

COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

SOUTH SPRINGFIELD CONGREGATION OF JEHOVAH'S WITNESSES, SP 2013-MV-012 Appl. under Sect(s). 3-103 of the Zoning Ordinance to permit a place of worship. Located at 8701 and 8713 Pohick Rd., Springfield, 22153, on approx. 3.56 ac. of land zoned R-1. Mt. Vernon District. Tax Map 98-1 ((1)) 58 and 60. (Admin. moved from 5/1/13 and 6/5/13 at appl. req.) (Decision deferred from 7/24/13.) 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 September 18, 2013; and

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

1. The applicant is the owner of the land.
2. The Board has a staff recommendation of approval, and the Board largely adopts the rationale in the staff report.
3. There have been a number of changes since the public hearing to the proposed development conditions.
4. An application for a non-residential use in a residential district often generates a lot of interest in the community, and this particular application has generated a lot of comments for several months.
5. The site is currently zoned R-1, but it is planned to be a somewhat higher intensity.
6. The Comprehensive Plan text for the site does not really address the cumulative impact of multiple uses in the area, unlike some other places in the county where cumulative impact is a Comprehensive Plan issue front and center.
7. The Board of Supervisors, in its wisdom, has adopted a Zoning Ordinance that allows a number of non-residential uses in residential districts by special permit or special exception, and a place of worship is one of those.
8. The Board has to determine if the proposed use is, among other things, harmonious with the adjacent or adjoining properties and whether it would adversely impact the use or development of those properties. That is sometimes a difficult analysis.
9. Harmony with the surrounding community does not necessarily mean unanimity or that what is going in on any given site is identical to what is around it.
10. We are familiar with residential areas throughout the county where the types of institutional uses that are contemplated by the Zoning Ordinance, such as schools, churches, childcares, and things like that, are customarily found in residential neighborhoods and particularly along collector roads and arterials.
11. If there are open, undeveloped sites or sites that are redeveloping, the Board often sees those come in with an application for a non-residential use, an institutional type use like this, and the Board would have a public hearing to sort it out.

12. If the Board concludes that the use is harmonious, then the Board's function is to determine what development conditions are appropriate to mitigate impacts from the use.
13. That analysis involves an identification of what impacts there might be, and the Board gets information at a public hearing.
14. In this case, there was a lot of testimony on both sides, correspondence going in both directions, a number of questions by the Board, and that led to a deferral and a response from staff. Staff responded pretty thoroughly to the list of issues the Board had generated, and that, in turn, resulted in changes to the proposed development conditions.
15. The work by Ms. Horner and Ms. Langdon on this case from the beginning is appreciated and particularly their approach to incorporating suggestions into the development conditions and listening to the Board's questions or the comments from the community. The package that is contained in the most recent memorandum is an improvement over what we started out with and what was generating many of the comments from the community.
16. While maybe everyone is not going to be totally satisfied with everything, in large measure, the changes to the development conditions specifically address the types of concerns that the Board heard and has heard on other cases.
17. The two principal issues that the Board heard from the public hearing testimony and the correspondence were traffic and stormwater.
18. With respect to traffic, this neighborhood is not an area in the Plan where there is cumulative impact guidance in the Comprehensive Plan.
19. There are already a number of institutional uses along Pohick Road. Particularly just up at the intersection with the Parkway, St. Raymond's is a much bigger use than this, although it is in the same category.
20. Staff had determined in their analysis that the traffic to be generated by this use is a relatively small percentage of the traffic along Pohick Road, and it is also relatively small in magnitude compared to the traffic from St. Raymond's.
21. There are some new conditions proposed which will help mitigate impacts from the traffic.
22. One would be that they are going to coordinate their timing of services against the times of services of the other facilities in the neighborhood.
23. In general, that will help alleviate the concern that multiple churches would be coming and going at the same moment and bringing traffic to a stop.
24. There are also development conditions regarding what happens for special events, carpooling, and off-site parking, which will help coordinate those times if there was a wedding or funeral or some special event, and there might be additional traffic or additional potential parking impacts.
25. They are not going to be able to park in the neighborhood. All parking for the use has to be on-site.
26. There is also a condition about a "no right turn" sign, which whether the police can enforce that or not, it is a zoning issue, and by putting it in the development conditions, if there is a problem with members of the church turning right to

- generate traffic in the neighborhood, which was a substantial concern, that can be dealt with like any other zoning violation. Hopefully, it will not come to that.
27. In conjunction with the other conditions, it is hoped that the church will actively work to minimize the traffic impact on the neighborhood.
 28. There really is not a need for the church traffic to be turning right anyway. They would want to go left and either go back to the Parkway or perhaps somewhere else down Pohick Road.
 29. With the sign, it will certainly discourage that turning movement.
 30. There is also a provision for a parking monitor, which is additional protection against parking problems from this use.
 31. Stormwater was the other big issue.
 32. It is fair to say that there is a stormwater problem in the neighborhood.
 33. That problem had been conflated somewhat with the timing of this application or the reasons why this application might be affecting the neighbors.
 34. The stormwater problem in the neighborhood is certainly not caused by this use because it is not there yet, but it is not really caused by this site. It is a pre-existing problem.
 35. As the package of the development conditions and the requirements at the time of site plan is understood, this particular application is not going to aggravate the problem with stormwater. In fact, there is going to be some improvements, which are specifically mentioned.
 36. Staff also had researched a number of the complaints or observations regarding the stormwater problem.
 37. It is fair to say that the County staff had identified some problems with the existing pipes in the neighborhood. There is going to be some modifications in the near future. The County is doing some of them. This applicant will also be doing some off-site repair or upgrade of a portion of the underground pipes in the neighborhood.
 38. This applicant cannot make the situation any worse anyway, and the work that they are going to do is supposed to improve the existing conditions.
 39. This applicant is also going to be required to have underground detention of the water that is generated from this site, with some pretty rigorous requirements in the development conditions, so it is going to be on-site.
 40. Staff had researched the last four flooding events on file, when those had happened, and what those were. Three of those were Tropical Storm Lee, Hurricane Irene, and Hurricane Sandy, all of which created problems throughout the county.
 41. With the repairs that the County is going to be doing nearby, with the off-site improvements that the applicant is going to do, with the further protection that this is going to be reviewed at the time of site plan, and an expressed provision in the development conditions that there is going to have to be additional upgrades to what the applicant is proposing if DPWES requests, the Board is comfortable that this particular application is not going to be adversely affecting the stormwater situation in the neighborhood. In fact, it will be a significant improvement the way this is worded.

42. Staff also pointed out that even with the problems that we have had with the amount of water in the neighborhood, and the Board saw a movie of some of the flooding and some photographs, those were during hurricane events or whatever. Staff is saying that the system is still doing what it is supposed to do, and in a worst-case scenario like that, the street is supposed to flood. The water is supposed to go into the street, and it is generally working properly, except for the pipe problems.
43. Separate from traffic and stormwater, there are some other important development conditions.
44. In terms of green building, the applicant is going to have to get LEED certification and put up an escrow for that. That should minimize the impacts long-term on the environment in a lot of respects.
45. There are limits on lighting so that the lighting from the facility is not going to be impacting the neighbors.
46. There are very strong requirements for tree preservation. There is a bond for tree replacement.
47. There are specific limits on clearing and grading.
48. With the design of the site and the tree preservation areas, the surrounding homes are going to be substantially protected.
49. Those requirements will be in place.
50. With respect to this use, those trees will have to stay there, and perhaps some additional trees will be going in.
51. The size and scale of the facility is compatible with other types of churches in residential areas.
52. This is a relatively small church in a residential neighborhood. It is certainly smaller than some of the institutional uses nearby.
53. It meets the applicable standards, and the Board agrees with staff's analysis on that.
54. With the package of development conditions with the modifications that have been made, the impacts from the use have been appropriately mitigated.

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 only, South Springfield Congregation of Jehovah's Witnesses, and is not transferable without further action of this Board, and is for the location indicated on the application, 8701 and 8713 Pohick Road, and is not transferable to other land.

2. This special permit is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special permit plat prepared by Lloyd Ntuk, Professional Engineer, dated August 16, 2013, approved with this application, as qualified by these development conditions.
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 seats in the worship areas is limited to 372.
6. Parking shall be provided as shown on the special permit plat. All parking for this use shall be on site.
7. Prior to approval of the site plan for the building, the applicant will execute a separate agreement and post a "green building escrow" in the form of cash or a letter of credit from a financial institute acceptable to DPWES as defined in the Public Facilities Manual. This escrow will be in addition to and separate from other bond requirements and will be released upon demonstration of attainment of certification, by the U.S. Green Building Council, under the most current version of the U.S. Green Building Council's (USGBC) Leadership in Energy and Environmental Design—New Construction (LEED®-NC) rating system or other LEED rating system determined, by the U.S. Green Building Council, to be applicable to the building. The provision to the Environment and Development Review Branch of DPZ of documentation from the U.S. Green Building Council that the building has attained LEED certification will be sufficient to satisfy this commitment. If the Applicant fails to provide documentation to the Environment and Development Review Branch of DPZ demonstrating attainment of LEED certification within twelve (12) months of the issuance of the final non-RUP for the building, the escrow will be released to Fairfax County and will be posted to a fund within the County budget supporting implementation of County environmental initiatives.

If the applicant provides to the Environment and Development Review Branch of DPZ, within fifteen (15) months of the issuance of the final non-RUP for the building, documentation demonstrating that LEED certification for the building has not been attained but that the building has been determined by the U.S. Green Building Council to fall within three points of attainment of LEED certification, 50% of the

escrow will be released to the Applicant; the other 50% will be released to Fairfax County and will be posted to a fund within the County budget supporting implementation of County environmental initiatives.

If the applicant fails to provide, within fifteen (15) months of the issuance of the final non-RUP for the building, documentation to the Environment and Development Review Branch of DPZ demonstrating attainment of LEED certification or demonstrating that the building has fallen short of certification by three points or less, the entirety of the escrow for the building will be released to Fairfax County and will be posted to a fund within the County budget supporting implementation of County environmental initiatives.

If the applicant provides documentation from the USGBC demonstrating, to the satisfaction of the Environment and Development Review Branch of DPZ, that USGBC completion of the review of the LEED certification application has been delayed through no fault of the Applicant, the Applicant's contractors or subcontractors, the time frame may be extended as determined appropriate by the Zoning Administrator, and no release of escrowed funds shall be made to the Applicant or to the County during the extension.

The applicant will include, as part of the site plan submission, a statement certifying that a LEED[®]-accredited professional who is also a professional engineer or licensed architect is a member of the design team, and that the LEED-accredited professional is working with the team to incorporate sustainable design elements and innovative technologies into the project with a goal of having the project attain LEED certification.

The Applicant will include, as part of the site plan submission and building plan submission, a list of specific credits within the most current version of the U.S. Green Building Council's Leadership in Energy and Environmental Design—New Construction (LEED[®]-NC) rating system, or other LEED rating system determined to be applicable to the building by the U.S. Green Building Council, that the Applicant anticipates attaining. A professional engineer or licensed architect will provide certification statements at both the time of site plan/subdivision plan review and the time of building plan review confirming that the items on the list will meet at least the minimum number of credits necessary to attain certification of the project.

Prior to site plan approval, the Applicant will designate the Chief of the Environment and Development Review Branch of the Department of Planning and Zoning as a team member in the USGBC's LEED Online system. This team member will have privileges to review the project status and monitor the progress of all documents submitted by the project team, but will not be assigned responsibility for any LEED credits and will not be provided with the authority to modify any documentation or paperwork.

8. Lighting shall be provided in accordance with the Performance Standards contained in Part 9 (Outdoor Lighting Standards) of Article 14 of the Zoning Ordinance. Any outdoor lighting shall be in conformance with the following:
 - a) The lights shall be focused downward directly on the subject property,
 - b) Full cutoff fixtures with shields shall be installed to prevent the light from projecting beyond the property,
 - c) The lights shall be controlled with an automatic shut-off device, and shall be turned off when the site is not in use, and
 - d) Up-lighting of buildings or signs shall not be permitted on the site except at the recessed entrances to the building.
9. Subject to Virginia Department of Transportation (VDOT) and Department of Public Works and Environmental Services (DPWES) approval, right-of-way shall be dedicated and conveyed in fee simple to the Board of Supervisors along the sites Pohick Road frontage as shown on the special permit plat. Dedication of right-of-way and granting of easements shall be made at time of recordation of the site plan or upon demand of either Fairfax County or VDOT, whichever should first occur.
10. The stormwater management and best management practices facilities shall provide a minimum of 40% phosphorous removal.
11. The proposed underground detention facilities shall be designed to reduce the cumulative proposed conditions for the two and ten year release rate from the site 10% below the cumulative existing flow rate.
12. In addition to detaining the two and ten year storms as described above and prescribed by existing County regulations, given approval by DPWES, the outlet devices on the proposed underground SWM facilities shall be designed to maximize the detention of the runoff from the proposed development program for approximately 0.85" of rainfall which equates to a storm frequency of less than one (1) year.
13. Subject to approval of DPWES, the proposed SWM facilities shall be designed to capture a volume of runoff large enough to fully detain the runoff generated by the proposed development program for the mean annual storm.
14. The underground detention vault shall meet detention requirements. A detailed detention computation shall be provided at the time of site plan submission.

15. At time of site plan, the applicant shall demonstrate to the satisfaction of DPWES that an adequate outfall is provided. A detailed hydrologic and hydraulic computation must be provided on the site plan. Upgrades must be provided, if DPWES deems them necessary to meet outfall requirements.
16. Natural drainage divides shall be honored. If a natural drainage divides cannot be honored, a drainage division justification narrative shall be provided at the time of site plan.
17. Landscaping shall be provided as shown on the special permit plat. Non-invasive species and locally common native species shall be used to the greatest extent possible as determined in coordination with the Urban Forest Management Division, DPWES.
18. A Tree Preservation Plan and Narrative shall be provided as part of the first and all subsequent site 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.
19. 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 to be preserved, as well as all on and off-site trees, living or dead with trunks 12 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) located within 25 feet to either side of the 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 clearing and grading shown on the special permit plat 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 PFM 12-0507 and 12-0509. 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.
20. The applicant shall retain a professional arborist with experience in plant appraisal, to determine the replacement value of all trees 12 inches in diameter or greater located on the application property that are shown to be saved on the Tree Preservation Plan. These trees and their value shall be identified on the Tree Preservation Plan at the time of the first submission of the respective site 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.

21. At the time of the respective site 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.
22. 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.
23. The applicant shall conform strictly to the limits of clearing and grading as shown on the SP, subject to allowances specified in these proffered 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 special permit plat, 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.

24. 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" development condition below.
25. 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.
26. Trees shall root pruned, 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 subdivision 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.
27. The demolition of all existing features and structures within areas protected by the limits of clearing and grading areas shown on the SP shall be done by hand without heavy equipment and conducted in a manner that does not impact individual trees and/or groups of trees that are to be preserved as reviewed and approved by the

UFMD, DPWES.

28. During any clearing or tree/vegetation/structure removal on the site, a representative of the applicant shall be present to monitor the process and ensure that the activities are conducted as proffered 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.
29. Sidewalks shall be provided along all street frontages, as shown on the special permit plat.
30. The maximum gross floor area of the church shall be 12,628 square feet as shown on the special permit plat.
31. The building shall be constructed in substantial conformance with the materials and elevations as shown in the special permit plat.
32. The applicant shall coordinate service schedules with adjacent places of worship based on the attached schedule (Attachment A). In the event that adjacent places of worship modify their service schedules, the applicant will use reasonable efforts to adjust its service schedule accordingly.
33. The applicant shall restrict right turn egress onto Flint Road as shown on the special permit plat (Attachment B). Applicant shall install a sign similar to the attached graphic (Attachment B).
34. The proposed retaining wall shall be constructed with material as shown in the attached specifications sheet (Attachment C).
35. The applicant shall appoint a parking attendant to ensure that the parking lot adequately provides for necessary parking and that kingdom hall parking does not occur within the surrounding neighborhood streets. If a problem is detected, the kingdom hall shall implement one or a combination of the following measures:
 - a. Carpooling
 - b. Announcements by the kingdom hall staff requesting carpooling after a problem is detected, or for special events/services for which a large turnout is expected.
 - c. Staggering of scheduled services (in coordination with schedules of nearby places of worship)

- d. Arranging for parking at an appropriate alternate facility and providing transportation from such facility to the kingdom hall
- e. Any other measure necessary to prevent parking into the adjacent residential neighborhood.

36. The applicant shall coordinate project drainage improvements with planned county maintenance improvements according to the attached stormwater drawing (Attachment D).

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.

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 pursued. 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.

Mr. Byers seconded the motion, which carried by a vote of 5-2. Mr. Beard and Mr. Hammack voted against the motion.

A Copy Teste:



Kathleen A. Knoth
Clerk to the Board of Zoning Appeals

SPG Pohick Area Church Schedules,
 Contacts' birthdays and events, US Holidays

Sun Sep 15, 2013 (Eastern Time)

5am	Masjid Noor @ 8608 Pohick Road 5am - 6am		
6am			
7am	Saint Raymond of Peñafort @ 8750 Pohick Road 7am - 8am		
8am			
9am	First Virginia Baptist Church @ 8616 Pohick Road 8:30am - 10am	Saint Raymond of Peñafort @ 8750 Pohick Road 8:45am - 9:45am	Jehovah's Witnesses 9:30am - 11:15am
10am			
11am	Saint Raymond of Peñafort @ 8750 Pohick Road 10:30am - 11:30am	First Virginia Baptist Church @ 8616 Pohick Road 11am - 12:30pm	
12pm	Jehovah's Witnesses 12pm - 1:45pm		
1pm			
2pm	First Virginia Baptist Church @ 8616 Pohick Road 1pm - 2:30pm	Masjid Noor @ 8608 Pohick Road 1:30pm - 2:30pm	
3pm	Jehovah's Witnesses 2:45pm - 4:30pm		
5pm - 6pm	Saint Raymond of Peñafort @ 8750 Pohick Road		
6:30pm - 7:30pm	Masjid Noor @ 8608 Pohick Road		
10pm - 11pm	Masjid Noor @ 8608 Pohick Road		

GENERAL NOTES:
 1. THESE PLANNING AREAS SHALL BE CONSIDERED AS PART OF THE OVERALL SITE PLAN.
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INTERIOR PARKING LOT REQUIREMENTS

TYPE OF PLANT MATERIALS	REQUIREMENT	TOTAL REQUIRED PLANT MATERIALS	EXISTING PLANT MATERIALS	NET PLANT MATERIALS	TOTAL NUMBER OF PLANT UNITS PROVIDED
CATEGORY IV DECIDUOUS	3 PER 10 LF	30X200=6,000 SF	0	30	30 (10'-0" x 10'-0" x 10'-0")
CATEGORY III EVERGREEN	3 PER 10 LF	9X125=1,125 SF	0	9	9 (3'-0" x 3'-0" x 3'-0")
SHRUBS	3 PER 10 LF	3X600=1,800 SF	0	18	18 (3'-0" x 6'-0" x 3'-0")

SCREENING REQUIREMENTS

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TRANSITIONAL SCREENING AND BARRIER MODIFICATION REQUEST

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TRANSITIONAL SCREENING AND BARRIER MODIFICATION REQUEST

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CATEGORY IV DECIDUOUS	3 PER 10 LF	30X200=6,000 SF	0	30	30 (10'-0" x 10'-0" x 10'-0")
CATEGORY III EVERGREEN	3 PER 10 LF	9X125=1,125 SF	0	9	9 (3'-0" x 3'-0" x 3'-0")
SHRUBS	3 PER 10 LF	3X600=1,800 SF	0	18	18 (3'-0" x 6'-0" x 3'-0")

TRANSITIONAL SCREENING AND BARRIER MODIFICATION REQUEST

TYPE OF PLANT MATERIALS	REQUIREMENT	TOTAL REQUIRED PLANT MATERIALS	EXISTING PLANT MATERIALS	NET PLANT MATERIALS	TOTAL NUMBER OF PLANT UNITS PROVIDED
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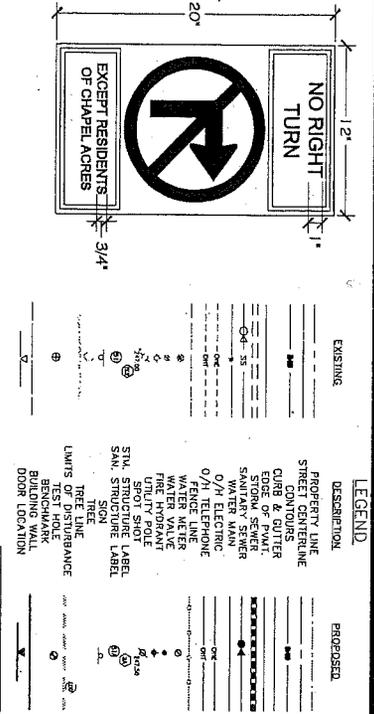
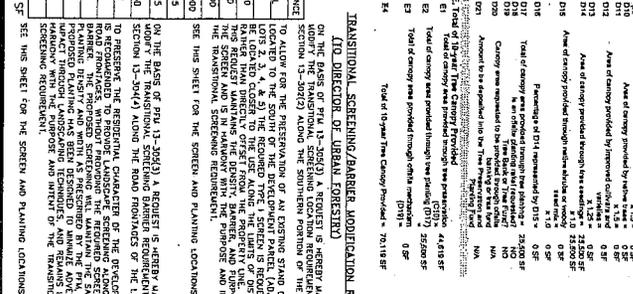
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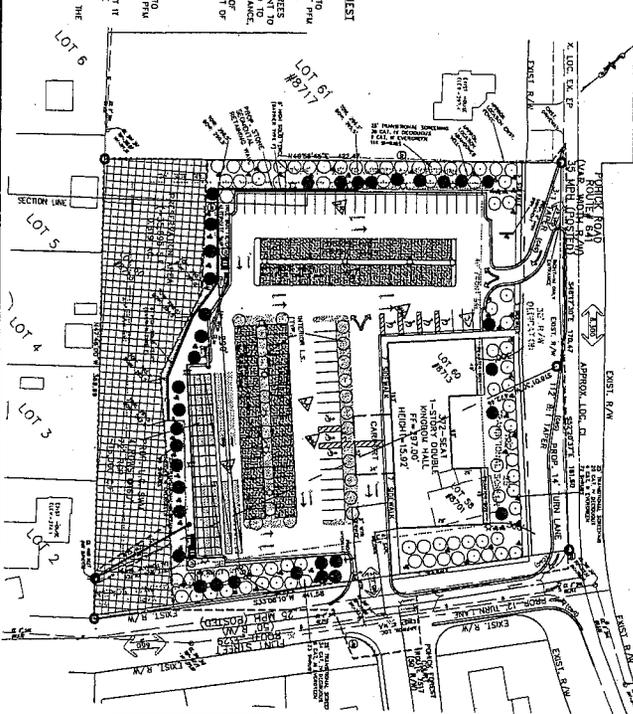
Table 12.12: 15-year Tree Canopy Calculation Worksheet

Item	Description	Quantity	Value
1	Total Existing Canopy	114,000 SF	114,000 SF
2	Total Proposed Canopy	114,000 SF	114,000 SF
3	Total Canopy	228,000 SF	228,000 SF

TRANSITIONAL SCREENING AND BARRIER MODIFICATION REQUEST
 (TO DIRECTOR OF URBAN FORESTRY)
 ON THE BASIS OF THE ABOVE INFORMATION, THE REQUESTOR IS ASKING YOU TO APPROVE THE TRANSITIONAL SCREENING AND BARRIER MODIFICATION REQUEST FOR THE PROPOSED PROJECT. THE REQUESTOR HAS PROVIDED THE NECESSARY INFORMATION TO SUPPORT THE REQUEST AND HAS AGREED TO THE TERMS AND CONDITIONS OF THE REQUEST. THE REQUESTOR HAS AGREED TO THE TERMS AND CONDITIONS OF THE REQUEST. THE REQUESTOR HAS AGREED TO THE TERMS AND CONDITIONS OF THE REQUEST.



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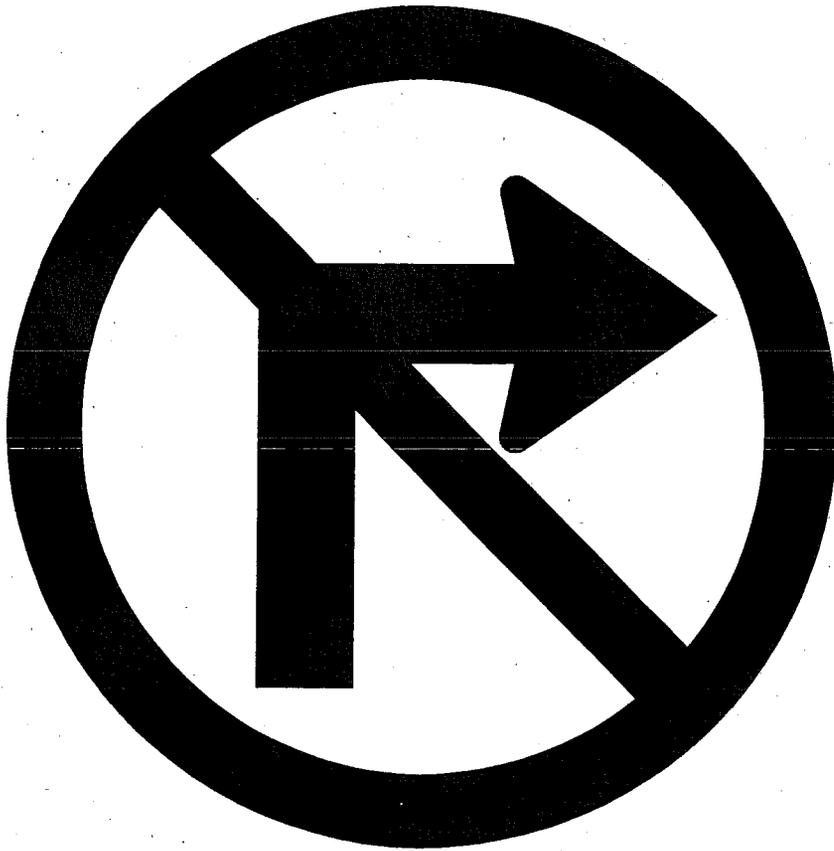


LEGEND
 EXISTING: PROPERTY LINE, STREET CENTRALS, CURB & GUTTER, STORM SEWER, SANITARY SEWER, WATER MAIN, FENCE LINE, WATER METERS, FIRE HYDRANT, UTILITY POLE, TREE LINE, LIMITS OF DISTURBANCE, TEST HOLE, EXIST. BUILDING, BUILDING WALL, DOOR LOCATION.
 PROPOSED: CATEGORY IV DECIDUOUS, CATEGORY III EVERGREEN, SHRUBS, EXIST. PAVEMENT, EXIST. CURB & GUTTER, EXIST. STORM SEWER, EXIST. SANITARY SEWER, EXIST. WATER MAIN, EXIST. FENCE LINE, EXIST. WATER METERS, EXIST. FIRE HYDRANT, EXIST. UTILITY POLE, EXIST. TREE LINE, EXIST. LIMITS OF DISTURBANCE, EXIST. TEST HOLE, EXIST. BUILDING, EXIST. BUILDING WALL, EXIST. DOOR LOCATION.

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**NO RIGHT
TURN**

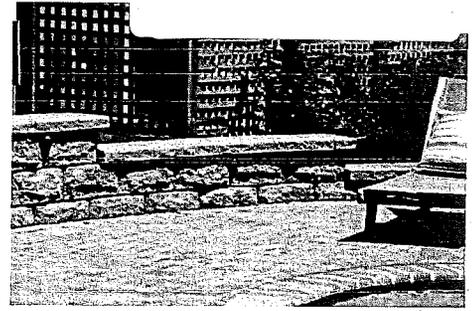


**EXCEPT RESIDENTS
OF CHAPEL ACRES**

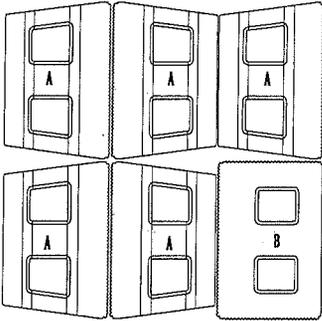
Suprema

Chiseled or Split Face

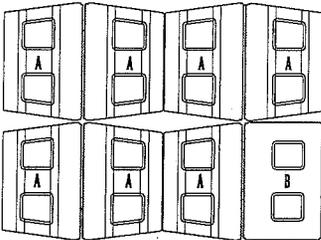
DESCRIPTION: Walls
CODE: 3610 (Chiseled)
 3600 (Split Face)
TEXTURE: Chiseled or Split Face



PALLET OVERVIEW 3610 chiseled



PALLET OVERVIEW 3600 split face



COMPATIBLE CAPS

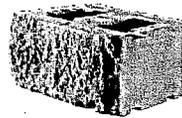
Antique 14", Muro Naturale, Piedimonte, Portofino, Prima 14" and York.

NOTES

The corners for both the chiseled and split face Suprema have no grooves to accommodate the inserts and must therefore be glued with a concrete adhesive. The corners can be used as right or left corner units or as a regular unit.

See page 119 for more technical information and installation details.

(3610) CHISELED	Specifications per pallet	Imperial	Metric
	Cubing	24 ft. ²	2.23 m ²
Weight	2493 lbs	1131 kg	
Minimum radius	6 ft	1.82 m	
Number of rows	4		
	6 ft. ² /row	0.56 m ² /row	



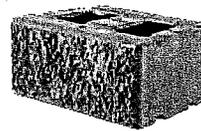
Unit dimensions	in	mm	Units/pallet
Height	8	203	20 units
Depth	12	305	
Length	18	457	



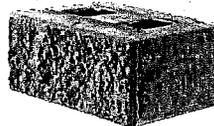
Height	8	203	4 units
Depth	12	305	
Length	18	457	



(3600) SPLIT FACE	Specifications per pallet	Imperial	Metric
	Cubing	24 ft. ²	2.23 m ²
Weight	2560 lbs	1161 kg	
Minimum radius	6 ft.	1.82 m	
Number of rows	3		
	8 ft. ² /row	0.74 m ² /row	



Unit dimensions	in	mm	Units/pallet
Height	8	203	21 units
Depth	12	305	
Length	18	457	



Height	8	203	3 units
Depth	12	305	
Length	18	457	

