County of Fairfax, Virginia
Planning Commission Meeting
July 23, 2025
Planning Commission Action

2232-2024-FR-00011 – CROSSROADS FACILITY
(Franconia District)

PLANNING COMMISSION RECOMMENDATION:
On July 23, 2025, the Planning Commission voted 12-0 to concur with staff's conclusion that the proposed application 2232-2024-FR-00011 satisfies the criteria of location, character, and extent, as specified in *Virginia Code*, Section 15.2-2232, and that therefore the Planning Commission find the subject application - Crossroads Facility site improvements - a feature shown of the Comprehensive Plan.

ATTACHED DOCUMENTS:
Memorandum Dated July 9, 2025

SL

County of Fairfax, Virginia

MEMORANDUM

DATE: July 9, 2025

TO: Phillip Niedzielski-Eichner, Chairman, Planning Commission
Christopher Landgraf, Planning Commissioner, Franconia District

FROM: Tracy Strunk, Director
Department of Planning and Development

SUBJECT: Feature Shown Memo
Section 15.2-2232 Review
2232-2024-FR-00011
Department of Public Works and Environmental Services
Capital Facilities, Building Design Branch
6901 South Van Dorn Street, Alexandria, VA
Tax Map No. 0921 ((01)) 0003A

Franconia District

PURPOSE

This memorandum conveys my determination that all elements of the proposed site improvements at the Crossroads Facility, including renovations and an addition, are substantially in accord with the recommendations of the adopted Comprehensive Plan and should be considered a "feature shown" pursuant to VA. Code Section 15.2-2232, as amended.

RECOMMENDATION

Staff recommends that the Planning Commission concur with this determination and find the proposed site improvements at the Crossroads Facility a "feature shown" of the Comprehensive Plan.

SUMMARY OF PROJECT

Proposed Facility: The Fairfax County Department of Public Works and Environmental Services is requesting to make site improvements to the existing Crossroads facility. The Crossroads facility is a residential substance abuse treatment and rehabilitation facility that is operated by the Fairfax-Falls Church Community Service Board (CSB) that serves individuals with substance use disorders or co-occurring substance use and mental health disorders. As

shown in Figure 1, the proposed scope for site modifications includes interior renovations of the existing building, a building addition, and underground stormwater improvements. The existing facility consists of two buildings that are approximately 39,360 square feet. The proposed addition will be added to the existing main building and add 4,810 square feet. This addition is shown in hatched lines in Figure 1.

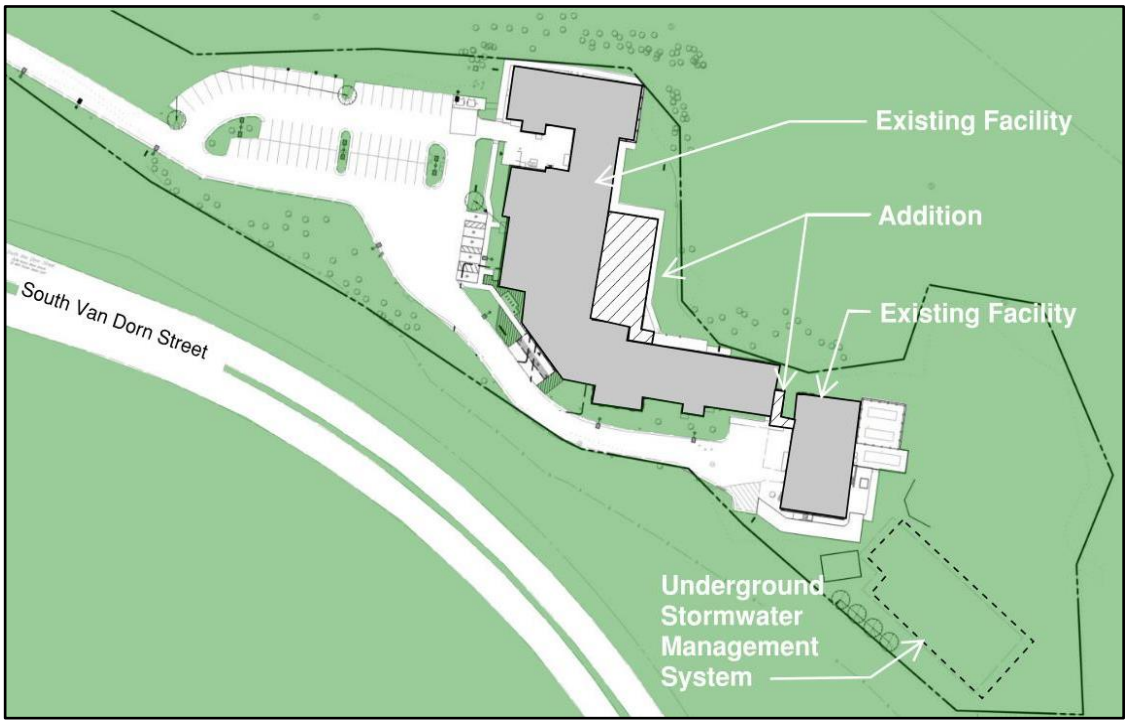

Figure 1: Proposed Site Improvements

Location: The subject property is located at 6901 South Van Dorn Street, Alexandria, VA 22135, on the north side of South Van Dorn Street, between Greendale Village Drive and Telegraph Road. The site is bound by parkland and a golf course to the northeast, parkland to the southeast, residential uses and parkland to the northwest and residential townhomes to the south across South Van Dorn Street.

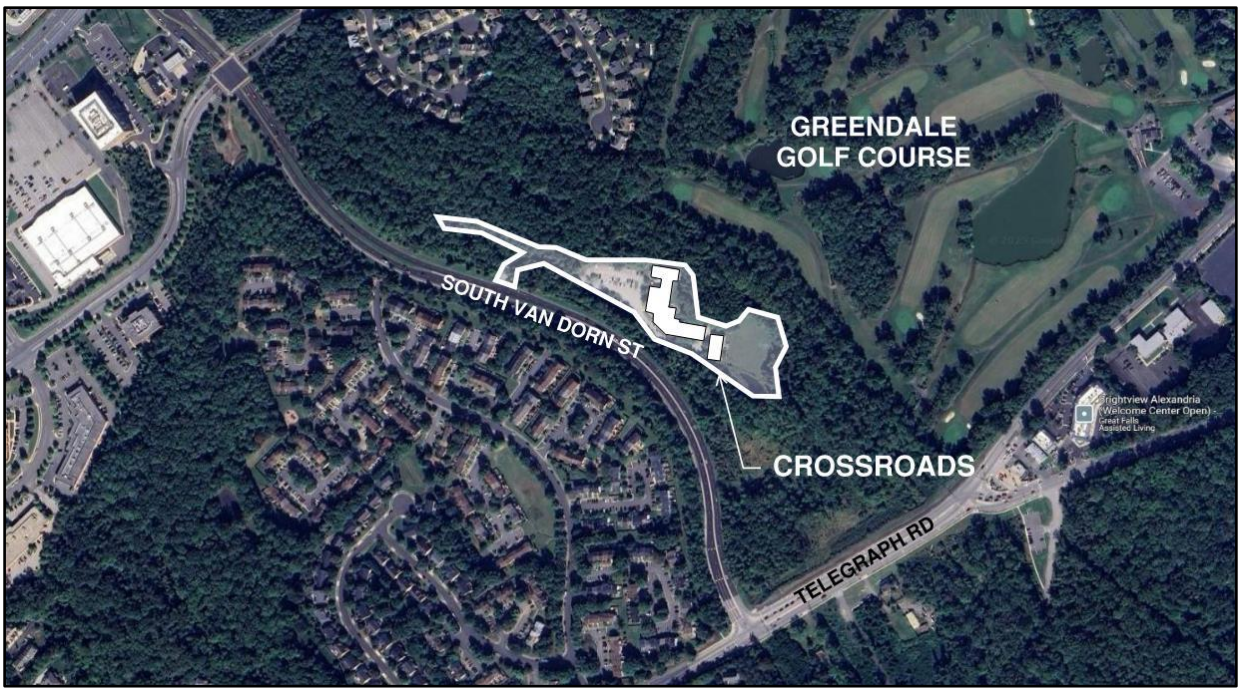

Figure 2: Crossroads Location

Site: The Crossroads Residential Facility is a residential substance abuse treatment and rehabilitation program serving adults with substance use disorders or co-occurring substance use and mental health disorders. The entrance to the facility is from South Van Dorn Street with a single access point into and out of the site. In terms of public accessibility, the facility is intentionally set back for increased privacy and security. The facility is located within a heavily wooded area and is screened from the surrounding uses. Client access is strictly controlled through planned transportation including vans and patients are under supervision at all times. The facility is licensed for a maximum of 75 beds and the majority of residents are full-time and live at the facility during their treatment.

The parcel has a total area of 5.407 acres and there are two buildings on-site. The main two-story building is approximately 34,023 square feet and a one-story annex building that is approximately 5,346 square feet, for a total of 39,369 square feet. The parking lot has a total of 65 parking spaces. The site includes a softball field with backstop.

Project Justification: The existing building was built in 1994 and there have been no significant renovations since the building was constructed. The proposed renovations will address maintenance and programming issues, as well as Fairfax County's sustainability objectives. The existing building has roof leaks, plumbing leaks, and humidity issues. To address these issues, the renovation scope includes the replacement of all mechanical, electrical, and plumbing systems, except for those in the kitchen and serving areas. The project also includes a single-story approximately 4,810 square feet addition consisting of an office/staff area, a fitness area, a structured program recreation room, and a covered outdoor space, as well as an atrium to the all-masonry annex building that is currently physically separated from the main building. The main addition will be located at the rear of the building which is not visible from the street. Other proposed modifications include the relocation of one ADA parking space, a new dumpster enclosure, new LED site lighting, a new flagpole, a new generator, and five electric vehicle charging stations.

The site improvements will upgrade the existing public facility but will not change the use.

Hours of Operation, Maintenance and Personnel: The current facility operating hours are 24 hours a day, 7 days a week. The hours of operation will remain as they currently exist.

Standard janitorial services, facility and equipment repairs, and routine grounds maintenance will be provided by the County's Facilities Management Department (FMD).

Service Area: The Crossroads facility is in the Franconia District northwest of Telegraph Road. The site will continue to be used by the Community Services Board as a substance abuse treatment center, which services the whole County. The facility is licensed to accommodate up to 85 individuals of the community for treatment programs on a 24-hour basis. No additional capacity is planned.

Access and Traffic Impacts
No additional traffic is expected to be generated by the renovation of the facility since staffing and client levels will not increase. The main entry/exit to the site for the public will remain at the parcel's northwest corner from South Van Dorn Street. No pedestrian improvements are planned for the facility as pedestrian infrastructure into the facility is not supported. Due to the nature of the facility, the service providers do not wish to encourage pedestrian traffic to and from the facility. Patients are dropped off at the facility and provided vehicular accommodations for offsite visits.

Noise, Light and Visual Impacts
Noise and light impacts are not anticipated with the renovations. Additional site lighting and exterior building lighting will be provided to enhance security for facility occupants, and the lighting will comply with the zoning ordinance. The proposed LED site lighting will not increase the light levels at the street and will meet the Zoning Ordinance requirements. The renovations will include the addition of an emergency generator that will only run during a power outage or for infrequent testing. The existing site lighting is to remain.

The visual impact will be improved as the existing building finishes are dated and have reached the end of their intended lifespan. Improvements to the building renovations include new windows, siding, and roofing that will bring the aesthetics of the building into the 21st century without changing the massing of the building.

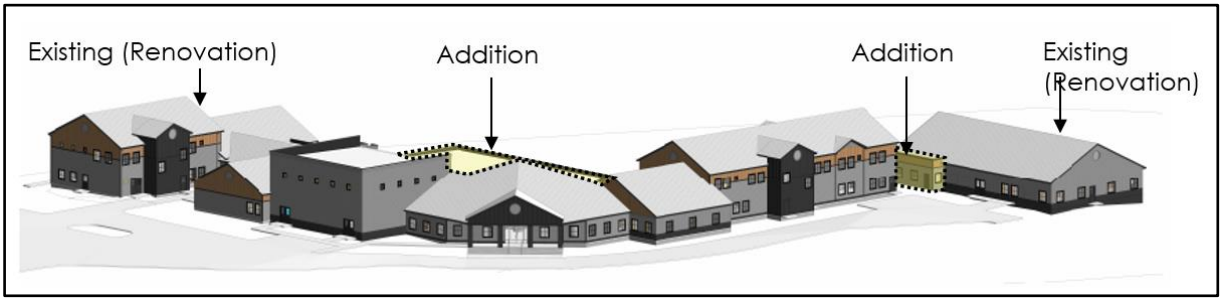

Figure 3: A front perspective of the facility with the proposed improvements

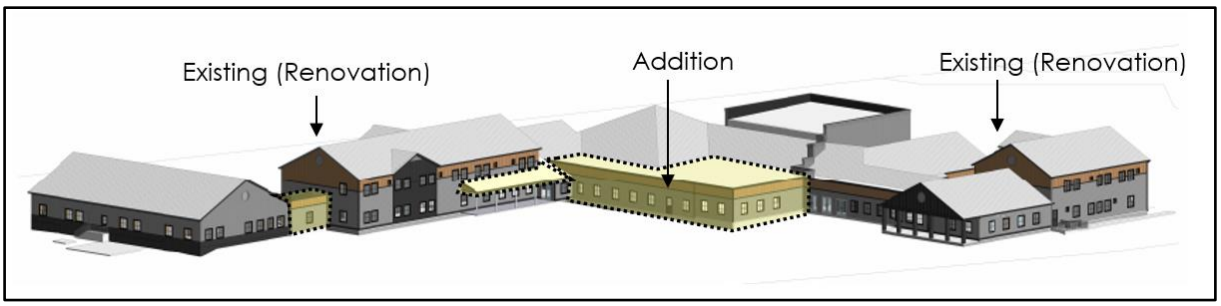

Figure 4: A rear perspective of the facility with the proposed improvements

Environmental Impacts

The impact of the proposed project on the environment is minimal. Small trees will be removed in the area between the building and the parking lot to make way for new sidewalks. Three trees will be added to meet the current interior parking lot landscaping requirements. The tree canopy requirements for the site will be met. Tree protection measures and perimeter erosion control measures will be provided in accordance with the requirements of the Zoning Ordinance and the Public Facilities Manual (PFM) standards. Since the imperviousness of the site is being increased by the building addition, mechanical yard and sidewalk, an underground detention system will be installed to meet the additional stormwater requirements which will dramatically improve the existing stormwater runoff.

The design for the building and site will use the Leadership in Energy and Environmental Design (LEED) Green Building principles to minimize the environmental impact of the project. The project will be registered with the United States Green Building Council with the goal of Gold Certification with 50% energy performance improvement over current ASHRAE baseline. The facility will incorporate sustainable design strategies by providing onsite renewable energy through solar panels. The renovations will replace gas-fired mechanical equipment with electric-powered equipment. The mechanical equipment will use more environmentally friendly refrigerants than the existing equipment. The plumbing fixtures will use less water than the existing plumbing fixtures. The project strategy is to renovate and re-use the existing building rather than demolish it and recycle construction waste, therefore saving natural resources and reducing waste that would otherwise be heading to the landfill.

Air and Water Quality

No change in air quality is anticipated. The site is located within the Dogue Creek Watershed which drains to the Potomac River.

The application includes improvements to the sites stormwater management system. The additional impervious area will require improvements to the existing storm water management pond which will be addressed with a new underground stormwater detention system with maintenance access. Appropriate design locations and computations for stormwater management and Best Management Practice (BMP) facilities, including the adequate outfall analysis, and stormwater and BMP narratives will be included in the development plans in accordance with the Public Facilities Manual (PFM) requirements and for DPWES/Land Development Services (LDS) approval.

A portion of the parcel is located within a Resource Protection Area (RPA), however, the building footprints are not located within the RPA. While the buildings and parking lot are

located outside of the floodplain area, a portion of the parcel is within the adopted 100-year flood plain. The property does not fall within any Historic Overlay Districts.

COMPREHENSIVE PLAN

An assessment of this proposal for substantial conformance with current land use recommendations of the Comprehensive Plan ("the Plan") is guided by the following citations:

The proposed site is in Area IV, Rose Hill Planning District, RH4 Lehigh Community Planning Sector. Amended through 1-23-2024, Page 11.

The Crossroads facility is identified and referenced in the Comprehensive Plan for the District as an existing public facility.

FIGURE 5
ROSE HILL PLANNING DISTRICT
EXISTING PUBLIC FACILITIES

	Schools	Libraries	Public Safety	Human Services	Public Utilities	Other Public Facilities
RH1				Alcohol and Drug Services Youth Assessment Center	Va. Power Van Dorn Substation	
RH2	Bush Hill, Clermont Elem., Twain Middle				Sewage Pumping Station	
RH3	Cameron Elem.			Burgundy Community Center		
RH4	Franconia, Lane Elem., Hayfield, Edison High	Regional Library site	Kingstowne Fire Station Co. 37	Parent and Child Center, Crossroads Alcohol and Drug Residential Treatment Center	Va. Power Hayfield Station	

The Crossroads facility was approved in the 2020 Community Health and Human Services Bond Referendum and is included in the FY 2025 – FY 2029 Adopted Capital Improvement Program (with Future Fiscal Years to 2034).

FAIRFAX COUNTY COMPREHENSIVE PLAN, 2017 Edition POLICY PLAN Public Facilities, Amended through 5-7-2024, Pages 2-4

Countywide Objectives and Policies

The overall Public Facilities Element of the Comprehensive Plan is based on general objectives which apply to the county's public facility planning effort as a whole and specific functional program areas in particular. These objectives therefore should be viewed as the key principles for establishing a facility network which is responsive to the county's ability to pay, community expectations, the public health, safety and general welfare, and neighborhood and land use impacts.

Objective 1: Locate new facilities where access is convenient for residents and the requirements to provide the service or function are met.

Policy a. Site facilities appropriately to the area they are intended to serve.

Policy b. Reduce service area overlap between similar facilities, unless overlap is necessary to correct service deficiencies.

Policy c. Site facilities in accordance with locational standards that maintain accepted levels of service while reducing duplication or underutilization.

Policy f. Evaluate alternative sites when selecting an appropriate location for a new facility and demonstrate why the chosen site is more suitable than the alternative sites that were evaluated.

Objective 2: Plan, fund, construct and maintain facilities in accord with expected levels of service objectives and fiscal limitations.

Policy h. Ensure adequate maintenance of existing facilities.

Objective 3: Balance the provision of public facilities with growth and development.

Policy a. Construct new facilities or expansions of existing facilities, where appropriate, in size and quantity consistent with projected needs.

Policy g. Identify and acquire, as fiscally possible, sites for public facilities in advance of demand either through purchase or dedication.

Objective 4: Consider the impact of public facilities on adjacent planned and existing land uses..

Policy a. Locate public facilities in areas of compatible land use when possible, if service efficiency and cost effectiveness can be achieved. Siting facilities in areas of different land uses is acceptable and at times required, to provide centrally located public facilities which are critical to the public interest.

Policy c. Ensure that public facilities are properly screened and buffered in order to mitigate visual impact on existing or planned adjacent development of a different use or nature.

Objective 5: Acquire sites which are appropriate for the facility's specific purpose. Apply acceptable criteria when evaluating public facility sites.

Policy a. Consider accessibility in siting facilities. In general, public facilities should be near primary arterial roads. Exceptions to this locational principle include facilities with a pedestrian orientation, such as a neighborhood park or school where local roads are the preferred immediate access.

Policy g. Locate facilities on sites where existing vegetation is capable of providing a natural buffer, natural shading and cooling, stormwater absorption and enhancing building design. Preservation of existing vegetation should be prioritized when designing the location facility and infrastructure placement.

Objective 6: Design, retrofit and maintain public facilities and sites in an environmentally-sensitive manner.

Policy a. Apply low impact development (LID) practices and natural landscaping methods with the goal of minimizing resource consumption, reducing stormwater runoff and flooding, decreasing life-cycle maintenance requirements, increasing the biodiversity and habitat value of each site, and increasing soil and plant health. Consider factors including costs, health, safety/security, and the broader context of facility and site needs (e.g., recreational uses).

Policy b. Design and coordinate county infrastructure projects, such as trails, sanitary sewer lines, stormwater management infrastructure, and stream restorations, to minimize disturbance of natural habitats and to minimize the limits of clearing and grading. Design and maintain utility corridors as natural areas to the extent practicable.

Policy d. Ensure that natural landscaping and LID practices are monitored and maintained such that they will remain viable over time. Species should be native or adapted (non-invasive, climate-resilient) species.

Policy e. Apply green building practices within the design of public facilities. When possible, public facilities should be built and operated to meet or exceed county guidelines for green building certification for capital projects.

FAIRFAX COUNTY COMPREHENSIVE PLAN, 2017 Edition AREA IV Rose Hill Planning District, Amended through 1-23-2024, Van Dorn Transit Station Area, Page 10

Public Facilities

Existing public facilities located within the Rose Hill Planning District are included on Figure 5. Major expansions of existing facilities (with the exception of federal or state facilities) or uses of land that are distinctly different than the use of the public facility must be considered by the county Planning Commission through provisions outlined in Section 15.2-2232 of the Code of Virginia. For these existing facilities minor expansions which are in keeping with the character of the facility may be considered in conformance with the Plan.

A number of public facilities have been identified as future needs in this planning district. These projects are included for informational purposes and in most cases will require a 2232 Review public hearing before the county Planning Commission prior to being established. Those facilities for which a specific location for future construction has been identified are also listed in the sector recommendations and may be considered a feature of the Comprehensive Plan upon review by the Planning Director and concurrence by the Planning Commission. If such feature shown determination is made, these projects will not require a future 2232 Review public hearing. The following public facilities are identified as future needs in the Rose Hill Planning District:

1. Locate a residential facility for adults with mental illness who also need substance abuse services. This facility is needed in Planning Area IV.

3. Provide an alcohol and drug residential treatment/detoxification program in Planning Area IV.

FAIRFAX COUNTY COMPREHENSIVE PLAN, 2017 Edition POLICY PLAN Human Services, Amended through 3-4-2014, Pages 3 & 12-16

Objective 4: Identify the impact of public facilities on adjacent planned and existing land uses.

Objective 3: Encourage the location of new facilities to increase their accessibility.

Policy f. Acquire sites for human service facilities in advance of demand either through purchase or dedication.

Objective 25: Provide for the residential needs of persons with mental illness, mental retardation, and substance abuse problems through small and large supervised and supported residential services located countywide.

Objective 26: Provide for the outpatient/case management, and other treatment needs of persons with mental illness, mental retardation, and substance abuse problems through outpatient/case management centers.

CONFORMANCE TO THE COMPREHENSIVE PLAN

Va. Code Sec. 15.2-2232, as amended, requires the Planning Commission to determine whether the general or approximate location, character, and extent of the proposed facility, as amended, are substantially in accord with the adopted Comprehensive Plan:

Location

The Crossroads facility is located close to an arterial road, Telegraph Road and provides easy access to and from the site in harmony with Objective 5, Policy (a) of the Public Facilities Policy Plan (PFEPP). The facility is being renovated to better serve citizens with mental illness and substance abuse problems in the same location and allows for continuation of the use, therefore aligning with Objective 1, Policy (a), (b) and (c) of the (PFEPP) and Objectives 25 and 26 of the Human Services Element of the Policy Plan (HSEPP). The renovations and addition will offer improved services and complies with current County design standards that are updated periodically to meet operational needs and technological advances, therefore aligning with the PFEPP Objective 3, Policy (a). The updated facility will improve service delivery for residents, while ensuring maintenance of the facility in harmony with Objective 1, Policy (a), Objective 2, Policy (d) and Objective 3, Policy (h) of the PFEPP. The property is owned by the Board of Supervisors aligning with Objective 3, Policy (g) of the PFEPP and Objective 3, Policy (f) of the HSEPP. The existing site is large enough to allow for a minor addition to accommodate the user's future needs and requirements aligning with Objective 3, Policy (f) of the PFEPP. The existing site is screened and buffered with natural vegetation, therefore aligning with Objective 4, Policy (c).

Character
The facility is designed with high quality architecture, site plan design, and landscaping, therefore aligning with the PFEPP Objective 4, Policies (c) and (d). The proposed plan is designed in accordance with low impact development practices (LID) with the goal of achieving LEED Gold Certification, therefore aligning with Objective 6, Policies (a) and (e) of the PFEPP. The renovation and addition to the existing building is significantly lower than the cost of constructing a new larger facility, therefore aligning with Objective 3, Policy (g) and Objective 4, Policy (a) of the PFEPP. The renovations will not impact the existing tree buffers around the site that provide natural screening to the surrounding residential uses to the north, therefore aligning with the PFEPP Objective 5, Policy (g) and Objective 6, Policy (d).

Extent
The use will not change with the site improvements and the facility will continue to function as a residential substance abuse and treatment center. There are no anticipated traffic impacts due to the proposed renovations. The storm water management system will be improved and on-site drainage will go through a closed storm sewer system to an oil/grit separator and then into a dry pond on the southeast side of the site, therefore aligning with Objective 6, Policy (b) of the PFEPP. The upgrades to the facility both internal and external are intended to meet the county's current standards and policies since the building was constructed in 1994.

CONCLUSION AND RECOMMENDATIONS

The subject proposal by the Department of Public Works and Environmental Services for site improvements, building renovations, and building addition at the Crossroads Facility located at 6901 South Van Dorn Street, Alexandria, VA 22315 satisfies the criteria of general or approximate character, location, and extent as specified in VA. Code Sec. 15.2-2232, as amended.

Staff recommends the Planning Commission find the subject application 2232-2024-FR-00011 to be substantially in accord with provisions of the adopted Comprehensive Plan.

List of Attachments

Attachment A - Code of Virginia Section 15.2-2232

Attachment B - Statement of Justification and Application Materials

Attachment C – Agency Review

Code of Virginia
Title 15.2. Counties, Cities and Towns Subtitle II. Powers of Local Government
Chapter 22. Planning, Subdivision of Land and Zoning Article 3. The Comprehensive Plan

§ 15.2-2232. Legal status of plan

A. Whenever a local planning commission recommends a comprehensive plan or part thereof for the locality and such plan has been approved and adopted by the governing body, it shall control the general or approximate location, character and extent of each feature shown on the plan. Thereafter, unless a feature is already shown on the adopted master plan or part thereof or is deemed so under subsection D, no street or connection to an existing street, park or other public area, public building or public structure, public utility facility or public service corporation facility other than a railroad facility or an underground natural gas or underground electric distribution facility of a public utility as defined in subdivision (b) of § 56-265.1 within its certificated service territory, whether publicly or privately owned, shall be constructed, established or authorized, unless and until the general location or approximate location, character, and extent thereof has been submitted to and approved by the commission as being substantially in accord with the adopted comprehensive plan or part thereof. In connection with any such determination, the commission may, and at the direction of the governing body shall, hold a public hearing, after notice as required by § 15.2-2204. Following the adoption of the Statewide Transportation Plan by the Commonwealth Transportation Board pursuant to § 33.2-353 and written notification to the affected local governments, each local government through which one or more of the designated corridors of statewide significance traverses, shall, at a minimum, note such corridor or corridors on the transportation plan map included in its comprehensive plan for information purposes at the next regular update of the transportation plan map. Prior to the next regular update of the transportation plan map, the local government shall acknowledge the existence of corridors of statewide significance within its boundaries.

B. The commission shall communicate its findings to the governing body, indicating its approval or disapproval with written reasons therefor. The governing body may overrule the action of the commission by a vote of a majority of its membership. Failure of the commission to act within 60 days of a submission, unless the time is extended by the governing body, shall be deemed approval. The owner or owners or their agents may appeal the decision of the commission to the governing body within 10 days after the decision of the commission. The appeal shall be by written petition to the governing body setting forth the reasons for the appeal. The appeal shall be heard and determined within 60 days from its filing. A majority vote of the governing body shall overrule the commission.

C. Widening, narrowing, extension, enlargement, vacation or change of use of streets or public areas shall likewise be submitted for approval, but paving, repair, reconstruction, improvement, drainage or similar work and normal service extensions of public utilities or public service corporations shall not require approval unless such work involves a change in location or extent

of a street or public area.

D. Any public area, facility or use as set forth in subsection A which is identified within, but not the entire subject of, a submission under either § 15.2-2258 for subdivision or subdivision A 8 of § 15.2-2286 for development or both may be deemed a feature already shown on the adopted master plan, and, therefore, excepted from the requirement for submittal to and approval by the commission or the governing body; provided, that the governing body has by ordinance or resolution defined standards governing the construction, establishment or authorization of such public area, facility or use or has approved it through acceptance of a proffer made pursuant to § 15.2-2303.

E. Approval and funding of a public telecommunications facility on or before July 1, 2012, by the Virginia Public Broadcasting Board pursuant to Article 12 (§ 2.2-2426 et seq.) of Chapter 24 of Title 2.2 or after July 1, 2012, by the Board of Education pursuant to § 22.1-20.1 shall be deemed to satisfy the requirements of this section and local zoning ordinances with respect to such facility with the exception of television and radio towers and structures not necessary to house electronic apparatus. The exemption provided for in this subsection shall not apply to facilities existing or approved by the Virginia Public Telecommunications Board prior to July 1, 1990. The Board of Education shall notify the governing body of the locality in advance of any meeting where approval of any such facility shall be acted upon.

F. On any application for a telecommunications facility, the commission's decision shall comply with the requirements of the Federal Telecommunications Act of 1996. Failure of the commission to act on any such application for a telecommunications facility under subsection A submitted on or after July 1, 1998, within 90 days of such submission shall be deemed approval of the application by the commission unless the governing body has authorized an extension of time for consideration or the applicant has agreed to an extension of time. The governing body may extend the time required for action by the local commission by no more than 60 additional days. If the commission has not acted on the application by the end of the extension, or by the end of such longer period as may be agreed to by the applicant, the application is deemed approved by the commission.

G. A proposed telecommunications tower or a facility constructed by an entity organized pursuant to Chapter 9.1 (§ 56-231.15 et seq.) of Title 56 shall be deemed to be substantially in accord with the comprehensive plan and commission approval shall not be required if the proposed telecommunications tower or facility is located in a zoning district that allows such telecommunications towers or facilities by right.

H. A solar facility subject to subsection A shall be deemed to be substantially in accord with the comprehensive plan if (i) such proposed solar facility is located in a zoning district that allows such solar facilities by right; (ii) such proposed solar facility is designed to serve the electricity or thermal needs of the property upon which such facility is located, or will be owned or operated by an eligible customer-generator or eligible agricultural customer-generator under § 56-594 or 56-594.01 or by a small agricultural generator under § 56-594.2; or (iii) the locality waives the requirement that solar facilities be reviewed for substantial accord with the comprehensive plan. All other solar facilities shall be reviewed for substantial accord with the

comprehensive plan in accordance with this section. However, a locality may allow for a substantial accord review for such solar facilities to be advertised and approved concurrently in a public hearing process with a rezoning, special exception, or other approval process.

Code 1950, §§ 15-909, 15-923, 15-964.10; 1958, c. 389; 1960, c. 567; 1962, c. 407, § 15.1-456; 1964, c. 528; 1966, c. 596; 1968, c. 290; 1975, c. 641; 1976, c. 291; 1978, c. 584; 1982, c. 39; 1987, c. 312; 1989, c. 532; 1990, c. 633; 1997, cc. 587, 858;1998, c. 683;2007, c. 801;2009, cc. 670, 690; 2012, cc. 803, 835;2016, c. 613;2018, cc. 175, 318;2020, c. 665.

The chapters of the acts of assembly referenced in the historical citation at the end of this section(s) may not constitute a comprehensive list of such chapters and may exclude chapters whose provisions have expired

Section 15.2-2232 Review
Crossroads Facility
Project Number HS-000050
March 24, 2025

1. AGENCY SUBMITTING THE APPLICATION:

Department of Public Works and Environmental Services
Capital Facilities, Building Design Branch
12000 Government Center Parkway, Suite 449, Fairfax, VA 22035-0054
703-324-5800 (phone)
703-324-4365 (fax)

Contact Person:

John (Jungmin) Oh, Project Manager
571.407.6736 (direct)
Jungmin.oh@fairfaxcounty.gov

2. LOCATION AND DESCRIPTION OF THE PROPERTY

Street Address:	6901 South Van Dorn Street, Alexandria, VA 22135
Property ID:	Tax Map 0921 01 0003A
Supervisor District**:**	Franconia
Planning Area:	IV
Planning District:	Rose Hill

Description of Property:

The property is located at 6901 South Van Dorn Street. It is bound on the east by Park Authority parcel and Telegraph Road, on the south by Park Authority parcel and South Van Dorn Street, on the west by residential communities, and on the north by Park Authority property and Greendale Golf Course. The existing building was built in 1994 with a single access into the site from South Van Dorn Street. The parcel has a total area of 5.407 acres and is split zoned as R-1 and R-5. There are two separate buildings on-site. Building "A" is the main 2-story building (34,023 square feet) and Building "B" is the one-story annex building (5,346 square feet) for a total of 39,369 square feet (SF). A portion of the parcel is located within a Resource Protection Area (RPA), and no building addition is proposed within the RPA in this project. While the buildings and parking lot are located outside of the floodplain, the surrounding site area is within the adopted 100-year flood plain. The property does not fall within any Historic Overlay Districts. The parking lot has 60 regular parking spaces and 5 American Disability Act (ADA) parking spaces. Onsite drainage is conveyed through a closed storm sewer system to an oil/grit separator and then into a dry pond on the southeast side of the site. The existing dry pond (0936DP) on-site provides SWM/BMP for a portion of the site and provides water quality and quantity control for the site. The property is in the Dogue Creek Watershed. The site also includes a softball field with backstop. This facility is used by the Community Services Board and serves male and female clients in a substance abuse treatment/rehabilitation program serving adults with substance use disorders or co-occurring substance use and mental health disorders.

PART II: STATEMENT OF JUSTIFICATION

A. DESCRIPTION OF THE PROPOSED USE:

1. Project Description

This project consists of an interior and exterior renovation of the existing 39,369 SF buildings and a 4,810 SF addition. There have been no significant building renovations since the building was constructed. The renovation will address maintenance and programming issues, as well as Fairfax County's sustainability objectives.

The existing building has roof leaks, plumbing leaks, and humidity issues. To address these issues, the renovation scope includes the replacement of all mechanical, electrical, and plumbing systems except for those in the kitchen and serving areas. The new building systems will be more energy efficient. The renovation project has a goal to achieve LEED Gold and 50% improvement over ASHRAE energy baseline.

The proposed project scope includes the replacement of the existing vinyl siding, windows, roofing, gutters, downspouts, and flashing. Photovoltaic roof panels will be added to both sloped and flat roof areas. The project also includes a single-story approximately 4,810 SF addition consisting of an office/staff area, a fitness area, structured program recreation room, a covered outdoor space, and a connector to the all-masonry annex building that is currently a separate building. The addition will be located in the rear of the building which is not visible from the street.

The sitework includes relocation of 1 ADA space, a new dumpster enclosure, new LED site lighting, flagpole, a new generator and 5 electric vehicle charging stations. The additional impervious area will require improvements to the existing storm water management pond which will be addressed with a new underground stormwater detention system with maintenance access.

2. Area to be served by proposed use:

The Crossroads facility is in the Franconia District west of Telegraph Road. The site will continue to be used by the Community Services Board as a substance abuse treatment center. The facility is licensed to accommodate up to 85 individuals of the community for treatment programs on a 24-hour basis. No additional capacity is planned.

3. Maintenance requirements and frequency:

Standard janitorial services, facility and equipment repairs, and routine grounds maintenance will be provided by the County's Facilities Management Department.

Crossroads Facility
2232 Report Statement of Justification

B. REQUIREMENT FOR PROPOSED USE:

1. Why the new/expanded facility is needed:

There have been no significant building renovations since the building was constructed in 1994. The Crossroads facility provides substance use and mental health treatment, counseling, vocational rehabilitation, psychiatric services, medication monitoring, drug testing, case management, and transition support. The renovation of the existing facility is needed to address outdated equipment, HVAC, plumbing, electrical, and mechanical systems. Changes to the building energy code and humidity issues will require the MEP systems to be reworked or replaced for the entire building. The finishes are outdated and have exceeded their expected lifespan requiring replacement. The layout of the current living spaces has become outdated in functionality as the needs of the clients and staff have evolved. Changes to the accessibility codes require the public toilet rooms and the accessible bedrooms and bathrooms to be enlarged or reconfigured to accommodate people with wheelchairs.

The renovated facility will provide the addition of a clinic area, restrooms, and storage, as well as improvements to the facility layout to meet changing care standards, improve operational efficiency, and provide ADA-accessible programming space. The renovation also includes new roofing, windows, siding, solar panel addition, and minor site improvements within the existing site. Having identified the need for a renovated facility, the project was approved as part of the 2020 Community Health and Human Services Bond Referendum and is included in the FY 2025 – FY 2029 Adopted Capital Improvement Program (with Future Fiscal Years to 2034).

2. Why proposed location is the best location for the proposed use:

- It is the existing location on Fairfax County property.
- It provides easy public access.
- It meets overall space requirements with a small addition.
- It is considered for its long-term location as no relocation is in consideration.
- It is more cost effective and better for the environment than building a new structure.

3. Why proposed location and type of facility is the least disruptive alternative:

Since this is a renovation, it allows many of its existing and new functions to be reused. It also allows the existing staff and resources to remain in its current location, causing less disruption to workflows. Additionally, the existing site is large enough to allow for a minor addition to accommodate the user's future needs and requirements.

C. ANTICIPATED IMPACTS / MITIGATION

1. Visual

The visual impact will be improved as the existing finishes are dated and have reached the end of their intended lifespan. The building will receive new windows, siding, and roofing that will bring the aesthetics of the building into the 21st century without changing the massing of the building. The additions are planned for the rear of the building and will not be visible to the public.

2. Noise and Light

Noise and light levels will mostly remain the same. The renovations will include the addition of an emergency generator that will only run during a power outage or for in-frequent testing. The existing site lighting is to remain. Additional site lighting and exterior building lighting will be provided to enhance security for facility occupants, and the lighting will comply with the zoning ordinance. The proposed LED site lighting will not increase the light levels at the street and will meet the Zoning Ordinance requirements.

3. Air and Water Quality

No change in air quality is anticipated. The site is located within the Dogue Creek Watershed which drains to the Potomac River.

The proposed stormwater management facility will be designed to satisfy the quality and quantity requirement and will meet state and local regulatory requirements which includes the Virginia Department of Environmental Quality (DEQ) in accordance with the State Control Law and the Virginia Runoff Reduction Method, the Fairfax County Public Facilities Manual (PFM), and the Fairfax County Chapter 124 Stormwater Management (SWM) Ordinance. Erosion and sediment control practices during construction will adhere to Virginia Stormwater Management Program Permit Regulations and designed in accordance with the DEQ Va. Erosion & Sediment Control Handbook. In addition to water quality control, water quantity control and adequate outfall will be designed in accordance with the Fairfax County PFM & Chapter 123. Appropriate design locations and computations for stormwater management and BMP facilities, including the adequate outfall analysis, and stormwater and BMP narratives will be included in the development plans in accordance with the PFM requirements and for DPWES/Land Development Services (LDS) approval.

4. Environmental

The impact of the proposed project on the environment is minimal. Small trees will be removed in the area between the building and the parking lot to make way for new sidewalks. Three trees will be added to meet the current interior parking lot landscaping requirements. The tree canopy requirements for the site will be met. Tree protection measures and perimeter erosion control measures will be provided in accordance with the requirements of the Zoning Ordinance and the Public Facilities Manual (PFM) standards. Since the imperviousness of the site is being increased by the building addition, mechanical yard and sidewalk, an underground detention system will be installed to meet the additional stormwater requirements which will dramatically improve the existing stormwater runoff.

The design for the building and site will use the Leadership in Energy and Environmental Design (LEED) Green Building principles to minimize the environmental impact of the project. The project will be registered with the United States Green Building Council with the goal of Gold Certification with 50% energy performance improvement over current ASHRAE baseline. The facility will incorporate sustainable design strategies by providing onsite renewable energy through solar panels. The renovations will replace gas-fired mechanical equipment with electric-powered equipment. The mechanical equipment will use more environmentally friendly refrigerants than the existing equipment. The plumbing fixtures will use less water than the existing plumbing fixtures. The project strategy is to renovate and re-use the existing building rather than demolish it and recycle construction waste saving natural resources and reducing waste that would otherwise be heading to the landfill.

5. Transportation

No significant additional traffic is expected to be generated from the renovation to the facility since staffing levels will not increase and hours of operation will remain as they currently exist. The main entry/exit to the site for the public will remain at the parcel's northwest corner from South Van Dorn Street.

6. Mitigation Measures as Applicable for 1 through 5

On the environmental aspect, the design for site and building will be sustainable as it will pursue a LEED Gold certification. The project will also incorporate photovoltaic arrays on the roof of the building. There is no adverse impact to the community and environment based on Anticipated Impacts/Mitigation 1 through 5.

D. CONFORMANCE WITH THE COMPREHENSIVE PLAN AND OTHER STANDARDS

1. Comprehensive Plan policies and guidelines that directly support the proposal:

The proposed project is an existing use on an existing site and does not contradict the policies and guidelines of the Rose Hill Planning District Area IV of Fairfax County Comprehensive Plan, 2017 Edition, Amended through 02-23-2021. The existing Crossroads facility is identified in the Comprehensive Plan as an existing public facility in Figure 5, ROSE HILL PLANNING DISTRICT EXISTING PUBLIC FACILITIES, RH4, Page 11. The Crossroads facility was approved in the 2020 Community Health and Human Services Bond Referendum and is included in the FY 2025 – FY 2029 Adopted Capital Improvement Program (with Future Fiscal Years to 2034). The addition is small in scale and harmonious with the existing building. The proposed site improvements are also consistent with the environmental goals of this district as it preserves and improves ecological resources.

The following County-wide objectives and policies from the Fairfax County Comprehensive Plan-Policy Plan 2017 Edition, Public Facilities, amended through 2-23 2021 that will be served by the proposed project include:

The site location supports the following Public Facilities future needs from the Comprehensive Plan-Policy Plan:

> ***Objective 1: Locate a residential facility for adults with mental illness who also need substance abuse services. This facility is needed in Planning Area IV.***
> The existing facility proposed for a renovation and minor addition is a residential facility for adults with mental illness who also may need substance abuse services.

> ***Objective 2: Provide an alcohol and drug residential treatment/detoxification program in Planning Area IV.***
> The existing facility proposed for a renovation and minor addition is a residential facility designed to meet current and future operational requirements of Community Services Board to provide alcohol and drug residential treatment/ detoxification program.

The following County-wide objectives and policies from the Fairfax County Comprehensive Plan-Policy Plan, Public Facilities, amended 5-7 2024 that will be served by the proposed project include:

Objective 2: Plan, fund, construct and maintain facilities in accord with expected levels of service objectives and fiscal limitations.

Objective 3: Balance the provision of public facilities with growth and development.

Objective 4: Consider the impact of public facilities on adjacent planned and existing uses.

Objective 6: Design, retrofit, and maintain facilities and sites in an environmentally sensitive manner

The following County-wide objectives and policies from the Fairfax County Comprehensive Plan-Policy Plan, Human Services, amended 3-4 2014 that will be served by the proposed project include:

Objective 4: Identify the impact of public facilities on adjacent planned and existing land uses.

Objective 25: Provide for the residential needs of persons with mental illness, mental retardation, and substance abuse problems through small and large supervised and supported residential services located countywide.

Objective 26: Provide for the outpatient/case management, and other treatment needs of persons with mental illness, mental retardation, and substance abuse problems through outpatient/case management centers.

2. Relevant standards/criteria supporting the facility and location.

The Fairfax County Comprehensive Plan, 2017 Edition, Area IV, Rose Hill Planning District, amended through 2-23-2021 states that the Crossroads facility, located on Tax Map Parcel 92-1 01 003A is an existing public facility with future needs being identified. Therefore, the Comprehensive Plan supports the use and improvement of the existing Crossroads facility.

E. ALTERNATIVE SITE CONSIDERED FOR THE PROPOSAL:

The project consists of renovating the existing facility and constructing a small addition on the northeast portion of the existing building. As such, no considerations were given to alternate locations. Building the proposed renovation and addition to the facility on the same parcel will meet the stated use as currently designated in the Fairfax County Comprehensive Plan.

PART III: SUPPORTING MATERIALS AND INFORMATION

A. PROPERTY IDENTIFICATION MAP AT 1"= 500' IDENTIFYING THE PROPOSED SITE FOR THE FACILITY OR USE
See Exhibit A – Property Identification Map

B. PROPOSED FACILITY/SITE PLAN (AT A SCALE OF 1"= NO MORE THAN 50')
See Exhibit B.1 – Existing Site Plan
See Exhibit B.2 – Proposed Site Plan
See Exhibit B.3 – Landscaping Plans
See Exhibit B.4 – Graphic of Surrounding Site Uses

C. PHOTOGRAPHS OF SITE / COPY OF PLANS AND/OR ELEVATIONS
See Exhibit C.1 – Photographs of Site
See Exhibit C.2 – Proposed Building Elevations

D. Photometric Study
See Exhibit D.1 – Site Photometrics
See Exhibit D.2 – Building Photometrics

E. OTHER INFORMATION AS MAY BE DEEMED APPROPRIATE BY THE 2232 REVIEW COORDINATOR-
The Fairfax County Board of Supervisors currently owns the property that is the subject of this application. Approval of this request for a 2232 Determination will allow for the renovation of the approximately 39,369 SF existing facility with a minor addition of approximately 4,810 SF. During the construction of the project, the existing facility will remain operational, and a temporary facility will not be required.

Any changes to the information contained herein, which results from ongoing coordination with citizen's groups and Fairfax County review agencies will be forwarded to the Department of Planning and Development as soon as possible.

EXHIBIT B.1

MATCHLINE (THIS SHEET)

MATCHLINE (THIS SHEET)

EXISTING INFORMATION

USE: CONGREGATE LIVING FACILITY	
TOTAL EXISTING GROSS FLOOR AREA:	39,369 SF
EXISTING GFA (BUILDING):	39,369 SF
EXISTING PARKING:	64 (60 REGULAR) SPACES
EXISTING HANDICAP PARKING:	4 SPACES
EXISTING LOADING SPACES:	2 SPACES

Storm As-built

From	To	Pipe Information
2	1	30.1 ' - 18 " RCP @ 0.96%
4	3	17.1 ' - 24 " RCP @ 0.06%
5	4	63.5 ' - 24 " RCP @ -0.03%
6	5	68.7 ' - 24 " RCP @ 0.64%
7	6	18.3 ' - 24 " RCP @ 0.87%
8	7	114.5 ' - 21 " RCP @ 0.52%
9	8	60.6 ' - 21 " RCP @ 0.33%
10	9	132.3 ' - 21 " RCP @ 0.66%
11	10	112.0 ' - 15 " RCP @ 0.22%
12	11	75.4 ' - 15 " RCP @ 0.65%
13	11	105.0 ' - 12 " RCP @ 0.81%
14	11	10.7 ' - 15 " RCP @ 0.37%
20	19	51.0 ' - 42 " RCP @ 1.51%
21	20	24.8 ' - 30 " RCP @ 1.90%

NOTES:
1. TWO BENCH MARKS HAVE BEEN PROVIDED AT EXISTING STORM SEWER STRUCTURES. SEE SHEET C.09 FOR EXISTING STRUCTURE INFORMATION.

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

NCS NORTH 1983

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COMMONWEALTH OF VIRGINIA
JOHN D. CUMMINGS
Lic. No. 039407
03/17/2025
PROFESSIONAL ENGINEER

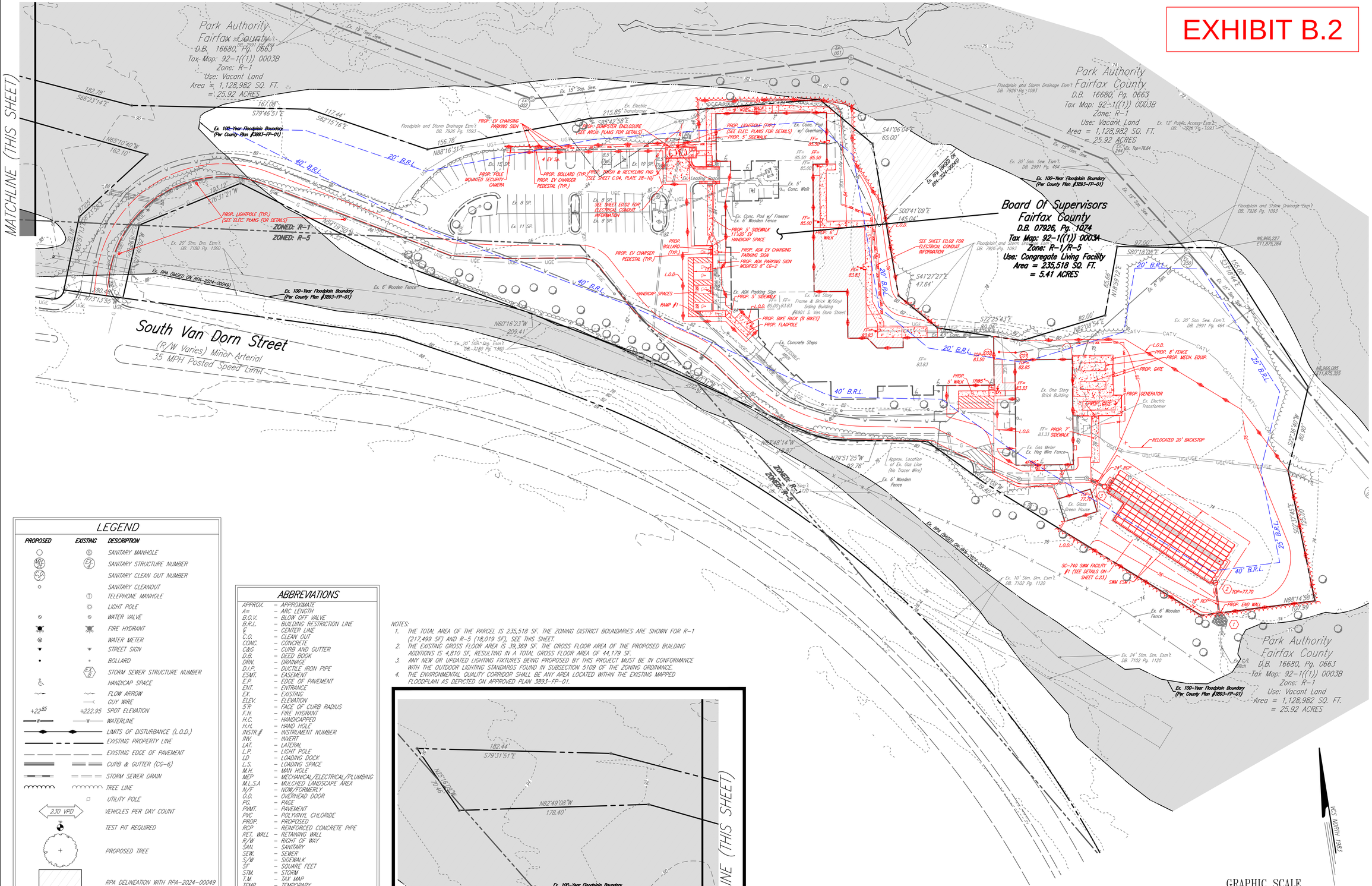
EXISTING CONDITIONS

CROSSROADS FACILITY
RENOVATION & ADDITION
FRANCONIA DISTRICT
FAIRFAX COUNTY

REVISIONS:

PLAN DATE:	MARCH 17, 2025
DESIGN BY:	EMD
CHECKED BY:	JDC
ARCHITECT:	Arch Inc
JURISDICTIONAL PLAN NO.	MSP-2024-00039
RDA PLAN NO.	21098
SHEET NUMBER:	C.06

EXHIBIT B.2



LEGEND

PROPOSED	EXISTING	DESCRIPTION
○	Ⓢ	SANITARY MANHOLE
(MH)	(E/P)	SANITARY STRUCTURE NUMBER
(C/O)		SANITARY CLEAN OUT NUMBER
○		SANITARY CLEANOUT
	Ⓣ	TELEPHONE MANHOLE
	☼	LIGHT POLE
⊙	⊙	WATER VALVE
		FIRE HYDRANT
◉	◉	WATER METER
		STREET SIGN
•	•	BOLLARD
	(E/P)	STORM SEWER STRUCTURE NUMBER
♿	♿	HANDICAP SPACE
~	~	FLOW ARROW
		GUY WIRE
+22.85	+222.95	SPOT ELEVATION
W	W	WATERLINE
		LIMITS OF DISTURBANCE (L.O.D.)
		EXISTING PROPERTY LINE
		EXISTING EDGE OF PAVEMENT
		CURB & GUTTER (CG-6)
		STORM SEWER DRAIN
		TREE LINE
	☼	UTILITY POLE
230 VPD		VEHICLES PER DAY COUNT
TP		TEST PIT REQUIRED
		PROPOSED TREE
		RPA DELINEATION WITH RPA-2024-00049
		FLOODPLAIN PER #3893-FP-01

ABBREVIATIONS

APPROX.	– APPROXIMATE
A=	– ARC LENGTH
B.O.V.	– BLOW OFF VALVE
B.R.L.	– BUILDING RESTRICTION LINE
℄	– CENTER LINE
C.O.	– CLEAN OUT
CONC.	– CONCRETE
C&G	– CURB AND GUTTER
D.B.	– DEED BOOK
DRN.	– DRAINAGE
D.I.P.	– DUCTILE IRON PIPE
ESMT.	– EASEMENT
E.P.	– EDGE OF PAVEMENT
ENT.	– ENTRANCE
EX.	– EXISTING
ELEV.	– ELEVATION
F/R	– FACE OF CURB RADIUS
F.H.	– FIRE HYDRANT
H.C.	– HANDICAPPED
H.H.	– HAND HOLE
INSTR.#	– INSTRUMENT NUMBER
INV.	– INVERT
LAT.	– LATERAL
L.P.	– LIGHT POLE
L.D.	– LOADING DOCK
L.S.	– LOADING SPACE
M.H.	– MAN HOLE
MEP	– MECHANICAL/ELECTRICAL/PLUMBING
M.L.S.A	– MULCHED LANDSCAPE AREA
N/F	– NOW/FORMERLY
O.D.	– OVERHEAD DOOR
PG.	– PAGE
PVMT.	– PAVEMENT
PVC	– POLYVINYL CHLORIDE
PROP.	– PROPOSED
RCP	– REINFORCED CONCRETE PIPE
RET. WALL	– RETAINING WALL
R/W	– RIGHT OF WAY
SAN.	– SANITARY
SEW.	– SEWER
S/W	– SIDEWALK
SF	– SQUARE FEET
STM.	– STORM
T.M.	– TAX MAP
TEMP.	– TEMPORARY
T.B.A.	– TO BE ABANDONED
T.B.R.	– TO BE REMOVED
TYP.	– TYPICAL
V.A.	– VAN ACCESSIBLE
W/L	– WATERLINE

NOTES:
1. THE TOTAL AREA OF THE PARCEL IS 235,518 SF. THE ZONING DISTRICT BOUNDARIES ARE SHOWN FOR R-1 (217,499 SF) AND R-5 (18,019 SF), SEE THIS SHEET.
2. THE EXISTING GROSS FLOOR AREA IS 39,369 SF. THE GROSS FLOOR AREA OF THE PROPOSED BUILDING ADDITIONS IS 4,810 SF, RESULTING IN A TOTAL GROSS FLOOR AREA OF 44,179 SF.
3. ANY NEW OR UPDATED LIGHTING FIXTURES BEING PROPOSED BY THIS PROJECT MUST BE IN CONFORMANCE WITH THE OUTDOOR LIGHTING STANDARDS FOUND IN SUBSECTION 5109 OF THE ZONING ORDINANCE.
4. THE ENVIRONMENTAL QUALITY CORRIDOR SHALL BE ANY AREA LOCATED WITHIN THE EXISTING MAPPED FLOODPLAIN AS DEPICTED ON APPROVED PLAN 3893-FP-01.

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2232 - SITE PLAN EXHIBIT

CROSSROADS FACILITY RENOVATION & ADDITION
FRANCONIA DISTRICT
FAIRFAX COUNTY

REVISIONS:

PLAN DATE:	MARCH 24, 2025
DESIGN BY:	EMD
CHECKED BY:	JDC
ARCHITECT:	Arch Inc
JURISDICTIONAL PLAN NO.	MSP-2024-0039
RDA PLAN NO.	21098
SHEET NUMBER:	1 of 1

EXHIBIT B.3

MATCHLINE (THIS SHEET)

Floodplain and Storm Drainage Esm't DB. 7926 Pg. 1093

215.85'
S85°42'58"E

156.78'
N88°16'31"E

S41°06'04"E
65.00'

Ex. RPA (BASED ON RPA-2024-00049)

Ex. 20' San. Sew. Esm't. DB. 2991 Pg. 464

Ex. 100-Year Floodplain Boundary (Per County Plan #3893-FP-01)

Ex. 12' Public Access Esm't. DB. 7926 Pg. 1093

S00°41'09"E
145.04'

L.O.D.

Floodplain and Storm Drainage Esm't DB. 7926 Pg. 1093

S41°27'27"E
47.64'

Ex. ADA Parking Sign

S72°25'43"E
80.06'

97.00'
S80°18'08"E

N6,966,227
E11,875,264

65.66'
N18°59'12"E

82.00'
N82°08'54"E

S23°18'44"E
155.07'

N6,966,085
E11,875,325

Ex. 20' San. Sew. Esm't. DB. 2991 Pg. 464

N60°16'23"W
209.41'

Ex. 20' Stm. Drn. Esm't. DB. 7180 Pg. 1360

Ex. 10' FCWA Esm't. DB. 7926 Pg. 1091

Ex. 15' FCWA Esm't. DB. 7926 Pg. 1091

N63°48'14"W
18.87'

N79°51'25"W
92.76'

ZONED: R-1
ZONED: R-5

Ex. 20' Stm. Drn. Esm't. DB. 7102 Pg. 1120

N48°13'08"W
218.40'

S02°18'10"W
85.30'

Ex. RPA (BASED ON RPA-2024-00049)

SWM Esm't

Ex. 10' Stm. Drn. Esm't. DB. 7102 Pg. 1120

Ex. 24' Stm. Drn. Esm't. DB. 7102 Pg. 1120

Ex. 100-Year Floodplain Boundary (Per County Plan #3893-FP-01)

MATCHLINE (THIS SHEET)

167.08'
S79°46'51"E

117.44'
S02°15'16"E

N85°10'40"W
162.10'

Ex. 100-Year Floodplain Boundary (Per County Plan #3893-FP-01)

103.12'
S76°51'21"W

Ex. 15' FCWA Esm't. DB. 7926 Pg. 1091

ZONED: R-1
ZONED: R-5

N04°19'50"W
144.23'

Ex. 20' Stm. Drn. Esm't. DB. 7180 Pg. 1360

87.05'
N56°23'58"E

70.18'
N20°51'17"E

S21°40'02"W
274.46'

280.45'
N73°13'55"W

Ex. RPA (BASED ON RPA-2024-00049)

Ex. 100-Year Floodplain Boundary (Per County Plan #3893-FP-01)

South Van Dorn Street
(V/W Varies) Minor Arterial
35 MPH Posted Speed Limit

Legend

- –DENOTES CANOPY TREE
- –DENOTES TREE FOR INTERIOR PARKING LOT LANDSCAPING
- –DENOTES EXISTING TREE FOR INTERIOR PARKING LOT LANDSCAPING
- –DENOTES EX. TREE LINE
- –DENOTES PROP. TREE LINE
- –DENOTES SUPER SILT FENCE (TO BE USED AS TREE PROTECTION)
- –DENOTES PARKING LOT AREA (29,371 SQ. FT.)

NOTE: ALL TREES WILL BE PLANTED AT LEAST 4' FROM RESTRICTIVE BARRIERS.
NOTE: SEE SHEET C.13 FOR LANDSCAPE LEGEND AND 10-YEAR TREE CANOPY CALCULATION WORKSHEET.

THIS SHEET FOR LANDSCAPING ONLY!!!

VCS, NORTH 1983

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

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COMMONWEALTH OF VIRGINIA
JOHN D. CUMMINGS
Lic. No. 039407
03/17/2025
PROFESSIONAL ENGINEER

LANDSCAPING PLAN

CROSSROADS FACILITY RENOVATION & ADDITION
FRANCONIA DISTRICT
FAIRFAX COUNTY

REVISIONS:

PLAN DATE: MARCH 17, 2025
DESIGN BY: EMD
CHECKED BY: JDC
ARCHITECT: Arch Inc
JURISDICTIONAL PLAN NO. MSP-2024-00039
RDA PLAN NO. 21098
SHEET NUMBER: C.12

TREE PRESERVATION TARGET CALCULATIONS AND STATEMENT

			NOTES
A	PRE-DEVELOPMENT AREA OF EXISTING TREE CANOPY (FROM EXISTING VEGETATION MAP) =	75,900 SQ. FT.	SEE SHEET C.15-C.16
B	PERCENTAGE OF GROSS SITE AREA COVERED BY EXISTING TREE CANOPY =	32.2%	
C	PERCENTAGE OF 10-YEAR TREE CANOPY REQUIRED FOR SITE (PER TABLE 12.4 OF THE PFM) =	30%	CONGREGATE LIVING FACILITY
D	PERCENTAGE OF THE 10-YEAR CANOPY THAT MUST BE MET THROUGH TREE PRESERVATION =	32.2%	
E	PROPOSED PERCENTAGE OF CANOPY REQUIREMENT THAT WILL BE MET THROUGH TREE PRESERVATION =	100%	
F	HAS THE TREE PRESERVATION TARGET BEEN MET?	YES	
G	IF NO FOR LINE (F), THEN A REQUEST TO DEVIATE FROM THE TREE PRESERVATION TARGET MUST BE PROVIDED ON THE PLAN THAT STATES ONE OR MORE OF THE JUSTIFICATIONS LISTED IN SECTION 12-0308.3 ALONG WITH A NARRATIVE THAT PROVIDES A SITE-SPECIFIC EXPLANATION OF WHY THE TREE PRESERVATION TARGET CANNOT BE MET. PROVIDE SHEET NUMBER WHERE DEVIATION REQUEST IS LOCATED.	N/A	
H	IF STEP G REQUIRES A NARRATIVE, IT MUST BE PREPARED IN ACCORDANCE WITH SECTION 12-0308.4	N/A	
I	PLACE THIS INFORMATION PRIOR TO THE 10-YEAR TREE CANOPY CALCULATIONS AS PER INSTRUCTIONS IN TABLE 12.10	–	SEE TREE CANOPY CALCULATIONS BELOW

NOTE: TABLE, INFORMATION, AND CALCULATIONS PROVIDED ARE IN ACCORDANCE WITH SECTION 12-0308 AND TABLE 12.3 OF THE PFM.

10-YEAR TREE CANOPY CALCULATION WORKSHEET

STEP		TOTALS	REFERENCE
A. TREE PRESERVATION TARGET AND STATEMENT			
A1	PLACE THE TREE PRESERVATION TARGET CALCULATIONS AND STATEMENT HERE PRECEDING THE 10-YEAR TREE CANOPY CALCULATIONS	SEE THIS SHEET	SEE SEC. 12-0308.2 FOR LIST OF REQUIRED ELEMENTS AND WORKSHEET
B. TREE CANOPY REQUIREMENT			
B1	IDENTIFY GROSS SITE AREA =	235,518 SQ. FT.	SEC. 12-0311.1A
B2	SUBTRACT AREA DEDICATED TO PARKS, ROAD FRONTAGE, AND =	0 SQ. FT.	SEC. 12-0311.1B
B3	SUBTRACT AREA OF EXEMPTIONS =	0 SQ. FT.	SEC. 12-0311.1C(1) - SEC. 12-0311.1C(6)
B4	ADJUSTED SITE AREA (B1 – B2) =	235,518 SQ. FT.	
B5	IDENTIFY SITE'S ZONING AND/OR USE	R-1	CONGREGATE LIVING FACILITY
B6	PERCENTAGE OF 10-YEAR TREE CANOPY REQUIRED =	30%	SEC. 12-0310.1 AND TABLE 12.4
B7	AREA OF 10-YEAR CANOPY REQUIRED (B4 x B6) =	70,655 SQ. FT.	
B8	MODIFICATION OF 10-YEAR TREE CANOPY REQUIREMENTS REQUESTED?	NO	YES OR NO
B9	IF B8 IS YES, THEN LIST SHEET WHERE MODIFICATION REQUEST IS LOCATED	N/A	SHEET NUMBER
C. TREE PRESERVATION			
C1	TREE PRESERVATION TARGET AREA =	22,750.9	
C2	TOTAL CANOPY AREA MEETING STANDARDS OF SEC. 12-0200 =	57,092 SQ. FT.	
C3	C2 x 1.25 =	71,365 SQ. FT.	SEC. 12-0310.3B
C4	TOTAL CANOPY AREA PROVIDED BY UNIQUE OR VALUABLE FOREST OR WOODLAND COMMUNITIES =	0 SQ. FT.	
C5	C4 x 1.5 =	0 SQ. FT.	SEC. 12-0310.3B(1)
C6	TOTAL OF CANOPY AREA PROVIDED BY "HERITAGE," "MEMORIAL," "SPECIMEN," OR "STREET" TREES =	0 SQ. FT.	
C7	C6 x 1.5 TO 3.0 =	0 SQ. FT.	SEC. 12-0310.3B(2)
C8	CANOPY AREA OF TREES WITHIN RPA's AND 100-YR FLOODPLAINS =	0 SQ. FT.	
C9	C8 x 1.0 =	0 SQ. FT.	SEC. 12-0310.3C(1)
C10	TOTALS OF C3, C5, C7, AND C9 =	71,365 SQ. FT.	IF AREA OF C10 IS LESS THAN B7 REMAINDER OF REQUIREMENT MUST BE MET THROUGH TREE PLANTING – GO TO D
D. TREE PLANTING			
D1	AREA OF CANOPY TO BE MET THROUGH TREE PLANTING (B7 – C10) =	–710 SQ. FT.	
D2	AREA OF CANOPY PLANTED FOR AIR QUALITY BENEFITS =	0 SQ. FT.	
D3	x 1.5 =	0 SQ. FT.	SEC. 12-0310.4B(1)
D4	AREA OF CANOPY PLANTED FOR ENERGY CONSERVATION =	0 SQ. FT.	
D5	x 1.5 =	0 SQ. FT.	SEC. 12-0310.4B(2)
D6	AREA OF CANOPY PLANTED FOR WATER QUALITY BENEFITS =	0 SQ. FT.	
D7	x 1.25 =	0 SQ. FT.	SEC. 12-0310.4B(3)
D8	AREA OF CANOPY PLANTED FOR WILDLIFE BENEFITS =	0 SQ. FT.	
D9	x 1.5 =	0 SQ. FT.	SEC. 12-0310.4B(4)
D10	AREA OF CANOPY PROVIDED BY NATIVE TREES =	1,400 SQ. FT.	
D11	x 1.5 =	2,100 SQ. FT.	SEC. 12-0310.4B(5)
D12	AREA OF CANOPY PROVIDED BY IMPROVED CULTIVARS & VARIETIES =	0 SQ. FT.	
D13	x 1.25 =	0 SQ. FT.	SEC. 12-0310.4B(6)
D14	AREA OF CANOPY PROVIDED THROUGH TREE SEEDLINGS =	0 SQ. FT.	
	x 1.0 =	0 SQ. FT.	SEC. 12-0310.4D(1)
D15	AREA OF CANOPY PROVIDED THROUGH NATIVE SHRUBS OR WOODY SEED MIX =	0 SQ. FT.	
	x 1.0 =	0 SQ. FT.	SEC. 12-0310.4D(1)(a)
D16	PERCENTAGE OF D14 REPRESENTED BY D15 =	0 %	MUST NOT EXCEED 33% OF D14
D17	TOTAL OF CANOPY AREA PROVIDED THROUGH TREE PLANTING =	2,100 SQ. FT.	
D18	IS AN OFFSITE PLANTING RELIEF REQUESTED?	NO	YES OR NO
D19	TREE BANK OR TREE FUND?	N/A	SEC. 12-0312
D20	CANOPY AREA REQUESTED TO BE PROVIDED THROUGH OFFSITE BANKING OR TREE FUND =	N/A	
D21	AMOUNT TO BE DEPOSITED INTO THE TREE PRESERVATION AND PLANTING FUND =	N/A	
E. TOTAL OF 10-YEAR TREE CANOPY PROVIDED			
E1	TOTAL OF CANOPY AREA PROVIDED THROUGH TREE PRESERVATION (C10) =	71,365 SQ. FT.	
E2	TOTAL OF CANOPY AREA PROVIDED THROUGH TREE PLANTING (D17) =	2,100 SQ. FT.	
	TOTAL OF CANOPY AREA PROVIDED THROUGH OFFSITE MECHANISM (D19) =	0 SQ. FT.	
E4	TOTAL OF 10-YEAR TREE CANOPY PROVIDED =	73,465 SQ. FT.	TOTAL OF E1 THROUGH E3. AREA MUST MEET OR EXCEED AREA IN B7

NOTES:
1. TABLE, INFORMATION, AND CALCULATIONS PROVIDED ARE IN ACCORDANCE WITH SECTION 12-0311.1.1(1) AND TABLE 12.9 OF THE PFM.

INTERIOR PARKING LOT LANDSCAPING COMPUTATIONS

1) AREA OF PARKING LOT= 29,371 SQ. FT.
2) INTERIOR PARKING LOT LANDSCAPING REQUIRED: 5% OF PARKING LOT
29,371 SQ. FT.
x .05
1,469 SQ. FT.
3) TOTAL SHADE TREE COVER PROVIDED= 1,500 SQ. FT. (6 TREES AT 250 SF, 1 PROPOSED AND 5 EXISTING)
TOTAL COVER PROVIDED: 1,500 SQ. FT.
(TREES COUNTED TOWARD INTERIOR PARKING LOT LANDSCAPING ARE CROSS HATCHED; SEE SHEET C.12)

PRIOR TO THE INSTALLATION OF PLANTS TO MEET REQUIREMENTS OF THE APPROVED LANDSCAPE PLAN, THE CONTRACTOR/DEVELOPER MUST COORDINATE A PRE-INSTALLATION MEETING ON SITE WITH THE LANDSCAPE CONTRACTOR, A REPRESENTATIVE OF THE COUNTY FOREST CONSERVATION (FCON), AND A REPRESENTATIVE OF FCPA-NATURAL RESOURCES BRANCH. ANY PROPOSED CHANGES TO THE LOCATION OF PLANTING, SIZE OF TREES/SHRUBS, AND ANY PROPOSED PLANT SUBSTITUTIONS FOR SPECIES SPECIFIED ON THE APPROVED PLAN MUST BE REVIEWED AT THIS TIME AND MUST BE APPROVED PRIOR TO PLANTING. THE INSTALLATION OF PLANTS NOT SPECIFIED ON THE APPROVED PLAN, AND NOT PREVIOUSLY APPROVED BY FCON, MAY REQUIRE SUBMISSION OF A REVISION TO THE LANDSCAPE PLAN OR REMOVAL AND REPLACEMENT WITH APPROVED MATERIAL, PRIOR TO BOND RELEASE. FCON MUST BE CONTACTED (703-324-1720) A MINIMUM OF THREE (3) DAYS PRIOR TO THE MEETING ON SITE.

TREE PLANTING DETAIL

(NOT TO SCALE)

PLANTING SCHEDULE

SYMBOL	KEY	QUAN.	BOTANICAL NAME	COMMON NAME	CALIPER/FEET	ROOT	SQ.FT. EACH	SQ.FT. COVER
DECIDUOUS CANOPY TREES (TOTAL: 7)								
+	Ls	7	Liquidambar Styraciflua	Sweetgum	2" CALIPER		200	1,400
						TOTAL COVER=		1,400

INVASIVE SPECIES MANAGEMENT PLAN

1. NON-NATIVE INVASIVE SPECIES, INCLUDING BUT NOT LIMITED TO ENGLISH IVY, JAPANESE HONEYSUCKLE, ORIENTAL BITTERSWEET, MILE-A-MINUTE, WHITE MULBERRY, MULTI-FLORA ROSE, AND STILTGRASS. MUST BE SUPPRESSED USING A COMBINATION OF CUTTING, PULLING, GRUBBING, AND/OR SELECTIVE OR NON-SELECTIVE HERBICIDES.
2. SUPPRESSION METHODOLOGY MUST BE APPLIED AT APPROPRIATE TIMES BASED ON SELECTED METHODOLOGY. FOR INSTANCE, CUTTING, PULLING, AND GRUBBING MAY OCCUR AT ANY TIME; HERBICIDE APPLICATION MAY BE UTILIZED AT DIFFERENT TIMES OF THE CALENDAR, DEPENDING ON THE PRODUCT BEING USED.
3. EQUIPMENT UTILIZED MAY BE MACHETES, POWER OR HAND SHEARS, WEED WRENCHES, TROWELS, SPADES, SHOVELS, PICKS, OR HOES. SOLARIZATION MAY BE USED WHEN PLANTS ARE IN GROWTH. SUPERVISED GOATS MAY BE APPROPRIATE IN SOME SITUATIONS. MULCH AND OR WEED BARRIERS MAY BE APPROPRIATE IN SOME SITUATIONS.
4. SUPPRESSION MUST BE DONE UNDER THE SUPERVISION OF A CERTIFIED ARBORIST OR REGISTERED CONSULTING ARBORIST (PROVIDED BY THE GC) WHO CAN IDENTIFY THE TARGET SPECIES AND DESIRABLE SPECIES, AND NON-TARGET SPECIES MUST BE PROTECTED WHILE CONTROL PROCEDURES ARE UNDERTAKEN, TO THE EXTENT PRACTICABLE.
5. AT THE TIME OF THE PRE-CONSTRUCTION MEETING, METHODOLOGY USED TO CONTROL THE TARGET INVASIVE SPECIES AS WELL AS PROPER DISPOSAL OF INVASIVE SPECIES MUST BE DISCUSSED AND APPROVED BY THE URBAN FORESTRY MANAGEMENT DIVISION.
6. HERBICIDES MUST BE SELECTED BY KNOWLEDGEABLE PROFESSIONALS FROM THOSE RECOMMENDED BY VIRGINIA TECH EXTENSION OR UNIVERSITY OF MARYLAND EXTENSION, AND MUST BE APPLIED AT TIMES AND RATES RECOMMENDED BY VIRGINIA TECH EXTENSION OR UNIVERSITY OF MARYLAND EXTENSION.
7. BY STATE AND FEDERAL LAW, ANY PESTICIDES MUST BE APPLIED IN ACCORDANCE WITH LABEL INSTRUCTIONS, AND MUST BE APPLIED UNDER THE SUPERVISION OF A STATE LICENSED PROFESSIONAL APPLICATOR OR REGISTERED TECHNICIAN AND UNDER THE GENERAL SUPERVISION OF THE PROJECT ARBORIST.
8. MONITORING MUST OCCUR AT LEAST FOUR TIMES PER GROWING SEASON TO DETERMINE NEED FOR SUPPRESSION OF INVASIVE SPECIES. AFTER SUPPRESSION BEGINS THE GC MUST PROVIDE WRITTEN REPORTS TO FCPS TO OUTLINE PROCEDURE AND SUCCESS RATE. FCPS MUST PROVIDE THE REPORTS TO FCON STAFF AS REQUESTED.
9. SUPPRESSION MUST TAKE PLACE UNTIL BOND RELEASE OR RELEASE OF THE CONSERVATION DEPOSIT OR PRIOR TO RELEASE IF TARGETED PLANT(s) APPEAR TO BE ELIMINATED BASED ON DOCUMENTATION PROVIDED BY GC AND INSPECTION BY FCON STAFF.
10. INVASIVE SPECIES TO BE REMOVED FROM ALL AREAS SHOWN AS CANOPY COVER PRESERVED OR 57,092 SF. IN ADDITION, INVASIVE SPECIES CONTROL SHALL EXTEND 10' OUTSIDE THE LOD ON FCPA PROPERTY TO INCREASE THE LIKELIHOOD OF SUCCESSFUL REVEGETATION OF THESE AREAS.

LANDSCAPE PLANTING NOTES

PLANT MATERIAL STANDARDS

1. SIZE AND STANDARDS OF PLANT MATERIALS MUST CONFORM TO CURRENT AMERICAN NURSERY & LANDSCAPE ASSOCIATION (FORMERLY ANN) STANDARDS.
2. ALL PLANT MATERIAL MUST BE TRUE TO FORM, SIZE, AND SHAPE, AND BOTANICAL NOMENCLATURE, MUST BE VERIFIED BY "HORTUS THIRD", DICTIONARY OF PLANTS CULTIVATED IN THE UNITED STATES AND CANADA, AS COMPILED BY THE BAILEY HORTORIUM CORNELL UNIVERSITY, MACMILLAN PUBLISHING CO., 1976 EDITION.
3. ALL PLANT MATERIAL SUPPLIED BY A CONTRACTOR MUST BE HEALTHY AND IN VIGOROUS GROWING CONDITION, FREE FROM ALL INSECTS, PESTS AND DISEASES. ALL B & B MATERIAL MUST BE FRESHLY DUG UNLESS OTHERWISE APPROVED. PRUNING MUST BE DONE BEFORE PLANTING OR DURING THE PLANTING OPERATION.
4. ALL PLANT MATERIAL, MUST BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF INSTALLATION AND ACCEPTANCE BY THE OWNER. SHREDDED HARDWOOD MULCH, OR APPROVED EQUAL, MUST BE PLACED OVER ALL PLANTING AREAS. STRICT ATTENTION AND ADHERENCE TO THE PLANTING DETAIL ILLUSTRATED BELOW WILL BE REQUIRED FOR ACCEPTANCE BY THE OWNER.
5. CONTRACTOR MUST NOT SUBSTITUTE PLANT SPECIES OR VARIETIES WITHOUT THE OWNER'S AND THE COUNTY URBAN FORESTER'S PRIOR KNOWLEDGE AND PERMISSION. ALL PLANT MATERIAL MUST BE APPROVED BY THE OWNER PRIOR TO PLANTING.
6. BACKFILL MIXTURE MUST BE TWO PARTS TOPSOIL MIXED EVENLY WITH ONE PART SPHAGNUM PEAT MOSS OR PEAT HUMUS.
7. FERTILIZER MUST BE COMMERCIAL FERTILIZER FOR BOTH TREES AND SHRUBS. FERTILIZER MUST BE PROVIDED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE SOIL TESTS. AS A BASIS FOR BIDDING, CONTRACTORS MUST ASSUME A FERTILIZER WITH AN ANALYSIS OF 10% NITROGEN, 6% PHOSPHORUS AND 4% POTASSIUM. THIS FERTILIZER MUST BE GRANULAR WITH A MINIMUM OF 50% OF THE TOTAL NITROGEN IN ORGANIC FORM.
8. IF TOPSOIL IS NOT AVAILABLE ON SITE, CONTRACTOR MUST PROVIDE TOPSOIL THAT IS A FERTILE, FRIABLE NATURAL LOAM UNIFORM IN COMPOSITION, FREE OF STONES, LUMPS, PLANTS, AND THEIR ROOTS, DEBRIS AND OTHER EXTRANEOUS MATTER OVER 1" IN DIAMETER, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH. TOPSOIL MUST HAVE A pH RANGE OF 6.0 TO 6.5.
9. PLANTS MUST BE NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES. PLANTS MUST EITHER BE OBTAINED FROM LOCAL NURSERIES AND/OR OTHERS, WHICH HAVE SOIL (HEAVY CLAY) AND CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT. PLANT MATERIAL GROWN IN SANDY, WELL-DRAINED SOIL WILL NOT BE APPROVED FOR THIS PROJECT.
10. ALL GUY WIRES AND STAKES USED FOR TREE PLANTING MUST BE REMOVED WITHIN 6 TO 12 MONTHS AFTER INSTALLATION.
11. IF STAKING IS DEEMED NECESSARY BY THE LANDSCAPE CONTRACTOR, STAKING IS TO BE ACCOMPLISHED WITH WOOD STAKE'S AND ARBORTIE OR APPROVED EQUIVALENT PRODUCT. WIRE AND HOSE OR PLASTIC CHAN MATERIAL IS NOT ACCEPTABLE.

PLANTING INSTALLATION GUIDELINES

1. CONTRACTOR AND OWNER MUST BE RESPONSIBLE FOR MAKING THEMSELVES FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES, BY CONTACTING "MISS UTILITY" 72 HOURS PRIOR TO DIGGING. CONTRACTOR MUST TAKE SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE TO SAID UTILITIES.
2. DO NOT WILLFULLY PROCEED WITH PLANTING AS DESIGNED WHEN IT IS OBVIOUS THAT CONDITIONS AND/OR OBSTRUCTIONS EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS MUST BE BROUGHT TO THE ATTENTION OF THE OWNER. THE CONTRACTOR MAY BE RESPONSIBLE FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION TO THE OWNER SO THAT MATERIAL CAN BE RELOCATED OR CONDITIONS CORRECTED PRIOR TO PLANTING.
3. MUST THE LANDSCAPE CONTRACTOR ENCOUNTER SOIL CONDITIONS WHICH INDICATE POTENTIAL FOR POOR DRAINAGE, PLANTING BEDS AND MATERIAL MAY BE RAISED SLIGHTLY, NO MORE THAN SIX (6) INCHES ABOVE EXISTING GRADES, TO COMPENSATE FOR THESE CONDITIONS. WHERE STANDING WATER, OR AREAS WHICH DO NOT DRAIN AT ALL ARE ENCOUNTERED, THESE AREAS MAY REQUIRE THE INSTALLATION OF UNDERGROUND DRAINAGE. THE CONTRACTOR MUST BRING THESE CONDITIONS TO THE ATTENTION OF THE OWNER FOR CORRECTIVE DRAINAGE PROCEDURES, OR RELOCATION OF THE PLANT MATERIAL.
4. PLANT MATERIAL INSTALLED BY A LANDSCAPE CONTRACTOR, UNLESS OTHERWISE SPECIFIED OR DETAILED ON THESE DRAWINGS, MUST CONFORM TO THE SECOND EDITION OF "THE LANDSCAPE SPECIFICATIONS GUIDELINES FOR BALTIMORE-WASHINGTON METROPOLITAN AREAS" AS PUBLISHED BY THE AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS POTOMAC CHAPTER AND THE LANDSCAPE CONTRACTORS ASSOCIATION OF METROPOLITAN WASHINGTON. THESE PLANTING STANDARDS HAVE ALSO BEEN SUPPLEMENTED BY THE PLANTING GUIDELINES OF THE AMERICAN FOREST ASSOCIATION.
5. ANY DEVIATION FROM THE PLANTING LOCATION SHOWN ON THIS PLAN, MUST BE APPROVED BY THE URBAN FORESTRY DIVISION. CONTRACTOR MUST NOTIFY THE OWNER FOR INSPECTION AFTER LAYOUT OF EACH AREA IS COMPLETE AND BEFORE FINAL INSTALLATION OF THE PLANT MATERIAL.
6. ALL TREES MUST BE PLANTED IN STRICT ACCORDANCE WITH THE PLANTING DETAIL PROVIDED.

SOIL PREPARATION FOR SODDING

1. EXISTING SOIL OR TOP SOIL STORED ON SITE AND SPREAD AT A 3"-4" DEPTH OVER AREAS TO BE SODDED MUST BE USED FOR ESTABLISHMENT OF TURF. ALL SUBGRADE AREAS TO BE SODDED, MUST BE LOOSENED BY DISCING OR BY SCARIFYING TO A DEPTH OF NO LESS THAN 4 INCHES. ALL ESTABLISHED/EXISTING SITE GRADES MUST BE MAINTAINED. ANY ALTERATION OF EXISTING GRADES COULD CAUSE DRAINAGE PROBLEMS. THE AREA TO BE SODDED MUST BE FREE FROM ROOTS, BRUSH, STONES AND TRASH LARGER THAN 1-1/2" IN DIAMETER OR LENGTH.
2. SOIL TESTS MUST BE CONDUCTED TO DETERMINE EXACT REQUIREMENTS FOR BOTH LIME AND FERTILIZER. SOIL TESTS MUST BE CONDUCTED BY A STATE LABORATORY OR RECOGNIZED COMMERCIAL LABORATORY.
A. FERTILIZER: ALL FERTILIZER MUST BE UNIFORM IN COMPOSITION FREE FLOWING AND SUITABLE FOR APPLICATION WITH APPROVED EQUIPMENT. FERTILIZER APPLICATION RATES MUST BE DETERMINED BY SOIL TESTS. FERTILIZER MUST BE DISTRIBUTED EVENLY OVER THE ENTIRE AREA TO BE SODDED.
B. LIME: LIME MATERIAL MUST BE GROUND LIMESTONE (HYDRATED OR BURNT LIME MAY BE SUBSTITUTED) WHICH CONTAINS AT LEAST 50% TOTAL OXIDES (CALCIUM OXIDE PLUS MAGNESIUM OXIDE) APPLICATION RATES FOR LIMING MATERIALS MUST BE DETERMINED BY SOIL TESTS. LIME MUST BE DISTRIBUTED UNIFORMLY OVER THE ENTIRE AREA TO BE SODDED.
3. ALL LIME AND FERTILIZER MUST BE UNIFORMLY MIXED INTO THE TOP 4 INCHES OF SOIL BY DISCING, HARROWING OR OTHER APPROVED METHODS. ANY UNDULATIONS OR IRREGULARITIES IN THE SURFACE RESULTING FROM FERTILIZING, TILLING OR OTHER CAUSES MUST BE LEVELED PRIOR TO SODDING.

COMPACTION REMEDIATION NARRATIVE

SUBSOIL COMPACTED AREAS USING SUSAN DAY'S PROCEDURE: APPLY 6-8" OF COMPOST. SUBSOILING MUST BE PERFORMED WHEN SOIL IS NEITHER TOO WET NOR DRY. USE A BACKHOE REAR BUCKET (OR SIMILAR EQUIPMENT WITH A TINED BUCKET) TO BREAK UP THE COMPACTED SOIL AND INCORPORATE THE COMPOST. WORK BACKWARDS AWAY FROM EXCAVATED SOILS SO THAT TREATED SOIL IS NOT TRAFFICKED BY THE EQUIPMENT. INSERT THE BUCKET THROUGH THE COMPOST LAYER AND INTO THE SUBSOIL TO A DEPTH OF 24" AND RAISE A BUCKET OF SOIL A FEW FEET ABOVE THE SOIL SURFACE. TIP THE BUCKET AND ALLOW SOIL TO FALL. REPEAT THIS PROCEDURE UNTIL NO CLUMPS OF COMPACTED SOIL LARGER THAN 12" IN DIAMETER REMAIN. THE TINES OF THE BUCKET CAN BE USED TO BREAK APART LARGER CLUMPS, IF NECESSARY. CONTINUE TO BREAK UP CLUMPS UNTIL AT LEAST 50% OF THE SOIL IS IN CLUMPS 6" OR SMALLER. THE SUBSOILING IS NOT INTENDED TO HOMOGENIZE THE COMPOST AND SOIL, BUT RATHER LOOSEN THE SOIL TO A 24" DEPTH AND CREATE VEINS OF COMPOST DOWN TO THAT DEPTH AS WELL. THIS PROCEDURE MUST NOT BE UTILIZED WITHIN THE CRITICAL ROOT ZONE OF ANY TREE TO BE PRESERVED. SOIL MUST BE LOOSENED BY HAND IN THOSE LOCATIONS.

TRANSITIONAL SCREENING AND BARRIER TYPE REQUIREMENTS

THE ADJACENT PARCEL IS ZONED R-1 WITH A VACANT USE. DUE TO THE VACANT USE AND LOCATION WITHIN THE FLOODPLAIN AND STORM DRAINAGE EASEMENT, UNSUITABLE FOR RESIDENTIAL DEVELOPMENT, NO TRANSITIONAL SCREENING OR BARRIERS ARE REQUIRED FOR THIS SITE.

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Engineering * Surveying * Transportation * Environmental Services

COMMONWEALTH OF VIRGINIA
JOHN D. CUMMINGS
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03/17/2025
PROFESSIONAL ENGINEER

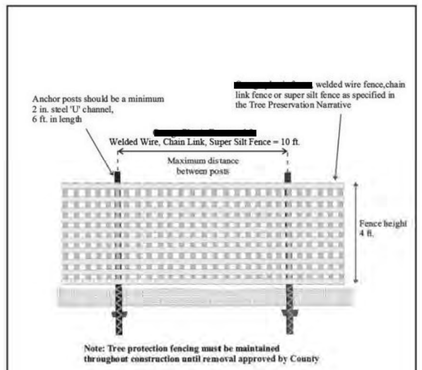
LANDSCAPING NOTES & COMPUTATIONS

CROSSROADS FACILITY RENOVATION & ADDITION
FRANCONIA DISTRICT
FAIRFAX COUNTY

REVISIONS:

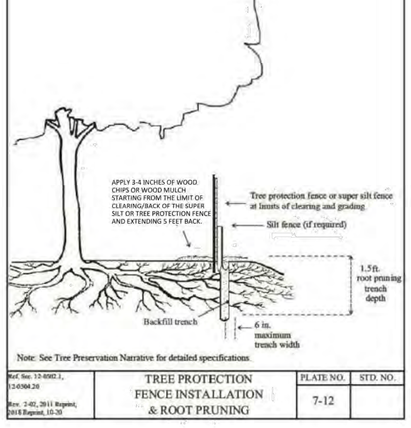
PLAN DATE: MARCH 17, 2025
DESIGN BY: EMD
CHECKED BY: JDC
ARCHITECT: Arch Inc
JURISDICTIONAL PLAN NO. MSP-2024-00039
RDA PLAN NO. 21098
SHEET NUMBER: C.13

FAIRFAX COUNTY PUBLIC FACILITIES MANUAL



Ref. Sec. 12-0305.1B, 12-0601.1B Rev. 2-02, 2011 Reprint, 2018 Reprint, 10-20	TREE PROTECTION FENCE INSTALLATION	PLATE NO. 6-12	STD. NO.

FAIRFAX COUNTY PUBLIC FACILITIES MANUAL



Ref. Sec. 12-0302.1, 12-0506.2G Rev. 2-02, 2011 Reprint, 2018 Reprint, 10-20	TREE PROTECTION FENCE INSTALLATION & ROOT PRUNING	PLATE NO. 7-12	STD. NO.

TREE CONDITION ANALYSIS

TNT ENVIRONMENTAL, INC. (TNT) CONDUCTED A SITE RECONNAISSANCE TO EVALUATE THE WOODED HABITAT ON THE PROJECT SITE IN DECEMBER, 2024. THE LANDSCAPED AND WOODED PORTIONS OF THE SITE ARE COMPRISED PRIMARILY OF NATIVE HARDWOODS AND SOFTWOODS (I.E. NATIVE OAKS, RED MAPLE, JAPANESE MAPLE, SWEETGUM, BLACK GUM, BLACK LOCUST, GREEN ASH, TULIP-POPLAR, FLOWERING DOGWOOD, CREPE MYRTLE, AMERICAN HOLLY, AND ARBORVITAE). THE SPECIES OF TREES ASSESSED NEAR THE LIMITS OF CLEARING ARE LISTED IN THE TREE TABLE ON THE PREVIOUS SHEET.

BASED ON OUR SITE RECONNAISSANCE, INVASIVE AND/OR NOXIOUS SPECIES (I.E.: ENGLISH IVY, JAPANESE HONEYSUCKLE, COMMON PERIWINKLE, ORNAMENTAL BITTERSWEET, TATARIAN HONEYSUCKLE, WHITE MULBERRY, CHINESE PRIVET, WINGED EUONYMUS, AND JAPANESE WINEBERRY) ARE PRESENT ONSITE. INVASIVE SPECIES LOCATED WITHIN THE AREAS TO BE PRESERVED SHALL BE REMOVED BY HAND WHEREVER PRACTICABLE TO MINIMIZE SITE DISTURBANCE. SEE THE INVASIVE SPECIES CONTROL NARRATIVE FOR SPECIES-SPECIFIC CONTROL MEASURES. THE TREES ONSITE ARE GENERALLY IN FAIR/GOOD CONDITION, EXCEPT WHERE OTHERWISE NOTED IN THE TREE TABLE (I.E.: POOR, DEAD). ONSITE TREES WITHIN 150-FEET OF THE PROPOSED LIMITS OF CLEARING MEET THE STANDARDS FOR STRUCTURAL INTEGRITY AND HEALTH IDENTIFIED IN § 12-0203.2(A) AND 12-0203.2(B) AND ARE IDENTIFIED ON THE EVM. 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 § 12-0307.2(E1), TREES DESIGNATED FOR PRESERVATION SHALL BE PROTECTED DURING CONSTRUCTION.

TREE PRESERVATION NARRATIVE

IN GENERAL ACCORDANCE WITH THE PFM, TREES WITHIN 25-FEET OF THE UNDISTURBED AREA BEHIND THE LIMITS OF CLEARING AND GRADING (LCG) ARE SHOWN ON THE PLAN. TREES WITHIN 10-FEET OF THE DISTURBED AREA WITHIN THE LCG ARE ALSO SHOWN ON THE PLAN.

TREES WITH DEAD OR BROKEN LIMBS AS INDICATED IN THE TREE INVENTORY TABLE SHALL BE PROPERLY PRUNED IN ACCORDANCE WITH THE LATEST EDITION OF THE ANSI A300 PRUNING STANDARDS.

§ 12-0309.3(B): 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) WHEREVER PRACTICAL AND WILL BE CONDUCTED IN A MANNER THAT INCURS 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.

§ 12-0309.3(C): BASED ON THE CURRENT CONDITION OF THE EXISTING WOODED AREAS, NO ADVERSE 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.

§ 12-0309.3(D): INVASIVE AND/OR NOXIOUS SPECIES (I.E.: ENGLISH IVY, JAPANESE HONEYSUCKLE, COMMON PERIWINKLE, ORNAMENTAL BITTERSWEET, TATARIAN HONEYSUCKLE, WHITE MULBERRY, CHINESE PRIVET, WINGED EUONYMUS, AND JAPANESE WINEBERRY) ARE PRESENT ON THE SITE. INVASIVE SPECIES LOCATED WITHIN THE AREAS TO BE PRESERVED SHALL BE REMOVED BY HAND WHEREVER PRACTICABLE TO MINIMIZE SITE DISTURBANCE.

§ 12-0309.3(E): THE APPLICANT IS NOT REQUESTING OFFICIAL SPECIMEN TREE DESIGNATION FOR ANY OF THE LARGE TREES LOCATED ONSITE AND IS NOT USING A MULTIPLIER FOR TREE CANOPY CALCULATIONS.

§ 12-0309.3(F): 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 §12-0307.2E(1).

§ 12-0309.3(G) AND/OR § 12-0502.1: 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, IF NOTED ON THE PREVIOUS SHEET. 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 CRZ OF OFF-SITE TREES WILL BE IMPACTED. LOCATIONS OF ROOT PRUNING AND TREE PROTECTION FENCING ARE SHOWN ON THE TREE PRESERVATION & PROTECTION PLAN.

§ 12-0309.3(H): NO TREES WILL BE TRANSPLANTED AS PART OF THE PROPOSED CONSTRUCTION ACTIVITIES.

§ 12-0309.3(I): TREE PROTECTION FENCING AND SIGNAGE SHALL BE PLACED SUBSEQUENT TO THE STAKING 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 DEVICE SHALL BE PLACED WITHIN THE DISTURBED AREA AT THE LIMITS OF CLEARING AND ERECTED AT A MINIMUM HEIGHT OF 4 FEET, EXCEPT FOR SUPER SILT FENCE WHERE HEIGHT MAY BE 3.5 FEET. THE FENCING MATERIAL SHALL BE MOUNTED ON 6-FOOT TALL STEEL POSES DRIVEN 1.5 FEET INTO THE GROUND AND PLACED A MAXIMUM OF 10 FEET APART.

§ 12-0309.3(J): 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.

§ 12-0309.3(K): THERE ARE NO KNOWN PROFFER CONDITIONS, DEVELOPMENT PLANS, CONCEPTUAL/FINAL DEVELOPMENT PLANS, PRC PLANS, SPECIAL PERMITS, SPECIAL EXCEPTIONS OR VARIANCE APPROVALS WHICH WOULD REQUIRE ADDITIONAL TREE INVENTORY, TREE CONDITION, TREE VALUATION OR TREE BONDING INFORMATION.

INVASIVE SPECIES CONTROL NARRATIVE:

1. ANY APPLICATION OF ENVIRONMENTALLY SENSITIVE APPROVED HERBICIDES SHALL BE APPLIED BY A VIRGINIA CERTIFIED APPLICATOR OR REGISTERED TECHNICIAN.

2. ENGLISH IVY: REMOVE FROM TREES AND LANDSCAPE BY CUTTING ALL VINES AT GROUND LEVEL. VINES SHOULD BE CUT AGAIN SEVERAL FEET UP THE TRUNK. PEAL THE CUT SECTIONS OFF BUT CARE SHOULD BE TAKEN NOT TO STRIP THE BARK OFF THE TREE. PULL GROUND COVER BACK A FEW FEET FROM THE BASE OF THE TREE TO SLOW REGROWTH UP THE TREE TRUNK. REMOVE GROUND COVER BY HAND PULLING, CUTTING AND MULCHING OVER TOP, AND/OR APPLYING A GLYPHOSATE HERBICIDE AS A 4-PERCENT SOLUTION (1 PINT PER 3-GALLON MIX) TO LEAVES OR FRESHLY CUT LARGE STEMS, BY THOROUGHLY WETTING THEM. USE A STRING TRIMMER TO REDUCE GROWTH LAYERS AND TO INJURE LEAVES FOR IMPROVED HERBICIDE UPTAKE. RETREATMENT MAY BE NECESSARY FOR COMPLETE ERADICATION. THE REMNANTS SHALL BE BAGGED AND REMOVED FROM THE PROJECT SITE.

3. JAPANESE HONEYSUCKLE: SHALL BE REMOVED BY HAND TO MINIMIZE SITE DISTURBANCE. TO REDUCE DAMAGE TO NON-TARGET PLANTS, HERBICIDES SUCH AS GLYPHOSATE AND TRICLOPYR MAY BE APPLIED TO FOLIAGE BY A VIRGINIA CERTIFIED APPLICATOR DURING GROWING SEASON (APRIL TO OCTOBER). THOROUGHLY COVER ALL LEAVES AND/OR FRESHLY CUT STEMS IN HERBICIDE, REPEAT AS NECESSARY.

4. COMMON PERIWINKLE: SHALL BE REMOVED BY HAND TO MINIMIZE SITE DISTURBANCE. RUNNER ROOTS MAY BE RAISED WITH A RAKE AND THE PLANTS MOWED DOWN OR PULLED BY HAND. ALTERNATIEVLY, THE PLANTS MAY BE CUT IN THE SPRING AND A GLYPHOSATE HERBICIDE APPLIED TO THE REGROWTH BY A CERTIFIED APPLICATOR.

5. ORNAMENTAL BITTERSWEET: VINES SHALL BE REMOVED BY HAND, INCLUDING THE ROOTS, WHERE POSSIBLE TO MINIMIZE DISTURBANCE. FOR VINES TOO LARGE TO PULL, CUT AT GROUND LEVEL OR GRUB. CUT VINE STEMS MAY ALSO BE TREATED WITH A SYSTEMIC HERBICIDE BY A CERTIFIED APPLICATOR. FOR LARGE INFESTATIONS, A FOLIAR APPLICATION OF A SYSTEMIC HERBICIDE SUCH AS GLYPHOSATE OR TRICLOPYR MAY BE APPLIED FROM LATE SUMMER TO FALL BY A CERTIFIED APPLICATOR.

6. TATARIAN HONEYSUCKLE: WHERE POSSIBLE, SEEDLINGS INCLUDING ROOT STRUCTURE SHOULD BE EXCAVATED AND REMOVED WITH SHOVEL. ALTERNATIVELY, BRANCHES AND MAIN STEM SHOULD BE CUT BACK TO ONE (1) INCH ABOVE SOIL SURFACE DURING MID TO LATE AUTUMN WHEN TEMPERATURES ARE ABOVE 60 DEGREES FAHRENHEIT. A SOLUTION OF AT LEAST 20% GLYPHOSATE HERBICIDE SHOULD BE APPLIED TO OPEN CUT FACE OF STUMP WITHIN TWO (2) TO THREE (3) MINUTES OF CUT. REFER TO HERBICIDE LABEL FOR APPLICATION INSTRUCTIONS. BRANCHES AND VEGETATION DEBRIS SHOULD BE REMOVED OFFSITE. REAPPLY HERBICIDE IN THE LATE FALL AND AGAIN IN WINTER AS NECESSARY.

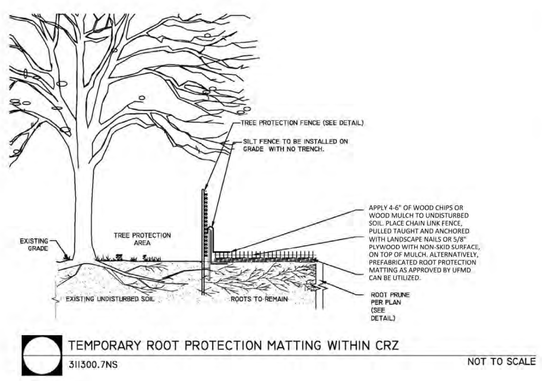
7. WHITE MULBERRY: CONTROL AND MANAGEMENT SHOULD BE ATTEMPTED DURING FLOWERING, BEFORE SEED PRODUCTION. CUTTING THE TREE TO THE GROUND LEVEL IS THE FIRST MEASURE OF CONTROL AND WILL REQUIRE REPEATED CUTTING OF RESPROUTS OR SUPPLEMENTAL APLICATION OF HERBICIDE AS RESPROUT OCCURS. GIRDLING CAN BE EFFECTIVE ON LARGE TREES AND SHOULD BE CONDUCTED BY CUTTING THROUGH THE BARK OF THE TREE, AROUND THE ENTIRE TRUNK OF THE TREE, AT LEAST 6 INCHES ABOVE THE SURFACE. SUBSEQUENT RESPROUTING SHOULD BE TREATED WITH AN HERBICIDE. HAND PULLING CAN BE EFFECTIVE WITH YOUNG SEEDLINGS BUT CARE SHOULD BE GIVEN TO REMOVE THE ENTIRE ROOT SINCE BROKEN FRAGMENTS MAY RESPROUT.

8. CHINESE PRIVET: MANUALLY PULL NEW SEEDLINGS AND TREE WRENCH SAPLINGS WHEN SOIL IS MOIST, ENSURING REMOVAL OF ALL ROOTS. BAG AND DISPOSE OF FRUIT IN DUMPSTER OR BURN. A VIRGINIA CERTIFIED APPLICATOR MAY APPLY A 3-PERCENT SOLUTION OF GLYPHOSATE HERBICIDE TO FOLIAGE IN THE LATE FALL OR EARLY WINTER. REPEAT AS NECESSARY.

9. WINGED EUONYMUS (EUONYMUS ALATUS): MANUALLY PULL SEEDLING (UP TO 2 FEET TALL) BY HAND, ENSURING REMOVAL OF ALL ROOTS. LARGER PLANTS AND THEIR ROOT SYSTEMS SHALL BE DUG OUT WITH A SPADING FORK OR PULLED WITH A WEED WRENCH. BAG AND DISPOSE OF FRUIT IN HEAVY DUTY PLASTIC BAGS. WHERE POPULATIONS ARE LARGE AND CUTTING IS NOT PRACTICAL, FOLIAR SPRAY IN LATE SPRING/EARLY SUMMER IS RECOMMENDED. CUT STEM APPLICATIONS ARE RECOMMENDED FOR TALL STEMS.

10. JAPANESE WINEBERRY: REMOVAL OF PLANTS BY HAND PULLING OR USE A 4-PRONG SPADING FORK WHEN THE SOIL IS MOIST. BRANCHES WITH BERRIES SHOULD BE BAGGED BUT THE REMAINING PLANT MATERIAL CAN BE LEFT TO COMPOST. SITES CAN BE MOWED SEVERAL YEARS IN A ROW. MOWING SEVERAL TIMES A YEAR WILL REDUCE VIGOR. CUT VINE STEMS MAY ALSO BE TREATED WITH A SYSTEMIC HERBICIDE BY A CERTIFIED APPLICATOR. FOR LARGE INFESTATIONS, A FOLIAR APPLICATION OF A SYSTEMIC HERBICIDE SUCH AS TRICLOPYR MAY BE APPLIED FROM SUMMER TO FALL.

11. INVASIVE SPECIES CONTROL SHALL COMMENCE WITH E&S PHASE I AND BE CONDUCTED UNTIL THE PLANTS NOTED ABOVE ARE NO LONGER IN ABUNDANCE OR UNTIL BOND RELEASE, WHICHEVER IS LATER.



TEMPORARY ROOT PROTECTION MATTING WITHIN CRZ
311500.7NS NOT TO SCALE

TREE PROTECTION ZONE
KEEP OUT
OFF LIMITS TO CONSTRUCTION EQUIPMENT, MATERIALS, AND WORKERS
CALL 703-324-7470 TO REPORT VIOLATIONS
PENALTY FOR VIOLATIONS STRICTLY ENFORCED

PROHIBIDO ENTRAR
ZONA DE PROTECTION DEL ARBOL
LLAMAR AL TEL. 703-324-7470
PARA REPORTAR INFRACCIONES

SPECIFICATIONS
- MINIMUM DIMENSION: 11 X 8 INCHES (W X H)
- BACKGROUND COLOR: RED OR YELLOW
- MINIMUM LETTER SIZE: LARGE = 0.48 INCHES; SMALL = 0.26 INCHES
- SIGNS MADE OF WEATHERPROOF MATERIAL

TREE PRESERVATION SIGN DETAIL

TREE PRESERVATION SIGN NOTE:

WEATHERPROOF TREE PRESERVATION AREA SIGNS SHALL BE POSTED ON TREE PROTECTION FENCING. PER PFM 12-0703.3, THE PERMITTEE SHALL POST AND MAINTAIN BILINGUAL SIGNS AT THE LIMITS OF CLEARING AT A MINIMUM OF 50 FOOT INTERVALS. SIGNS SHALL BE POSTED IN ENGLISH AND SPANISH.

Arvinash M. Sareen
Certified Arborist
Certification # MA-4727A
ISA

I certify this plan meets both the tree preservation target (PFM 12-0308) and the tree conservation plan (PFM 12-0301) submittal requirements; no deviations or modifications to these requirements are being requested.

ENVIRONMENTAL
4455 Brookfield Corporate Drive, Suite 100
Chantilly, VA 20151
PH: 703-466-5123 WWW.TNTENVIRONMENTALINC.COM

BOARD OF SUPERVISORS PROP PCL A
6901 SOUTH VAN DORN STREET, FAIRFAX COUNTY

TREE PRESERVATION DETAILS & NARRATIVE

REVISIONS
DATE	COMMENTS

SHEET 6 OF 6
SCALE: NTS
PROJECT DATE: 01/31/25
DRAFT: MEB CHECK: AMS
FILE NUMBER: 3829

Rinker Design Associates
11100 Endeavor Court, Suite 200, Manassas, VA 20109
Telephone: (703) 368-7373 www.rdacivil.com
Engineering * Surveying * Transportation * Environmental Services

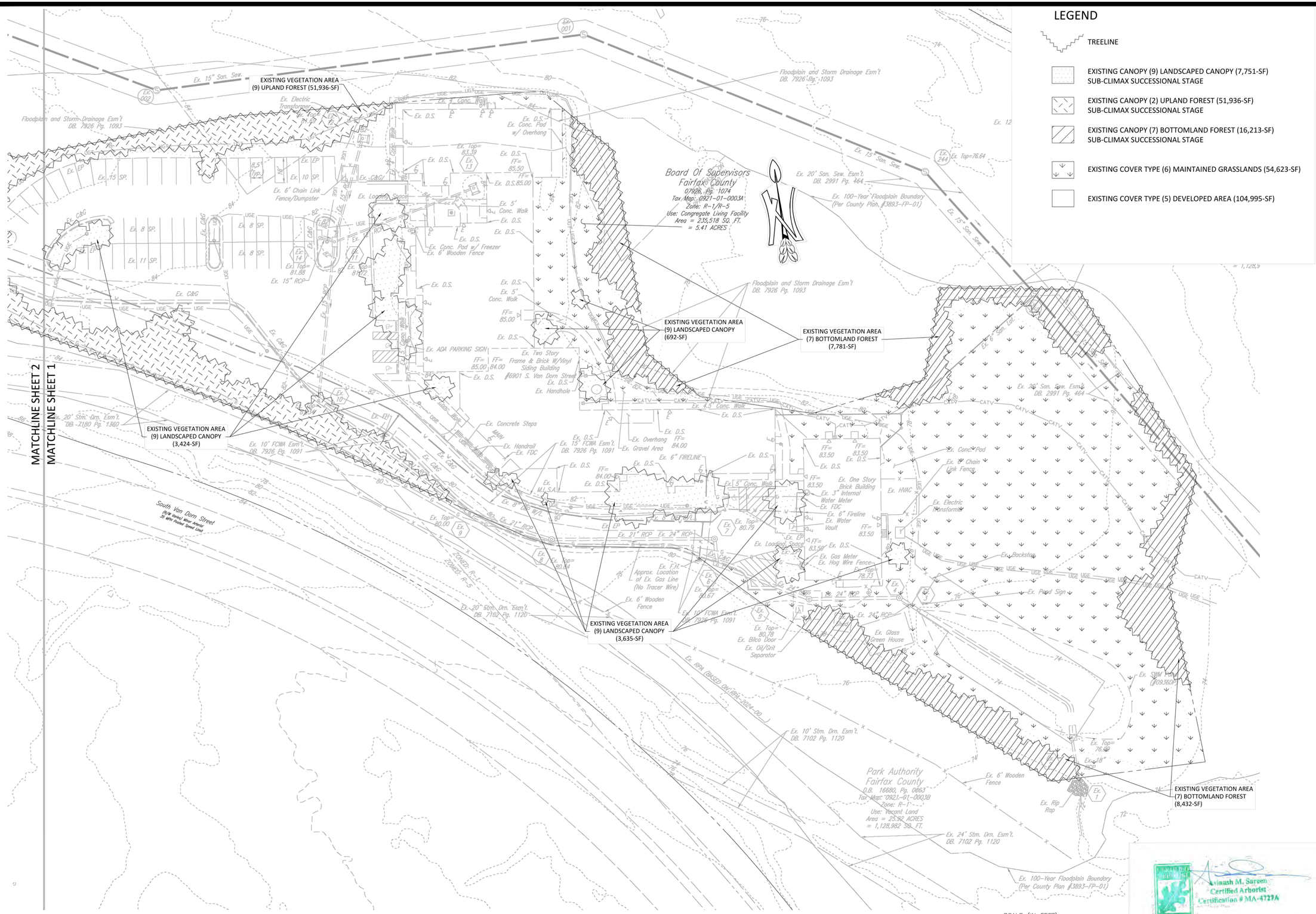
COMMONWEALTH OF VIRGINIA
JOHN D. CUMMINGS
Lic. No. 039407
03/17/2025
PROFESSIONAL ENGINEER

LANDSCAPING DETAILS

CROSSROADS FACILITY RENOVATION & ADDITION
FRANCONIA DISTRICT
FAIRFAX COUNTY

REVISIONS:

PLAN DATE: MARCH 17, 2025
DESIGN BY: EMD
CHECKED BY: JDC
ARCHITECT: Arch Inc
JURISDICTIONAL PLAN NO. MSP-2024-00039
RDA PLAN NO. 21098
SHEET NUMBER: C.14


LEGEND
TREELINE
EXISTING CANOPY (9) LANDSCAPED CANOPY (7,751-SF) SUB-CLIMAX SUCCESSIONAL STAGE
EXISTING CANOPY (2) UPLAND FOREST (51,936-SF) SUB-CLIMAX SUCCESSIONAL STAGE
EXISTING CANOPY (7) BOTTOMLAND FOREST (16,213-SF) SUB-CLIMAX SUCCESSIONAL STAGE
EXISTING COVER TYPE (6) MAINTAINED GRASSLANDS (54,623-SF)
EXISTING COVER TYPE (5) DEVELOPED AREA (104,995-SF)
EXISTING VEGETATION AREA (9) UPLAND FOREST (51,936-SF)
EXISTING VEGETATION AREA (9) LANDSCAPED CANOPY (692-SF)
EXISTING VEGETATION AREA (7) BOTTOMLAND FOREST (7,781-SF)
EXISTING VEGETATION AREA (9) LANDSCAPED CANOPY (3,424-SF)
EXISTING VEGETATION AREA (9) LANDSCAPED CANOPY (3,635-SF)
EXISTING VEGETATION AREA (7) BOTTOMLAND FOREST (8,432-SF)
MATCHLINE SHEET 2
MATCHLINE SHEET 1
Board Of Supervisors Fairfax County
07926, Pg. 1074
Tax Map: 0921-01-0003A
Zone: R-1/R-5
Use: Congregate Living Facility
Area = 235,518 SQ. FT. = 5.41 ACRES
Park Authority Fairfax County
D.B. 16680, Pg. 0663
Tax Map: 0921-01-0003B
Zone: R-1
Use: Vacant Land
Area = 25.92 ACRES = 1,128,982 SQ. FT.
Floodplain and Storm Drainage Esm't DB. 7926 Pg. 1093
Ex. 15" San. Sew.
Ex. 20' San. Sew. Esm't. DB. 2991 Pg. 464
Ex. 100-Year Floodplain Boundary (Per County Plan #3893-FP-01)
Ex. 6901 S. Van Dorn Street
Ex. Two Story Frame & Brick W/Vinyl Siding Building
Ex. ADA PARKING SIGN
Ex. Handrails
Ex. Concrete Steps
Ex. Handrail
Ex. FDC
Ex. 10' FCWA Esm't. DB. 7926 Pg. 1091
Ex. 15' FCWA Esm't. DB. 7926 Pg. 1091
Ex. 20' Stm. Drn. Esm't. DB. 7180 Pg. 1360
Ex. 10' Stm. Drn. Esm't. DB. 7102 Pg. 1120
Ex. 24' Stm. Drn. Esm't. DB. 7102 Pg. 1120
Ex. 6" FIRELINE
Ex. Overhang
Ex. Gravel Area
Ex. 5' Conc. Walk
Ex. 4.5' Conc. Walk
Ex. Conc. Pad w/ Overhang
Ex. Conc. Pad w/ Freezer
Ex. 6' Wooden Fence
Ex. 6' Chain Link Fence/Dumpster
Ex. Loading Space
Ex. Top=83.39
Ex. Top=81.86
Ex. Top=80.00
Ex. Top=80.79
Ex. Top=80.84
Ex. Top=80.67
Ex. Top=80.78
Ex. Top=76.64
Ex. Top=76.68
Ex. 15" RCP
Ex. 21" RCP
Ex. 24" RCP
Ex. 18" RCP
Ex. 24" RCP
Ex. 24" RCP
Ex. 21" RCP
Ex. 24" RCP
Ex. 24" RCP
Ex. 24



LEGEND

- TREELINE
- EXISTING CANOPY (9) LANDSCAPED CANOPY (7,751-SF) SUB-CLIMAX SUCCESSIONAL STAGE
- EXISTING CANOPY (2) UPLAND FOREST (51,936-SF) SUB-CLIMAX SUCCESSIONAL STAGE
- EXISTING CANOPY (7) BOTTOMLAND FOREST (16,213-SF) SUB-CLIMAX SUCCESSIONAL STAGE
- EXISTING COVER TYPE (6) MAINTAINED GRASSLANDS (54,623-SF)
- EXISTING COVER TYPE (5) DEVELOPED AREA (104,995-SF)

EXISTING VEGETATION NOTES:
1. A TNT CERTIFIED ARBORIST EVALUATED THE WOODED HABITATS ONSITE FOR SPECIES COMPOSITION, OVERALL HEALTH AND VIGOR OF WOODY VEGETATION, INVASIVE SPECIES EVALUATION, AND PRESENCE/ABSENCE OF DISEASE OR INFESTATION. THE PROJECT INCLUDES COVER TYPE (9) LANDSCAPED TREE CANOPY, (7) BOTTOMLAND FOREST, (2) UPLAND FOREST, (6) MAINTAINED GRASSLANDS AND EXISTING DEVELOPED LAND. THE WOODED HABITAT IS GENERALLY IN FAIR CONDITION, WITH LITTLE EVIDENCE OF DISEASE/INFESTATION. THE WOODED HABITAT IS COMPRISED OF NATIVE OAKS, RED MAPLE, AMERICAN BEECH, JAPANESE MAPLE, SWEET CHERRY, SWEETGUM, BLACK GUM, BLACK CHERRY, BLACK LOCUST, GREEN ASH, TULIP-POPLAR, FLOWERING DOGWOOD, CREPE MYRTLE, EASTERN REDCEDAR, AMERICAN HOLLY, AND ARBORVITAE, WITH SOME INVASIVE SPECIES INCLUDING ENGLISH IVY, JAPANESE HONEYSUCKLE, COMMON PERIWINKLE, ORNAMENTAL BITTERSWEET, TATARIAN HONEYSUCKLE, WHITE MULBERRY, CHINESE PRIVET, WINGED EUONYMUS, AND JAPANESE WINEBERRY. INVASIVE SPECIES NOTED ARE IN MODERATE ABUNDANCE.

SCALE (IN FEET)
15 30
30 0

Arvinash M. Sareen
Certified Arborist
Certification # MA-4727A
ISA

I certify this plan meets both the tree preservation target (PFM 12-0308) and the tree conservation plan (PFM 12-0301) submittal requirements; no deviations or modifications to these requirements are being requested.

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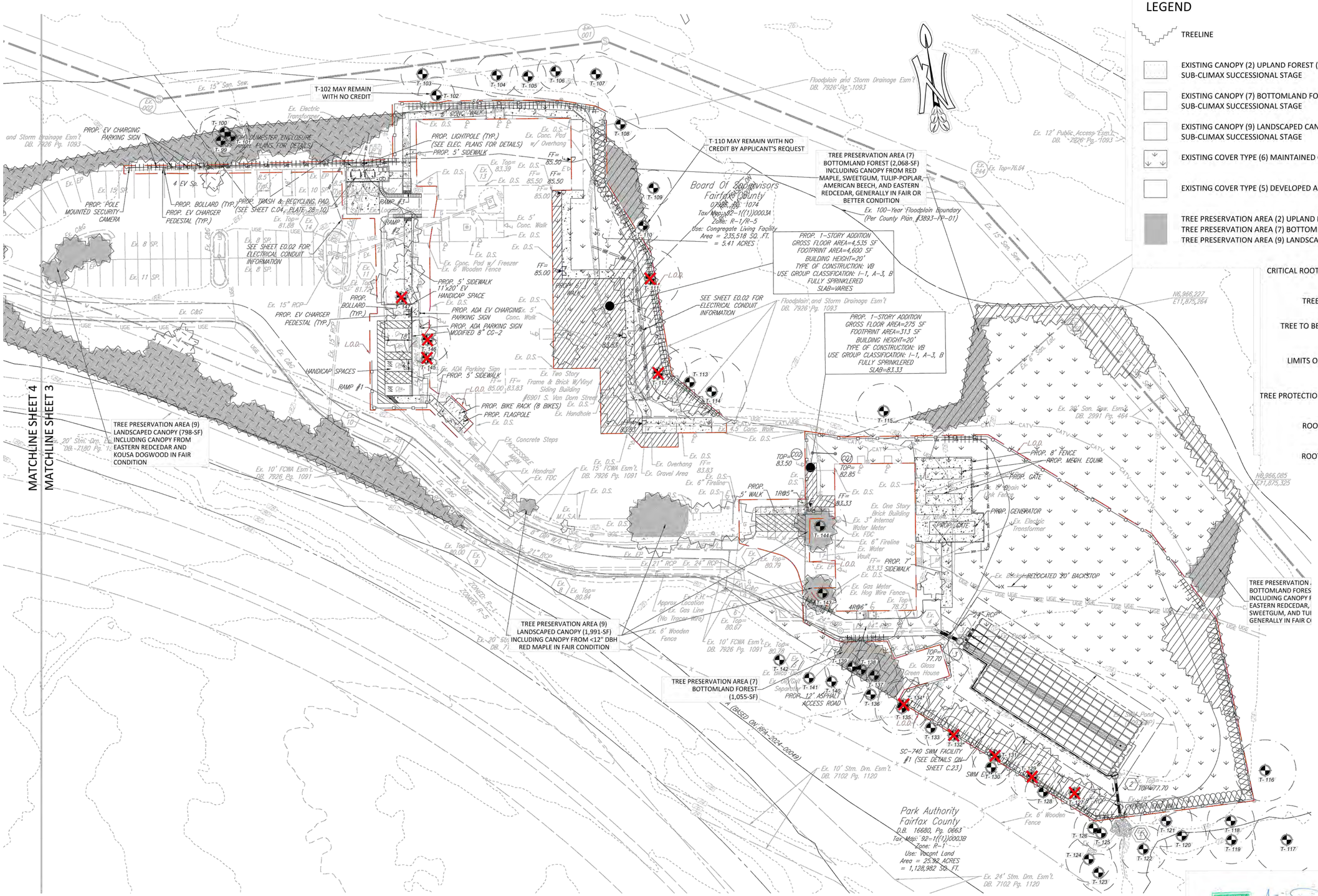
COMMONWEALTH OF VIRGINIA
JOHN D. CUMMINGS
Lic. No. 039407
03/17/2025
PROFESSIONAL ENGINEER

EXISTING VEGETATION MAP

CROSSROADS FACILITY
RENOVATION & ADDITION
FRANCONIA DISTRICT
FAIRFAX COUNTY

REVISIONS:

PLAN DATE: MARCH 17, 2025
DESIGN BY: EMD
CHECKED BY: JDC
ARCHITECT: Arch Inc
JURISDICTIONAL PLAN NO. MSP-2024-00039
RDA PLAN NO. 21098
SHEET NUMBER: C.16



TREE INVENTORY NOTES:
1. TREES NOTED FOR REMOVAL WITHIN THE SAVE AREAS SHALL BE DONE SO BY HAND WITHOUT THE USE OF HEAVY MACHINERY.
2. *SHARED/OFFSITE/ROW TREES SHALL NOT BE REMOVED WITHOUT WRITTEN PERMISSION FROM AFFECTED ADJACENT PROPERTY OWNERS.
3. OFFSITE TREES WERE ASSESSED FROM THE SUBJECT PROPERTY SO NOT TO TRESPASS ONTO ADJACENT PROPERTY. DBH MEASUREMENTS AND TREE LOCATIONS ARE APPROXIMATE.
4. TREES LOCATED WITHIN OR ON THE LIMITS OF DISTURBANCE, OR RATED AS BEING "POOR" IN CONDITION, ARE RECOMMENDED FOR REMOVAL BY TNT ARBORISTS DUE TO THE LIKELIHOOD OF TREE FAILURE. HOWEVER, AT THE DISCRETION OF THE APPLICANT, SOME OF THESE MAY BE PRESERVED DURING CONSTRUCTION WITH THE APPROVAL OF URBAN FORESTRY.

LEGEND

- TREELINE
- EXISTING CANOPY (2) UPLAND FOREST (51,936-SF) SUB-CLIMAX SUCCESSIONAL STAGE
- EXISTING CANOPY (7) BOTTOMLAND FOREST (16,213-SF) SUB-CLIMAX SUCCESSIONAL STAGE
- EXISTING CANOPY (9) LANDSCAPED CANOPY (7,751-SF) SUB-CLIMAX SUCCESSIONAL STAGE
- EXISTING COVER TYPE (6) MAINTAINED GRASSLANDS (54,623-SF)
- EXISTING COVER TYPE (5) DEVELOPED AREA (104,995-SF)
- TREE PRESERVATION AREA (2) UPLAND FOREST (50,133-SF)
  TREE PRESERVATION AREA (7) BOTTOMLAND FOREST (4,170-SF)
  TREE PRESERVATION AREA (9) LANDSCAPED CANOPY (2,789-SF)
- CRITICAL ROOT ZONE (CRZ)
- TREE LOCATION T-XXX
- TREE TO BE REMOVED T-XXX
- LIMITS OF CLEARING
- TREE PROTECTION FENCING
- ROOT PRUNING
- ROOT MATTING

I certify this plan meets both the tree preservation target (PFM 12-0501) and the tree conservation plan (PFM 12-0502) submittal requirements; no deviations or modifications to these requirements are being requested.

Arvinash M. Sareen
Certified Arborist
Certification # MA-4727A

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COMMONWEALTH OF VIRGINIA
JOHN D. CUMMINGS
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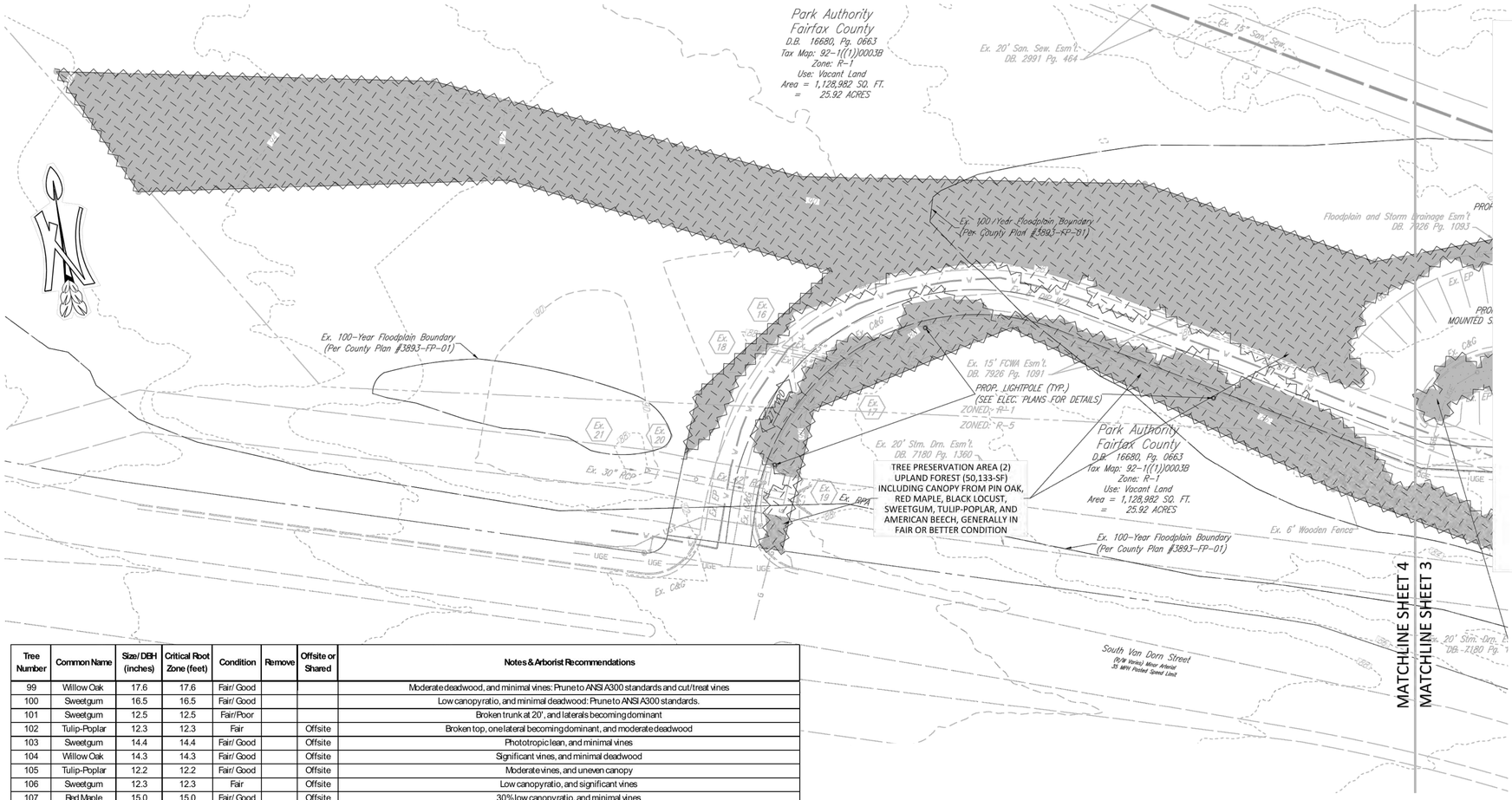
03/17/2025
PROFESSIONAL ENGINEER

TREE PRESERVATION PLAN

CROSSROADS FACILITY RENOVATION & ADDITION
FRANCONIA DISTRICT
FAIRFAX COUNTY

REVISIONS:

PLAN DATE: MARCH 17, 2025
DESIGN BY: EMD
CHECKED BY: JDC
ARCHITECT: Arch Inc
JURISDICTIONAL PLAN NO. MSP-2024-00039
RDA PLAN NO. 21098
SHEET NUMBER: C.17



LEGEND

- TREELINE
- EXISTING CANOPY (2) UPLAND FOREST (51,936-SF) SUB-CLIMAX SUCCESSIONAL STAGE
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  TREE PRESERVATION AREA (9) LANDSCAPED CANOPY (2,789-SF)
- CRITICAL ROOT ZONE (CRZ)
- T-XXX TREE LOCATION
- T-XXX TREE TO BE REMOVED
- LIMITS OF CLEARING
- TREE PROTECTION FENCING
- ROOT PRUNING
- ROOT MATTING

SCALE (IN FEET)
15 30
30 0

Tree Number	Common Name	Size/ DBH (inches)	Critical Root Zone (feet)	Condition	Remove	Offsite or Shared	Notes & Arborist Recommendations
99	Willow Oak	17.6	17.6	Fair/ Good			Moderate deadwood, and minimal vines: Prune to ANSI A300 standards and cut/treat vines
100	Sweetgum	16.5	16.5	Fair/ Good			Low canopy ratio, and minimal deadwood: Prune to ANSI A300 standards.
101	Sweetgum	12.5	12.5	Fair/ Poor			Broken trunk at 20', and laterals becoming dominant
102	Tulip-Poplar	12.3	12.3	Fair		Offsite	Broken top, one lateral becoming dominant, and moderate deadwood
103	Sweetgum	14.4	14.4	Fair/ Good		Offsite	Phototropic lean, and minimal vines
104	Willow Oak	14.3	14.3	Fair/ Good		Offsite	Significant vines, and minimal deadwood
105	Tulip-Poplar	12.2	12.2	Fair/ Good		Offsite	Moderate vines, and uneven canopy
106	Sweetgum	12.3	12.3	Fair		Offsite	Low canopy ratio, and significant vines
107	Red Maple	15.0	15.0	Fair/ Good		Offsite	30% low canopy ratio, and minimal vines
108	Sweetgum	12.3	12.3	Fair/ Poor		Offsite	Significant deadwood, and moderate dieback
109	Sweetgum	12.0	12.0	Fair/ Poor		Offsite	Decay at top of trunk
110	Red Maple	12.0	12.0	Fair/ Poor			Decay at top of trunk, and significant vines
111	Pin Oak	20.2	20.2	Fair	X		Moderate vines, and minimal deadwood
112	Sweetgum	19.5	19.5	Fair/ Good	X		Double trunk at 6', some shallow damaged roots, and girdling roots over 50% of root collar
113	Willow Oak	23.2	23.2	Fair/ Poor		Offsite	Minimal damage at root flare, moderate water sprouts, moderate dieback, and significant deadwood
114	Red Maple	23.5	23.5	Fair		Offsite	Double trunk at 5', moderate vines, and uneven canopy
115	Sweetgum	18.7	18.7	Fair		Offsite	Moderate vines, and minimal deadwood
116	Tulip-Poplar	14.2,15	20.7	Fair/ Good		Offsite	Double trunk at 2', minimal vines, and minimal deadwood
117	Red Maple	23.3	23.3	Fair		Offsite	Minimal vines, and moderate deadwood
118	Sweetgum	15.8	15.8	Fair/ Poor		Offsite	Missing bark over lower 3' of trunk, and minimal reaction wood
119	Sweetgum	16.0	16.0	Fair		Offsite	Missing bark over lower 3' of trunk, and significant reaction wood
120	Tulip-Poplar	16.4	16.4	Fair		Offsite	Minimal deadwood, and corrected lean at base
121	Tulip-Poplar	17.4	17.4	Fair		Offsite	1' square patch of missing bark, good reaction, and minimal deadwood
122	Snag	16.0	16.0	Dead		Offsite	
123	Red Maple	12.6	12.6	Fair/ Good		Offsite	Minimal deadwood, and 30% low canopy ratio
124	Red Maple	15.4	15.4	Fair/ Good		Offsite	Minimal vines, 30% low canopy ratio, and girdling roots over 20% of root collar
125	Red Maple	12.2	12.2	Fair		Offsite	Phototropic lean, and minimal deadwood
126	Red Maple	12.8	12.8	Fair/ Good		Offsite	Significant phototropic lean, uneven canopy, minimal deadwood, and minimal vines
127	Red Maple	13.4	13.4	Fair/ Poor	X		Minimal vines, uneven canopy, one lead dead, and significant deadwood
128	Red Maple	12.2	12.2	Fair/ Poor		Offsite	Missing bark over lower 3' of trunk, minimal reaction wood, and some decay at base
129	Red Maple	11.8,9.4,4	15.6	Fair	X		Significant phototropic lean, uneven canopy, minimal deadwood, and minimal vines
130	Pin Oak	12.4	12.4	Fair/ Good		Offsite	Minimal vines, and moderate water sprouts
131	Pin Oak	15.3	15.3	Fair	X		Minimal vines, moderate water sprouts, and moderate deadwood
132	Sweetgum	18.2	18.2	Fair	X*	Shared	Bark missing on bottom 3' of trunk over 1/3 circumference
133	Red Maple	9.6,6.9	11.8	Fair		Offsite	Significant vines double trunk, and phototropic lean
134	Sweetgum	17.5	17.5	Fair/ Poor	X*	Shared	Missing bark over lower 3' of trunk, minimal reaction wood, and significant vines
135	Tulip-Poplar	15.5,9.1	18.0	Fair		Offsite	Double trunk, significant vines, and smaller lead broken at 20'
136	Sweetgum	18.0	18.0	Fair/ Poor		Offsite	Missing bark over lower 3' of trunk, minimal reaction wood, 10% low canopy ratio
137	Tulip-Poplar	15.0	15.0	Fair			Uneven canopy, moderate deadwood, and debris piled at base: Remove debris by hand and prune to ANSI A300 standards.
138	Tulip-Poplar	13.1	13.1	Fair			Significant vines, and minimal deadwood: Cut/treat vines and prune deadwood to ANSI A300 standards.
139	Tulip-Poplar	18.5	18.5	Fair			Moderate vines, overfilled on one side, uneven canopy, and one broken branch: Cut/treat vines and prune broken branch to ANSI A300 standards.
140	Red Maple	23.8	23.8	Fair		Offsite	Multi trunk at 5', and significant vines
141	Red Maple	14.0	14.0	Fair		Offsite	Moderate vines, and deadwood
142	Snag	12.2	12.2	Dead		Offsite	
143	Red Maple	12.7	12.7	Fair/ Good			Some shallow damaged roots, and double trunk with moderate included bark: Apply 2-3" hardwood shredded mulch over shallow roots without covering root collar.
144	Red Maple	17.5	17.5	Fair/ Good			Some shallow damaged roots: Apply 2-3" hardwood shredded mulch over shallow roots without covering root collar.
145	Red Maple	13.6	13.6	Fair	X		Overfilled at base
146	Red Maple	15.5	15.5	Fair	X		Overfilled at base
147	Red Maple	12.4	12.4	Fair	X		Uneven canopy, and girdling roots over 25% of root collar

TREE INVENTORY NOTES:
1. TREES NOTED FOR REMOVAL WITHIN THE SAVE AREAS SHALL BE DONE SO BY HAND WITHOUT THE USE OF HEAVY MACHINERY.
2. *SHARED/OFFSITE/ROW TREES SHALL NOT BE REMOVED WITHOUT WRITTEN PERMISSION FROM AFFECTED ADJACENT PROPERTY OWNERS.
3. OFFSITE TREES WERE ASSESSED FROM THE SUBJECT PROPERTY SO NOT TO TRESPASS ONTO ADJACENT PROPERTY. DBH MEASUREMENTS AND TREE LOCATIONS ARE APPROXIMATE.
4. TREES LOCATED WITHIN OR ON THE LIMITS OF DISTURBANCE, OR RATED AS BEING "POOR" IN CONDITION, ARE RECOMMENDED FOR REMOVAL BY TNT ARBORISTS DUE TO THE LIKELIHOOD OF TREE FAILURE. HOWEVER, AT THE DISCRETION OF THE APPLICANT, SOME OF THESE MAY BE PRESERVED DURING CONSTRUCTION WITH THE APPROVAL OF URBAN FORESTRY.

Arvinash M. Sareen
Certified Arborist
Certification # MA-4727A

I certify this plan meets both the tree preservation target (PFM 12-0501) and the tree conservation plan (PFM 12-0502) submittal requirements; no deviations or modifications to these requirements are being requested.

Rinker Design Associates
11100 Endeavor Court, Suite 200, Manassas, VA 20109
Telephone: (703) 368-7373 www.rdacivil.com
Engineering * Surveying * Transportation * Environmental Services

COMMONWEALTH OF VIRGINIA
JOHN D. CUMMINGS
Lic. No. 039407
03/17/2025
PROFESSIONAL ENGINEER

TREE PRESERVATION PLAN

CROSSROADS FACILITY
RENOVATION & ADDITION
FRANCONIA DISTRICT
FAIRFAX COUNTY

REVISIONS:

PLAN DATE: MARCH 17, 2025
DESIGN BY: EMD
CHECKED BY: JDC
ARCHITECT: Arch Inc
JURISDICTIONAL PLAN NO. MSP-2024-00039
RDA PLAN NO. 21098
SHEET NUMBER: C.18

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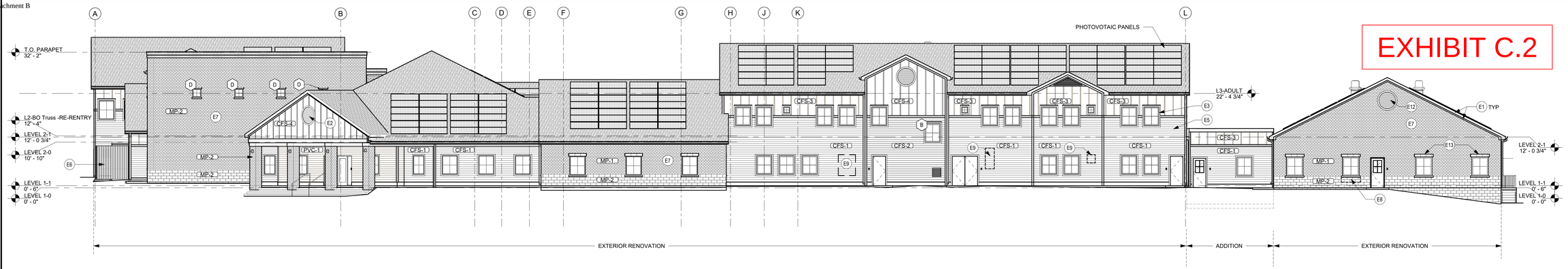
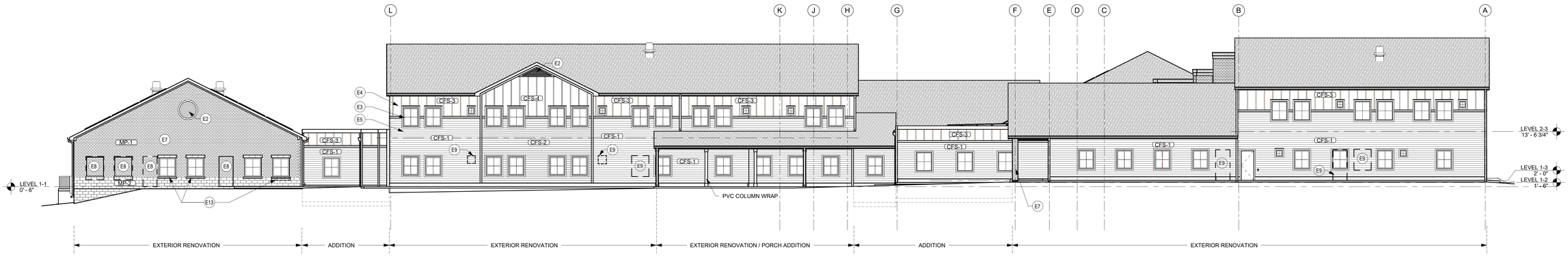
Attachment B

EXHIBIT C.2



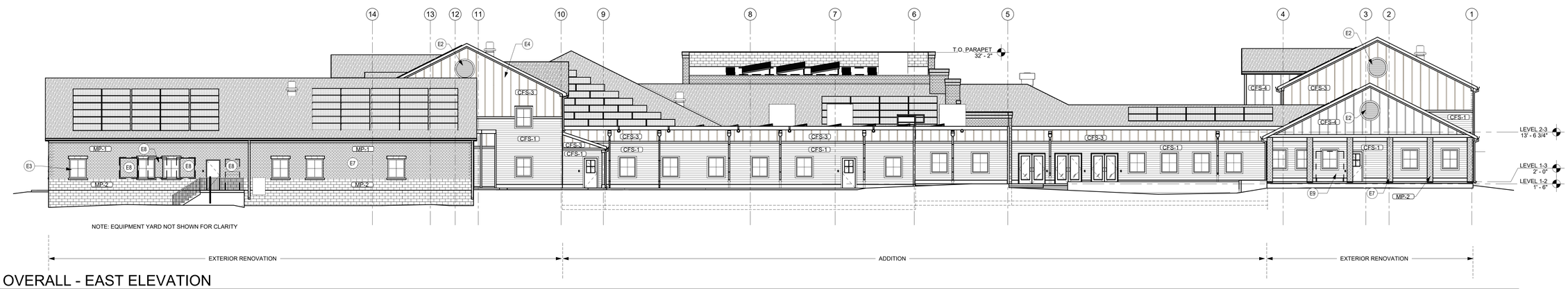
1 OVERALL - SOUTH ELEVATION

1" = 10'-0"



2 OVERALL - NORTH ELEVATION

1" = 10'-0"



3 OVERALL - EAST ELEVATION

1" = 10'-0"

EXTERIOR FINISH MATERIALS

TYPE MARK	DESCRIPTION	MANUFACTURER	SERIES / FINISH / STYLE	COLOR	COMMENTS
CEMENT FIBER SIDING					
CFS-1	HORIZONTAL SIDING 1	JAMES HARDIE	HARDIE - PLANK, SMOOTH	NEBULOUS WHITE SW 7063	7" EXPOSURE
CFS-2	HORIZONTAL SIDING 2	JAMES HARDIE	HARDIE - PLANK, SMOOTH	IRON ORE SW 7069	7" EXPOSURE
CFS-3	VERTICAL BOARD AND BATTEN SIDING	JAMES HARDIE	HARDIE - PANEL, SMOOTH	JUTE BROWN SW 6096	WITH HARDIE-TRIM BATTEN, SMOOTH
CFS-4	VERTICAL BOARD AND BATTEN SIDING	JAMES HARDIE	HARDIE - PANEL SMOOTH	IRON ORE SW 7069	WITH HARDIE-TRIM BATTEN, SMOOTH
EXTERIOR MASONRY PAINT					
MP-1	MASONRY PAINT 1			NEBULOUS WHITE SW 7063	
MP-2	MASONRY PAINT 2			IRON ORE SW 7069	
PVC					
PVC-1	PVC SIDING - WOOD LOOK 1" x 5 1/2"	AZEK BUILDING PRODUCTS	EXTERIOR	CYPRESS	
PVC-2	PVC TRIM	AZEK BUILDING PRODUCTS			

KEYED WORK NOTES - ELEVATIONS

E1	PVC TRIM AT ALL SOFFITS, EAVES, AND RAKES. TYP
E2	LOUVER TO MATCH SIDING, TYP
E3	ALL NEW FIXED WINDOWS - SEE SPECIFICATIONS - TYP
E4	VERTICAL BATTEN BOARD CEMENT FIBER SIDING - TYP
E5	HORIZONTAL CEMENT FIBER SIDING - TYP
E6	8' PVC FENCE ON STEEL FRAMING
E7	PAINTED MASONRY - TYP
E8	PATCH PREVIOUS OPENINGS WITH MASONRY TO MATCH EXISTING. TOOTH-IN MASONRY TO MATCH EXISTING COURSING
E9	PATCH PREVIOUS OPENINGS WITH 5 1/2" STUD WALL TO MATCH EXISTING
E10	REPLACE EXISTING WOOD TRIM WITH PVC TRIM
E11	PAINT EXISTING HANDRAILS
E12	LOUVER TO MATCH MASONRY PAINT FINISH
E13	NEW WINDOW OPENING IN EXISTING MASONRY WALL. PROVIDE NEW MAONSRY LINTEL WITH BRICK JAMS, SPLIT-FACE HEAD AND SILL TO MATCH EXISTING. TOOTH-IN MASONRY TO MATCH EXISTING COURSING.

EXTERIOR NEW WORK LEGEND

- (E1) KEYED NEW WORK NOTE
- (A) WINDOW TAG
- (ES#) CURTAIN WALL TAG
- E-## EXTERIOR FINISH MATERIAL TAG

ELEVATION NOTES:
1. ALL MASONRY WILL BE PAINTED
2. ALL SIDING WILL BE CEMENT FIBER SIDING, PAINTED (JAMES HARDIE, BOD) -SEE A1.03
3. ALL TRIM AT SOFFITS, EAVES, AND RAKES TO BE PVC TRIM, PAINTED
4. ALL TRIM THAT TOUCHES CEMENT FIBER SIDING TO BE CEMENT FIBER TRIM
5. SOFFITS TO BE PRE-FINISHED ALUMINUM, VENTED
6. ALL EXTERIOR DOORS WILL HAVE WALL-MOUNTED LED LIGHTS

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Construction Documents for:

FAIRFAX COUNTY
CROSSROADS RENOVATIONS

6901 SOUTH VAN DORN ST,
ALEXANDRIA, VA 22315

Project: 21290-01

Issued	7/29/24
100%DD	

Revisions

EXTERIOR ELEVATIONS

Scale	**As indicated**
Drawn	CBB
Checked	RM

A3.01

100%DD

7/26/2024 4:22:03 PM
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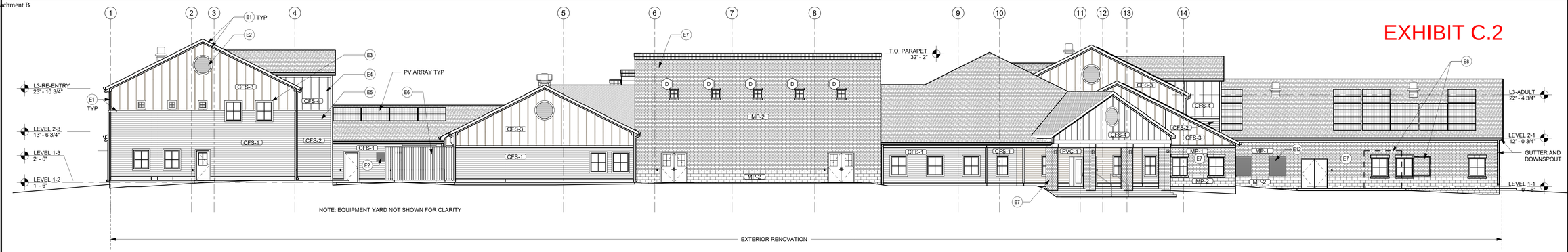
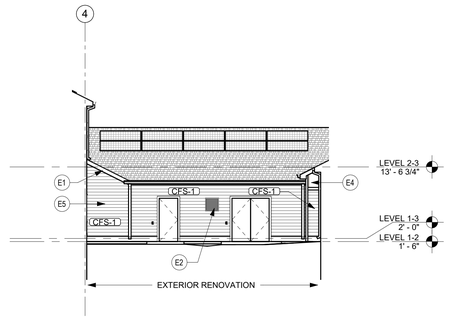
EXHIBIT C.2



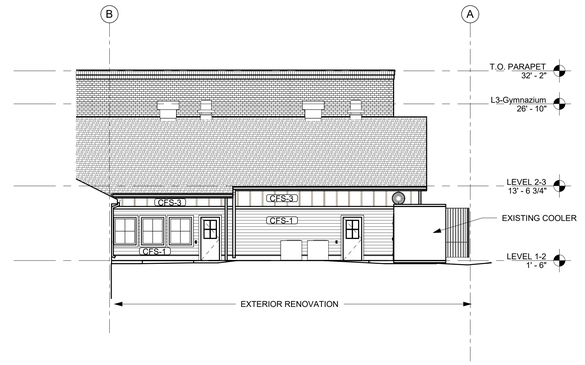
1 OVERALL - WEST ELEVATION
1" = 10'-0"



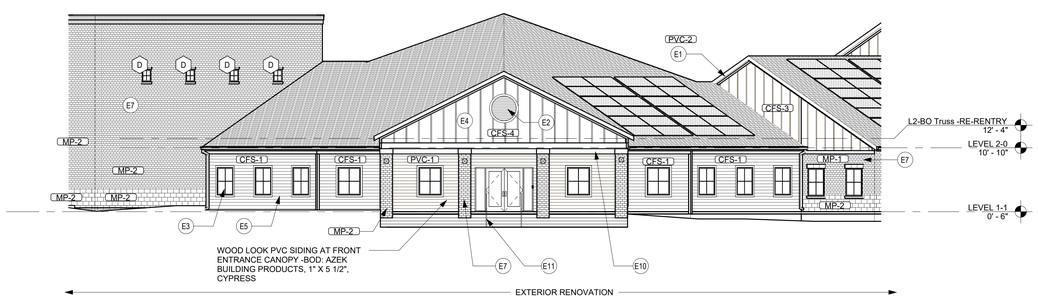
2 RE-ENTRY EXTERIOR - SOUTH ELEVATION
1" = 10'-0"



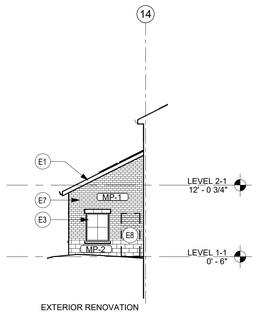
3 AREA A1 - MECHANICAL EXTERIOR - WEST ELEVATION
1" = 10'-0"



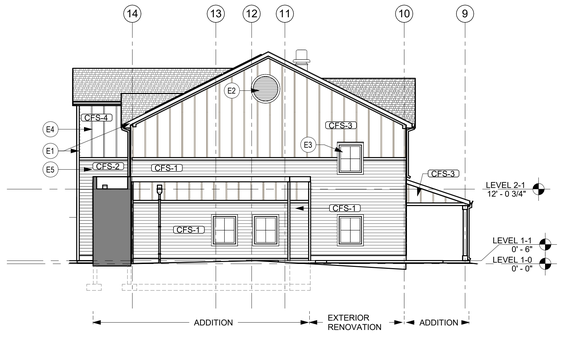
4 KITCHEN / DINING EXTERIOR - NORTH ELEVATION
1" = 10'-0"



5 MAIN ENTRY EXTERIOR ELEVATION
1" = 10'-0"



6 CLINIC EXTERIOR - EAST ELEVATION
1" = 10'-0"



7 AREA B - EAST ELEVATION
1" = 10'-0"

EXTERIOR FINISH MATERIALS

TYPE MARK	DESCRIPTION	MANUFACTURER	SERIES / FINISH / STYLE	COLOR	COMMENTS
CEMENT FIBER SIDING					
CFS-1	HORIZONTAL SIDING 1	JAMES HARDIE	HARDIE - PLANK, SMOOTH	NEBULOUS WHITE SW 7063	7" EXPOSURE
CFS-2	HORIZONTAL SIDING 2	JAMES HARDIE	HARDIE - PLANK, SMOOTH	IRON ORE SW 7069	7" EXPOSURE
CFS-3	VERTICAL BOARD AND BATTEN SIDING	JAMES HARDIE	HARDIE - PANEL, SMOOTH	JUTE BROWN SW 6096	WITH HARDIE-TRIM BATTEN, SMOOTH
CFS-4	VERTICAL BOARD AND BATTEN SIDING	JAMES HARDIE	HARDIE - PANEL SMOOTH	IRON ORE SW 7069	WITH HARDIE-TRIM BATTEN, SMOOTH
EXTERIOR MASONRY PAINT					
MP-1	MASONRY PAINT 1			NEBULOUS WHITE SW 7063	
MP-2	MASONRY PAINT 2			IRON ORE SW 7069	
PVC					
PVC-1	PVC SIDING - WOOD LOOK 1" x 5 1/2"	AZEK BUILDING PRODUCTS	EXTERIOR	CYPRESS	
PVC-2	PVC TRIM	AZEK BUILDING PRODUCTS			

KEYED WORK NOTES - ELEVATIONS

E1	PVC TRIM AT ALL SOFFITS, EAVES, AND RAKES. TYP
E2	LOUVER TO MATCH SIDING, TYP
E3	ALL NEW FIXED WINDOWS - SEE SPECIFICATIONS - TYP
E4	VERTICAL BATTEN BOARD CEMENT FIBER SIDING - TYP
E5	HORIZONTAL CEMENT FIBER SIDING - TYP
E6	8' PVC FENCE ON STEEL FRAMING
E7	PAINTED MASONRY - TYP
E8	PATCH PREVIOUS OPENINGS WITH MASONRY TO MATCH EXISTING. TOOTH-IN MASONRY TO MATCH EXISTING COURSING
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EXTERIOR NEW WORK LEGEND

- (E1) KEYED NEW WORK NOTE
- (A) WINDOW TAG
- (ES#) CURTAIN WALL TAG
- (E-##) EXTERIOR FINISH MATERIAL TAG

ELEVATION NOTES:
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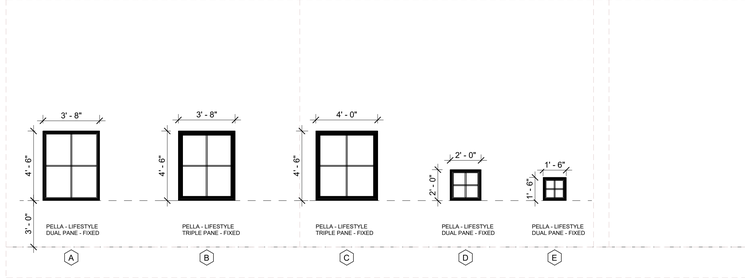
3. ALL TRIM AT SOFFITS, EAVES, AND RAKES TO BE PVC TRIM, PAINTED
4. ALL TRIM THAT TOUCHES CEMENT FIBER SIDING TO BE CEMENT FIBER TRIM
5. SOFFITS TO BE PRE-FINISHED ALUMINUM, VENTED
6. ALL EXTERIOR DOORS WILL HAVE WALL-MOUNTED LED LIGHTS



WINDOW TYPES
1/4" = 1'-0"

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Construction Documents for:

FAIRFAX COUNTY

CROSSROADS RENOVATIONS

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Project: 21290-01

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Revisions	

EXTERIOR ELEVATIONS

Scale	**As indicated**
Drawn	CBB
Checked	RM

A3.02

33

100%DD

7/26/2024 4:22:14 PM
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NOTE: MOST OF THE SITE LIGHTING IS EXISTING. ALL SITE LIGHTING TO BE IN COMPLIANCE WITH THE ZONING ORDINANCE.

EXHIBIT D.1

Schedule

Symbol	Label	Image	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage	Polar Plot
▪	A		5	ATB0B0_P10E-R2-3K	Autobahn Micro P10D Package Roadway Type III 3000K		1	5242	1	60	
▪	B		3	ATB0B0_P10E-R2-3K	Autobahn Micro P10D Package Roadway Type III 3000K		1	5242	1	60	

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	1.5 fc	2.4 fc	0.2 fc	12.0:1	8.5:1



PARKING LOT - PHOTOMETRIC

1" = 20'-0"

architecture incorporated
1902 campus commons drive
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reston, virginia 20191
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DESIGN TECH
DesignTech Inc.
Engineering Services
10410 Kensington Parkway, Suite 200
Kensington, MD 20895
Phone: 301 949-2080 • Fax: 301 949-2089
www.designtechmep.com
Project # 2122

Construction Documents for:

FAIRFAX COUNTY CROSSROADS RENOVATIONS

6901 SOUTH VAN DORN ST,
ALEXANDRIA, VA 22315

Project: 21290-01

Issued

Revisions

PHOTOMETRIC FOR PARKING LOT

Scale : AS NOTED
Drawn : JW
Checked : MB

1

County of Fairfax, Virginia

MEMORANDUM

DATE: March 17, 2025

TO: Kazi Mohaimin, Planner II
Planning Division
Public Facilities and Plan Development Branch, Planning Division, DPD

FROM: Jungmin Oh, Project Manager
Building Design and Construction Division

SUBJECT: 2232-2024-FR-00011 – Crossroads Facility Comment Responses to First Submission

Department of Planning and Development - Zoning Administration Division (ZAD)

Comment 1: The site plan version submitted with the 2232 application does not show setbacks from the proposed additions to lot lines. Please update the site plan to reflect setbacks. This may also be depicted by showing building restriction lines (BRLs) on the entire site plan.

Response: *The BRLs have been shown for the entire parcel.*

Comment 2: Based on the site plan submitted with the 2232 application, the proposed building additions will be located on the portion of the property zoned R-1. However, this plan does not include the square footage of the R-1 and R-5 zoned portions of the property. Please update the site plan submitted with this request to reflect the land area zoned to the R-1 and R-5 Districts.

Response: *The plan reflects the total area of the parcel, a tabulation showing the area of the R-1, R-5 Districts and total area has been added as Note #1 on the Site Plan Exhibit.*

Comment 3: The statement of justification (SOJ) and the site plan submitted with the 2232 application states that the existing gross floor area (GFA) for all structures on the property is 39,369 square feet and the SOJ states that the proposed building additions will contain 4,844 square feet of GFA, resulting in a total GFA of 44,253 square feet. However, there is a discrepancy as Sheet C.08 of the plan submitted with MSP-2024-00039 shows the proposed building additions contain 4,618 square feet of GFA. Please update the site plan submitted with the 2232 application to reflect the actual existing and proposed GFA.

Response: *The total area of the addition is 4,810 SF, resulting in a total GFA of 44,179 square feet. This area has been shown as Note #2 on the Site Plan Exhibit.*

Comment 4: The SOJ notes that a softball field and backstop are being proposed on the subject property. The site plan submitted with this application does not show these items. However, they are shown on the minor site plan application MSP-2024-00039, which is currently under review. Please update the site plan submitted with this application to reflect all structures, additions, and any associated facilities being proposed on the subject property.

Response: *A regulation sized field is no longer being proposed, only a backstop has been proposed, see Site Plan Exhibit.*

Comment 5: Please note that any new or updated lighting fixtures being proposed by this project must be in conformance with the outdoor lighting standards found in subsection 5109 of the Zoning Ordinance.

Response: *A note to this effect has been added as Note #3 to the site plan exhibit.*

Development Review Branch (Environment Analysis) – Department of Planning and Development (DPD-PD)

Comment 1: Given the impacts to the RPA and floodplain from both past and proposed actions and sump conditions, staff recommends the applicant provide LID measures that meet or exceed local and state requirements, such as bioretention, to reduce the pollutant runoff from the site and protect the adjacent stream channel from erosion. The applicant notes the existing building was constructed in 1994; the applicant should confirm whether this predates the Chesapeake Bay Preservation Ordinance and RPA designation. The applicant should minimize impervious area and disturbance to the extent needed for the proposed use. The applicant should depict the EQC per Objective 9 of the Environment element on the next submission.

Response: *An RPA Delineation (RPA-2024-00049) was approved correcting the RPA on-site, no proposed building additions are located within the RPA. SWM/BMP was provided using an underground facility to maximize the outdoor usable space on this site for the tenants of this facility while still protecting the environmentally sensitive areas downstream. The Environmental Quality Corridor has been depicted as anything within the mapped floodplain, which will not be disturbed with this project. See Note #4 on the Site Plan Exhibit.*

Comment 2: The applicant should provide a landscape plan in the submitted materials, that provides landscaping, tree cover and tree preservation calculations. An evaluation of the tree canopy, to include information regarding species, tree condition, and the presence of native and invasive plants. If invasive plant species are identified, an invasive species management and removal plan should be implemented, and tree protection measures should be provided during construction as well as nutrient, pest and invasive species management plans. A stipulation that all landscaping provided be native to the Mid-Atlantic region to the extent feasible and be non-invasive. Staff recommends companion plantings to build ecological structure in the landscape, to increase the viability of the trees and shrubs, to protect the soil and prevent extreme temperature fluctuations, and to

increase the habitat value of the site. Majority of the construction will occur on soil types that may require geotechnical investigation at the time of site plan. There is also low potential for radon to be found at the site, so plan guidance suggests necessary precautions to be taken with any land disturbance.

Response: *The landscape plan submitted with MSP-2024-0039 has been included with the 2232 submission. Note that all proposed landscaping shall be native and an invasive species narrative has also been included. Geotechnical Report (SR-2024-001114) has been approved by Fairfax County. Passive radon mitigation measures, if required, will be indicated on the architectural drawings.*

Comment 3: Staff recommend that the location of EV charging spaces be depicted on subsequent submissions.

Response: *The EV locations have been depicted on the site plan exhibit.*

Comment 4: A photometric plan should be provided for review by the Zoning Administration Division concurrent with the site plan. All on-site outdoor lighting should be assessed for compliance with the outdoor lighting standards of the Zoning Ordinance. Light standards should be no taller than necessary; Lighting (and reflected light) should not cause skyglow; Lighting should not be visible from neighboring properties, particularly in the winter; and Unnecessary lighting should be turned off after business hours.

Response: *The proposed lighting is in conformance with the Zoning Ordinance. The photometric study to include the building lighting has been included with the 2232 resubmission.*

Comment 5: South Van Dorn Street is a major road and could have transportation noise impacts on the proposed addition. The applicant should verify whether the existing building will provide an appropriate buffer from noise impacts along South Van Dorn Street. The applicant should verify what uses are in the portion of the building adjacent to the generator. The applicant will need to demonstrate compliance with Chapter 108 of the Noise Ordinance as part of the site and building permit process. Safety precautions and a spill prevention plan for the generator need to be provided. Ensure that this use stays out of the environmentally sensitive features on site to the greatest extent feasible.

Response: *The addition is located on the opposite side of the existing building from Van Dorn Street. The existing building effectively buffers the addition from the street noise. The exterior walls of the existing building immediately adjacent to the generator is approximately 14" thick and is constructed of 8" reinforced concrete masonry units (CMU) plus a 2" air and insulation space, plus 4" of brick. In compliance with Chapter 108, the generator, which is enclosed within a sound attenuated enclosure, will only operate under emergency conditions and during occasional testing and is exempt from the requirements of the noise ordinance. The generator is fired by natural gas and will not have a fuel tank. No proposed building additions fall within environmentally sensitive areas.*

Site Development and Inspections Division - Land Development Services (SDID)

Comment 1: Chesapeake Bay Preservation Ordinance (CBPO) - Resource Protection Area (RPA) is located within this project property. If there is an increase in impervious area with the proposed improvement, RPA exception under Chapter 118-6-9 may be required. If there is no increase in impervious area, then the application qualifies under redevelopment.

Response: *An RPA Delineation (RPA-2024-00049) was approved correcting the RPA on-site, no proposed building additions are located within the RPA. There will be no increase of impervious area within the RPA as the only work in the RPA will be the replacement of an existing sidewalk to ensure ADA access to the rear of the site.*

Comment 2: Drainage Diversion - During the development, the natural drainage divide shall be honored. If natural drainage divides cannot be honored, a drainage diversion justification narrative must be provided. The increase and decrease in discharge rates, volumes, and durations of concentrated and non-concentrated Stormwater runoff leaving a development site due to the diverted flow shall not have an adverse impact (e.g., soil erosion; sedimentation; yard, dwelling, building, or private structure flooding; duration of ponding water; inadequate overland relief) on adjacent or downstream properties. (PFM 6-0202.2A).

Response: *The natural drainage divides have been honored.*

Comment 3: Stormwater Detention - Onsite underground stormwater detention is proposed. The post- development peak flow for the 2-year 24-hour storm event should be released at a rate less than the predevelopment peak flow rate from the 2-year 24-hour storm event and the post- development peak flow for the 10-year 24-hour storm event should be released at a rate that is less than the predevelopment peak flow rate from the 10-year 24-hour storm event. This will satisfy the detention requirements of SWMO 124-4-4. D.

Response: *The detention requirements of SWMO 124-4-4. D have been satisfied as shown within MSP-2024-00039.*

Comment 4: Water Quality Control - Water quality computations using Virginia Runoff reduction Method was not provided. The application must meet water quality requirements of Chapter 124-4-3.

Response: *The water quality requirements of Chapter 124-4-3 including the VRRM Worksheet have been satisfied as shown within MSP-2024-0039.*

Comment 5: Adequate Outfall Analysis - Hydrologic and hydraulic computations to demonstrate that the outfall is adequate for channel protection and flood protection requirements of SWMO Chapter 124-4-4. B &C must be provided/reviewed in detail during site plan review.

Response: *The outfall analysis required by SWMO 124-4-4. B has been proven adequate as shown within MSP-2024- 0039.*

Department of Public Works and Environmental Services - Stormwater Planning Division (DPWES-SWPD)

Given that the existing and proposed facilities would be within an RPA, staff recommends consideration of the following to help protect and restore watershed health:

Comment 1: The protection of high-quality trees and their root zones near the northern and southern parcel lines of the project site; the decompaction and enhancement of existing soils; the incorporation of native plantings; and a minimization of impervious surfaces.

Response: *An RPA Delineation (RPA-2024-00049) was approved correcting the RPA on-site, no proposed additions are located within the RPA. No high-quality trees located within the RPA are to be removed with this project.*

Comment 2: The incorporation of stormwater management techniques (structural and non-structural) to capture runoff from all impervious surfaces and compacted soils, promote infiltration, reduce stormwater runoff volumes and peak flows, increase groundwater recharge, reduce the potential for flooding to occur, and/or maintain biodiversity. Techniques may include bioretention practices (filters and basins), planted filter strips, stone-filled infiltration practices, permeable pavements, rainwater harvesting, soil rebuilding, vegetated roofs, and/or vegetated swales. Soils within all proposed pervious areas within the Limits of Disturbance should be decompacted and compost incorporated into the soil profile to a depth of 18 inches to promote infiltration. These soils should then be augmented with a 4-inch layer of topsoil, and mulch where appropriate.

Response: *Decompaction methodology will be utilized for green areas located within the limits of disturbance.*

Comment 3: The use of cool pavements and roofing to moderate the temperature of stormwater runoff to protect aquatic life in Dogue Creek, which is downstream of the site.

Response: *The roof area of the addition will have a white membrane, which will help reduce the runoff temperature.*

Transportation Planning Division (FCDOT)

There appears to be no significant transportation impacts from the proposed facility.

Forest Conservation Branch (FCON)

Comment 1: Chapter 122 of the Fairfax County Code, (Tree Conservation Ordinance) and Section 12 of the Public Facilities Manual (PFM), requirements for tree conservation, havenot been addressed in this application. Additionally, all zoning requirements do not appear to be fully addressed either. It should be noted that all requirements of Chapter 12 of

the PFM as well as Chapter 13 of the Zoning Ordinance will need to be fully addressed with any future site plans.

Response: *The landscape plan submitted with MSP-2024-00039 has been included with the 2232 submission. Note that all proposed landscaping shall be native and an invasive species narrative has also been included.*

Comment 2: It does not appear that the site has incorporated Natural Landscaping into the design of the plan. It should be noted that in June 2020, the county adopted Natural Landscaping at County Facilities into the Comprehensive Plan Amendment (PA 2018-CW-2CP). Natural Landscaping incorporates sustainable landscape design by protecting and restoring natural ecosystem components; maximizing the use of native plants; controlling invasive plant species; reducing areas of unnecessary mowing; reducing or eliminating synthetic fertilizers; protecting, creating, and maintaining healthy soils; and retaining rainwater on- site through low impact development practices. It should be noted that natural landscaping design should be incorporated into this application and any future development plans. Additionally, reference the Comprehensive Plan for that area.

Response: *We are meeting the Natural Landscaping principles in the remaining scope by planting all native species or species that are adaptive to the mid-Atlantic region and by planning low maintenance species.*

Department of Planning and Development - Public Facilities and Plan Development Branch (PFPD)

Comment 1: Please provide a landscape plan to provide landscaping and tree information in relation to Objective 6, Policy d.

Response: *The landscape plan submitted with MSP-2024-00039 has been included with the 2232 submission. Note that all proposed landscaping shall be native, and an invasive species narrative has also been included.*

Comment 2: Is there any mitigation for the noise that will be generated when the generator is needed and operated.

Response: *The generator will be enclosed with a Level 2 sound attenuated and weather protective enclosure.*

Comment 3: Please provide a graphic of the proposed work in relation to the site not in plan format.

Response: *Provided as requested.*

Comment 4: Please provide a graphic of the proposed site in relation to the surrounding uses.

Response: *Provided as requested.*