APPLICATION ACCEPTED: March 20, 2009
DATE OF PUBLIC HEARING: June 16, 2009
TIME: 9:00 a.m.

County of Fairfax, Virginia

June 9, 2009

STAFF REPORT

SPECIAL PERMIT AMENDMENT APPLICATION No. SPA 2004-SP-052

SPRINGFIELD DISTRICT

APPLICANT:	Sir Venkateswara Lotus Temple of Virginia
ZONING:	R-C, WS
LOCATION:	12501 & 12519 Braddock Road
ZONING ORDINANCE PROVISIONS:	3-C03
TAX MAP:	66-2 ((1)) 24 & 25
LOT SIZE:	15.64 acres
F.A.R.:	0.06
PLAN MAP:	0.1-0.2 du/ac
SP PROPOSAL:	Group 3 – Place of Worship: Modification of previously approved development conditions.

STAFF RECOMMENDATION: Staff recommends approval of SPA 2004-SP-052 subject to the proposed development conditions contained in Appendix 1.

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

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Zoning Appeals. A copy of the BZA's Resolution setting forth this decision will be mailed within five (5) days after the decision becomes final.

O:\Scaff2\Case Files\Special Permit Amendments\SPA 2004-SP-052 LOTUS TEMPLE\Lotus Temple_Cover.doc **Shannon Caffee**

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

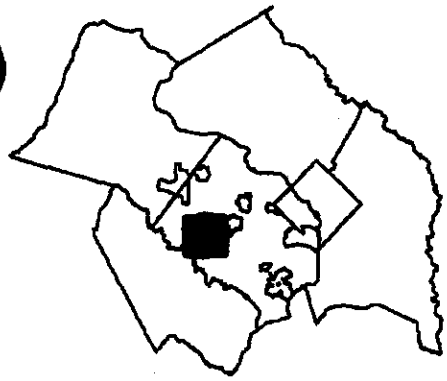
The approval of this special permit does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

For additional information, call Zoning Evaluation Division, Department of Planning and Zoning at 324-1280, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035. **Board of Zoning Appeals' meetings are held in the Board Room, Ground Level, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia 22035-5505**.

Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Special Permit Amendment

SPA 2004-SP-052



Applicant: SRI VENKATESWARA LOTUS TEMPLE OF VIRGINIA

Accepted: 03/20/2009

Proposed: AMEND SP 2004-SP-052 PREVIOUSLY APPROVED FOR A PLACE OF WORSHIP TO PERMIT MODIFICATION OF DEVELOPMENT CONDITIONS

Area: 15.64 AC OF LAND; DISTRICT - SPRINGFIELD

Zoning Dist Sect: 03-0C03

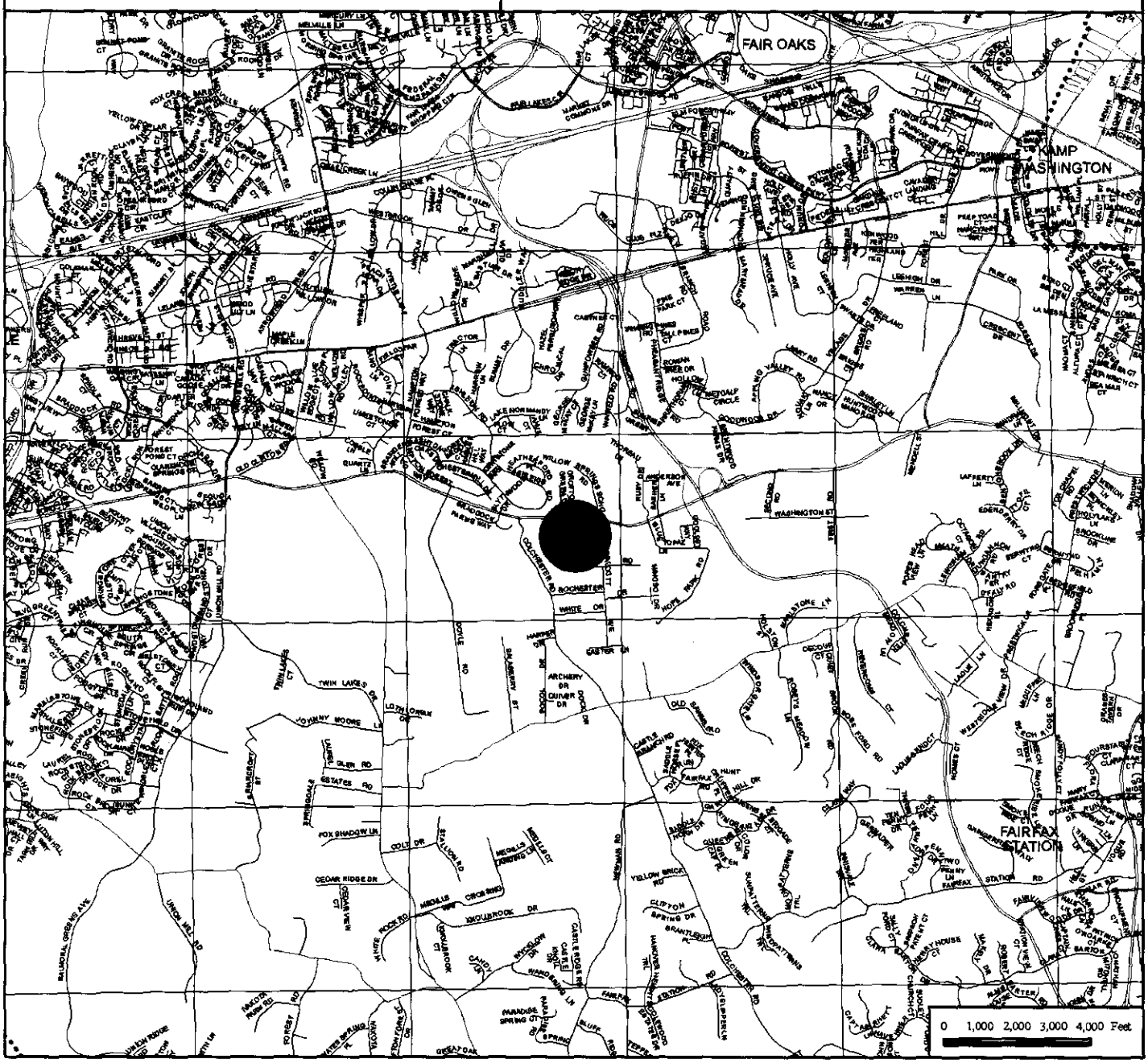
Art 8 Group and Use: 3-02

Located: 12501 AND 12519 BRADDOCK ROAD

Zoning: R- C

Overlay Dist: WS

Map Ref Num: 066-2- /01/ /0024 /01/ /0025



Special Permit Amendment

SPA 2004-SP-052

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Zoning: R- C

Overlay Dist: WS

Map Ref Num: 066-2- /01/ /0024 /01/ /0025

LOT 1
MCCOWAN DONALD D AND JAMES R
TM 066-2-03-0001
ZONED: R-C

LOT 25
9.6343 AC.

LOT 100

LOT 99

LOT 98

LOT 97

CONSERVATION AREA

LOT 24

MATCHLINE SEE SHEET 8A

NOTES:

1. IN ACCORDANCE WITH SPECIAL USE PERMIT PLAT CONDITION # 14 A TREE PRESERVATION PLAN WILL BE PROVIDED AS A PART OF FINAL SITE PLAN SUBMISSION.
2. TREE CONSERVATION AREA HAS BEEN PROVIDED TO MEET THE BMP REQUIREMENTS SEE SHEET 8A FOR THE CONSERVATION AREA LOCATION AND SHEET 3 FOR BMP CALCULATIONS.
3. IN ORDER TO LIMIT A PROBABLY PROPERLY ADDITIONAL STREETLIGHTS WILL BE REQUIRED TO BE INSTALLED ON THE OPPOSITE SIDE OF THE ROADWAY BY FUTURE DEVELOPMENTS.

NOTE A

COORDINATION TO MEET SPECIFIC GRID AND ENTRIES IN LINE ON GRADE, PROVIDE POSSIBLE CONDITIONS.

LEGEND

- EXISTING BUILDING TO REMAIN
- NEW PAVEMENT SEE PAVEMENT SEC. DETAIL ON SHEET 6
- DENOTES PARKING COUNT
- DENOTES WHEELSTOP
- LIMITS OF CLEARING AND GRADING

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

NO.	DESCRIPTION	REVISED	APPROVED	DATE
1	TRAILER AND ASSOCIATED PARKING SPACE AND U/W ARE LOCATED ON PARCEL 25. 06/21/07			

REVISION APPROVED BY
OFFICE OF SITE DEVELOPMENT SERVICE

I CERTIFY THAT NO OTHER CHANGES HAVE BEEN MADE ON THE PLAN OR PROFILE EXCEPT THOSE PREVIOUSLY APPROVED OR AS INDICATED ABOVE

SUBMITTING ENGINEER: _____

SANIE CONSULTING GROUP, LLC
LAND DEVELOPMENT CONSULTING

SITE PLAN
(1 OF 2)

SRI VENKATESWARA LOTUS TEMPLE OF VIRGINIA

SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA

PLAN STATUS

DATE	DESCRIPTION
06/25/07	1ST SUBMISSION

PROJECT NO

DATE : 06/25/07
PROJECT COORDINATOR: SOMALA S. SHEKIR

DESIGN	DRAWN	CHKD
SSS	RV	RR

SCALE H: 1" = 30' V: N/A
JOB No. VA-07-108
FILE No. - -SCG
SHEET 2 OF 9

SPECIAL PERMIT PLAT

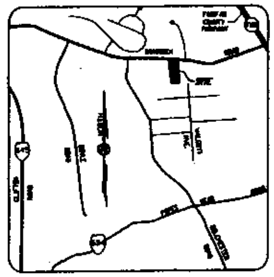
SRI VENKATESWARA LOTUS TEMPLE OF VIRGINIA

OWNER INFORMATION :

ANARAM RAVI, ANARAM VASANTHI
12501 BRADDOCK RD
FAIRFAX , VIRGINIA 22030

NOTES

1. THE PROPERTY DELINEATED ON THIS PLAT IS IDENTIFIED ON ASSESSMENT MAPS AS REFERENCE NO. 066-2-01 , PARCEL 24 & PARCEL 25 AND IS ZONED R-C.
2. CURRENT OWNERS: ANARAM, RAVI & ANARAM, VASANTHI. DEED BOOK 14720 PAGE 2047 & D.B. 517 PAGE 481.
3. BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A CURRENT FIELD SURVEY BY OTHERS. TOPO BASED ON AERIAL SURVEY.
4. BEARINGS BASED ON VCS NAD 1927 NORTH.
5. THE ADDRESS OF THIS PROPERTY IS 12501 & 12519 BRADDOCK RD.
6. THE STREETS SHOWN HEREON ARE PUBLIC RIGHTS-OF-WAY.
7. NO TITLE REPORT FURNISHED.
8. FAIRFAX COUNTY CONTROL MONUMENTS USED: BLAKE 1989 & FAIRFAX 7 AZ.
9. CONTOUR INTERVAL : 2 FEET
10. THIS SITE TO BE SERVED BY PUBLIC WATER & EXISTING SEWER FORCE MAIN .
11. A SIGN PERMIT SHALL BE OBTAINED FOR THE PROPOSED SIGN AND SHALL MEET ALL REQUIREMENTS OF ARTICLE 12 OF FAIRFAX COUNTY ZONING ORDINANCE.
12. PARKING LOT LIGHTS SHALL BE MAX. OF 12 FT HEIGHT DOWNWARD FOCUSING, NON-GLARE TYPE.
13. APPLICANT REQUEST A WAIVER OF BARRIER REQUIREMENT ALONG THE NORTHERN LOT LINE OF THE PROPERTY.
14. APPLICANT REQUEST A MODIFICATION OF BARRIER REQUIREMENT ALONG THE EASTERN AND A WAIVER OF BARRIER REQUIREMENT ALONG THE WESTERN LOT LINE OF THE PROPERTY.
15. STORM WATER DETENTION TO BE PROVIDED IF NOT WAIVED BY FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS. BMP TO BE PROVIDED.
16. AT THE TIME OF FINAL SITE PLAN APPROVAL, THE LOCATION OF LIMITS OF CLEARING AND GRADING MAY CHANGE SLIGHTLY DUE TO FINAL ENGINEERING.
17. THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE ADOPTED COMPREHENSIVE PLAN OF FAIRFAX COUNTY.
18. THE PROPOSED DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS & ADOPTED STANDARDS.
19. EROSION & SEDIMENT CONTROL WILL CONFORM TO ALL APPLICABLE LOCAL COUNTY & STATE STANDARDS.
20. TO THE BEST OF OUR KNOWLEDGE NO GRAVE SITE IS LOCATED ON THIS SITE.
21. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO TOXIC MATERIALS OR AUTOMOBILE FUEL FOUND OR PROPOSED TO BE STORED ON THIS SITE.
22. THE PROPOSED FREESTANDING SIGN SHALL NOT EXCEED 40 S.F. IN AREA OR 8 FT. IN HEIGHT, AND SHALL MEET ALL REQUIREMENTS OF ARTICLE 12 OF FAIRFAX COUNTY ZONING ORDINANCE.
23. OVERLAY DISTRICT : WATER SUPPLY PROTECTION
24. THERE IS NO FLOOD PLAIN,RPA & EQC LOCATED ON THIS SITE.
25. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITY EASEMENT OF 25 FT. OR MORE, AND ANY MAJOR UNDERGROUND UTILITY EASEMENT REGARDLESS OF WIDTH EXCEPT AS SHOWN ON THE PLAT.
26. ALL EXISTING STRUCTURES TO BE REMOVED.
27. THE PROPOSED LOCATION OF BMP, SWM AND THE RELATED DESIGN CALCULATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE AT THE TIME OF FINAL SITE PLAN.



VICINITY MAP
SCALE: 1" = 2000'

SITE TABULATION :

EX. SITE AREA : 15.6421 AC.
PROPOSED BUILDING GROSS FLOOR AREA (NOT INCLUDING CELLAR) = 20,000 S.F.
USE : RELIGIOUS ASSEMBLY (364 PERSON SEATING IN PRIMARY PLACE OF WORSHIP)

MAX. FAR ALLOWED : 0.10
FAR PROVIDED : 0.03

SETBACK REQUIREMENTS :

ZONED : R-C
FRONT : 50 DEGREE ANGLE OF BULK PLANE, NOT LESS THAN 40FT
SIDE : 45 DEGREE ANGLE OF BULK PLANE, NOT LESS THAN 20 FT
REAR : 45 DEGREE ANGLE OF BULK PLANE, NOT LESS THAN 25 FT
MAX. BUILDING HEIGHT ALLOWED : 60 FT
MAX. BUILDING HEIGHT PROVIDED : 36 FT (MAIN BLDG, 50' (PETALS) & 65' (DOME, ACC. STRUCTURE)

PARKING TABULATION :

USE : RELIGIOUS ASSEMBLY (364 PERSON SEATING IN PRIMARY PLACE OF WORSHIP)

PARKING SPACES REQUIRED : (1 SP./4 SEATS) = 91 SPACES
PARKING SPACES PROVIDED = 142 SPACES INCLUDING 5 H.C. SPACES

H.C. SPACES REQUIRED = 6
H.C. SPACES PROVIDED = 6
LOADING SPACES REQUIRED = NONE
LOADING SPACES PROVIDED = NONE

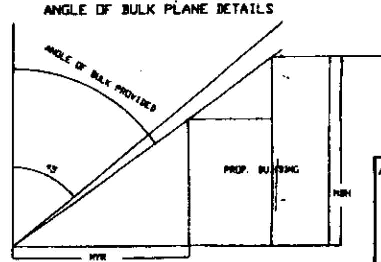
OPEN SPACE TABULATION :

OPEN SPACE REQUIRED : 50% TOTAL SITE AREA= 50%(15.6421 AC.) =7.8211 AC.
OPEN SPACE PROVIDED = 10.0 AC., OR 63.93%
INTERIOR PARKING LOT LANDSCAPING REQUIRED :
5% OF TOTAL AREA OF PARKING LOT = 2,408 S.F.
INTERIOR PARKING LOT LANDSCAPING PROVIDED : 2,600 S.F.(5.40%)

TRIP GENERATION RATES:

TRIP GENERATION PER ITE 6TH EDITION (CHURCH)
AVERAGE SUNDAY VEHICLE TRIP PER 1000 S.F. G.F.A.
TOTAL GFA (PHASE I & II)
(31.456 AVG TRIP RATE)(20,000 S.F.) = 629 VPD
WEEKDAYS :
(7.699 AVG. TRIP RATE)(20,000 S.F.) = 154 VPD

ANGLE OF BULK PLANE DETAILS



ALLOWED :
ANGLE OF BULK = 45
MBH = 60'
MYR = 20'

PROVIDED :

EAST SIDE
MBH = 36'
MYR = 493.0'
ANGLE OF BULK = 78.8

WEST SIDE
MBH = 36'
MYR = 142.3'
ANGLE OF BULK = 75.34

LANDSCAPE NOTES

AT TIME OF FINAL SITE PLAN, PLANT LOCATIONS MAY BE MODIFIED IF NECESSARY DUE TO CHANGES IN FINAL ENGINEERING OR LOCATION OF UTILITY EASEMENTS.

PLANT MATERIAL SHOWN ON THIS PLAN IS REPRESENTATIVE BUT NOT NECESSARILY LIMITED TO THE VARIETIES LISTED IN THE PLANT SCHEDULE.

LOCATION AND SPECIES OF THE PLANT MATERIAL SHOWN ARE SUBJECT TO CHANGES DUE FINAL ENGINEERING, BUT QUANTITIES WILL EQUAL TO THAT REPRESENTED ON THIS PLAN.

INDEX

1) COVER SHEET
2&2A) SPECIAL PERMIT PLAT
3) PRELIMINARY SWM AND BMP PLAN
4&5) EXISTING VEGETATION PLAN

Application No. SP 2004-SP-052

Chairman, Board of Zoning Appeals

RECEIVED
Department of Planning & Zoning
OCT 0 6 2005
Zoning Evaluation Division

NO.	DATE	DESCRIPTION	BY
4	8/29/05	RELOCATE BLDG TO P.23	HM
3	2/28/05	PROP I/A EASEMENT	FS
2	01/24/05	PROPOSED ENTRANCE TO THE SITE	FS
1	11/18/04	SCREENING, LOT LINE ADJUSTMENT, TOTAL SITE AREA, MOD OF PARKING	FS

REVISION BLOCK

PROFESSIONAL DESIGN GROUP, INC.
14501-B SULLYFIELD CIRCLE, SUITE 202
CHANTILLY, VIRGINIA 22021
ENGINEERS, SURVEYORS, CONSULTANT
PHONE (703) 631-2344
FAX (703) 378-2102

COVER SHEET
SRI VENKATESWARA
LOTUS TEMPLE OF VIRGINIA
SPRINGFIELD DISTRICT, FAIRFAX COUNTY, VIRGINIA

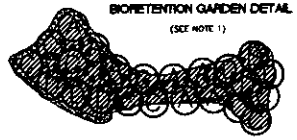
DESIGN BY: F.S.
DRAWN BY: F.S.
CHECKED BY: N.M.
JOB NO: 0008J
SCALE: AS NOTED
DATE: MAY 8 , 2004
DRAWING NO:
SHEET 1 OF 5

LEGEND

- MONUMENT FOUND
- MONUMENT SET
- BENCHMARK
- EX. 8"-16" PINE
- EX. TREE
- POWERPOLE
- GUY WIRE
- PERC TEST W/TLCV.
- OVERHEAD ELECTRIC
- EXISTING CONTOUR
- EXISTING TREE LINE
- PROP. LANDSCAPING LEGEND
- LARGE EVERGREEN TREES
- MEDIUM EVERGREEN TREES
- LARGE DECIDUOUS TREES
- SHRUB

BIORETENTION GARDEN DETAIL

(SEE NOTE 1)



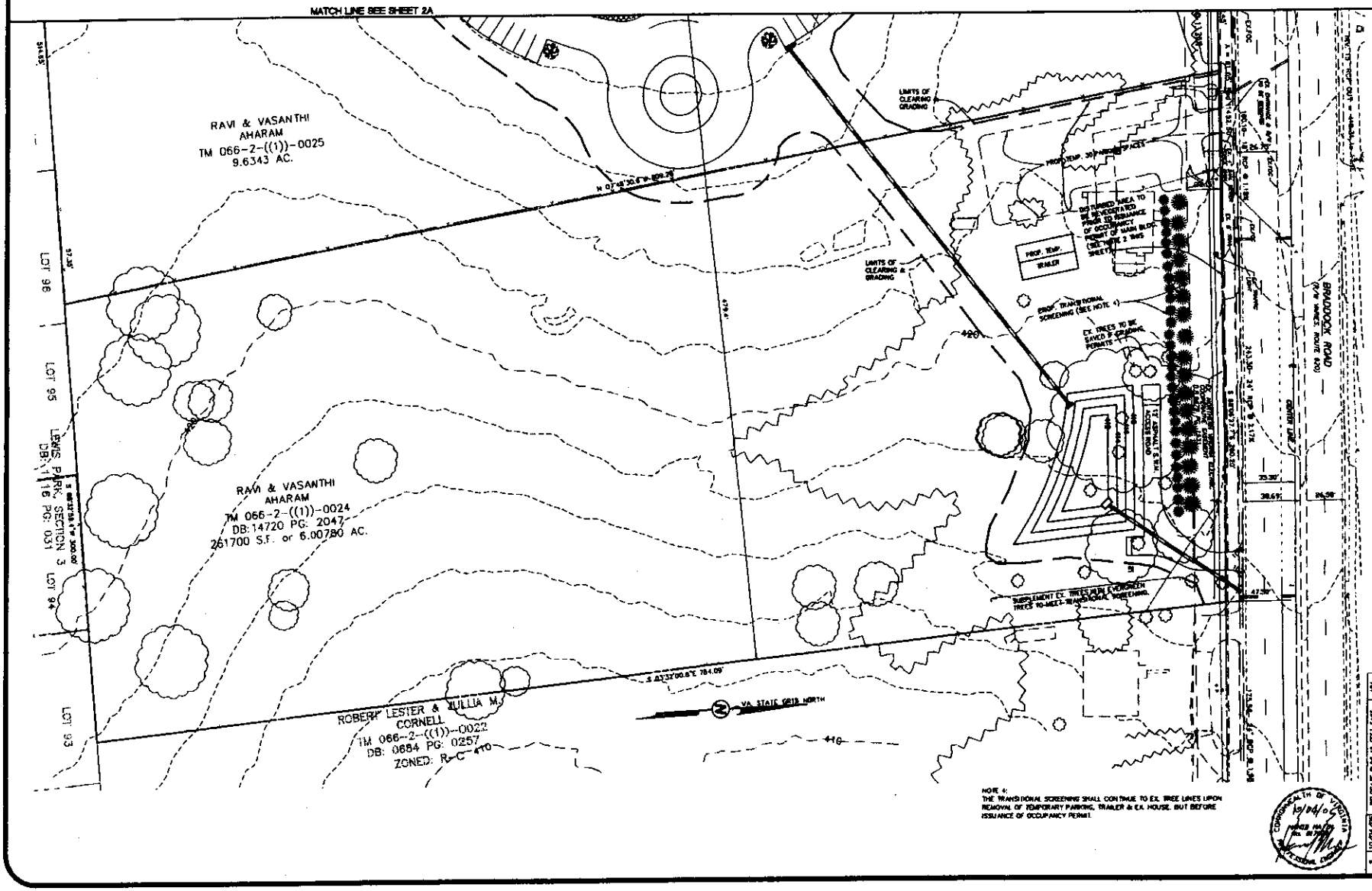
PLANTING LEGEND

- TREE
- BUSH
- HERBACEOUS COVER
- SAND BED

NOTE 1:
BIORETENTION GARDEN TO BE USED AS AN ALTERNATIVE DEVICE FOR BMP PURPOSES IF THE STORM WATER DETENTION IS WAIVED BY FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS AT THE TIME OF FINAL SITE PLAN.

NOTE 2:
COVER TYPE B TREES SHALL BE USED AS SHOWN ON THE EXISTING VEGETATION PLAN, TABLE 1 (WHITE OAK, WILLOW OAK, ASH & PIN OAK)

NOTE 3:
THE TEMPORARY TRAILER, PARKING & EXISTING HOUSE TO BE REMOVED & AREA REVEGETATED PRIOR TO ISSUANCE OF OCCUPANCY PERMIT.



NOTE 4:
THE TRANSITIONAL SCREENING SHALL CONTINUE TO EX. TREE LINES UPON REMOVAL OF TEMPORARY PARKING, TRAILER & EX. HOUSE, BUT BEFORE ISSUANCE OF OCCUPANCY PERMIT.

NO.	DATE	REVISION BLOCK	BY
5	10/04/05	RELOCATE BLDG 10 FEET EAST	HM
4	8/25/05	RELOCATE BLDG TO P.25	HM
3	6/29/05	PROPOSED E.A.E. EASEMENT	FS
2	05/25/05	PROPOSED DRIVEWAY TO THE SITE	FS
1	11/18/04	SCREENING, LOT LINE ADJUSTMENT	FS
		INITIAL SITE AREA AND OF PARKING DESCRIPTION	BY

PROFESSIONAL DESIGN GROUP, INC.
14081-B MAUPIN DRIVE, SUITE 202
CHANTILLY, VIRGINIA 20151
PHONE (703) 631-3344
FAX. (703) 378-2102
ENGINEERS, SURVEYORS, CONSULTANTS

SPECIAL PERMIT PLAT
SRI VENKATESWARA
LOTUS TEMPLE OF VIRGINIA
SPRINGFIELD DISTRICT FAIRFAX COUNTY, VIRGINIA

DESIGN BY:	FS	SCALE: 1"=30'	
DRAWN BY:	FS	DATE: MAY 6, 2004	
CHECKED BY:	HM	DRAWING NO. 01-01	
JOB NO.	00002	SHEET 2 OF 5	

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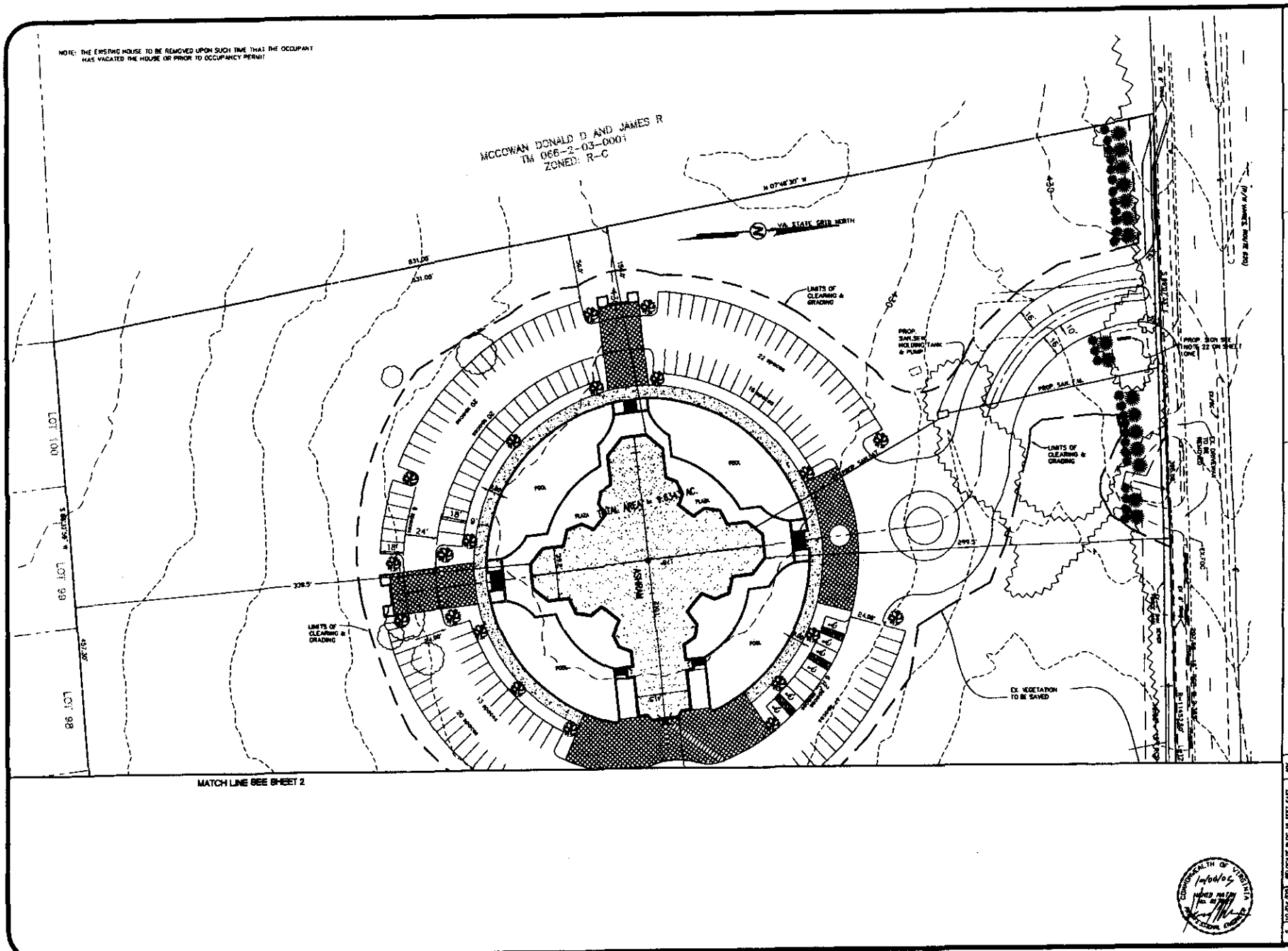

SPECIAL PERMIT PLAT

SRI VENKATESWARA
LOTUS TEMPLE OF VIRGINIA

SPRINGFIELD DISTRICT FAIRFAX COUNTY, VIRGINIA

PROFESSIONAL DESIGN GROUP, INC.
14301-B SULLYFIELD CIRCLE, SUITE 202
CHANTILLY, VIRGINIA 22021
ENGINEERS, SURVEYORS, CONSULTANT
PHONE (703) 631-2344
FAX (703) 378-2102

NO.	DATE	DESCRIPTION	BY
5	10/04/05	RELOCATE BLDG 18 FEET EAST	KM
4	8/25/05	RELOCATE BLDG TO P.25	KM
2	07/24/05	PROPOSED ENTRANCE TO THE SITE	FS
1	11/18/04	SCREENING, LOT LINE ADJUSTMENT	FS
		TOTAL SITE AREA, NO.OF PARKING	
		REVISION BLOCK	

DESIGN BY: FS
DRAWN BY: FS
CHECKED BY: KM
JOB NO.: 00002
SCALE: 1"=50'
DATE: MAY 6, 2004
DRAWING NO.: XX.XX
SHEET 2A OF 5

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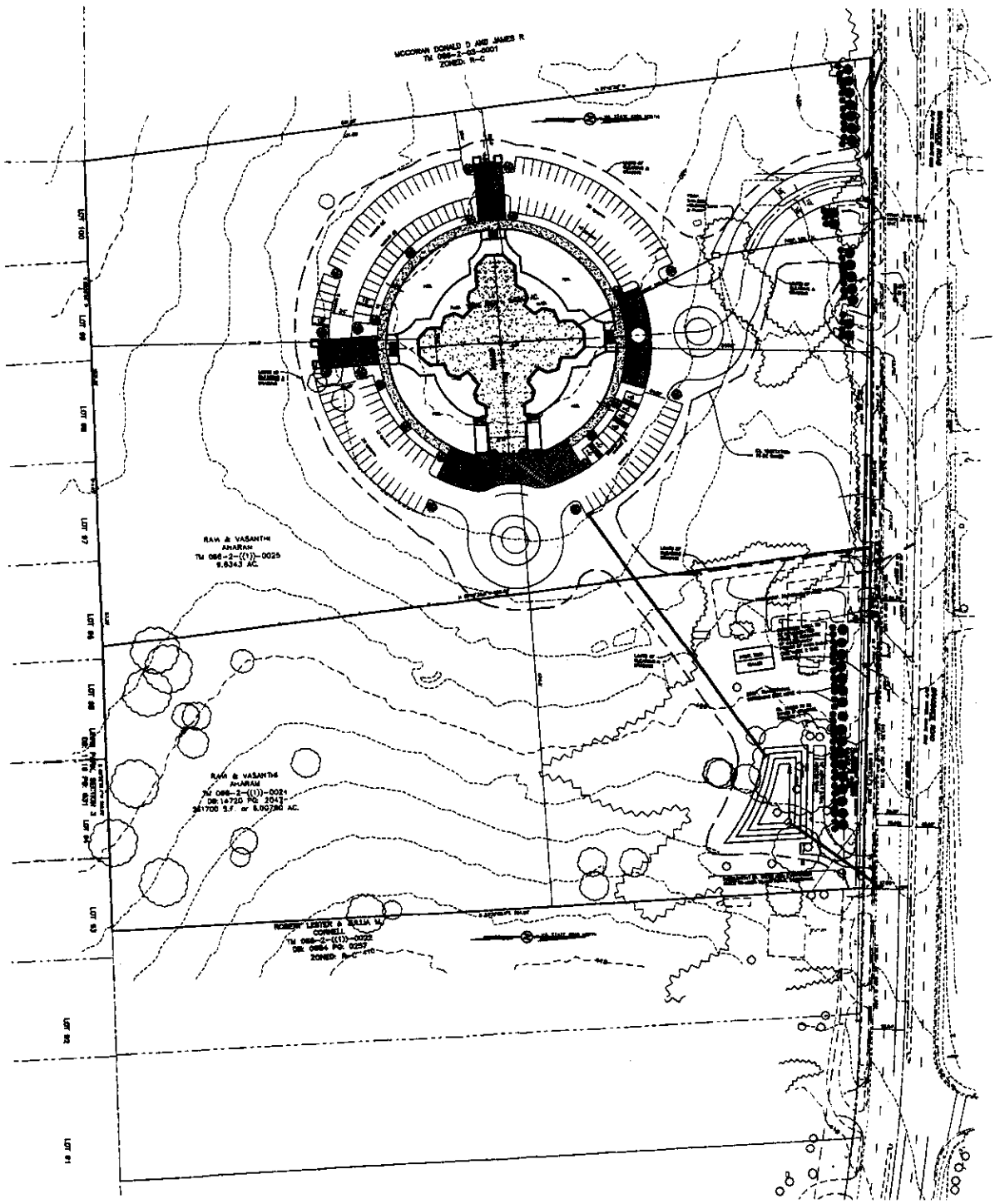


NO.	DATE	DESCRIPTION	BY
4	10/04/05	RELOCATE BLDG 15 FEET EAST	HM
3	8/25/05	RELOCATE BLDG TO P.35	HM
2	01/24/05	PROPOSED ENTRANCE TO THE SITE	FS
1	11/18/04	SCREENING, LOT LINE ADJUSTMENT	FS
		TOTAL SITE AREA NO.OF Parking	

REVISION BLOCK

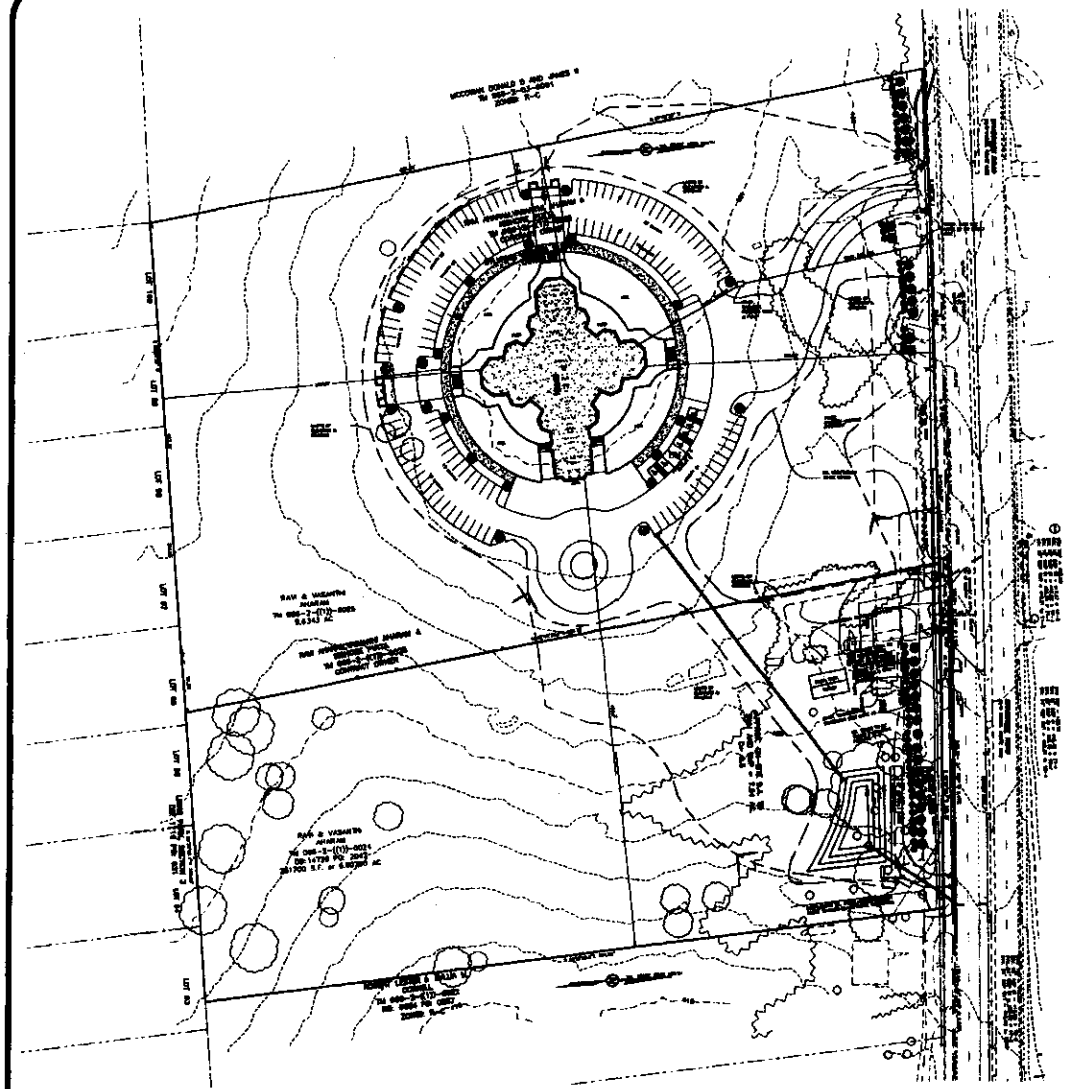
PROFESSIONAL DESIGN GROUP, INC.
14301-B SULLYFIELD CIRCLE, SUITE 202
CHANTILLY, VIRGINIA 22021
ENGINEERS, SURVEYORS, CONSULTANT
PHONE (703) 631-2344
FAX. (703) 378-2102

OVERALL PLAN

SRI VENKATESWARA LOTUS TEMPLE OF VIRGINIA

SPRINGFIELD DISTRICT FAIRFAX COUNTY, VIRGINIA

DESIGN BY:	FS	SCALE:	1"=50'
DRAWN BY:	FS	DATE:	MAY 6, 2004
CHECKED BY:	HM	DRAWING NO:	XX.XX
JOB NO.	00082	SHEET NO.	2 OF 5



IMPERVIOUS AREA:

PRE-DEVELOPED : 0.15 AC.
POST-DEVELOPED = 2.97 AC.
C PRE-DEV. = 0.25
C POST-DEV. = (0.25)(12.67) + (0.9)(2.97)/15.67 = 0.37

PRELIMINARY SWM AND BMP NARRATIVE:

TOTAL SITE AREA : 15.84 AC.
Q2YR. PRE-DEV. = 21.3 CFS
Q10YR. PRE-DEV. = 28.42 CFS
Q2YR. POST-DEV. = 31.54 CFS
Q10YR. POST-DEV. = 42.07 CFS

INCREASE IN RUN-OFF:

Q2YR. = 10.23 CFS
Q10YR. = 13.64 CFS

TOTAL IN-FLOW TO THE POND:

DA TO POND = 7.54 AC
Q2YR. = 15.20 CFS
Q10YR. = 20.28 CFS

MAXIMUM ALLOWABLE OUT FLOW FROM DETENTION :

Q2YR. = 4.97 CFS
Q10YR. = 6.64 CFS

STORAGE REQUIRED FOR BMP, 2YR. & 10YR. STORM DETENTION : 11,000 C.F.
STORAGE PROVIDED FOR BMP, 2YR. & 10YR. STORM DETENTION : 20,000 C.F.

NOTE: THE 50% BMP PHOSPHORUS REMOVAL REQUIREMENT FOR THE SITE WILL BE MET THROUGH THE PROPOSED 50% OPEN SPACE AND BMP FACILITY AT THE TIME OF FINAL SITE PLAN.

OUTFALL NARRATIVE :

THE STORM RUN-OFF FROM THIS SITE WILL BE COLLECTED THROUGH PROPOSED CLOSED STORM SEWER SYSTEM INTO THE STORM WATER DETENTION POND AND WILL DISCHARGE INTO THE EXISTING CLOSED STORM SEWER SYSTEM ON BRADDOCK ROAD AND FINALLY OUTFALLS TO FLOOD PLAIN LIMITS OF PINEY BRANCH.

THE EXISTING STORM SEWER CAPACITY WILL BE VERIFIED AT THE TIME OF FINAL SITE PLAN TO INSURE ITS ADEQUACY BUT SINCE AN ON-SITE STORM WATER DETENTION HAS BEEN PROVIDED, THERE SHALL BE NO IMPACT ON THE EXISTING STORM SEWER SYSTEM. THIS IS WITHIN POPES HEAD CREEK WATERSHED.

IN OUR OPINION THERE IS ADEQUATE OUT FALL TO CARRY THE RUN-OFF FROM THIS SITE AND THE REQUIREMENTS OF THE ADEQUATE OUTFALL OF THE PFM WILL BE SATISFIED AT THE TIME OF FINAL SITE PLAN.

LEGEND :
DRAINAGE DIVIDE

COMMONWEALTH OF VIRGINIA
HARIB HATIN
PROFESSIONAL ENGINEER

NO.	DATE	DESCRIPTION	BY
3	6/25/05	RELOCATE BLDG TO P.25	HM
2	2/28/05	PROP. ACCESS	FS
1	1/24/05	PROPOSED ENTRANCE TO THE SITE	FS

PROFESSIONAL DESIGN GROUP, INC.
14301-B BULLYFIELD CIRCLE, SUITE 202
CHANTILLY, VIRGINIA 22021
ENGINEERS, SURVEYORS, CONSULTANT
PHONE (703) 631-2344
FAX (703) 378-2102

PRELIMINARY SWM AND BMP PLAN
SRI VENKATESWARA
LOTUS TEMPLE OF VIRGINIA
SPRINGFIELD DISTRICT FAIRFAX COUNTY, VIRGINIA

DESIGN BY: FS
DRAWN BY: FS
CHECKED BY: HM
JOB NO.: 00082
SCALE: 1"=60'
DATE: MAY 6, 2004
DRAWING NO.: XX.XX
SHEET 3 OF 5

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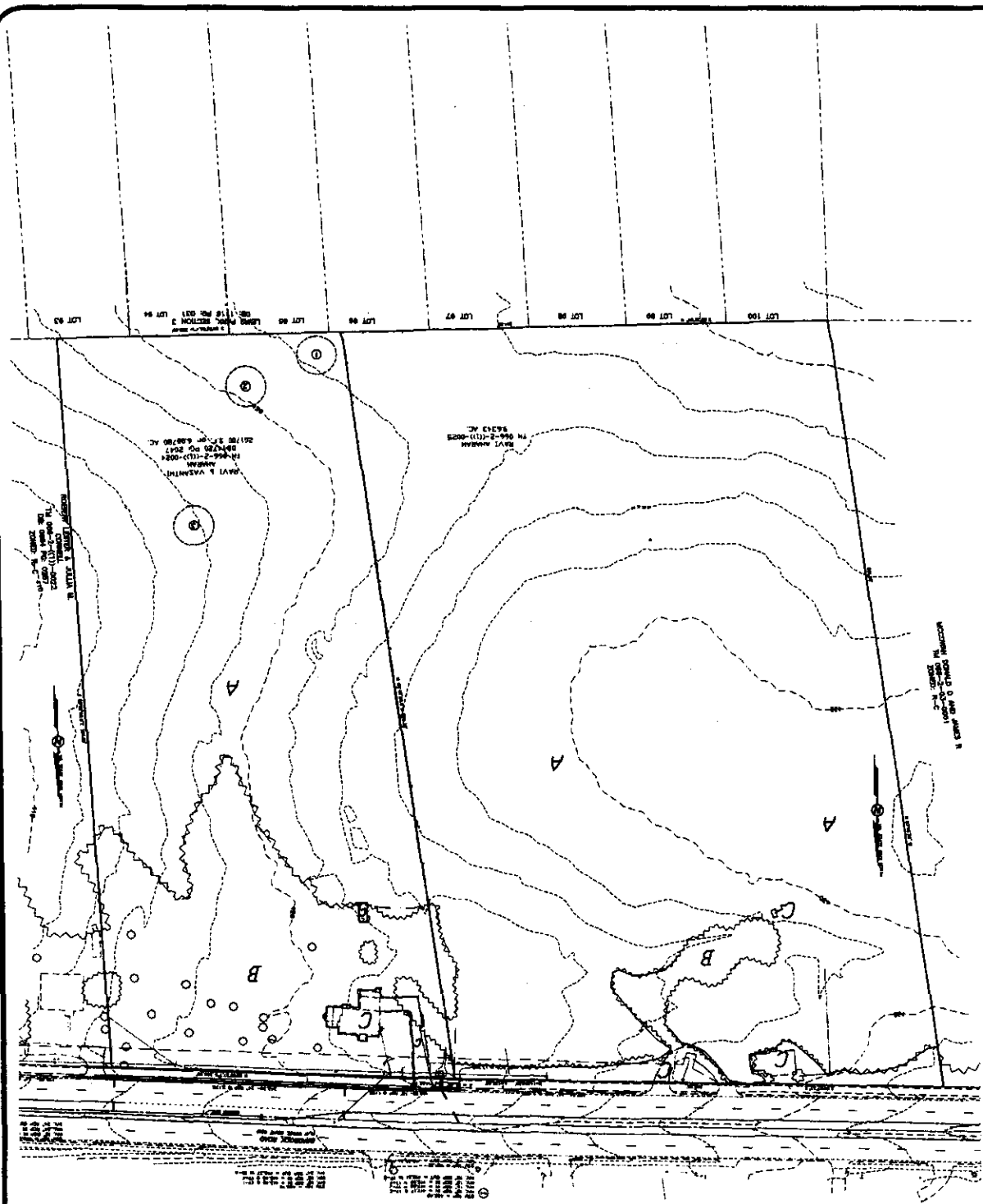

EXISTING VEGETATION MAP LEGEND:

A - UPLAND FOREST
B - MAINTAINED GRASSLAND
C - DEVELOPED

PLOT SAMPLE

NO.	DATE	DESCRIPTION	BY
2	8/25/05	INCLUDE PARCEL 25	HM
1	11/18/04	SCREENING, LOT LINE ADJUSTMENT	FS
		TOTAL SITE AREA, NO. OF PARKING	
		REVISION BLOCK	

PROFESSIONAL DESIGN GROUP, INC.
14301-B SULLYFIELD CIRCLE, SUITE 202
CHANTILLY, VIRGINIA 22021
ENGINEERS, SURVEYORS, CONSULTANT
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FAX (703) 378-2102

EXISTING VEGETATION PLAN
SRI VENKATESWARA
LOTUS TEMPLE OF VIRGINIA
SPRINGFIELD DISTRICT FAIRFAX COUNTY, VIRGINIA

DESIGN BY:	FS	SCALE:	1"=50'
DRAWN BY:	FS	DATE:	MAY 6, 2004
CHECKED BY:	HM	DRAWING NO.:	XX.XX
JOB NO.:	D0082	SHEET 4	OF 5

thecareoftrees.

	Cover Type	Primary Species	Secondary Stage	Condition*	Acreage	comments
A	Upland Forest	White Oak, Scarlet Oak, Red Oak, Hickory	Climax	Good	13.62	See mapping
B	Successional Broadleaf	White Oak, Black Oak, Ash, Hickory, Pin Oak	Climax	Fair	1.87	See mapping
C	Developed	N/A	N/A	N/A	0.14	See mapping
D						
E						
F						
TOTAL ACREAGE					15.63	

*Condition descriptions:

Cover Type A: Stand observed to be in overall good condition. Mixed predominantly White Oak with dominant ranging from sapling to 24 inches or more.

Cover Type B: Successional stand with several mature trees. Trees are likely remnants of original Upland Forest.

Cover Type C: Developed and Maintained

Cover Type D:

Cover Type E:

Lotus Temple SWM

Prepared by: Clay Huber
703-591-3000

thecareoftrees.

TABLE 2. COMPLETED SAMPLE DATA SHEET

Plot # 1

Overstory trees > or = 8 inch DBH	Number of trees in plot	List 3 to 6 most common understory species < or = 10 feet height within the plot:
White Oak	4	White Oak, Vaccinium Spp., Ash, Hickory, Red Oak
Hickory	2	
Scarlet Oak	1	

Comments:

thecareoftrees.

TABLE 2. COMPLETED SAMPLE DATA SHEET

Plot # 1

Overstory trees > or = 8 inch DBH	Number of trees in plot	List 3 to 6 most common understory species < or = 10 feet height within the plot:
White Oak	6	White Oak, Willow Oak, Ash, Hickory, Red Oak
Hickory	2	

Comments:

thecareoftrees.

TABLE 2. COMPLETED SAMPLE DATA SHEET

Plot # 2

Overstory trees > or = 8 inch DBH	Number of trees in plot	List 3 to 6 most common understory species < or = 10 feet height within the plot:
White Oak	6	White Oak, Ash, Red Maple, Cherry, Red Oak

Comments:

EXISTING VEGETATION PLAN

SRI VENKATESWARA
LOTUS TEMPLE OF VIRGINIA

SPRINGFIELD DISTRICT FAIRFAX COUNTY, VIRGINIA

DESIGN BY:	FS	SCALE: N/A
DRAWN BY:	FS	DATE: MAY 6, 2004
CHECKED BY:	AM	DRAWING NO.: C5.02
JOB NO.:	00087	SHEET 5 OF 5

PROFESSIONAL DESIGN GROUP, INC.
14301-B BULLFIELD CIRCLE, SUITE 202
CHANTILLY, VIRGINIA 22021
PHONE (703) 631-2344
FAX. (703) 378-2102
ENGINEERS, SURVEYORS, CONSULTANT

NO.	DATE	DESCRIPTION	BY
1	11/18/04	SCREENING, LOT LINE ADJUSTMENT, TOTAL SITE AREA, AND OF FAIRFAX	FS

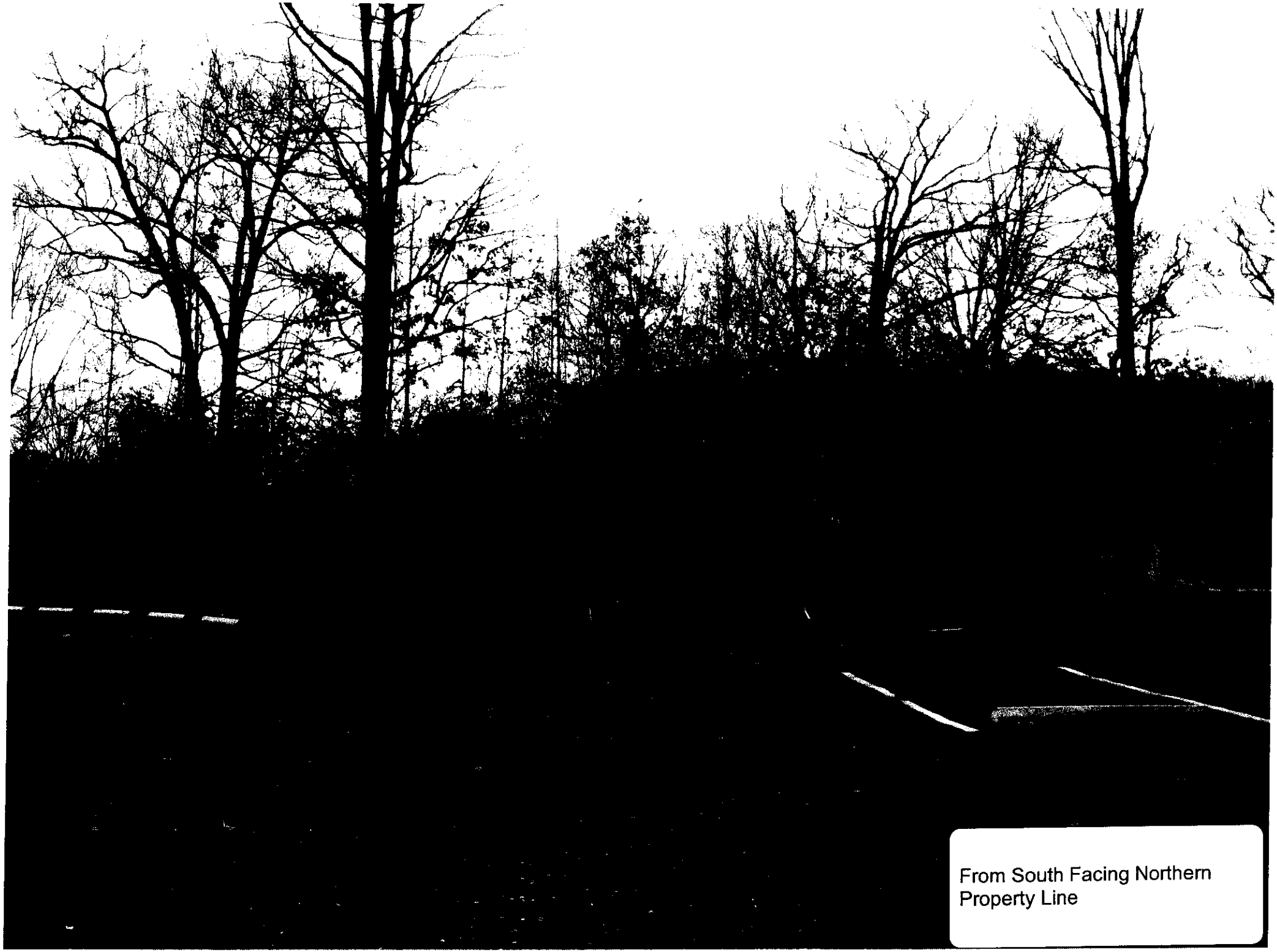
REVISION BLOCK

COMMONWEALTH OF VIRGINIA
1/04/05
MAHESH MATTA
No. 047787
PROFESSIONAL ENGINEER

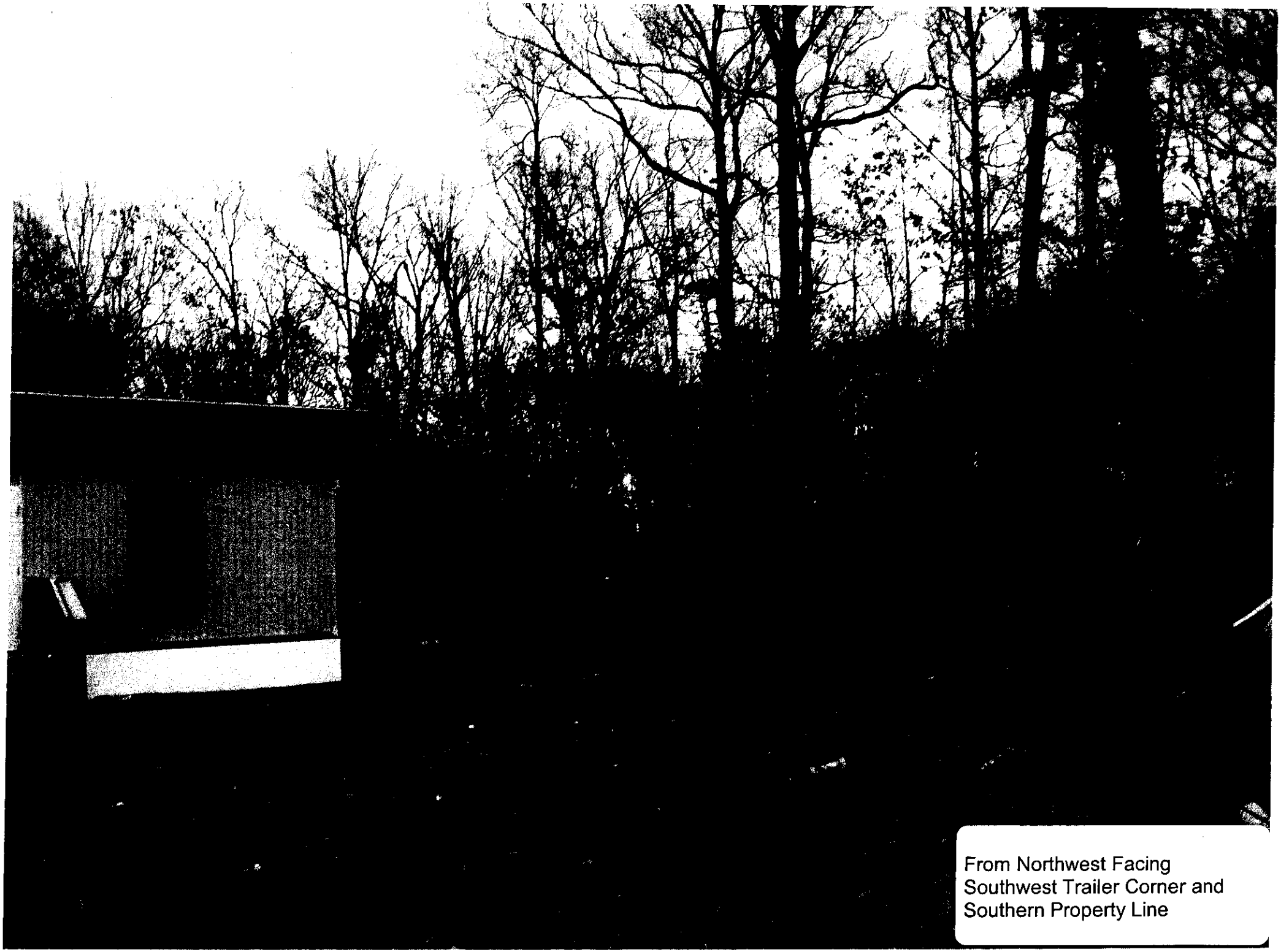
Y:\BRADDOCK_ROAD\EVM.dwg, 10/4/2005 2:07:46 PM

North Facing South – Front of Trailer

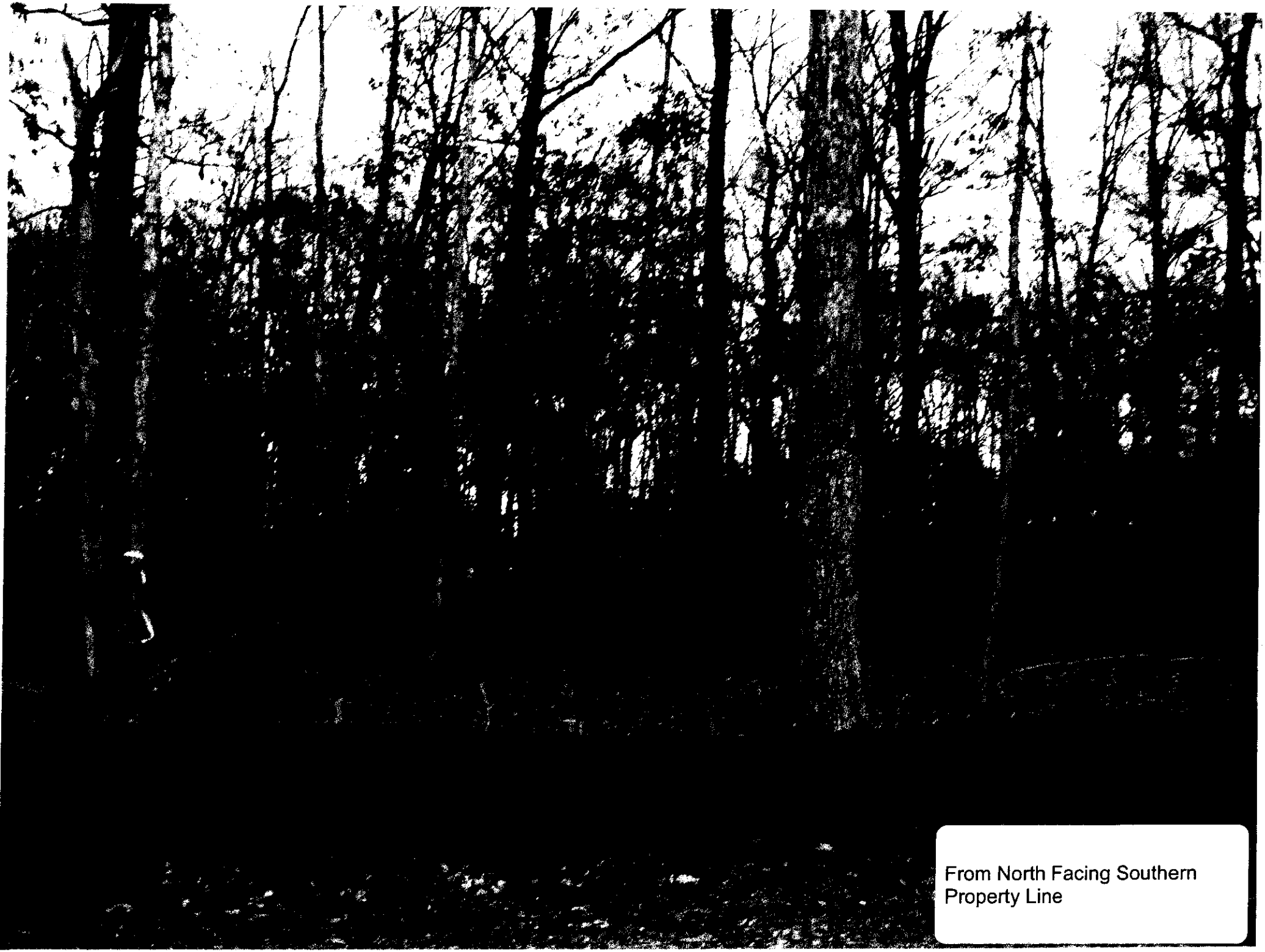
Northeast Facing Western
Property Line



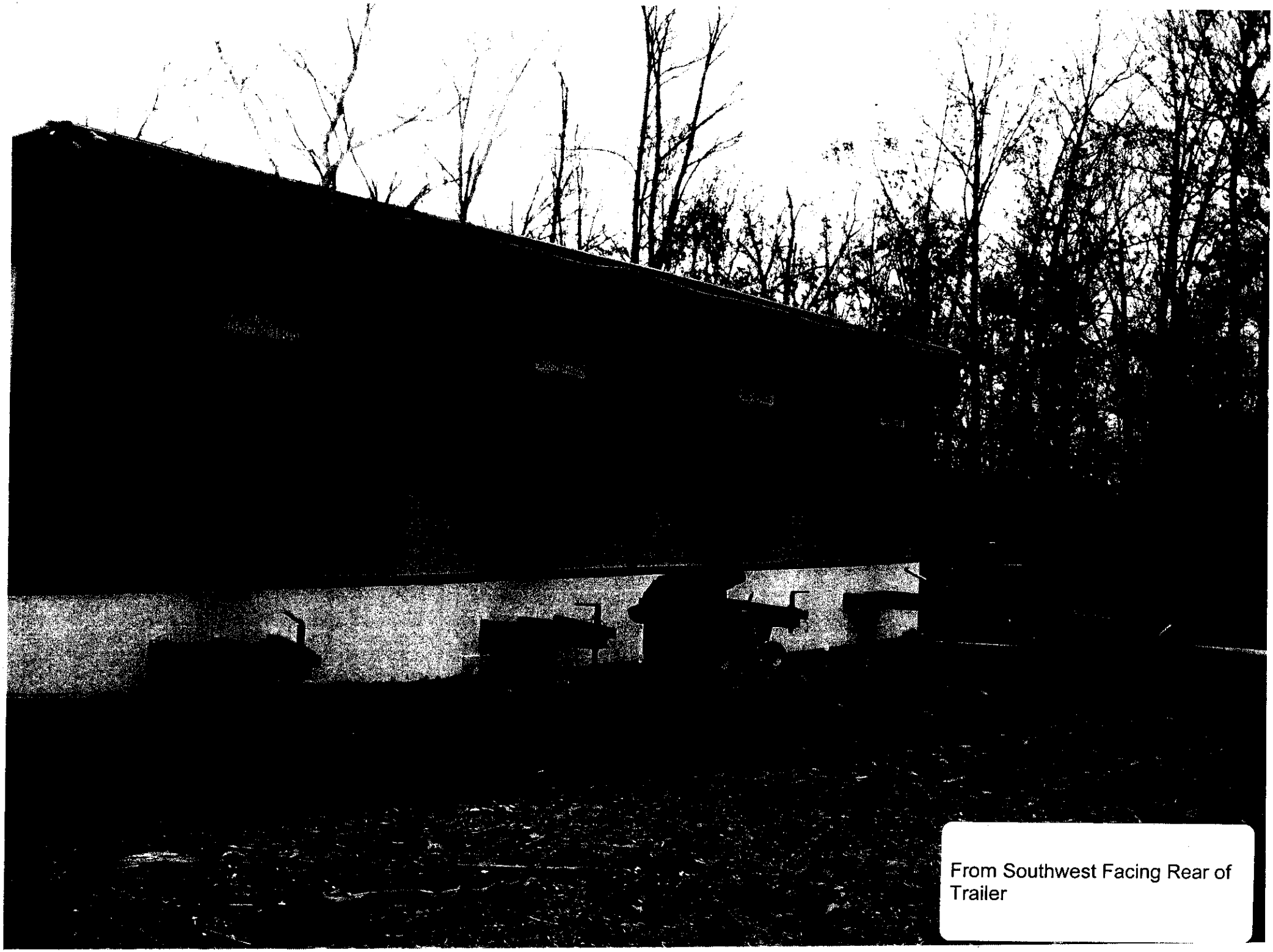
From South Facing Northern Property Line



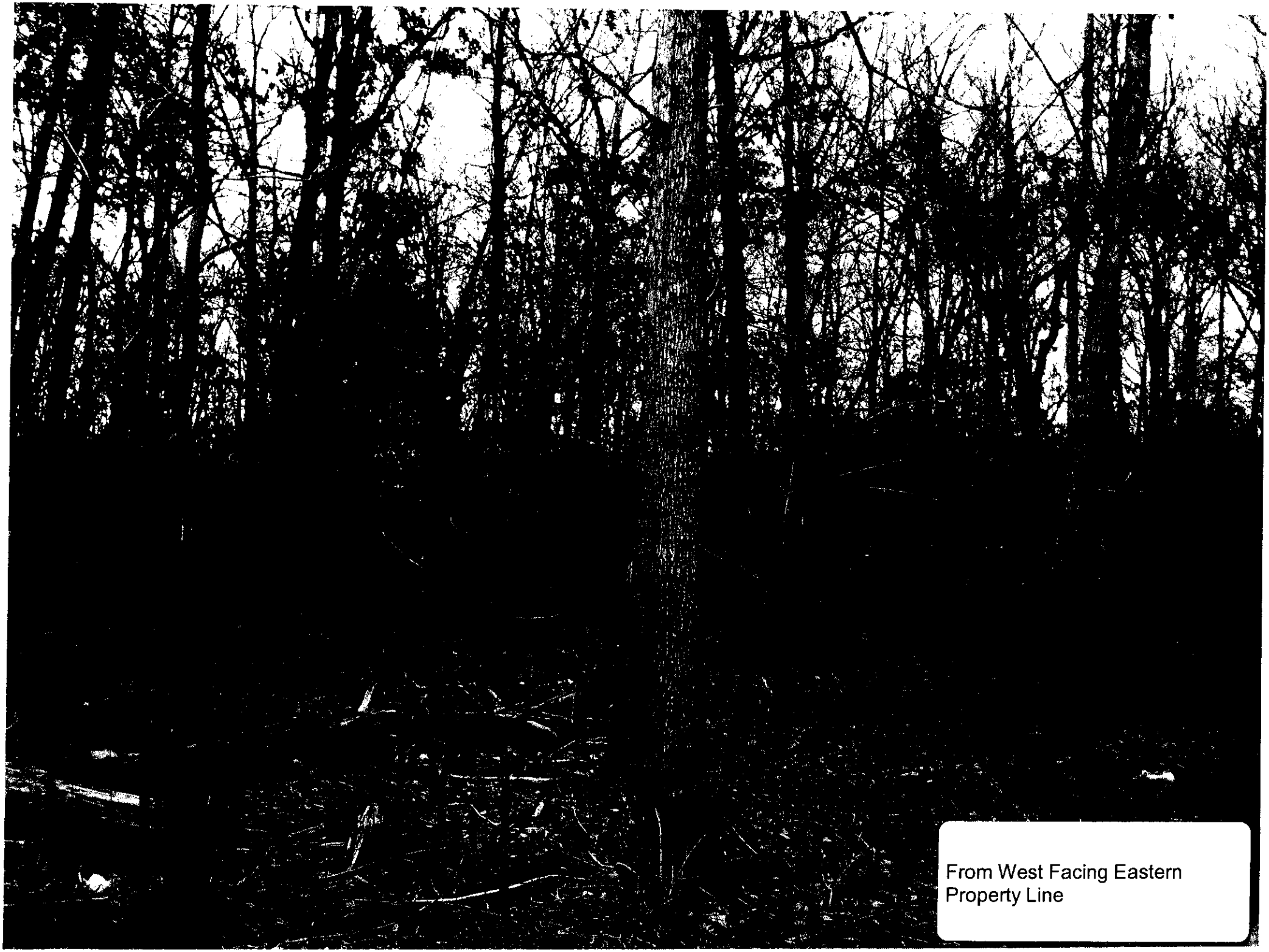
From Northwest Facing
Southwest Trailer Corner and
Southern Property Line



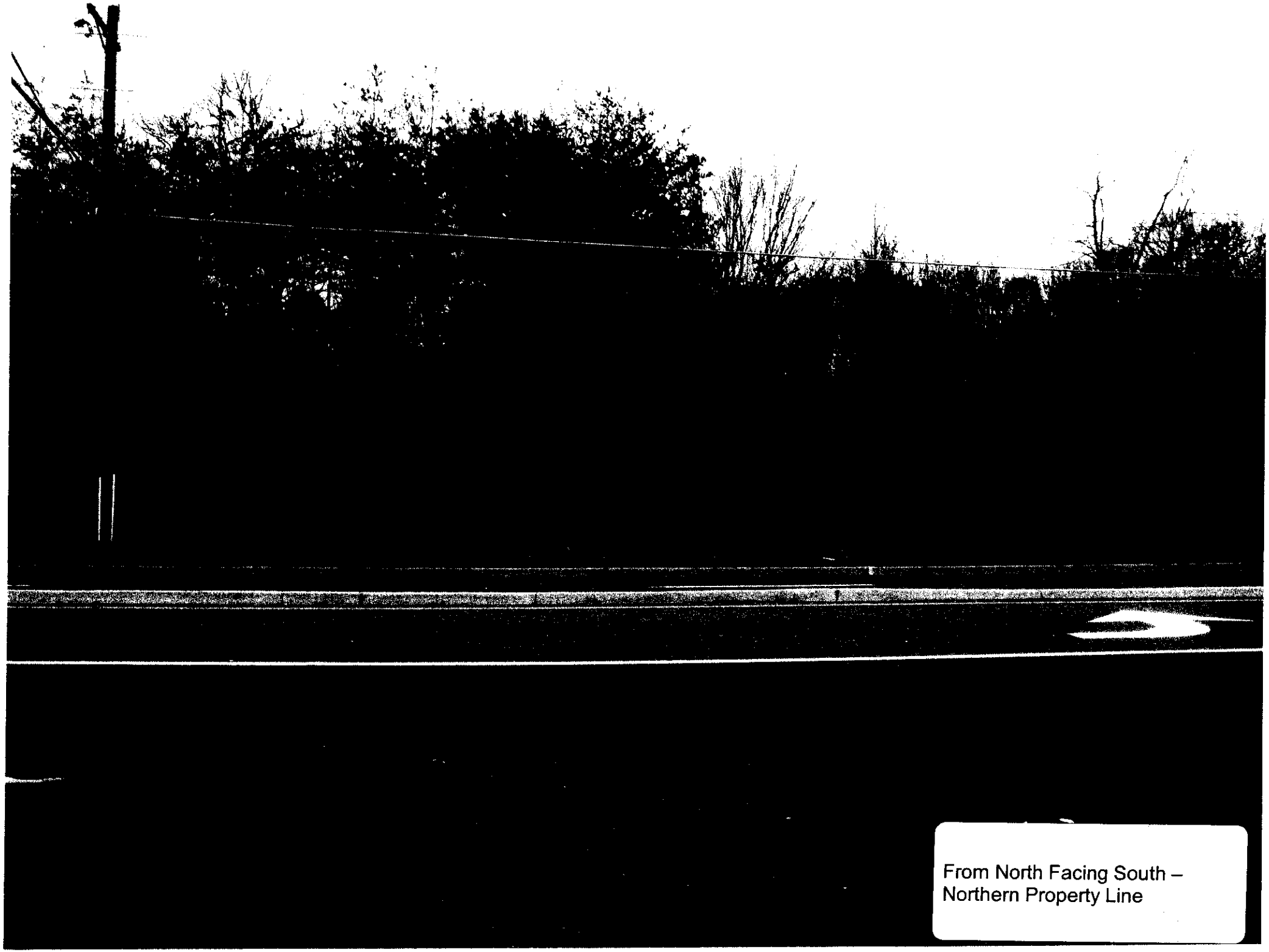
From North Facing Southern Property Line



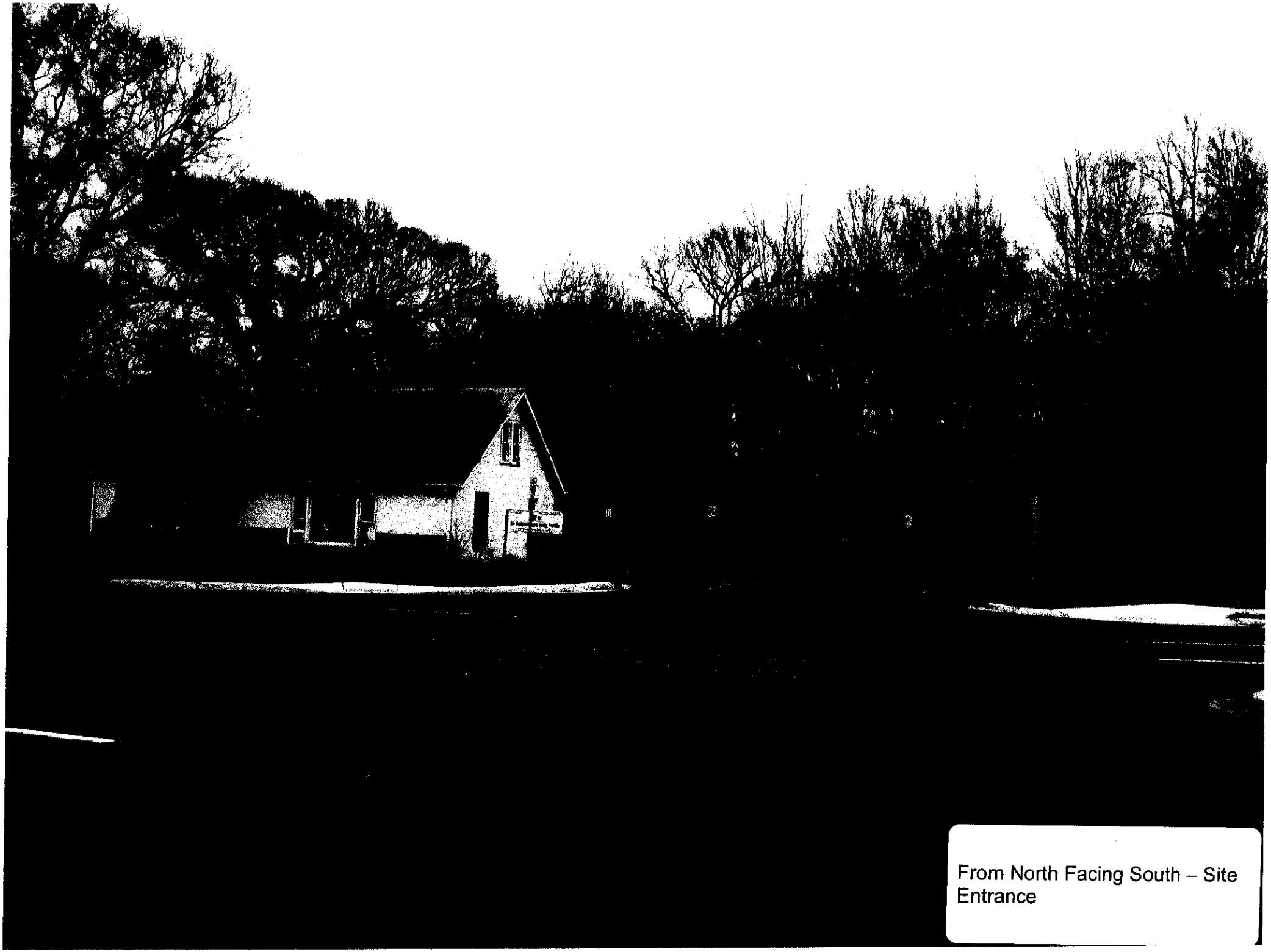
From Southwest Facing Rear of Trailer



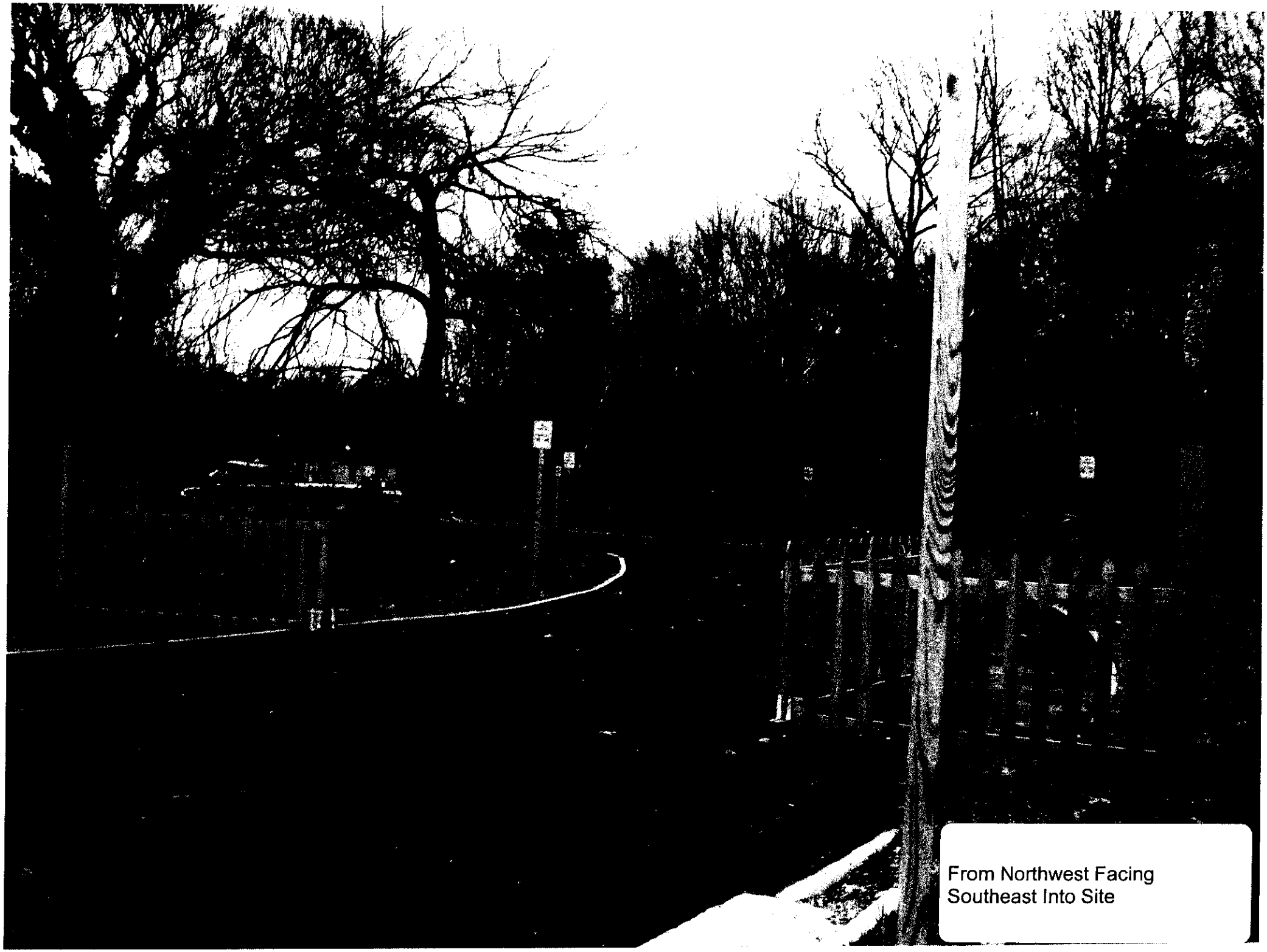
From West Facing Eastern
Property Line



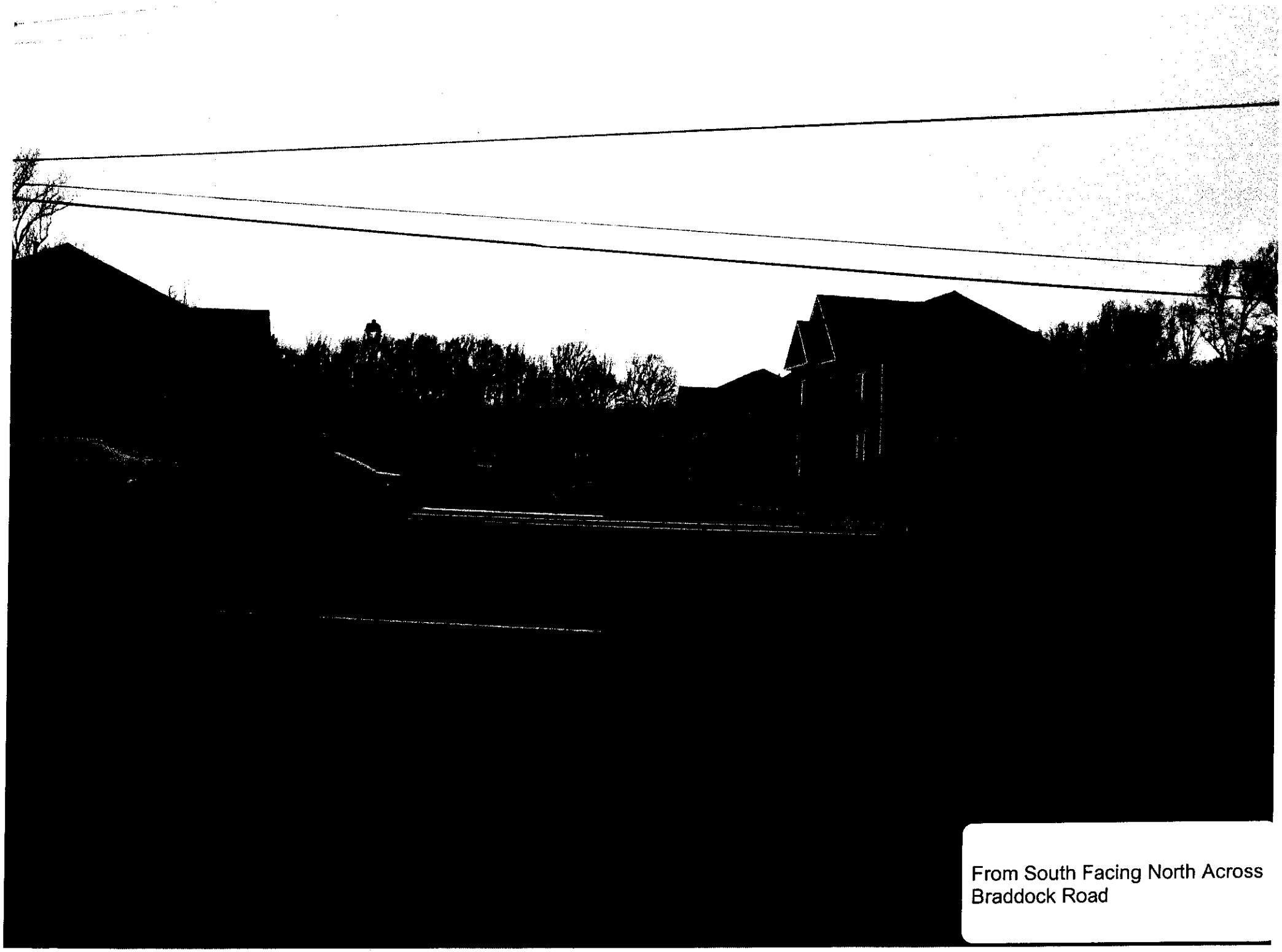
From North Facing South –
Northern Property Line



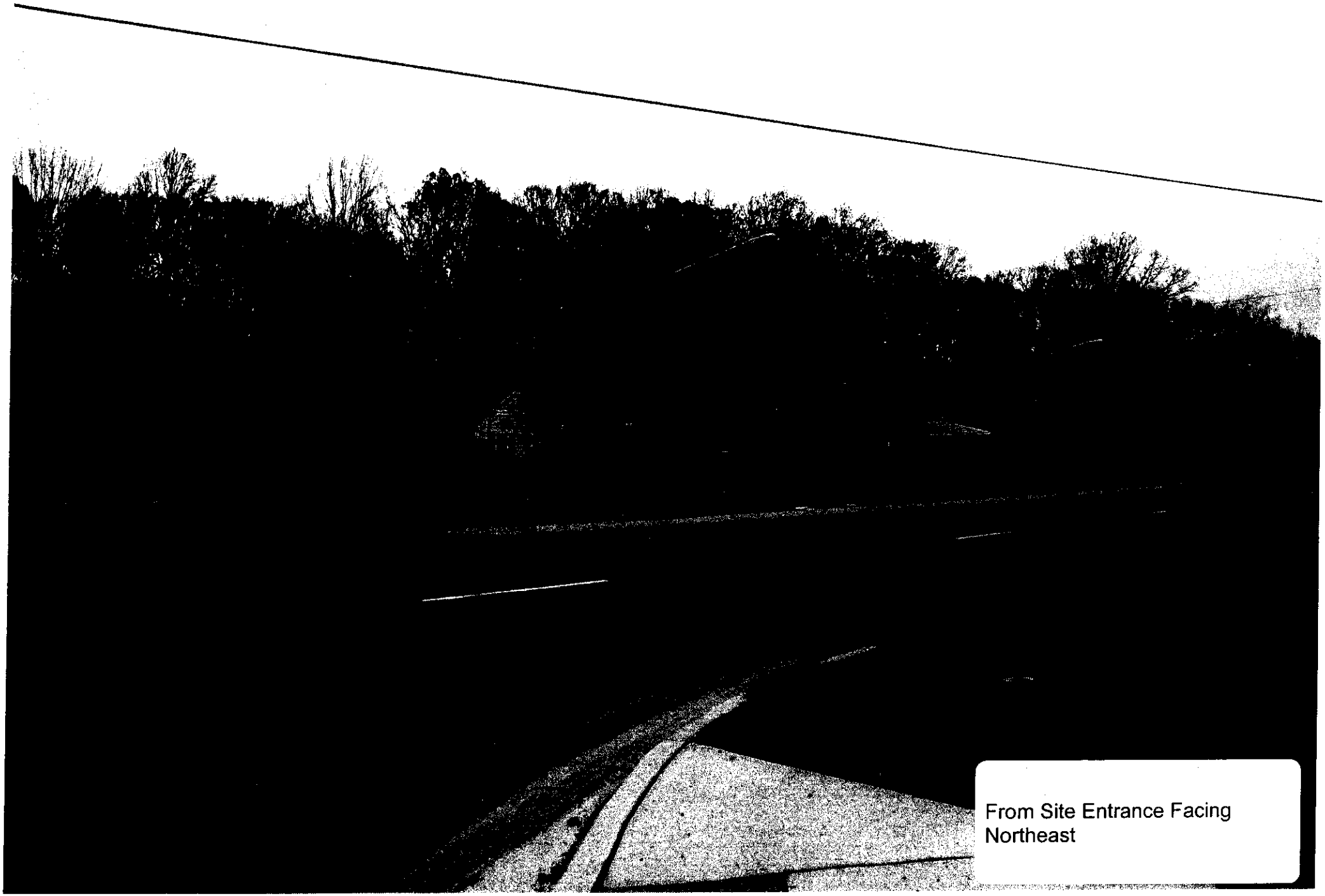
From North Facing South – Site Entrance



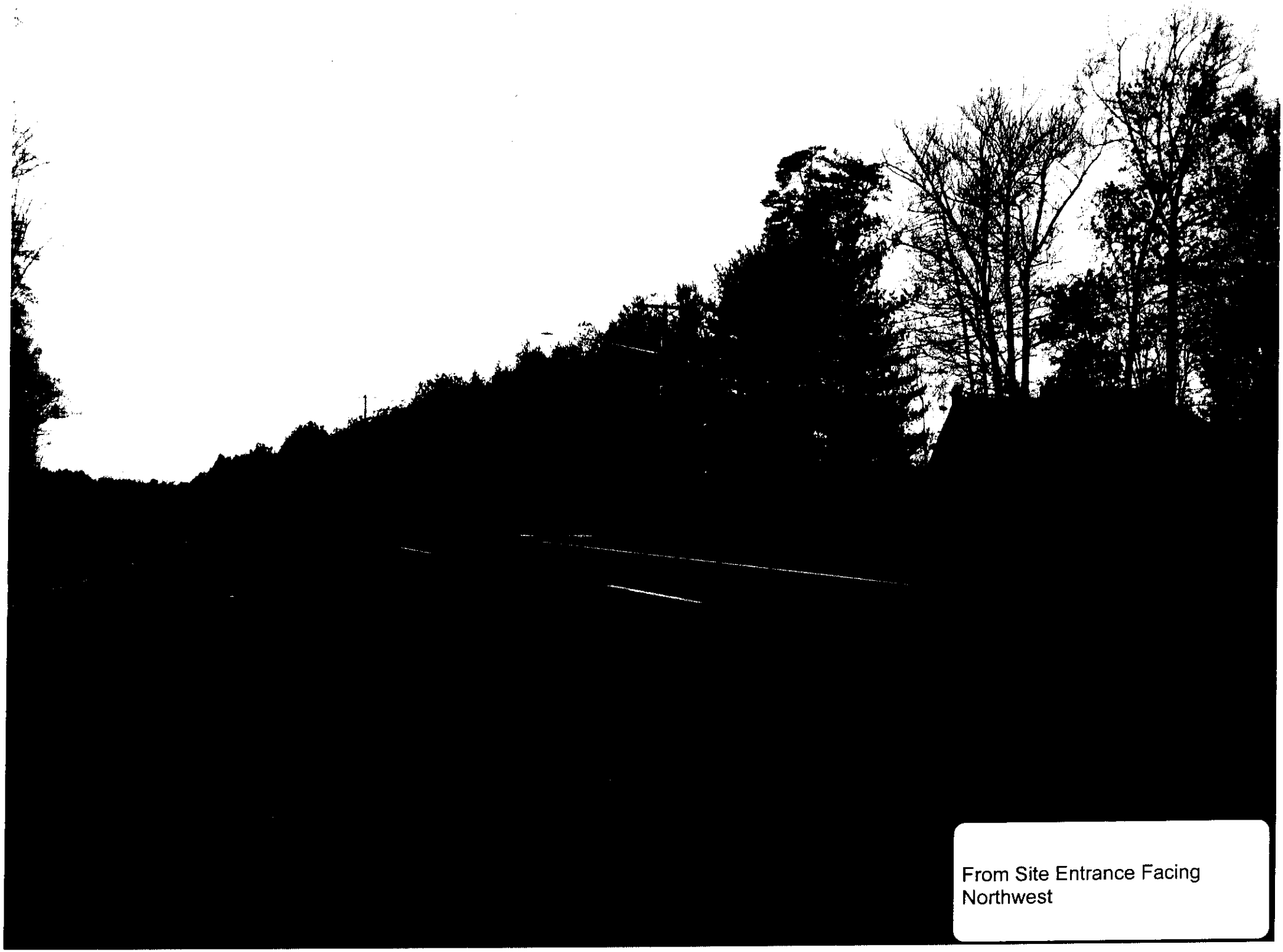
From Northwest Facing
Southeast Into Site



From South Facing North Across Braddock Road



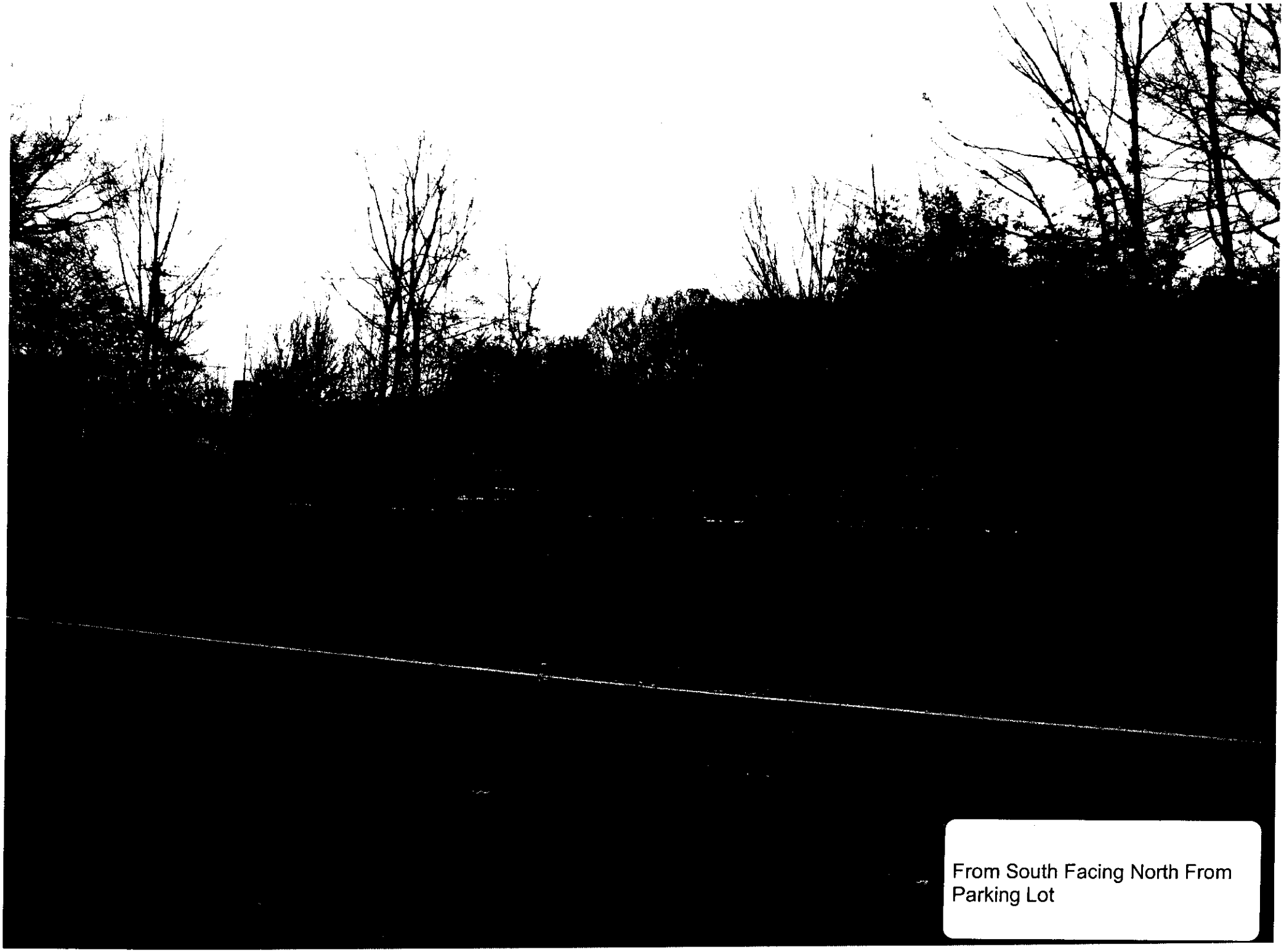
From Site Entrance Facing Northeast



From Site Entrance Facing Northwest

From Site Entrance Facing
Southeast Toward Trailer

From Southeast Facing
Northwest Toward Site Entrance



From South Facing North From Parking Lot

From Parking Lot Facing Northwest

DESCRIPTION OF THE APPLICATION

Special Permit Amendment Request: To permit modification to Development Condition 25 regarding the length of time the temporary trailers are allowed to remain. The applicant proposes to amend the condition to allow the trailers to remain for 5 years from the time of installation or SPA approval. No other changes are proposed to the previously approved application.

Existing Approved Special Permit Information:

Size:	15.64 acre site 20,000 square foot building
Parking:	114 spaces
FAR:	0.06
Number of Seats:	364 seats
Hours of Operation:*	Daily Prayer Services: a total of 25 people for two time periods: 10:00 a.m. to 1:00 p.m. and 6:30 p.m. to 9:00 p.m. Saturday: approximately 364 people over a period of time from 9:00 a.m. to 8:00 p.m. Sunday: approximately 300 people over a period of time from 9:00 a.m. to 8:00 p.m. Office: one employee during weekday operating hours (as noted above) and two during weekend hours

* Members of the Temple worship on an individual basis.

LOCATION AND CHARACTER

Existing Site Description:

The subject property is on the south side of Braddock Road, east of Colchester Road and west of the Fairfax County Parkway. The Willow Springs Elementary School is located to the north of the site and the Hampton Forest subdivision is to the northwest. Property to the east, west and south is zoned R-C. The subject property consists of a rectangular shaped lot (24), and the abutting parcel 25.

One-story single family dwellings are located on both of the subject application lots, near Braddock Road and both will be removed as part of the original special permit approval. They are currently still in existence on the subject parcels. Lot 24, where most of the development will occur, contains sparse vegetation near Braddock Road, and an open field area behind and to the east of the dwelling. The remainder of the site and all of lot 25, with the exception of the access road, consist of upland forest.

Surrounding Area Description:

Direction	Use	Zoning	Plan
North	Willow Springs Elementary School and public parkland	R-C	Public Parkland
	Single-Family Detached Residential	R-C PDH-2	.1-.2 du/ac 1-2 du/ac
South	Single-Family Detached Residential	R-C	.1-.2 du/ac
East	Single-Family Detached Residential	R-C	.1-.2 du/ac
West	Single-Family Detached Residential	R-C	.1-.2 du/ac

BACKGROUND

Site History:

Special permit SP 2004-SP-052 was granted by the BZA on November 29, 2005 to permit a place of worship on the subject property. The temporary trailers were approved for a total of 100 worshipers with 33 parking spaces installed prior to occupancy; which have been provided. A copy of the approved special permit resolution and approved plat can be found in Appendix 4.

Subsequent to the approval of SP 2004-SP-052, the applicants began the process of obtaining a building permit for the construction of the temporary trailers. The temporary trailers were depicted on the special permit plat to be constructed on lot 24; however, staff believed that the placement of these trailers on this lot would cause significant transportation impacts and recommended the trailers to be located on lot 25. Development Condition 25 was amended to reflect these concerns and subsequently approved in conjunction with the special permit.

At the time of obtaining building permit #81090172 for the temporary trailers, the applicants were required to submit a minor site plan to correctly depict the location of the temporary trailers. As a result of the delays encountered in obtaining site plan approval, the building permit was not issued until May 1, 2008. A final inspection of the trailers was completed on August 6, 2008 and a Non-RUP was obtained on September 16, 2008. Since the trailers were approved for a period of three years from SP approval, their time period expired May 29, 2008.

COMPREHENSIVE PLAN PROVISIONS

Plan Area: Area III

Planning Sector: Pohick Planning District
Twin Lakes Community Planning Sector (P1)

Plan Map: 0.1 - 0.2 du/ac

ANALYSIS OF SPECIAL PERMIT APPLICATION

Special Permit Plat: (Copy at front of staff report)

- **Title of SP Plat:** Special Permit Plat for Sir Venkateswara Lotus Temple of Virginia
- **Prepared By:** Professional Design Group, Inc., dated May 6, 2004, as revised through February 28, 2005

Proposed Use:

The proposed use will not differ from the original special permit request. The applicant wishes to amend Development Condition 25 to allow for the temporary trailers to remain for a period of 5 years from the time of installation. The previous special permit request granted the trailers to remain for a period of three years from the time of special permit approval. Due to numerous issues encountered with the site plan at the time of obtaining the required building permit for the trailers; the trailers were not put on site until August 2008. The original special permit approved the trailers to only be located on lot 25 per the development conditions; however, the approved special permit plat had the trailers located on lot 24.

Land Use Analysis

The Comprehensive Plan recommends that non-residential uses requiring special exception or special permit approval in this planning District should be rigorously reviewed and should be permitted only if the access for the use is oriented to an arterial; the use is of a size and scale that will not adversely impact the character of the area in which it is located; and the use is designed to mitigate impacts on the water quality of the Occoquan Reservoir.

The site has been designated for residential use at a density of 1 to 2 dwelling units per acre in the Comprehensive Plan. The proposed use and intensity are in keeping with the recommendations of the Comprehensive Plan and there are no land use issues associated with this request, nor are there any environmental, transportation or stormwater management issues.

ZONING ORDINANCE PROVISIONS

R-C DISTRICT REGULATIONS	REQUIRED	PROVIDED
Bulk Regulations R-C		
Lot Size	5 acres	15.64 acres
Lot Width	200 feet	400 feet (Lot 24) 465 (Lot 25)
Building Height	60 feet	32 feet
Front Yard	50° ABP but not less than 40 feet*	180 feet, with ABP > 50° (Braddock Road)
Side Yard	45° ABP but not less than 20 feet*	103 feet with 73° ABP (eastern property line) 114 feet with 75° ABP (western property line)
Rear Yard	45° ABP but not less than 25 feet*	396 feet, with ABP > 45°
FAR	0.10	0.06
Parking		
Parking Spaces	91 spaces**	114 spaces

* Angle of bulk plane calculated for a 35 foot high building (the proposed temple is 32 feet high)

** The required parking for a place of worship is one space per four seats. At 364 sanctuary seats, this formula equates to a total of 91 required parking spaces.

Standard	Required	Provided
Transitional Screening*		
North (Braddock Road; Residential)	T/S 1 - 25 feet in width, planted with evergreen trees or a mixture of evergreen and deciduous trees	Two rows of evergreen trees; T/S area approx. 20.0 feet wide
Public School and Public Parkland	None	
East (single family residential)	T/S 1	Existing vegetation, consisting of oak, poplar, maple and hickory trees, supplemented by three rows of evergreen trees; T/S area 25.0 to 60.0 feet wide
West (single family residential)	T/S 1	Existing vegetation, consisting of oak, maple, poplar, pin oak and hickory trees; T/S area 5.0 to 185.0 feet wide
South (single family residential)	T/S 1	Existing vegetation, consisting of upland forest; T/S area approx. 190.0 to 240 feet wide
Barrier*		
North (Braddock Road; Residential)	Barrier D, E or F	None
Public School and Public Parkland	None	
South (single family residential)	Barrier D, E or F	None

Standard	Required	Provided
East (single family residential)	Barrier D, E or F	Six foot high wood fence, extending 440 feet south from Braddock Rd.
West (single family residential)	Barrier D, E or F	None

* Approved in conjunction with SP 2004-SP-052

WAIVERS/MODIFICATIONS REQUESTED

Waiver/Modification: As part of the original special permit request, a modification of the transitional screening was requested along all lot lines to permit existing vegetation, supplemented along the eastern and northern lot lines, as depicted on the special permit plat, to satisfy the requirements and a waiver of the barrier requirement was requested along the southern, western and northern lot lines and a portion of the eastern lot line.

Basis: Par. 3 of Sect. 13-304 states that transitional screening and barrier requirements may be waived or modified where the building, a barrier and/or the land between that building and the property line has been specifically designed to minimize adverse impact through the combination of architectural and landscaping techniques. The applicant proposed to retain existing natural vegetation along the southern, eastern and western lot lines per SP 2004-SP-052. Three rows of evergreen trees were provided from Braddock Road for 250 feet along the eastern lot line as per Development Condition 25 as part of the original special permit request since staff did not feel that the transitional screening depicted on the plat would be sufficient to screen the proposed development along the northern, eastern and western lot lines. The applicant agreed to a development condition to supplement existing vegetation along the eastern and western lot lines from Braddock Road to the southern limits of clearing and grading and in the area between Braddock Road and the northwestern side of the entrance. Further, the applicant agreed not to seek a waiver of BMP requirements, in lieu of a bioretention pond with tree and shrub plantings, subject to approval by DPWES. The size, species and location of all the transitional screening plantings were determined by the Urban Forestry Management, DPWES, at the time of site plan review and the condition was satisfied.

Staff believes the transitional screening requirements have been adequately addressed for this special permit amendment application. Staff supported the request for the waiver of the barrier requirement along portions of the eastern and northern and all of the western and southern lot lines; which were approved in conjunction with minor site plan 5807-MSPV-001-A-1.

The applicant's proposal involves a minor change to development condition 25 only and does not include intensification on the site; therefore, staff believes that the existing site

conditions are sufficient for screening purposes and supports the requested waivers and modifications as carried forward with SPA 2004-SP-052.

OTHER ZONING ORDINANCE REQUIREMENTS

Special Permit Requirements (See Appendix 5)

- General Special Permit Standards (Sect. 8-006)
- Group 3 Standards (Sect. 8-303)
- Additional Standards for Churches, Chapels, Synagogues, or Other Such Places of Worship with a Child Care Center, Nursery School or Private School (Sect. 8-308)

Summary of Zoning Ordinance Provisions

All applicable standards have been satisfied with the proposed development conditions.

CONCLUSION

Staff believes that the subject special permit amendment application is in conformance with the applicable Zoning Ordinance provisions with the implementation of the Proposed Development Conditions contained in Appendix 1 of the staff report.

RECOMMENDATION

Staff recommends approval of special permit application SPA 2004-SP-052 subject to the proposed development conditions contained in Appendix 1 of the staff report.

If it is the intent of the BZA to approve this application, Staff recommends the BZA condition its approval by requiring conformance with the conditions set forth in Appendix 1 of this report, Proposed Development Conditions.

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

APPENDICES

1. Proposed Development Conditions
2. Applicant's Affidavit
3. Applicant's Statement of Justification and Attachment
4. Approved Resolution and Plat for SP 2004-SP-052
5. Zoning Ordinance Provisions

PROPOSED DEVELOPMENT CONDITIONS

SPA 2004-SP-052

June 9, 2009

If it is the intent of the Board of Zoning Appeals to approve SPA 2004-SP-052 located at Tax Map Number 66-2 ((1)) 24, 25 pt. (12501 & 12519 Braddock Road), to permit modification of previously approved development conditions pursuant to Sect. 8-303 of the Fairfax County Zoning Ordinance, staff recommends the Board condition the approval by requiring conformance with the following development conditions. Those conditions carried forward from the previous special permit are marked with an asterisk (*). Minor edits have been made to these conditions to conform to current terminology and have been <u>underlined</u>.

1. This approval is granted to the applicant only, Sri Venkateswara Lotus Temple of Virginia, and is not transferable without further action of this Board, and is for the location indicated on the application, 12501 and 12519 Braddock Road, and is not transferable to other land.*

2. This Special Permit is granted only for the purpose(s), structures and/or use(s) indicated on the special permit plat prepared by Professional Design Group, Inc., dated May 6, 2004, as revised through October 4, 2005.*

3. A copy of this Special Permit and the Non-Residential Use Permit SHALL BE POSTED in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.*

4. This Special Permit is subject to the provisions of Article 17, Site Plans. Any plan submitted to the Department of Public Works and Environmental Services (DPWES) pursuant to this special permit, shall be in substantial conformance with these conditions. Minor modifications to the approved special permit may be permitted pursuant to Par. 4 of Sect. 8-004 of the Zoning Ordinance.*

5. The maximum number of worshippers in the main area of worship shall be 364.*

6. Parking shall be provided as depicted on the Special Permit Plat, except as modified by Condition 25.*

7. All parking shall be provided on-site, except as otherwise provided in these development conditions. No parking shall be permitted on Braddock Road or other local streets. In the event parking cannot be completely accommodated on-site, the applicant shall provide a shuttle service to transport worshippers to and from the subject property from an approved legal off-site parking location. Such off-site parking location shall be approved by the Zoning Administrator.*

8. Transitional screening shall be modified along all lot lines to permit existing vegetation to satisfy the requirements, but shall be supplemented as shown on

the plat, with the following modifications:

- Additional plantings shall be provided along the eastern lot line adjacent to the proposed stormwater management pond, and in the northwestern portion of Lot 24, to screen the view of the developed area from Braddock Road. Additional plantings shall be provided along the western lot line (Lot 25) between the parking lot and the western lot line to supplement existing vegetation to screen the parking lot from the adjacent residential use if deemed necessary by Urban Forestry Management (UFM). The size, species and location of plantings shall be provided in consultation with UFM.*

9. Foundation plantings and shade trees shall be provided around the church building to soften the visual impact of the structures. The species, size and location shall be determined in consultation with UFM of DPWES.*

10. Parking lot landscaping shall be provided in accordance with Article 13 of the Zoning Ordinance.*

11. The barrier requirement shall be waived along all lot lines.*

12. The limits of clearing and grading shall be the minimum amount feasible as determined by DPWES and shall be no greater than shown on the special permit plat. Prior to any land disturbing activity, a grading plan which establishes the limits of clearing and grading necessary to construct the improvements shall be submitted to DPWES, including UFM, for review and approval. Prior to any land disturbing activities, a pre-construction conference shall be held on-site between DPWES, including UFM, and representatives of the applicant to include the construction site superintendent responsible for the on-site construction activities. The purpose of this meeting shall be to discuss and clarify the limits of clearing and grading, areas of tree preservation, tree protection measures, and the erosion and sedimentation control plan to be implemented during construction.*

13. In no event shall any area on the site be left denuded for a period longer than 14 days except for that portion of the site in which work will be continuous beyond 14 days.*

14. The applicant shall submit a tree preservation plan as part of the first and all subsequent site plan submissions. The preservation plan shall be prepared by a professional with experience in the preparation of tree preservation plans, such as a certified arborist or landscape architect, and shall be subject to the review and approval of Urban Forest Management, DPWES.

    The tree preservation plan shall consist of a tree survey that includes the location, species, size, crown spread and condition rating percentage of all trees 10 inches in diameter and greater, and 20 feet to either side of the limits of clearing and grading shown on the special permit plat for the entire site. The tree preservation plan shall provide for the preservation of those areas shown for tree preservation, those areas outside of the limits of clearing and grading shown

on the plat, and those additional areas in which trees can be preserved as a result of final engineering. The condition analysis ratings shall be prepared using methods outlined in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture. Specific tree preservation activities that will maximize the survivability of trees identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, and others as necessary, shall be included in the plan."

All tree preservation-related work occurring in or adjacent to tree preservation areas shall be accomplished in a manner that minimizes damage to vegetation to be preserved including any woody, herbaceous or vine plant species that occurs in the lower canopy environment, and to the existing top soil and leaf litter layers that provide nourishment and protection to that vegetation. Any removal of any vegetation or soil disturbance in tree preservation areas including the removal of plant species that may be perceived as noxious or invasive, such as poison ivy, greenbrier, multi-floral rose, etc. shall be subject to the review and approval of Urban Forest Management, DPWES.

The use of motorized equipment in tree preservation areas will be limited to hand-operated equipment such as chainsaws, wheel barrows, rake and shovels. Any work that requires the use of motorized equipment, such as tree transplanting spades, skid loaders, tractors, trucks, stump-grinders, etc., or any accessory or attachment connected to this type of equipment shall not occur unless pre-approved by UFM, DPWES.

The applicant shall 1) root prune, 2) mulch, and 3) provide tree protection fencing in the form of four foot high, 14 gauge welded wire attached to 6 foot steel posts driven 18 inches into the ground and placed no further than 10 feet apart, or other forms of tree protection fencing approved by Urban Forest Management, DPWES for all tree preservation areas. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets and demolition plan sheets of the site plan submission. The details for these treatments shall be reviewed and approved by Urban Forest Management, DPWES, accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to the following:

- Root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches.
- Root pruning shall take place prior to any clearing and grading, or demolition of structures.
- Root pruning shall be conducted with the supervision of a certified arborist.
- Tree protection fence shall be installed immediately after root pruning, and shall be positioned directly in the root pruning trench and backfilled for stability, or just outside the trench within the disturbed area.
- Immediately after the phase II E&S activities are complete, mulch shall be applied at a depth of 4 inches extending 10 feet inside the undisturbed area without the use of motorized equipment
- An Urban Forest Management, DPWES, representative shall be informed when all root pruning and tree protection fence installation is complete.*

15. A minimum of 60% of the site shall be preserved as undisturbed open space. There shall be no clearing or grading of any vegetation except for dead or dying vegetation, as determined by UFM. No structures or fences shall be permitted in the area of undisturbed open space.*

16. If public sanitary sewer is not available, a special permit amendment will be required to incorporate a septic drainfield on the site.*

17. If blasting is required, and before any blasting occurs on the application property, the applicant will insure that blasting is done per Fairfax County Fire Marshal requirements and all safety recommendations of the Fire Marshal, including, without limitation, the use of blasting mats, shall be implemented.*

18. If DPWES, in coordination with the Air Quality and chemical Hazards Section of the Health Department and with the Soil Science Office, determines that a potential health risk exists caused by the presence of rock containing asbestos on the site, the developer shall:

    a. Take appropriate measures as determined by the Health Department to alert all construction personnel as to the potential health risk.

    b. Commit to appropriate construction techniques as determined by DPWES, in coordination with the Air Pollution Control Division and with the Soil Science Office, to minimize this risk. Such techniques may include, but shall not be limited to, dust suppression measures during all blasting and drilling activities, covered transportation of removed material presenting this risk and appropriate disposal.*

19. Any proposed lighting shall be provided in accordance with the Performance Standards contained in Part 9 (Outdoor Lighting Standards) of Article 14 of the Zoning Ordinance. All lighting shall be full cut-off luminaries and shall be controlled by timers (except for security lighting). No uplighting of landscaping, signage or architecture shall be permitted.*

20. The maximum height of the building, measured from the lowest ground level to the top of the building, excluding the spire, shall be 60 feet.*

21. Unless required by DPWES to construct a dry stormwater detention pond, the applicant shall provide bioretention Stormwater management/Best Management Practices facilities that include, to the extent possible, plant materials that can assist in screening the development from Braddock Road. Subject to approval by DPWES, the pond shall be designed with structural elements to increase holding time, such as sediment traps and forebays and/or trickle ditch check dams to divert water into the pond floor. The pond shall be designed to encourage the establishment of a shallow marshy wetland floor to create a naturalized planted environment.*

22. The applicant shall obtain a sign permit for any proposed sign in accordance with the provisions of Article 12 of the Zoning Ordinance.*

23. A geo-technical engineering and soil study shall be submitted to DPWES for review and approval as determined necessary by DPWES and implemented as determined by DPWES.*

24. Notwithstanding that which is shown on the plat, the temporary trailers and associated parking shall be placed on Lot 25 in an area to be cleared for the main place of worship, driveway, and/or parking lot.*

25. The temporary trailer depicted on the plat shall be approved for a time period not to exceed ~~three (3) years from the date of the approval of the special permit~~ five years from the date of approval of this special permit amendment application. Development Conditions numbers 1, 2, 3, 4, 16, 19, 22 and 25 shall be implemented prior to the issuance of the Non-RUP for the trailer. The trailer shall have a maximum of 100 seats. Thirty-three (33) parking spaces shall be provided prior to issuance of the Non-RUP for the trailer, in an area now depicted as a parking area on the Special Permit Plat. Additionally, the access road shall be constructed and transitional screening along Braddock Road adjacent to the access road, as depicted on the plat, shall be installed prior to issuance of the Non-RUP for the trailer.*

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

Pursuant to Sect. 8-015 of the Zoning Ordinance, this special permit shall automatically expire, without notice, thirty (30) months after the date of approval unless construction has commenced and been diligently prosecuted. The Board of Zoning Appeals may grant additional time to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special permit. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

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

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: November 25, 2008
(enter date affidavit is notarized)

I, Lynne J. Strobel, attorney/agent, do hereby state that I am an
(enter name of applicant or authorized agent)

(check one) [ ] applicant
[✓] applicant's authorized agent listed in Par. 1(a) below 102867

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

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

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

NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
Sri Venkateswara Lotus Temple of Virginia	12501 Braddock Road Fairfax, VA 22030	Applicant/Contract Purchaser
Agent: Ravi R. Aharam Trustees: Ravi R. Aharam Vasanthi R. Aharam Venkataramana Mellacheruvu Venkat P. Basavaraju Venkata S. Kosuri Venkat Rao Mulpuri Sampath Krishnan		
Ravi R. Aharam Vasanthi R. Aharam Sylvania V. Blevins (deceased)	12501 Braddock Road Fairfax, VA 22030	Title Owners of Tax Map 66-2 ((1)) 24, 25

(check if applicable) [✓] There are more relationships to be listed and Par. 1(a) is continued on a "Special Permit/Variance Attachment to Par. 1(a)" form.

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

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

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

Special Permit/Variance Attachment to Par. 1(a)

DATE: November 25, 2008
(enter date affidavit is notarized)

102867

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

NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
Walsh, Colucci, Lubeley, Emrich & Walsh, P.C. Agents: Martin D. Walsh Lynne J. Strobel Timothy S. Sampson M. Catharine Puskar Sara V. Mariska G. Evan Pritchard Elizabeth D. Baker Inda E. Stagg Kara M. Whisler Megan C. Shilling Elizabeth A. McKeeby	2200 Clarendon Boulevard 13th Floor Arlington, Virginia 22201	Attorneys/Planners/Agent

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

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

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: November 25, 2008 102867
(enter date affidavit is notarized)

1(b). The following constitutes a listing*** of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders:

(**NOTE**: Include **SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES,** and **REAL ESTATE INVESTMENT TRUSTS** herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.
2200 Clarendon Boulevard, 13th Floor
Arlington, Virginia 22201

DESCRIPTION OF CORPORATION: (check one statement)

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

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

David J. Bomgardner, E. Andrew Burcher, Thomas J. Colucci, Peter M. Dolan, Jr., Jay du Von, Jerry K. Emrich, William A. Fogarty, John H. Foote, H. Mark Goetzman, Bryan H. Guidash, Michael D. Lubeley, J. Randall Minchew, M. Catharine Puskar, John E. Rinaldi, Lynne J. Strobel, Garth M. Wainman, Nan E. Walsh, Martin D. Walsh

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

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

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

Special Permit/Variance Attachment to Par. 1(b)

DATE: November 25, 2008 102867
(enter date affidavit is notarized)

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Sri Venkateswara Lotus Temple of Virginia
12501 Braddock Road
Fairfax, VA 22030

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
A not-for-profit organization with no shareholders.

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

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

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

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: November 25, 2008
(enter date affidavit is notarized)

102867

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

PARTNERSHIP INFORMATION

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

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

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

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

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

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

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: November 25, 2008
(enter date affidavit is notarized)

102867

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

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

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

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

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

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

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

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: November 25, 2008 102867
(enter date affidavit is notarized)

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

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

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

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

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

WITNESS the following signature:

Lynne J. Strobel

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

Lynne J. Strobel, attorney/agent
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 25 day of November 2008, in the State/Comm. of Virginia, County/City of Arlington.

Kimberly K. Follin
Notary Public

My commission expires: 11/30/2008

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

APPENDIX 3

Lynne J. Strobel
(703) 528-4700 Ext. 5418
lstrobel@arl.thelandlawyers.com

WALSH COLUCCI
LUBELEY EMRICH
& WALSH PC

RECEIVED
Department of Planning & Zoning
MAY 20 2009
Zoning Evaluation Division

May 15, 2009

Via E-Mail & U.S. Mail

Shannon Caffee
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035

Re: SPA 2004-SP-052
Applicant: Sri Venkateswara Lotus Temple of Virginia

Dear Ms. Caffee:

Please accept this letter as an amendment to the statement of justification dated November 25, 2008 and submitted in conjunction with the referenced application.

The pending special exception amendment proposes a modification to development condition 25 that limits the use of temporary trailers for worship to a period of three (3) years from the date of the special permit approval. In accordance with this condition, the Applicant would have been required to remove the trailers no later than November 29, 2008. As detailed in the original statement of justification, the Applicant experienced significant delays in receipt of site plan approval and installation of the trailers. The initial request was to allow the temporary trailers to remain for three (3) years from their installation, which occurred in the Fall of 2007.

As we discussed, the Applicant wishes to amend its proposal to allow the temporary trailers to remain for five (5) years from installation, or a date certain of September 30, 2012. The Applicant has experienced a significant decrease in its fundraising as a result of current economic conditions. Individuals who had previously made commitments to the Applicant's building fund, are no longer able to meet those obligations. In addition, new commitments to the building fund are difficult to obtain, and are in significantly smaller amounts. It is critical that the Applicant maintain a presence on its property to encourage interest in the permanent improvements, thereby generating funds for its construction. The Applicant has received all appropriate approvals for the temporary trailer installation and their continued use will not result in any adverse impacts. The Applicant does intend to pursue permanent construction as soon as economically feasible.

Should you have any questions regarding this modification to the Applicant's proposal, or require additional information, please do not hesitate to give me a call.

As always, I appreciate your cooperation and assistance.

Very truly yours,

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

Lynne J. Strobel

LJS:kae
cc: Ravi Aharam
Vasanthi Aharam
Martin D. Walsh

{A0167420.DOC / 1 Caffee ltr 5-15-09 005921 000002}

Lynne J. Strobel
(703) 528-4700 Ext. 5418
lstrobel@arl.thelandlawyers.com

WALSH COLUCCI
LUBELEY EMRICH
& WALSH PC

AMENDED
January 13, 2008

RECEIVED
Department of Planning & Zoning
JAN 13 2009
Zoning Evaluation Division

Via Hand Delivery

Regina C. Coyle, Director
Fairfax County Department of Planning & Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035

Re: Special Permit Amendment
SPA 2004-SP-052
Applicant: Sri Venkateswara Lotus Temple of Virginia

Dear Ms. Coyle:

Please accept the following as a statement of justification for a special permit amendment on property identified among the Fairfax County tax map records as 66-2 ((1)) 24 and 25 (the "Subject Property").

The Subject Property contains approximately 15.64 acres and is located on the south side of Braddock Road, to the east of Colchester Road and to the west of Willow Springs School Road. The Subject Property is zoned to the R-C and WS Districts and located in the Springfield Magisterial District. On November 29, 2005, the Board of Zoning Appeals (the "Board") approved SP 2004-SP-052 for a place of worship and associated facilities. The special permit was approved subject to several development conditions. The purpose of this special permit amendment is to amend a single development condition regarding temporary trailers.

Development Condition 25 permits temporary trailers to be used for worship for a time period not to exceed three (3) years from the date of the special permit approval. In accordance with the condition, the Applicant is required to remove the trailers from the Subject Property no later than November 29, 2008. The Applicant is requesting that the three (3) year time period be extended as a result of the delays encountered in the initial installation of the trailers.

Although the special permit application was approved in 2005, the Applicant encountered a number of delays in implementing its use on the Subject Property. The Applicant initially submitted a minor site plan (#5807-MSP-001-2), which was approved by the Department of Public Works and Environmental Services (DPWES) to allow temporary trailers on the property identified as 66-2 ((1)) 24 ("Parcel 24"). Prior to the installation of the trailers, it was discovered that the minor site plan was approved by

DPWES in error. The confusion was the result of a conflict between the approved special permit plat and the approved development conditions. The special permit plat identified the trailers on Parcel 24, whereas, the development conditions require the trailers to be located on property identified as 66-2 ((1)) 25 ("Parcel 25"). Upon the discovery of the error in 2007, the Applicant and its civil engineer were required to prepare a revision to the minor site plan for review and approval by DPWES. The revised minor site plan (#5897-MSPV-001-A.1) was approved on August 15, 2007.

Due to the significant time delays encountered, the Applicant has just recently implemented the use of the temporary trailers as permitted by the approval conditions. As a result, the Applicant has not had the opportunity to utilize the trailers for the three (3) years that was contemplated with approval of the special permit. The Applicant proposes to amend Development Condition 25 to allow the trailers to remain for three (3) years from installation.

The Subject Property is located in the Pohick Planning District within Area III of the Fairfax County Comprehensive Plan (the "Plan"). More specifically, the Subject Property is within the Twin Lakes Community Planning Sector. The entire Twin Lakes Planning Sector is planned for residential uses within a density range of .1 to .2 dwelling units per acre as it is located within the watershed of the Occoquan Reservoir. The Plan provides in relevant part that non-residential uses requiring permit approval should be vigorously reviewed. In general, these uses should be located at the boundary of low density residential areas in suburban neighborhoods or where there impact on existing residences is minimal. The Plan further provides that any special permit use should provide access oriented to an arterial, the use should be of a size and scale that will not adversely impact the character of the area in which it is located, and the use should be designed to mitigate impacts on the water quality of the Occoquan Reservoir. Based on the Board's previous approval, and the scope of the Applicant's request, the proposal remains in conformance with the language of the Plan.

In accordance with the requirements of Section 8-011 of the Fairfax County Zoning Ordinance, please accept the following information regarding the Applicant's proposed use of the Subject Property:

- The type of operation proposed is a place of worship and associated facilities. The improvements will include a sanctuary, classrooms for Sunday school, administrative offices and a gathering hall.

- Services will vary by day and time of day. On weekdays, daily prayers are offered between 10:00 a.m. and 1:00 p.m. and 6:30 p.m. to 9:00 p.m. During these times, approximately 25 people may be in attendance. Saturday and Sunday services take place between 9:00 a.m. and 8:00 p.m. These services have the greatest attendance. The office is open during the

week, typically between 10:00 a.m. to 6:00 p.m., and on the weekend during services.

- Unlike other religions, there are no specified times for services. Parishoners do not arrive at one time, but arrive in small groups throughout the day on Saturdays and Sundays. The estimated number of parishoners on Saturday is approximately 364 and on Sunday approximately 300.

- The proposed number of employees is three (3) priests; two (2) to three (3) volunteer teachers for Sunday school; two (2) to three (3) office volunteers during the week; and one (1) office volunteer on weekends.

- Parishoners will come to the Subject Property by private vehicle. The traffic generated during the week will be minimal. The highest trip generation for the proposed use will be on Saturdays and Sundays during off-peak traffic hours. The average trip generation on Saturdays and Sundays is approximately 629 vehicle trips per day. As arrivals are staggered, there is no defined peak hour of trip generation.

- The place of worship will generally serve western Fairfax County.

- The building architecture is intended to resemble an open lotus flower. The building will be constructed on metal framing with exterior materials consisting of stucco/brick. The lotus petals and dome will be constructed of GFRC. Colors will be neutral.

- To the best of the Applicant's knowledge; there are no hazardous or toxic substances to be generated, utilized, stored, treated, or disposed of on the Subject Property.

- The proposed development conforms to the provisions of all applicable ordinances, regulations, adopted standards and any applicable conditions, except as may be noted on the approved special permit plat.

In summary, the Applicant proposes to modify the time period during which the previously approved temporary trailers may be used. Additional time is warranted due to the length of time necessary to install the trailers. These delays included the preparation and processing of a minor site plan that was initially approved in error by DPWES. The Applicant is not proposing any site modifications or any other changes to the previously approved special permit.

Should you have any questions regarding the above, or require additional information, please do not hesitate to give me a call. I would appreciate the acceptance

of this application and the scheduling of a public hearing before the Board at your earliest convenience.

As always, I appreciate your cooperation and assistance.

Very truly yours,

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

Lynne J. Strobel

LJS/kae
Enclosures
cc: Ravi Aharam
Vasanthi Aharam
Martin D. Walsh
{A0155695.DOC / 1 Statement of Justification 005921 000002}

COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

SRI VENKATESWARA LOTUS TEMPLE OF VIRGINIA, SP 2004-SP-052 Appl. under Sect(s). 03-C03 of the Zoning Ordinance to permit a place of worship. Located at 12501 and 12519 Braddock Rd. on approx. 15.64 ac. of land zoned R-C and WS. Springfield District. Tax Map 66-2 ((1)) 24 and 25. (Admin. moved from 11/30/04, 1/11/05, 2/8/05, and 3/15/05 at appl. req.) (Decision deferred from 4/5/05, 4/26/05, 6/28/05, and 10/11/05) (Admin. moved from 11/1/05 for revisions) Mr. Hammack moved that the Board of Zoning Appeals adopt the following resolution:

WHEREAS, the captioned application has been properly filed in accordance with the requirements of all applicable State and County Codes and with the by-laws of the Fairfax County Board of Zoning Appeals; and

WHEREAS, following proper notice to the public, a public hearing was held by the Board on November 29, 2005; and

WHEREAS, the Board has made the following findings of fact:

1. The owner of the property is the applicant.
2. The applicant has satisfied the other requirements of the Ordinance.

AND WHEREAS, the Board of Zoning Appeals has reached the following conclusions of law:

THAT the applicant has presented testimony indicating compliance with the general standards for Special Permit Uses as set forth in Sect. 8-006 and the additional standards for this use as contained in Sect(s). 03-C03 of the Zoning Ordinance.

NOW, THEREFORE, BE IT RESOLVED that the subject application is **APPROVED** with the following limitations:

1. This approval is granted to the applicant only, Sri Venkateswara Lotus Temple of Virginia, and is not transferable without further action of this Board, and is for the location indicated on the application, 12501 and 12519 Braddock Road, and is not transferable to other land.

2. This Special Permit is granted only for the purpose(s), structures and/or use(s) indicated on the special permit plat prepared by Professional Design Group, Inc., dated May 6, 2004, as revised through October 4, 2005.

3. A copy of this Special Permit and the Non-Residential Use Permit SHALL BE POSTED in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.

4. This Special Permit is subject to the provisions of Article 17, Site Plans. Any plan submitted to the Department of Public Works and Environmental Services (DPWES) pursuant to this special permit, shall be in substantial conformance with these conditions. Minor modifications to the approved special permit may be permitted pursuant to Par. 4 of Sect. 8-004 of the Zoning Ordinance.

5. The maximum number of worshippers in the main area of worship shall be 364.

6. Parking shall be provided as depicted on the Special Permit Plat, except as modified by Condition 25.

7. All parking shall be provided on-site, except as otherwise provided in these development conditions. No parking shall be permitted on Braddock Road or other local streets. In the event parking cannot be completely accommodated on-site, the applicant shall provide a shuttle service to transport worshippers to and from the subject property from an approved legal off-site parking location. Such off-site parking location shall be approved by the Zoning Administrator.

8. Transitional screening shall be modified along all lot lines to permit existing vegetation to satisfy the requirements, but shall be supplemented as shown on the plat, with the following modifications:

    - Additional plantings shall be provided along the eastern lot line adjacent to the proposed stormwater management pond, and in the northwestern portion of Lot 24, to screen the view of the developed area from Braddock Road. Additional plantings shall be provided along the western lot line (Lot 25) between the parking lot and the western lot line to supplement existing vegetation to screen the parking lot from the adjacent residential use if deemed necessary by Urban Forestry Management (UFM). The size, species and location of plantings shall be provided in consultation with UFM.

9. Foundation plantings and shade trees shall be provided around the church building to soften the visual impact of the structures. The species, size and location shall be determined in consultation with UFM of DPWES.

10. Parking lot landscaping shall be provided in accordance with Article 13 of the Zoning Ordinance.

11. The barrier requirement shall be waived along all lot lines.

12. The limits of clearing and grading shall be the minimum amount feasible as determined by DPWES and shall be no greater than shown on the special permit plat. Prior to any land disturbing activity, a grading plan which establishes the limits of clearing and grading necessary to construct the improvements shall be submitted to DPWES, including UFM, for review and approval. Prior to any land disturbing activities, a pre-construction conference shall be held on-site between DPWES, including UFM, and representatives of the applicant to include the construction site superintendent responsible for the on-site construction activities. The purpose of this meeting shall be to discuss and clarify the limits of clearing and grading, areas of tree preservation, tree protection measures, and the erosion and sedimentation control plan to be implemented during construction.

13. In no event shall any area on the site be left denuded for a period longer than 14 days except for that portion of the site in which work will be continuous beyond 14 days.

14. The applicant shall submit a tree preservation plan as part of the first and all subsequent site plan submissions. The preservation plan shall be prepared by a professional with experience in the preparation of tree preservation plans, such as a certified arborist or landscape architect, and shall be subject to the review and approval of Urban Forest Management, DPWES.

The tree preservation plan shall consist of a tree survey that includes the location, species, size, crown spread and condition rating percentage of all trees 10 inches in diameter and greater, and 20 feet to either side of the limits of clearing and grading shown on the special permit plat for the entire site. The tree preservation plan shall provide for the preservation of those areas shown for tree preservation, those areas outside of the limits of clearing and grading shown on the plat, and those additional areas in which trees can be preserved as a result of final engineering. The condition analysis ratings shall be prepared using methods outlined in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture. Specific tree preservation activities that will maximize the survivability of trees identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, and others as necessary, shall be included in the plan."

All tree preservation-related work occurring in or adjacent to tree preservation areas shall be accomplished in a manner that minimizes damage to vegetation to be preserved including any woody, herbaceous or vine plant species that occurs in the lower canopy environment, and to the existing top soil and leaf litter layers that provide nourishment and protection to that vegetation. Any removal of any vegetation or soil disturbance in tree preservation areas including the removal of plant species that may be perceived as noxious or invasive, such as poison ivy, greenbrier, multi-floral rose, etc. shall be subject to the review and approval of Urban Forest Management, DPWES.

The use of motorized equipment in tree preservation areas will be limited to hand-operated equipment such as chainsaws, wheel barrows, rake and shovels. Any work that requires the use of motorized equipment, such as tree transplanting spades, skid loaders, tractors, trucks, stump-grinders, etc., or any accessory or attachment connected to this type of equipment shall not occur unless pre-approved by UFM, DPWES.

The applicant shall 1) root prune, 2) mulch, and 3) provide tree protection fencing in the form of four foot high, 14 gauge welded wire attached to 6 foot steel posts driven 18 inches into the ground and placed no further than 10 feet apart, or other forms of tree protection fencing approved by Urban Forest Management, DPWES for all tree preservation areas. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets and demolition plan sheets of the site plan submission. The details for these treatments shall be reviewed and approved by Urban Forest Management, DPWES, accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to the following:

- Root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches.
- Root pruning shall take place prior to any clearing and grading, or demolition of structures.
- Root pruning shall be conducted with the supervision of a certified arborist.
- Tree protection fence shall be installed immediately after root pruning, and shall be positioned directly in the root pruning trench and backfilled for stability, or just outside the trench within the disturbed area.
- Immediately after the phase II E&S activities are complete, mulch shall be applied at a depth of 4 inches extending 10 feet inside the undisturbed area without the use of motorized equipment
- An Urban Forest Management, DPWES, representative shall be informed when all root pruning and tree protection fence installation is complete.

15. A minimum of 60% of the site shall be preserved as undisturbed open space. There shall be no clearing or grading of any vegetation except for dead or dying vegetation, as determined by UFM. No structures or fences shall be permitted in the area of undisturbed open space.

16. If public sanitary sewer is not available, a special permit amendment will be required to incorporate a septic drainfield on the site.

17. If blasting is required, and before any blasting occurs on the application property, the applicant will insure that blasting is done per Fairfax County Fire Marshal requirements and all safety recommendations of the Fire Marshal, including, without limitation, the use of blasting mats, shall be implemented.

18. If DPWES, in coordination with the Air Quality and chemical Hazards Section of the Health Department and with the Soil Science Office, determines that a potential health risk exists caused by the presence of rock containing asbestos on the site, the developer shall:

    a. Take appropriate measures as determined by the Health Department to alert all construction personnel as to the potential health risk.

    b. Commit to appropriate construction techniques as determined by DPWES, in coordination with the Air Pollution Control Division and with the Soil Science Office, to minimize this risk. Such techniques may include, but shall not be limited to, dust suppression measures during all blasting and drilling activities, covered transportation of removed material presenting this risk and appropriate disposal.

19. Any proposed lighting shall be provided in accordance with the Performance Standards contained in Part 9 (Outdoor Lighting Standards) of Article 14 of the Zoning Ordinance. All lighting shall be full cut-off luminaries and shall be controlled by timers (except for security lighting). No uplighting of landscaping, signage or architecture shall be permitted.

20. The maximum height of the building, measured from the lowest ground level to the top of the building, excluding the spire, shall be 60 feet.

21. Unless required by DPWES to construct a dry stormwater detention pond, the applicant shall provide bioretention Stormwater management/Best Management Practices facilities that include, to the extent possible, plant materials that can assist in screening the development from Braddock Road. Subject to approval by DPWES, the pond shall be designed with structural elements to increase holding time, such as sediment traps and forebays and/or trickle ditch check dams to divert water into the pond floor. The pond shall be designed to encourage the establishment of a shallow marshy wetland floor to create a naturalized planted environment.

22. The applicant shall obtain a sign permit for any proposed sign in accordance with the provisions of Article 12 of the Zoning Ordinance.

23. A geo-technical engineering and soil study shall be submitted to DPWES for review and approval as determined necessary by DPWES and implemented as determined by DPWES.

24. Notwithstanding that which is shown on the plat, the temporary trailers and associated

parking shall be placed on Lot 25 in an area to be cleared for the main place of worship, driveway, and/or parking lot.

25 The temporary trailer depicted on the plat shall be approved for a time period not to exceed three (3) years from the date of the approval of the special permit. Development Conditions numbers 1, 2, 3, 4, 16, 19, 22 and 25 shall be implemented prior to the issuance of the Non-RUP for the trailer. The trailer shall have a maximum of 100 seats. Thirty-three (33) parking spaces shall be provided prior to issuance of the Non-RUP for the trailer, in an area now depicted as a parking area on the Special Permit Plat. Additionally, the access road shall be constructed and transitional screening along Braddock Road adjacent to the access road, as depicted on the plat, shall be installed prior to issuance of the Non-RUP for the trailer.

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

Pursuant to Sect.8-015 of the Zoning Ordinance, this special permit shall automatically expire, without notice, thirty (30) months after the date of approval unless construction has commenced and been diligently prosecuted. The Board of Zoning Appeals may grant additional time to establish the use if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special permit. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

Mr. Hart seconded the motion which carried by a vote of 5-0. Mr. Beard and Ms. Gibb were absent from the meeting.

*This decision was officially filed in the office of the Board of Zoning Appeals and became final on November 29, 2005. This date shall be deemed to be the final approval date of this special permit.

A Copy Teste:

Paula A. McFarland, Deputy Clerk
Board of Zoning Appeals

SPECIAL PERMIT PLAT

SRI VENKATESWARA LOTUS TEMPLE OF VIRGINIA

OWNER INFORMATION :

AHARAM RAVI, AHARAM VASANTHI
12501 BRADDOCK RD
FAIRFAX , VIRGINIA 22030

NOTES

1. THE PROPERTY DELINEATED ON THIS PLAT IS IDENTIFIED B ASSESSMENT MAPS AS REFERENCE NO. 046-2-01 , PARC (24 & PARCEL 25 AND IS ZONED R-C.
2. CURRENT OWNERS: AHARAM, RAVI & AHARAM, VASANTH DEED BOOK 14720 PAGE 2047 & D.B. 517 PAGE 491.
3. BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A CURRENT FIELD SURVEY BY OTHERS. TOPO BASED ON , , AL SURVEY.
4. BEARINGS BASED ON VCS NAD 1927 NORTH.
5. THE ADDRESS OF THIS PROPERTY IS 12301 & 12519 BRA (CK RD.
6. THE STREETS SHOWN HEREON ARE PUBLIC RIGHTS OF W
7. NO TITLE REPORT FURNISHED.
8. FAIRFAX COUNTY CONTROL MONUMENTS USED: BLAKE (94) FAIRFAX 2 AZ.
9. CONTOUR INTERVAL : 2 FEET
10. THIS SITE TO BE SERVED BY PUBLIC WATER & EXISTIN SEWER FORCE MAIN .
11. A SIGN PERMIT SHALL BE OBTAINED FOR THE PROPOSED N AND SHALL MEET ALL REQUIREMENTS OF ARTICLE 12 OF FAIRFAX COUNTY ZO ORDINANCE.
12. PARKING LOT LIGHTS SHALL BE MAX. OF 12 FT HEIGHT (OWARD FOCUSING, NON-GLARE TYPE.
13. APPLICANT REQUEST A WAIVER OF BARRIER REQUIREMENTS (ONG THE NORTHERN LOT LINE OF THE PROPERTY.
14. APPLICANT REQUEST A MODIFICATION OF BARRIER REQUIR HT ALONG THE EASTERN AND A WAIVER OF BARRIER REQUIREMENT ALONG THE WE N LOT LINE OF THE PROPERTY.
15. STORM WATER DETENTION TO BE PROVIDED IF NOT WAIVE FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS. BMP TO BE PROVIDED.
16. AT THE TIME OF FINAL SITE PLAN APPROVAL, THE LOCA OF LIMITS OF CLEARING AND GRADING MAY CHANGE SLIGHTLY DUE TO FINAL EN ING.
17. THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH TH COMPREHENSIVE PLAN OF FAIRFAX COUNTY. OPTED
18. THE PROPOSED DEVELOPMENT CONFORMS TO THE PROVISI OF ALL APPLICABLE ORDINANCES, REGULATIONS & ADOPTED STAND S.
19. EROSION & SEDIMENT CONTROL WILL CONFORM TO ALL A ABLE LOCAL COUNTY & STATE STANDARDS.
20. TO THE BEST OF OUR KNOWLEDGE NO GRAVE SITE IS LOC ON THIS SITE.
21. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO TOXIC RIALS OR AUTOMOBILE FUEL FOUND OR PROPOSED TO BE STORED ON THIS SITE.
22. THE PROPOSED FREESTANDING SIGN SHALL NOT EXCEED A F. IN AREA OR 8 FT. IN HEIGHT, AND SHALL MEET ALL REQUIREMENTS OF ARTICLE 12 OF AX COUNTY ZONING ORDINANCE.
23. OVERLAY DISTRICT : WATER SUPPLY PROTECTION
24. THERE IS NO FLOOD PLAIN,RPA & EQC LOCATED ON THIS
25. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTIN TILITY EASEMENT OF 25 FT. OR MORE, AND ANY MAJOR UNDERGROUND UTILITY EASEM REGARDLESS OF WIDTH EXCEPT AS SHOWN ON THE PLAT.
26. ALL EXISTING STRUCTURES TO BE REMOVED.
27. THE PROPOSED LOCATION OF BMP, SWM AND THE RELATED SIGN CALCULATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE AT THE TIME OF F A SITE PLAN.

LANDSCAPE NOTES

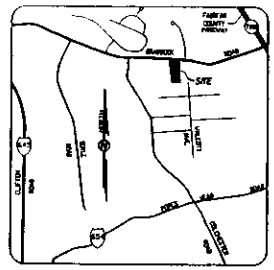
AT TIME OF FINAL SITE PLAN, PLANT LOCATIONS MAY BE M FIED IF NECESSARY DUE TO CHANGES IN FINAL ENGINEERING OR LO N OF UTILITY EASEMENTS.

PLANT MATERIAL SHOWN ON THIS PLAN IS REPRESENTATIVE NOT NECESSARILY LIMITED TO THE VARIETIES LISTED IN THE SCHEDULE.

LOCATION AND SPECIES OF THE PLANT MATERIAL SHOWN ARE SUBJECT TO CHANGES DUE FINAL ENGINEERING, BUT QUANTITIES WILL BE TO THAT REPRESENTED ON THIS PLAN.

INDEX

1) COVER SHEET
2&2A) SPECIAL PERMIT PLAT
3) PRELIMINARY SWM AND BMP PLAN
4&5) EXISTING VEGETATION PLAN



VICINITY MAP
SCALE: 1" = 2000'

SITE TABULATION :

EX. SITE AREA : 15.6421 AC

PROPOSED BUILDING GROSS FLOOR AREA (NOT INCLUDING CELLAR) = 20,000 S.F.

USE : RELIGIOUS ASSEMBLY (364 PERSON SEATING IN PRIMARY PLACE OF WORSHIP)

MAX. FAR ALLOWED : 0.10
FAR PROVIDED = 0.03

SETBACK REQUIREMENTS :

ZONED : R-C

FRONT : 50 DEGREE ANGLE OF BULK PLANE, NOT LESS THAN 40 FT
SIDE : 45 DEGREE ANGLE OF BULK PLANE, NOT LESS THAN 20 FT
REAR : 45 DEGREE ANGLE OF BULK PLANE, NOT LESS THAN 25 FT

MAX. BUILDING HEIGHT ALLOWED : 60 FT
MAX. BUILDING HEIGHT PROVIDED : 36 FT (MAIN BLDG), 50' (PETALS) & 65' (DOME, ACC. STRUCTURE)

PARKING TABULATION :

USE : RELIGIOUS ASSEMBLY (364 PERSON SEATING IN PRIMARY PLACE OF WORSHIP)

PARKING SPACES REQUIRED : (1 SP./4 SEATS) = 91 SPACES
PARKING SPACES PROVIDED = 142 SPACES INCLUDING 5 H.C. SPACES

H.C. SPACES REQUIRED = 6
H.C. SPACES PROVIDED = 6
LOADING SPACES REQUIRED = NONE
LOADING SPACES PROVIDED = NONE

OPEN SPACE TABULATION :

OPEN SPACE REQUIRED : 50% TOTAL SITE AREA= 50% (15.6421 AC.) =7.8211 AC.
OPEN SPACE PROVIDED = 10.0 AC., OR 63.93%

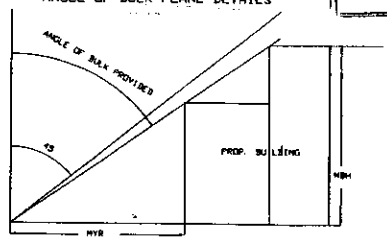
INTERIOR PARKING LOT LANDSCAPING REQUIRED :
5% OF TOTAL AREA OF PARKING LOT = 2,408 S.F.
INTERIOR PARKING LOT LANDSCAPING PROVIDED : 2,600 S.F. (5.40%)

TRIP GENERATION RATES:

TRIP GENERATION PER ITE 6TH EDITION (CHURCH)
AVERAGE SUNDAY VEHICLE TRIP PER 1000 S.F. G.F.A.
TOTAL GFA (PHASE I & II)
(21,456 AVG TRIP RATE)(20,000 S.F.) = 689 VPD
WEEKDAYS :
(7.699 AVG. TRIP RATE)(20,000 S.F.) = 154 VPD

SP 2004-SP-05
APPROVED SPECIAL PERMIT PLAT
11-29-05
1 of 7

ANGLE OF BULK PLANE DETAILS



ALLOWED :
ANGLE OF BULK = 45
HBH = 60'
HYR = 20'

PROVIDED :

EAST SIDE
HBH = 36'
HYR = 492.0'
ANGLE OF BULK = 78.8

WEST SIDE
HBH = 36'
HYR = 142.3'
ANGLE OF BULK = 75.34

RECEIVED
Department of Planning & Zoning
OCT 06 2005
Zoning Evaluation Div.

COMMONWEALTH OF VIRGINIA
10/6/05
HANOO MATHI
NO. 01700

NO.	DATE	DESCRIPTION	BY
5	10/06/05	REVISE BLDG	HM
4	8/26/05	RELOCATE BLDG TO 2-B	HM
3	2/28/05	PROP E/F EASEMENT	FS
2	01/24/05	PROPOSED ENTRANCE TO THE SITE	FS
1	11/18/04	SCHEDULE LOT LINE ADJUSTMENT	FS
		TOTAL SITE AREA, HELIOT PARKING	
		REVISION BLOCK	BY

PROFESSIONAL DESIGN GROUP, INC.
14301-B BULLFIELD CIRCLE, SUITE 202
CHANTILLY, VIRGINIA 20021
PHONE (703) 631-2344
FAX. (703) 378-2102
ENGINEERS, SURVEYORS, CONSULTANT

COVER SHEET
SRI VENKATESWARA
LOTUS TEMPLE OF VIRGINIA
SPRINGFIELD DISTRICT, FAIRFAX COUNTY, VIRGINIA

DESIGN BY: F.S.
DRAWN BY: F.S.
CHECKED BY: H.M.
JOB NO.: 00089
SCALE: AS NOTED
DATE: MAY 6, 2004
DRAWING NO.:
SHEET 1 OF 5

LEGEND

- MONUMENT FOUND
- MONUMENT SET
- BENCHMARK
- EX. 8"-16" PINE
- EX. TREE
- POWERPOLE
- OVERHEAD WIRE
- PROF. TEST W/ ELEV.
- OVERHEAD ELECTRIC
- EXISTING CONTOUR
- EXISTING TREE LINE
- PROP. LANDSCAPING TREE
- LARGE EVERGREEN TREES
- MEDIUM EVERGREEN TREES
- LARGE DECIDUOUS TREES
- SHRUB

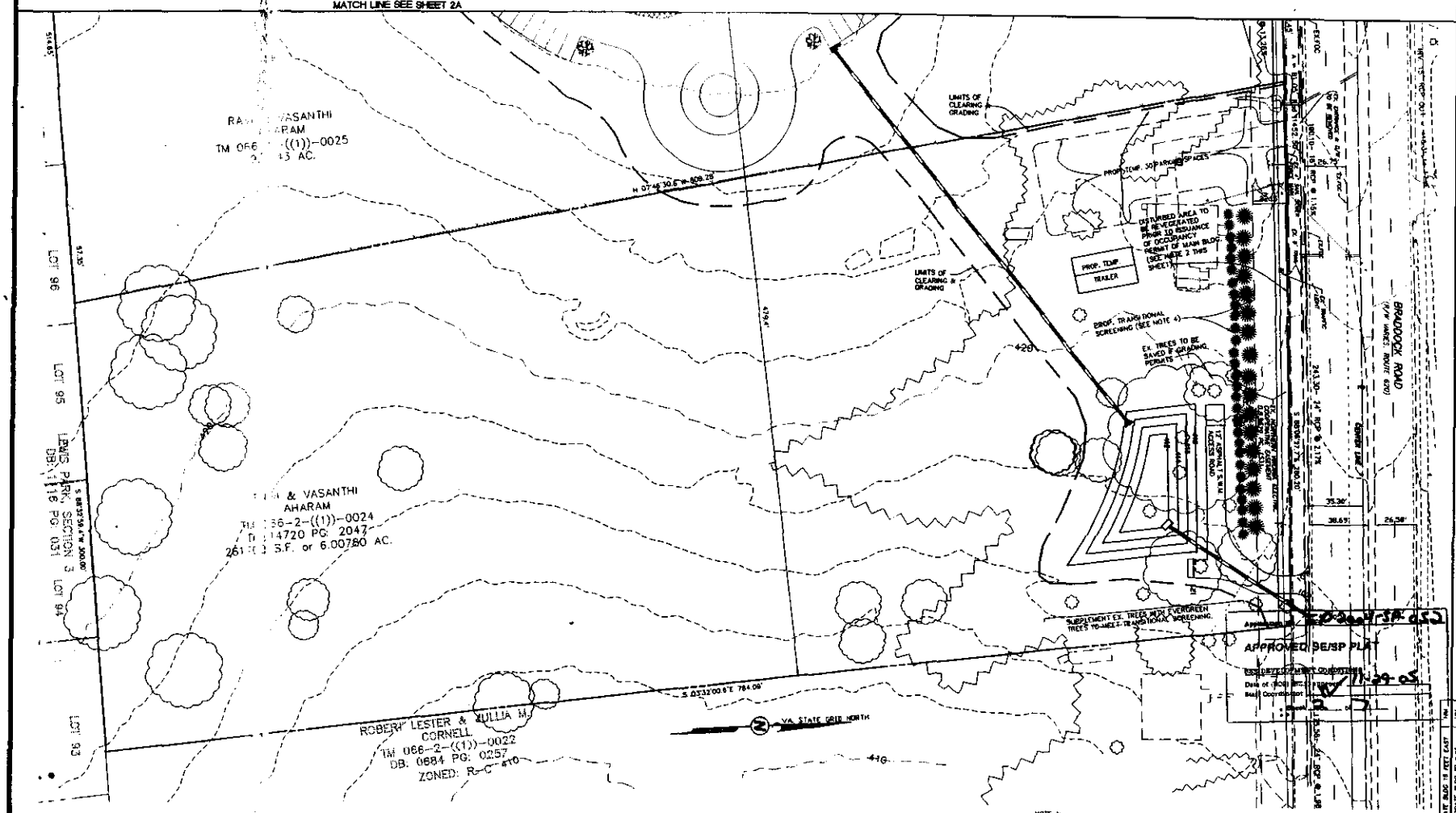
PLANTING LEGEND

- TREE
- BUSH
- HERBACEOUS COVER
- SAND BED

NOTE 1:
BIORETENTION GARDEN TO BE USED AS AN ALTERNATIVE DEVICE FOR BMP PURPOSES IF THE STORM WATER DETENTION IS WAIVED BY FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS AT THE TIME OF FINAL SITE PLAN.

NOTE 2:
COVER TYPE B TREES SHALL BE USED AS SHOWN ON THE EXISTING VEGETATION PLAN. TABLE 1 (WHITE OAK, WILLOW OAK, ASH & PIN OAK)

NOTE 3:
THE TEMPORARY TRAILER, PARKING & EXISTING HOUSE TO BE REMOVED & AREA REVEGETATED PRIOR TO ISSUANCE OF OCCUPANCY PERMIT.



NOTE 4:
THE TRANSITIONAL SCREENING SHALL CONTINUE TO EX. TREE LINES UPON REMOVAL OF TEMPORARY PARKING, TRAILER & EX. HOUSE, BUT BEFORE ISSUANCE OF OCCUPANCY PERMIT.

COMMONWEALTH OF VIRGINIA
10/04/05
HOWARD MATTIN
No. 017
PROFESSIONAL ENGINEER

NO.	DATE	DESCRIPTION	BY
5	10/04/05	RELOCATE BLDG 15 FEET EAST	HM
4	6/25/05	RELOCATE BLDG 15 FEET	FS
3	02/28/05	PROPOSED 5' EX. EASEMENT	FS
2	05/24/05	PROPOSED DITCH ALONG W/ SITE	FS
1	11/18/04	SPACING, LOT LINE ADJUSTMENT	FS
		TOTAL SITE AREA, ADDP PARKING	

REVISION BLOCK

PROFESSIONAL DESIGN GROUP, INC.
14201-B SULLYFIELD CIRCLE, SUITE 202
CHANTILLY, VIRGINIA 20151
PHONE (703) 631-2344
FAX (703) 378-2102
ENGINEERS, SURVEYORS, CONSULTANT

SPECIAL PERMIT PLAT
SRI VENKATESWARA
LOTUS TEMPLE OF VIRGINIA
SPRINGFIELD DISTRICT FAIRFAX COUNTY, VIRGINIA

DESIGN BY FS | SCALE 1"=30'
DRAWN BY FS | DATE AUG 6, 2004
CHECKED BY HM | DRAWING NO. SP 01
JOB NO. 00001 | SHEET 2 OF 3

Y:\BRADDOCK_ROAD\LS 3-9.dwg, 10/4/2005 5:24:52 PM

NOTE: THE EXISTING HOUSE TO BE REMOVED UPON SUCH [illegible] THAT THE OCCUPANT HAS VACATED THE HOUSE OR PRIOR TO OCCUPANCY [illegible] PLAT

MCCLEAN DORSEY'S NEW ACRES
TM 18B-2-(13) 0001
ZONED R-C

N 0°46'30" W

VA. STATE GRID NORTH

831.05'

LIMITS OF CLEARING & GRADING

PROP. SANI-SEW HOLDING TANK & PUMP

PROP. SAN. SEW.

PROP. SEW SEE NOTE 22 ON SHEET ONE

LIMITS OF CLEARING & GRADING

EX. VEGETATION TO BE SAVED

TOTAL AREA = 8.634 AC.

WORSHIP

POOL

PLAZA

22 spaces

18 spaces

13 spaces

20 spaces

STORM DR.

LOT 100

LOT 99

LOT 98

S 85°33'00" W

338.5'

299.3'

MATCH L[illegible] SEE SHEET 2

Application No. SE/SP 05-52

APPROVED SE/SP PLAT

SEE DEVELOPMENT CONDITIONS

Date of (BOS) (BSA) approval 11-29-05

Staff Coordinator

Sheet 3 of 7

COMMONWEALTH OF VIRGINIA
11/08/05
HANS MATH
LICENSED PROFESSIONAL ENGINEER

NO	DATE	DESCRIPTION	BY
5	10/04/05	RELOCATE BLDG 18 FEET EAST	PM
4	6/23/05	RELOCATE BLDG TO # 22	PS
3	07/24/05	PROPOSED ENTRANCE TO THE SITE	PS
2	07/18/04	SCREENING, LOT LINE ADJUSTMENT	PS
1		TOTAL SITE AREA, AREA OF PARKING	

REVISION BLOCK

PROFESSIONAL DESIGN GROUP, INC.
14301-B BALLFIELD CIRCLE, SUITE 202
CHANTILLY, VIRGINIA 20151
PHONE (703) 631-2344
FAX (703) 378-2102
ENGINEERS, SURVEYORS, CONSULTANT

SPECIAL PERMIT PLAT

SRI VENKATESWARA LOTUS TEMPLE OF VIRGINIA

SPRINGFIELD DISTRICT FAIRFAX COUNTY, VIRGINIA

DESIGN BY:	PS
DRAWN BY:	PS
CHECKED BY:	HM
JOB NO:	00262
SCALE:	1"=50'
DATE:	MAY 6, 2004
DRAWING NO.:	1A.1.01
SHEET 2A	OF 3

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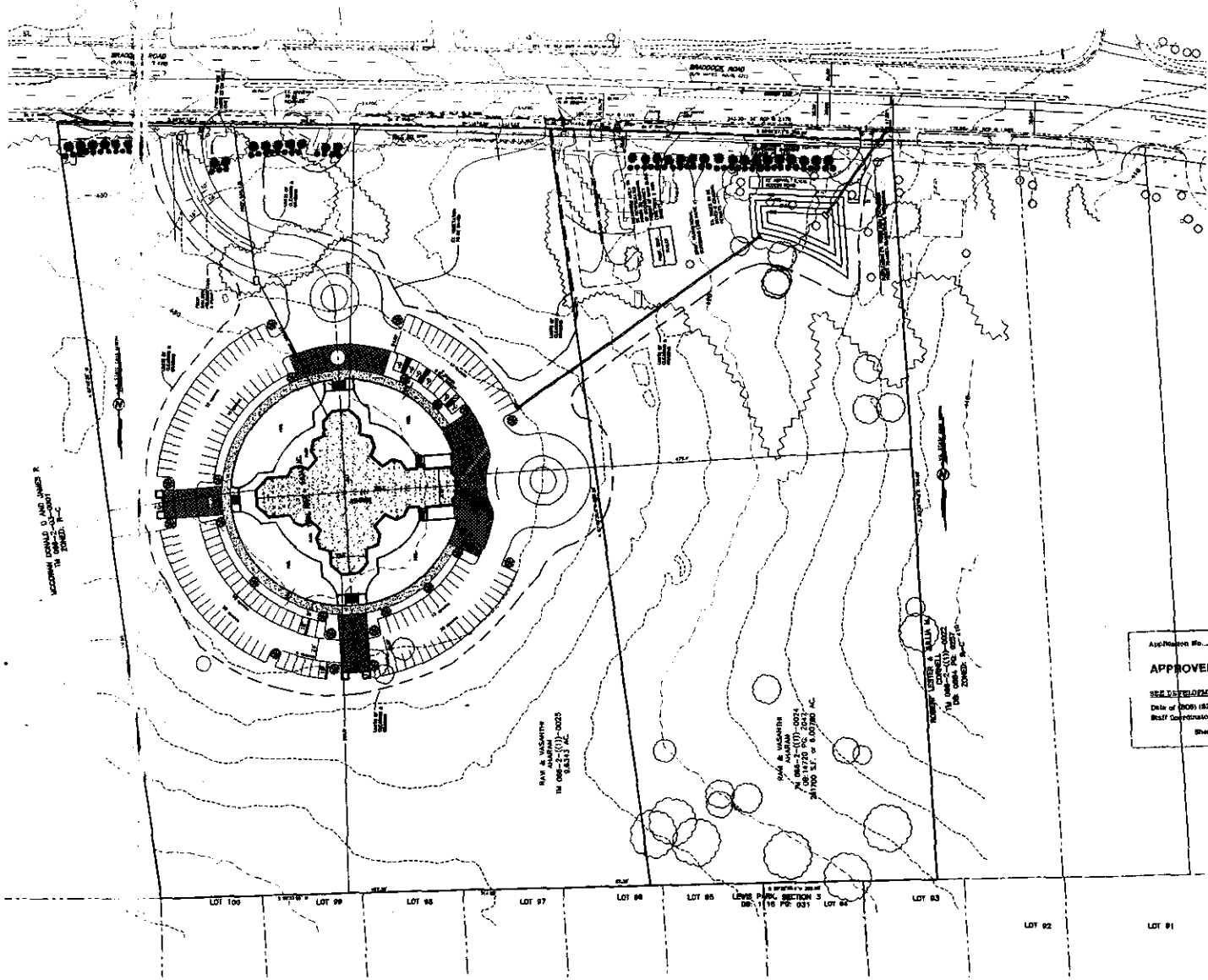

NO.	DATE	DESCRIPTION	BY
4	10/04/05	RELOCATE BLDG 15 TEST CUT	HM
3	8/25/05	RELOCATE BLDG TO P.23	HM
2	10/25/03	IMPROVED DRIVEWAY TO THE SITE	FS
1	11/18/04	IMPROVED LOT LINE ADJUSTMENTS	FS
		TOTAL SITE AREA, AREA OF PARKING	
		REVISION BLOCK	

PROFESSIONAL DESIGN GROUP, INC.
ENGINEERS, SURVEYORS, CONSULTANT
14301-B BALLYFIELD CIRCLE, SUITE 202
CHANTILLY, VIRGINIA 20151
PHONE (703) 631-2344
FAX (703) 378-2102

OVERALL PLAN
SRI VENKATESWARA
LOTUS TEMPLE OF VIRGINIA
SPRINGFIELD DISTRICT FAIRFAX COUNTY, VIRGINIA

DESIGN BY: FS
DRAWN BY: FS
CHECKED BY: HM
JOB NO. 00082
SCALE: 1"=50'
DATE: MAY 6, 2004
DRAWING NO. KX-07
SHEET 4B OF 5

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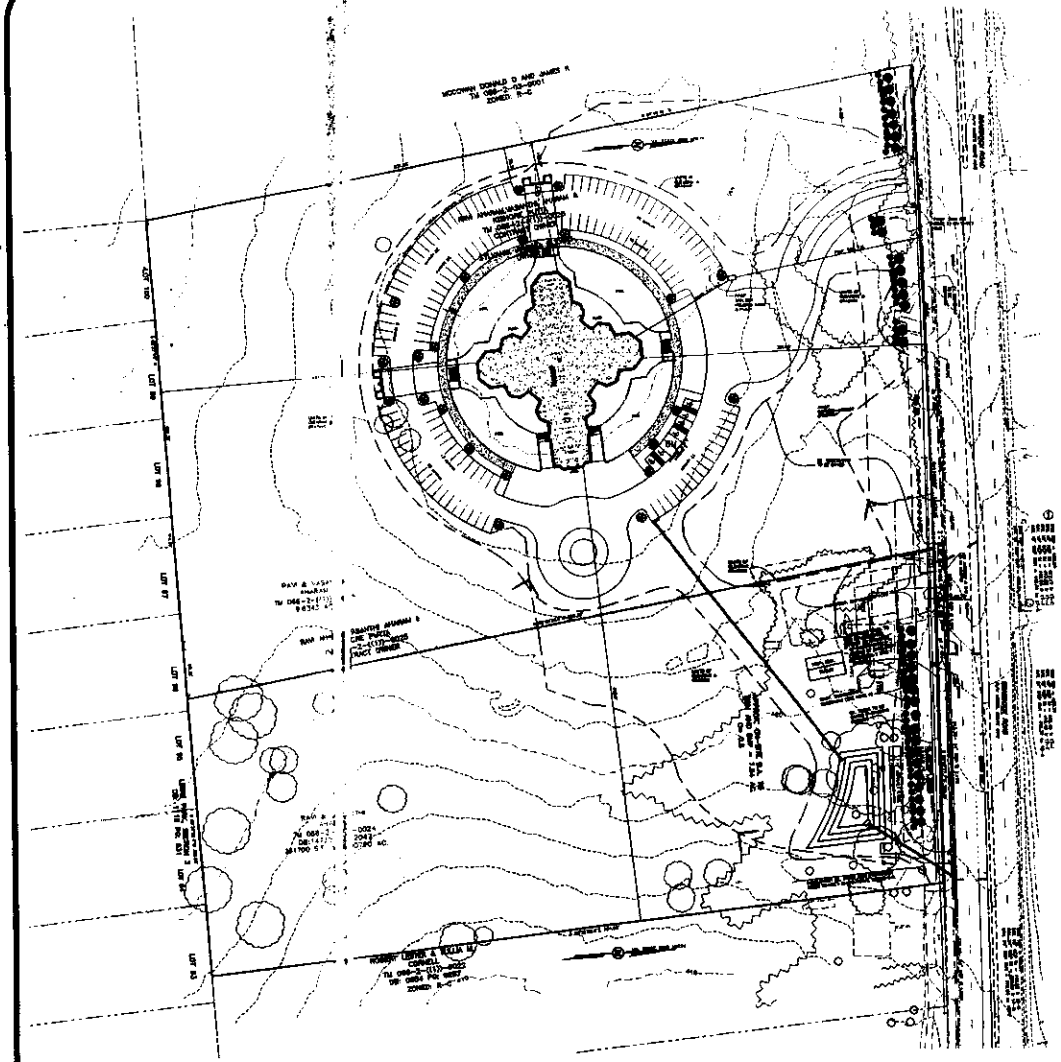

IMPERVIOUS AREA:
PRE-DEVELOPED : 0.15 AC.
POST-DEVELOPED = 2.97 AC.
C PRE-DEV. = 0.25
C POST-DEV. = (0.25)(12.67) + (0.9)(2.97)/15.67 = 0.37

PRELIMINARY SWM AND BMP NARRATIVE:
TOTAL SITE AREA : 15.64 AC.
Q2YR. PRE-DEV. = 21.3 CFS
Q10YR. PRE-DEV. = 28.42 CFS
Q2YR. POST-DEV. = 31.54 CFS
Q10YR. POST-DEV. = 42.07 CFS

INCREASE IN RUN-OFF:
Q2YR. = 10.23 CFS
Q10YR. = 13.64 CFS

TOTAL IN-FLOW TO THE POND:
DA TO POND = 7.54 AC.
Q2YR. = 15.20 CFS
Q10YR. = 20.28 CFS
MAXIMUM ALLOWABLE OUT FLOW FROM DETENTION :
Q2YR. = 4.97 CFS
Q10YR. = 6.64 CFS

STORAGE REQUIRED FOR BMP, 2YR. & 10YR. STORM DETENTION : 11,000 C.F.
STORAGE PROVIDED FOR BMP, 2YR. & 10YR. STORM DETENTION : 20,000 C.F.
NOTE: THE 50% BMP PHOSPHORUS REMOVAL REQUIREMENT FOR THE SITE WILL BE MET THROUGH THE PROPOSED 50% OPEN SPACE AND BMP FACILITY AT THE TIME OF FINAL SITE PLAN.

OUTFALL NARRATIVE :
THE STORM RUN-OFF FROM THIS SITE WILL BE COLLECTED THROUGH PROPOSED CLOSED STORM SEWER SYSTEM INTO THE STORM WATER DETENTION POND AND WILL DISCHARGE INTO THE EXISTING CLOSED STORM SEWER SYSTEM ON BRADDOCK ROAD AND FINALLY OUTFALLS TO FLOOD PLAIN LIMITS OF PINEY BRANCH.
THE EXISTING STORM SEWER CAPACITY WILL BE VERIFIED AT THE TIME OF FINAL SITE PLAN TO INSURE ITS ADEQUACY BUT SINCE AN ON-SITE STORM WATER DETENTION HAS BEEN PROVIDED, THERE SHALL BE NO IMPACT ON THE EXISTING STORM SEWER SYSTEM. THIS IS WITHIN POPES HEAD CREEK WATERSHED.
IN OUR OPINION THERE IS ADEQUATE OUT FALL TO CARRY THE RUN-OFF FROM THIS SITE AND THE REQUIREMENTS OF THE ADEQUATE OUTFALL OF THE PFM WILL BE SATISFIED AT THE TIME OF FINAL SITE PLAN.

Application No. SP 2004-SP-002
APPROVED SE/SP PLAT
SEE DEVELOPMENT CONDITIONS
Date of (BOS) (BZA) approval 11-29-05
Staff Coordinator
Sheet 5 of 7

LEGEND :
DRAINAGE DIVIDE

COMMONWEALTH OF VIRGINIA
8/26/05
HAMID NATHI
LIC. NO. 011-02
VIRGINIA ENGINEER

NO.	DATE	DESCRIPTION	BY
3	8/25/05	RELOCATE BLDG TO F.29	HM
2	2/28/05	PREP ACCESS	FS
1	1/24/05	PROPOSED ENTRANCE TO THE SITE	FS

REVISION BLOCK

PROFESSIONAL DESIGN GROUP, INC.
14301-H BALLYFIELD CIRCLE, SUITE 202
CHANTILLY, VIRGINIA 20151
PHONE (703) 631-2344
FAX (703) 378-2102
ENGINEERS, SURVEYORS, CONSULTANT

PRELIMINARY SWM AND BMP PLAN
SRI VENKATESWARA
LOTUS TEMPLE OF VIRGINIA
SPRINGFIELD DISTRICT FAIRFAX COUNTY, VIRGINIA

DESIGN BY:	FS
DRAWN BY:	FS
CHECKED BY:	HM
JOB NO.	00082
SCALE:	1"=60'
DATE:	MAY 6, 2004
DRAWING NO.	XX.XX
SHEET 3	OF 5

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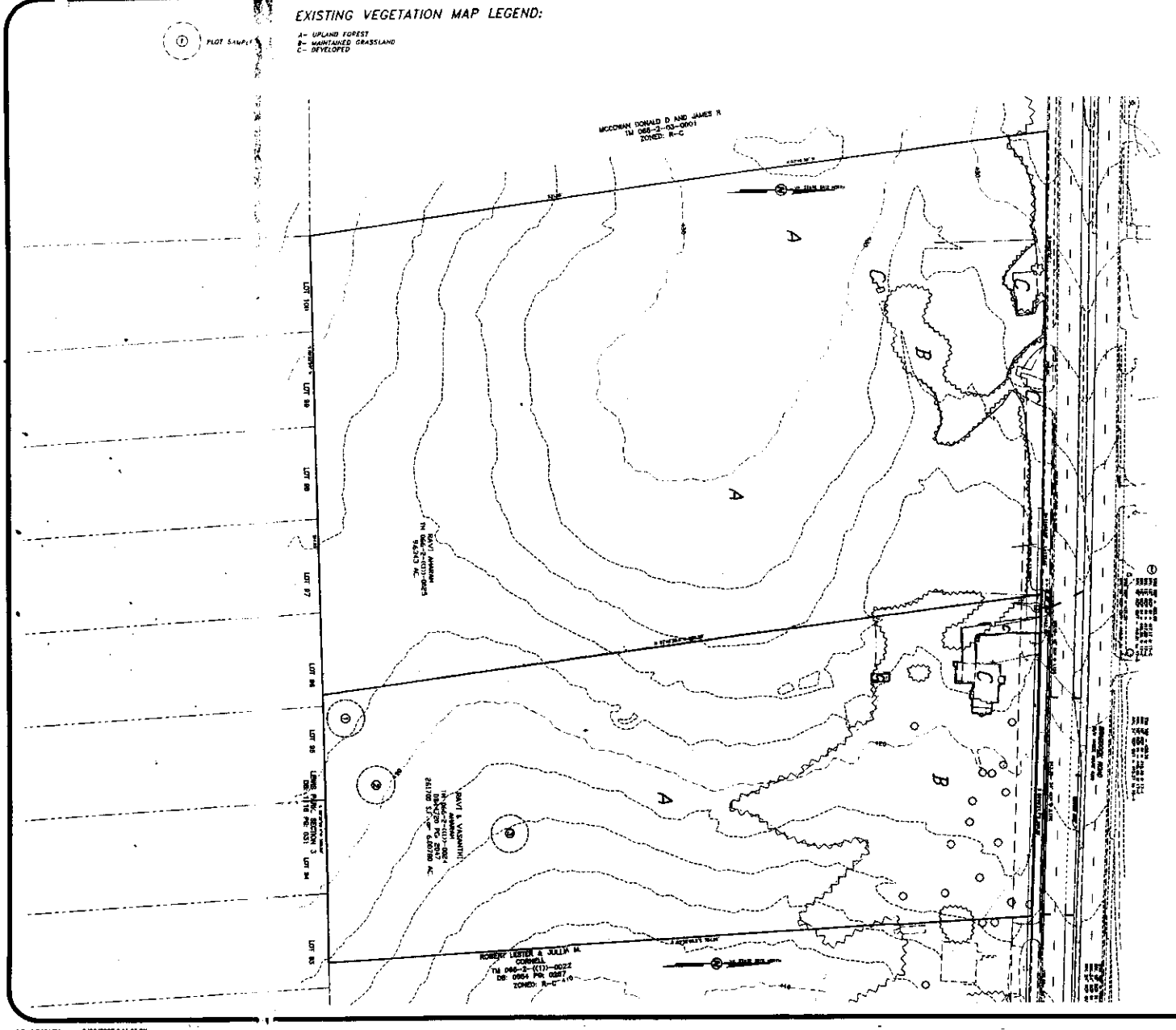
EXISTING VEGETATION MAP LEGEND:

A- UPLAND FOREST
B- MAINTAINED GRASSLAND
C- DEVELOPED



Application No. SP 2004-SP-052

APPROVED SE/SP PLAT

ERE DEVELOPMENT CONDITIONS

Date of (BOS) (BEA) approval 11-29-05

Staff Coordinator SV

Sheet 6 of 7

COMMONWEALTH OF VIRGINIA
8/29/05
HAMID MATIN
No. 017882
PROFESSIONAL ENGINEER

NO.	DATE	DESCRIPTION	BY
2	8/29/05	INCLUDE PARCEL 25	HM
1	11/18/04	SCREENING LOT LINE ADJUSTMENT	FS
		TOTAL SITE AREA NO.OF PARKING	
		REVISION BLOCK	

PROFESSIONAL DESIGN GROUP, INC.
14301-B SULLYFIELD CIRCLE, SUITE 202
CHANTILLY, VIRGINIA 22021
ENGINEERS, SURVEYORS, CONSULTANT
PHONE (703) 631-2344
FAX (703) 378-2102

EXISTING VEGETATION PLAN
SRI VENKATESWARA
LOTUS TEMPLE OF VIRGINIA
SPRINGFIELD DISTRICT FAIRFAX COUNTY, VIRGINIA

DESIGN BY: FS
DRAWN BY: FS
CHECKED BY: HM
JOB NO.: 00082
SCALE: 1"=50'
DATE: MAY 6, 2004
DRAWING NO.: XX.XX
SHEET 4 OF 5

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	Cover Type	Primary Species	Successional Stage	Sex*	Acreage	Comments
A	Upland Forest	White Oak, Scarlet Oak, Hickory	Climax		13.63	*see condition
B	Mainstreet Greenspace	White Oak, Willow Oak, Ash, Hickory, Pin Oak	Climax		1.87	*see condition
C	Developed	N/A	N/A		0.14	*see condition
D						
E						
F						
TOTAL ACREAGE					15.64	

*Condition descriptions:

Cover Type A: Stand approved to be in overall good condition [illegible] predominantly White Oak with diameters ranging from sending to 24 inches or more

Cover Type B: Mainstreet form with several mature trees [illegible] Heavy remnants of adjacent Upland Forest.

Cover Type C: Structures and driveway

Cover Type D:

Cover Type E:

Lotus Temple Blvd

Prepared by: Gary Hatton
ISA #PD-0880A

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TABLE 2. COMPLETED SAMPLE DATA SHEET

Plot # 1

Overstory trees > or = 6 inch DBH	Number of trees in plot	List 3 to 6 most common understory species < or = 10 feet height within the plot:
White Oak	4	White Oak, Vaccinium Spp., Ash, Hickory, Red Oak
Hickory	2	
Scarlet Oak	1	

Comments:

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TABLE 2. COMPLETED SAMPLE DATA SHEET

Plot # 2

Overstory trees > or = 6 inch DBH	Number of trees in plot	List 3 to 6 most common understory species < or = 10 feet height within the plot:
White Oak	6	White Oak, Willow Oak, Ash, Hickory, Red Oak
Hickory	5	

Comments:

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TABLE 2. COMPLETED SAMPLE DATA SHEET

Plot # 3

Overstory trees > or = 6 inch DBH	Number of trees in plot	List 3 to 6 most common understory species < or = 10 feet height within the plot:
White Oak	4	White Oak, [illegible], Red Maple, Cherry, Red Oak

Comments:

Application No. SP 2004-SP-052

APPROVED SE/SP PLAT

SEE DEVELOPMENT CONDITIONS

Date of (BOS) (BZA) approval 11-29-05

Staff Coordinator SV

Sheet 7 of 7

COMMONWEALTH OF VIRGINIA
10/04/05
MARIO MATTA
No. 01782
PROFESSIONAL ENGINEER

NO.	DATE	DESCRIPTION	BY
1	11/18/04	SCREENING, LOT LINE ADJUSTMENT	FS
		TOTAL SITE AREA, NO.OF PARKING	

REVISION BLOCK

PROFESSIONAL DESIGN GROUP, INC.
14301-B SULLYFIELD CIRCLE, SUITE 202
CHANTILLY, VIRGINIA 22021
ENGINEERS, SURVEYORS, CONSULTANT
PHONE (703) 631-2344
FAX (703) 378-2102

EXISTING VEGETATION PLAN

SRI VENKATESWARA
LOTUS TEMPLE OF VIRGINIA

SPRINGFIELD DISTRICT FAIRFAX COUNTY, VIRGINIA

DESIGN BY: FS
DRAWN BY: FS
CHECKED BY: NM
JOB NO.: 00082
SCALE: N/A
DATE: MAY 6, 2004
DRAWING NO.: XX.XX
SHEET 5 OF 5

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8-006 General Standards

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

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

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

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

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

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

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

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

8. Signs shall be regulated by the provisions of Article 12; however, the BZA, under the authority presented in Sect. 007 below, may impose more strict requirements for a given use than those set forth in this Ordinance.

8-303 Standards for all Group 3 Uses

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

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

2. All uses shall comply with the performance standards specified for the zoning district in which located.

3. Before establishment, all uses, including modifications or alterations to existing uses, except home child care facilities, shall be subject to the provisions of Article 17, Site Plans.

8-308 Additional Standards for Churches, Chapels, Temples, Synagogues or Other Such Places of Worship With a Child Care Center, Nursery School or Private School

Churches, chapels, temples, synagogues and other such places of worship with a child care center, nursery school or private school of general or special education may be approved as a special permit use in accordance with the provisions of this Part or as a special exception use in accordance with the provisions of Part 3 of Article 9. The choice of whether to file an application for a special permit or special exception shall be at the applicant's discretion. In either event, such use shall be subject to the additional standards set forth in Sections 9-309 and 9-310.