



County of Fairfax, Virginia

MEMORANDUM

DATE: 03/19/2014

TO: Distribution List

FROM: Barbara C. Berlin, AICP
Director, Zoning Evaluation Division
Department of Planning and Zoning

SUBJECT: Special Exception Application Analysis

REFERENCE: Application Number: SE 2014-SU-010 (CSH Artisan Fairfax, LLC)

<u>Case Information</u>			
Staff Coordinator: William O'Donnell			
Pre-Staffing Date: 04/21/14	Staffing Date:	07/17/14	
Tentative PC Date: 09/17/14	Tentative BOS Date:		

Memo Includes Full-Size Development Plans for Noted (1) Addressees: Yes No

Attached for your review and comment is the zoning case information for the subject application.

Action addressees are requested to provide written comments to the staff coordinator by (04/14/2014) to be considered in preparing staff's recommendation on this application. Information addressees may also submit any comments by the same date.

Action Addressees

- ① DPZ Planning Division
Chief, Env. & Dev. Review Br.
Attn: Pam Nee
- ① DPWES Site and Addressing
Attn: Brandy Dyer
- ① DPWES Sanitary-Sewer
Attn: Gilbert Osei-Kwadwo
- ① VDOT
Attn: Paul Kraucunas
- ① Dept. of Transportation
Transportation Planning
Chief, Site Analyst Section
Attn: Michael Davis
- ① Fairfax County Park Authority
Planning & Development Div.
Plan Review Coordinator
Attn: Lynne Johnson 4th fl
- ① Planning Commission
Board of Supervisors
Sully District
- ① Office of Community
Revitalization/Reinvestment
Attn: Barbara Byron
CRD/CRA or Tysons only

Information Addressees

- ① Planning Commission
Executive Director
Attn: Jill Cooper
- ① Economic Dev. Authority
Dir. Real Estate Services
Attn: Curtis Hoffman
- Clerk to Board of Supervisors
Attn: Cathy Chianese
- Dept. of Information Technology
Technology Infrastructure Div.
Attn: Steve Brundage
- Dept. of Health
Div. of Environmental Health
Technical Review and Information
Resources
Attn: Kevin Wastler
- Northern Va Soil and Water
Conservation District
Attn: Willie Woode
- Dept. of Family Services
Adult Aging Services
AAA, B-3-708
Attn: Jacquie Woodruff

- Dept. of Facilities Mgmt.
Analyst, Property Mgmt. Div.
Attn: Marguerite Guarino
- DPZ-ZED Division Director
Attn: Barbara Berlin
- DPZ-ZED Asst. Director
Attn: Regina Coyle
- DPZ-ZED
Attn: Branch Chiefs
- DPZ-ZED
Chief, Proffer Interp. Branch
Attn: Kevin Guinaw
- DPZ-ZED
Admin. Asst., Legal Notices
Attn: Lori Mallam
- DPZ Chief Zoning Inspector
Attn: Joe Bakos
- Southeast Fairfax Dev. Corp.
Attn: Tony Fontana
MV or LEE only

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





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

APPLICATION No: SE 2014-SU-010
 (Staff will assign)

RECEIVED
 Department of Planning & Zoning

JAN 31 2014

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

APPLICANT	NAME	CSH Artisan Fairfax, LLC	
	MAILING ADDRESS	3142 Trenholm Drive Oakton, VA 22124	
	PHONE HOME ()	WORK ()	
	PHONE MOBILE ()		
PROPERTY INFORMATION	PROPERTY ADDRESS	13622 Lee Jackson Memorial Highway	
	TAX MAP NO.	SIZE (ACRES/SQ FT)	
	34-4-((1))-60	6.49 acres	
	ZONING DISTRICT	MAGISTERIAL DISTRICT	
R-1, WS, HC	Sully		
PROPOSED ZONING IF CONCURRENT WITH REZONING APPLICATION:	N/A		
SPECIAL EXCEPTION REQUEST INFORMATION	ZONING ORDINANCE SECTION	9-301	
	PROPOSED USE	Medical Care Facility (assisted living facility)	
AGENT/CONTACT INFORMATION	NAME	Lisa M. Chiblow c/o McGuireWoods LLP	
	MAILING ADDRESS	1750 Tysons Boulevard, Suite 1800 Tysons, VA 22102	
	PHONE HOME ()	WORK (703) 712-5364	
	PHONE MOBILE ()		
MAILING	Send all correspondence to (check one): <input type="checkbox"/> Applicant -or- <input checked="" type="checkbox"/> Agent/Contact		
<p>The name(s) and addresses of owner(s) of record shall be provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representatives on official business to enter the subject property as necessary to process the application.</p> <p>Lisa M. Chiblow</p> <p>_____ TYPE/PRINT NAME OF APPLICANT/AGENT</p> <p>_____ SIGNATURE OF APPLICANT/AGENT</p>			

mpe
3/10/14

DO NOT WRITE IN THIS SPACE

SE 2014-0041

Date Application accepted: March 10, 2014 Application Fee Paid: \$ 16,375.00

Virginia Ruffner

RECEIVED
Department of Planning & Zoning
JAN 31 2014
Zoning Evaluation Division

**STATEMENT OF JUSTIFICATION
FOR
SPECIAL EXCEPTION FOR MEDICAL CARE FACILITY
(Assisted Living Facility)
The Arbors of Chantilly
CSH Artisan Fairfax, LLC
January 22, 2014**

Pursuant to Section 9-301 of the Fairfax County Zoning Ordinance, dated August 14, 1978, as amended (the "Ordinance"), CSH Artisan Fairfax, LLC, hereby requests approval of a Special Exception for a medical care facility (assisted living facility) on the property identified as Tax Map Reference Number 34-4-((1))-60 which is also referenced as 13622 Lee Jackson Memorial Highway ("the Property").

LOCATION/BACKGROUND

The Property is zoned R-1 and contains 6.49 acres. It consists of a single vacant lot. The Property is located on the north side of Lee Jackson Memorial Highway directly east of Downs Drive. The property is bounded on the north and east by single family residences. The eastern half of the property is encumbered by land designated as Resource Protection Area (RPA) and floodplain that will remain undisturbed. To the west of the property there is a gas station. To the south of the property is commercial property.

OVERVIEW OF PROPOSAL

The Applicant is proposing to develop the Property with an assisted living facility which is defined as a medical care facility in the Zoning Ordinance. The facility will be developed by CSH Artisan Fairfax, LLC and operated by The Arbor Company.

Supported by a nationally recognized Alzheimer's expert, the Arbor Company's memory care programs provide exceptional care within a structured environment to provide enhanced safety to residents with Alzheimer's disease and other memory disorders.

At the Arbor Company, comprehensive staff training programs are paired with advanced management tools to produce exceptional results. Consistent innovation, tempered by industry experience, allows Arbor-managed communities to be leading performers in their markets. The Arbor Company currently manages Independent Living, Assisted Living and Memory Care communities in seven states. They have assisted living facilities in Georgia, New York, New Jersey, North Carolina, Pennsylvania, South Carolina, Tennessee, Texas and Virginia.

The proposed Arbors of Chantilly will consist of forty-eight (48) assisted living units. There will be three room types: single, large shared single and one bedroom units. The maximum number of residents will be 54. The senior community will provide high quality, personalized residential care services for seniors with Alzheimer's disease and other forms of memory impairment disabilities. The following services and amenities will be provided on-site: concierge, all utilities except phone and cable, meals and snacks, housekeeping, laundry and linen service, 24-hour emergency call response systems, wellness programs, scheduled transportation, educational programming computerized specialized software, social and recreational activities, and limited personalized wellness health care management provided by on-site licensed nurses as well as visiting health care professionals. Personal care assistance with the activities of daily living such as bathing, dressing, grooming and assistance with prescribed medications are also provided to residents.

All of the units will be dedicated to seniors confronting various forms of dementia or memory impairment, including Alzheimer's disease. The goal of the resident programming is to enrich the quality of life for residents with memory impairment diseases by creating a customized plan of support and personalized care services tailored to their needs that maintains as much independence as possible in a compassionate and caring environment. The building will be secured for the safety of the residents.

The Arbors of Chantilly will offer the following communal amenities to the residents: living room, library, computer center, group dining room and café, activities room, beauty/barber salon services, multi-purpose room, outdoor gardens, and exercise and physical therapy area. Daily activity and entertainment programs are offered within the amenity areas to encourage social interaction within the community.

The grounds and internal communal areas will be ADA accessible and all of the units will incorporate universal design elements.

SPECIAL EXCEPTION PLAT FEATURES

The Special Exception plat shows a generally rectangular shaped building located on the west side of the Property. The building height will be 25 feet. This single story building was designed to be compatible with the surrounding area. The architectural style features contemporary details such as clean asymmetrical lines, lots of windows with a residential style, a mixture of building materials, a mixture of different colors to provide depth to the building and an overall residential character design.

The parking area and a circular drop off area will be located along the front of the building. A total of 39 parking spaces will be provided. The loading area will be located on the northwest corner of the building. Access to the facility will be provided via two access points along Downs Drive.

Stormwater detention and Best Management Practices will be handled through a bio-retention facility on the southwest corner of the site. Water on the site flows to the west. 69% of the site is being preserved as open space.

Special Exception Modifications and Waivers

Transitional Screening 2 is required along the north property line. Per ZO Section 13-304 Par. 4, this requirement will be met with a 6 ft. wood fence and 12 ft. of landscaping to serve as transitional screening.

Z.O. Section 9-308.5 is an additional standard for a 100 ft. setback adjacent to residential properties for medical care facilities, most of which are usually of a size, scale and height much greater than what is proposed. Based on the smaller scale, size and height of the proposed building this setback has been modified to 30 ft.

Per PFM Section 7-0104.1, the requirement for a service drive along Route 50 will be waived as there is not a service drive located to the east of the subject property. There is also a Resource Protection Area along the east side of the property that should not be disturbed for the construction of a service drive.

DISCUSSION OF COMPREHENSIVE PLAN

The property is located in UP8 Lee-Jackson Community Planning Sector. There is no specific plan language for the Property. The Comprehensive Plan map shows the property is planned for residential use at 1 to 2 dwelling units per acre. The general sector language recommends that infill development in the neighborhoods be of a compatible use, type and intensity and in accordance with the guidance provided by the Policy Plan Land Use Objectives 8 and 14. These objectives focus on the need for compatibility and mitigation of adverse visual, auditory and transportation impacts for uses establishing in stable residential neighborhoods.

Additionally, the Comprehensive Plan, as well as the Board of Supervisors adopted the Fairfax 50+ Action Plan, which identifies the need for senior housing as the County population ages.

The proposed assisted living facility provides a reasonable, acceptable option which is appropriate for this property on the edge of a residential neighborhood, adjacent to a busy major arterial road with a gas station to the west and commercial uses located to the south.

In accordance with Plan guidance, all potential adverse impacts can be mitigated through the nature of the use or by appropriate site layout as discussed below.

- The use itself is residential in nature and in operation. It is a home for members of the senior population and is therefore, inherently quiet and designed to a residential scale with residential elements for the benefit of the surrounding community, but also to create a home atmosphere for the residents.
- The average age of a resident is 87 and the population served will either have Alzheimer's or other memory impairments so no residents will drive. The majority of the employee shifts are timed to be out of the peak hour.
- The building has been designed to be compatible with the neighboring residential uses. The building is one story in height and incorporates many residential design features.

For the above reasons, the proposal is in harmony with the Land Use Objectives of the Comprehensive Plan for compatible infill.

ZONING ORDINANCE REQUIREMENTS

The following information is provided pursuant to Section 9-011 of the Fairfax County Zoning Ordinance:

- A. Type of operation: Medical Care Facility (Assisted Living Facility)
- B. Hours of operation: 24/7
- C. Number of residents: 54 residents at maximum capacity.
- D. Number of employees: Employees for the facility will include an administrative staff, marketing staff, activities and transportation staff, dining staff, nursing staff, housekeeping staff and maintenance staff. There will be three shifts, generally 7:00am to 3:00pm; 3:00pm to 11:00pm; and 11:00pm to 7:00am. The maximum number of employees on site will be no more than 18-20 during any one shift.
- E. Estimate of traffic impact: The proposed facility is expected to generate 10 trips in the AM peak hour and 16 trips in the PM peak hour. These trip figures are based on the Institute of Transportation Engineers (ITE) Trip Generation Report, Land Use Code 254. Note this is the most appropriate available code. It generally includes facilities in which some of the residents own cars. The residents at this facility will not drive. Trips to the site will include employees, visitors and deliveries. Visitors, for the most part, come during off-peak traffic times and the employee shift changes and deliveries are also out of the peak.

- F. Vicinity or general area to be served by the use: Northern Virginia area.
- G. Architectural compatibility: Care has been taken to create a building that blends with the surrounding community. The building is a single story and incorporates many residential design features including window design and architectural details.
- H. Hazardous and toxic substances: There are no known hazardous or toxic substances that will be generated on site.
- I. Statement of conformance: To the best of the Applicant's knowledge, the proposed use conforms to the provision of all applicable ordinances, regulations, adopted standards, and any applicable conditions with the exception of those requirements which are discussed with this statement.

CONFORMANCE WITH SECT. 9-303, Additional Submission Requirements

- 1. N/A
- 2. N/A
- 3. This application will be presented to the Health Care Advisory Board during the Special Exception review process.

CONFORMANCE WITH SECT. 9-304, Standard for All Category 3 Uses

- 1. N/A
- 2. The use complies with the lot size requirements for the R-1 District.
- 3. The use will comply with the bulk regulations of the R-1 District.
- 4. The use will comply with performance standards contained in the Zoning Ordinance.
- 5. It is acknowledged that the use will be subject to Article 17, Site Plans.

CONFORMANCE WITH SECT.9-308, Additional Standards for Medical Care Facilities

- 1. The Applicant acknowledges that an application/presentation to the Health Care Advisory Board is part of this Special Exception process.

2. The Applicant acknowledges that an application/presentation to the Health Care Advisory Board is part of this Special Exception process. (See above)
3. The Applicant will provide access to service vehicles at a side entrance located on the northwest corner of the site.
4. The facility is an assisted living facility, not a nursing facility but the facility will front on Leesburg Jackson Memorial Highway with access on Downs Drive.
5. A modification is requested to allow the building to be set back 30 ft. from the adjacent R-1 property to the north in lieu of 100 ft. The building is located more than 45 ft. to the nearest street line.
6. The Property contains over 5 acres.
7. N/A

CONFORMANCE WITH SECT. 9-006, General Standards for Special Exceptions

1. As previously stated, the proposed assisted living facility is residential in nature and in operation, as well as visually. This is important in order to blend with the surrounding community but also for the residents who live there. The use is in harmony with the Comprehensive Plan as discussed under the previous section. Additionally, the Comprehensive Plan, as well as the Board of Supervisors adopted 50+ Action Plan, identifies the need for senior housing as the County population ages.
2. The intent of the R-1 Zoning District is to provide for single family detached dwellings and other compatible uses. As stated above, this residential use with its residential designed appearance, its extremely low traffic volumes and passive level of outdoor activity is compatible with the intent of the District.
3. The use will not adversely affect the surrounding properties. As previously stated, care and attention has been paid to incorporating residentially scaled design elements such as residentially style windows, variations in building colors and textures and a variety of residential building materials in order to architecturally blend with the homes in the area. The use does not produce a noise or light level which would cause issues with the adjacent residences and the traffic impact is minimal. The Arbors of Chantilly facility will be a home to its residents - the goal being to become a valued part of the community, providing opportunities for citizens to remain in their neighborhoods when they can no longer safely remain in

their homes and provide a place to keep loved ones close to adult children who live in the neighborhood.

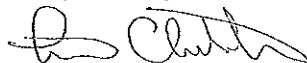
4. The proposed use will not be hazardous nor conflict with existing or anticipated traffic in the area. The use is anticipated to produce 10 trips in the AM peak hour and 16 trips in the PM peak hour. The employee shift changes are designed to be out of the peak hour. Residents, themselves, do not drive and visitors generally come in the evenings or weekends out of the peak hour. The site has safe access along Downs Drive.
5. The building and grounds will be landscaped with plantings which will add to the residential nature of the property.
6. There is no open space requirement in the R-1 District but approximately 69% of the site is to be maintained as open space, including landscaped gardens.
7. Utility, drainage, parking and loading requirements have been met.
8. Signs shall meet the regulations of Article 12.

CONCLUSION

An assisted living facility on the Property is an appropriate use on the edge of a residential neighborhood, adjacent to a busy major arterial road and adjacent to commercial uses. In accordance with Plan guidance, all potential adverse impacts can be mitigated through the nature of the use, by the appropriate site layout and design. This residential use is a very low trip generator. The residential architectural elements provide a visually appealing building which blends with the surrounding area. Finally, the assisted living residence will address the need for additional senior housing as identified in the Comprehensive Plan. The assisted living residence will be neighborhood serving and enable seniors to remain within their community.

The proposed use, residential in nature, is in harmony with the Comprehensive Plan and meets the Special Exception standards for approval. For these reasons and the others stated in this statement of justification, CSH Artisan Fairfax, LLC respectfully requests approval of this Special Exception application for an assisted living facility.

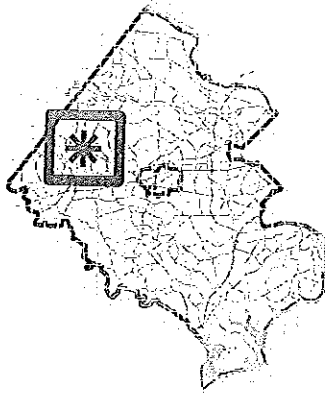
Respectfully submitted,



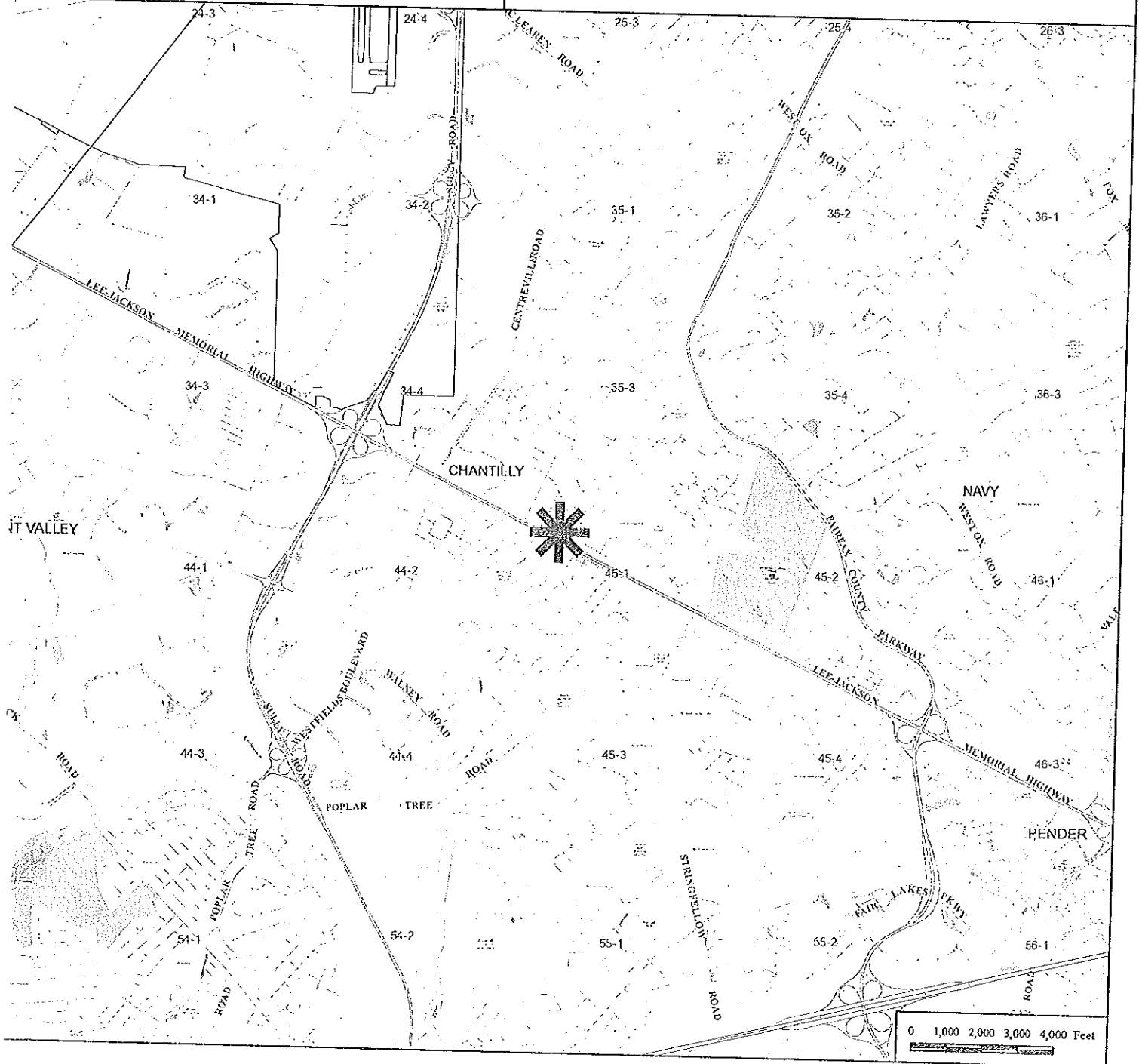
Lisa M. Chiblow
McGuirewoods LLP

Special Exception

SE 2014-SU-010



Applicant: CSH ARTISAN FAIRFAX, LLC
Accepted: 03/10/2014
Proposed: MEDICAL CARE FACILITY
Area: 6.49 AC OF LAND; DISTRICT - SULLY
Zoning Dist Sect: 03-0104
Art 9 Group and Use: 3-06
Located: 13622 LEE JACKSON MEMORIAL HIGHWAY,
CHANTILLY, VA 20151
Zoning: R- 1
Plan Area: 3,
Overlay Dist: WS HC
Map Ref Num: 034-4- /01/ /0060

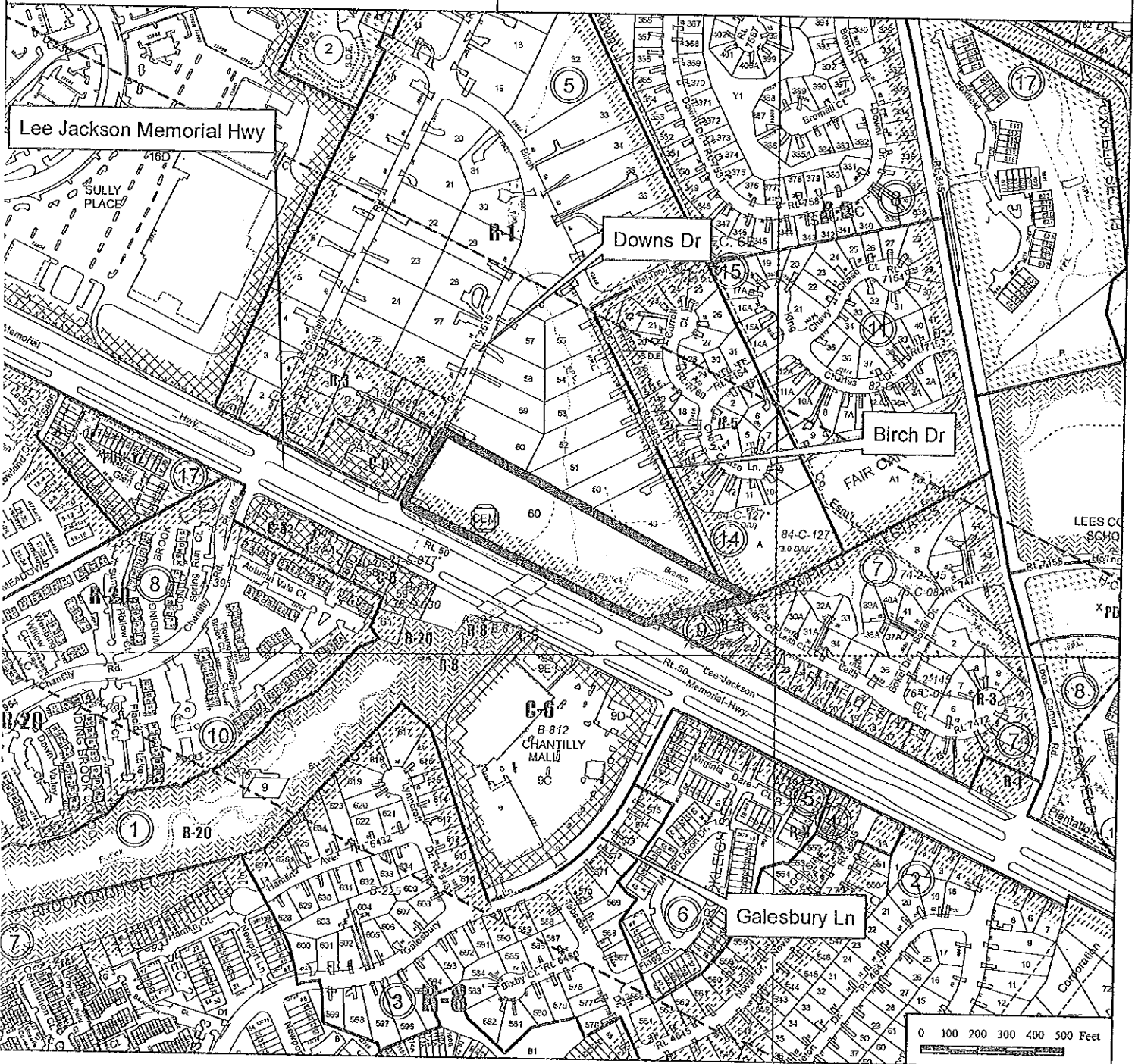
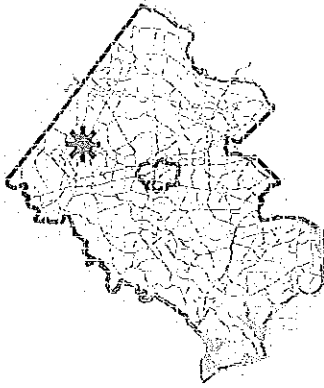


Special Exception

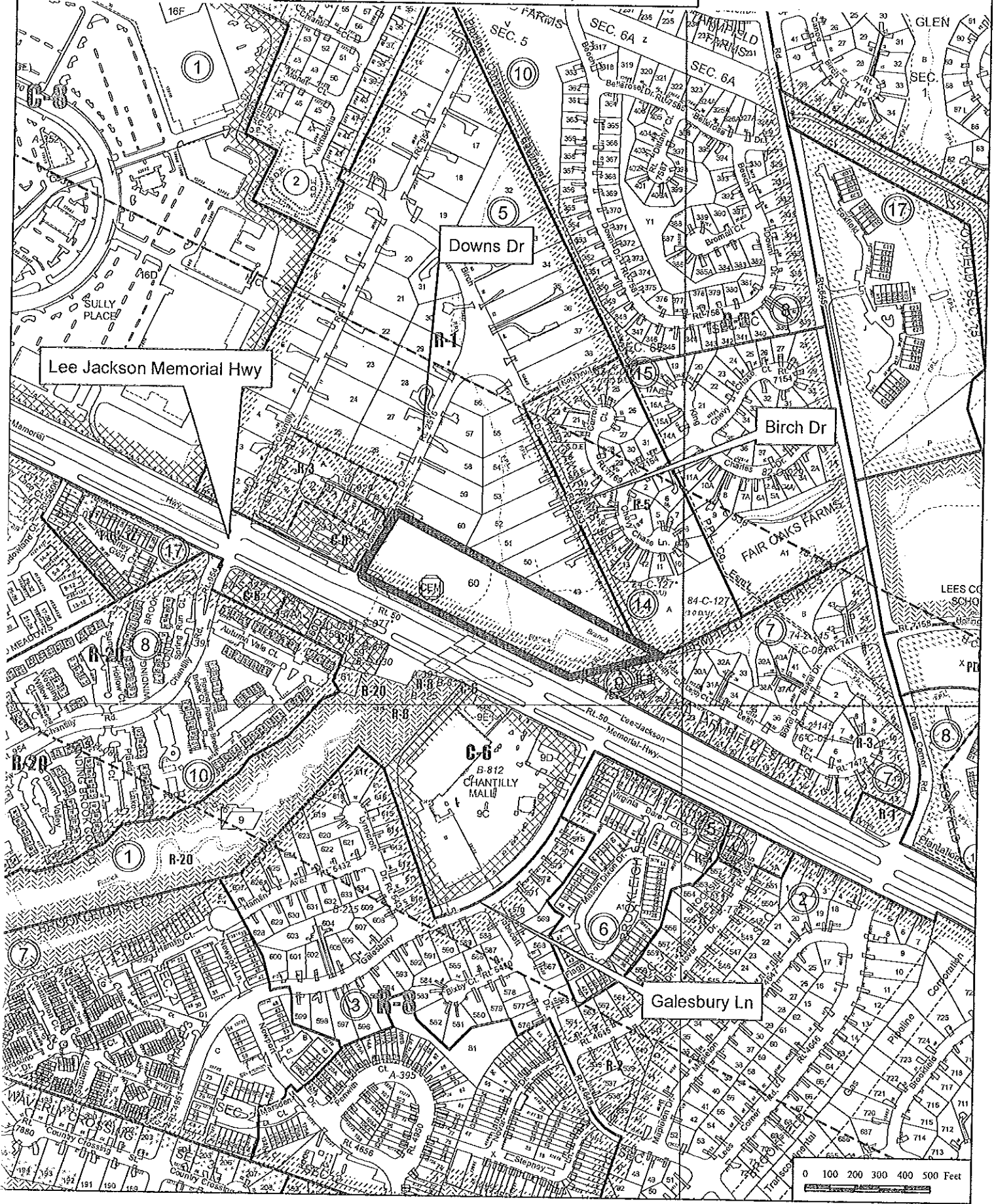
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Art 9 Group and Use: 3-06
Located: 13622 LEE JACKSON MEMORIAL HIGHWAY,
CHANTILLY, VA 20151

Zoning: R- 1
Plan Area: 3,
Overlay Dist: WS HC
Map Ref Num: 034-4- /01/ /0060



Special Exception
SE 2014-SU-010
CSH ARTISAN FAIRFAX, LLC





SMITH ENGINEERING
1401 BOGUE DRIVE SUITE 202
CHANTILLY, VA 20151
(703) 755-6024

NO. 1	DATE TO QUOTE	
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Department of Planning & Zoning
MAR 05 2014
Zoning Evaluation Division

SPECIAL EXCEPTION PLAT FOR THE ARBORS OF CHANTILLY SULLY DISTRICT FAIRFAX COUNTY, VIRGINIA

ZONING & AREA TABULATION

TOTAL AREA: 10.00 ACRES
 ZONING: R-100 (RESIDENTIAL SINGLE-FAMILY)
 AREA: 10.00 ACRES
 PERMITTED: 1.00 ACRES
 PROPOSED: 9.00 ACRES
 EXISTING: 0.00 ACRES
 TOTAL: 9.00 ACRES

REQUESTED WAIVERS/MODIFICATIONS

1. VARIATION FROM THE ZONING MAP
2. VARIATION FROM THE ZONING MAP
3. VARIATION FROM THE ZONING MAP

PARKING TABULATION

TYPE OF PARKING	NUMBER OF SPACES	PERCENTAGE OF TOTAL
STREET SIDE	10	10%
OFF-STREET	90	90%
TOTAL	100	100%

REQUESTED WAIVERS/MODIFICATIONS

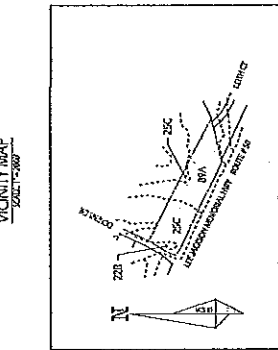
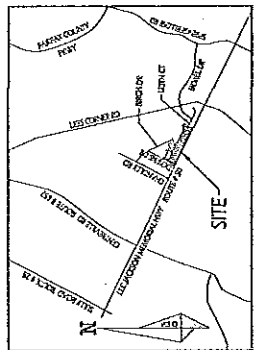
1. VARIATION FROM THE ZONING MAP
2. VARIATION FROM THE ZONING MAP
3. VARIATION FROM THE ZONING MAP

OWNER
THE ARBORS OF CHANTILLY
1401 BOGUE DRIVE SUITE 202
CHANTILLY, VA 20151
(703) 755-6024

DEVELOPER
CSH-ARTMAN PARTNERS, LLC
3142 BIRCHWOOD DRIVE
DANFORTH, VA 22124

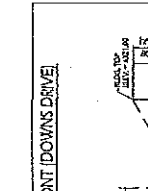
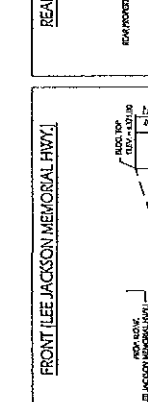
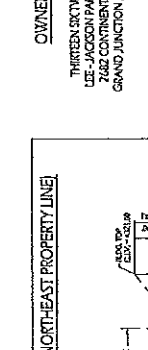
LAND USE ATTORNEY
MCGUIREWOODS LLP
1750 TRONING BOULEVARD
SUITE 1000
TYGONS CORNER, VA 20125
(703) 712-5584

ENGINEER
SMITH ENGINEERING
1401 BOGUE DRIVE SUITE 202
CHANTILLY, VA 20151
(703) 755-6024



SOILS INFORMATION

SOIL	SOIL NAME	PERCENTAGE	PERCENTAGE	PERCENTAGE	PERCENTAGE	PERCENTAGE
ZC	CHANTILLY SANDS	100	100	100	100	100
B1	CHANTILLY SANDS	100	100	100	100	100
B2	CHANTILLY SANDS	100	100	100	100	100
B3	CHANTILLY SANDS	100	100	100	100	100

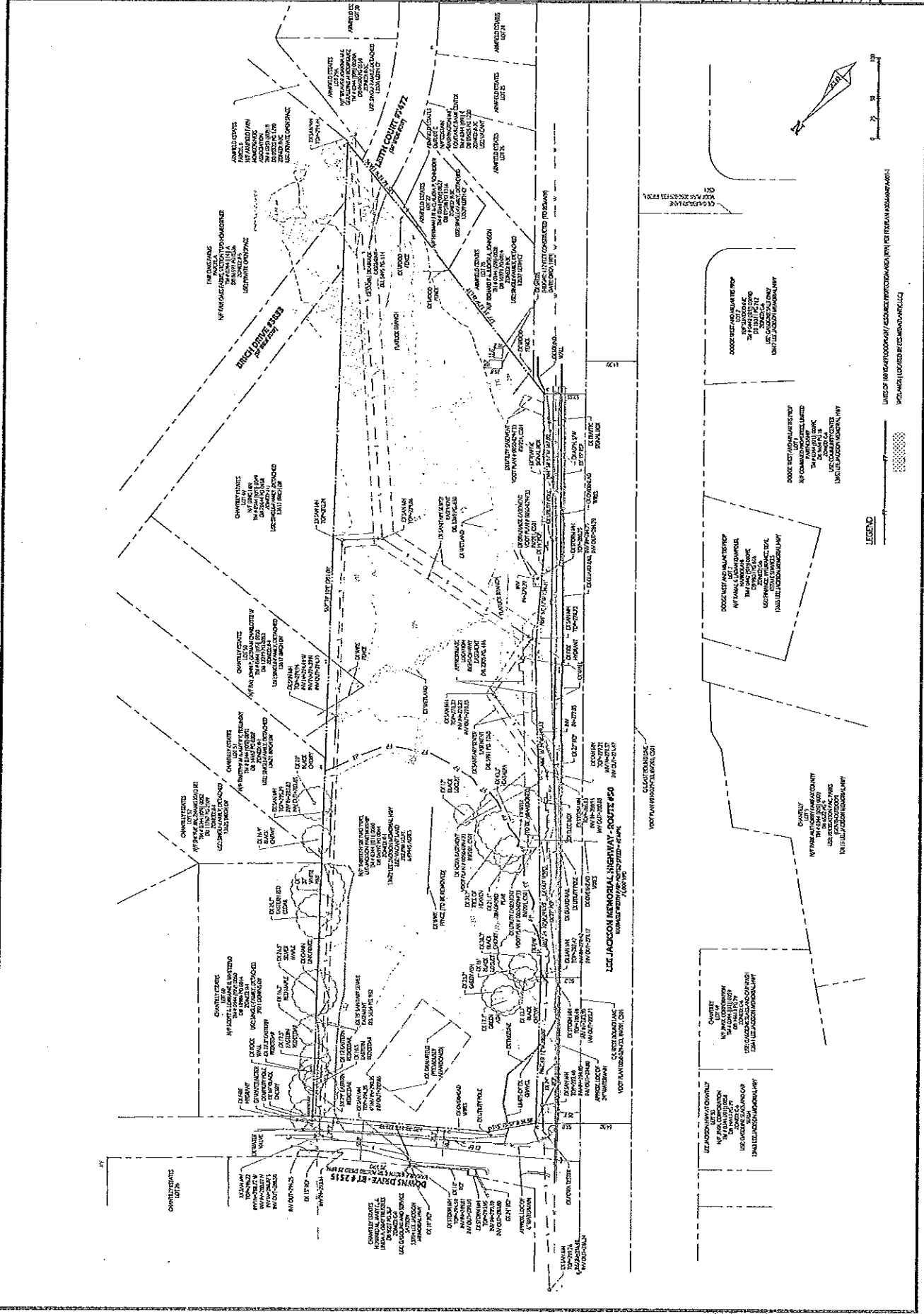


1. THE PROJECT IS LOCATED ON THE ARBORS OF CHANTILLY (SULLY DISTRICT) AND IS ZONED BY LAND CURRENTLY ZONED BY THE ZONING MAP, SULLY DISTRICT.
2. THE PROJECT IS LOCATED ON THE ARBORS OF CHANTILLY (SULLY DISTRICT) AND IS ZONED BY LAND CURRENTLY ZONED BY THE ZONING MAP, SULLY DISTRICT.
3. THE PROJECT IS LOCATED ON THE ARBORS OF CHANTILLY (SULLY DISTRICT) AND IS ZONED BY LAND CURRENTLY ZONED BY THE ZONING MAP, SULLY DISTRICT.
4. THE PROJECT IS LOCATED ON THE ARBORS OF CHANTILLY (SULLY DISTRICT) AND IS ZONED BY LAND CURRENTLY ZONED BY THE ZONING MAP, SULLY DISTRICT.
5. THE PROJECT IS LOCATED ON THE ARBORS OF CHANTILLY (SULLY DISTRICT) AND IS ZONED BY LAND CURRENTLY ZONED BY THE ZONING MAP, SULLY DISTRICT.
6. THE PROJECT IS LOCATED ON THE ARBORS OF CHANTILLY (SULLY DISTRICT) AND IS ZONED BY LAND CURRENTLY ZONED BY THE ZONING MAP, SULLY DISTRICT.
7. THE PROJECT IS LOCATED ON THE ARBORS OF CHANTILLY (SULLY DISTRICT) AND IS ZONED BY LAND CURRENTLY ZONED BY THE ZONING MAP, SULLY DISTRICT.
8. THE PROJECT IS LOCATED ON THE ARBORS OF CHANTILLY (SULLY DISTRICT) AND IS ZONED BY LAND CURRENTLY ZONED BY THE ZONING MAP, SULLY DISTRICT.
9. THE PROJECT IS LOCATED ON THE ARBORS OF CHANTILLY (SULLY DISTRICT) AND IS ZONED BY LAND CURRENTLY ZONED BY THE ZONING MAP, SULLY DISTRICT.
10. THE PROJECT IS LOCATED ON THE ARBORS OF CHANTILLY (SULLY DISTRICT) AND IS ZONED BY LAND CURRENTLY ZONED BY THE ZONING MAP, SULLY DISTRICT.
11. THE PROJECT IS LOCATED ON THE ARBORS OF CHANTILLY (SULLY DISTRICT) AND IS ZONED BY LAND CURRENTLY ZONED BY THE ZONING MAP, SULLY DISTRICT.
12. THE PROJECT IS LOCATED ON THE ARBORS OF CHANTILLY (SULLY DISTRICT) AND IS ZONED BY LAND CURRENTLY ZONED BY THE ZONING MAP, SULLY DISTRICT.
13. THE PROJECT IS LOCATED ON THE ARBORS OF CHANTILLY (SULLY DISTRICT) AND IS ZONED BY LAND CURRENTLY ZONED BY THE ZONING MAP, SULLY DISTRICT.
14. THE PROJECT IS LOCATED ON THE ARBORS OF CHANTILLY (SULLY DISTRICT) AND IS ZONED BY LAND CURRENTLY ZONED BY THE ZONING MAP, SULLY DISTRICT.
15. THE PROJECT IS LOCATED ON THE ARBORS OF CHANTILLY (SULLY DISTRICT) AND IS ZONED BY LAND CURRENTLY ZONED BY THE ZONING MAP, SULLY DISTRICT.
16. THE PROJECT IS LOCATED ON THE ARBORS OF CHANTILLY (SULLY DISTRICT) AND IS ZONED BY LAND CURRENTLY ZONED BY THE ZONING MAP, SULLY DISTRICT.
17. THE PROJECT IS LOCATED ON THE ARBORS OF CHANTILLY (SULLY DISTRICT) AND IS ZONED BY LAND CURRENTLY ZONED BY THE ZONING MAP, SULLY DISTRICT.
18. THE PROJECT IS LOCATED ON THE ARBORS OF CHANTILLY (SULLY DISTRICT) AND IS ZONED BY LAND CURRENTLY ZONED BY THE ZONING MAP, SULLY DISTRICT.
19. THE PROJECT IS LOCATED ON THE ARBORS OF CHANTILLY (SULLY DISTRICT) AND IS ZONED BY LAND CURRENTLY ZONED BY THE ZONING MAP, SULLY DISTRICT.
20. THE PROJECT IS LOCATED ON THE ARBORS OF CHANTILLY (SULLY DISTRICT) AND IS ZONED BY LAND CURRENTLY ZONED BY THE ZONING MAP, SULLY DISTRICT.
21. THE PROJECT IS LOCATED ON THE ARBORS OF CHANTILLY (SULLY DISTRICT) AND IS ZONED BY LAND CURRENTLY ZONED BY THE ZONING MAP, SULLY DISTRICT.
22. THE PROJECT IS LOCATED ON THE ARBORS OF CHANTILLY (SULLY DISTRICT) AND IS ZONED BY LAND CURRENTLY ZONED BY THE ZONING MAP, SULLY DISTRICT.

SMITH ENGINEERING
1401 BOGUE DRIVE SUITE 202
CHANTILLY, VA 20151
(703) 755-6024



PROJECT DATA	
PROJECT NO.	2011-011
PROJECT NAME	THE ARBORS OF CHANTILLY SPECIAL EXCEPTION PLAN
DATE	01/11/11
SCALE	AS SHOWN
SHEET NO. 2 OF 11 DATE: OCTOBER 2011	



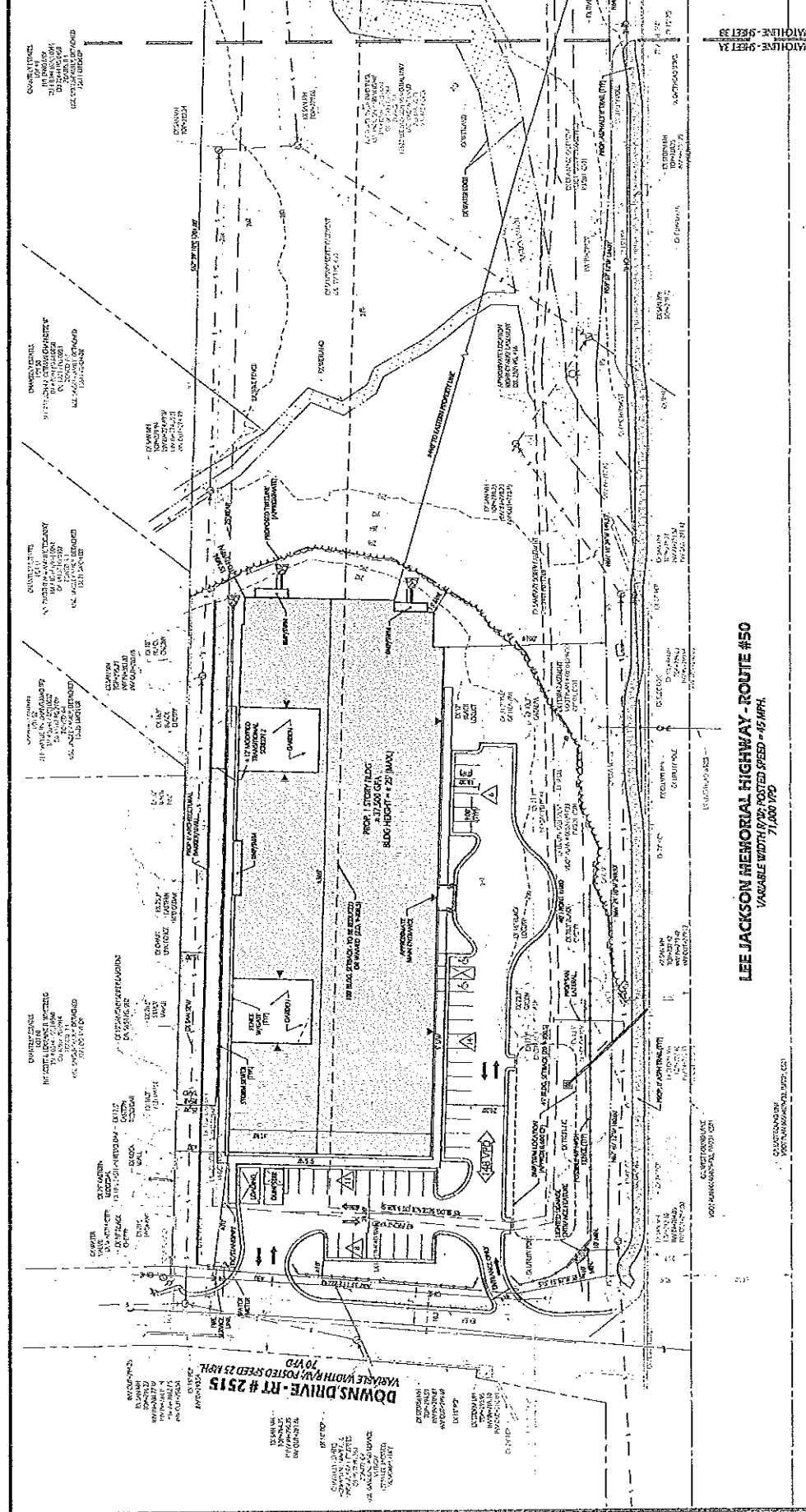
SMITH ENGINEERING

THE ARBORS OF CHANTILLY LAYOUT PLAN SPECIAL EXCEPTION PLAN



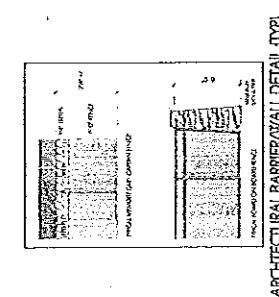
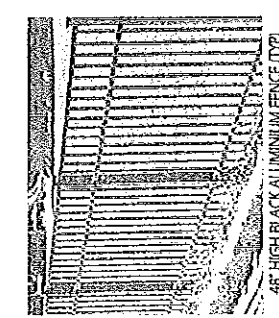
SMITH ENGINEERING
 1000 MARKET STREET, SUITE 200
 FALLS CHURCH, VA 22044
 PHONE: (703) 441-1100
 FAX: (703) 441-1101
 PROJECT NO: 11-100-1100

NO.	DESCRIPTION	DATE
1	PROJECT START	10/10/2010
2	PROJECT STOP	
3	ISSUE FOR PERMIT	
4	ISSUE FOR CONSTRUCTION	
5	ISSUE FOR RECORDS	
6	ISSUE FOR AS-BUILT	



- NOTES:
- 1. LOCATIONS AND DIMENSIONS ARE SUBJECT TO CHANGE UPON FINAL ENGINEERING.
- 2. THE EXACT LOCATION AND NUMBER OF ANY FACILITY ARE SUBJECT TO MAJOR.
- 3. THE EXACT LOCATION AND NUMBER OF ANY FACILITY ARE SUBJECT TO MAJOR.
- 4. THE EXACT LOCATION AND NUMBER OF ANY FACILITY ARE SUBJECT TO MAJOR.
- 5. THE EXACT LOCATION AND NUMBER OF ANY FACILITY ARE SUBJECT TO MAJOR.

LEE JACKSON MEMORIAL HIGHWAY - ROUTE #50
 VARIABLE WIDTH 60% POSTED SPEED 45 MPH
 71,000 TPD



SHEET 3A OF 31
 DATE: 10/10/2010
 SCALE: AS SHOWN
 MATCHLINE - SHEET 2A
 MATCHLINE - SHEET 3B

SMITH
ENGINEERING

LAYOUT PLAN 3B
THE ARBORS OF CHANTILLY
SPECIAL EXCEPTION PLAN
SITING ORDER: WMP-2023-126241 03/21/24

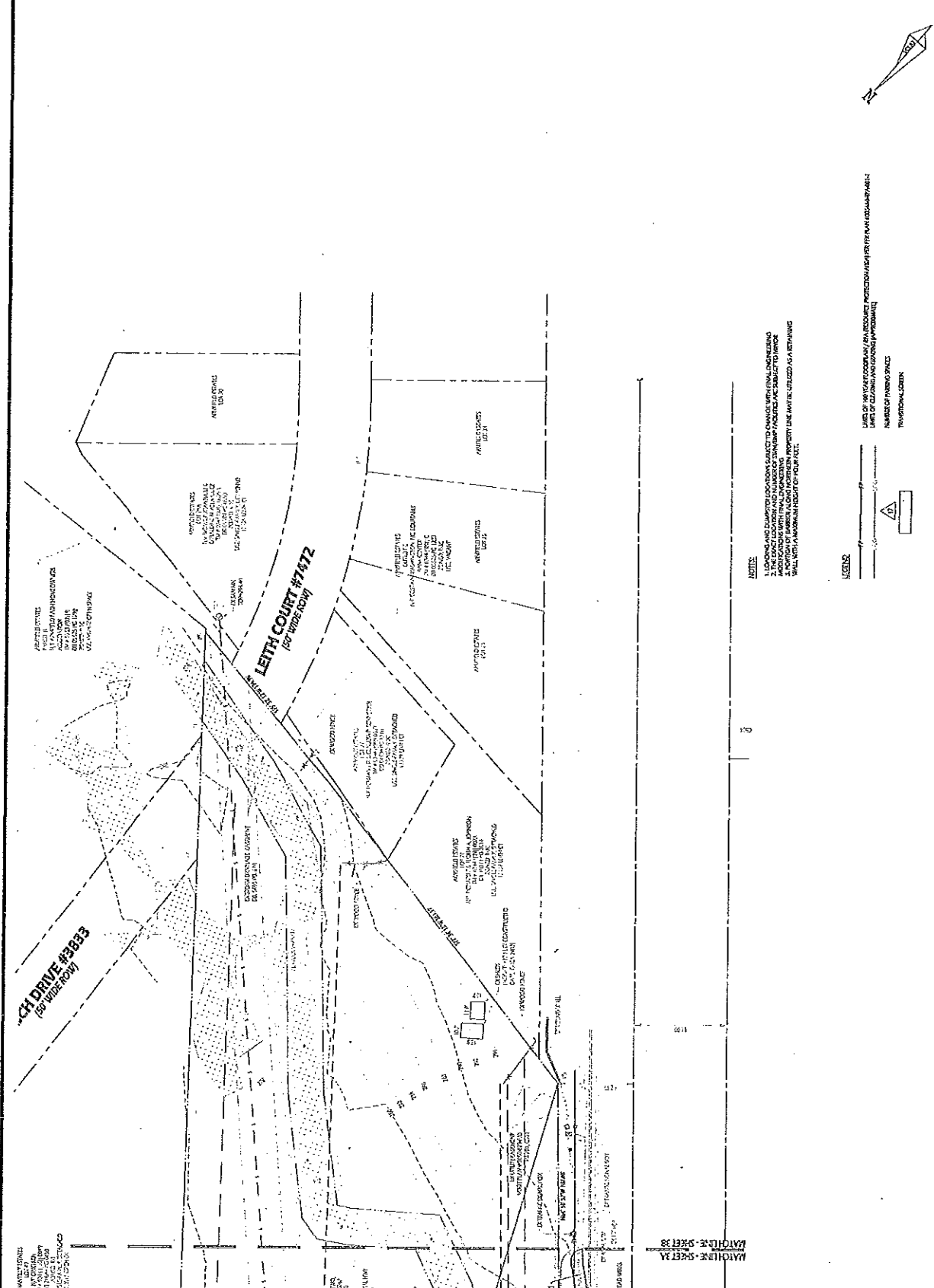


SMITH
ENGINEERING
11600 BURNING TREE DRIVE SUITE 100
CHANTILLY, VIRGINIA 20151
PHONE: 703-528-6887
PROJECT NO. 24001

APPROVED FOR:

NO.	DESCRIPTION	DATE

SCALE	1"=30'
DATE	03/21/24
PAGE	3B OF 11



NOTES

1. LOCATIONS AND DIMENSIONS ARE SHOWN FOR THE PROPOSED DRIVE AISLES, DRIVE AISLE SPACES, AND DRIVE AISLE SPACES. DIMENSIONS AND LOCATIONS OF DRIVE AISLES, DRIVE AISLE SPACES, AND DRIVE AISLE SPACES SHALL BE AS SHOWN ON THIS PLAN.
2. THE EXISTING DRIVE AISLES AND DRIVE AISLE SPACES SHALL BE IMPROVED TO MEET THE REQUIREMENTS OF THIS PLAN.
3. A PORTION OF THE DRIVE AISLES AND DRIVE AISLE SPACES MAY BE NECESSARY TO BE RETAINED TO MAINTAIN A MINIMUM HEIGHT OF FOUR FEET.

LEGEND

- PROPOSED PARKING LOT
- PROPOSED DRIVE AISLE
- PROPOSED DRIVE AISLE SPACE
- PROPOSED DRIVE AISLE SPACES
- PROPOSED CONCRETED DRIVE AISLES WITH 2% CROSS SLOPE



MATCHLINE - SHEET 3A
MATCHLINE - SHEET 3B

SMITH ENGINEERING

THE ARBORS OF CHANTILLY SPECIAL EXCEPTION PLAN

SWM SUMMARY

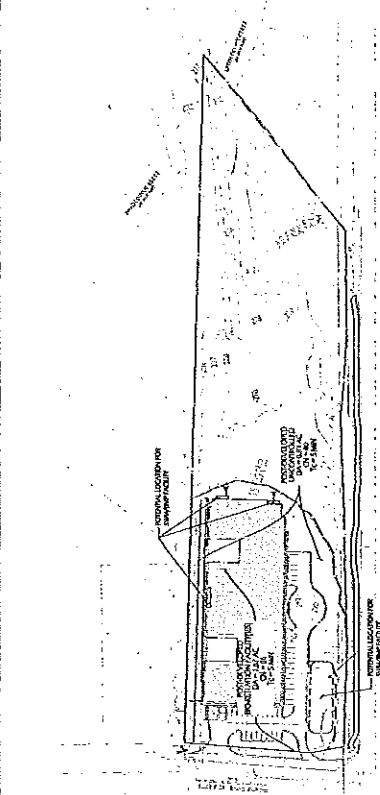


SMITH ENGINEERING
 4100 WOODBRIDGE DRIVE
 SUITE 300
 FALLS CHURCH, VA 22044
 (703) 271-4000
 FAX (703) 271-4001
 WWW.SMITHENGINEERING.COM

DATE: 11/15/2023
 DRAWN BY: RSM
 CHECKED BY: RSM
 PROJECT NO: 23-001

NO.	DATE	BY	DESCRIPTION
1	11/15/23	RSM	ISSUED FOR PERMIT
2	11/15/23	RSM	ISSUED FOR PERMIT
3	11/15/23	RSM	ISSUED FOR PERMIT
4	11/15/23	RSM	ISSUED FOR PERMIT

SHEET 5 OF 11



PRE-DEVELOPMENT DRAINAGE AREAS

PRE-DEVELOPMENT

Area	Value
Total Area	10,000 sq ft
Impervious Area	6,000 sq ft
Stormwater Storage	10,000 gals
Flow Rate	100 gpm

POST-DEVELOPMENT TOTAL

Area	Value
Total Area	15,000 sq ft
Impervious Area	12,000 sq ft
Stormwater Storage	15,000 gals
Flow Rate	150 gpm

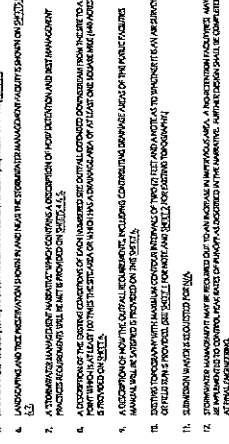
POST-DEVELOPMENT UNCONTROLLED

Area	Value
Total Area	8,000 sq ft
Impervious Area	4,000 sq ft
Stormwater Storage	8,000 gals
Flow Rate	80 gpm

PERMIT AND DEVELOPMENT PLAN APPLICATIONS

MINIMUM STORM WATER INFORMATION FOR REGIONAL SPECIAL EXCEPTION SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS

1. Stormwater management plan shall include details of all stormwater management practices and facilities to be installed and maintained on the site.
2. The stormwater management plan shall include details of all stormwater management practices and facilities to be installed and maintained on the site.
3. Stormwater management plan shall include details of all stormwater management practices and facilities to be installed and maintained on the site.
4. Stormwater management plan shall include details of all stormwater management practices and facilities to be installed and maintained on the site.
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9. Stormwater management plan shall include details of all stormwater management practices and facilities to be installed and maintained on the site.
10. Stormwater management plan shall include details of all stormwater management practices and facilities to be installed and maintained on the site.
11. Stormwater management plan shall include details of all stormwater management practices and facilities to be installed and maintained on the site.
12. Stormwater management plan shall include details of all stormwater management practices and facilities to be installed and maintained on the site.



POST-DEVELOPMENT DRAINAGE AREAS

POST-DEVELOPMENT UNCONTROLLED

Area	Value
Total Area	8,000 sq ft
Impervious Area	4,000 sq ft
Stormwater Storage	8,000 gals
Flow Rate	80 gpm

7.6.1.3 STORM STORAGE REQUIRED WITHIN SWM FACILITIES

7.6.1.3 STORM STORAGE REQUIRED WITHIN SWM FACILITIES

Area	Value
Total Area	10,000 sq ft
Impervious Area	6,000 sq ft
Stormwater Storage	10,000 gals
Flow Rate	100 gpm

Area	Value	Unit
Total Area	10,000	sq ft
Impervious Area	6,000	sq ft
Stormwater Storage	10,000	gals
Flow Rate	100	gpm

7.6.1.4 STORM STORAGE REQUIRED WITHIN SWM FACILITIES

7.6.1.4 STORM STORAGE REQUIRED WITHIN SWM FACILITIES

Area	Value
Total Area	15,000 sq ft
Impervious Area	12,000 sq ft
Stormwater Storage	15,000 gals
Flow Rate	150 gpm

Area	Value	Unit
Total Area	15,000	sq ft
Impervious Area	12,000	sq ft
Stormwater Storage	15,000	gals
Flow Rate	150	gpm

7.6.1.5 ANTICIPATED RELEASE RATES (TOTAL)

7.6.1.5 ANTICIPATED RELEASE RATES (TOTAL)

Area	Value
Total Area	25,000 sq ft
Impervious Area	22,000 sq ft
Stormwater Storage	25,000 gals
Flow Rate	250 gpm

Area	Value	Unit
Total Area	25,000	sq ft
Impervious Area	22,000	sq ft
Stormwater Storage	25,000	gals
Flow Rate	250	gpm

STORMWATER MANAGEMENT NARRATIVE

STORMWATER MANAGEMENT NARRATIVE

STORMWATER MANAGEMENT NARRATIVE

Area	Value	Unit
Total Area	25,000	sq ft
Impervious Area	22,000	sq ft
Stormwater Storage	25,000	gals
Flow Rate	250	gpm

7.6.1.6 OVERALL NARRATIVE

7.6.1.6 OVERALL NARRATIVE

7.6.1.6 OVERALL NARRATIVE

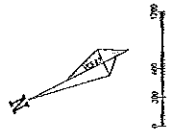
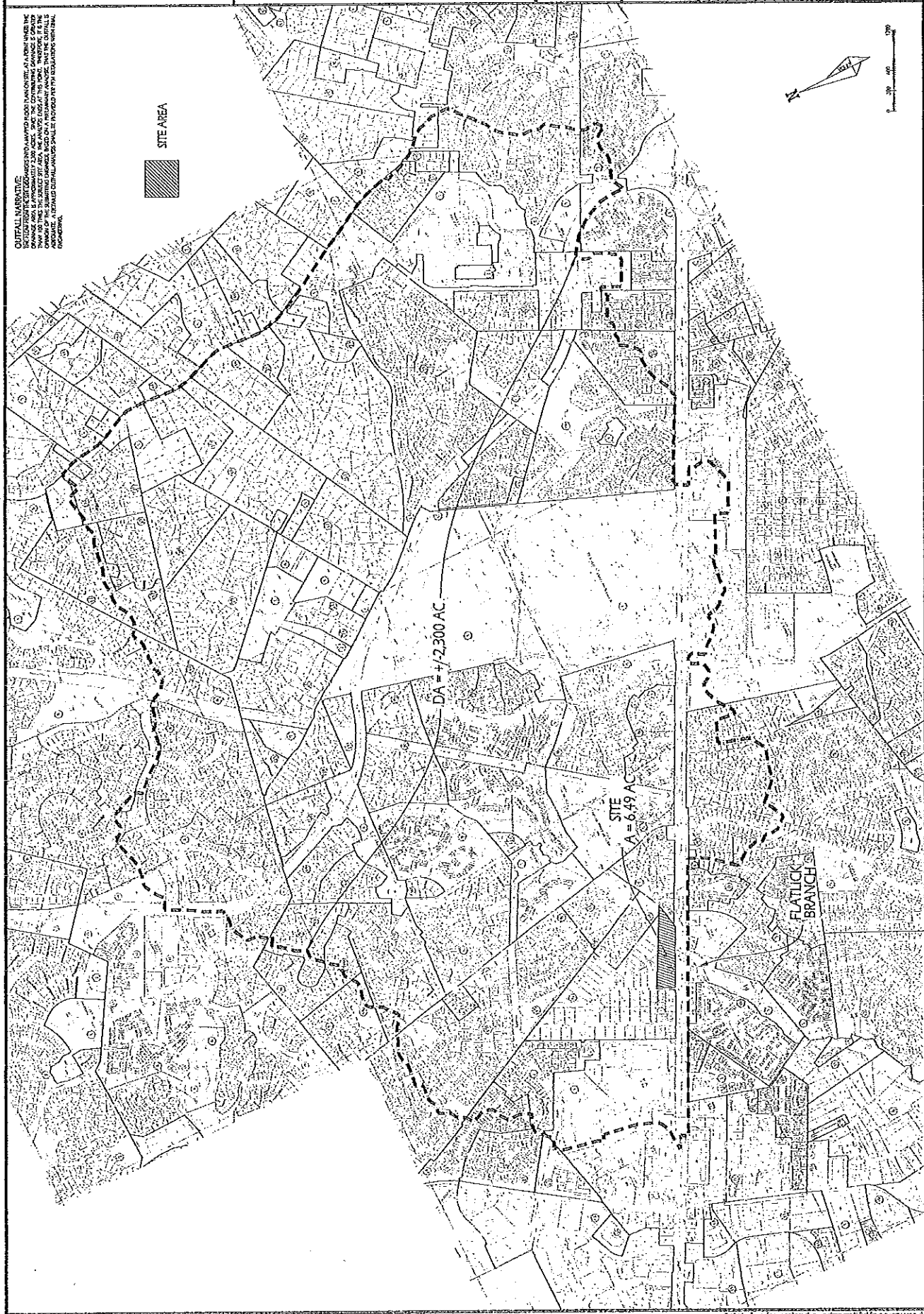
Area	Value	Unit
Total Area	25,000	sq ft
Impervious Area	22,000	sq ft
Stormwater Storage	25,000	gals
Flow Rate	250	gpm



SMITH ENGINEERING, INC.	
REGISTERED PROFESSIONAL ENGINEERS	
11111 WOODBURN AVENUE, SUITE 200, FALLS CHURCH, VA 22044	
PROJECT NO. 11-00000000	
DATE: 11/11/11	
DRAWN BY: J. SMITH	
CHECKED BY: J. SMITH	
DATE: 11/11/11	
SCALE: AS SHOWN	
SHEET NO. 6 OF 11	

OUTFALL NARRATIVE:
 THIS NARRATIVE IS A SUMMARY OF THE ANALYSIS PERFORMED AS PART OF THE SPECIAL EXCEPTION PROCESS. IT IS NOT A SUBSTITUTE FOR THE ENGINEERING CALCULATIONS AND DESIGN DRAWINGS WHICH ARE PROVIDED AS PART OF THE SPECIAL EXCEPTION APPLICATION. THE ANALYSIS IS BASED ON THE INFORMATION PROVIDED TO THE ENGINEER AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED OR THE RESULTS OF THE ANALYSIS. THE ENGINEER ASSUMES NO LIABILITY FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY RESULTING FROM THE USE OF THIS INFORMATION.

SITE AREA



FLATLICK BRANCH

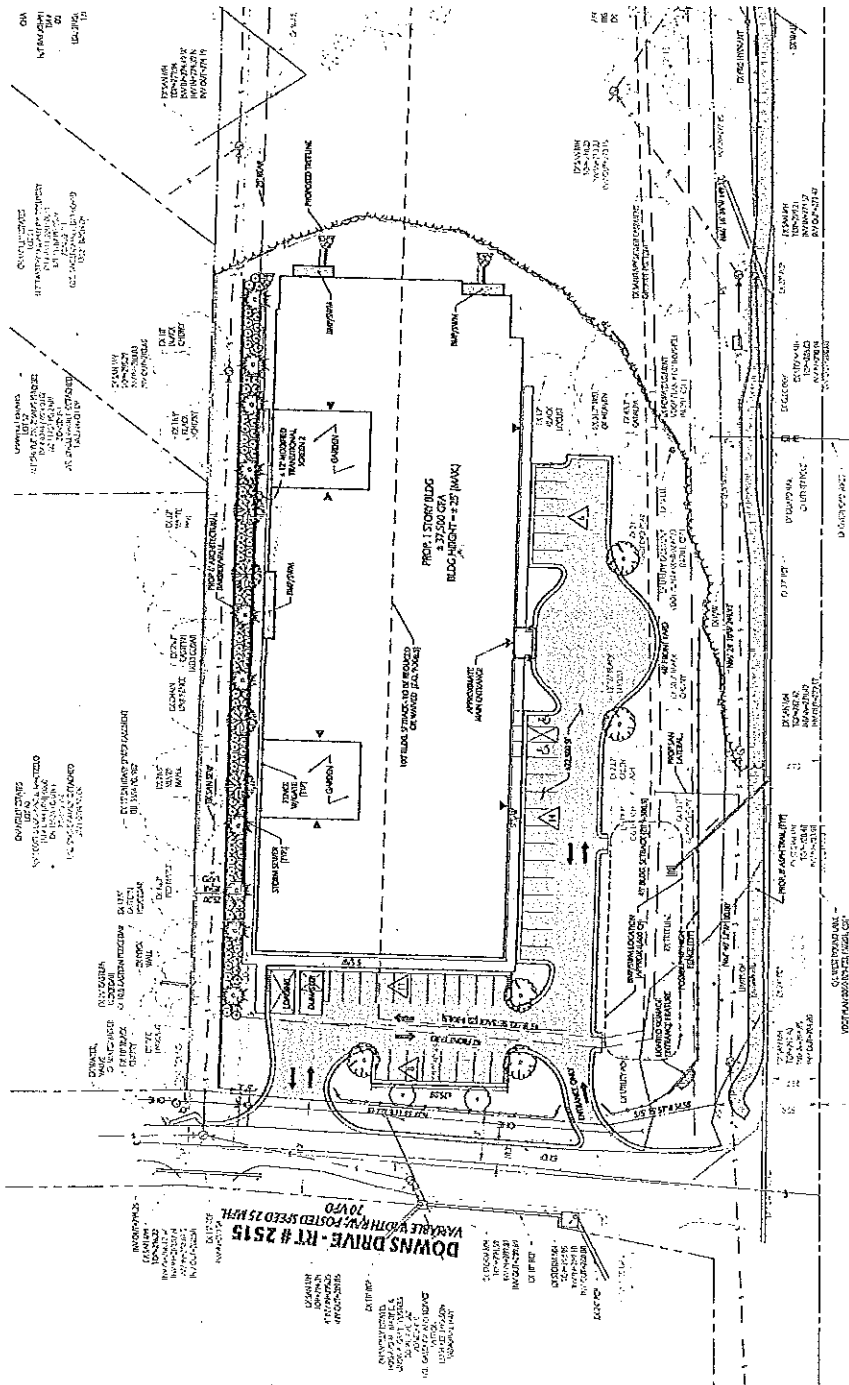
DA = 72,300 AC

SITE A = 6.49 AC

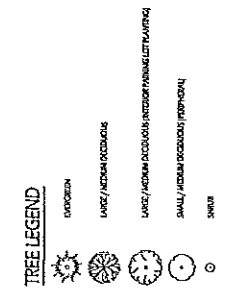


SMITH ENGINEERING
 1100 WOODBURN ROAD
 SUITE 200
 CHANTILLY, VA 20151
 TEL: 571-422-0000
 FAX: 571-422-0001
 WWW.SMITHENGINEERING.COM

PROJECT NO.	1100000000
DATE	02/11/2011
SCALE	AS SHOWN
DRAWN BY	SMITH ENGINEERING
CHECKED BY	SMITH ENGINEERING
DATE	02/11/2011
PROJECT	THE ARBORS OF CHANTILLY
LOCATION	1100 WOODBURN ROAD, SUITE 200, CHANTILLY, VA 20151
CLIENT	SMITH ENGINEERING
DESIGNER	SMITH ENGINEERING
DATE	02/11/2011
SCALE	AS SHOWN
DRAWN BY	SMITH ENGINEERING
CHECKED BY	SMITH ENGINEERING
DATE	02/11/2011
PROJECT	THE ARBORS OF CHANTILLY
LOCATION	1100 WOODBURN ROAD, SUITE 200, CHANTILLY, VA 20151
CLIENT	SMITH ENGINEERING
DESIGNER	SMITH ENGINEERING



LEE JACKSON MEMORIAL HIGHWAY - ROUTE 750 VARIABLE WIDTH 40' TO 75' POSTED SPEED = 45 MPH



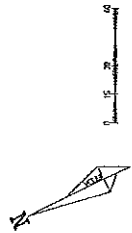
INTERIOR PARKING LOT LANDSCAPING

AREA TO BE COATED = 42,200 SF
 IN PERCENTAGE OF TOTAL AREA = 11.0%
 PLANTING: 100% (2011-2017)

PERIPHERAL PARKING LOT LANDSCAPING

LENGTH OF PERIPHERAL PARKING LOT = 137'
 PLANTING: 100% (2011-2017)

- NOTES:**
- LANDSCAPING QUANTITIES AND LOCATIONS ARE SUBJECT TO CHANGES DURING CONSTRUCTION.
 - PLANTING SHALL BE DONE IN ACCORDANCE WITH THE VARIOUS SPECIFICATIONS AND STANDARDS OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT).
 - PLANTING SHALL BE DONE IN ACCORDANCE WITH THE VARIOUS SPECIFICATIONS AND STANDARDS OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT).
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 - PLANTING SHALL BE DONE IN ACCORDANCE WITH THE VARIOUS SPECIFICATIONS AND STANDARDS OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT).



REG-102 PROJECT
 12/15/2010
 10:31:46
 10/13/2010
 09:58:56
 09/23/2010
 09:58:56
 09/23/2010
 09:58:56



**ASSISTED LIVING FACILITY
 SPECIAL EXCEPTION PLAT**

**EXISTING VEGETATION
 MAP**

OWNER	SWISSING
DATE	1/24/10
PROJECT NO.	0110665
SHEET	0 OF 11
DRAWN	01/24/10

LEGEND

TREELINE

EXISTING CANOPY (2) UPLAND FOREST (121,095-SF / 2.78 AC)
 MID-SUCCESSIONAL FOREST

EXISTING CANOPY (7) BOTTOMLAND FOREST (48,741-SF / 3.42 AC)
 LONGTERMINAL SUCCESSIONAL FOREST

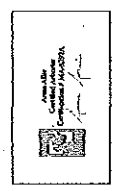
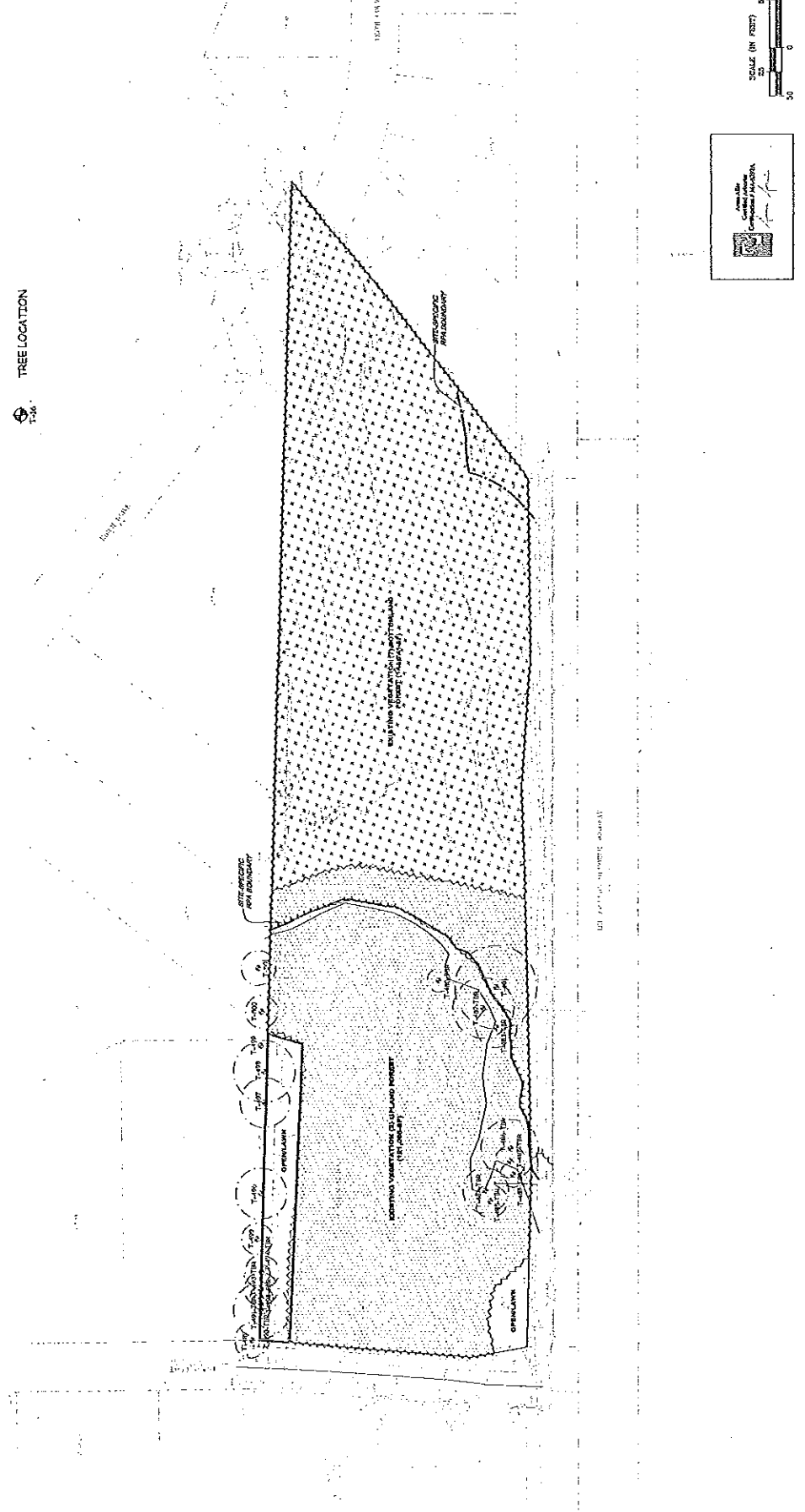
OPEN/LAWN (12,868-SF / 0.29 AC)

CRITICAL ROOT ZONE (CRZ)

TREE LOCATION

Type	Common Name	Size (Square Feet)	Official Name	Location	Remove	Notes
101	WATER	100	WATER	100	0	WATER
102	WATER	100	WATER	100	0	WATER
103	WATER	100	WATER	100	0	WATER
104	WATER	100	WATER	100	0	WATER
105	WATER	100	WATER	100	0	WATER
106	WATER	100	WATER	100	0	WATER
107	WATER	100	WATER	100	0	WATER
108	WATER	100	WATER	100	0	WATER
109	WATER	100	WATER	100	0	WATER
110	WATER	100	WATER	100	0	WATER
111	WATER	100	WATER	100	0	WATER
112	WATER	100	WATER	100	0	WATER
113	WATER	100	WATER	100	0	WATER
114	WATER	100	WATER	100	0	WATER
115	WATER	100	WATER	100	0	WATER
116	WATER	100	WATER	100	0	WATER
117	WATER	100	WATER	100	0	WATER
118	WATER	100	WATER	100	0	WATER
119	WATER	100	WATER	100	0	WATER
120	WATER	100	WATER	100	0	WATER
121	WATER	100	WATER	100	0	WATER
122	WATER	100	WATER	100	0	WATER
123	WATER	100	WATER	100	0	WATER
124	WATER	100	WATER	100	0	WATER
125	WATER	100	WATER	100	0	WATER
126	WATER	100	WATER	100	0	WATER
127	WATER	100	WATER	100	0	WATER
128	WATER	100	WATER	100	0	WATER
129	WATER	100	WATER	100	0	WATER
130	WATER	100	WATER	100	0	WATER
131	WATER	100	WATER	100	0	WATER
132	WATER	100	WATER	100	0	WATER
133	WATER	100	WATER	100	0	WATER
134	WATER	100	WATER	100	0	WATER
135	WATER	100	WATER	100	0	WATER
136	WATER	100	WATER	100	0	WATER
137	WATER	100	WATER	100	0	WATER
138	WATER	100	WATER	100	0	WATER
139	WATER	100	WATER	100	0	WATER
140	WATER	100	WATER	100	0	WATER
141	WATER	100	WATER	100	0	WATER
142	WATER	100	WATER	100	0	WATER
143	WATER	100	WATER	100	0	WATER
144	WATER	100	WATER	100	0	WATER
145	WATER	100	WATER	100	0	WATER
146	WATER	100	WATER	100	0	WATER
147	WATER	100	WATER	100	0	WATER
148	WATER	100	WATER	100	0	WATER
149	WATER	100	WATER	100	0	WATER
150	WATER	100	WATER	100	0	WATER

NOTE: SHARED TREES SHALL NOT BE REMOVED WITHOUT WRITTEN PERMISSION FROM ADJACENT PROPERTY OWNERS.



DATE: 01/24/10
 DRAWN: 01/24/10
 PROJECT NO.: 0110665
 SHEET: 0 OF 11

LEGEND

TREELINE

EXISTING CANOPY (2) UPLAND FOREST (121,095-SF) MID-SUCCESSIONAL FOREST

EXISTING CANOPY (7) BOTTOMLAND FOREST (148,741-SF) LONGTERMA SUCCESSIONAL FOREST

TREE PRESERVATION AREA (3,414-SF) MID-SUCCESSIONAL FOREST

TREE PRESERVATION AREA WITHIN RPA (162,015-SF) LONGTERMA SUCCESSIONAL FOREST

CRITICAL ROOT ZONE (CRZ)

TREE LOCATION

TREE PROTECTION FENCING & ROOT PRUNING

Table 12.10 - 10-Year Tree Canopy Calculation Worksheet

Step 1: Tree Preservation Target Calculation & Statement

Step 2: Tree Canopy Replacement

Step 3: Tree Preservation

Step 4: Tree Pruning

Step 5: Total of 10-Year Tree Canopy Provided

Step 6: Total of 10-Year Tree Canopy Provided Through Tree Planting

Step 7: Total of 10-Year Tree Canopy Provided Through Tree Planting

Step 8: Total of 10-Year Tree Canopy Provided Through Tree Planting

Table 12.11 - Tree Preservation Target Calculations & Statement

A	Preservation area (1) of existing tree canopy (from Existing Vegetation Map)	161,840
B	Percentage of gross site area covered by existing tree canopy *	16.1%
C	Percentage of 10-year tree canopy replacement for site per canopy *	20%
D	Percentage of 10-year tree canopy replacement that should be met through tree preservation *	10.0%
E	Product of percentage of canopy replacement that will be met through tree preservation *	16,184
F	How the Tree Preservation Target exceeds the canopy *	YES
G	How the Tree Preservation Target exceeds the canopy *	YES
H	How the Tree Preservation Target exceeds the canopy *	NO

Table 12.12 - Tree Canopy Replacement Worksheet

1	Canopy area (calculated as 20% of gross site area)	203,680.0
2	Subtract area of existing canopy (from Table 12.11)	203,680.0
3	Identify area of existing canopy to be preserved	161,840.0
4	Area of 10-year canopy required	64,840.0
5	Modification of 10-year Tree Canopy Requirement (Step 4) if 0 to 5 years, the plan shows where modification is needed	N/A
6	Tree Preservation Target Area	60,000.0
7	Total canopy area, mostly consists of CRZ	1,320.0
8	Total canopy area provided by Heritage, Memorial, Copeland, etc. CRZ	0.0
9	Total of canopy area provided by Heritage, Memorial, Copeland, etc. CRZ	0.0
10	Canopy area of trees within Resource Protection Area and 100-year floodplains	102,015.0
11	Total of CRZ, CRZ, CRZ, and CRZ	102,015.0

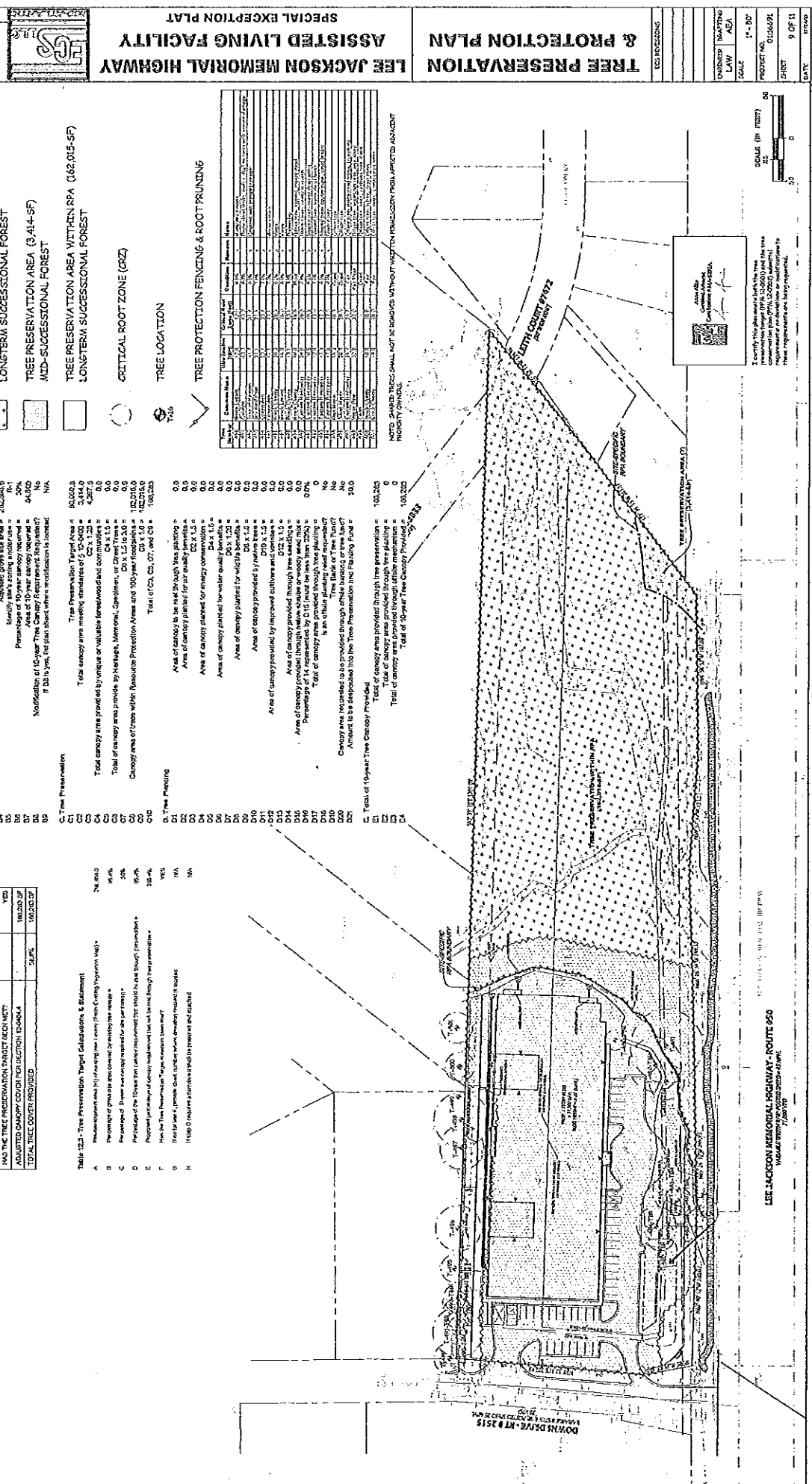


Table 12.13 - Tree Canopy Replacement Worksheet

1	Canopy area (calculated as 20% of gross site area)	203,680.0
2	Subtract area of existing canopy (from Table 12.11)	203,680.0
3	Identify area of existing canopy to be preserved	161,840.0
4	Area of 10-year canopy required	64,840.0
5	Modification of 10-year Tree Canopy Requirement (Step 4) if 0 to 5 years, the plan shows where modification is needed	N/A
6	Tree Preservation Target Area	60,000.0
7	Total canopy area, mostly consists of CRZ	1,320.0
8	Total canopy area provided by Heritage, Memorial, Copeland, etc. CRZ	0.0
9	Total of canopy area provided by Heritage, Memorial, Copeland, etc. CRZ	0.0
10	Canopy area of trees within Resource Protection Area and 100-year floodplains	102,015.0
11	Total of CRZ, CRZ, CRZ, and CRZ	102,015.0

Table 12.14 - Tree Canopy Replacement Worksheet

Tree ID	Species	DBH (in)	Height (ft)	Condition	Remarks	Notes
T001
T002
T003
T004
T005
T006
T007
T008
T009
T010
T011
T012
T013
T014
T015
T016
T017
T018
T019
T020
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T081
T082
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T084
T085
T086
T087
T088
T089
T090
T091
T092
T093
T094
T095
T096
T097
T098
T099
T100

NOTES: 1. THESE TREES SHALL NOT BE REMOVED WITHOUT ADEQUATE PROVISIONS FOR REPLACEMENT AND PROTECTION.

2. TREE PROTECTION FENCING AND ROOT PRUNING SHALL BE INSTALLED AS SHOWN ON THIS PLAN.

3. TREE PROTECTION FENCING SHALL BE INSTALLED AS SHOWN ON THIS PLAN.

4. TREE PROTECTION FENCING SHALL BE INSTALLED AS SHOWN ON THIS PLAN.

5. TREE PROTECTION FENCING SHALL BE INSTALLED AS SHOWN ON THIS PLAN.

6. TREE PROTECTION FENCING SHALL BE INSTALLED AS SHOWN ON THIS PLAN.

7. TREE PROTECTION FENCING SHALL BE INSTALLED AS SHOWN ON THIS PLAN.

8. TREE PROTECTION FENCING SHALL BE INSTALLED AS SHOWN ON THIS PLAN.

9. TREE PROTECTION FENCING SHALL BE INSTALLED AS SHOWN ON THIS PLAN.

10. TREE PROTECTION FENCING SHALL BE INSTALLED AS SHOWN ON THIS PLAN.

11. TREE PROTECTION FENCING SHALL BE INSTALLED AS SHOWN ON THIS PLAN.

12. TREE PROTECTION FENCING SHALL BE INSTALLED AS SHOWN ON THIS PLAN.

13. TREE PROTECTION FENCING SHALL BE INSTALLED AS SHOWN ON THIS PLAN.

14. TREE PROTECTION FENCING SHALL BE INSTALLED AS SHOWN ON THIS PLAN.

15. TREE PROTECTION FENCING SHALL BE INSTALLED AS SHOWN ON THIS PLAN.

16. TREE PROTECTION FENCING SHALL BE INSTALLED AS SHOWN ON THIS PLAN.

17. TREE PROTECTION FENCING SHALL BE INSTALLED AS SHOWN ON THIS PLAN.

18. TREE PROTECTION FENCING SHALL BE INSTALLED AS SHOWN ON THIS PLAN.

19. TREE PROTECTION FENCING SHALL BE INSTALLED AS SHOWN ON THIS PLAN.

20. TREE PROTECTION FENCING SHALL BE INSTALLED AS SHOWN ON THIS PLAN.

DATE: 9 OF 11

PROJECT NO. 0304692

UNIVERSITY OF CALIFORNIA COUNTY OF BUTTE

LEE JACKSON MEMORIAL HIGHWAY - ROUTE 658

SCALE: 1" = 50'

DATE: 9 OF 11

LEE JACKSON MEMORIAL HIGHWAY ASSISTED LIVING FACILITY SPECIAL EXCEPTION PLAT

TREE PRESERVATION NARRATIVES

INVASIVE SPECIES CONTROL NARRATIVE:

1. ANY APPLICATION OF ENVIRONMENTALLY SENSITIVE APPROVED HERBICIDES SHALL BE APPLIED BY A LICENSED CONTRACTOR OR LICENSED FORESTER.

2. MULTIPLE ORIGIN MULTIPLE ORIGIN: HERBICIDES SHOULD BE APPLIED TO CLEARED AREAS THAT ARE NOT BEING RE-PLANTED OR RE-VEGETATED. THE HERBICIDES SHOULD BE APPLIED TO ALL WEEDS AND GRASSES THAT ARE NOT DESIRED. THE HERBICIDES SHOULD BE APPLIED TO ALL WEEDS AND GRASSES THAT ARE NOT DESIRED. THE HERBICIDES SHOULD BE APPLIED TO ALL WEEDS AND GRASSES THAT ARE NOT DESIRED.

3. ALL WEEDS AND GRASSES SHOULD BE REMOVED BY HAND, OR BY MEANS OF A HERBICIDE. HERBICIDES SHOULD BE APPLIED TO ALL WEEDS AND GRASSES THAT ARE NOT DESIRED. THE HERBICIDES SHOULD BE APPLIED TO ALL WEEDS AND GRASSES THAT ARE NOT DESIRED.

4. ALL WEEDS AND GRASSES SHOULD BE REMOVED BY HAND, OR BY MEANS OF A HERBICIDE. HERBICIDES SHOULD BE APPLIED TO ALL WEEDS AND GRASSES THAT ARE NOT DESIRED. THE HERBICIDES SHOULD BE APPLIED TO ALL WEEDS AND GRASSES THAT ARE NOT DESIRED.

5. ALL WEEDS AND GRASSES SHOULD BE REMOVED BY HAND, OR BY MEANS OF A HERBICIDE. HERBICIDES SHOULD BE APPLIED TO ALL WEEDS AND GRASSES THAT ARE NOT DESIRED. THE HERBICIDES SHOULD BE APPLIED TO ALL WEEDS AND GRASSES THAT ARE NOT DESIRED.

TREE CONDITION ANALYSIS

ECG Associates, LLC (ECG) conducted a site reconnaissance to evaluate the wooded habitat on the project site in October 2023. The undeveloped portions of the site are comprised primarily of Upland Hardwoods (i.e. Black Cherry) and Softwoods (i.e. Eastern Redcedar). The species of trees assessed near the limits of clearing are listed in the Tree Table on the Existing Vegetation Map. In addition to these species, Common Hackberry were also observed onsite.

Based on our site reconnaissance, invasive and/or noxious species (i.e. Tree of Heaven and Bradford Pear) are present throughout the project site. Invasive species located within the areas to be preserved should be removed by hand whenever practicable to minimize site disturbances. The trees onsite are in Fair/Good condition, except where otherwise noted on the EVN (i.e. Poor or Dead). Onsite trees within 150-feet of the proposed limits of clearing meet the standards for structural integrity and health identified in § 12-0609.24 and § 12-0609.26 and are identified on the Existing Vegetation Map. At the time of inspection there were poor and dead trees located within 150-feet of the proposed limits of clearing, which are identified on the Existing Vegetation Map.

In accordance with § 12-0607.02(1), trees designated for preservation shall be protected during construction.

TREE PRESERVATION NARRATIVE

§ 12-0609.28: Dead or potentially hazardous trees shall be removed upon their discovery. If they are located within 100-feet of the proposed limits of clearing, dead trees not within this area shall be left in place to serve as wildlife habitat. Dead or potentially hazardous trees will be removed by hand (i.e. chainsaw) whenever practical and will be conducted in a manner that leaves the least amount of damage to surrounding trees and vegetation proposed for preservation. Felled trees shall be left in place and brush should be removed by hand. No heavy equipment shall be used within tree preservation areas.

§ 12-0609.30: Based on the current condition of the existing wooded areas, re-address human health risks are anticipated provided that trees which pose a hazard to human health and safety are properly removed from areas where they could pose such a risk.

§ 12-0609.31: Invasive and/or noxious species (i.e. Tree of Heaven and Bradford Pear) are present throughout the site. Invasive species located within the areas to be preserved shall be removed by hand whenever practicable to minimize site disturbances. See the Invasive Species Control Narrative for species-specific control measures. Most of the forested areas within the tree preservation area do not contain invasive plant species at levels that endanger the long-term ecological, functional, health, and regenerative capacity of any native plant communities present onsite.

§ 12-0609.32: The Applicant is not requesting official Specimen Tree designation for any of the large trees located onsite and is not using a multi-pilar for tree canopy calculator.

§ 12-0609.33: Non-impacted Specimen trees located on and off-site shall be protected throughout all phases of construction by utilizing tree protection fencing as required by § 12-0607.02(1).

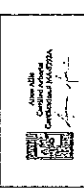
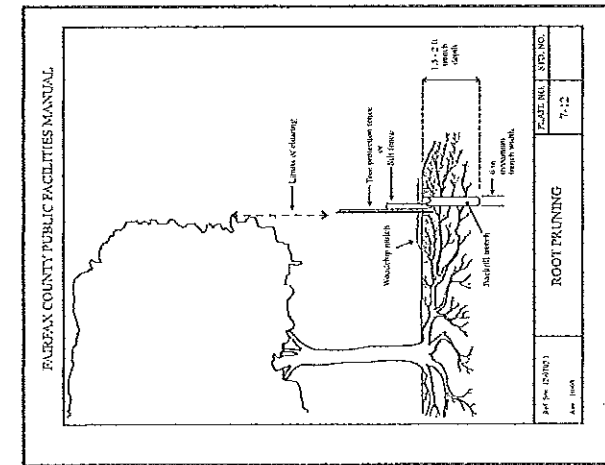
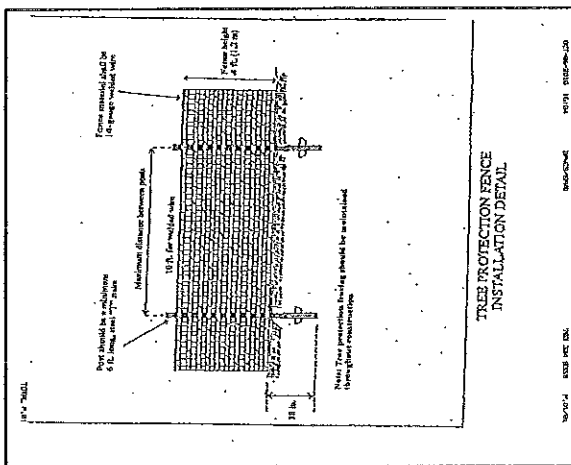
§ 12-0609.35: Prior to land disturbing activities, root pruning with a vibratory plow, trencher or other device approved by the Director shall be conducted along the limits of clearing adjacent to tree preservation areas. Root pruning shall be conducted along the proposed limits of clearing and grading adjacent to the wooded habitat to be preserved and along property boundaries where the cost of off-site trees will be impacted. Locations of root pruning and tree protection fencing are shown on the Tree Preservation & Protection Plan.

§ 12-0609.34: No trees will be transplanted as part of the proposed construction activities.

§ 12-0609.31: Tree protection fencing and signs shall be placed subsequent to the making of the limits of clearing in the field prior to construction in accordance with current Fairfax County ordinances. 14-gauge welded wire fence shall be used as devices to protect trees and forested areas. The protective devices shall be placed within the disturbed area at the limits of clearing and erected at a minimum height of 4 feet, except for super slat fences where height may be 3.5 feet. The fencing material shall be mounted on 6-foot tall metal posts driven 1.5 feet into the ground and placed a maximum of 10 feet apart.

§ 12-0609.31: No work shall occur within the areas to be protected. Onsite trees within the limits of clearing and grading will be removed. No trees outside this area shall be removed unless indicated on the plan. Trees in preservation areas indicated on the plan to be removed shall be removed by hand. Dead or hazardous trees within this area may be limbed or topped, rather than removing the entire tree and left as snags.

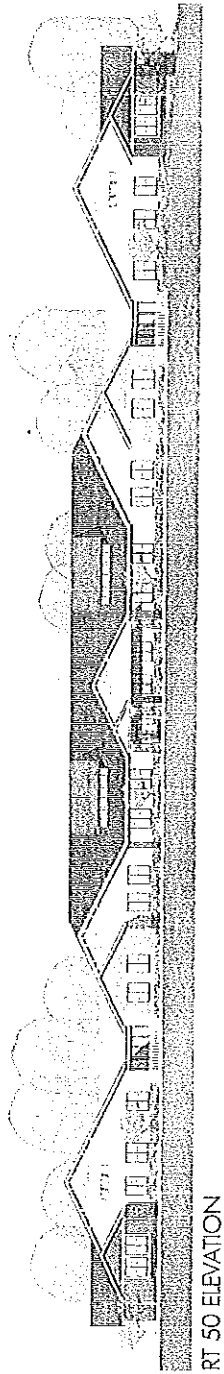
§ 12-0609.36: There are no known preffer conditions which would require a tree inventory, tree condition, tree valuation or tree bonding information.



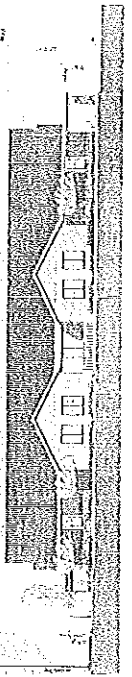
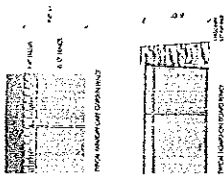
I certify that this plan meets with the requirements of the Virginia Uniform Statewide Building Code, and that I am a duly registered Professional Engineer in the State of Virginia.



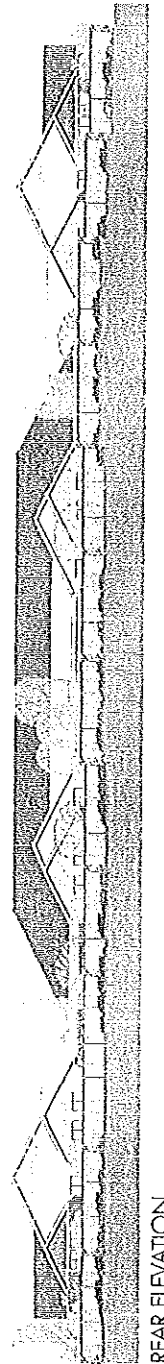
DATE: 12-13-2013	SCALE: AS SHOWN	DATE: 12-13-2013	SHEET: 4 OF 4
DATE: 12-13-2013	SCALE: AS SHOWN	DATE: 12-13-2013	SHEET: 4 OF 4
DATE: 12-13-2013	SCALE: AS SHOWN	DATE: 12-13-2013	SHEET: 4 OF 4
DATE: 12-13-2013	SCALE: AS SHOWN	DATE: 12-13-2013	SHEET: 4 OF 4



RT 50 ELEVATION

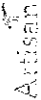


DOWNS DRIVE ELEVATION



REAR ELEVATION

PROPOSED MEMORY CARE HOME, THE ARBORS OF CHANTILLY, VIRGINIA
12-13-2013
MOSELEYARCHITECTS/BEERYRIO



NOTES: ELEVATIONS ARE ILLUSTRATIVE AND SUBJECT TO MODIFICATIONS UPON FINAL DESIGN.

M/O to
So Ellen
3/10/14

SPECIAL EXCEPTION AFFIDAVIT

DATE: JAN 30 2014
(enter date affidavit is notarized)

I, Lisa M. Chiblow, 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): _____
(enter County-assigned application number(s), e.g. SE 88-V-001)

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

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

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

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
CSH Artisan Fairfax, LLC Agent: Sean P. M. Ambrose	c/o Artisan Land Group, L.L.C. 3142 Trenholm Drive Oakton, VA 22124	Applicant/Contract Purchaser of Tax Map 34-4 ((1)) 60
13622 Lee-Jackson Partnership Agent: Ives Phillips Murray Morgan Lee Phillips Bond	2682 Continental Drive Grand Junction, CO 81506	Title Owner of Tax Map 34-4 ((1)) 60
Smith Engineering, PLLC Agent: Blake A. Smith Anthony F. Venafro	14901 Bogle Drive, Suite 202 Chantilly, VA 20151	Engineer/Agent for Applicant
Moseley Architects P.C. Agent: Timothy P. Fennell Eka S. Rahardjo Steven H. Ruiz	8001 Braddock Road, 4th Floor Springfield, VA 22151	Architect/Agent for Applicant
	3200 Norfolk Street Richmond, VA 23230	

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

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

Special Exception Attachment to Par. 1(a)

DATE: JAN 30 2014
(enter date affidavit is notarized)for Application No. (s): _____
(enter County-assigned application number (s))

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

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
M.J. Wells & Associates, Inc. Agent: Robin L. Antonucci Brian J. Horan	1420 Spring Hill Road, Suite 610 Tysons, VA 22102	Traffic Consultant/Agent for Applicant
Engineering Consulting Services (ECS) Mid-Atlantic, LLC Agent: Lauren A. Williamson Anna A. Allie	14026 Thunderbolt Place, Suite 100 Chantilly, VA 20151	Environmental Consultant/Agent for Applicant
McGuireWoods LLP Agents: Scott E. Adams Lianne E. Childress David R. Gill Jonathan P. Rak Gregory A. Riegler Mark M. Viani Kenneth W. Wire Sheri L. Akin Lisa M. Chiblow Lori R. Greenlief	1750 Tysons Boulevard, Suite 1800 Tysons Corner, VA 22102	Attorney/Agent for Applicant Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Planner/Agent Planner/Agent Planner/Agent

(check if applicable)

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: JAN 30 2014
(enter date affidavit is notarized)

for Application No. (s):
(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)
CSH Artisan Fairfax, LLC
c/o Artisan Land Group, L.L.C.
3142 Trenholm Drive
Oakton, VA 22124

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)

Capitol Seniors Housing JV II, LLC
Artisan Land Group, L.L.C.

(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: JAN 30 2014
(enter date affidavit is notarized)

for Application No. (s): _____
(enter County-assigned application number (s))

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

Smith Engineering, PLLC
14901 Bogle Drive, Suite 202
Chantilly, VA 20151

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Blake A. Smith

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

Moseley Architects P.C.	3200 Norfolk Street
8001 Braddock Road, 4th Floor	Richmond, VA 23230
Springfield, VA 22151	

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)

James M. McCalla	William T. Brown
James N. Copeland	Steve H. Ruiz
John Jackson Moore	
George C. Nasis	
Daniel R. Mace	

(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: JAN 30 2014
(enter date affidavit is notarized)for Application No. (s): _____
(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 22102DESCRIPTION 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 (ESOT). 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)

Engineering Consulting Services (ECS) Mid-Atlantic, LLC
14026 Thunderbolt Place, Suite 100
Chantilly, VA 20151DESCRIPTION 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)

Henry Lucas, PE

(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: JAN 30 2014
(enter date affidavit is notarized)for Application No. (s): _____
(enter County-assigned application number (s))**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)Capitol Seniors Housing JV II, LLC
975 F Street, NW, Ninth Floor
Washington, DC 20004**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)

S. Scott Stewart

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)Artisan Land Group, L.L.C.
3142 Trenholm Drive
Oakton, VA 22124**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)

Sean P. M. Ambrose

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: JAN 30 2014
(enter date affidavit is notarized)

for Application No. (s):
(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)
McGuireWoods LLP
1750 Tysons Boulevard, Suite 1800
Tysons Corner, VA 22102

(check if applicable) [X] 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)

Equity Partners of McGuireWoods LLP

- List of names: Adams, John D.; Alphonso, Gordon R.; Anderson, Arthur E., II; Anderson, Mark E.; Andre-Dumont, Hubert; Bagley, Terrence M.; Barger, Brian D.; Becker, Scott L.; Becket, Thomas L.; Belcher, Dennis I.; Bell, Craig D.; Bilik, R. E.; Blank, Jonathan T.; Boland, J. W.; Brenner, Irving M.; Brooks, Edwin E.; Brose, R. C.; Burk, Eric L.; Busch, Stephen D.; Cabaniss, Thomas E.; Cacheris, Kimberly Q.; Cairns, Scott S.; Capwell, Jeffrey R.; Cason, Alan C.; Chaffin, Rebecca S.; Chapman, Jeffrey J.; Cockrell, Geoffrey C.; Covington, Peter J.; Cramer, Robert W.; Cromwell, Richard J.; Culbertson, Craig R.; Cullen, Richard (nmi); Daglio, Michael R.

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

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

Special Exception Attachment to Par. 1(c)

DATE: JAN 30 2014
(enter date affidavit is notarized)for Application No. (s): _____
(enter County-assigned application number (s))**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)McGuireWoods LLP
1750 Tysons Boulevard, Suite 1800
Tysons Corner, VA 22102(check if applicable) The above-listed partnership has no limited partners.**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g., General Partner, Limited Partner, or General and Limited Partner)

De Ridder, Patrick A.	Grieb, John T.	Kittrell, Steven D.
Dickerman, Dorothea W.	Harmon, Jonathan P.	Kobayashi, Naho (nmi)
DiMattia, Michael J.	Harmon, T. C.	Konia, Charles A.
Dooley, Kathleen H.	Hartsell, David L.	Kratz, Timothy H.
Downing, Scott P.	Hatcher, J. K.	Kromkowski, Mark A.
Edwards, Elizabeth F.	Hayden, Patrick L.	Krueger, Kurt J.
Ensing, Donald A.	Hayes, Dion W.	Kutrow, Bradley R.
Ey, Douglas W., Jr.	Heberton, George H.	La Fratta, Mark J.
Farrell, Thomas M.	Hedrick, James T., Jr.	Lamb, Douglas E.
Feller, Howard (nmi)	Horne, Patrick T.	Lias-Booker, Ava E.
Finkelson, David E.	Hornyak, David J.	Little, Nancy R.
Foley, Douglas M.	Hosmer, Patricia F.	Long, William M.
Fox, Charles D., IV	Hutson, Benne C.	Manning, Amy B.
Franklin, Ronald G.	Isaf, Fred T.	Marianes, William B.
Fratkin, Bryan A.	Jackson, J. B.	Marshall, Gary S.
Freedlander, Mark E.	Jewett, Bryce D., III	Marshall, Harrison L., Jr.
Freeman, Jeremy D.	Jordan, Hilary P.	Marsico, Leonard J.
Fuhr, Joy C.	Justus, J. B.	Martin, Cecil E., III
Gambill, Michael A.	Kahn, Brian A.	Martin, George K.
Gibson, Donald J., Jr.	Kanazawa, Sidney K.	Martinez, Peter W.
Glassman, Margaret M.	Kane, Matthew C.	Mason, Richard J.
Glickson, Scott L.	Kang, Franklin D.	Mathews, Eugene E., III
Gold, Stephen (nmi)	Kannensohn, Kimberly J.	Mayberry, William C.
Goldstein, Philip (nmi)	Katsantonis, Joanne (nmi)	McDonald, John G.
Grant, Richard S.	Keeler, Steven J.	McElligott, James P.
Greenberg, Richard T.	Kerr, James Y., II	McFarland, Robert W.
Greenspan, David L.	Kilpatrick, Gregory R.	McGinnis, Kevin A.
Gresham, A. B.	King, Donald E.	McIntyre, Charles W.

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

Special Exception Attachment to Par. 1(c)

DATE: JAN 30 2014
(enter date affidavit is notarized)for Application No. (s): _____
(enter County-assigned application number (s))

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

McGuireWoods LLP
1750 Tysons Boulevard, Suite 1800
Tysons Corner, VA 22102(check if applicable) The above-listed partnership has no limited partners.NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g.,
General Partner, Limited Partner, or General and Limited Partner)

McLean, J. D.	Riley, James B., Jr.	Stein, Marta A.
McRill, Emery B.	Riopelle, Brian C.	Stone, Jacquelyn E.
Millanti, Peter A.	Roberts, Manley W.	Swan, David I.
Miller, Amy E.	Robinson, Stephen W.	Tackley, Michael O.
Moldovan, Victor L.	Roeschenthaler, Michael J.	Tarry, Samuel L., Jr.
Muckenfuss, Robert A.	Rogers, Marvin L.	Thanner, Christopher J.
Murphy, Sean F.	Rohman, Thomas P.	Thornhill, James A.
Natarajan, Rajsekhar (nmi)	Ronn, David L.	Van Horn, James E.
Neale, James F.	Rosen, Gregg M.	Vaughn, Scott P.
Nesbit, Christopher S.	Rust, Dana L.	Vick, Howard C., Jr.
Newhouse, Philip J.	Satterwhite, Rodney A.	Viola, Richard W.
O'Grady, John B.	Scheurer, P. C.	Wade, H. L., Jr.
Oakey, David N.	Schewel, Michael J.	Walker, John T., IV
Older, Stephen E.	Schmidt, Gordon W.	Walker, Thomas R.
Oostdyk, Scott C.	Sellers, Jane W.	Walker, W. K., Jr.
Padgett, John D.	Shelley, Patrick M.	Westwood, Scott E.
Parker, Brian K.	Simmons, L. D., II	Whelpley, David B., Jr.
Perzek, Philip J.	Simmons, Robert W.	White, H. R., III
Phillips, Michael R.	Slaughter, D. F.	White, Walter H., Jr.
Pryor, Robert H.	Slone, Daniel K.	Wilburn, John D.
Pusatèri, David P.	Spahn, Thomas E.	Williams, Steven R.
Rak, Jonathan P.	Spitz, Joel H.	Wren, Elizabeth G.
Reid, Joseph K., III	Spivey, Angela M.	Young, Kevin J.
Richardson, David L.	Stallings, Thomas J.	
Riegle, Gregory A.	Steen, Bruce M.	

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

Special Exception Attachment to Par. 1(c)

DATE: JAN 30 2014
(enter date affidavit is notarized)

for Application No. (s): _____
(enter County-assigned application number (s))

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

13622 Lee-Jackson Partnership
2682 Continental Drive
Grand Junction, CO 81506

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

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

Ives Phillips Murray, General Partner

Morgan Lee Phillips Bond, as Trustee of the
Amended and Restated Janith Phillips Bond
Revocable Trust dated September 22, 2003,
as amended, General Partner

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: JAN 30 2014
(enter date affidavit is notarized)

for Application No. (s): _____
(enter County-assigned application number(s))

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

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

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

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

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

NONE

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

Application No.(s): _____
(county-assigned application number(s), to be entered by County Staff)

SPECIAL EXCEPTION AFFIDAVIT

DATE: JAN 30 2014
(enter date affidavit is notarized)

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 Applicant's Authorized Agent

Lisa M. Chiblow, Land Use Planner
(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 30th day of January 2014, in the State/Comm. of Virginia, County/city of Fairfax.

Grace E. Chae
Notary Public

My commission expires: 5/31/2016

