

COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

SCI VIRGINIA FUNERAL SERVICES, INC. (FORMERLY NATIONAL MEMORIAL PARK, INCORPORATED), SPA 88-P-050-03 Appl. under Sect(s). 3-103 of the Zoning Ordinance to amend SP 88-P-050 previously approved for cemetery uses and structures to permit change in permittee and site modifications. Located at 7482 Lee Hwy., Falls Church, 22042, on approx. 76.34 ac. of land zoned R-1. Providence District. Tax Map 50-1 ((1)) 36. (Admin. moved from 8/3/11 at appl. req.) (Continued from 9/21/11) Mr. Hart 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 October 26, 2011; and

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

1. The applicant is the owner of the property.
2. The Board has a staff report recommending approval, and the rationale in the staff report is adopted generally.
3. This case has come a long way over the last couple of years.
4. The Board was not sure that they would get to this point by today, but in large part, the issues in dispute between staff and the applicant have been resolved in the most recent set of conditions.
5. The principal outstanding issues with the use are addressed with the development conditions, which mitigates the visual and other impacts from the cemetery on the neighbors and address the remediation of the existing situation with the placement of soil, particularly to the west, the side up against the neighbors.
6. A lot of that material is going to be removed, and the area will be revegetated.
7. The applicant also has to comply with certain other requirements, which the Board understands from both staff and the applicant, are intended to address the existing stormwater problem.
8. If the applicant does not, the Board still has some concerns, but the bottom line, with the approval, the impacts on the adjacent neighbors that are getting flooded now should be significantly improved.

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 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, SCI Virginia Funeral Services, Inc., (formerly National Memorial Park), only and is not transferable without further action of this Board, and is for the location indicated on the application, 7482 Lee Highway (76.34 acres), and is not transferable to other land.
2. This special permit amendment is granted only for the purposes, structures and/or uses as indicated on the special permit plat prepared by christopher consultants dated January 7, 2011, as revised through August 22, 2011, and Sheets 10A, 10C and 10D through August 26, 2011, and approved with this application, as qualified by these development conditions. This does not require that new crypts, columbaria, mausoleums, niches, decorative walls, ledgers, bong boons, be shown on the SPA plats provided they meet the language contained in Development Condition #37.
3. A copy of this special permit amendment 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 amendment is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES) as qualified by these conditions. Any plan submitted 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 approval of this special permit amendment is conditioned upon the applicant obtaining an Amended Final Court Order within three months of approval of this SPA to extend the completion date beyond December 31, 2011, to the extent not already addressed in the Final Order, if necessary.
6. A site plan (or minor site plan and/or rough grading plan if necessary) shall be submitted within 90 calendar days of the approval of this SPA and shall depict Phase I improvements (the area generally outside of the RPA) and Phase II improvements (the area generally inside the RPA) for the construction activities as depicted on the SPA plat. This plan shall include all areas of site disturbance and remediation. A full size copy of the approved SPA plat and development conditions shall be included with the first site plan submission and all subsequent site plan submissions.
7. The site plan shall be reviewed by County staff and shall be approved or comments provided within 60 calendar days. If not approved, the applicant shall resubmit or provide inserts with all comments clearly addressed within 30 calendar days.
8. Bond/escrow shall be posted prior to final plan approval. The plan shall be ready for distribution within 45 calendar days following staff recommendation of plan approval.
9. All construction activities as depicted as Phase I on the site plan shall be completed within 9 months of the commencement of the first site work, unless the findings in Condition #11

require additional permitting and remediation. All construction activities as depicted as Phase II on the site plan shall be completed within 18 months of the commencement of the first site work.

10. During the construction activities in Phase I and Phase II, no construction vehicles, or private vehicles of workers, shall be permitted to park on Holly Manor Drive to access the construction site.
11. The applicant shall remove all debris from the areas of the property that have been subject to unauthorized soil and debris storage and stockpiling, and such debris shall be disposed of appropriately off-site. Within these areas, all tree trunks, concrete and other materials larger in size than subsurface materials than would be expected to be encountered in the site's natural condition shall be considered to constitute debris.

During debris removal activities, the applicant shall provide on a weekly basis a report to the Fire and Rescue Department detailing all debris materials removed (identifying the types of materials encountered and the relative prevalence of each type of material) and the disposition of these materials.

If warranted by any of the debris removal reports as determined by the Fire and Rescue Department, a monitoring program shall be pursued in order to determine if soil, surface water, or ground water contaminants are present on the property and/or have migrated from the property. If such a program is pursued, monitoring parameters shall be subject to the approval of the Fire and Rescue Department.

If contaminants are detected in concentrations requiring remedial action, a remediation program shall be performed in accordance with all applicable Federal, State, and County requirements. Sufficient documentation of completion of the remediation program (with the possible exception of long term follow-up monitoring efforts) or an appropriate corrective action plan consistent with the proposed development shall be provided to the Fire and Rescue Department.

12. Tree Preservation: The applicant shall submit a Tree Preservation Plan and Narrative as part of the first and all subsequent plan submissions. The preservation plan and narrative shall be prepared by a Certified Arborist or a Registered Consulting Arborist, and shall be subject to the review and approval of the Urban Forest Management Division (UFMD), DPWES.

The tree preservation plan shall include a tree inventory that identifies the location, species, critical root zone, size, crown spread and condition analysis percentage rating for all individual trees located within the tree save area living or dead with trunks 8 inches in diameter and greater (measured at 4 ½ -feet from the base of the trunk or as otherwise allowed in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture) and 35 feet outside of the proposed limits of clearing and grading. The tree preservation plan shall provide for the preservation of those areas shown for tree preservation, those areas outside of the limits of disturbance shown on the special permit amendment and those additional areas in which trees can be preserved as a result of final engineering. The tree

preservation plan and narrative shall include all items specified in the Tree Conservation Ordinance. Specific tree preservation activities that will maximize the survivability of any tree identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, and others as necessary, shall be included in the plan.

13. Tree Preservation Walk-Through: The Applicant shall retain the services of a certified arborist or Registered Consulting Arborist, and shall have the limits of clearing and grading marked with a continuous line of flagging prior to the walk-through meeting. During the tree-preservation walk-through meeting, the Applicant's certified arborist or landscape architect shall walk the limits of clearing and grading with an UFMD DPWES representative to determine where adjustments to the clearing limits can be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented. Trees that are identified as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw, and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall be done using a stump-grinding machine in a manner causing as little disturbance as possible to adjacent trees and associated understory vegetation and soil conditions.
14. Limits of Clearing and Grading: The Applicant shall conform strictly to the limits of clearing and grading as shown on the SPA plat, subject to allowances specified in these conditions and for the installation of utilities and/or trails as determined necessary by the Director of DPWES, as described herein. If it is determined necessary to install utilities and/or trails in areas protected by the limits of clearing and grading as shown on the SPA, they shall be located in the least disruptive manner necessary as determined by the UFMD, DPWES. A replanting plan shall be developed and implemented, subject to approval by the UFMD, DPWES, for any areas protected by the limits of clearing and grading that must be disturbed for such trails or utilities.
15. Tree Preservation Fencing: All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fence. Tree protection fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart or, super silt fence to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees shall be erected at the limits of clearing and grading as shown on the demolition, and Phase I & II erosion and sediment control sheets, as may be modified by the "Root Pruning" condition below.

All tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree protection fencing shall be performed under the supervision of a certified arborist, and accomplished in a manner that does not harm existing vegetation that is to be preserved. Three (3) days prior to the commencement of any clearing, grading or demolition activities, but subsequent to the installation of the tree protection devices, the UFMD, DPWES, shall be notified and given the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed. If it is determined that the

fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by the UFMD, DPWES.

16. Tree Appraisal: The Applicant shall retain a professional arborist with experience in plant appraisal, to determine the replacement value of all trees 8 inches in diameter or greater located on the Application Property that are shown to be saved on the Tree Preservation Plan and within 35 feet of the limits of clearing and grading. These trees and their value shall be identified on the Tree Preservation Plan at the time of the first submission of the respective plan(s). The replacement value shall take into consideration the age, size and condition of these trees and shall be determined by the so-called "Trunk Formula Method" contained in the latest edition of the Guide for Plan Appraisal published by the International Society of Arboriculture, subject to review and approval by UFMD.

At the time of the respective plan approvals, the Applicant shall post a cash bond or a letter of credit payable to the County of Fairfax to ensure preservation and/or replacement of the trees for which a tree value has been determined in accordance with the paragraph above (the "Bonded Trees") that die or are dying due to unauthorized construction activities. The letter of credit or cash deposit shall be equal to 50% of the replacement value of the Bonded Trees. At any time prior to final bond release for the improvements on the Application Property constructed adjacent to the respective tree save areas, should any Bonded Trees die, be removed, or are determined to be dying by UFMD due to unauthorized construction activities, the Applicant shall replace such trees at its expense. The replacement trees shall be of equivalent size, species and/or canopy cover as approved by UFMD. In addition to this replacement obligation, the Applicant shall also make a payment equal to the value of any Bonded Tree that is dead or dying or improperly removed due to unauthorized construction activity. This payment shall be determined based on the Trunk Formula Method and paid to a fund established by the County for furtherance of tree preservation objectives. Upon release of the bond for the improvements on the Application Property constructed adjacent to the respective tree save areas, any amount remaining in the tree bonds required by this proffer shall be returned/released to the Applicant.

17. Root Pruning: The Applicant shall root prune, as needed to comply with the tree preservation requirements of these development conditions. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the plan submission. The details for these treatments shall be reviewed and approved by the UFMD, 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.
- An UFMD, DPWES, representative shall be informed when all root pruning and tree protection fence installation is complete.

18. Site Monitoring: During any clearing or tree/vegetation/structure removal on the Applicant Property, a representative of the Applicant shall be present to monitor the process and ensure

that the activities are conducted as conditioned and as approved by the UFMD. The Applicant shall retain the services of a certified arborist or Registered Consulting Arborist to monitor all construction and demolition work and tree preservation efforts in order to ensure conformance with all tree preservation development conditions, and UFMD approvals. The monitoring schedule shall be described and detailed in the Landscaping and Tree Preservation Plan, and reviewed and approved by the UFMD, DPWES.

19. Site Remediation Monitoring: All approved work within designated tree preservation areas, as specified in the site remediation activities identified on sheet 10C of the SPA, shall be conducted under the direct supervision of the project arborist. The project arborist shall be on-site to monitor and direct all work within designated tree preservation areas to ensure compliance with the site remediation activities identified on sheet 10C of the SPA.
20. Protection of Existing Understory Vegetation and Soil Conditions in Tree Preservation Areas: All tree preservation-related work occurring in or adjacent to tree preservation areas shall be accomplished in a manner that minimizes damage to vegetation to be preserved, 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 UFMD, DPWES.

The use of motorized equipment in tree preservation areas shall be limited to hand-operated equipment such as chainsaws, wheelbarrows, rakes and shovels. Any work that requires the use of motorized equipment, such as 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 UFMD, DPWES.

21. A thirty-six foot (36 foot) buffer area shall be provided along the entire length of the western property line (approximately 1,583 feet) of the cemetery property and shall be deemed to meet the Transitional Screening requirements. This buffer strip shall contain no structures, roads, except the existing Loop Road, or gravesites, except for existing gravesites. No burials shall take place within the 36 foot buffer area along the entire western property line from the southwestern corner of the property to the northern end of the decorative concrete wall. This buffer area shall contain the following:
 - A decorative concrete wall, six-feet (6 feet) in height and two hundred and ninety-five feet (295') in length along the western property line to a point adjacent to the existing Loop Road. This reduced length (from 425 feet) shall be permitted provided the existing holly trees in the 36-foot buffer area are preserved and maintained in a healthy condition and the shade-tolerant and other evergreen trees existing are maintained in a healthy condition. The decorative concrete wall shall be maintained and replaced/repaired as needed in such a way as to minimize disturbance to the existing holly trees.

- All maintained vegetation required by these conditions for screening purposes shall be maintained in a healthy condition and be replaced as necessary by the applicant if any such trees should die or become diseased.
22. Additional supplemental landscape plantings shall be provided within the open areas of the 36-foot buffer as determined necessary by UFMD, DPWES.
 23. The barrier requirements shall be waived except for the aforementioned decorative concrete wall.
 24. All existing fencing on the property shall be maintained and kept in good repair with missing links and/or boards replaced and rust cleaned and/or fencing painted or replaced.
 25. The existing vegetation along the northern and southern lot lines as shown on the SPA plat shall be maintained in perpetuity to meet Transitional Screening requirements. Supplemental and/or replacement vegetation may be required as determined necessary by UFMD. All vegetation required for screening purposes shall be maintained in good health. Dead or dying vegetation shall be replaced with like-kind vegetation.
 26. Landscaping shall be provided as shown on Sheet 11 to screen the concrete walls around the stockpile soil storage area within the maintenance yard from the adjacent properties to the south. The number, size and species shall be as determined by UFMD.
 27. Existing vegetation on the cemetery property shall be preserved to the maximum extent reasonable, consistent with the uses approved with this SPA, as set forth under the PFM and County Code requirements to ensure the tree cover canopy requirements are maintained.
 28. The Conservation Easement areas shown on the SPA plat shall remain as undisturbed forested areas and shall not be used for future cemetery uses and shall be subject to a recorded Conservation Easement running to the benefit of Fairfax County, in a form approved by the Office of the County Attorney. The easement shall prohibit the removal of trees, except those of which that are dead, dying, damaged, or diseased, as determined by the UFMD, DPWES and that the Conservation Easement shall be maintained by hand, as needed only to remove dead and dying vegetation, and there shall be no fertilizing or mowing of weeds or grass, or dumping of soil or other debris.
 29. Signage shall be provided around the perimeter of the RPA, as shown in detail on Sheet 9A of the SPA plat, to ensure no disturbance or dumping will occur within these areas. A copy of the locations of the placement of the signage shall be kept in the sales office and maintenance office on-site.
 30. Signage shall be placed along the edge of the revegetated slope, as shown on Sheet 9 of the SPA plat, to ensure no disturbance or dumping will occur within these areas. A copy of the locations of the placement of the signage shall be kept in the sales office and maintenance office on-site.

31. The ultimate grade of the site along the western boundary shall be as shown on Attachment 1 cross sections and Sheets 8 and 9 of the SPA plat.
32. The proposed soil stockpile area located in the maintenance yard shall not extend beyond the limits as shown on page 2 of the SPA plat. This area shall only be used for storage of excess soil from graves and construction of crypts, columbaria, mausoleums or niches from Lots 30 and 36. No soil, dirt, and/or other debris shall be imported from off-site sources for inclusion in the soil stockpile area, and no construction debris of any kind shall be placed within the soil stockpile area shown. All soil must be routinely removed from the site and taken to an approved landfill off-site when the soil within the storage area reaches a maximum of 1,000 cubic yards.
33. Any land disturbance, including, but not limited to the area depicted on the SPA plat as "soil stockpile storage area" shall meet the requirements of Chapter 104 of the Code of the County of Fairfax, Erosion and Sediment Control, and be in accordance with the Erosion and Sediment (E&S) Control Handbook, as determined by DPWES.
34. All soil from construction activities shall be disposed of at an off-site permitted location as approved by the County, while any debris shall be disposed of at a lawfully approved landfill off-site. All soil from the future soil stockpile storage area shall be removed from the application property and disposed of at a lawfully approved landfill off-site.
35. Hours of operation for the maintenance yard shall be limited to 7:00 a.m. to 6:00 p.m. Monday through Friday and 8:00 a.m. to 5:00 p.m. Saturday and Sunday, provided, however, that the routine removal of soil from the soil stockpile area referenced in Condition #32 shall not be conducted on weekends.
36. Notwithstanding Note 23 on Sheet 2 of the SPA plat, no boundary fence shall be constructed along the boundary with the Holly Crest Subdivision without prior written notice by certified mail to all adjacent property owners of record, and prior approval by the Department of Planning and Zoning (DPZ) staff and the Zoning Administrator of the location, materials, color, height and installation of such fence, including, without limitation, procedures for minimizing harm to existing vegetation in order to preserve and protect the natural planted visual barrier. Any boundary fence shall be compatible with the residential character of the adjacent neighborhood.
37. Except for those structures shown on the SPA plat as "previously approved," all new above ground crypts, columbaria, mausoleums, niches and decorative walls may be located any place within the cemetery, with the following limitations:
 - Not more than six (6) new above ground structures, as described above, shall be placed on the subject property until the site plan for the Phase I improvements described in Condition #6 has been approved. Between site plan approval and completion of all remediation activities in Phase I and Phase II, any additional structures as set forth above are subject to approval on a case by case basis at the discretion of the Zoning Administrator;

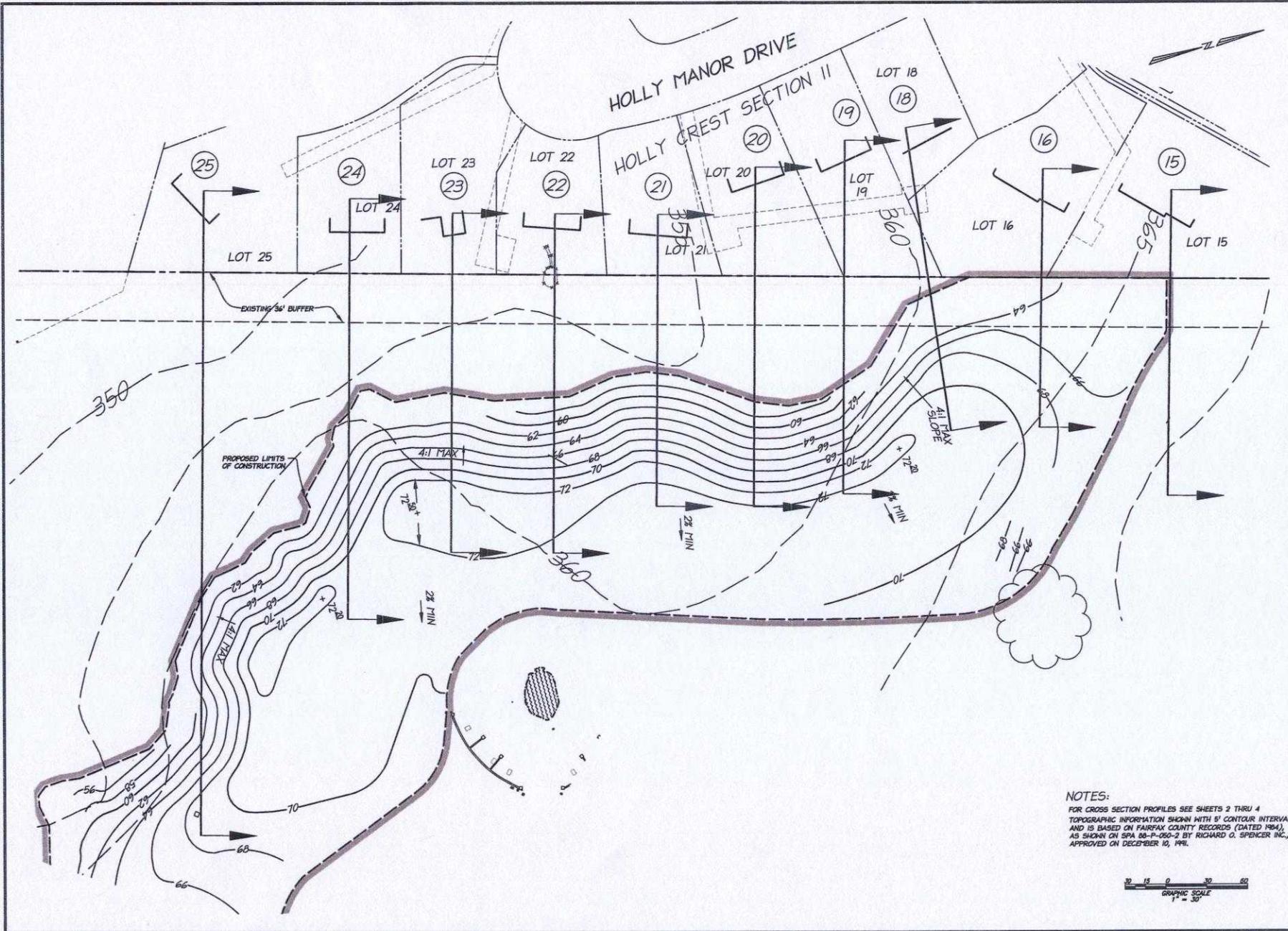
- No structures containing human remains shall be located on top of occupied gravesites;
 - All structures shall be a minimum 100 feet from any exterior lot line;
 - All structures shall have a maximum height of 25 feet above the concrete foundation upon which it is placed;
 - All structures shall have a maximum footprint of 400 square feet;
 - All structures shall be screened from the view of any adjacent residential use property by evergreen vegetation with a minimum planted height of six (6) feet and an ultimate growth height equal or exceeding the height of the crypts, columbaria or mausoleums; and
 - All applicable building permits shall be obtained prior to construction.
38. There shall be no final time limitation on commencement of construction for those features noted in Condition #37 above unless otherwise noted in these conditions.
39. There shall be no chapel within mausoleums, or permanent installation of chimes or bells in conjunction with this use, except as previously approved and shown on the SPA plat.
40. No burials shall take place within 25 feet of the western property line north of the decorative concrete wall.
41. Other than existing burials, and/or burial plots that have been sold prior to the effective date of this special permit amendment, no future burials shall take place within 50 feet from any public street line, to comply with Sect. 8-203 of the Zoning Ordinance.
42. The number of burial services within each of the mausoleum or columbarium structures shall be limited to one at a time except that multiple services may be allowed if more than one member of the same family.
43. No new sale of gravesites, or burials, shall take place within the designated RPA delineation as shown on Sheet 9A, without the prior review and approval of the Chesapeake Bay Preservation Exception Review Committee.
44. Notwithstanding Note 9 on Sheet 10C of the SPA plat, the determination of whether an issue is minor, whether a further interpretation of the SPA is required or whether an amendment to the SPA is required shall be made by DPZ staff.
45. All requirements pertaining to adequate outfall (including necessary inlet comps, storm drain comps, etc.), and stormwater quantity and quality control shall be provided for review and approval if required by DPWES. If stormwater detention and/or BMP ponds must be provided, they shall be provided at locations acceptable by DPZ and DPWES.

46. The applicant shall submit additional plan types as determined necessary by DPWES to demonstrate that runoff is conveyed adequately through and from the application property to the off-site regional detention pond. As defined by the PFM, no erosion problems and flooding on adjacent properties shall be permitted.
47. After the Phase I and Phase II improvements are completed, the applicant shall obtain a qualified third party inspector to monitor the site. This monitoring shall confirm that all conditions of adequate outfall, as defined by the PFM (to include, but not limited to, erosion, flooding outside existing drainage easements on adjacent properties, proper inlet and storm drain capacity), are met and maintained. Adequate outfall is described as the effective conveyance of storm and other surface waters through and from the development site and the discharge of such waters into a natural watercourse or manmade drainage facility with sufficient capacity without adverse impact upon the land over which the waters are conveyed or upon the watercourse or facility into which such waters are discharged. Monitoring of the site shall occur for a minimum of two years after the completion of the project occurs. This monitoring shall include a visual inspection of the slope, the properties downstream of the slope, the existing conveyance channels and pipe systems and confirmation that there is no erosion or siltation occurring in these areas and confirmation that the area is properly vegetated and all trash is removed. The criteria defined in Chapter 6-0202 and Chapter 6-0203 of the PFM have been complied with. This report prepared by the qualified third party inspector shall be provided to the Site Development and Inspections Division, DPWES, every 6 months, detailing the results of the site monitoring and any remedial action taken. A copy of each report shall be provided to the Association President of the Holly Crest and Misty Woods Subdivisions. Any necessary bonding and/or conservation escrow shall be held until the satisfactory completion of this monitoring period, as determined by DPWES, after a minimum of four consecutive reports outlining that the conditions of adequate outfall, as outlined above, have been met. If it is determined by DPWES, as a result of the reports or otherwise that stormwater detention and/or BMP ponds must be provided, then an application for an amendment to this special permit must be filed, to address those features.
48. Upon completion of the remedial activities approved on the SPA plat, the applicant shall prepare and submit to DPWES a topographic "As-built" of the site disturbance and remediation areas.
49. In addition to any requirements specified in the Zoning Ordinance or the PFM, for any land disturbance greater than 2,500 square feet, the applicant shall provide notification to those properties directly adjacent to the area of disturbance.
50. The delineated truck route as shown on Sheet 4 of the SPA plat shall be used for transporting future soil to the concrete temporary storage enclosure within the maintenance yard to ensure that the use of Hollywood Road is minimized.
51. All signs shall be in conformance with Article 12 of the Fairfax County Zoning Ordinance.
52. All applicable permits and final inspections shall be obtained for the maintenance building located within the maintenance yard.

53. The exterior façade of the maintenance structures located within the maintenance yard shall be maintained in good repair and/or the structures shall be removed from the site.

These conditions incorporate and supersede all previously approved conditions. 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 any required Non-Residential Use Permits through established procedures, and this special permit amendment shall not be valid until this has been accomplished.

Mr. Byers seconded the motion, which carried by a vote of 7-0.



NOTES:
 FOR CROSS SECTION PROFILES SEE SHEETS 2 THRU 4
 TOPOGRAPHIC INFORMATION SHOWN WITH 5' CONTOUR INTERVALS
 AND IS BASED ON FAIRFAX COUNTY RECORDS (DATED 1984),
 AS SHOWN ON SPA 88-P-050-2 BY RICHARD O. SPENCER INC.,
 APPROVED ON DECEMBER 10, 1991.



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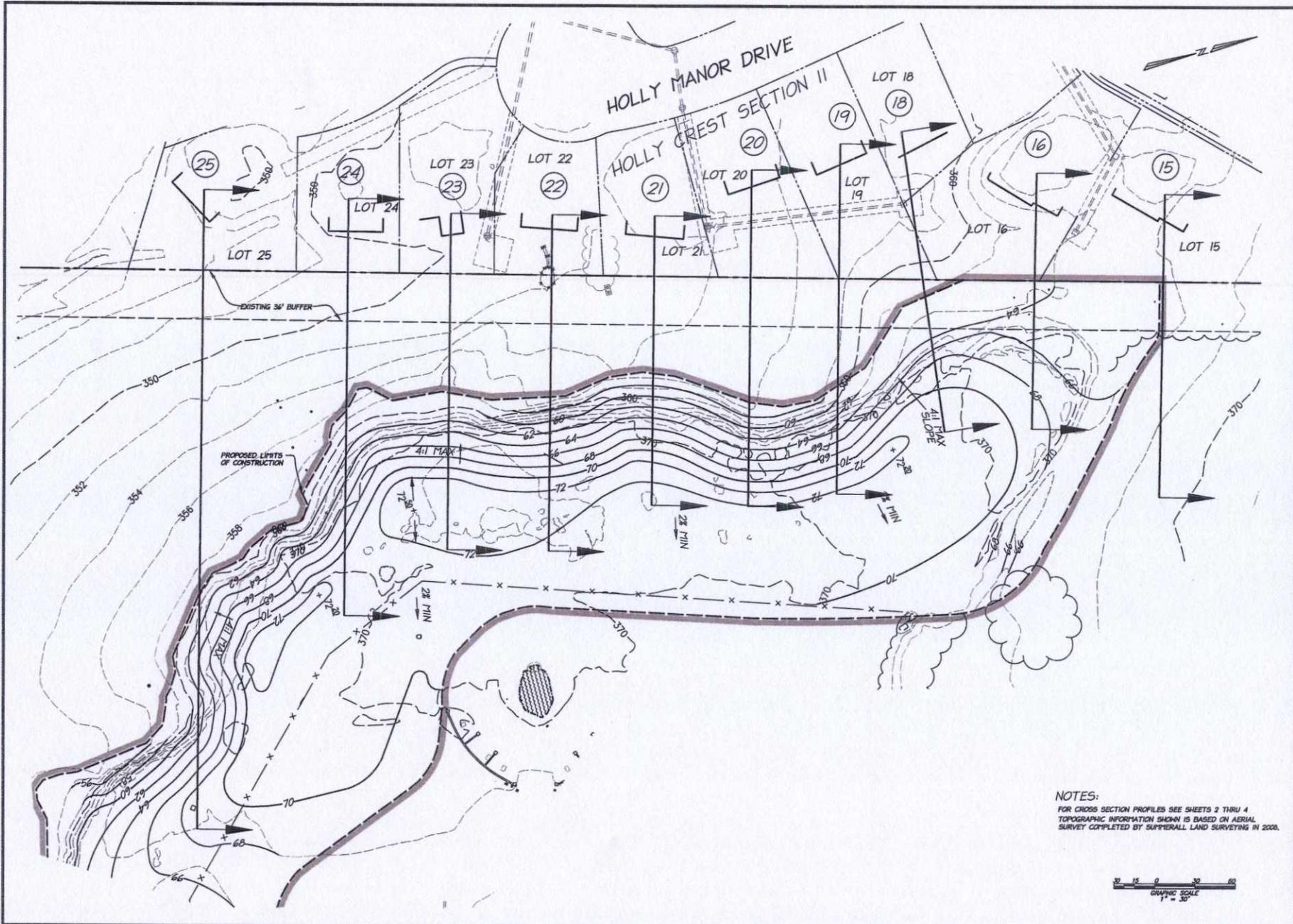
HOLLY CREST
 SECTION II
 REAR YARD
 CROSS SECTIONS
 1984 COUNTY TOPOGRAPHY

NATIONAL MEMORIAL PARK
 SPECIAL PERMIT AMENDMENT
 NEIGHBORHOOD MEETING
 PROVIDENCE DISTRICT FAIRFAX COUNTY VIRGINIA

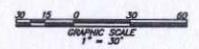
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 SCALE: 1"=20'
 DATE: AUGUST 15, 2011
 DESIGN: RLH/BL
 DRAWING: RLH
 CHECKED:
 SHEET No.

1 of 4
 C-6037

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NOTES:
 FOR CROSS SECTION PROFILES SEE SHEETS 2 THRU 4
 TOPOGRAPHIC INFORMATION SHOWN IS BASED ON AERIAL
 SURVEY COMPLETED BY SUTHERLAND LAND SURVEYING IN 2000.



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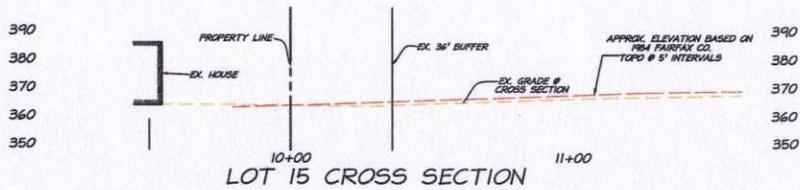
HOLLY CREST
 SECTION II
 REAR YARD
 CROSS SECTIONS
 2008 AERIAL TOPOGRAPHY

NATIONAL MEMORIAL PARK
 SPECIAL PERMIT AMENDMENT
 NEIGHBORHOOD MEETING
 PROVIDENCE DISTRICT FAIRFAX COUNTY VIRGINIA

PROJECT: ND04601.00
 SCALE: 1"=30'
 DATE: AUGUST 15, 2011
 DESIGN: RLJ/REL
 DRAWN: RLJ
 CHECKED:
 SHEET NO.

1A of 4
 C-6037

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LOT 15 REAR YARD

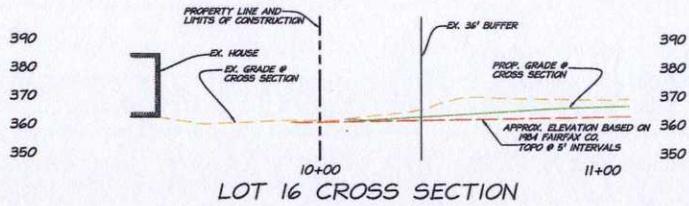


PHOTO NOT AVAILABLE
(VIEW OBSTRUCTED BY FENCE)

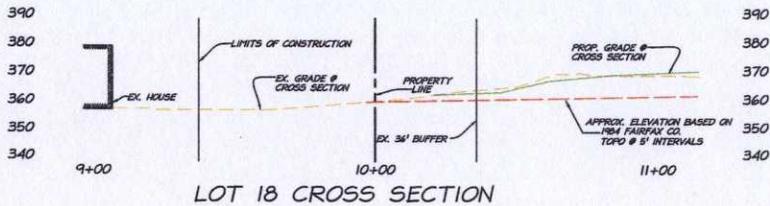
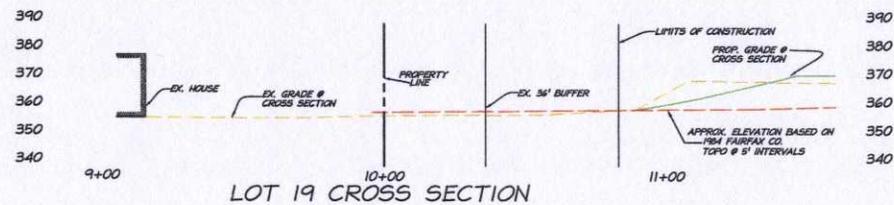
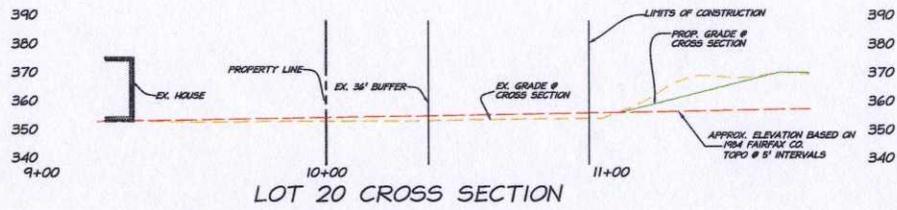


PHOTO NOT AVAILABLE
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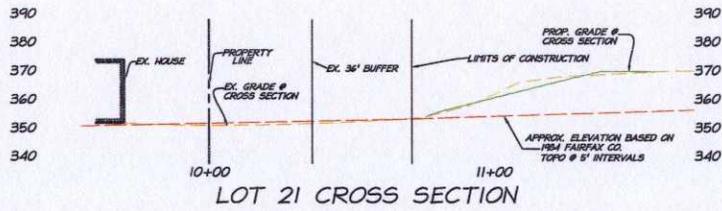


LOT 19 REAR YARD

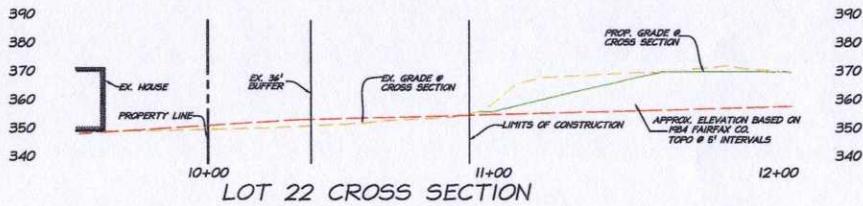
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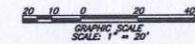
LOT 20 REAR YARD



LOT 21 REAR YARD



LOT 22 REAR YARD



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HOLLY CREST
 SECTION II
 REAR YARD
 CROSS SECTIONS
 PROPOSED 4% MAXIMUM SLOPE

NATIONAL MEMORIAL PARK
 SPECIAL PERMIT AMENDMENT
 NEIGHBORHOOD MEETING
 PROVIDENCE DISTRICT FAIRFAX COUNTY VIRGINIA

PROJECT NO: 09050100
 SCALE: 1" = 20'
 DATE: AUGUST 15, 2011
 DESIGN: RLH/VBL
 DRAWN: RLH
 CHECKED:
 SHEET No.

3 of 4
 C-6037

11D



LOT 23 REAR YARD



LOT 24 REAR YARD



LOT 25 REAR YARD

