edition of the Area III Plan, Upper Potomac Planning District, as amended through October 20, 2015, UP2-Springvale Community Planning Sector, an excerpt of page 38 as applicable to the subject site states:

Land Use

4. *The area along Seneca Road, north of its intersection with Georgetown Pike is currently planned for residential development at densities of .2-.5 and 1-2 dwelling units per acre. A small portion of this area at Seneca Road and Georgetown Pike is commercially zoned. Commercial development of these parcels should be limited to low intensity office and neighborhood retail uses, not to exceed .25 FAR, under the following conditions:*
- *Consolidation of commercially-zoned parcels (Tax Map 6-4((3))1, 2, 3, and 4), or the development of a single project on Tax Map 6-4((1))60B, which represents an earlier consolidation;*
  - *Provision of substantial landscaped and/or naturally vegetated buffers to protect surrounding residential uses and provide a clear line of demarcation between any commercial development and the existing and planned low density residential uses to the north, east and west. Residentially zoned portions of these parcels should be used and maintained as open space buffers;*
  - *Either office or retail development should be of high quality as demonstrated by consistent architectural treatment of all building facades in a style that uses materials and design elements that are compatible with the low density residential community. Any office development should be residential in character, in terms of scale, bulk, material, and component detail;*
  - *Structures should not exceed 35 feet in height; and*
  - *Right-in/right-out only access to a unified commercial development on Tax Map 6-4((1))60B may be provided from Georgetown Pike if approved by VDOT. ...*

Fairfax County Comprehensive Plan, 2013 Edition of the Area III Plan, Upper Potomac Planning District, as amended through October 20, 2015, UP2-Springvale Community Planning Sector, an excerpt of pages 4, 23 and 42 as applicable to the subject site states:

Overview (Page 4)

- *Identify, preserve and promote awareness of heritage resources through research, survey and community involvement; ...*

Overview (Page 23)

*...Prior to any zoning action, heritage resource staff from the Department of Planning and Zoning should be consulted as to what architectural surveys are necessary to document any on-site cultural resources. Staff from the Cultural Resource Management and Protection Branch of the Park Authority should be consulted to develop a scope of work for any on-site archaeological surveys prior to any development or ground disturbing activity. Should architectural or archaeological resources be discovered that are potentially eligible for inclusion in the National Register, further survey and testing should occur to evaluate these resources as to their eligibility. If such resources are found to be eligible, mitigation measures should be developed that may include avoidance, documentation, data recovery excavation and interpretation.*

Heritage Resources (Page 43)

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

Fairfax County Comprehensive Plan, 2013 Edition, Policy Plan, Land Use Compatibility, Objective 14 as amended through April 29, 2014, pages 9-10 state:

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

*Policy L: Regulate the amount of noise and light produced by nonresidential land uses to minimize impacts on nearby residential properties.*

Fairfax County Comprehensive Plan, 2013 Edition, Policy Plan, Environment, as amended through July 1, 2014, pages 7-9, state:

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

*Policy a. Maintain a best management practices (BMP) program for Fairfax County and ensure that new development and redevelopment*

*complies with the county's best management practice (BMP) requirements. ...*

*Policy k. For new development and redevelopment, apply better site design and low impact development (LID) techniques such as those described below, and pursue commitments to reduce stormwater runoff volumes and peak flows, to increase groundwater recharge, and to increase preservation of undisturbed areas. In order to minimize the impacts that new development and redevelopment projects may have on the county's streams, some or all of the following practices should be considered where not in conflict with land use compatibility objectives:*

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

Fairfax County Comprehensive Plan, 2013 Edition, Policy Plan, Environment, as amended through July 1, 2014, page 10, states:

**Objective 3: *Protect the Potomac Estuary and the Chesapeake Bay from the avoidable impacts of land use activities in Fairfax County.***

*Policy a. Ensure that new development and redevelopment complies with the county's Chesapeake Bay Preservation Ordinance. ...*

Fairfax County Comprehensive Plan, 2013 Edition, Policy Plan, Environment, as amended through July 1, 2014, page 18, states:

**Objective 10: *Conserve and restore tree cover on developed and developing sites. Provide tree cover on sites where it is absent prior to development.***

*Policy a: Protect or restore the maximum amount of tree cover on developed and developing sites consistent with planned land use and good silvicultural practices. ...*

*Policy c: Use open space/conservation easements as appropriate to preserve woodlands, monarch trees, and/or rare or otherwise significant stands of trees, as identified by the county. ...*

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

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

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

- *Environmentally-sensitive siting and construction of development;*
- *Application of low impact development practices, including minimization of impervious cover (See Policy k under Objective 2 of this section of the Policy Plan);*
- *Optimization of energy performance of structures/energy-efficient design;*
- *Use of renewable energy resources;*
- *Use of energy efficient appliances, heating/cooling systems, lighting and/or other products;*
- *Application of best practices for water conservation, such as water efficient landscaping and innovative wastewater technologies, that can serve to reduce the use of potable water and/or reduce stormwater runoff volumes;*
- *Reuse of existing building materials for redevelopment projects;*
- *Recycling/salvage of non-hazardous construction, demolition, and land clearing debris;*
- *Use of recycled and rapidly renewable building materials;*
- *Use of building materials and products that originate from nearby sources;*
- *Reduction of potential indoor air quality problems through measures such as increased ventilation, indoor air testing and use of low-emitting adhesives, sealants, paints/coatings, carpeting and other building materials;*
- *Reuse, preservation and conservation of existing buildings, including historic structures;*
- *Retrofitting of other green building practices within existing structures to be preserved, conserved and reused;*

- *Energy and water usage data collection and performance monitoring;*
- *Solid waste and recycling management practices; and*
- *Natural lighting for occupants.*

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

## **SPECIAL EXCEPTION PLAT DESCRIPTION**

The Special Exception Plat (SE Plat) entitled "Special Exception Plat for Seneca Corner, Dranesville District, Fairfax County, Virginia, SE 2016-DR-009," submitted by CPJ Associates consisting of 19 sheets dated April 26, 2016, revised through September 26, 2016, is reviewed below. A reduced copy of the SE Plat is located at the front of the staff report.

### **Site Layout**

As shown in Figure 2, development of the site consists of an 11,945 square foot pharmacy with a drive-through on the northern portion of the property and a 5,670 square foot building on the southern portion of the site that will be occupied by retail or

other permitted uses in the C-8 district. The applicant has limited the uses permitted on the subject property to those included in Appendix 1 and listed below:

1. Accessory uses as permitted by Article 10 of the Zoning Ordinance.
2. Business services and supply service establishments.
3. Community clubs, centers and meeting halls.
4. Cultural centers, museums.
5. Eating establishments
6. Fast food restaurants without drive-thru.
7. Financial institutions.
8. Garment cleaning establishments.
9. Health clubs.
10. Offices.
11. Personal service establishments.
12. Private clubs and public benefit associations.
13. Private schools of special education.
14. Public uses.
15. Quick-services food stores.
16. Repair service establishments, excluding the repair of lawnmowers.
17. Retail sales establishments.
18. Telecommunication facilities.
19. Veterinary hospitals.
20. Wholesale trade establishments.

The maximum height of each building is 24 feet. A FAR of 0.21 is proposed, less than the maximum FAR of 0.25 specified in the Comprehensive Plan for the small commercial area on this section of Seneca Road. A total of 92 standard parking spaces, six accessible parking spaces and two loading spaces are provided on the SE Plat. There will be room for five stacking spaces for the pharmacy drive-through. A dumpster with enclosure is to be located on the northern side of the proposed pharmacy, near the stacking aisle. An additional dumpster with enclosure for the second retail structure proposed on the lot is located on the northwestern side of that building.

The sole access to the site will be through a new curb cut located near the northeast corner of the subject property from Seneca Road. The entrance for the development is situated as far from the Seneca Road and Georgetown Pike intersection as possible for safety and operational reasons. The applicant will construct an additional right turn lane southbound as part of this development.

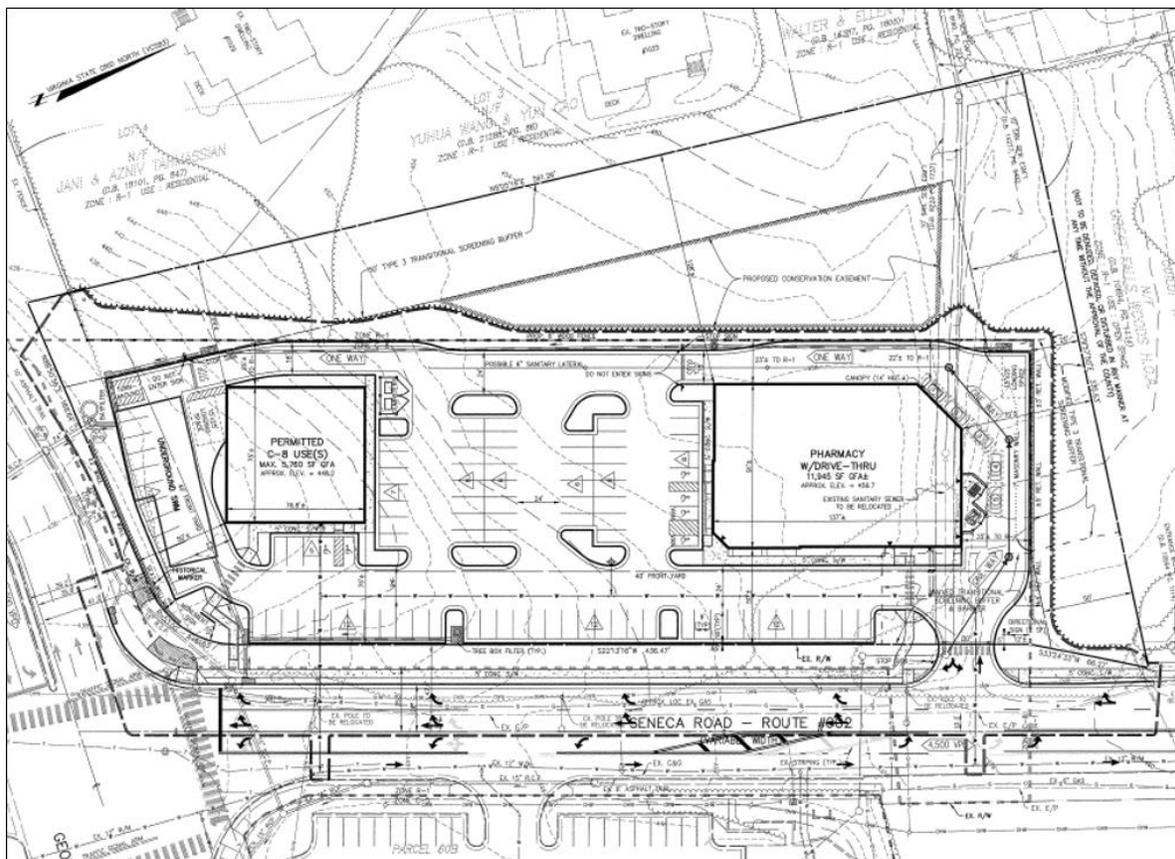


Figure 2: Site Layout (Source: SE Plat, Sheet 4)

The hours of operation for the pharmacy and the drive-through window are proposed to be Monday through Saturday, 8:00 a.m. to 10:00 p.m., and Sunday, 8:00 a.m. to 8:00 p.m. The anticipated hours of operation of the tenants in the 'Permitted C-8 Uses' building on the southern portion of the site will be limited to no earlier than 6:00 a.m. and no later than 12:00 a.m. Trash pick-up will generally be done during the hours of 6 a.m. to 8 a.m., Monday-Friday. The trash pick-up schedule shall be conducted in accordance with the Fairfax County Noise Ordinance.

### Landscaping and Open Space

In its existing condition, the site is heavily wooded. The development of this site would result in significant clearing and grading of the property, but would retain a buffer along the northern C-8 zoned and western R-1 zoned boundaries. As depicted on the Landscape Plan, Sheet 5 of the SE Plat, landscaped improvements include: 1) a tree

save area to be dedicated as a conservation easement; 2) supplemental landscaping around the perimeter of the property; 3) landscape islands in the parking lot; and 4) foundation plantings to soften the appearance of the building. Vegetation will also be replanted within the limits of disturbance along the northern and western boundaries with a mix of evergreen trees and shrubs.

A 7-foot high masonry wall will be constructed between the pharmacy and the adjacent residences to mitigate adverse impacts from the commercial use. The 7-foot high masonry wall will transition to a 6-foot tall wood fence along the western buffer.

Modifications and waivers to the transitional screening and barrier requirements are requested for this development and are discussed in further detail in the Modifications and Waivers section of this staff report. Approximately 15 percent (.32 acres) of open space is provided on the C-8 portion of the subject property, thus meeting the open space requirement for that zoning district.

### Stormwater Management

The subject property is located within the Sugarland Run Watershed. This application proposes to meet water quantity requirements through the use of an underground stormwater management system located on the southern end of the site and the water quality control requirements will be met through the use of three filterra systems, a stormwater isolator row and a bayfilter. The underground stormwater system is proposed to reduce the 2-year and 10-year 24 hour storm events.

### Architecture and Design

The front elevation view for the proposed pharmacy is presented below in Figure 3. The applicant has proposed a brick veneer building with a limestone veneer base. The windows contain awnings to enhance the residential character of the building. Bump-outs are included to articulate the building façade. The roof line is varied and the entry enhanced by a vertical design element. The building façade includes lighting fixtures intended to blend with the character of the area.



Figure 3: Architectural Elevation

The applicant intends to incorporate green building features in the design through a list of 'soft' green building commitments.

## ANALYSIS

### Land Use Analysis

The land use planning objectives for the Springvale Community Planning Sector encourage *“commercial development of this parcel limited to low intensity office and neighborhood retail uses, not to exceed .25 FAR and of a high quality as demonstrated by consistent architectural treatment of all building facades in a style that uses materials and design elements that are compatible with the low density residential community.”* The Comprehensive Plan additionally encourages, *“the provision of substantial landscaped and/or naturally vegetated buffers to protect surrounding residential uses and provide a clear line of demarcation between any commercial development and the existing and planned low density residential uses to the north, east and west. Residentially zoned portions of these parcels should be used and maintained as open space buffers.”* Staff believes the development meets this objective since the development is a neighborhood retail use with design elements compatible with the surrounding development. Additionally, the R-1 portion of the property will be an open space buffer with the residences along the western property line.

In order to facilitate a more pedestrian friendly environment, the applicant is proposing to construct a 5-foot wide sidewalk along the Seneca Road frontage to connect with the existing 10-foot wide asphalt trail along Georgetown and Leesburg Pikes. Perimeter landscaping, located within the right-of-way, also contributes to creating an aesthetically pleasing streetscape when viewed from the roadway and neighboring properties.

As discussed in the Land Use section of the Springvale Community Planning Section of the Comprehensive Plan on Page 38, the *“retail development should be of high quality as demonstrated by consistent architectural treatment of all building facades in a style that uses materials and design elements that are compatible with the low density residential community.”* In order to be consistent with the vision set forth in the Comprehensive Plan, the applicant revised the elevations to incorporate enhanced design elements that result in higher quality and more aesthetically pleasing commercial development. A development condition has been included so that the design of the second retail building on the site includes architectural design elements consistent with the elevations shown on Sheet 9 of the SE Plat for the proposed pharmacy.

As mentioned previously, the applicant intends to incorporate green building features in the design through a list of 'soft' green building commitments. Objective 13 of the Environmental section of the Policy Plan in the Comprehensive Plan encourages green building practices in the design and construction of redevelopment projects. Overall, staff finds that the proposed use and intensity is consistent with the purpose and intent

of the C-8 zoning district, which supports commercial and service uses on heavily traveled collector and arterial highways.

#### **Transportation Analysis (Appendix 4)**

The application was reviewed by the Fairfax County Department of Transportation (FCDOT) and the Virginia Department of Transportation (VDOT). The applicant prepared a comprehensive operational analysis for the proposed development which demonstrated that all intersections studied in the operational analysis would continue to operate at an overall level of service (LOS) D or better during both the a.m. and p.m. peak hours. The analysis showed that all 95<sup>th</sup> percentile queues of traffic along Seneca Road would not queue back to the point at which they would block access to any driveways or side streets along Seneca Road. Specifically, this analysis concluded that the addition of one lane to the southbound approach of Seneca Road at Georgetown Pike along the site frontage, which results in a future condition of three southbound lanes, will provide adequate capacity for the anticipated vehicular traffic post development of the subject site.

Since the operational analysis demonstrated three southbound lanes would be adequate without the need for a fourth lane on this approach, the applicant revised the application to include the vacation of previously dedicated right-of-way along Seneca Road. The vacation of the right-of-way was proposed in order to allow the applicant to shift the development east and provide the full transitional screening along the western property line, between the proposed development and the existing residential homes. The applicant's operational analysis has demonstrated that the right-of-way would not be necessary for this proposal. Due to concerns expressed from the community with regards to the potential future growth along Seneca Road and the desire to retain the right-of-way, the applicant has now chosen to forgo the requested vacation.

The applicant's revised SE Plat positions the proposed pharmacy building in a location that maximizes the setback and buffer to the adjacent residential community while keeping the previously dedicated right-of-way in place. In order to keep the development closer to the eastern boundary, the applicant is requesting a waiver of the 10-foot minimum parking setback to a front lot line and the peripheral parking lot landscaping. This 10-foot area will remain dedicated right-of-way, but, subject to VDOT's permission, this area will be landscaped and maintained by the applicant. In this way, the right-of-way will remain available if it is ever needed for future road improvements to be constructed by others.

As discussed in detail further in the Modifications and Waivers section of this staff report, staff supports the requested modifications and waivers as they allow for the development to be shifted to the east thus providing the required screening and buffers to the west without abandoning the previously dedicated right-of-way. The peripheral landscaping will be planted in the right-of-way, through a permit granted by VDOT. All landscaping would be maintained by the applicant.

### **Stormwater Management (Appendix 5)**

The subject property is located within the Sugarland Run Watershed. This application proposes to meet water quantity requirements through the use of an underground stormwater management system located on the southern end of the site and the water quality control requirements will be met through the use of three filterra systems, a stormwater isolator row and a bayfilter. In the reviewing engineer's opinion, the outfall is adequate. The underground stormwater system is proposed to reduce the 2-year and 10-year 24-hour storm events.

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

Staff from the Urban Forest Management Division (UFMD) reviewed the application, and initially identified several concerns with the proposed plans. Among the concerns were conformance with the transitional screening and barrier requirements along the western property line and the calculation of the 10-year tree canopy requirements. Additional clarity regarding the conservation easement was also requested. During the review process, these concerns have been satisfactorily addressed by the applicant.

As discussed previously, in its existing condition the site is heavily wooded and development of this site would result in significant clearing and grading of the property, while retaining a buffer along the northern and western boundaries. In order to balance the C-8 portion of the property being fully cleared and graded, the applicant proposes the following landscaped improvements which are depicted on the Landscape Plan, Sheet 5 of the SE Plat: 1) a tree save area to be dedicated as a conservation easement; 2) supplemental landscaping around the perimeter of the property; 3) landscape islands in the parking lot; and 4) foundation plantings to soften the appearance of the building. Vegetation will also be replanted within the limits of disturbance along the northern and western boundaries with a mix of evergreen trees and shrubs. Finally, staff has proposed a development condition which would require that any new plantings be comprised of native and non-invasive species to the extent feasible.

A 7-foot high masonry wall will be constructed as a barrier between the pharmacy and the residential development to mitigate adverse impacts from the commercial use. The masonry wall will transition to a 6-foot tall wood fence along the western buffer.

Modifications and waivers to the transitional screening and barrier requirements are requested for this development. As discussed in detail further in the Modifications and Waivers section of this staff report, staff is in support of the proposed reductions to the requirements.

### **Environmental Analysis (Appendix 7)**

The subject property is a wooded, undeveloped split-zoned property. The development of this site would result in significant clearing and grading of the C-8 portion of the property, while retaining a buffer along the northern C-8 zoned and western R-1 zoned

boundaries. Although the site is heavily wooded, staff would note there is a significant amount of invasive plant species.

The Comprehensive Plan recommends that through the zoning process, the amount of noise and light produced by nonresidential land uses be regulated to minimize impacts on nearby residential properties. The Plan also encourages the implementation of green building practices in the design and construction of new development projects. The applicant intends to incorporate green building features in the design. 'Soft' green building commitments were provided by the applicant and are memorialized in a development condition.

As mentioned previously, landscaped improvements include a tree save area to be dedicated as a conservation easement and supplemental landscaping around the perimeter of the property. Vegetation will also be replanted within the limits of disturbance along the northern C-8 zoned and western R-1 zoned boundaries with a mix of evergreen trees and shrubs. This proposal is consistent with Objective 10 of the Policy Plan, Environment section of the Comprehensive Plan which encourages the conservation and restoration of tree cover on developing sites. Staff would also recommend that the applicant commit to removing the invasive species contained within the tree save area.

### **Cultural Resource Analysis (Appendix 8)**

One of the planning objectives for the Springvale Community Planning Sector includes a recommendation that *“any development or ground disturbance in this sector, both on private and public land, should be preceded by heritage resource studies.”* Staff from the Park Planning Branch of the Fairfax County Park Authority performed an archival review of the subject property, which was found to have a moderate to high potential to contain cultural resources of significance, as it lies within the footprint of the Dranesville Battlefield. Staff requested that prior to construction, the parcel undergo a Phase I archeological survey. If significant resources are found, Phase II archeological testing is recommended to determine if the site may be of County significance and/or is eligible for inclusion on the National Register of Historic Places. Finally, if the site is deemed significant or eligible, avoidance or Phase III data recovery is recommended.

The applicant has committed to erecting a historic marker sign that will explain the historical significance of Georgetown Pike and/or the Great Falls area. This sign will be constructed on the southeastern portion of the site. Development conditions are included for the archeological survey and historical marker.

## ZONING ORDINANCE PROVISIONS (Appendix 9)

### General Special Exception Standards (Section 9-006)

All special exception uses shall satisfy the following general standards:

General Standards 1 and 2 requires that the proposed use at the specified location “*be in harmony with the adopted Comprehensive Plan*” and “*with the general purpose and intent of the applicable zoning district regulations.*” Staff finds that the proposed pharmacy with drive-through will be in harmony with the Comprehensive Plan, which calls for neighborhood retail development on this parcel. Additionally, staff finds that the proposed use and intensity are consistent with the purpose and intent of the C-8 zoning district, which supports commercial and service uses on collector and arterial highways.

General Standard 3 states that the proposed use shall “*be harmonious with and not adversely affect the use or development of neighboring properties.*” This standard also requires that “*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 buildings are a maximum height of 24 feet and are buffered by an assortment of transitional screening, barrier walls and other perimeter landscaping. The façade materials are comprised of materials meant to complement the neighboring residential development. Staff believes that the proposed special exception, subject to the proposed development conditions, would meet this standard.

General Standard 4 requires “*that pedestrian and vehicular traffic associated with the use will not be hazardous or conflict with existing or anticipated traffic.*” In order to facilitate a more pedestrian friendly environment, the applicant is proposing to construct a 5-foot wide sidewalk along the Seneca Road frontage to connect with the existing 10-foot wide asphalt trail along Georgetown and Leesburg Pikes. The sole vehicular access to the site will be through a new curb cut located near the northeast corner of the subject property from Seneca Road. The entrance for the development is situated as far from the Seneca Road and Georgetown Pike intersection as possible for safety and operational reasons. The applicant will construct an additional right turn lane northbound as part of this development. The operational analysis concluded that the addition of one lane to the southbound approach of Seneca Road at Georgetown Pike along the site frontage would provide adequate capacity for the anticipated vehicular traffic. Therefore, staff has concluded that the proposed special exception meets this standard.

General Standard 5 stipulates that “*the Board shall require landscaping and screening in accordance with the provisions of Article 13.*” The applicant has proposed a development which provides transitional screening yards generally in conformance with the Zoning Ordinance requirements, and buffers the surrounding residential development through the use of tree save area (which will be covered with a

conservation easement), additional plantings and barriers. As discussed in more detail later in this report, staff believes the proposed waiver and modifications of the transitional screening and barrier requirements to that shown on the SE Plat are appropriate and finds that with their approval, this standard will be satisfied.

General Standard 6 stipulates that *“open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.”* The C-8 zoning district requires 15 percent of the site to be open space. The proposal meets the 15 percent or .32 acres of open space requirement on the C-8 zoned portion of the site. As such, staff finds this standard met.

General Standard 7 states that *“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 site will contain 98 parking spaces for both employee and customer parking and two designated loadings spaces, which exceeds the parking requirement of 77 spaces. Five stacking spaces for the pharmacy drive-through are adequately accommodated. Preliminary review by DPWES finds adequate drainage and utility connections for the development. At the time of site plan, all drainage and any necessary utility connections will be assessed in depth.

General Standard 8 specifies that *“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 note has been included on the SE Plat which states that any signage must be in conformance with the Zoning Ordinance regulations.

### **Standards for All Category 5 Uses (Section 9-503)**

This application is also subject to the three additional standards for all Category 5 special exception uses, which require conformance with the lot size and bulk regulations of the Zoning Ordinance, the performance standards specified in the applicable zoning district, and Article 17 of the Zoning Ordinance, which concerns site plans. Table 2 found below, outlines the bulk standards for the C-8 zoning district. Staff believes that these standards would be met with adoption of the proposed development conditions.

<b>TABLE 2 – BULK STANDARDS FOR C-8 ZONING</b>		
<b>Standard</b>	<b>Required</b>	<b>Provided</b>
Lot Size	40,000 square feet minimum	90,000 square feet
Lot Width	200 foot minimum	195 feet <sup>1</sup>
Building Height	40 feet maximum	24 feet maximum
Front Yard	Controlled by a 45° angle of bulk plane, but not less than 40 feet	Seneca Road: 60 feet Georgetown Pike: 50 feet
Rear Yard	20 foot minimum	24 feet (CVS Building to R-1)
Side Yard	None required	N/A
Floor Area Ratio	0.50 maximum	0.21
Landscaped Open Space	15% of the gross area	15%

<sup>1</sup>Section 2-405 of the Zoning Ordinance permits lots that were recorded prior to the effective date of the Zoning Ordinance that met the requirements of the Zoning Ordinance in effect at the time of recordation to be used for any use permitted in the zoning district in which located even though the lot does not meet the bulk standards of the district. The commercial retail zoning classification of the subject property dates back to 1941, which predates the current Zoning Ordinance, which became effective on August 14, 1978.

<b>Transitional Screening and Barrier Requirements</b>		
<b>Standard</b>	<b>Required</b>	<b>Provided</b>
Western Lot Line	Transitional Screening Yard III: 50 Feet Barrier E, F or G	Screening Yard: 50 feet Barrier F 6-foot solid wood fence
Northern Lot Line	Transitional Screening Yard III: 50 Feet Barrier E, F or G	Modifications Requested Screening Yard: 25 feet Barrier: 7-foot masonry wall Waiver Requested Barrier: Near Entrance
Eastern Lot Line	Transitional Screening Yard III: 50 Feet Barrier E, F or G	Waiver Requested

**Additional Standards for Automobile-Oriented Uses, Car Washes, Drive-In Financial Institutions, Drive-Through Pharmacies, Fast Food Restaurants, Quick-Service Food Stores, Service Stations and Service Stations/Mini-Marts (Section 9-505)**

Drive-through pharmacies, when permitted by special exception, must also satisfy the following additional standards:

Standard A stipulates that *“such a use shall have on all sides the same architectural features or shall be architecturally compatible with the building group or neighborhood with which it is associated.”* The applicant has proposed a brick veneer building with a limestone veneer base. The windows contain awnings to enhance the residential character of the building. Bump-outs are included to articulate the building façade. The roof line is varied and the entry enhanced by a vertical design element. The building façade includes lighting fixtures intended to blend with the character of the area. Staff finds these materials to be compatible with and complementary to the surrounding neighborhood. With the implementation of the proposed development condition, this standard has been satisfied.

Standard B states that the use *“shall be designed so that pedestrian and vehicular circulation is coordinated with that on adjacent properties.”* As discussed above, in order to facilitate a more pedestrian friendly environment, the applicant is proposing to construct a 5-foot wide sidewalk along the Seneca Road frontage to connect with the existing 10-foot wide asphalt trail along Georgetown and Leesburg Pikes. Access to the site will be through a new curb cut located near the northeast corner of the subject property from Seneca Road. The entrance for the development is situated as far from the Seneca Road and Georgetown Pike intersection as possible for safety and operational reasons. The applicant will construct an additional right turn lane northbound as part of this development. Staff believes that these improvements will create a more pedestrian friendly environment while coordinating the pedestrian and vehicular flow with the adjacent properties. As such, staff finds this standard satisfied.

Standard C specifies that *“the site shall be designed to minimize the potential for turning movement conflicts and to facilitate safe and efficient on-site circulation”*, and that *“parking and stacking spaces shall be located in such a manner as to facilitate safe and convenient vehicle and pedestrian access to all uses on the site.”* Circulation patterns, parking, loading and stacking are clearly delineated on the SE Plat. The applicant has demonstrated to staff’s satisfaction that the loading and dumpster locations provide sufficient access and will not impede the on-site circulation. The location of the pharmacy drive-through creates minimal vehicular conflict. Staff finds that the proposal meets this standard.

Standard D states that *“the lot must be of sufficient area and width to accommodate the use and that any such use will not adversely affect any nearby existing or planned residential areas as a result of the hours of operation, noise generation, parking, glare or other operational factors.”* Although the lot width is less than optimum for the C-8

District, the applicant has demonstrated that the layout provides enough space to accommodate the proposed development as well as adequate buffering for the adjacent residences. This buffering will include a proposed 7-foot tall masonry barrier, 6-foot tall wood fence, tree save and other vegetative plantings. It is staff's opinion that this standard has been addressed.

Standard E stipulates that *"for a drive-through pharmacy, signs shall be required to be posted in the vicinity of the stacking area stating the limitations on the use of the window service and/or drive-through lane"* and that *"such signs shall not exceed two square feet in area or be located closer than five feet to any lot line."* The pharmacy drive-through is for prescription service only. With the implementation of the development conditions, staff finds this standard to be met.

## **WAIVERS AND MODIFICATIONS**

### **Modification of Transitional Screening Requirement (Northern Property Line)**

The applicant has requested a modification of the transitional screening yard and barrier required per Sections 13-303 and 13-304 of the Zoning Ordinance along the northern portion of the property where the site abuts residentially zoned property currently used as open space. The applicant has proposed a landscaped screening width that varies from 25 feet to 50 feet. The applicant's statement of justification refers to Paragraphs 2 and 4 of Section 13-305 of the Zoning Ordinance, which allow for a modification to the transitional screening when the strict provisions would reduce the usable area of a lot. Additionally, per Paragraph 4 of Section 13-305, with the construction of a 7-foot tall masonry wall instead of the lesser 6-foot high barrier required, the applicant may reduce the transitional screening yard width and planting requirements by as much as two-thirds. Staff believes that the screening and barrier proposed are sufficient to lessen adverse impacts on the neighboring residential development and does not object to the request for a modification.

### **Waiver of Barrier Requirement (Northeastern Property Line)**

The required barrier wall along the northern property line does not fully extend to the Seneca Road right-of-way. Due to sight distance requirements for the proposed entrance and the fact that the applicant has proposed trees and shrubs in lieu of the wall, staff is supportive of a waiver in this northeastern section of the property.

### **Waiver of Transitional Screening and Barrier Requirement (Eastern Property Line)**

A residentially zoned vacant parcel of land, known as Tax Map 6-4 ((12)) 8B, is located directly across Seneca Road from the proposed entrance to the subject property. Since the lot is residentially zoned, the transitional screening yard and barrier requirements outlined in Sections 13-303 and 13-304 of the Zoning Ordinance are triggered.

The applicant's statement of justification requests a waiver, in accordance with Paragraphs 2 and 3 of Section 13-305 of the Zoning Ordinance, to permit that which is shown on Sheets 4 and 5 of the SE Plat. Specifically, per Paragraph 3 of Section 13-305, a waiver may be granted when the area has been designed to minimize adverse impacts through landscaping techniques. The applicant has proposed screening and landscaping on both sides of the proposed entrance. Accordingly, staff does not object to the waiver request.

#### **Waiver of Paragraph 2 of Section 13-302 of the Zoning Ordinance**

Paragraph 2 of Section 13-302 of the Zoning Ordinance requires transitional screening and barriers be provided within the zoning district and on the lot of the proposed use. Since this property is split-zoned, portions of the transitional screening and barrier are located on that portion of the subject property which is zoned R-1 and is proposed to remain undeveloped. The land use planning objectives for the Springvale Community Planning Sector encourage that *"residentially zoned portions of these parcels should be used and maintained as open space buffers."* In keeping with the guidance set forth in the Comprehensive Plan for this property, staff is supportive of the waiver.

#### **Waiver of Paragraph 8 of Section 11-102 of the Zoning Ordinance**

The proposed layout sites the proposed pharmacy building in a location that maximizes the amount of screening between the proposed development and the residential community adjacent to the western property line while keeping the previously dedicated right-of-way along Seneca Road in place. In order to keep the development closer to the eastern boundary, the applicant is requesting a waiver of the 10-foot minimum parking setback to a front lot line. This 10-foot area will remain dedicated right-of-way, but will be landscaped and maintained by the applicant, with VDOT's permission.

Paragraph 8 of Section 11-102 sets forth that the 10 foot minimum parking setback can be modified by the Board in accordance with Paragraph 3.B of Section 13-203 of the Zoning Ordinance. In accordance with Paragraph 3.B of Section 13-203, a waiver can be granted if the Board determines there such a waiver will not have any deleterious effects on the existing or planned development of adjacent properties. Since the development to the east is an existing commercial shopping center, staff does not find that there will be any adverse impacts on the adjacent property and therefore, supports the waiver.

#### **Waiver of Paragraph 2 of Section 13-203 of the Zoning Ordinance**

The applicant has proposed a waiver of Paragraph 2 of Section 13-203 of the Zoning Ordinance requiring peripheral parking lot landscaping. As shown on Sheet 5 of the SE Plat, the applicant is proposing to provide peripheral landscaping within the right-of-way, subject to VDOT's permission. Staff believes the landscaping proposed on the SE Plat will sufficiently screen the development and thus is supportive of the waiver so long as the landscaping is permitted within the right-of-way of Seneca Road.

## **CONCLUSIONS AND RECOMMENDATIONS**

### **Staff Conclusion**

Staff concludes that the subject application is in harmony with the Comprehensive Plan and in conformance with the applicable Zoning Ordinance provisions with the implementation of the proposed development conditions contained in Appendix 1.

### **Staff Recommendation**

Staff recommends approval of SE 2016-DR-009, subject to the approval of the proposed development conditions contained in Appendix 1 of the staff report.

Staff recommends approval of the modification of the transitional screening required per Sections 13-303 of the Zoning Ordinance along the northern property line, in favor of the proposed vegetative width of 25 feet with a 7-foot tall masonry wall, as shown on the SE Plat.

Staff recommends approval of the waiver to the barrier required per Section 13-304 of the Zoning Ordinance along the northeastern property line, adjacent to the proposed entrance.

Staff recommends approval of the waiver from the transition screening and barrier required along the eastern property line per Sections 13-303 and 13-304 of the Zoning Ordinance.

Staff recommends approval of a waiver from the requirement of Paragraph 2 of Section 13-302 of the Zoning Ordinance to allow transitional screening and barrier requirements to be satisfied on the R-1 portion of the subject property.

Staff recommends approval of a waiver to the 10-foot minimum parking setback to a front lot line as required by Paragraph 8 of Section 11-102 of the Zoning Ordinance. Staff recommends approval of a waiver from the peripheral parking lot landscaping requirement per Paragraph 2 of Section 13-203 of the Zoning Ordinance, in favor of the proposed landscaping within the right-of-way, as shown on Sheet 5 of the SE Plat and subject to VDOT approval.

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

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

## **APPENDICES**

1. Proposed Development Conditions
2. Statement of Justification
3. Affidavit
4. Transportation Memoranda
5. Stormwater Memorandum
6. Urban Forestry Analysis
7. Environmental Analysis
8. Park Authority Analysis
9. Zoning Ordinance Provisions
10. Glossary of Terms

**PROPOSED DEVELOPMENT CONDITIONS**

**SE 2016-DR-009**

**October 5, 2016**

If it is the intent of the Board of Supervisors to approve Special Exception SE 2016-DR-009, located at 1020 Seneca Road [Tax Map 6-4 ((3)) 1] to permit a pharmacy with drive-through, staff recommends that the Board of Supervisors condition the approval by requiring conformance with the following development conditions:

1. This Special Exception (SE) is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This SE 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. A copy of these SE conditions, along with the Non-Residential Use Permit (Non-RUP), shall be posted in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during hours of operation for the permitted use.
4. This SE is subject to the provisions of Article 17, Site Plans, as may be determined by DPWES. Any plan submitted pursuant to this SE shall be in substantial conformance with the approved Special Exception Plat (SE Plat) entitled "Special Exception Plat for Seneca Corner, Dranesville District, Fairfax County, Virginia, SE 2016-DR-009," submitted by CPJ Associates dated April 26, 2016, revised through September 26, 2016, and these conditions. Minor modifications to the approved Special Exception may be permitted pursuant to Paragraph 4 of Section 9-004 of the Zoning Ordinance.
5. The permitted uses in the additional 5,760 square foot retail building on the subject site shall be limited to the uses listed below:
  - a. Accessory uses as permitted by Article 10 of the Zoning Ordinance.
  - b. Business services and supply service establishments.
  - c. Community clubs, centers and meeting halls.
  - d. Cultural centers, museums.
  - e. Eating establishments
  - f. Fast food restaurants without drive-through, limited to 1,500 square feet.
  - g. Financial institutions.
  - h. Garment cleaning establishments.
  - i. Health clubs.
  - j. Offices.

- k. Personal service establishments.
  - l. Private clubs and public benefit associations.
  - m. Private schools of special education.
  - n. Public uses.
  - o. Quick-services food stores.
  - p. Repair service establishments, excluding the repair of lawnmowers.
  - q. Retail sales establishments.
  - r. Telecommunication facilities.
  - s. Veterinary hospitals.
  - t. Wholesale trade establishments.
6. Prior to site plan approval, it shall be demonstrated in writing to the Department of Public Works and Environmental Services (DPWES) that the applicant has obtained permission from the Virginia Department of Transportation (VDOT) to landscape within the right-of-way.
  7. All signage shall conform to the provisions of Article 12 of the Zoning Ordinance.
  8. Trash shall be stored in the masonry enclosure as depicted on the SE Plat. The gates on the enclosure shall remain closed, except during trash pick-up times.
  9. There shall be no outdoor storage or display of goods offered for sale.
  10. Prior to the installation of the planting material, an on-site pre-installation meeting shall be held with staff from Urban Forest Management Division (UFMD). Any proposed changes to the location of planting, size of trees/shrubs, and any proposed plant substitutions for species specified on the approved site plan must be approved prior to planting. The installation of plants not specified on the approved site plan, and not previously approved by, may require submission of a revision to the site plan or removal and replacement with approved material.
  11. All landscaping provided shall be native to the middle Atlantic region to the extent feasible and non-invasive as determined by UFMD. In addition, the quality and quantity of landscaping provided shall be in substantial conformance with the SE Plat.
  12. The materials and colors for the drive-through pharmacy shall be generally consistent with the Architectural Elevations included as Attachment 1 to these development conditions.
  13. The additional 5,760 square foot retail building shall be generally compatible with the drive-through pharmacy building including building materials; however, a different type of roof and/or window treatments may be used so long as the size of the windows remain generally consistent with the Architectural Elevations included as Attachment 1 to these development conditions.
  14. The hours of operation for the pharmacy and the drive-through window shall be limited to no earlier than 8:00 a.m. and no later than 10:00 p.m. The hours of

operation of the tenants in the 'Permitted C-8 Uses' building on the southern portion of the site shall be limited to no earlier than 6:00 a.m. and no later than 12:00 a.m.

15. A drive-through window shall not be permitted for any use located in the additional 5,760 square foot retail building as shown on the SE Plat without an amendment to this special exception.
16. Since the property lies within the Dranesville Battlefield and may contain cultural resource significance, a Phase I archeological survey shall be conducted prior to site plan approval and any necessary follow-up studies, including Phase II and Phase III archeological surveys, shall be conducted prior to land disturbing activity.
17. Prior to the issuance of the first Non-RUP on the subject site, a historical marker shall be located on the Application Property in coordination with the Archaeology and Collections Branch (ACB) of the Park Authority's Resource Management Division, to describe the historical significance of Georgetown Pike and/or the Great Falls area. The text for the marker shall be provided by ACB. Notwithstanding the foregoing, any delays in the coordination process for the historical marker, through no fault of the Applicant, shall not preclude the issuance of a Non-RUP on the Application Property.
18. A sign, not exceeding 2 square feet, shall be posted in the vicinity of the stacking area stating the limitations on the use of the drive-through window.
19. In order to promote sustainable design, the following measures shall be taken in conjunction with the construction of each of the proposed buildings identified on the Special Exception Plat prepared by Charles P. Johnson & Associates, Inc., dated April 26, 2016 as revised through September 26, 2016 (the "SE Plat"). A LEED-AP shall be included as a member of the design team. The LEED-AP will work with the Applicant to incorporate sustainable design elements and innovative technologies into the proposed buildings. Prior to site plan approval, documentation will be provided to the Environment and Development Review Branch (EDRB) of DPZ, demonstrating compliance with the commitment to engage such a professional.

Prior to the final construction bond release for each phase, the LEED-AP shall submit a certification statement to EDRB, including supporting documentation as detailed below, confirming that the green building elements listed below have been incorporated into the design and construction of the building(s).

Green building elements for inclusion in the project:

- A. Native and non-invasive species, including perennials and seed mixes, shall be used exclusively for landscape and other plantings on the property. Planting lists showing species and location of plantings on the landscape plan shall be submitted with the site plan.

- B. LED or fluorescent lamps shall be incorporated in the interior building light fixtures to the extent possible.
- C. Motion sensor faucets, flush valves, and ultralow-flow plumbing fixtures that have a maximum water usage as listed below shall be used in restroom facilities in the building(s).

Water Closet (gallons per flush, gpf): 1.28  
 Urinal (gpf): 0.5  
 Showerheads (gallons per minute, gpm\*): 20  
 Lavatory faucets (gpm\*\*): 1.5  
 Kitchen and janitor sink faucets: 2.20  
 Metering faucets: 0.25

\*When measured at a flowing water pressure of 80 pounds per square inch (psi).  
 \*\*When measured at a flowing water pressure of 60 pounds per square inch (psi).

- D. Low-emitting materials shall be used for all adhesives, sealants, paints, coatings, floor systems, composite wood, and agrifiber products. Low-emitting is defined according to the following table:

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

- E. Carpet and carpet padding shall be installed that meets the testing and product requirements of the Carpet and Rug Institute Green Label Plus program. Manufacturers' product data shall be provided prior to the issuance of a Non-RUP.
- F. Vinyl composition tile and rubber flooring shall be installed which meets the requirements of the FloorScore certification program. Manufacturers' product data and certification letter shall be provided prior to the issuance of a Non-RUP.
- G. Water heaters and roof top mechanical units will be Energy Star, or equivalent. Installation locations and manufacturers' product data, including the Energy Star energy guide, if installed, shall be provided prior to the issuance of a Non-RUP.

H. Specific to the drive-thru pharmacy building, the following additional elements will be incorporated:

- i. A white roof; and
- ii. An energy management system that automatically controls the HVAC equipment and lighting; turns off non-security outside lights 30 minutes after closing; and turns off water heaters after hours.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be responsible for obtaining the required Non-Residential Use Permit (Non-RUP) through established procedures, and this Special Exception shall not be valid until this has been accomplished.

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



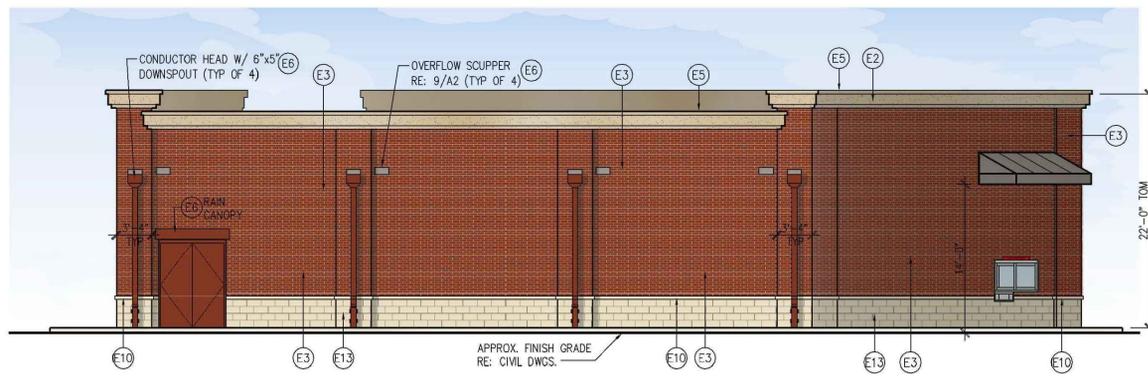
1 RIGHT SIDE ELEVATION  
A4 SCALE: 1/8" = 1'-0"



2 FRONT ELEVATION  
A4 SCALE: 1/8" = 1'-0"



3 LEFT SIDE ELEVATION  
A4 SCALE: 1/8" = 1'-0"



4 REAR ELEVATION  
A4 SCALE: 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE					
TAG	MATERIAL / DESCRIPTION	MFR	STYLE / CAT. NO.	COLOR	NOTES
E1	EIFS/DEFS	STO LOTUSAN SYSTEM	191 STOLT LOTUSAN 1.5	#93330 CHAMPAGNE	SEE SPECIFICATION
E2	EIFS	STO LOTUSAN SYSTEM	191 STOLT LOTUSAN 1.5	NA05-0001 RAFTERTAIL	SEE SPECIFICATION
E3	BRICK VENEER	PINE HALL BRICK		HABERSHAM QUEEN	MORTAR COLOR - CBM 109 YORK BUILDING PRODUCTS CO.
E4	PAINT	BENJAMIN MOORE		PAINT TO MATCH EIFS "E1"	
E5	PREFINISHED METAL EDGE FLASHING/FASCIA			COLOR TO MATCH EIFS "E2"	
E6	PAINT	BENJAMIN MOORE		PAINT TO MATCH BRICK "E3"	
E7	BOLLARD COVER	INNOPLAST BOLLARDGARD	BC752 OR BC452	YELLOW	TYP FOR ALL PIPE BOLLARDS
E8	ALUM STOREFRONT	SEE SPECS	SEE SPECS	CLEAR ANODIZED	
E9	ALUM AUTOMATIC DOOR	STANLEY	SEE SPECS	CLEAR ANODIZED	
E10	PRECAST STONE SILL	ROCKCAST		WHEATSTONE	RE: DETAIL 6/A7B
E11	ALUMINUM AWNING	BURTON SIGNWORKS, INC.	STANDING SEAM PANELS	MATCH "ATAS - MEDIUM BRONZE"	
E12	NOT USED				
E13	LIMESTONE VENEER BASE	ROCKCAST	MASONRY VENEER SERIES	WHEATSTONE	

LEGEND

- (X) - RE: EXTERIOR FINISH SCHEDULE
- [Hatched Area] - HATCHED AREA INDICATES SPANDREL GLAZING OR WINDOW FILM.

**NOTE :**  
THESE ELEVATIONS ARE CONCEPTUAL IN NATURE AND ARE INTENDED TO ILLUSTRATE THE GENERAL CHARACTER OF THE BUILDING, AND THE QUALITY OF CONSTRUCTION AND MATERIALS. THESE ELEVATIONS ARE NOT INTENDED TO REPRESENT FINAL BUILDING DESIGN OR TO BE INTERPRETED AS A COMMITMENT TO SPECIFIC DIMENSIONS OR BUILDING ELEMENTS. FINAL DESIGN WILL BE DETERMINED AT THE TIME OF SITE PLAN SUBMISSION.



NORTHERN 11945-RIGHT CHAMFER DRIVE-THRU

STORE NUMBER: 10684

GEORGETOWN PIKE & SENECA RD  
GREAT FALLS, VA 22066

PROJECT TYPE: NEW STORE  
DEAL TYPE: FEE FOR SERVICE

CS PROJECT NUMBER: 83521



Larson Design Group

1000 Commerce Park Drive  
Suite 201  
Williamsport, PA 17701  
Phone: 570.323.6603  
Fax: 570.323.9902  
www.larsondesigngroup.com  
ARCHITECTS ENGINEERS SURVEYORS

CONSULTANT:

SEAL:



FOR APPROPRIATENESS ONLY

DEVELOPER:

THE REBKEE COMPANY  
15871 CITY VIEW DRIVE  
SUITE 300  
MIDLOTHIAN, VA 23113  
TEL: (804) 419-0740  
FAX: (804) 419-0759

DRAWING BY: JRL

DATE: 22 SEP 2016

JOB NUMBER: 6558-039

TITLE:

EXTERIOR ELEVATIONS

SHEET 9 OF 19

COMMENTS:



**WALSH COLUCCI  
LUBELEY & WALSH PC**

Lynne J. Strobel  
(703) 528-4700 Ext. 5418  
[lstrobel@thelandlawyers.com](mailto:lstrobel@thelandlawyers.com)

**AMENDED**  
September 26, 2016

**Via E-mail and Hand Delivery**

Barbara Berlin, Director  
Zoning Evaluation Division  
Fairfax County Department of Planning & Zoning  
12055 Government Center Parkway, Suite 801  
Fairfax, Virginia 22035

Re: Proposed Special Exception Application  
Fairfax County Tax Map Reference: 6-4 ((3)) 1 (the "Subject Property")  
Applicant: Seneca Corner Associates LLC

Dear Ms. Berlin:

Please accept this letter as a statement of justification for a special exception application on the Subject Property.

The Subject Property, which is currently vacant land, contains approximately 3.37 acres and is located in the northwest quadrant of the intersection of Georgetown Pike (Route 193) and Seneca Road (Route 602), in proximity to Leesburg Pike (Route 7), in the Dranesville Magisterial District. Approximately 2.07 acres of the Subject Property is zoned to the C-8 District, and approximately 1.30 acres is zoned to the R-1 District. Zoning records indicate that the Subject Property is not subject to any proffered conditions, development conditions, or rezoning, special permit, or special exception approvals. The Subject Property has been the subject of a previously approved site plan for commercial development in accordance with its existing zoning. The site plan includes a two story building with 33,953 square feet of gross floor area ("GFA") and a 0.37 floor area ratio ("FAR"), including office space and ground floor retail, as calculated on the C-8 portion of the Subject Property.

Pursuant to Fairfax County Zoning Ordinance (the "Zoning Ordinance") Sections 4-804(4)(H), 9-501(36) and 9-502, the Applicant proposes a special exception to permit the development of a retail sales establishment with a drive-thru pharmacy on the C-8 District portion of the Subject Property. As shown in the accompanying Special Exception Plat (the "SE Plat") prepared by Charles P. Johnson & Associates, Inc., dated March 1, 2016 and revised

ATTORNEYS AT LAW

703 528 4700 ■ [WWW.THELANDLAWYERS.COM](http://WWW.THELANDLAWYERS.COM)  
2200 CLARENDON BLVD. ■ SUITE 1300 ■ ARLINGTON, VA 22201-3359

LOUDOUN 703 737 3633 ■ WOODBRIDGE 703 680 4664

through September 26, 2016, the Applicant proposes an approximately 11,945 square foot retail sales establishment with a drive-thru pharmacy on the northern portion of the Subject Property that will be operated by CVS Pharmacy. The Applicant also proposes an approximately 5,760 square foot building on the southern portion of the Subject Property that will be occupied by retail or other permitted uses in the C-8 District. The Applicant has limited the uses permitted on the Subject Property as detailed in the attached list. The maximum height of the proposed buildings is twenty-four (24) feet, with a 0.21 FAR, which is within the maximum FAR of 0.50 permitted in the C-8 District. Ninety-two (92) standard parking spaces, six (6) accessible parking spaces, and two (2) loading spaces are proposed, which exceed the number of parking spaces required by the Zoning Ordinance. Access will be provided from a curb-cut located near the northeast corner of the Subject Property on to Seneca Road. The drive-thru window and stacking spaces for the drive-thru pharmacy will be located along the northern and western sides of the building and will not be visible from any of the adjacent streets.

The proposal includes improvements to Seneca Road along the Subject Property's frontage, including curb-and-gutter, a five (5) foot wide concrete sidewalk to connect to the existing ten (10) foot wide asphalt trail on Georgetown Pike, and one (1) southbound right-turn lane approaching Seneca Road's intersection with Georgetown Pike. As shown on Sheets 5 and 7 of the SE Plat, landscaping is proposed along the perimeter of the development to provide screening to the neighboring properties, including the residential properties to the west and northeast. While maintaining the previously dedicated right-of-way, the Applicant proposes a waiver of the ten (10) foot minimum parking setback to a front lot line in order to maximize the amount of screening between the proposed buildings and the existing residential community located to the west. The Applicant's traffic consultant has conducted an operational analysis of the traffic generated by the proposed uses and has determined an additional turn lane is not warranted, however, the previously dedicated right-of-way will not be vacated. The Applicant will landscape the unimproved right-of-way subject to VDOT's permission. A majority of the R-1 District portion of the Subject Property will be preserved either as open space within a proposed conservation easement or as transitional screening. An underground stormwater management facility will ensure that stormwater management and water quality requirements are met.

The Subject Property is located within the UP2 Springvale Community Planning Sector of the Upper Potomac Planning District in Area III of the Fairfax County Comprehensive Plan (the "Plan"). The Plan generally recommends compatible uses, types and intensities to existing development. The Subject Property is included within Recommendation 4 which describes commercially zoned properties at Seneca Road and Georgetown Pike. Commercial development is recommended to be limited to low intensity office and neighborhood retail uses not to exceed a 0.25 FAR, subject to certain conditions.

The Applicant's proposal is in harmony with the recommendations and conditions in the Plan, as a retail sales establishment with a drive-thru pharmacy is a neighborhood-serving use. A pharmacy drive-thru is for prescription service only and is typically used by individuals who are sick, or are transporting children or elderly individuals. The result is that the drive-thru component will have a low traffic impact and the use is more neighborhood-serving than other

types of drive-thru commercial uses. In addition, substantial screening consisting of an open space buffer, plantings, and a fence will be provided to the adjacent residential properties. As demonstrated on Sheet 9 of the SE Plat, high quality architecture is proposed, using style and design elements that are compatible with the neighboring residential community. Finally, the proposed buildings will have a total FAR of 0.21 and a maximum height of twenty-four (24) feet, which is well below the FAR and height limits recommended in the Plan and Zoning Ordinance.

The Applicant's proposal meets the additional standards of Section 9-505 of the Zoning Ordinance for a drive-thru pharmacy. As addressed above, the proposed buildings will be architecturally compatible with the surrounding neighborhood. Pedestrian and vehicular circulation has been designed so that individuals and vehicles will move safely and efficiently on-site without negatively impacting adjacent properties. The proposed drive-thru lane will have five (5) stacking spaces, which is more than adequate for the demand shown at similarly located drive-thru pharmacies and consistent with Zoning Ordinance requirements. Signs will be utilized to direct vehicles in the drive-thru lane. The proposed entrance to the Subject Property is located away from the intersection of Seneca Road and Georgetown Pike, which will prevent traffic conflicts between the entrance and the intersection, and a southbound right-turn lane is proposed to improve vehicular circulation along Seneca Road and through the intersection at Georgetown Pike. The proposed screening and layout of the development will ensure that operational considerations such as noise generation, parking and glare will not affect the surrounding residential area. All outdoor lighting will comply with the standards in Article 14 of the Zoning Ordinance. Finally, the directional sign posted at the entrance to the Subject Property, near the entrance to the drive-thru lane, will state the limitations on the use of the window service, including the hours of operation.

In accordance with Section 9-011 of the Zoning Ordinance, please accept the following information:

- The type of use proposed is a building containing approximately 11,945 square feet designed to accommodate a retail sales establishment and pharmacy with a drive-thru window. A second building containing approximately 5,760 square feet is also proposed. This building will include uses permitted in the C-8 District. The Applicant has limited the uses permitted on the Subject Property as detailed in the attached list.
- The anticipated hours of operation of the retail sales establishment and pharmacy will be Monday through Saturday, 8:00 a.m. to 10:00 p.m., and Sunday, 8:00 a.m. to 8:00 p.m., with the drive-thru window operating Monday through Saturday, 8:00 a.m. to 10:00 p.m., and Sunday 8:00 a.m. to 8:00 p.m. The anticipated hours of operation of the tenants in the second building will be limited to no earlier than 6:00 a.m. and no later than 12:00 a.m.
- The estimated number of patrons of the retail sales establishment and pharmacy with a drive-thru window is approximately 490 persons per day. The estimated

number of patrons for the tenants in the second building is approximately 165 persons per day.

- The estimated number of employees for the retail sales establishment and pharmacy with a drive-thru window is a maximum of eight (8) on-site at any one time. The estimated number of employees for tenants in the second building is a maximum of five (5) on-site at any one time.
- The proposed retail sales establishment and pharmacy with a drive-thru window will generate approximately 1,158 vehicle trips per day. The uses in the second building will generate approximately 1,947 vehicle trips per day.
- The general area to be served by the use is a radius of approximately two (2) miles and primarily nearby neighborhoods in proximity to the intersection of Seneca Road and Georgetown Pike.
- To the best of the Applicant's knowledge, no hazardous or toxic substances will be utilized or stored on the Subject Property.
- The proposed use conforms to all applicable ordinances, regulations, adopted standards and conditions, except as modified by this application.

The Applicant requests the following modifications and waivers:

- A modification of the transitional screening requirements of Zoning Ordinance Section 13-303 and the barrier requirement of Zoning Ordinance Section 13-304, based on Paragraphs 2 and 4 of Section 13-305, in favor of what is shown on Sheets 4 and 5 of the SE Plat along the northern border of the Subject Property adjacent to Parcel A. Along most of the northern border of the C-8 District area of the Subject Property, a seven (7) foot masonry wall is proposed. Although the masonry wall does not fully extend to the Seneca Road right-of-way, several trees and two rows of shrubs are proposed in that area, and additional trees and shrubs are proposed on the northern side of the masonry wall. Given the proposed landscaping and wall, the proposed conservation easement and tree save area in this portion of the Subject Property, and the fact that Parcel A is currently used as open space and does not meet the lot size requirements for residential development, a modification to the screening and barrier requirements in this area is justified.
- A waiver of the transitional screening requirements of Zoning Ordinance Section 13-303 and the barrier requirement of Zoning Ordinance Section 13-304, based on Paragraphs 2 and 3 of Section 13-305, in favor of what is shown on Sheets 4 and 5 of the SE Plat along the eastern border of the Subject Property adjacent to Parcel 8B. With the addition of the proposed southbound right-turn lane, there will be approximately 71.5 feet of right-of-way separating the edge of the

developed portion of the Subject Property from the edge of Parcel 8B. In addition, the Applicant has proposed screening and landscaping on both sides of the proposed entrance to the Subject Property. Given the significant buffer and the proposed landscaping, a modification to the screening and barrier requirements in this area is justified.

- A waiver of the access management requirement for the entrance and right-turn taper will be requested from the Virginia Department of Transportation (VDOT).
- A waiver of Zoning Ordinance Section 13-302, Paragraph 2, to allow all proposed barriers to be located on the R-1 District portion of the Subject Property is also requested.
- A waiver of the peripheral parking lot landscaping requirements of Zoning Ordinance Section 13-203, Paragraph 2. The Applicant will provide landscaping along the Seneca Road frontage of the Subject Property as shown on Sheet 5 of the SE Plat subject to approval by VDOT. Due to the presence of a future overhead utility easement, the Applicant proposes to plant this area with smaller trees and shrubs. In addition to avoiding conflicts with overhead utilities, the smaller trees and shrubs will provide more effective screening of vehicle headlights on the Subject Property.
- A waiver of the ten (10) foot minimum parking setback to a front lot line of Zoning Ordinance Section 11-102, Paragraph 8, to maximize the amount of screening between the proposed buildings and the residential community located to the west. In accordance with the requirements of Zoning Ordinance Section 13-203, Paragraph 3.B., the waiver will not have a deleterious effect on the existing or planned development of adjacent properties as the property to the east is already development as a commercial center from the Subject Property separated from the Subject Property by a four lane roadway.
- A waiver of the requirement of Zoning Ordinance Section 17-201, Paragraph 3.B. to provide a travel lane to an adjacent property along a collector street. The adjacent property is residentially zoned and owned by a homeowners association so a travel lane is neither appropriate nor warranted.

The Applicant proposes to establish a drive-thru pharmacy that will provide a valuable neighborhood service in a convenient location while providing significant right-of-way improvements, screening, and landscaping, and establishing a conservation easement. Should you have any questions regarding this proposal, or require additional information, please do not hesitate to contact me.

I would appreciate the acceptance of this revised statement in anticipation of the scheduled public hearing before the Fairfax County Planning Commission.

Very truly yours,

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



Lynne J. Strobel

LJS:kae

Attachment

cc: Jonathan Fields  
Stacy Hornstein  
Brian McNeal  
Allan Baken  
Hank Fox  
John Andrus  
Robin Antonucci  
Chris Kabatt  
Brian Thomas  
Robert D. Brant

C-8 USES THAT SHALL BE PERMITTED WITHOUT AN AMENDMENT TO  
SE 2016-DR-009

1. Accessory uses as permitted by Article 10 of the Zoning Ordinance.
2. Business services and supply service establishments.
3. Community clubs, centers and meeting halls.
4. Cultural centers, museums.
5. Eating establishments
6. Fast food restaurants without drive-thru.
7. Financial institutions.
8. Garment cleaning establishments.
9. Health clubs.
10. Offices.
11. Personal service establishments.
12. Private clubs and public benefit associations.
13. Private schools of special education.
14. Public uses.
15. Quick-services food stores.
16. Repair service establishments, excluding the repair of lawnmowers.
17. Retail sales establishments.
18. Telecommunication facilities.
19. Veterinary hospitals.
20. Wholesale trade establishments.

**SPECIAL EXCEPTION AFFIDAVIT**

134687e

DATE: September 13, 2016  
(enter date affidavit is notarized)

I, Lynne J. Strobel, attorney/agent, 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 2016-DR-009  
(enter County-assigned application number(s), e.g. SE 88-V-001)

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

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

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

<b>NAME</b> (enter first name, middle initial, and last name)	<b>ADDRESS</b> (enter number, street, city, state, and zip code)	<b>RELATIONSHIP(S)</b> (enter applicable relationships listed in <b>BOLD</b> above)
Seneca Corner Associates LLC Agents: Stacy C. Hornstein Jonathan A. Fields	1280 Maryland Avenue, SW Suite 280 Washington, DC 20024	Applicant/Contract Purchaser of Tax Map 6-4 ((3)) 1 and portion of right-of-way to be vacated/abandoned
Great Seneca Properties LLC Agent: John S. Chung	45 Rockefeller Center New York, NY 10111	Title Owner of Tax Map 6-4 ((3)) 1/Ground Lessor
Virginia CVS 10684 VA, L.L.C. Agents: Brian C. McNeal Kristine L. Donabedian Susan G. Reardon	One CVS Drive Woonsocket, RI 02895	Ground Lessee of Tax Map 6-4 ((3)) 1 pt.

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

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

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

**Special Exception Attachment to Par. 1(a)**

134687c

DATE: September 13, 2016  
(enter date affidavit is notarized)for Application No. (s): SE 2016-DR-009  
(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.)

<b>NAME</b> (enter first name, middle initial, and last name)	<b>ADDRESS</b> (enter number, street, city, state, and zip code)	<b>RELATIONSHIP(S)</b> (enter applicable relationships listed in <b>BOLD</b> above)
Fairfax County Board of Supervisors County Executive/Agent: Edward L. Long Jr.	12000 Government Center Parkway, #533 Fairfax, VA 22035	Title Owner of right-of-way to be vacated/abandoned
Charles P. Johnson & Associates, Inc.  Agents: Allan D. Baken Henry M. Fox, Jr. Brian R. Thomas	3959 Pender Drive, Suite 210 Fairfax, VA 22030	Engineers/Agents
Walsh, Colucci, Lubeley & Walsh, P.C.  Agents: Martin D. Walsh Lynne J. Strobel M. Catharine Puskar Sara V. Mariska G. Evan Pritchard Andrew A. Painter Matthew J. Allman ● Jeffrey R. Sunderland (FORMER) Robert D. Brant Elizabeth D. Baker Inda E. Stagg Amy E. Friedlander	2200 Clarendon Boulevard, Suite 1300 Arlington, VA 22201	Attorneys/Agents for Applicant  Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent FORMER Attorney*/Agent Attorney/Agent Planner/Agent Planner/Agent Planner/Agent
M. J. Wells and Associates, Inc.  Agents: Robin L. Antonucci William F. Johnson Kevin R. Fellin Brian J. Horan Lester E. Adkins, III Christopher L. Kabatt John J. Adrus	1420 Spring Hill Road, Suite 610 Tysons, VA 22102	Transportation Consultant/Agent

\*Admitted in New York and California. Admission to Virginia Bar pending.

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

-Information updated.

**Special Exception Attachment to Par. 1(a)**

DATE: September 13, 2016  
(enter date affidavit is notarized)

134687c

for Application No. (s): SE 2016-DR-009  
(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.)

<b>NAME</b> (enter first name, middle initial, and last name)	<b>ADDRESS</b> (enter number, street, city, state, and zip code)	<b>RELATIONSHIP(S)</b> (enter applicable relationships listed in <b>BOLD</b> above)
• The Larson Architectural Group, Inc. d/b/a Larson Design Group	1000 Commerce Park Drive Suite 201 Williamsport, PA 17701	Architect for the Ground Lessee/Agent
Agents: Robert J. Gehr Timothy Henrie (nmi)		

(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.

*Information added.*

SPECIAL EXCEPTION AFFIDAVIT

DATE: September 13, 2016
(enter date affidavit is notarized)

134687c

for Application No. (s): SE 2016-DR-009
(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)
Seneca Corner Associates LLC
1280 Maryland Avenue, SW, Suite 280
Washington, DC 20024

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF SHAREHOLDERS: (enter first name, middle initial and last name)
Republic Seneca Corner LLC, Sole Member

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

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

**Special Exception Attachment to Par. 1(b)**

DATE: September 13, 2016  
(enter date affidavit is notarized)

134687c

for Application No. (s): SE 2016-DR-009  
(enter County-assigned application number (s))

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

Republic Seneca Corner LLC  
1280 Maryland Avenue, SW, Suite 280  
Washington, DC 20024

**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)

Stacy C. Hornstein, Manager/Member  
Members: Jonathan A. Fields, David M. Hickie, Stephen H. Ellick, RLK Carlyle LLC

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

RLK Carlyle LLC  
1280 Maryland Avenue, SW, Suite 280  
Washington, DC 20024

**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)

Richard L. Kramer  
Carlyle 2015 Trust f/b/o Alana C. Kramer

(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 13, 2016  
(enter date affidavit is notarized)

134687C

for Application No. (s): SE 2016-DR-009  
(enter County-assigned application number (s))

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

Great Seneca Properties LLC  
45 Rockefeller Center  
New York,, NY 10111

**DESCRIPTION OF CORPORATION:** (check one statement)

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

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

John S. Chung, Managing Member  
Kyung S. Chung, Member

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

Charles P. Johnson & Associates, Inc.  
3959 Pender Drive, Suite 210  
Fairfax, VA 22030

**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)

Charles P. Johnson (former)  
Paul B. Johnson  
Charles P. Johnson, II

(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)

134687c

DATE: September 13, 2016
(enter date affidavit is notarized)

for Application No. (s): SE 2016-DR-009
(enter County-assigned application number (s))

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

M.J. Wells & Associates, Inc.
1420 Spring Hill Road, Suite 610
Tysons, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

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

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

M.J. Wells & Associates, Inc. Employee Stock Ownership Trust. All employees are eligible plan participants; however, no one employee owns 10% or more of any class of stock.

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

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

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Wendy A. Alexander Jay du Von J. Randall Minchew Lynne J. Strobel
David J. Bomgardner William A. Fogarty Andrew A. Painter Garth M. Wainman
E. Andrew Burcher John H. Foote G. Evan Pritchard Nan E. Walsh
Thomas J. Colucci H. Mark Goetzman M. Catharine Puskar
Michael J. Coughlin Bryan H. Guidash John E. Rinaldi
Peter M. Dolan, Jr. Michael J. Kalish Kathleen H. Smith

(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 13, 2016  
(enter date affidavit is notarized)

134687C

for Application No. (s): SE 2016-DR-009  
(enter County-assigned application number (s))

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

Virginia CVS 10684 VA, L.L.C.  
One CVS Drive  
Woonsocket, RI 02895

**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)

Virginia CVS Pharmacy,  
L.L.C., Sole Member

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

Virginia CVS Pharmacy, L.L.C.  
One CVS Drive  
Woonsocket, RI 02895

**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)

CVS Health Corporation

(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 13, 2016
(enter date affidavit is notarized)

134687c

for Application No. (s): SE 2016-DR-009
(enter County-assigned application number (s))

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

CVS Health Corporation
One CVS Drive
Woonsocket, RI 02895

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)

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

The Larson Architectural Group, Inc. d/b/a Larson Design Group
1000 Commerce Park Drive, Suite 201
Williamsport, PA 17701

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 Larson Architectural Group, Inc. d/b/a Larson Design Group has an Employee Stock Ownership Plan. All eligible employees are plan participants; however, no one employee owns 10% or more of any class of stock.

(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.

. Information added.

SPECIAL EXCEPTION AFFIDAVIT

DATE: September 13, 2016  
(enter date affidavit is notarized)

134687c

for Application No. (s): SE 2016-DR-009  
(enter County-assigned application number(s))

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

PARTNERSHIP INFORMATION

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

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

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

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

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: September 13, 2016  
(enter date affidavit is notarized)

134687c

for Application No. (s): SE 2016-DR-009  
(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.

SPECIAL EXCEPTION AFFIDAVIT

DATE: September 13, 2016
(enter date affidavit is notarized)

134687c

for Application No. (s): SE 2016-DR-009
(county-assigned application number(s), to be entered by County Staff)

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

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

NONE

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

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

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

WITNESS the following signature:

(check one)

[ ] Applicant [x] Applicant's Authorized Agent

Lynne J. Strobel, attorney/agent

(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 13 day of September 2016, in the State/Comm. of Virginia, County/City of Arlington.

Kimberly K. Follin
Notary Public

My commission expires: 11/30/2019

KIMBERLY K. FOLLIN
Registration # 283945
Notary Public
COMMONWEALTH OF VIRGINIA



# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** October 4, 2016

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

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

**FILE:** SE 2016-DR-009

**SUBJECT:** SE 2016-DR-009 – Seneca Corner  
Tax Map: 6-4 ((3)) 1

This department has reviewed the subject application, including plans dated April 26, 2016 and revised through September 26, 2016, and traffic operational analysis dated July 19, 2016. The applicant is requesting a special exception to permit the development of a retail sales establishment with a drive-through pharmacy (to be operated by CVS Pharmacy) on the C-8 portion of the subject property. The applicant also proposes a 5,760 SF building on the subject property, of which 1,500 SF can be developed as fast food in the C-8 district.

The applicant prepared a comprehensive operational analysis, and demonstrated that all intersections studied in the operational analysis would continue to operate at an overall LOS D or better during both the AM and PM peak hours. All 95th percentile queues of traffic along Seneca Road would not queue back to the point that they would block access to any driveways or side streets along Seneca Road. Specifically, the applicant demonstrated that the addition of one lane to the southbound approach of Seneca Road at Georgetown Pike along the site frontage (for a total of 3-lanes under future conditions), provides adequate capacity for vehicular traffic, without the need for a fourth lane on this approach.

FCDOT concurs with staff recommendation for additional screening on the western property boundary, between the proposed buildings and the existing residential homes, in lieu of construction of the fourth lane. FCDOT supports the applicant's revised plan, which includes a request for a waiver of the parking setback requirement, in order to shift the proposed development to the east and provide the proposed screening without abandoning existing right-of-way.

MAD/VLH  
cc: Kelly Posusney/DPZ



# COMMONWEALTH of VIRGINIA

## DEPARTMENT OF TRANSPORTATION

4975 Alliance Drive  
Fairfax, VA 22030

CHARLES A. KILPATRICK, P.E.  
COMMISSIONER

September 2, 2016

To: Ms. Barbara Berlin  
Director, Zoning Evaluation Division

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

Subject: SE 2016-DR-009 Seneca Corner Associates LLC  
Tax Map # 06-4((03))0001

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

I have reviewed the above plan submitted on August 23, 2016, and received on August 25, 2016. I have no additional comments on this submittal.

If you have any questions, please call me.

cc: Mr. Mike Davis

fairfaxspex2016-DR-009se3SenecaCorAssocLLC9-2-16BB

We Keep Virginia Moving



# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** AUG 25 2016

**TO:** Kelly Posusney  
Zoning Evaluation Division  
Department of Planning and Zoning

**FROM:** Camylyn Lewis, Senior Engineer III (Stormwater) *cml*  
Site Development and Inspections Division  
Department of Public Works and Environmental Services

**SUBJECT:** Special Exception Application # SE 2016-DR-009 (Seneca Corner Associates, LLC);  
Special Exception Plat revised August 22<sup>nd</sup>, 2016; LDS Project #7491-ZONA-001-1, Tax  
Map #006-4-03-0001, Dranesville District

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

The applicant has provided the Minimum Stormwater information checklist, revised 8/4/2015.

We have reviewed the subject application, dated August 22<sup>nd</sup>, 2016, and offer the following stormwater management comments.

Chesapeake Bay Preservation Ordinance (CBPO)

There is no Resource Protection Area (RPA) on the property.

Floodplain

There no is regulated floodplain on the property.

Water Quality Control Requirements (124-4-2)

The applicant provided computations to show that the water quality requirements of 124-4-2 for new development could be met with a bay filter and two filterra systems.

Water Quantity and Adequacy of Outfall Requirements 124-4-4.

The applicant provided an outfall analysis to indicate that the requirements of 124-4-4 could be met (Channel protection, Flood Protection, and Detention)

Downstream Drainage Complaints

There are no relevant downstream drainage complaints on file.

Stormwater Planning Comments

There are no comments from stormwater planning at this time.

Please contact me at 703-324-1720 if you require additional information.

cc: Shahab Baig, P.E., Chief, North Branch, SDID, LDS, DPWES  
Zoning Application File

Department of Public Works and Environmental Services

Land Development Services

12055 Government Center Parkway, Suite 444

Fairfax, Virginia 22035-5503

Phone: 703-324-1780 • TTY: 711 • FAX: 703-653-6678





# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** September 30, 2016

**TO:** Kelly Posusney, Staff Coordinator  
Zoning Evaluation Division, DPZ

**FROM:** Ian Fuze, Urban Forester II  
Forest Conservation Branch, DPWES

**SUBJECT:** Seneca Place Section 2, Parcel B.SE 2016-DR-009

The following comments are based on the above mentioned application stamped as received by the Department of Planning and Zoning September 26, 2016.

- 1. Comment:** The applicant has requested a waiver of the peripheral parking lot landscaping requirement along Seneca Road. Landscaping is proposed within the VDOT right-of-way.

**Recommendation:** Urban Forestry cannot approve the waiver of peripheral parking lot landscaping and acknowledges the importance of maintaining significant screening against the residential properties to the north and west.

If you have any questions please contact me at 703-324-1770.

if/

UFMDID #: 215380

cc: DPZ File





# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** May 23, 2016

**TO:** Kelly Posusney, Staff Coordinator  
Zoning Evaluation Division, DPZ

**FROM:** Ian Fuze, Urban Forester II  
Forest Conservation Branch, DPWES

**SUBJECT:** Seneca Place Section 2, Parcel B.SE 2016-DR-009

The following recommendations are based on the review of the above referenced Special Exception application stamped as received by the Department of Planning and Zoning April 26, 2016. A site visit was conducted on May 16, 2016.

- 1. Comment:** The Applicant has asked for a modification of the width of the required 50 foot transitional screening yard to 25 feet located adjacent to a portion of the Great Falls Woods HOA property.

**Recommendation:** Urban Forestry supports this modification based on the Zoning Ordinance Article 13-305.4 which reads, "The transitional screening yard width and planting requirements may be reduced as much as two-thirds (2/3) where the developer chooses to construct a seven (7) foot brick or architectural block wall."

- 2. Comment:** The Applicant has asked for a waiver of the transitional screening requirements adjacent to lot 6-4((12)8B. This area is proposed for use as the property entrance drive.

**Recommendation:** Relocation of the entrance drive to adjacent to the retail center across Seneca Road will mitigate the impacts of ingress/egress traffic to residential lot 6-4((12)8B and allow for the planting of the required transitional screening yard at this location.

- 3. Comment:** The Applicant has asked for a waiver of the barrier requirement allowing the 7 foot wall to be located within the R-1 zoning district.

**Recommendation:** Urban Forestry supports this waiver based on the maximum allowable planting area allowed by the modification supported in comment #1.

- 4. Comment:** Transitional screening yard #1 is shown as requiring transitional screening type 2 adjacent to the building proposed for permitted C-8. This is incorrect. Transitional



screening type 3 is required along the entire property line adjacent to the single family dwellings located to the west of the property.

**Recommendation:** Provide a 50 foot transitional screening yard planted per the requirements of 13-303.C or provide a justification for a modification of the transitional screening requirements.

- 5. Comment:** The 10-year canopy requirement tables have been divided into residential, and commercial zoning districts based on the split zoning of the subject lot with an overall table summarizing the property information. This is incorrect. Provide the 10-year canopy and tree preservation target requirements as described below.

**Recommendation:** In order to derive the 10-year canopy requirement for a subject lot with multiple zoning districts, take the percentage of each zoning district within the subject lot and apply the required 10-year canopy to each percentage. Then an average of that percentage can be derived and applied to the overall site area. For example, if 40% of the subject property is zoned R-1 and requires 30% canopy cover and 60% of the property is C-8 and requires 10% canopy cover the overall property would require about 18% of 10-year canopy.

- 6. Comment:** The 10-year canopy calculations apply an additional multiplier of 1.25 in line C3. The tree save areas do not meet the forested area condition standards set forth in PFM 12-0404 due to overwhelming levels of invasive plant species.

**Recommendation:** Remove the additional multiplier for the tree preservation areas in line C3. Tree Preservation areas should receive the standard 1.0 multiplier.

- 7. Comment:** A conservation easement is proposed across the tree save areas. It is unclear to whom this easement will benefit, what language will govern the future maintenance of these areas or whether an easement may hinder future management programs. Refer to ZO Article 13-106 for maintenance requirements of transitional screening yards.

**Recommendation:** Consider that transitional screening shall be maintained in perpetuity regardless of a conservation easement. Provide the language proposed with the easements clarifying ownership and maintenance.

If further assistance is desired, please contact me at 703-324-1770.

if/

UFMDID #: 215380

cc: DPZ File





# County of Fairfax, Virginia

## MEMORANDUM

DATE: August 8, 2016

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

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

**SUBJECT:** ENVIRONMENTAL ASSESSMENT for: SE 2016-DR-009  
Seneca Corner

This memorandum, prepared by Mary Ann Welton, includes citations from Comprehensive Plan that provide guidance for the evaluation of the subject Special Exception (SE) application, revised through July 19, 2016. The extent to which the application conforms to the applicable guidance contained in the Comprehensive Plan is noted. Possible solutions to remedy identified issues are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are in harmony with Plan policies.

### DESCRIPTION

The subject property is 3.23 acres and it is located on the west side of Seneca Road and north of the convergence of Georgetown Pike and Leesburg Pike. The property is zoned C-8 along the Seneca Road frontage and the remainder of the site is zoned R-1, residential at 1 dwelling unit per acre, on the northern and western edges. This development proposes an 11,945 square foot pharmacy with a drive-through window on the northern portion of the site and another 5,760 unspecified retail establishment on the southern portion of the site. This proposal has an overall floor area ratio (FAR) of .19 with 19% open space and 98 parking spaces for both uses.

### ENVIRONMENTAL ANALYSIS

#### Water Quality Protection and Stormwater Management Best Management Practices:

The subject property is located in the Sugarland Run watershed. This application proposes to meet water quantity requirements through the use of an underground stormwater system located on the southern end of the site and the water quality requirements will be met through the use of three filterra, a stormwater isolator row and a bayfilter. In the reviewing engineer's opinion, the outfall is adequate. The underground stormwater system is proposed to reduce the 2 year and the 10 year 24 hour storm events.

Department of Planning and Zoning  
Planning Division  
12055 Government Center Parkway, Suite 730  
Fairfax, Virginia 22035-5509  
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**Tree Preservation/Restoration:** In the existing condition the entire site is heavily wooded and this application proposes significant clearing and grading of the property while retaining a buffer along the northern and western boundaries. Staff recommends that the applicant work with the Urban Forestry Management Division to find opportunities to restore small trees and appropriate landscaping throughout the parking lot in order to enhance the stark appearance of this proposed development.

**Green Building Practices:** The Policy Plan incorporates guidance in support of the application of energy conservation, water conservation and other green building practices in the design and construction of new development and redevelopment projects. The applicant has provided development condition that includes a list of soft commitments in support of the County's green building policy.

DMJ: MAW

#### COMPREHENSIVE PLAN CITATIONS:

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

Fairfax County Comprehensive Plan, 2013 edition, Area III, Upper Potomac Planning District, UP2-Springvale Community Planning Sector, as amended through October 20, 2015, pages 38 and states:

4. The area along Seneca Road, north of its intersection with Georgetown Pike is currently planned for residential development at densities of .2-.5 and 1-2 dwelling units per acre. A small portion of this area at Seneca Road and Georgetown Pike is commercially zoned. Commercial development of these parcels should be limited to low intensity office and neighborhood retail uses, not to exceed .25 FAR, under the following conditions:
  - Consolidation of commercially-zoned parcels (Tax Map 6-4((3))1, 2, 3, and 4), or the development of a single project on Tax Map 6-4((1))60B, which represents an earlier consolidation;
  - Provision of substantial landscaped and/or naturally vegetated buffers to protect surrounding residential uses and provide a clear line of demarcation between any commercial development and the existing and planned low density residential uses to the north, east and west. Residentially zoned portions of these parcels should be used and maintained as open space buffers;
  - Either office or retail development should be of high quality as demonstrated by consistent architectural treatment of all building facades in a style that uses materials and design elements that are compatible with the low density residential community. Any office development should be residential in character, in terms of scale, bulk, material, and component detail;
  - Structures should not exceed 35 feet in height; and

- Right-in/right-out only access to a unified commercial development on Tax Map 6-4((1)) 60B may be provided from Georgetown Pike if approved by VDOT.”

The Fairfax County Comprehensive Plan, Policy Plan, 2013 Edition, Environment section as amended through July 1, 2014, pages 7-9 state:

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

Policy a. Maintain a best management practices (BMP) program for Fairfax County and ensure that new development and redevelopment complies with the County’s best management practice (BMP) requirements. . . .

Policy k. For new development and redevelopment, apply better site design and low impact development (LID) techniques such as those described below, and pursue commitments to reduce stormwater runoff volumes and peak flows, to increase groundwater recharge, and to increase preservation of undisturbed areas. In order to minimize the impacts that new development and redevelopment projects may have on the county’s streams, some or all of the following practices should be considered where not in conflict with land use compatibility objectives:

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

The Fairfax County Comprehensive Plan, Policy Plan, 2013 Edition, Environment section as amended through July 1, 2014, page 10 states:

**“Objective 3: Protect the Potomac Estuary and the Chesapeake Bay from the avoidable impacts of land use activities in Fairfax County.**

Policy a. Ensure that new development and redevelopment complies with the County's Chesapeake Bay Preservation Ordinance. . . .”

Fairfax County Comprehensive Plan, 2013 Edition, Policy Plan, Environment, as amended through July 1, 2014, on page 18 states:

**“Objective 10: Conserve and restore tree cover on developed and developing sites. Provide tree cover on sites where it is absent prior to development.**

Policy a: Protect or restore the maximum amount of tree cover on developed and developing sites consistent with planned land use and good silvicultural practices. . . .”

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

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

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

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

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

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



# FAIRFAX COUNTY PARK AUTHORITY

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## 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 24, 2016

**SUBJECT:** SE 2016-DR-009, Seneca Corner Associates LLC  
Tax Map Number: 6-4 ((3)) 1

### BACKGROUND

The Park Authority staff has reviewed the proposed Development Plan dated March 29, 2016. The proposal is a Special Exception request for 33,953 square feet of commercial GFA on the 3.23 acre subject property. The site is located in the Upper Potomac Planning District and within the Springvale Community Planning Sector (UP2).

### 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 is known to be rich in archaeological resources.

The Upper Potomac Districtwide recommendations in the Area III Plan stress the need to identify, preserve and promote awareness of heritage resources through research, survey and community involvement. (Area III, Upper Potomac Planning District, Overview, p. 4).

“Prior to any zoning action, heritage resource staff from the Department of Planning and Zoning should be consulted as to what architectural surveys are necessary to document any on-site cultural resources. Staff from the Cultural Resource Management and Protection Branch of the Park Authority should be consulted to develop a scope of work for any on-site archaeological surveys prior to any development or ground disturbing

activity. Should architectural or archaeological resources be discovered that are potentially eligible for inclusion in the National Register, further survey and testing should occur to evaluate these resources as to their eligibility. If such resources are found to be eligible, mitigation measures should be developed that may include avoidance, documentation, data recovery excavation and interpretation (Area III, Upper Potomac Planning District, Overview, pp. 23).

In addition, recommendations for the planning sector containing this application site specifically cite the importance of archaeological investigations prior to any land disturbing activities:

“Any development or ground disturbance in this sector, both on private and public land, should be preceded by heritage resource studies, and alternatives should be explored for the avoidance, preservation or recovery of significant heritage resources that are found. In those areas where significant heritage resources have been recorded, an effort should be made to preserve them. If preservation is not feasible, then, in accordance with countywide objectives and policies as cited in the Heritage Resources section of the Policy Plan, the threatened resource should be thoroughly recorded and in the case of archaeological resources, the artifacts recovered.” (Area III, Upper Potomac Planning District, UP2, Springvale Community Planning Sector, Heritage Resources, p. 42).

Finally, text from the Upper Potomac Planning District chapter of the Great Parks, Great Communities Park Comprehensive Plan (GPGC) echoes recommendations in the Countywide Comprehensive Plan. Countywide GPGC recommendations pertaining to cultural resource stewardship include protecting remaining cultural resources in the district: “Identify, assess and evaluate threatened cultural resources prior to any proposed construction activity,” and “Avoid impacts to National Register eligible cultural resources where feasible. If impacts cannot be avoided mitigation level documentation or data recovery should occur.” (Great Parks, Great Communities 2010-2020 Comprehensive Park System Plan, Countywide Chapter, p. 41.)

## **ANALYSIS AND RECOMMENDATIONS**

### **Cultural Resources Impact:**

The parcels were subjected to archival review. The parcel has moderate to high potential to contain significant cultural resources as it lies within the footprint of the Dranesville Battlefield. It also lies at the intersection of Georgetown Pike and Seneca Road. Staff recommends the parcel undergo Phase I archaeological survey. If significant resources are found it would be recommended that the site undergo Phase II archaeological testing in order to determine county significance and if the site is eligible for inclusion onto the National Register of Historic Places. If the site is deemed significant or eligible, avoidance or Phase III data recovery is recommended.

For any archaeological work done, please forward reports the Cultural Resource Management and Protection section of the Fairfax County Park Authority at 2855 Annandale Road Falls Church, VA 20110 for review and concurrence. The Applicant should submit one hard copy report as well as a digital copy on disc. The applicant should also provide individual shape files for any cultural resources found during its survey, including archaeological sites and significant

architectural sites. For artifact catalogues, please include the data base in Access™ format, as well as digital photography, architectural assessments, including line drawings.

### **SUMMARY OF RECOMMENDATIONS**

This section summarizes the recommendations included in the preceding analysis section. The Park Authority recommends the following:

- The parcel has moderate to high potential to contain significant cultural resources as it lies within the footprint of the Dranesville Battlefield. Staff recommends the parcel undergo Phase I archaeological survey and any required follow-up studies as needed.

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: Andrea Dorlester  
DPZ Coordinator: Kelly Posusney

Copy: Cindy Walsh, Director, Resource Management Division  
Liz Crowell, Manager, Cultural Resource Management & Protection Section  
Kelly Posusney, DPZ Coordinator  
Chron File  
File Copy

**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.

**9-503 Standards for all Category 5 Uses**

In addition to the general standards set forth in Sect. 006 above, all Category 5 special exception uses shall satisfy the following standards:

1. Except as qualified in the following Sections, all uses shall comply with the lot size and bulk regulations of the zoning district in which located.
2. All uses shall comply with the performance standards specified for the zoning district in which located, including the submission of a sports illumination plan or photometric plan as may be required by Part 9 of Article 14.
3. Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans.

9-505

**Additional Standards for Automobile-Oriented Uses, Car Washes, Drive-In Financial Institutions, Drive-Through Pharmacies, Fast Food Restaurants, Quick-Service Food Stores, Service Stations and Service Stations/Mini-Marts**

1. In all districts where permitted by special exception:
  - A. Such a use shall have on all sides the same architectural features or shall be architecturally compatible with the building group or neighborhood with which it is associated.
  - B. Such a use shall be designed so that pedestrian and vehicular circulation is coordinated with that on adjacent properties.
  - C. The site shall be designed to minimize the potential for turning movement conflicts and to facilitate safe and efficient on-site circulation. Parking and stacking spaces shall be provided and located in such a manner as to facilitate safe and convenient vehicle and pedestrian access to all uses on the site.
  - D. In reviewing such a use or combination of uses, it shall be determined that the lot is of sufficient area and width to accommodate the use and that any such use will not adversely affect any nearby existing or planned residential areas as a result of the hours of operation, noise generation, parking, glare or other operational factors.
  - E. For a drive-through pharmacy, signs shall be required to be posted in the vicinity of the stacking area stating the limitations on the use of the window service and/or drive-through lane. Such signs shall not exceed two (2) square feet in area or be located closer than five (5) feet to any lot line. ...
3. In the C-5 and C-6 Districts, in addition to Par. 1 above:
  - A. There shall be no outdoor storage or display of goods offered for sale except for the outdoor storage or display of goods permitted at a service station or service station/mini-mart.
  - B. Service stations and service station/mini-marts shall not be used for the performance of major repairs, and no wrecked, inoperative or abandoned vehicles may be temporarily stored outdoors for a period in excess of seventy-two (72) hours, subject to the limitation that there shall be no dismantling, wrecking or sale of said vehicles or parts thereof. In addition, there shall be no more than two (2) such vehicles on site at any one time. ...

## GLOSSARY

This Glossary is provided to assist the public in understanding the staff evaluation and analysis of development proposals. It should not be construed as representing legal definitions. Refer to the Fairfax County Zoning Ordinance, Comprehensive Plan or Public Facilities Manual for additional information.

**ABANDONMENT:** Refers to road or street abandonment, an action taken by the Board of Supervisors, usually through the public hearing process, to abolish the public's right-of-passage over a road or road right-of way. Upon abandonment, the right-of-way automatically reverts to the underlying fee owners. If the fee to the owner is unknown, Virginia law presumes that fee to the roadbed rests with the adjacent property owners if there is no evidence to the contrary.

**ACCESSORY DWELLING UNIT (OR APARTMENT):** A secondary dwelling unit established in conjunction with and clearly subordinate to a single family detached dwelling unit. An accessory dwelling unit may be allowed if a special permit is granted by the Board of Zoning Appeals (BZA). Refer to Sect. 8-918 of the Zoning Ordinance.

**AFFORDABLE DWELLING UNIT (ADU) DEVELOPMENT:** Residential development to assist in the provision of affordable housing for persons of low and moderate income in accordance with the affordable dwelling unit program and in accordance with Zoning Ordinance regulations. Residential development which provides affordable dwelling units may result in a density bonus (see below) permitting the construction of additional housing units. See Part 8 of Article 2 of the Zoning Ordinance.

**AGRICULTURAL AND FORESTAL DISTRICTS:** A land use classification created under Chapter 114 or 115 of the Fairfax County Code for the purpose of qualifying landowners who wish to retain their property for agricultural or forestal use for use/value taxation pursuant to Chapter 58 of the Fairfax County Code.

**BARRIER:** A wall, fence, earthen berm, or plant materials which may be used to provide a physical separation between land uses. Refer to Article 13 of the Zoning Ordinance for specific barrier requirements.

**BEST MANAGEMENT PRACTICES (BMPs):** Stormwater management techniques or land use practices that are determined to be the most effective, practicable means of preventing and/or reducing the amount of pollution generated by nonpoint sources in order to improve water quality.

**BUFFER:** Graduated mix of land uses, building heights or intensities designed to mitigate potential conflicts between different types or intensities of land uses; may also provide for a transition between uses. A landscaped buffer may be an area of open, undeveloped land and may include a combination of fences, walls, berms, open space and/or landscape plantings. A buffer is not necessarily coincident with transitional screening.

**CHESAPEAKE BAY PRESERVATION ORDINANCE:** Regulations which the State has mandated must be adopted to protect the Chesapeake Bay and its tributaries. These regulations must be incorporated into the comprehensive plans, zoning ordinances and subdivision ordinances of the affected localities. Refer to Chesapeake Bay Preservation Act, Va. Code Section 10.1-2100 et seq and VR 173-02-01, Chesapeake Bay Preservation Area Designation and Management Regulations.

**CLUSTER DEVELOPMENT:** Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted by the applicable zoning district. See Sect. 2-421 and Sect. 9-615 of the Zoning Ordinance.

**COUNTY 2232 REVIEW PROCESS:** A public hearing process pursuant to Sect. 15.2-2232 (Formerly Sect. 15.1-456) of the Virginia Code which is used to determine if a proposed public facility not shown on the adopted Comprehensive Plan is in substantial accord with the plan. Specifically, this process is used to determine if the general or approximate location, character and extent of a proposed facility is in substantial accord with the Plan.

**dba:** The momentary magnitude of sound weighted to approximate the sensitivity of the human ear to certain frequencies; the dBA value describes a sound at a given instant, a maximum sound level or a steady state value. See also Ldn.

**DENSITY:** Number of dwelling units (du) divided by the gross acreage (ac) of a site being developed in residential use; or, the number of dwelling units per acre (du/ac) except in the PRC District when density refers to the number of persons per acre.

**DENSITY BONUS:** An increase in the density otherwise allowed in a given zoning district which may be granted under specific provisions of the Zoning Ordinance when a developer provides excess open space, recreation facilities, or affordable dwelling units (ADUs), etc.

**DEVELOPMENT CONDITIONS:** Terms or conditions imposed on a development by the Board of Supervisors (BOS) or the Board of Zoning Appeals (BZA) in connection with approval of a special exception, special permit or variance application or rezoning application in a "P" district. Conditions may be imposed to mitigate adverse impacts associated with a development as well as secure compliance with the Zoning Ordinance and/or conformance with the Comprehensive Plan. For example, development conditions may regulate hours of operation, number of employees, height of buildings, and intensity of development.

**DEVELOPMENT PLAN:** A graphic representation which depicts the nature and character of the development proposed for a specific land area: information such as topography, location and size of proposed structures, location of streets trails, utilities, and storm drainage are generally included on a development plan. A development plan is a submission requirement for rezoning to the PRC District. A **GENERALIZED DEVELOPMENT PLAN (GDP)** is a submission requirement for a rezoning application for all conventional zoning districts other than a P District. A development plan submitted in connection with a special exception (SE) or special permit (SP) is generally referred to as an SE or SP plat. A **CONCEPTUAL DEVELOPMENT PLAN (CDP)** is a submission requirement when filing a rezoning application for a P District other than the PRC District; a CDP characterizes in a general way the planned development of the site. A **FINAL DEVELOPMENT PLAN (FDP)** is a submission requirement following the approval of a conceptual development plan and rezoning application for a P District other than the PRC District; an FDP further details the planned development of the site. See Article 16 of the Zoning Ordinance.

**EASEMENT:** A right to or interest in property owned by another for a specific and limited purpose. Examples: access easement, utility easement, construction easement, etc. Easements may be for public or private purposes.

**ENVIRONMENTAL QUALITY CORRIDORS (EQCs):** An open space system designed to link and preserve natural resource areas, provide passive recreation and protect wildlife habitat. The system includes stream valleys, steep slopes and wetlands. For a complete definition of EQCs, refer to the Environmental section of the Policy Plan for Fairfax County contained in Vol. 1 of the Comprehensive Plan.

**ERODIBLE SOILS:** Soils that wash away easily, especially under conditions where stormwater runoff is inadequately controlled. Silt and sediment are washed into nearby streams, thereby degrading water quality.

**FLOODPLAIN:** Those land areas in and adjacent to streams and watercourses subject to periodic flooding; usually associated with environmental quality corridors. The 100 year floodplain drains 70 acres or more of land and has a one percent chance of flood occurrence in any given year.

**FLOOR AREA RATIO (FAR):** An expression of the amount of development intensity (typically, non-residential uses) on a specific parcel of land. FAR is determined by dividing the total square footage of gross floor area of buildings on a site by the total square footage of the site itself.

**FUNCTIONAL CLASSIFICATION:** A system for classifying roads in terms of the character of service that individual facilities are providing or are intended to provide, ranging from travel mobility to land access. Roadway system functional classification elements include Freeways or Expressways which are limited access highways, Other Principal (or Major) Arterials, Minor Arterials, Collector Streets, and Local Streets. Principal arterials are designed to accommodate travel; access to adjacent properties is discouraged. Minor arterials are designed to serve both through traffic and local trips. Collector roads and streets link local streets and properties with the arterial network. Local streets provide access to adjacent properties.

**GEOTECHNICAL REVIEW:** An engineering study of the geology and soils of a site which is submitted to determine the suitability of a site for development and recommends construction techniques designed to overcome development on problem soils, e.g., marine clay soils.

**HYDROCARBON RUNOFF:** Petroleum products, such as motor oil, gasoline or transmission fluid deposited by motor vehicles which are carried into the local storm sewer system with the stormwater runoff, and ultimately, into receiving streams; a major source of non-point source pollution. An oil-grit separator is a common hydrocarbon runoff reduction method.

**IMPERVIOUS SURFACE:** Any land area covered by buildings or paved with a hard surface such that water cannot seep through the surface into the ground.

**INFILL:** Development on vacant or underutilized sites within an area which is already mostly developed in an established development pattern or neighborhood.

**INTENSITY:** The magnitude of development usually measured in such terms as density, floor area ratio, building height, percentage of impervious surface, traffic generation, etc. Intensity is also based on a comparison of the development proposal against environmental constraints or other conditions which determine the carrying capacity of a specific land area to accommodate development without adverse impacts.

**Ldn:** Day night average sound level. It is the twenty-four hour average sound level expressed in A-weighted decibels; the measurement assigns a "penalty" to night time noise to account for night time sensitivity. Ldn represents the total noise environment which varies over time and correlates with the effects of noise on the public health, safety and welfare.

**LEVEL OF SERVICE (LOS):** An estimate of the effectiveness of a roadway to carry traffic, usually under anticipated peak traffic conditions. Level of Service efficiency is generally characterized by the letters A through F, with LOS-A describing free flow traffic conditions and LOS-F describing jammed or grid-lock conditions.

**MARINE CLAY SOILS:** Soils that occur in widespread areas of the County generally east of Interstate 95. Because of the abundance of shrink-swell clays in these soils, they tend to be highly unstable. Many areas of slope failure are evident on natural slopes. Construction on these soils may initiate or accelerate slope movement or slope failure. The shrink-swell soils can cause movement in structures, even in areas of flat topography, from dry to wet seasons resulting in cracked foundations, etc. Also known as slippage soils.

**OPEN SPACE:** That portion of a site which generally is not covered by buildings, streets, or parking areas. Open space is intended to provide light and air; open space may function as a buffer between land uses or for scenic, environmental, or recreational purposes.

**OPEN SPACE EASEMENT:** An easement usually granted to the Board of Supervisors which preserves a tract of land in open space for some public benefit in perpetuity or for a specified period of time. Open space easements may be accepted by the Board of Supervisors, upon request of the land owner, after evaluation under criteria established by the Board. See Open Space Land Act, Code of Virginia, Sections 10.1-1700, et seq.

**P DISTRICT:** A "P" district refers to land that is planned and/or developed as a Planned Development Housing (PDH) District, a Planned Development Commercial (PDC) District or a Planned Residential Community (PRC) District. The PDH, PDC and PRC Zoning Districts are established to encourage innovative and creative design for land development; to provide ample and efficient use of open space; to promote a balance in the mix of land uses, housing types, and intensity of development; and to allow maximum flexibility in order to achieve excellence in physical, social and economic planning and development of a site. Refer to Articles 6 and 16 of the Zoning Ordinance.

**PROFFER:** A written condition, which, when offered voluntarily by a property owner and accepted by the Board of Supervisors in a rezoning action, becomes a legally binding condition which is in addition to the zoning district regulations applicable to a specific property. Proffers are submitted and signed by an owner prior to the Board of Supervisors public hearing on a rezoning application and run with the land. Once accepted by the Board, proffers may be modified only by a proffered condition amendment (PCA) application or other zoning action of the Board and the hearing process required for a rezoning application applies. See Sect. 15.2-2303 (formerly 15.1-491) of the Code of Virginia.

**PUBLIC FACILITIES MANUAL (PFM):** A technical text approved by the Board of Supervisors containing guidelines and standards which govern the design and construction of site improvements incorporating applicable Federal, State and County Codes, specific standards of the Virginia Department of Transportation and the County's Department of Public Works and Environmental Services.

**RESOURCE MANAGEMENT AREA (RMA):** That component of the Chesapeake Bay Preservation Area comprised of lands that, if improperly used or developed, have a potential for causing significant water quality degradation or for diminishing the functional value of the Resource Protection Area. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

**RESOURCE PROTECTION AREA (RPA):** That component of the Chesapeake Bay Preservation Area comprised of lands at or near the shoreline or water's edge that have an intrinsic water quality value due to the ecological and biological processes they perform or are sensitive to impacts which may result in significant degradation of the quality of state waters. In their natural condition, these lands provide for the removal, reduction or assimilation of sediments from runoff entering the Bay and its tributaries, and minimize the adverse effects of human activities on state waters and aquatic resources. New development is generally discouraged in an RPA. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

**SITE PLAN:** A detailed engineering plan, to scale, depicting the development of a parcel of land and containing all information required by Article 17 of the Zoning Ordinance. Generally, submission of a site plan to DPWES for review and approval is required for all residential, commercial and industrial development except for development of single family detached dwellings. The site plan is required to assure that development complies with the Zoning Ordinance.

**SPECIAL EXCEPTION (SE) / SPECIAL PERMIT (SP):** Uses, which by their nature, can have an undue impact upon or can be incompatible with other land uses and therefore need a site specific review. After review, such uses may be allowed to locate within given designated zoning districts if appropriate and only under special controls, limitations, and regulations. A special exception is subject to public hearings by the Planning Commission and Board of Supervisors with approval by the Board of Supervisors; a special permit requires a public hearing and approval by the Board of Zoning Appeals. Unlike proffers which are voluntary, the Board of Supervisors or BZA may impose reasonable conditions to assure, for example, compatibility and safety. See Article 8, Special Permits and Article 9, Special Exceptions, of the Zoning Ordinance.

**STORMWATER MANAGEMENT:** Engineering practices that are incorporated into the design of a development in order to mitigate or abate adverse water quantity and water quality impacts resulting from development. Stormwater management systems are designed to slow down or retain runoff to re-create, as nearly as possible, the pre-development flow conditions.

**SUBDIVISION PLAT:** The engineering plan for a subdivision of land submitted to DPWES for review and approved pursuant to Chapter 101 of the County Code.

**TRANSPORTATION DEMAND MANAGEMENT (TDM):** Actions taken to reduce single occupant vehicle automobile trips or actions taken to manage or reduce overall transportation demand in a particular area.

**TRANSPORTATION SYSTEM MANAGEMENT (TSM) PROGRAMS:** This term is used to describe a full spectrum of actions that may be applied to improve the overall efficiency of the transportation network. TSM programs usually consist of low-cost alternatives to major capital expenditures, and may include parking management measures, ridesharing programs, flexible or staggered work hours, transit promotion or operational improvements to the existing roadway system. TSM includes Transportation Demand Management (TDM) measures as well as H.O.V. use and other strategies associated with the operation of the street and transit systems.

**URBAN DESIGN:** An aspect of urban or suburban planning that focuses on creating a desirable environment in which to live, work and play. A well-designed urban or suburban environment demonstrates the four generally accepted principles of design: clearly identifiable function for the area; easily understood order; distinctive identity; and visual appeal.

**VACATION:** Refers to vacation of street or road as an action taken by the Board of Supervisors in order to abolish the public's right-of-passage over a road or road right-of-way dedicated by a plat of subdivision. Upon vacation, title to the road right-of-way transfers by operation of law to the owner(s) of the adjacent properties within the subdivision from whence the road/road right-of-way originated.

**VARIANCE:** An application to the Board of Zoning Appeals which seeks relief from a specific zoning regulation such as lot width, building height, or minimum yard requirements, among others. A variance may only be granted by the Board of Zoning Appeals through the public hearing process and upon a finding by the BZA that the variance application meets the required Standards for a Variance set forth in Sect. 18-404 of the Zoning Ordinance.

**WETLANDS:** Land characterized by wetness for a portion of the growing season. Wetlands are generally delineated on the basis of physical characteristics such as soil properties indicative of wetness, the presence of vegetation with an affinity for water, and the presence or evidence of surface wetness or soil saturation. Wetland environments provide water quality improvement benefits and are ecologically valuable. Development activity in wetlands is subject to permitting processes administered by the U.S. Army Corps of Engineers

**TIDAL WETLANDS:** Vegetated and nonvegetated wetlands as defined in Chapter 116 Wetlands Ordinance of the Fairfax County Code: includes tidal shores and tidally influenced embayments, creeks, and tributaries to the Occoquan and Potomac Rivers. Development activity in tidal wetlands may require approval from the Fairfax County Wetlands Board.

#### Abbreviations Commonly Used in Staff Reports

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