APPLICATION ACCEPTED: February 12, 2014
PLANNING COMMISSION: October 30, 2014
BOARD OF SUPERVISORS: November 18, 2014 @ 3:00 PM

County of Fairfax, Virginia

October 15, 2014

CRA

STAFF REPORT

APPLICATION RZ 2014-PR-006

PROVIDENCE DISTRICT

APPLICANT:	Trustees of First Baptist Church of Merrifield
PRESENT ZONING:	R-3, HC
REQUESTED ZONING:	C-3, HC
PARCEL(S):	49-4 ((1)) 36, 37, and 37A & 49-4 ((3)) 8, 8A and 9
ACREAGE:	1.69 acres
FAR:	0.44
OPEN SPACE:	20%
PLAN MAP:	Mixed Use
PROPOSAL:	The applicant seeks to rezone 1.69 acres from the R-3 and HC Districts to the C-3 and HC Districts to permit the expansion of a Place of Worship (Church) with a child care center and nursery school at an overall floor area ratio (FAR) of 0.44.

STAFF RECOMMENDATIONS:

Staff recommends approval of RZ 2014-PR-006, subject to the execution of proffers consistent with those found in Appendix 1 of this report.

Staff recommends approval of a modification of the Peripheral Lot Landscaping Requirements in favor of the landscaping and streetscape shown on the GDP.

William O'Donnell

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/

Staff recommends approval of a modification of the Front Yard Setbacks in favor of the setbacks shown on the GDP and as specified in Section 2-418 of the Zoning Ordinance.

Staff recommends that the Board of Supervisors direct the Director of DPWES to permit a deviation from the tree preservation target percentage in favor of the proposed landscaping shown on the GDP and as proffered.

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

It should be further noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Supervisors.

The approval of this rezoning 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 information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.

N:\ZED\Rezonings\RZ 2014-PR-006 MBC\Report\RZ 2014-PR-006 MBC staff report cover.doc

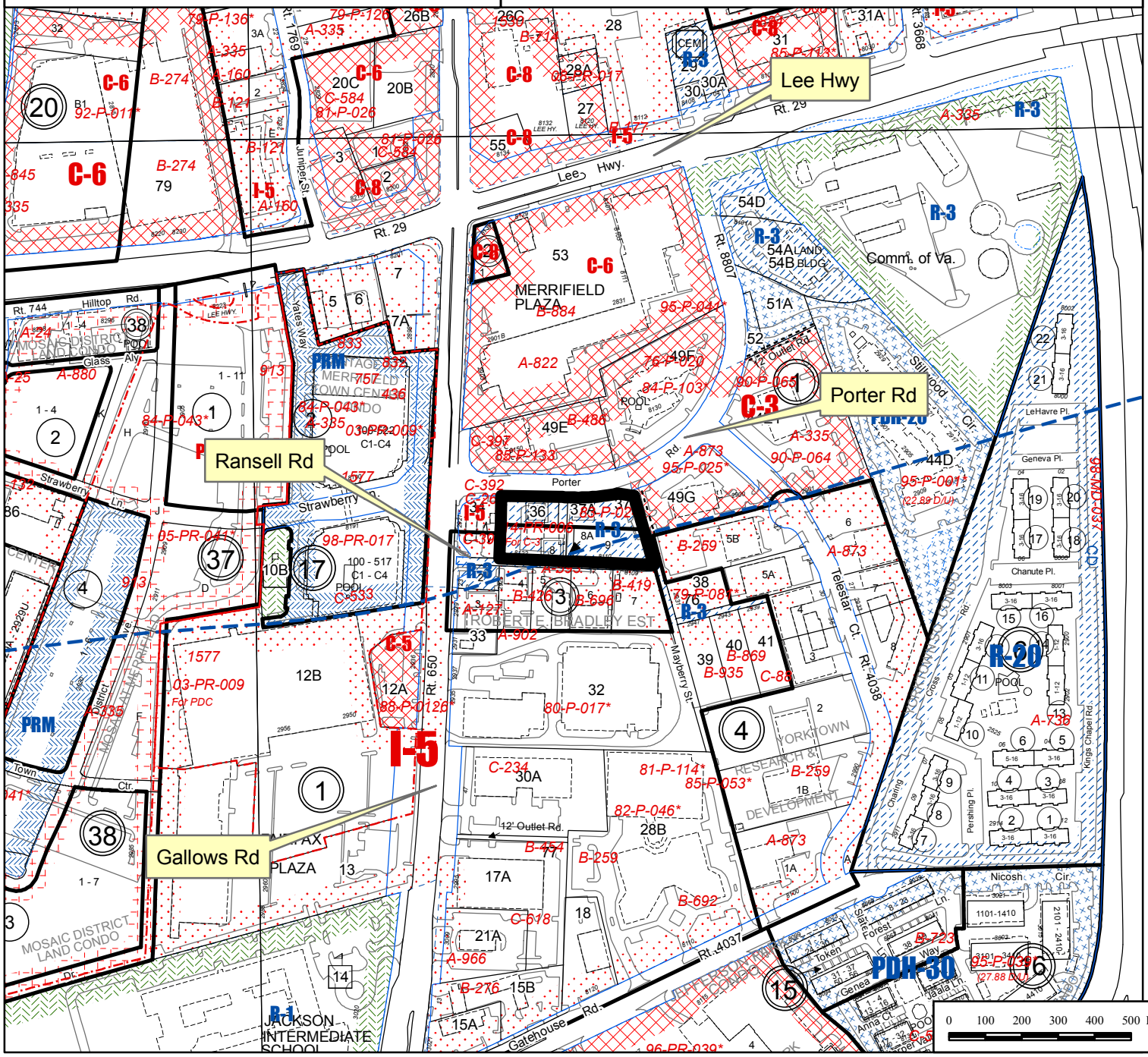
Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Rezoning Application

RZ 2014-PR-006

Applicant: TRUSTEES OF FIRST BAPTIST CHURCH OF MERRIFIELD

Accepted: 02/12/2014
Proposed: COMMERCIAL DEVELOPMENT
Area: 1.69 AC OF LAND; DISTRICT - PROVIDENCE
Zoning Dist Sect:
Located: SOUTH SIDE OF PORTER ROAD APPROXIMATELY 200 FEET EAST OF ITS INTERSECTION WITH GALLOWS ROAD
Zoning: FROM R- 3 TO C- 3
Overlay Dist: HC CRA
Map Ref Num: 049-4- /01/ /0036 /01/ /0037 /01/ /0037A /03/ /0008 /03/ /0008A /03/ /0009



TRUSTEES OF THE
FIRST BAPTIST CHURCH OF MERRIFIELD

GENERALIZED DEVELOPMENT PLAN

8122 RANSELL ROAD

PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

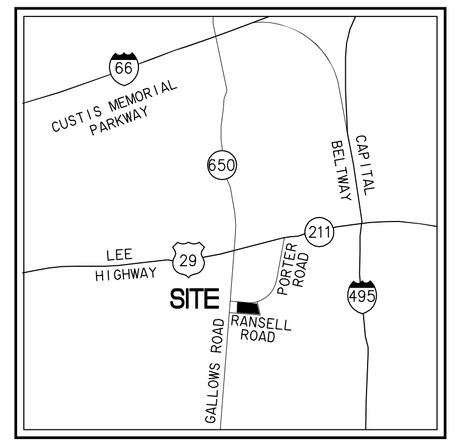
NOTES

1. OWNER/APPLICANT:
   TRUSTEES OF FIRST BAPTIST CHURCH OF MERRIFIELD
   8122 RANSELL ROAD
   FALLS CHURCH, VA 22042
2. THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON FAIRFAX COUNTY TAX ASSESSMENT MAP 0494-01-0036, 0037, AND 0037A AND 0494-03-0008, 0008A, AND 0009, AND IS LOCATED WITHIN A HIGHWAY CORRIDOR OVERLAY DISTRICT, AND IS CURRENTLY ZONED R-3.
3. THIS REZONING PLAN HAS BEEN PREPARED TO REQUEST FOR THE PROPERTY TO BE REZONED FROM R-3 TO C-3, TO PERMIT THE EXPANSION OF THE EXISTING CHURCH, CHILD CARE AND NURSERY SCHOOL.
4. TOTAL AREA OF THE PROPERTY IS 73,770 SQUARE FEET OR 1.6935 ACRES.
5. BOUNDARY AND TOPOGRAPHIC INFORMATION WAS PREPARED BASED ON A FIELD RUN SURVEY PREPARED BY THIS FIRM. CONTOUR INTERVAL IS TWO (2) FEET.
6. THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR FAIRFAX COUNTY, VIRGINIA, COMMUNITY-PANEL NUMBER 515525 0079 D, REVISED DATE MARCH 5, 1990, DESIGNATES THE PROPERTY AS BEING IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN.
7. THIS PLAT MAY NOT SHOW ALL DEDICATIONS, EASEMENTS, RESTRICTIONS, OR COVENANTS EXISTING IN THE CHAIN OF TITLE; NO TITLE REPORT FURNISHED.
8. TO THE BEST OF OUR KNOWLEDGE, ALL UTILITY EASEMENTS HAVING A WIDTH OF 25' OR MORE ARE SHOWN ON THIS PLAN.
9. THIS PROPERTY IS SERVED BY PUBLIC SEWER AND WATER.
10. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO KNOWN BURIAL SITES ON THIS PROPERTY.
11. THERE ARE NO TRAIL RECOMMENDATIONS SHOWN FOR THIS SITE ON THE FAIRFAX COUNTY COMPREHENSIVE PLAN TRAILS MAP.
12. THE EXISTING CHURCH WAS CONSTRUCTED IN 1960 AND WILL REMAIN.
13. THERE ARE NO NATURAL FEATURES OR SCENIC ASSETS DESERVING PROTECTION ON THIS SITE.
14. THE MERRIFIELD SUBURBAN CENTER COMPREHENSIVE PLAN STREETSCAPE STANDARD (A SPECIAL AMENITY) IS PROPOSED WITH THIS DEVELOPMENT.
15. STREETSCAPE AND STORM SEWER OUTFALL IMPROVEMENTS ARE PROPOSED AS SHOWN ON THE GENERALIZED DEVELOPMENT PLAN AND WILL BE COMPLETED AT TIME OF CONSTRUCTION FOLLOWING SITE PLAN APPROVAL.
16. ALL PROPOSED DEVELOPMENT IS TO BE CONSTRUCTED FOLLOWING REZONING AND SITE PLAN APPROVAL.
17. TO THE BEST OF OUR KNOWLEDGE, THERE WILL BE NO ADVERSE EFFECTS ON THE ADJACENT AND NEIGHBORING PROPERTIES.
18. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO HAZARDOUS SUBSTANCES PRESENT ON THE PROPERTY.
19. THE PROPOSED DEVELOPMENT WILL CONFORM TO THE PROVISIONS OF THE APPLICABLE ORDINANCES, REGULATIONS AND STANDARDS EXCEPT AS INDICATED ON THIS PLAN.
20. ALL AREAS IDENTIFIED AS FIRE LANES WILL BE PAINTED AND SIGNED AS REQUIRED BY THE FAIRFAX COUNTY FIRE MARSHAL. FINAL FIRE LANE DESIGNATION AND SIGNAGE/STRIPING WILL BE DETERMINED AT TIME OF SITE PLAN.

WAIVERS/MODIFICATIONS REQUESTED

1. REQUEST A MODIFICATION OF THE FRONT YARD SETBACK TO PERMIT THE IMPLEMENTATION OF THE RECOMMENDED MERRIFIELD SUBURBAN CENTER COMMERCIAL REVITALIZATION AREA BUILDING SETBACK STANDARDS. [FAIRFAX COUNTY ZONING ORDINANCE ARTICLE 2-418 AND 4-307(2)(A)] (SEE SHEET P-301)
2. REQUEST A WAIVER OF THE TREE PRESERVATION TARGET (TABLE 12.3) AS SHOWN ON SHEET P-0403 OF THIS PLAN. [FAIRFAX COUNTY PFM 12-508, TABLE 12.3] (SEE SHEET P-0402 AND P-0403)
3. REQUEST A MODIFICATION OF THE PERIPHERAL PARKING LOT LANDSCAPING REQUIREMENT TO PERMIT THE IMPLEMENTATION OF THE RECOMMENDED MERRIFIELD SUBURBAN CENTER COMMERCIAL REVITALIZATION AREA STREETSCAPE STANDARDS. [FAIRFAX COUNTY ZONING ORDINANCE 13-203(2)] (SEE SHEET P-401)
4. REQUEST A PARKING REDUCTION, FOR THE CHILDCARE AND CHURCH USES WHICH WILL NOT OPERATE AT THE SAME TIME. SEE PARKING TABULATION THIS SHEET.

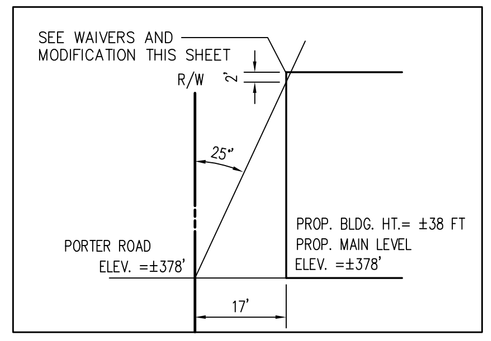
VICINITY MAP



SCALE: 1"=2000'

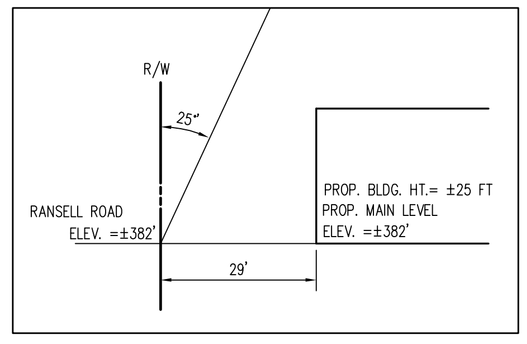
PORTER ROAD - FRONT YARD ABP

SCALE: 1"=20'



RANSELL ROAD - FRONT YARD ABP

SCALE: 1"=20'



ZONING TABULATION

EXISTING ZONING: R-3 RESIDENTIAL DISTRICT
PROPOSED ZONING: C-3 COMMERCIAL DISTRICT
OVERLAY DISTRICT: HIGHWAY CORRIDOR OVERLAY DISTRICT
EXISTING/PROPOSED USE: CHURCH, RELATED FACILITIES, AND CHILD CARE/NURSERY SCHOOL

C-3 REGULATIONS:

	C-3 ZONE REQUIRED/PERMITTED	COMPREHENSIVE PLAN RECOMMENDATIONS	PROVIDED
MIN. LOT AREA	20,000 SF	NONE	73,770 SF
MIN. LOT WIDTH	100 FT	NONE	±206 FT
MAX. BLDG. HT.	90 FT	50 FT	±38 FT
MIN. YARD REQUIREMENTS			
FRONT (CORNER LOT)	25' ABP / 40 FT MIN.	25-40 FT FROM CURB	±17 FT FROM PROPERTY LINE ±23 FT FROM CURB
SIDE	NONE	NONE	±72 FT
REAR	20' ABP / 25 FT MIN.	NONE	±29 FT
MAX. FAR	1.0	NONE	±0.44
OPEN SPACE	15%	NONE	±20%

PARKING TABULATION

USE	RATE	REQUIRED
CHURCH	1 SP/4 SEATS	300 SEATS/4 = 75 SPACES
CHILDCARE/ NURSERY SCHOOL	0.19 SP/CHILD	90 CHILDREN X 0.19 = 18 SPACES
TOTAL REQUIRED		93 SPACES (SEE NOTE 1 BELOW)
TOTAL PROVIDED		75 SPACES (ONSITE)

PARKING NOTES:

1. SHARED PARKING WILL BE UTILIZED FOR THE CHILDCARE CENTER AND CHURCH USES, AS THE CHURCH AND CHILDCARE WILL NOT OPERATE AT THE SAME TIME.
2. THE BUILDING FOOTPRINT SHOWN IN THE GDP IS CONSISTENT WITH THE PROPOSED ARCHITECTURAL DESIGN PROVIDED AS A PART OF THE REZONING APPLICATION AND ACCOMMODATES A SANCTUARY SEATING CAPACITY OF 300 PERSONS. ON-SITE PARKING IS SUFFICIENT TO MEET MINIMUM PARKING STANDARDS FOR 300 PERSONS WITHOUT ANY MODIFICATION OR WAIVERS.

BUILDING AREA TABULATION

EXISTING BUILDING: (TO BE REMAIN)	± 6,200 SF
PROPOSED BUILDING:	±24,800 SF
PROPOSED BUILDING GFA:	±31,000 SF
SITE AREA:	73,770 SF
PROPOSED MAX FAR:	±0.44

SHEET INDEX

P-0101	COVER SHEET
P-0201	EXISTING CONDITIONS PLAN AND EXISTING VEGETATION MAP
P-0301	GENERALIZED DEVELOPMENT PLAN
P-0401	CONCEPTUAL LANDSCAPE PLAN
P-0402	STREETSCAPE DETAILS
P-0403	TREE INVENTORY AND PRESERVATION PLAN
P-0501	PRELIMINARY STORMWATER MANAGEMENT PLAN
P-0502	PRELIMINARY STORMWATER MANAGEMENT PLAN_ACCOTINK CREEK WATERSHED
P-0503	PRELIMINARY STORMWATER MANAGEMENT PLAN_CAMERON RUN WATERSHED
P-0504	PRELIMINARY OUTFALL COMPUTATIONS AND NARRATIVES
P-0601	ARCHITECTURAL BUILDING ELEVATIONS
P-0602	ARCHITECTURAL MODEL VIEWS

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COMMONWEALTH OF VIRGINIA
AARON M. WINSON
Lic. No.041851
9/16/14
PROFESSIONAL ENGINEER

DATE: 1/24/2014; REV. 4/28/2014; 5/6/2014; 7/23/2014; 9/16/2014
SCALE: AS NOTED
DRAWN: AMWIND
CHECKED: AJC

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

COVER SHEET
TRUSTEES OF THE FIRST BAPTIST CHURCH OF MERRIFIELD
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

PORTER ROAD - ROUTE 8807
60' RIGHT-OF-WAY

RANSELL ROAD
15' OUTLET ROAD
DB E-10 PG 409

MAYBERRY STREET
PRIVATE

PARCEL: 049-4-01-0049E
OWNER: 2909 GALLOWS L.C. UNIWEST JEFFERSON INC
ZONE: C-3
USE: RESTAURANT

PARCEL: 049-4-01-0049F
OWNER: PORTER SUITES LLC
ZONE: C-3
USE: HOTEL

PARCEL: 049-4-01-0049G
OWNER: CAPITAL HOSPICE
ZONE: C-3
USE: OFFICE

PARCEL: 049-4-01-0034
OWNER: PMIG 1011 LLC
ZONE: I-5
USE: GAS STATION

PARCEL: 049-4-04-0005B
OWNER: OFAC REALTY LLC
ZONE: I-5
USE: WHOLESALE, WAREHOUSING AND STAGING

PARCEL: 049-4-03-0002
OWNER: GOLNAR BOROUMAND
ZONE: R-3
USE: VACANT LAND-PARKING LOT

PARCEL: 049-4-03-0004
OWNER: AHMAD MOINAMIN
ZONE: I-5
USE: AUTOMOTIVE USE

PARCEL: 049-4-03-0005
OWNER: AHMAD MOINAMIN
ZONE: I-5
USE: NEIGHBORHOOD RETAIL CENTER

PARCEL: 049-4-03-0006
OWNER: JJN REALTY LLC
ZONE: I-5
USE: WHOLESALE, WAREHOUSING AND STAGING

PARCEL: 049-4-03-0007
OWNER: RANSELL PROPERTY LLC
ZONE: I-5
USE: TOWING AND STORAGE FACILITY

EX. 2 LEVEL MASONRY BLDG.
(GFA=±6,200 SF)
HT=±30 FT
DATE BUILT: 1960
(TO REMAIN)

4,400 SF
EX. 1-STORY MOBILE TRAILER
(TOTAL GFA=±665 SF)
HT=±15 FT
DATE BUILT: UNKNOWN
(TO BE REMOVED)

50 SF
690 SF
445 SF

EX. 4' CHAIN LINK FENCE (TO BE REMOVED)
EX. PLAYGROUND (TO BE RELOCATED)
EX. 6' WOOD FENCE (TO BE REMOVED)
EX. 4' CHAINLINK FENCE (TO BE REMOVED)
EX. 4' SINGLE CHAIN FENCE (TO BE REMOVED)
EXISTING GRAVEL
EXISTING GRAVEL ROAD
EXISTING PARKING SPACES TO BE REMOVED
EX. 6' CHAIN LINK FENCE
EXISTING 12' OUTLET ROAD DB 1475 PG 450
INGRESS-EGRESS ESMT DB 4720 PG 189
INGRESS-EGRESS ESMT DB 7429 PG 722 (TO BE UPDATED)
15" INV OUT=371.56
STORM DRAIN ESMT DB 7429 PG 722
EX. SIDEWALK
UVT S89°41'26"E 203.13' SIDEWALK
S88°17'41"E 56.02'
N01°42'19"E 79.44'
N88°17'41"W 5.00'
N01°42'19"E 97.59'
N88°17'41"W 425.95'
S15°35'34"E 206.87'
4" GAS FROM RECORDS
10"CFC WATERLINE FROM RECORDS
8"CFC WATERLINE FROM RECORDS
2" GAS FROM RECORDS

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
1	480.00'	111.64'	13°19'34"	56.07'	111.39'	N83°38'47"E

EXISTING VEGETATION MAP INFORMATION

LEGEND		COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	CONDITION	ACREAGE	COMMENTS
A		MAINTAINED GRASSLANDS	GRASS			0.34 AC (14,810 SF)	
B		DEVELOPED LAND	BUILDINGS, DRIVE AISLES, PARKING			1.22 AC (53,375 SF)	
C		UPLAND FOREST	RED MAPLE, PIN OAK, SOUTHERN RED OAK	EARLY SUCCESSIONAL TO SUBCLIMAX	FAIR	0.13 AC (5,585 SF)	
				TOTAL SITE AREA		1.69 AC 73,770 SF	

20 0 10 20 40 80
(IN FEET)
1 INCH = 20'

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DATE: 1/24/2014, REV. 4/28/2014, 5/6/2014, 7/23/2014, 9/16/2014
SCALE: 1"=20'
DRAWN: MAHMAD
CHECKED: AW

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

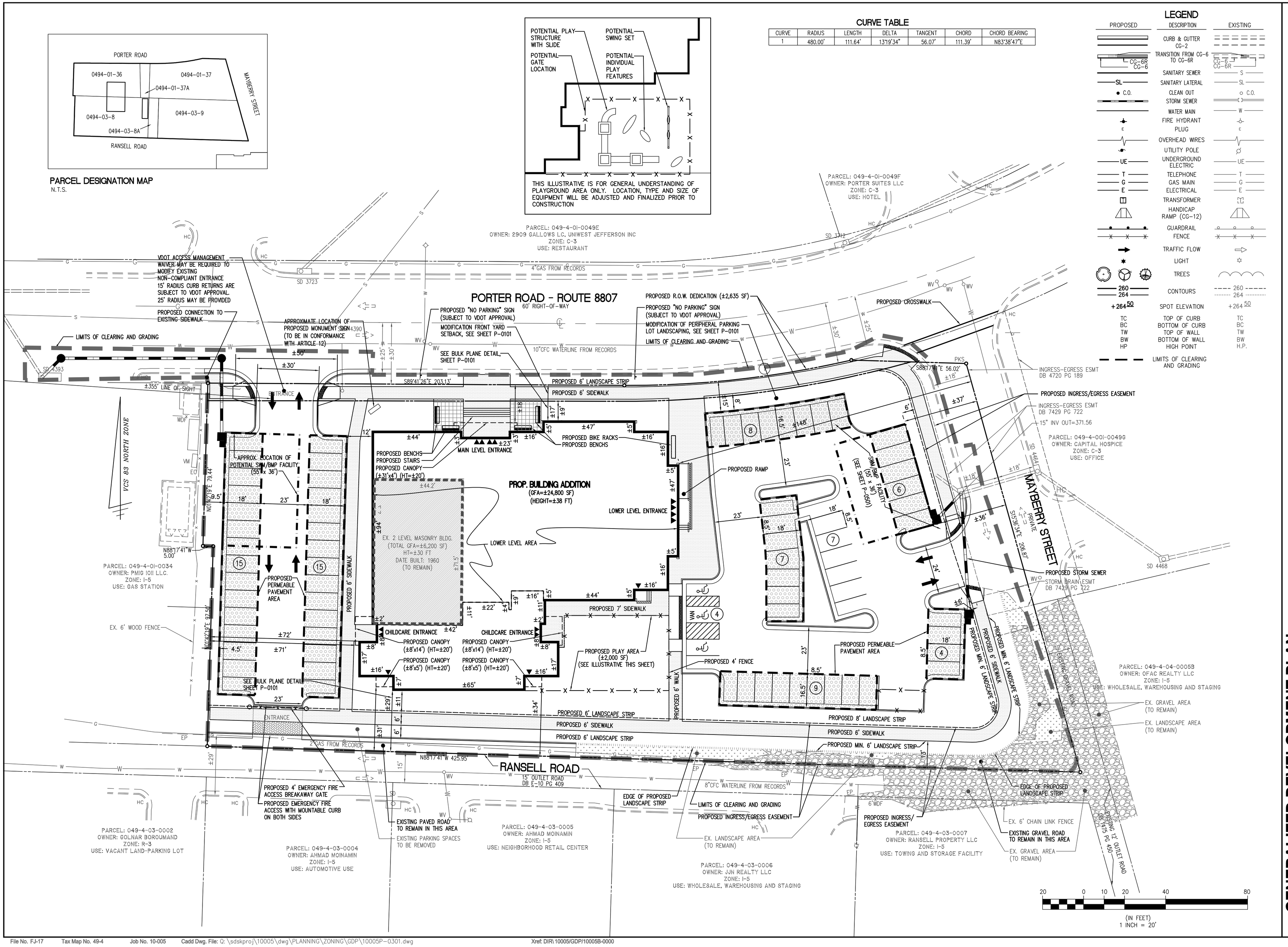
EXISTING CONDITIONS PLAN AND EXISTING VEGETATION MAP

TRUSTEES OF THE FIRST BAPTIST CHURCH OF MERRIFIELD

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SHEET: P-0201

File No. FJ-17 Tax Map No. 49-4 Job No. 10-005 Cadd Dwg. File: Q:\sdskproj\10005\dwg\PLANNING\ZONING\GDP\10005P-0201.dwg Xref: DIR\10005/GDP/10005B-0000



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SCALE: 1"=20'
DRAWN: A.M.WINSON
CHECKED: A.M.

COMMONWEALTH OF VIRGINIA
AARON M. WINSON
Lic. No.041851
9/16/14
PROFESSIONAL ENGINEER

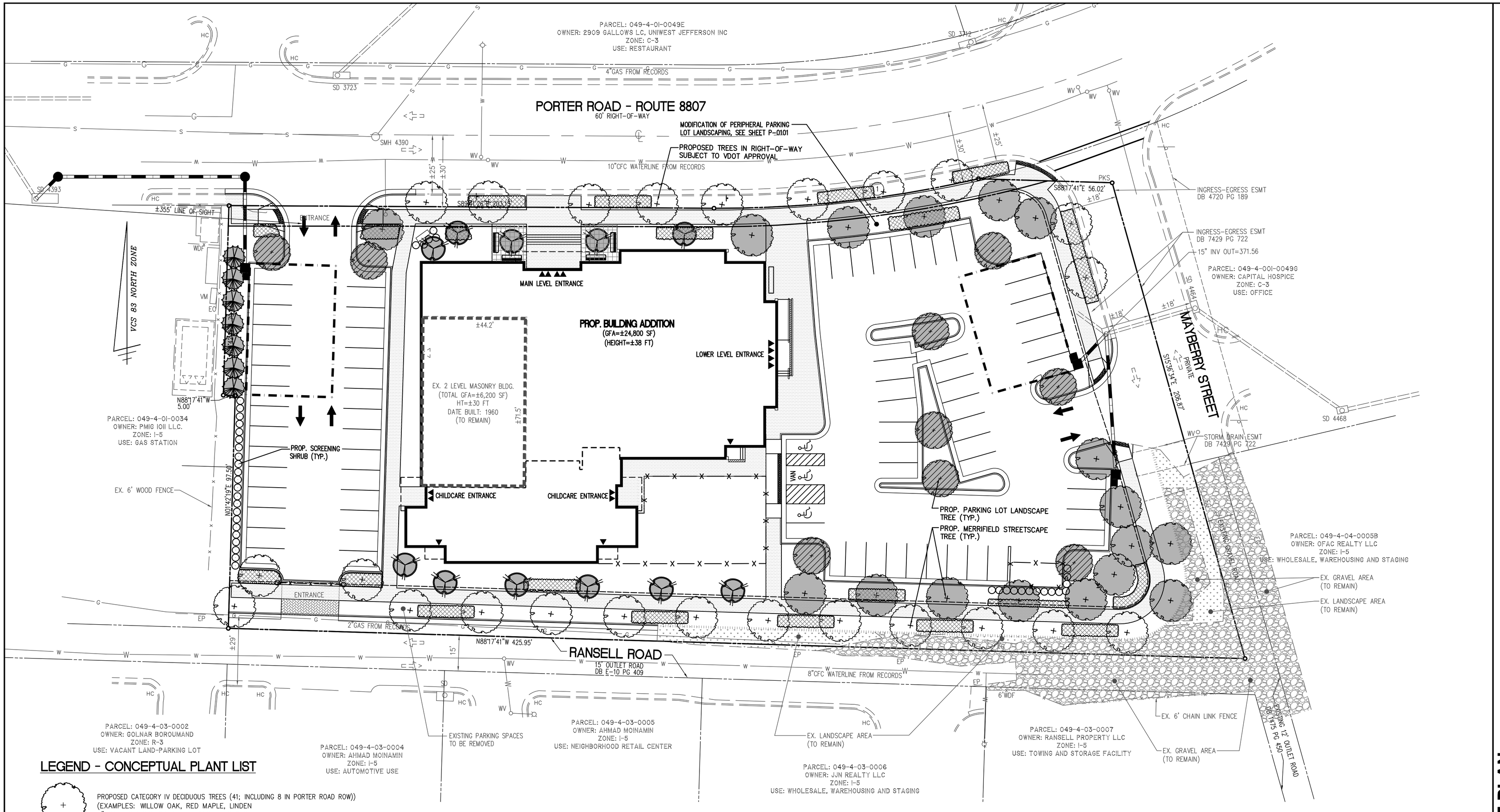
NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

REVISION APPROVED BY

GENERALIZED DEVELOPMENT PLAN
TRUSTEES OF THE FIRST BAPTIST CHURCH OF MERRIFIELD
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

File No. FJ-17 Tax Map No. 49-4 Job No. 10-005 Cadd Dwg. File: Q:\sdskproj\10005\dwg\PLANNING\ZONING\GDP\10005P-0301.dwg Xref: DIR\10005/GDP/10005B-0000

SHEET: P-0301



LEGEND - CONCEPTUAL PLANT LIST

- PROPOSED CATEGORY IV DECIDUOUS TREES (41; INCLUDING 8 IN PORTER ROAD ROW))
  (EXAMPLES: WILLOW OAK, RED MAPLE, LINDEN
  3" CAL., CANOPY CREDIT AVERAGE = 250 SF
- PROPOSED CATEGORY IV DECIDUOUS TREES (9)
  (EXAMPLES: WILLOW OAK, RED MAPLE, LINDEN
  3" CAL., CANOPY CREDIT AVERAGE = 250 SF
  (COUNTED TOWARDS INTERIOR PARKING LOT LANDSCAPING)
- PROPOSED CATEGORY II FLOWERING TREES (11 TOTAL)
  (EXAMPLES: DOGWOOD, CRAPE MYRTLE
  1 1/2"-2" CAL., CANOPY CREDIT AVERAGE = 75 SF
- PROPOSED CATEGORY II EVERGREEN TREES (14)
  (EXAMPLES: EASTERN RED CEDAR, AMERICAN HOLLY)
  6'-7', CANOPY CREDIT AVERAGE = 50 SF
- PROPOSED EVERGREEN SHRUBS
  (EXAMPLES: OSMANTHUS, BAYBERRY, BURFORD HOLLY 24" HT.)
- PROPOSED SHRUB OR PERENNIAL PLANTING BEDS
  (EXAMPLES: VIRGINIA SWEETSPIRE, CATMINT, FOUNTAIN GRASS, FEATHER REED GRASS, HYPERICUM, OTTO LUYKEN LAUREL)
- TREES COUNTED TOWARDS TREE CANOPY COVERAGE

NOTE: ALL PROPOSED WOODY PLANTS WILL BE NATIVE SPECIES OR IMPROVED CULTIVARS.

TREE COVER CALCULATIONS

TOTAL SITE AREA	73,770	S.F.
PERCENT REQUIRED	X 10	%
TREE COVER REQUIRED	**7,377**	**S.F.**
TREE COVER PROVIDED (PLANTED)		
*, ** 26 CATEGORY IV DECIDUOUS TREES @ 250 SF	±6,500	S.F.
* 11 CATEGORY II FLOWERING TREES @ 75 SF	±825	S.F.
* 7 CATEGORY II EVERGREEN TREES @ 50 SF	±350	S.F.
	±7,675	**S.F.**
IMPROVED CULTIVAR RATING GIVEN = 1.25 7,675 x 1.25 = 9,593 PROPOSED TREE COVER PLANTED		
EXISTING TREE COVERAGE	±9,593	S.F.
TOTAL TREE COVERAGE PROVIDED	**±9,593**	**S.F. ***

*** NOTE: ALL PROPOSED TREES NOT LOCATED WITHIN A MINIMUM 8' FREE OF BARRIER IN PLANTING AREA ARE NOT COUNTED TOWARDS TREE COVER.**

**** NOTE: 8 SHADE TREES IN PORTER ROAD R.O.W. ARE NOT COUNTED TOWARDS TREE CANOPY COVERAGE.**

INTERIOR PARKING LOT LANDSCAPING CALCULATION

TOTAL PARKING AREA	±24,000	S.F.
PERCENT REQUIRED	x 5	%
REQUIRED	**1,200**	**S.F.**
PROPOSED (9 CATEGORY IV TREES @ 250 SF)	2,250	S.F.
PROVIDED	**±2,250**	**S.F.**

PERIPHERAL PARKING LOT LANDSCAPING

RANSELL ROAD ROW PARKING LOT FRONTAGE =
1 TREE/40 LF x 198 = 5 REQUIRED TREES, 12 TREES PROVIDED

MAYBERRY STREET ROW PARKING LOT FRONTAGE =
1 TREE/40 LF x 208 = 6 REQUIRED TREES, 6 TREES PROVIDED

PORTER ROAD ROW PARKING LOT FRONTAGE =
1 TREE/40 LF x 155 = 4 REQUIRED TREES, 4 TREES PROVIDED

GAS STATION (049-4-01-003) PARKING LOT FRONTAGE =
1 TREE/50 LF x 175 = 4 REQUIRED TREES, 7 TREES PROVIDED

NOTE:

MODIFICATION TO PERIPHERAL PARKING LOT LANDSCAPING THAT DOES NOT PROVIDE 10' WIDE BUFFER YARD IN LIEU OF MERRIFIELD SUBURBAN CENTER CROSS STREET STREETSCAPE DESIGN STANDARDS HEREBY REQUESTED (SEE SHEET P-0104)

20 0 10 20 40 80
(IN FEET)
1 INCH = 20'

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DATE: 1/24/2014, REV. 4/28/2014, 5/6/2014, 7/23/2014, 9/16/2014
SCALE: 1"=20'
DRAWN: M.WARD
CHECKED: A.W.

REVISION APPROVED BY			
NO.	DESCRIPTION	DATE	REV. BY	APPROVED

CONCEPTUAL LANDSCAPE PLAN
TRUSTEES OF THE FIRST BAPTIST CHURCH OF MERRIFIELD
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SHEET: P-0401

WALTER L. PHILLIPS INCORPORATED

ESTABLISHED 1945

April 22, 2014

Via delivery

Mr. Michael Knapp, Director
Urban Forestry Management
Land Development Services
Department of Public Works & Environmental Services
County of Fairfax
12055 Government Center Parkway, Suite 518
Fairfax, VA 22035

Re: ***First Baptist Church of Merrifield, Tax Map 49-4 ((1))36, 37, 37A & ((3)0008, 8A,9***
RZ 2014-PR-006
Tree Preservation Target Deviation Request

Dear Mike:

This letter and attachments shall serve to request a deviation of tree preservation target for the above captioned project. This request is made pursuant to Section 12-508.3A of the Public Facilities Manual (PFM) and requests that the tree preservation target for this site be waived. The required 10% tree cover will still be met using new plantings as shown on RZ/FDP 2014-PR-016.

Currently, the 73,770 sf property is primarily covered by the existing worship facility, playground, and asphalt and gravel surfaced parking. Pursuant to Table 12.3, the required tree canopy coverage of this future C-3 property is 10% is 7,377, and the required existing tree canopy preservation is 7.6% of the required canopy coverage, or 561 sf. Developing the Property as allowed under the current zoning per the approved GDP/SE while satisfactorily meeting other requirements of the zoning ordinance and the PFM necessitates removal of existing tree cover in excess of the tree cover requirements.

Therefore, and in consideration of the foregoing, this request for a deviation of the tree preservation requirement is based on and justified by the following as outlined under Fairfax county Code reference Chapter 122-2-3 (b):

1. Meeting the tree preservation target would prevent the development of uses or densities otherwise allowed by the Zoning Ordinance;
2. Meeting the tree preservation target would require the preservation of trees and forested areas that do not meet standards for health, structural condition, and other vegetation and risk management requirements.
3. Construction activities could be reasonably expected to impact existing trees used to meet the tree preservation target to the extent they would not likely survive in a healthy and structurally sound manner for a minimum of ten (10) years in accordance with the post-development standards for trees and forested areas.

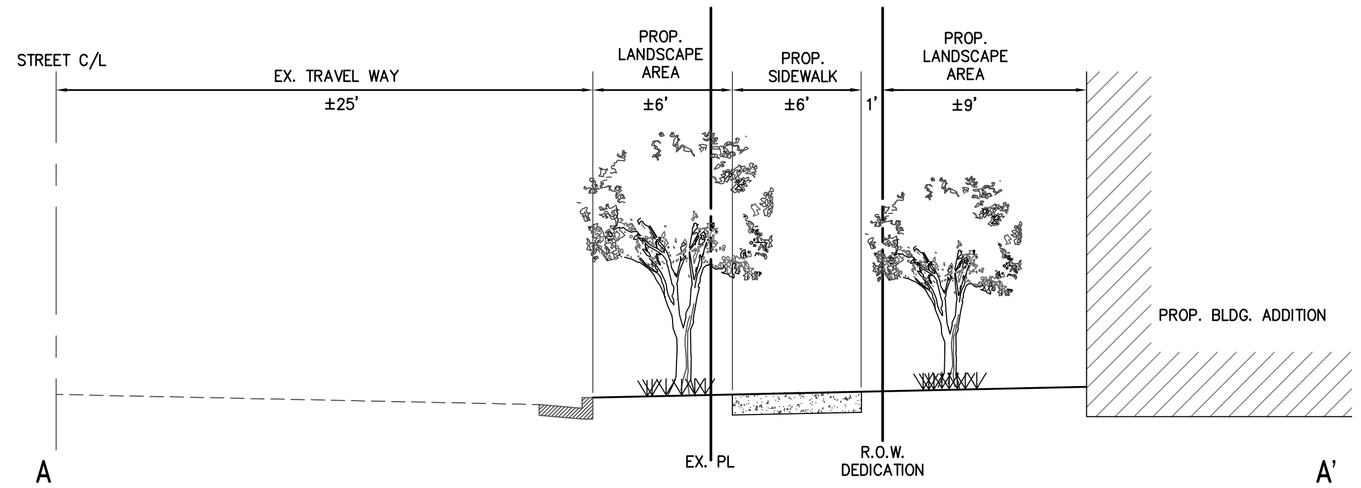
In addition, meeting the tree preservation target would preclude development of the property in substantial conformance with the approved GDP/SE plat. Significant new plantings are to be utilized to meet the tree cover requirements.

We trust that this information will be helpful in your review of this request and look forward to your favorable response. In the interim, please feel free to contact Aaron Vinson or I should you have any questions or need additional information.

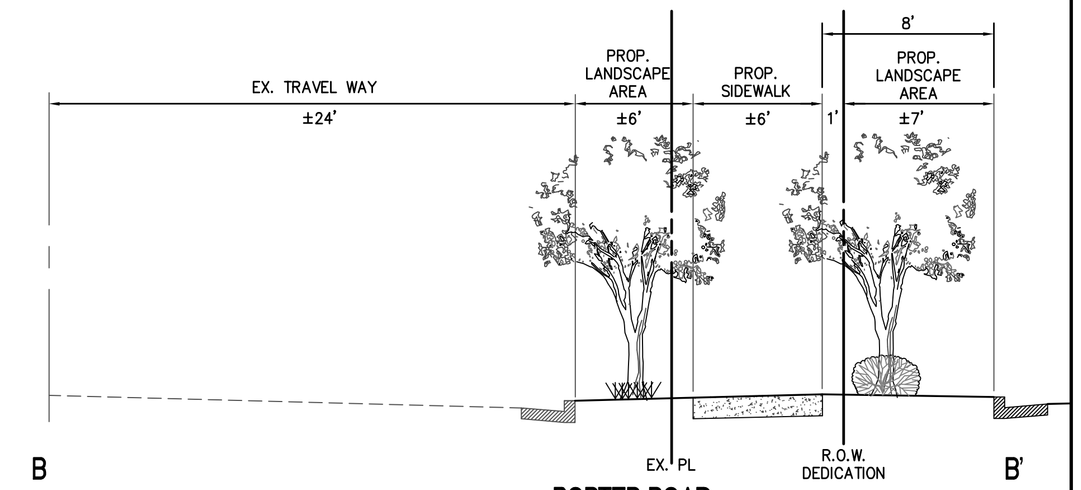
Sincerely,

John L. Gavarkavich, RLA

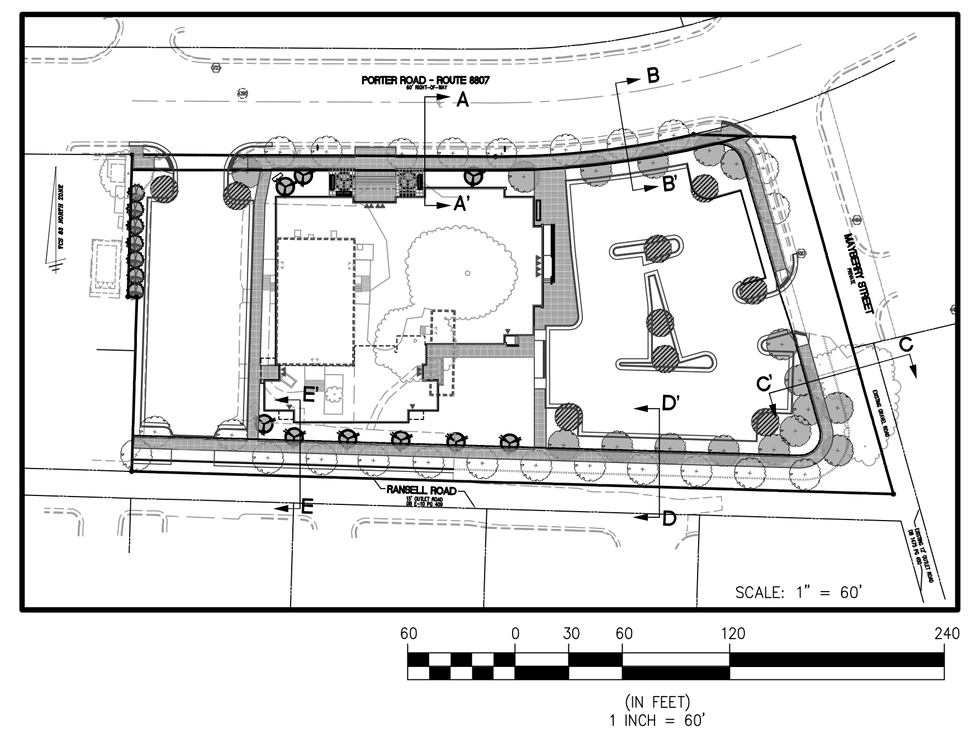
JLG:ls
Enclosure

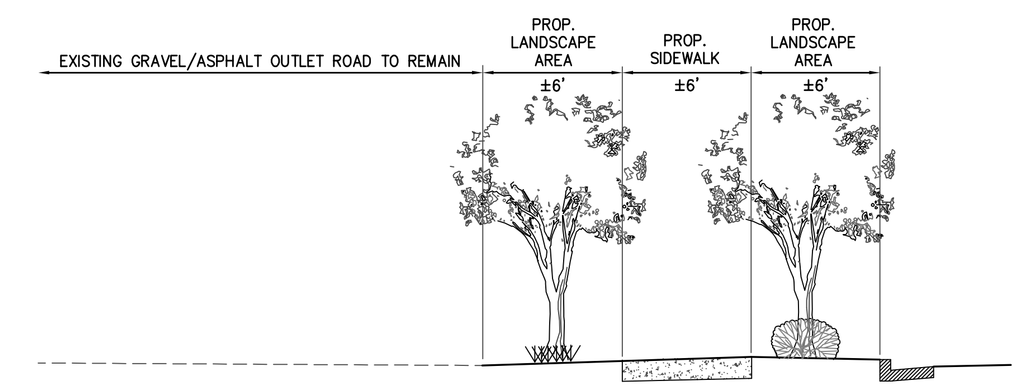


PORTER ROAD
A-A
N.T.S.

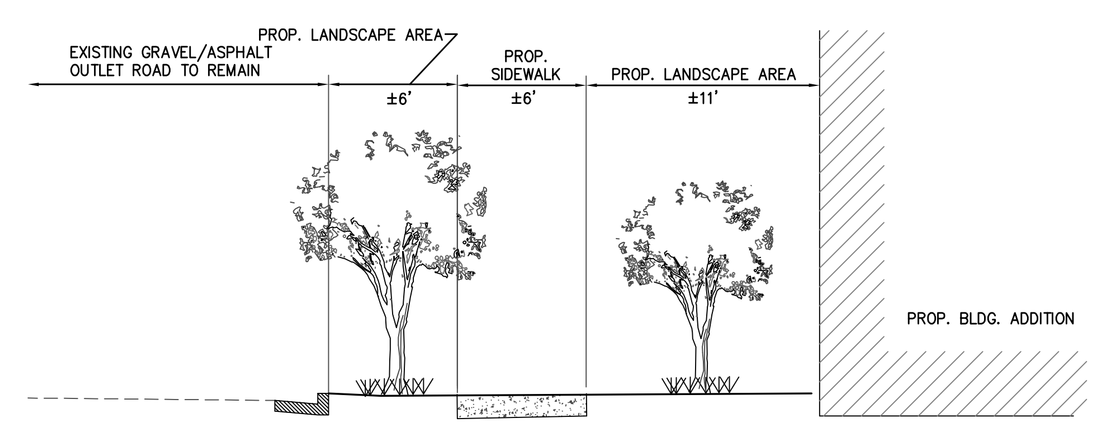


PORTER ROAD
TYPICAL SECTION B-B'
N.T.S.

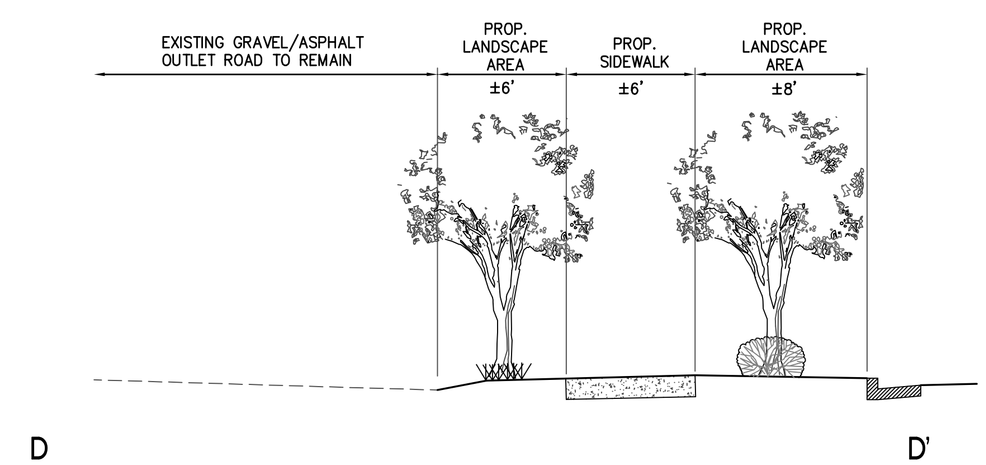




MAYBERRY STREET
TYPICAL SECTION C-C
N.T.S.



RANSELL ROAD
TYPICAL SECTION E-E'
N.T.S.



RANSELL ROAD
TYPICAL SECTION D-D'
N.T.S.

WALTER L. PHILLIPS INCORPORATED
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Landscape Architects • Arborists
207 PARK AVENUE
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www.WLPINC.com

DATE: 1/24/2014, REV.: 4/28/2014, 5/6/2014, 7/23/2014, 9/16/2014
SCALE: AS NOTED
DRAWN: M.WARD
CHECKED: A.V.

COMMONWEALTH OF VIRGINIA
AARON M. VINSON
Lic. No.041851
9/16/14
PROFESSIONAL ENGINEER

REVISION APPROVED BY				
NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

STREETSCAPE DETAILS

TRUSTEES OF THE FIRST BAPTIST CHURCH OF MERRIFIELD

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SHEET: P-0402

Table 12.12 10-year Tree Canopy Calculation Worksheet			
Step		Totals	Reference
A. Tree Preservation Target and Statement			
A 1	Place the Tree Preservation Target calculations and statement here preceding the 10-year tree canopy calculations	SEE TABLE 12.3 SHEET P-0403	see § 12-0507.2 for list of required elements and worksheet
B. Tree Canopy Requirement			
B1	Identify gross site area =	73,770	§ 12-0510.1A
B2	Subtract area dedicated to parks, road frontage, and	-0-	§ 12-0510.1B
B3	Subtract area of exemptions =	-0-	§ 12-0510.1C(1) through § 12-0510.1C(6)
B4	Adjusted gross site area (B1 – B2) =	-0-	
B5	Identify site's zoning and/or use		
B6	Percentage of 10-year tree canopy required =	10%	§ 12-509.1 and Table 12.4
B7	Area of 10-year tree canopy required (B4 x B5) =	7,377	
B8	Modification of 10-year Tree Canopy Requirements requested?	NO	Yes or No
B9	If B8 is yes, then list plan sheet where modification request is located		Sheet number
C. Tree Preservation			
C1	Tree Preservation Target Area =	561	SEE TABLE 12.3, THIS SHEET
C2	Total canopy area meeting standards of § 12-0200 =	-0-	
C3	C2 x 1.25 =	-0-	§ 12-0509.3B
C4	Total canopy area provided by unique or valuable forest or woodland communities =	561	
C5	C4 x 1.5 =	-0-	§ 12-0509.3B(1)
C6	Total of canopy area provided by "Heritage," "Memorial," "Specimen," or "Street" trees =	-0-	
C7	C6 x 1.5 to 3.0 =	-0-	§ 12-0509.3B(2)
C8	Canopy area of trees within Resource Protection Areas (CONSERVATION EASEMENT) and 100-year floodplains =	-0-	
C9	C8 x 1.0 =	-0-	§ 12-0509.3C(1)
C10	Total of C3, C5, C7 and C9 =	-0-	If area of C10 is less than B7 remainder of requirement must be met through tree planting - go to D
D. Tree Planting			
D1	Area of canopy to be met through tree planting (B7-C10) =	7,675	
D2	Area of canopy Planted for air quality benefits =		
D3	x 1.5 =		§ 12-0509.4B(1)
D4	Area of canopy planted for energy conservation =	0	
D5	x 1.5 =		§ 12-0509.4B(2)
D6	Area of canopy planted for water quality benefits =	0	
D7	x 1.25 =		§ 12-0509.4B(3
D8	Area of canopy planted for wildlife benefits =	0	
D9	x 1.5 =		§ 12-0509.4B(4)
D10	Area of canopy provide by native trees =	0	
D11	x 1.5 =	0	§ 12-0509.4B(5)
D12	Area of canopy provided by improved cultivars and varieties =	7,675	
D13	X1.25	9,593	§ 12-0509.4B(6)
D14	Area of canopy provided through tree seedlings =	0	§ 12-0509.4D(1)
	x1.0		
D15	Area of canopy provided through native shrubs or woody seed mix =	0	§ 12-0509.4D(1)(a)
	x1.0		§ 12-0509.4D(1)(a)
D16	Percentage of D14 represented by D15=		Must not exceed 33% of D14
D17	Total of canopy area provided through tree planting =	9,593	
D18	Is an offsite planting relief requested?	NO	Yes or No
D19	Tree Bank or Tree Fund?	NONE	§ 12-0511
D20	Canopy area requested to be provided through offsite banking or tree fund	NONE	
D21	Amount to be deposited into the Tree Preservation and Planting Fund	NONE	
E. Total of 10-year Tree Canopy Provided			
E1	Total of canopy area provided through tree preservation (C10) =	0	
E2	Total of canopy area provided through tree planting (D17) =	9,593	
E3	Total of canopy area provided through offsite mechanism (D19) =	0	
E4	Total of 10-year Tree Canopy Provided =	9,593	Total of E1 through E3. Area should meet or exceed area in B6

TABLE 12.3

TABLE 12.3 TREE PRESERVATION TARGET CALCULATIONS AND STATEMENT

A. PRE-DEVELOPMENT AREA OF EXISTING TREE CANOPY (FROM EVM): 5,585 SF

B. PERCENTAGE OF GROSS SITE AREA COVERED BY EXISTING TREE CANOPY: 7.6 % (5,585 / 73,770)

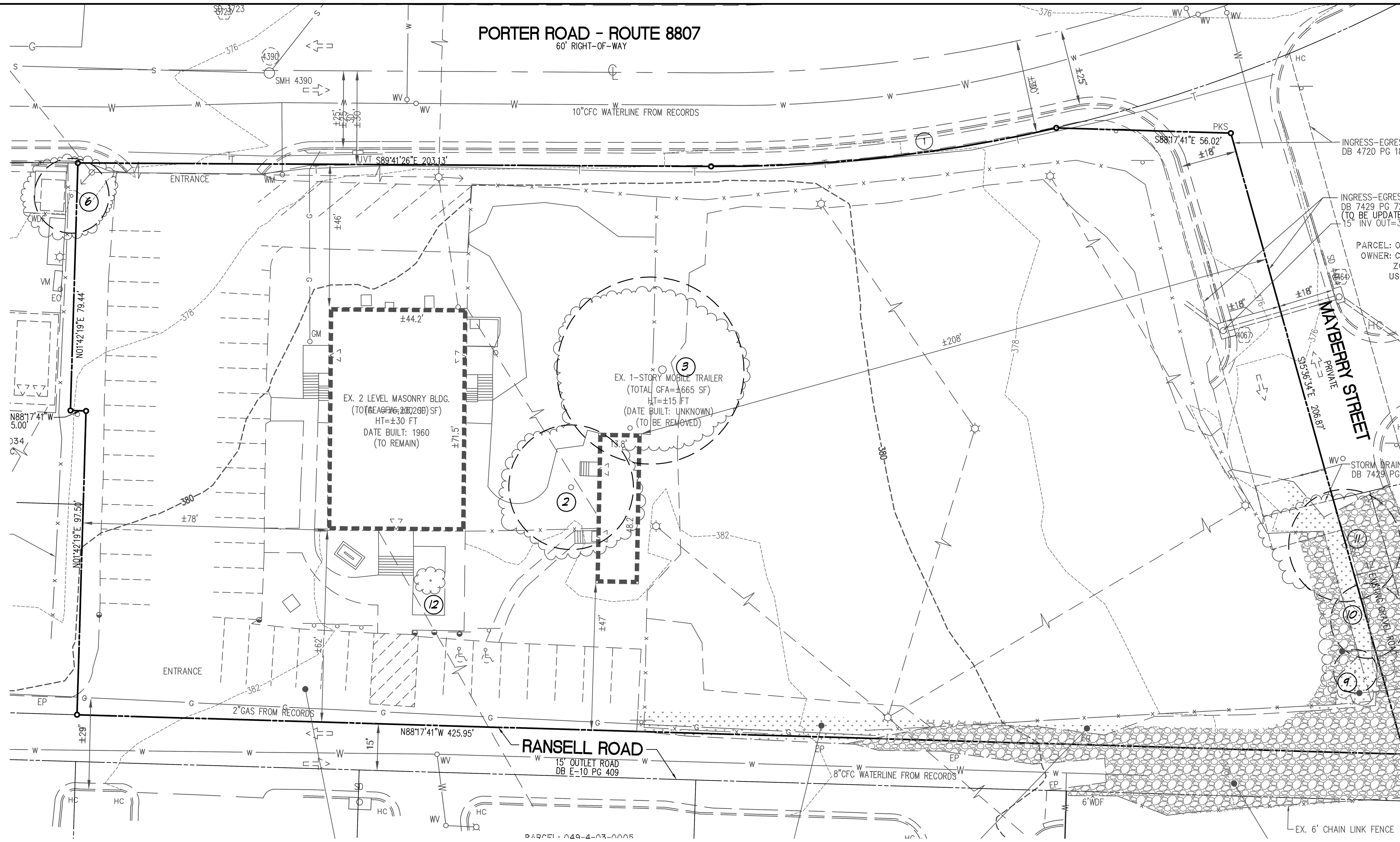
C. PERCENTAGE OF 10-YEAR TREE CANOPY REQUIRED FOR SITE: 10% (7,377 SF) (TOTAL SITE AREA 73,770 SF)

D. PERCENTAGE OF 10 YEAR TREE CANOPY REQUIREMENT THAT SHOULD BE MET THROUGH TREE PRESERVATION: (7,377 x .076) 7.6% = 561 SF

E. PROPOSED PERCENTAGE OF CANOPY REQUIREMENT THAT WILL BE MET THROUGH TREE PRESERVATION: 0 SF <100 % (NOT INCLUDING EXISTING PARKING LOT LANDSCAPE AND PLANTED TREES FROM LAST SITE PLAN)

F. HAS THE TREE PRESERVATION TARGET MINIMUM BEEN MET? NO*

*DEVIATION REQUESTED, SEE SHEET P-0101 AND SHEET P-0402



Tree Inventory																	
Tree #	Botanical Name	Common Name	Size	Critical Root Zone (CRZ)	Species Rating	Condition %	Removal	Activities								Notes
	Genus - Species		DBH	Radius (ft)				Tree Protection Fence	Mulch	Fertilize	Crown Clean	Root Prune	Remove Vines	Treat Pests	Hand Removal	
Tree Survey Information Completed by Walter Phillips, Inc - Arborist John L. Gavarkavich - ISA # MA-4728A January 11, 2011, Revised April 22, 2014																
2	Acer rubrum	Red maple	21"	21'	80%	50%	X									
3	Quercus falcata	Southern red oak	32"	32'	85%	56%	X									
6	Ulmus spp.	Elm species	13"	13'	65%	72%		X	X			X				Offsite
9	Robinia pseudoacacia	Black locust	8"	8'	65%	50%	X									
10	Acer rubrum	Red maple	13"	13'	80%	41%	X									In ROW; Separate permit req.
11	Quercus palustris	Pin oak	19"	19'	80%	44%	X									
12	Acer palmatum 'Bloodgood'	Bloodgood Japenese Maple	10"	10'	80%	75%	X									

DBH = Diameter at Breast Height (measured 4.5 feet above ground)

CRZ = Critical Root Zone = 1 foot radius per inch of tree diameter

Condition Ratings provided as percentages based on methods outlined in the 9th edition of the Guide for Plant Appraisal, published by the International Society of Arboriculture

Crown Clean Pruning - Remove all dead, dying, and diseased limbs 2" in diameter and larger, measured at the point of attachment.

Mulching - Chips or shredded hardwood mulch shall be placed in tree preservation area to a maximum depth of 4" along the limits of clearing and grading to a maximum depth of 10' into the preserved areas.

Mulch within protected areas without the use of motorized equipment (ie, use wheelbarrows) and will be distributed manually.

TREE INVENTORY AND PRESERVATION PLAN

TRUSTEES OF THE FIRST BAPTIST CHURCH OF MERRIFIELD

PROVIDENCE DISTRICT

FAIRFAX COUNTY, VIRGINIA

REVISION APPROVED BY					
NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

COMMONWEALTH OF VIRGINIA — AARON M. VINSON Lic. No.041851 — 9/16/14 — PROFESSIONAL ENGINEER

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SCALE: 1"=20' | DATE: 1/24/2014; REV. 4/25/2014; 6/6/2014; 7/23/2014; 9/16/2014 | DRAWN: MW/MB | CHECKED: AV

SHEET: P-0403

STORMWATER MANAGEMENT CHECKLIST

MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EXCEPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS

The following information is required to be shown or provided in all zoning applications, or a waiver request of the submission requirement with justification shall be attached. Note: Waivers will be acted upon separately. Failure to adequately address the required submission information may result in a delay in processing this application.

This information is required under the following Zoning Ordinance paragraphs:

Special Permits (8-011 2J & 2L)	Special Exceptions (9-011 2J & 2L)
Cluster Subdivision (9-615 1G & 1N)	Commercial Revitalization Districts (9-622 2A (12) & (14))
Development Plans PRC District (16-302 3 & 4L)	PRC Plan (16-303 1E & 1O)
FDP P Districts (except PRC) (16-502 1F & 1Q)	Amendments (18-202 10F & 10I)

[X] 1. Plat is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100').

[X] 2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet P-0301, P-0501, P-0502, P-0503, P-0504

[X] 3. Provide:

Facility Name/ Type & No. (e.g. dry pond 1, bio filter, wet pond 1, etc.)	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage Volume (cf)	If pond, dam height (ft)
UNDERGROUND DETENTION (2)	UP TO 0.5 AC	0 AC	UP TO 0.5 AC	±3,800 SF	UP TO ±5,000 CF	N/A
PERVIOUS PAVEMENT (7)	0.38 AC	0 AC	0.38 AC	±8,233 SF	N/A	N/A
MANUFACTURED BMP (2)	0.18 AC	0 AC	0.18 AC	±144 SF	N/A	N/A
GRASS SWALE (1)	0.02 AC	0 AC	0.04 AC	±620 SF	N/A	N/A
Totals						

[X] 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet P-0504
Pond inlet and outlet pipe systems are shown on Sheet N/A.

[ ] 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet N/A.
Type of maintenance access road surface noted on the plat is N/A (asphalt, geoblock, gravel, etc.).

[X] 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet 3.

[X] 7. A 'stormwater management narrative' which contains a description of how detention and best management practices requirements will be met is provided on Sheet P-0502, P-0503

[X] 8. A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet P-0504

[X] 9. A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet P-0504

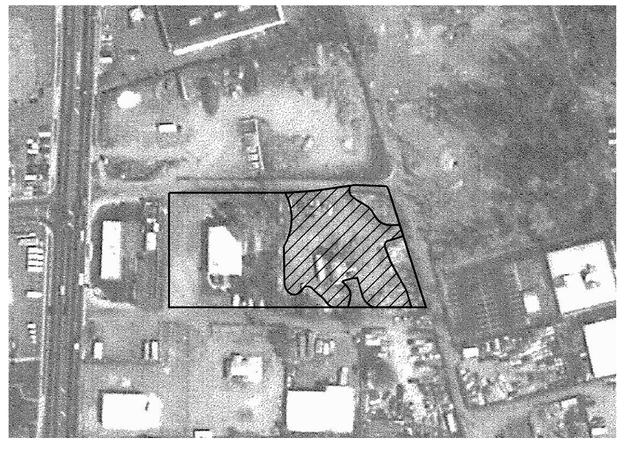
[X] 10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets P-0101, P-0201

[ ] 11. A submission waiver is requested for N/A.

[ ] 12. Stormwater management is not required because N/A.

1990 AERIAL MAP

NTS

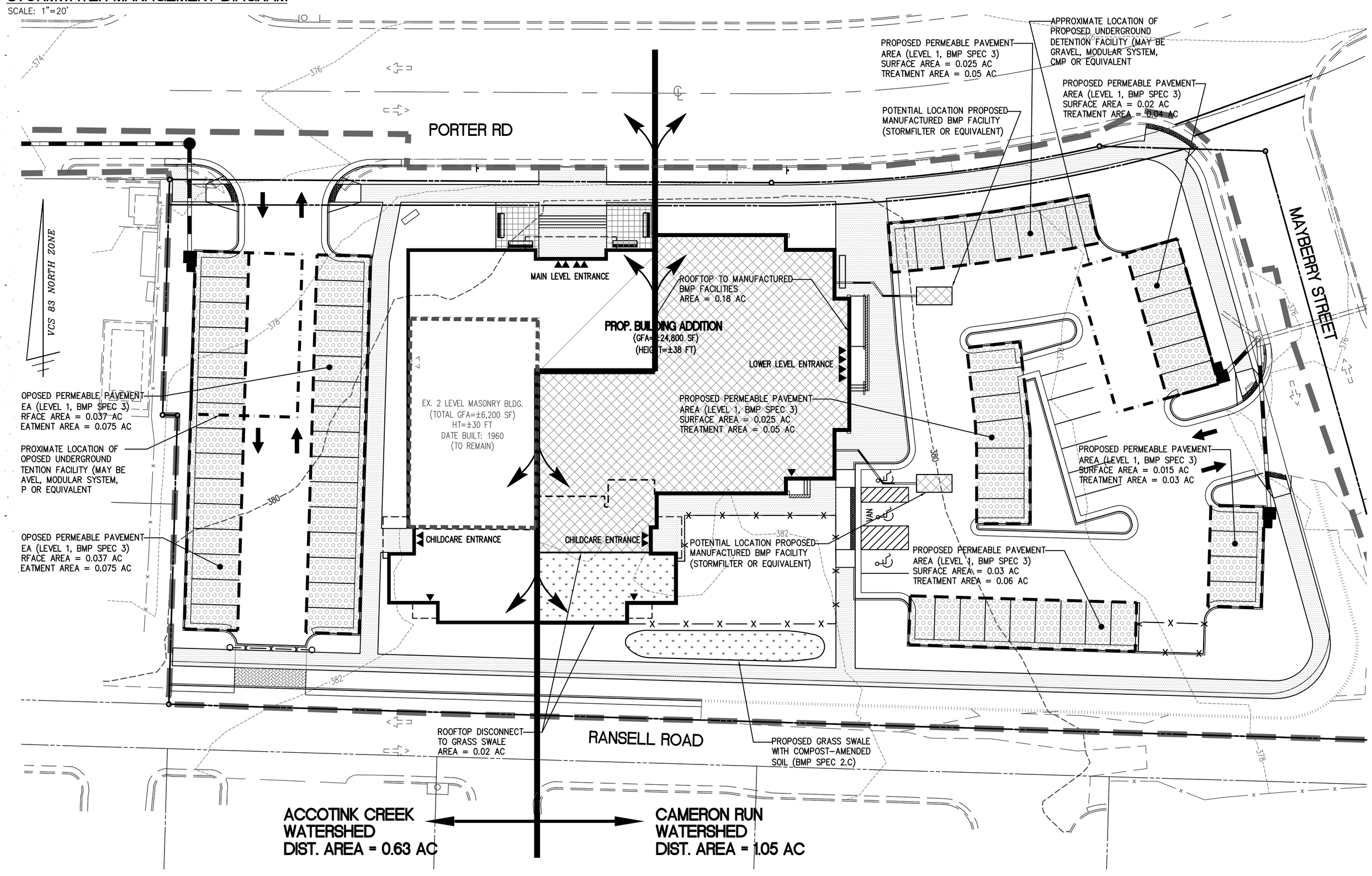


AREA OF GRAVEL SURFACE (±26,000 SF OR ±0.60 AC)

NOTE: AS COORDINATED WITH STORMWATER REVIEWER, THE AMOUNT OF GRAVEL THAT EXISTED ONSITE PRIOR TO 1993 WILL BE CONSIDERED THE EXISTING CONDITION FOR STORMWATER MANAGEMENT DESIGN PURPOSES. STORMWATER COMPUTATIONS ON THIS PLAN REFLECT THIS AREA, WHICH IS LESS THAN THE AREA OF GRAVEL THAT EXISTS ON SITE TODAY.

STORMWATER MANAGEMENT DIAGRAM

SCALE: 1"=20'



AFFIDAVIT

Commonwealth of Virginia
County of Fairfax, to-wit:

The undersigned, being duly sworn according to law, depose and say:

1. We, William Willis, Deborah Hamilton and Gladys Fletcher, are Trustees of First Baptist Church of Merrifield, a religious organization (the "Church"), and, as such, we are among the Court-appointed Trustees who hold title, in trust, to that certain real property of the Church described as [GPIN, address] (the "Property").

2. In our capacity as such, we are personally familiar with the history, management and operation of the Church and its Property, including its physical condition and improvements located thereon.

3. Pursuant to authority accorded in Article IV, Section 11 of the Bylaws of the Church, three Trustees have the authority to execute legal documents relating to Church matters.

4. We affy that the gravel lot, which is shown on the attached exhibit, existed prior to 1993 and the extent and square footage of gravel was as generally shown on the plans prepared by Walter L. Phillips dated June 6, 2014 and has existed continuously in said location on the Property, substantially in the same condition.

This Affidavit is given to the proper authorities of Fairfax County, Virginia in connection with documents submitted in that certain [rezoning case number, title, etc.] regarding the Property and with full knowledge that said authorities will be relying upon the accuracy of same.

Name: William Willis
Trustee of First Baptist Church of Merrifield

Name: Deborah Jackson-Hamilton
Trustee of First Baptist Church of Merrifield

Name: Gladys Fletcher
Trustee of First Baptist Church of Merrifield

EVANGELINE WILLIS NOTARY PUBLIC REG # 293835 MY COMMISSION EXPIRES 1/31/2016 COMMONWEALTH OF VIRGINIA

Subscribed and sworn to before me this 20th day of July, 2014 by _____ and _____, Trustees of First Baptist Church of Merrifield, a religious organization.

Evangeline Willis
Notary Public

My Commission Expires: 1/31/16
My Registration Number is: 293835

AFFIDAVIT

Commonwealth of Virginia
County of Fairfax, to-wit:

The undersigned, being duly sworn according to law, depose and say:

1. We, Joanne Suttington, Lawrence Garrett Jr and Gary Greene, Sr., are Trustees of First Baptist Church of Merrifield, a religious organization (the "Church"), and, as such, we are among the Court-appointed Trustees who hold title, in trust, to that certain real property of the Church described as [GPIN, address] (the "Property").

2. In our capacity as such, we are personally familiar with the history, management and operation of the Church and its Property, including its physical condition and improvements located thereon.

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This Affidavit is given to the proper authorities of Fairfax County, Virginia in connection with documents submitted in that certain [rezoning case number, title, etc.] regarding the Property and with full knowledge that said authorities will be relying upon the accuracy of same.

Name: Joanne Suttington
Trustee of First Baptist Church of Merrifield

Name: Lawrence P. Garrett, Jr.
Trustee of First Baptist Church of Merrifield

Name: Gary Greene, Jr.
Trustee of First Baptist Church of Merrifield

EVANGELINE WILLIS NOTARY PUBLIC REG # 293835 MY COMMISSION EXPIRES 1/31/2016 COMMONWEALTH OF VIRGINIA

Subscribed and sworn to before me this 20th day of July, 2014 by _____ and _____, Trustees of First Baptist Church of Merrifield, a religious organization.

Evangeline Willis
Notary Public

My Commission Expires: 1/31/16
My Registration Number is: 293835

AFFIDAVIT

Commonwealth of Virginia
County of Fairfax, to-wit:

The undersigned, being duly sworn according to law, depose and say:

1. We, Mitchell Terry, Jr. and _____, are Trustees of First Baptist Church of Merrifield, a religious organization (the "Church"), and, as such, we are among the Court-appointed Trustees who hold title, in trust, to that certain real property of the Church described as [GPIN, address] (the "Property").

2. In our capacity as such, we are personally familiar with the history, management and operation of the Church and its Property, including its physical condition and improvements located thereon.

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Name: Mitchell Terry, Jr.
Trustee of First Baptist Church of Merrifield

Name:
Trustee of First Baptist Church of Merrifield

Name:
Trustee of First Baptist Church of Merrifield

EVANGELINE WILLIS NOTARY PUBLIC REG # 293835 MY COMMISSION EXPIRES 1/31/2016 COMMONWEALTH OF VIRGINIA

Subscribed and sworn to before me this 20th day of July, 2014 by _____ and _____, Trustees of First Baptist Church of Merrifield, a religious organization.

Evangeline Willis
Notary Public

My Commission Expires: 1/31/16
My Registration Number is: 293835

STORMWATER MANAGEMENT FACILITIES LEGEND

- PERMEABLE PAVEMENT AREA (LEVEL 1, BMP SPEC 3)
- MANUFACTURED BMP FACILITY (STORMFILTER OR EQUIVALENT)
- GRASS SWALE WITH COMPOST-AMENDED SOIL (BMP SPEC 2.C)

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COMMONWEALTH OF VIRGINIA AARON M. VINSON Lic. No.041851 9/16/14 PROFESSIONAL ENGINEER

DATE: 1/24/2014; REV. 4/28/2014; 5/6/2014; 7/23/2014; 9/16/2014
SCALE: AS NOTED
DRAWN: A.M.HAND
CHECKED: A.M.V.

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

PRELIMINARY STORMWATER MANAGEMENT PLAN

TRUSTEES OF THE FIRST BAPTIST CHURCH OF MERRIFIELD

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SHEET: P-0501

ACCOTINK CREEK WATERSHED

WATER QUALITY COMPUTATIONS

Virginia Runoff Reduction Method ReDevelopment Worksheet v2.7 Revised April 2013
Site Data

Project Name: First Baptist Church of Merrifield - Accotink Creek Watershed
Date: July 16, 2014

data input cells
calculation cells
constant values

Post-ReDevelopment Project & Land Cover Information

Total Disturbed Acreage 0.63

Constants

Annual Rainfall (inches)	43
Target Rainfall Event (inches)	1.00
Phosphorus EMC (mg/L)	0.26
Nitrogen EMC (mg/L)	1.86
Target Phosphorus Target Load (lb/acre/yr)	0.41
Pj	0.90

Pre-ReDevelopment Land Cover (acres)

	A soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested land	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed	0.00	0.00	0.00	0.24	0.24
Impervious Cover (acres)	0.00	0.00	0.00	0.39	0.39
				Total	0.63

Post-ReDevelopment Land Cover (acres)

	A soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested land	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed	0.00	0.00	0.00	0.19	0.19
Impervious Cover (acres)	0.00	0.00	0.00	0.44	0.44
				Total	0.63
Area Check	Okay	Okay	Okay	Okay	

Rv Coefficients

	A soils	B Soils	C Soils	D Soils
Forest/Open Space	0.02	0.03	0.04	0.05
Managed Turf	0.15	0.20	0.22	0.25
Impervious Cover	0.95	0.95	0.95	0.95

Land Cover Summary Pre-ReDevelopment

	Listed	Adjusted[1]
Forest/Open Space Cover (acres)	0.00	0.00
Composite Rv(forest)	0.00	0.00
% Forest	0%	0%
Managed Turf Cover (acres)	0.24	0.19
Composite Rv(turf)	0.25	0.25
% Managed Turf	38%	33%
Impervious Cover (acres)	0.39	0.39
Rv(impervious)	0.95	0.95
% Impervious	62%	67%
Total Site Area (acres)	0.63	0.58
Site Rv	0.68	0.72
Pre-Development Treatment Volume (acre-ft)	0.0359	0.0348
Pre-Development Treatment Volume (cubic feet)	1,563	1,517
Pre-Development Load (TP) (lb/yr)	0.98	0.95
Pre-Development Load (TN) (lb/yr)	7.02	

Land Cover Summary Post-ReDevelopment

Forest/Open Space Cover	0.00
Composite Rv(forest)	0.00
% Forest	0%
Managed Turf Cover (acres)	0.19
Composite Rv(turf)	0.25
% Managed Turf	33%
ReDev. Impervious Cover (acres)	0.39
Rv(impervious)	0.95
% Impervious	67%
Total ReDev. Site Area (acres)	0.58
ReDev. Site Rv	0.72
Post-ReDevelopment Treatment Volume (acre-ft)	0.0348
Post-ReDevelopment Treatment Volume (cubic feet)	1,517
Post-ReDevelopment Load (TP) (lb/yr)	0.95
Maximum % Reduction Required Below Pre-ReDevelopment Load	10%
TP Load Reduction Required for Redeveloped Area (lb/yr)	0.10
Total Load Reduction Required (lb/yr)	0.18
Post-Development Load (TN) (lb/yr)	7.60

Land Cover Summary Post-ReDevelopment New Impervious

New Impervious Cover (acres)	0.05
Rv(impervious)	0.95
% Impervious	100%
Total New Dev. Site Area (acres)	0.05
New Dev. Site Rv	0.95
Post-Development Treatment Volume (acre-ft)	0.0040
Post-Development Treatment Volume (cubic feet)	172
Post-Development Load (TP) (lb/yr)	0.11
TP Load Reduction Required for New Impervious Area (lb/yr)	0.09

[1]*Adjusted* **Land Cover Summary** reflects the pre redevelopment land cover minus the pervious land cover (forest/open space or managed turf) acreage proposed for new impervious cover. The adjusted total acreage is consistent with the Post Redevelopment acreage (minus the acreage of new impervious cover). The load reduction requirement for the new impervious cover to meet the new development load limit is computed in **Column I**.

Drainage Area A

Drainage Area A Land Cover (acres)

	A soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested land	0.00	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed	0.00	0.00	0.00	0.19	0.19	0.25
Impervious Cover (acres)	0.00	0.00	0.00	0.44	0.44	0.95
				Total	0.63	

Post Development Treatment Volume (cf) 1690

Apply Runoff Reduction Practices to Reduce Treatment Volume & Post-Development Load in Drainage Area A

Credit	Unit	Description of Credit	Credit	Credit Area (acres)	Volume from Upstream RR Practice (cf)	Runoff Reduction (cf)	Remaining Runoff Volume (cf)	Phosphorus Efficiency (%)	Phosphorus Load from Upstream RR Practices (lbs)	Untreated Phosphorus Load to Practice (lbs.)	Phosphorus Removed By Practice (lbs.)	Remaining Phosphorus Load (lbs.)	Downstream Treatment to be Employed
3. Permeable Pavement													
3.a. Permeable Pavement #1 (Spec #	acres of permeable pavement + acres of "external" (upgradient) impervious pavement	45% runoff volume reduction	0.45	0.15	0	233	285	25	0.00	0.32	0.19	0.13	
3.b. Permeable Pavement #2 (Spec #	acres of permeable pavement	75% runoff volume reduction	0.75	0.00	0	0	0	25	0.00	0.00	0.00	0.00	

Site Results

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	AREA CHECK
IMPERVIOUS COVER	0.44	0.00	0.00	0.00	0.00	OK.
IMPERVIOUS COVER TREATED	0.15	0.00	0.00	0.00	0.00	OK.
TURF AREA	0.19	0.00	0.00	0.00	0.00	OK.
TURF AREA TREATED	0.00	0.00	0.00	0.00	0.00	OK.
AREA CHECK	OK.	OK.	OK.	OK.	OK.	

Phosphorous

TOTAL PHOSPHOROUS LOAD REDUCTION REQUIRED (LB/YEAR)	0.18
RUNOFF REDUCTION (cf)	233
PHOSPHOROUS LOAD REDUCTION ACHIEVED (LB/YR)	0.19
ADJUSTED POST-DEVELOPMENT PHOSPHOROUS LOAD (TP) (lb/yr)	0.87
REMAINING PHOSPHOROUS LOAD REDUCTION (LB/YR) NEEDED	CONGRATULATIONS!! YOU EXCEEDED THE TARGET REDUCTION BY 0 LB/YEAR!!

	1-year storm	2-year storm	10-year storm
Target Rainfall Event (in)	2.57	3.11	4.78

Drainage Area A	
Drainage Area (acres)	0.63
Runoff Reduction Volume (cf)	233
Drainage Area B	
Drainage Area (acres)	0.00
Runoff Reduction Volume (cf)	0
Drainage Area C	
Drainage Area (acres)	0.00
Runoff Reduction Volume (cf)	0
Drainage Area D	
Drainage Area (acres)	0.00
Runoff Reduction Volume (cf)	0
Drainage Area E	
Drainage Area (acres)	0.00
Runoff Reduction Volume (cf)	0

Based on the use of Runoff Reduction practices in the selected drainage areas, the spreadsheet calculates an adjusted $RV_{Developed}$ and adjusted Curve Number.

Drainage Area A		A soils	B Soils	C Soils	D Soils
Forest/Open Space -- undisturbed, protected forest/open space or reforested land	Area (acres)	0.00	0.00	0.00	0.00
	CN	30	55	70	77
Managed Turf -- disturbed, graded for yards or other turf to be mowed/managed	Area (acres)	0.00	0.00	0.00	0.19
	CN	39	61	74	80
Impervious Cover	Area (acres)	0.00	0.00	0.00	0.44
	CN	98	98	98	98

Weighted CN 93; S 0.75

	1-year storm	2-year storm	10-year storm
$RV_{Developed}$ (in) with no Runoff Reduction	1.85	2.36	3.98
$RV_{Developed}$ (in) with Runoff Reduction	1.74	2.26	3.88
Adjusted CN	92	92	92

STORMWATER MANAGEMENT NARRATIVE

THIS PROJECT INVOLVES REDEVELOPMENT OF AN EXISTING CHURCH PROPERTY TO INCLUDE EXPANSION OF THE EXISTING CHURCH BUILDING, CONSTRUCTION OF ADDITIONAL PAVED PARKING SPACES, AND OTHER RELATED SITE IMPROVEMENTS. THE PORTION OF THE SITE THAT DRAINS TO THE ACCOTINK CREEK WATERSHED HAS A TOTAL DISTURBED AREA OF 0.63 ACRES. THE PRE-DEVELOPMENT WEIGHTED CURVE NUMBER IS 91 AND THE POST-DEVELOPMENT WEIGHTED CURVE NUMBER (WITH RUNOFF REDUCTION) IS 92. REFER TO THE LAND COVER SUMMARY UNDER WATER QUALITY COMPUTATIONS FOR DETAILED INFORMATION ABOUT PRE- AND POST-DEVELOMENT LAND COVER AND RESULTING CURVE NUMBERS.

WATER QUALITY
IN ACCORDANCE WITH CURRENT STORMWATER REGULATIONS, THIS PROJECT IS CONSIDERED DEVELOPMENT ON PRIOR DEVELOPED LANDS FOR WATER QUALITY PURPOSES. SINCE THE SITE AREA DRAINING TO ACCOTINK CREEK IS LESS THAN 1 ACRE, A 10% REDUCTION IN THE PRE-DEVELOPMENT PHOSPHORUS LOAD MUST BE ACHIEVED. IN ORDER TO ACCOMPLISH THIS, TWO AREAS OF PERMEABLE PAVEMENT ARE PROPOSED. AS SHOWN BY THE COMPUTATIONS ON THIS SHEET, THESE FACILITIES WILL RESULT IN A PHOSPHORUS LOAD REDUCTION OF 0.19 LBS/YR, WHICH EXCEEDS THE REQUIREMENT OF 0.18 LBS/YR AND ACCOMPLISHES SLIGHTLY MORE THAN A 10% REDUCTION IN THE PHOSPHORUS LOAD. REFER TO SHEET P-0501 FOR PROPOSED FACILITY LOCATIONS AND TREATMENT AREAS. REFER TO WATER QUALITY COMPUTATIONS ON THIS SHEET FOR DETAILED CALCULATIONS AND DEMONSTRATION OF COMPLIANCE.

WATER QUANTITY
AS MENTIONED ABOVE, THE WEIGHTED CURVE NUMBER FOR THIS PORTION OF THE SITE WILL BE 91 PRE-DEVELOPMENT AND 92 POST-DEVELOPMENT, RESULTING IN PEAK FLOW RATES FOR THE 1 YR, 2 YR AND 10 YR 24 HR STORM AS SUMMARIZED IN THE WATER QUANTITY COMPUTATIONS ON THIS SHEET. BASED ON A PRELIMINARY REVIEW OF THE STORMWATER OUTFALL, THIS SITE DRAINS TO MANMADE CONVEYANCE SYSTEMS FOR THE EXTENT OF REVIEW. CHANNEL PROTECTION AND FLOOD PROTECTION REQUIREMENTS WILL BE BASED ON THIS CONDITION AND ARE DESCRIBED IN DETAIL IN THE WATER QUANTITY COMPUTATIONS. DETENTION OF STORMWATER TO MEET CHANNEL AND FLOOD PROTECTION REQUIREMENTS, IF NECESSARY, WILL BE PROVIDED BY AN UNDERGROUND FACILITY LOCATED UNDER THE WESTERN PARKING LOT. IF REQUIRED, THIS FACILITY MAY BE GRAVEL STORAGE, A MODULAR SYSTEM, CORRUGATED METAL PIPES, OR AN EQUIVALENT SYSTEM.

CALCULATIONS AND CONCLUSIONS SHOWN ON THIS PLAN ARE PRELIMINARY AND SUBJECT TO ADJUSTMENT AT TIME OF SITE PLAN. APPLICANT RESERVES THE RIGHT TO PROVIDE MORE OR FEWER STORMWATER MANAGEMENT FACILITIES AS NECESSARY TO SATISFY STORMWATER MANAGEMENT REQUIREMENTS.

Virginia Runoff Reduction Method ReDevelopment Worksheet v2.7 Revised April 2013

Update Summary Sheet

Print

Site Data Summary

Total Rainfall = 43 inches

Site Land Cover Summary

	A Soils	B Soils	C Soils	D Soils	Total	% of Total
Forest (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Turf (acres)	0.00	0.00	0.00	0.19	0.19	30.16
Impervious (acres)	0.00	0.00	0.00	0.44	0.44	69.84
					0.63	100.00

Site Rv	0.74
Post Development Treatment Volume (ft^3)	1690
Post Development TP Load (lb/yr)	1.06
Post Development TN Load (lb/yr)	7.60
Total TP Load Reduction Required (lb/yr)	0.18

Total Runoff Volume Reduction (ft^3)	233
Total TP Load Reduction Achieved (lb/yr)	0
Total TN Load Reduction Achieved (lb/yr)	1.36
Adjusted Post Development TP Load (lb/yr)	0.87
Remaining Phosphorous Load Reduction (Lb/yr) Required	0.00

Drainage Area Summary

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	Total
Forest (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Turf (acres)	0.19	0.00	0.00	0.00	0.00	0.19
Impervious (acres)	0.44	0.00	0.00	0.00	0.00	0.44
						0.63

Drainage Area Compliance Summary

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	Total
TP Load Red. (lb/yr)	0.19	0.00	0.00	0.00	0.00	0.19
TN Load Red. (lb/yr)	1.36	0.00	0.00	0.00	0.00	1.36

WATER QUANTITY COMPUTATIONS

PRE-DEVELOPMENT

REFER TO LAND COVER SUMMARY THIS SHEET FOR DETAILED LAND COVER INFORMATION.
AREA = 0.63 AC
WEIGHTED CN = 91
Q1 = 1.86 CFS
Q2 = 2.31 CFS
Q10 = 4.12 CFS

POST-DEVELOPMENT

REFER TO LAND COVER SUMMARY THIS SHEET FOR DETAILED LAND COVER INFORMATION.
AREA = 0.63 AC
WEIGHTED CN = 92 (WITH RUNOFF REDUCTION)
Q1 = 1.93 CFS
Q2 = 2.39 CFS
Q10 = 4.19 CFS

CHANNEL PROTECTION

BASED ON PRELIMINARY ANALYSIS, THIS PORTION OF THE SITE DRAINS TO MAN MADE CONVEYANCE SYSTEMS FOR THE EXTENT OF REVIEW. AS SUCH, THIS PROJECT WILL ENSURE THAT PEAK FLOW FROM THE 2 YEAR 24 HOUR STORM EVEN DOES NOT CAUSE EROSION IN DOWNSTREAM CONVEYANCE SYSTEMS.

FLOOD PROTECTION

BASED ON PRELIMINARY ANALYSIS, THIS PORTION OF THE SITE DRAINS TO A CONVEYANCE SYSTEM THAT DOES NOT EXPERIENCE LOCALIZED FLOODING DURING THE 10 YEAR 24 HOUR STORM EVEN. AS SUCH, THIS PROJECT WILL ENSURE THAT PEAK FLOW FROM THE 10 YEAR 24 HOUR STORM EVEN IS CONFINED TO THE CONVEYANCE SYSTEM.

PRELIMINARY STORMWATER MANAGEMENT PLAN_ACCOTINK CREEK WATERSHED

TRUSTEES OF THE FIRST BAPTIST CHURCH OF MERRIFIELD

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

COMMONWEALTH OF VIRGINIA
AARON M. VINSON
Lic. No.041851
9/16/14
PROFESSIONAL ENGINEER

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SCALE: AS NOTED | DATE: 1/24/2014; REV. 4/25/2014; 6/6/2014; 7/23/2014; 9/16/2014 | DRAWN: MW/MB | CHECKED: AV

SHEET: P-0502

CAMERON RUN WATERSHED

WATER QUALITY COMPUTATIONS

Virginia Runoff Reduction Method ReDevelopment Worksheet v2.7 Revised April 2013
Site Data

Project Name: First Baptist Church of Merrifield - Cameron Run Watershed
Date: July 16, 2014

data input cells
calculation cells
constant values

Post-ReDevelopment Project & Land Cover Information

Total Disturbed Acreage 1.05

Constants

Annual Rainfall (inches)	43		
Target Rainfall Event (inches)	1.00		
Phosphorus EMC (mg/L)	0.26	Nitrogen EMC (mg/L)	1.86
Target Phosphorus Target Load (lb/acre/yr)	0.41		
Pj	0.90		

Pre-ReDevelopment Land Cover (acres)

	A soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested land	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed	0.00	0.00	0.00	0.23	0.23
Impervious Cover (acres)	0.00	0.00	0.00	0.82 *	0.82
				Total	1.05

* INCLUDES 0.60 AC OF EXISTING GRAVEL IN PLACE PRIOR TO 1990. SEE SHEET P-0501 FOR ADDITIONAL INFORMATION.

Post-ReDevelopment Land Cover (acres)

	A soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested land	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed	0.00	0.00	0.00	0.17	0.17
Impervious Cover (acres)	0.00	0.00	0.00	0.88	0.88
				Total	1.05
Area Check	Okay	Okay	Okay	Okay	

Rv Coefficients

	A soils	B Soils	C Soils	D Soils
Forest/Open Space	0.02	0.03	0.04	0.05
Managed Turf	0.15	0.20	0.22	0.25
Impervious Cover	0.95	0.95	0.95	0.95

Land Cover Summary — Pre-ReDevelopment

	Listed	Adjusted[1]
Forest/Open Space Cover (acres)	0.00	0.00
Composite Rv(forest)	0.00	0.00
% Forest	0%	0%
Managed Turf Cover (acres)	0.23	0.17
Composite Rv(turf)	0.25	0.25
% Managed Turf	22%	17%
Impervious Cover (acres)	0.82	0.82
Rv(impervious)	0.95	0.95
% Impervious	78%	83%
Total Site Area (acres)	1.05	0.99
Site Rv	0.80	0.83
Pre-Development Treatment Volume (acre-ft)	0.0697	0.0685
Pre-Development Treatment Volume (cubic feet)	3,036	2,982
Pre-Development Load (TP) (lb/yr)	1.91	1.87
Pre-Development Load (TN) (lb/yr)	13.65	

Land Cover Summary — Post-ReDevelopment

Forest/Open Space Cover	0.00
Composite Rv(forest)	0.00
% Forest	0%
Managed Turf Cover (acres)	0.17
Composite Rv(turf)	0.25
% Managed Turf	17%
ReDev. Impervious Cover (acres)	0.82
Rv(impervious)	0.95
% Impervious	83%
Total ReDev. Site Area (acres)	0.99
ReDev. Site Rv	0.83
Post-ReDevelopment Treatment Volume (acre-ft)	0.0685
Post-ReDevelopment Treatment Volume (cubic feet)	2,982
Post-ReDevelopment Load (TP) (lb/yr)	1.87
Maximum % Reduction Required Below Pre-ReDevelopment Load	20%
TP Load Reduction Required for Redeveloped Area (lb/yr)	0.37
Total Load Reduction Required (lb/yr)	0.48
Post-Development Load (TN) (lb/yr)	14.33

Land Cover Summary — Post-ReDevelopment New Impervious

New Impervious Cover (acres)	0.06
Rv(impervious)	0.95
% Impervious	100%
Total New Dev. Site Area (acres)	0.06
New Dev. Site Rv	0.95
Post-Development Treatment Volume (acre-ft)	0.0048
Post-Development Treatment Volume (cubic feet)	207
Post-Development Load (TP) (lb/yr)	0.13
TP Load Reduction Required for New Impervious Area (lb/yr)	0.11

[1] *Adjusted* **Land Cover Summary** reflects the pre redevelopment land cover minus the pervious land cover (forest/open space or managed turf) acreage proposed for new impervious cover. The adjusted total acreage is consistent with the Post Redevelopment acreage (minus the acreage of new impervious cover). The load reduction requirement for the new impervious cover to meet the new development load limit is computed in **Column I**.

Site Results

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	AREA CHECK
IMPERVIOUS COVER	0.00	0.88	0.00	0.00	0.00	OK.
IMPERVIOUS COVER TREATED	0.00	0.43	0.00	0.00	0.00	OK.
TURF AREA	0.00	0.17	0.00	0.00	0.00	OK.
TURF AREA TREATED	0.00	0.00	0.00	0.00	0.00	OK.
AREA CHECK	OK.	OK.	OK.	OK.	OK.	

Phosphorous

TOTAL PHOSPHOROUS LOAD REDUCTION REQUIRED (LB/YEAR)	0.48
RUNOFF REDUCTION (cf)	391
PHOSPHOROUS LOAD REDUCTION ACHIEVED (LB/YR)	0.51
ADJUSTED POST-DEVELOPMENT PHOSPHOROUS LOAD (TP) (lb/yr)	1.49
REMAINING PHOSPHOROUS LOAD REDUCTION (LB/YR) NEEDED	CONGRATULATIONS!! YOU EXCEEDED THE TARGET REDUCTION BY 0 LB/YEAR!!

Drainage Area B

Drainage Area B Land Cover (acres)

	A soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested land	0.00	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed	0.00	0.00	0.00	0.17	0.17	0.25
Impervious Cover (acres)	0.00	0.00	0.00	0.88	0.88	0.95
				Total	1.05	

Post Development Treatment Volume (cf) 3189

Apply Runoff Reduction Practices to Reduce Treatment Volume & Post-Development Load in Drainage Area B

Credit	Unit	Description of Credit	Credit	Credit Area (acres)	Volume from Upstream RR Practice (cf)	Runoff Reduction (cf)	Remaining Runoff Volume (cf)	Phosphorus Efficiency (%)	Phosphorus Load from Upstream RR Practices (lbs)	Untreated Phosphorus Load to Practice (lbs.)	Phosphorus Removed By Practice (lbs.)	Remaining Phosphorus Load (lbs.)	Downstream Treatment to be Employed
2. Rooftop Disconnection													
2.a. Simple Disconnection to A/B Soils (Spec #1)	impervious acres disconnected	50% runoff volume reduction for treated area	0.50	0.00	0	0	0	0	0.00	0.00	0.00	0.00	
2.b. Simple Disconnection to C/D Soils (Spec #1)	impervious acres disconnected	25% runoff volume reduction for treated area	0.25	0.00	0	0	0	0	0.00	0.00	0.00	0.00	
2.c. To Soil Amended Filter Path as per specifications (existing C/D soils) (Spec #4)	impervious acres disconnected	50% runoff volume reduction for treated area	0.50	0.02	0	34	34	0	0.00	0.04	0.02	0.02	
2.d. To Dry Well or French Drain #1 (Microinfiltration #1) (Spec #8)	impervious acres disconnected	50% runoff volume reduction for treated area	0.50	0.00	0	0	0	25	0.00	0.00	0.00	0.00	
2.e. To Dry Well or French Drain #2 (Micro-Infiltration #2) (Spec #8)	impervious acres disconnected	90% runoff volume reduction for treated area	0.90	0.00	0	0	0	25	0.00	0.00	0.00	0.00	
2.f. To Rain Garden #1 (Micro-Bioretention #1) (Spec #9)	impervious acres disconnected	40% of volume captured	0.40	0.00	0	0	0	25	0.00	0.00	0.00	0.00	
2.g. To Rain Garden #2 (Micro-Bioretention #2) (Spec #9)	impervious acres disconnected	80% runoff volume reduction for treated area	0.80	0.00	0	0	0	50	0.00	0.00	0.00	0.00	
2.h. To Rainwater Harvesting (Spec #6)	impervious acres captured	based on tank size and design spreadsheet (See Spec #6)	0.00	0.00	0	0	0	0	0.00	0.00	0.00	0.00	
2.i. To Stormwater Planter (Urban Bioretention) (Spec #9, Appendix A)	impervious acres disconnected	40% runoff volume reduction for treated area	0.40	0.00	0	0	0	25	0.00	0.00	0.00	0.00	
3. Permeable Pavement													
3.a. Permeable Pavement #1 (Spec #7)	acres of permeable pavement + acres of "external" (upgradient) impervious pavement	45% runoff volume reduction	0.45	0.23	0	357	436	25	0.00	0.50	0.29	0.21	
3.b. Permeable Pavement #2 (Spec #7)	acres of permeable pavement	75% runoff volume reduction	0.75	0.00	0	0	0	25	0.00	0.00	0.00	0.00	
14. Manufactured BMP													
14. Stormfilter or Equivalent	impervious acres draining to device			0.18	0.00	0	621	50	0.00	0.39	0.19	0.19	
	turf acres draining to device			0.00	0.00	0	0	0	0.00	0.00	0.00	0.00	

	1-year storm	2-year storm	10-year storm
Target Rainfall Event (in)	2.57	3.11	4.78

Drainage Area A	
Drainage Area (acres)	0.00
Runoff Reduction Volume (cf)	0
Drainage Area B	
Drainage Area (acres)	1.05
Runoff Reduction Volume (cf)	391
Drainage Area C	
Drainage Area (acres)	0.00
Runoff Reduction Volume (cf)	0
Drainage Area D	
Drainage Area (acres)	0.00
Runoff Reduction Volume (cf)	0
Drainage Area E	
Drainage Area (acres)	0.00
Runoff Reduction Volume (cf)	0

Drainage Area B		A soils	B Soils	C Soils	D Soils
Forest/Open Space -- undisturbed, protected forest/open space or reforested land	Area (acres)	0.00	0.00	0.00	0.00
	CN	30	55	70	77
Managed Turf -- disturbed, graded for yards or other turf to be mowed/managed	Area (acres)	0.00	0.00	0.00	0.17
	CN	39	61	74	80
Impervious Cover	Area (acres)	0.00	0.00	0.00	0.88
	CN	98	98	98	98

Weighted CN 95; S 0.53

	1-year storm	2-year storm	10-year storm
$RV_{Developed}$ (in) with no Runoff Reduction	2.03	2.56	4.20
$RV_{Developed}$ (in) with Runoff Reduction	1.93	2.45	4.10
Adjusted CN	94	94	94

Virginia Runoff Reduction Method ReDevelopment Worksheet v2.7 Revised April 2013

Update Summary Sheet

Print

Site Data Summary
Total Rainfall = 43 inches

Site Land Cover Summary

	A Soils	B Soils	C Soils	D Soils	Total	% of Total
Forest (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Turf (acres)	0.00	0.00	0.00	0.17	0.17	16.19
Impervious (acres)	0.00	0.00	0.00	0.88	0.88	83.81
					1.05	100.00

Site Rv	0.84
Post Development Treatment Volume (ft^3)	3189
Post Development TP Load (lb/yr)	2.00
Post Development TN Load (lb/yr)	14.33
Total TP Load Reduction Required (lb/yr)	0.48

Total Runoff Volume Reduction (ft^3)	391
Total TP Load Reduction Achieved (lb/yr)	1
Total TN Load Reduction Achieved (lb/yr)	2.25
Adjusted Post Development TP Load (lb/yr)	1.49
Remaining Phosphorous Load Reduction (Lb/yr) Required	0.00

Drainage Area Summary

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	Total
Forest (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Turf (acres)	0.00	0.17	0.00	0.00	0.00	0.17
Impervious (acres)	0.00	0.88	0.00	0.00	0.00	0.88
						1.05

Drainage Area Compliance Summary

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	Total
TP Load Red. (lb/yr)	0.00	0.51	0.00	0.00	0.00	0.51
TN Load Red. (lb/yr)	0.00	2.25	0.00	0.00	0.00	2.25

STORMWATER MANAGEMENT NARRATIVE

THIS PROJECT INVOLVES REDEVELOPMENT OF AN EXISTING CHURCH PROPERTY TO INCLUDE EXPANSION OF THE EXISTING CHURCH BUILDING, CONSTRUCTION OF ADDITIONAL PAVED PARKING SPACES, AND OTHER RELATED SITE IMPROVEMENTS. THE PORTION OF THE SITE THAT DRAINS TO THE CAMERON RUN WATERSHED HAS A TOTAL DISTURBED AREA OF 1.05 ACRES. THE PRE-DEVELOPMENT WEIGHTED CURVE NUMBER IS 94 AND THE POST-DEVELOPMENT WEIGHTED CURVE NUMBER (WITH RUNOFF REDUCTION) IS ALSO 94. REFER TO THE LAND COVER SUMMARY UNDER WATER QUALITY COMPUTATIONS FOR DETAILED INFORMATION ABOUT PRE- AND POST-DEVELOMENT LAND COVER AND RESULTING CURVE NUMBERS.

WATER QUALITY
IN ACCORDANCE WITH CURRENT STORMWATER REGULATIONS, THIS PROJECT IS CONSIDERED DEVELOPMENT ON PRIOR DEVELOPED LANDS FOR WATER QUALITY PURPOSES. SINCE THE SITE AREA DRAINING TO CAMERON RUN IS GREATER THAN 1 ACRE, A 20% REDUCTION IN THE PRE-DEVELOPMENT PHOSPHORUS LOAD MUST BE ACHIEVED. IN ORDER TO ACCOMPLISH THIS, SEVERAL FACILITIES ARE PROPOSED, INCLUDING PERMEABLE PAVEMENT, ROOFTOP DISCONNECT TO GRASS SWALE WITH COMPOST AMENDED SOILS, AND TREATMENT OF ROOFTOP DRAINAGE BY MANUFACTURED BMP FACILITIES (STORMFILTER OR EQUIVALENT). AS SHOWN BY THE COMPUTATIONS ON THIS SHEET, THESE FACILITIES WILL RESULT IN A PHOSPHORUS LOAD REDUCTION OF 0.51 LBS/YR, WHICH EXCEEDS THE REQUIREMENT OF 0.48 LBS/YR AND ACCOMPLISHES SLIGHTLY MORE THAN A 20% REDUCTION IN THE PHOSPHORUS LOAD. REFER TO SHEET P-0501 FOR PROPOSED FACILITY LOCATIONS AND TREATMENT AREAS. REFER TO WATER QUALITY COMPUTATIONS ON THIS SHEET FOR DETAILED CALCULATIONS AND DEMONSTRATION OF COMPLIANCE.

WATER QUANTITY
AS MENTIONED ABOVE, THE WEIGHTED CURVE NUMBER FOR THIS PORTION OF THE SITE WILL BE 94 PRE-DEVELOPMENT AND POST-DEVELOPMENT, RESULTING IN PEAK FLOW RATES FOR THE 1 YR, 2 YR AND 10 YR 24 HR STORM AS SUMMARIZED IN THE WATER QUANTITY COMPUTATIONS ON THIS SHEET. BASED ON A PRELIMINARY REVIEW OF THE STORMWATER OUTFALL, THIS SITE DRAINS TO MANMADE CONVEYANCE SYSTEMS FOR THE EXTENT OF REVIEW. CHANNEL PROTECTION AND FLOOD PROTECTION REQUIREMENTS WILL BE BASED ON THIS CONDITION AND ARE DESCRIBED IN DETAIL IN THE WATER QUANTITY COMPUTATIONS. DETENTION OF STORMWATER TO MEET CHANNEL AND FLOOD PROTECTION REQUIREMENTS, IF NECESSARY, WILL BE PROVIDED BY AN UNDERGROUND FACILITY LOCATED UNDER THE EASTERN PARKING LOT. IF REQUIRED, THIS FACILITY MAY BE GRAVEL STORAGE, A MODULAR SYSTEM, CORRUGATED METAL PIPES, OR AN EQUIVALENT SYSTEM.

CALCULATIONS AND CONCLUSIONS SHOWN ON THIS PLAN ARE PRELIMINARY AND SUBJECT TO ADJUSTMENT AT TIME OF SITE PLAN. APPLICANT RESERVES THE RIGHT TO PROVIDE MORE OR FEWER STORMWATER MANAGEMENT FACILITIES AS NECESSARY TO SATISFY STORMWATER MANAGEMENT REQUIREMENTS.

WATER QUANTITY COMPUTATIONS

PRE-DEVELOPMENT

REFER TO LAND COVER SUMMARY THIS SHEET FOR DETAILED LAND COVER INFORMATION.
AREA = 1.05 AC
WEIGHTED CN = 94
Q1 = 3.45 CFS
Q2 = 4.20 CFS
Q10 = 7.17 CFS

POST-DEVELOPMENT

REFER TO LAND COVER SUMMARY THIS SHEET FOR DETAILED LAND COVER INFORMATION.
AREA = 1.05 AC
WEIGHTED CN = 94 (WITH RUNOFF REDUCTION)
Q1 = 3.45 CFS
Q2 = 4.20 CFS
Q10 = 7.17 CFS

CHANNEL PROTECTION

BASED ON PRELIMINARY ANALYSIS, THIS PORTION OF THE SITE DRAINS TO MAN MADE CONVEYANCE SYSTEMS FOR THE EXTENT OF REVIEW. AS SUCH, THIS PROJECT WILL ENSURE THAT PEAK FLOW FROM THE 2 YEAR 24 HOUR STORM EVEN DOES NOT CAUSE EROSION IN DOWNSTREAM CONVEYANCE SYSTEMS.

FLOOD PROTECTION

BASED ON PRELIMINARY ANALYSIS, THIS PORTION OF THE SITE DRAINS TO A CONVEYANCE SYSTEM THAT DOES NOT EXPERIENCE LOCALIZED FLOODING DURING THE 10 YEAR 24 HOUR STORM EVEN. AS SUCH, THIS PROJECT WILL ENSURE THAT PEAK FLOW FROM THE 10 YEAR 24 HOUR STORM EVEN IS CONFINED TO THE CONVEYANCE SYSTEM.

PRELIMINARY STORMWATER MANAGEMENT PLAN_CAMERON RUN WATERSHED

TRUSTEES OF THE FIRST BAPTIST CHURCH OF MERRIFIELD

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

COMMONWEALTH OF VIRGINIA — AARON M. VINSON Lic. No.041851 9/16/14 — PROFESSIONAL ENGINEER

WALTER L. PHILLIPS INCORPORATED ESTABLISHED 1945
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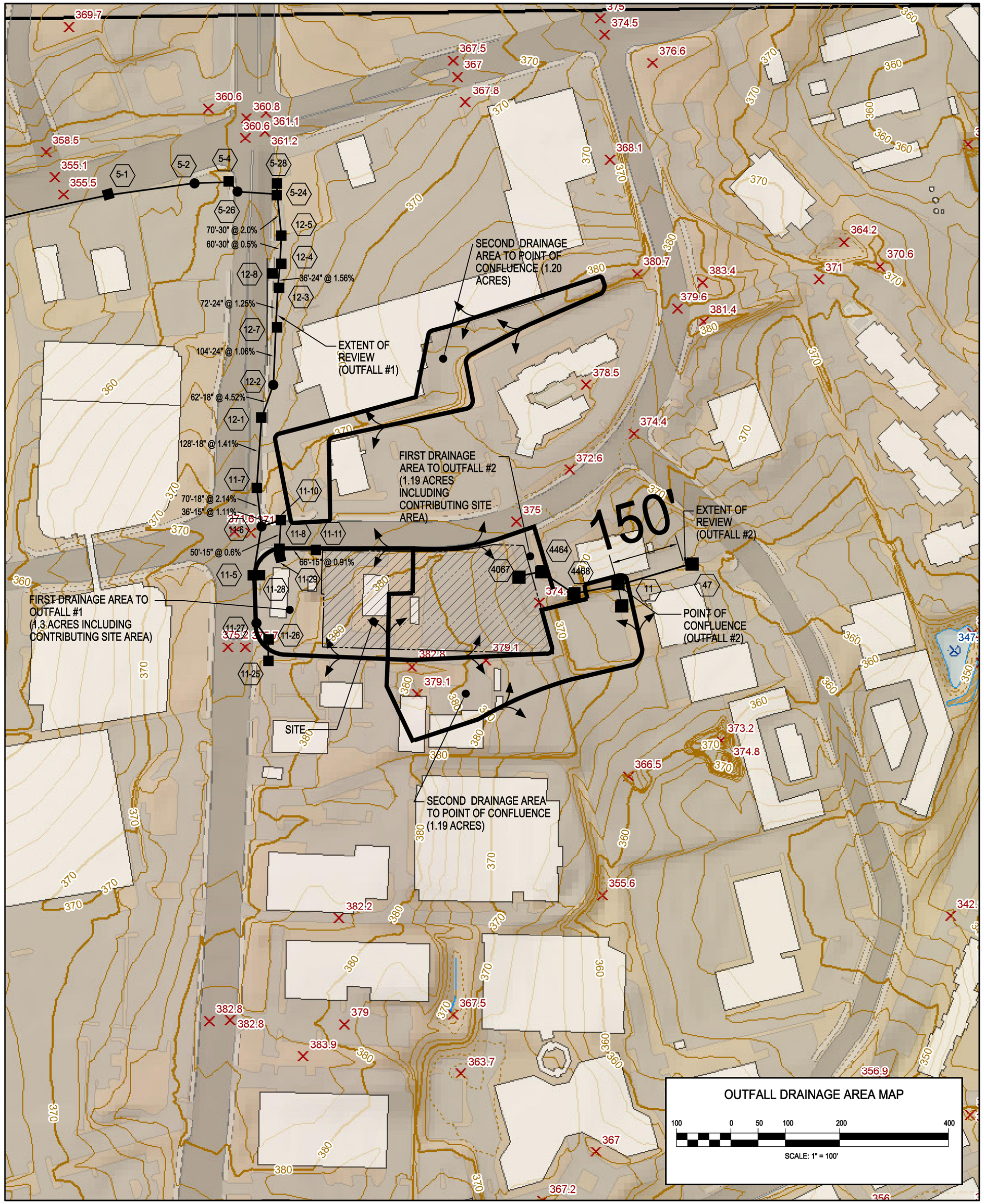
SCALE: AS NOTED | DATE: 1/24/2014; REV. 4/25/2014; 6/6/2014; 7/23/2014; 9/16/2014 | DRAWN: MW/MB | CHECKED: AV



STORM SEWER COMPUTATIONS

FROM POINT	TO POINT	AREA "A" ACRES	RUN-OFF COEF. C	CA INCRE-MENT	CA ACCUM-ULATED	INLET TIME MIN	RAIN FALL IN/HR	RUNOFF Q ACCUM-ULATED C.F.S.	INVERT ELEV'S UPPER END	INVERT ELEV'S LOWER END	LENGTH FT.	SLOPE FT./FT.	MANNING'S 'n'	DIA. IN.	CAPA-CITY C.F.S.
OUTFALL #1															
4393	4396	1.30	0.75	0.98	0.98	5.00	7.27	7.09	368.70	368.45	50	0.0050	0.013	15	4.55 *
4396	24	0.00	0.00	0.00	0.98	5.00	7.27	7.09	368.45	363.34	129	0.0396	0.013	15	12.80
24	3508	0.00	0.00	0.00	0.98	5.00	7.27	7.09	363.24	361.18	139	0.0148	0.013	18	12.74
3508	3473	0.35	0.75	0.26	1.24	5.00	7.27	9.00	362.82	359.42	120	0.0283	0.013	15	10.82
3473	3418	0.10	0.90	0.09	1.33	5.00	7.27	9.65	358.05	357.37	156	0.0044	0.013	30	27.02
OUTFALL #2															
4067	4464	1.10	0.75	0.83	0.83	5.00	7.27	6.00	371.56	371.19	39	0.0095	0.013	15	6.26
4464	4468	0.09	0.90	0.08	0.91	5.00	7.27	6.59	371.15	368.08	75	0.0409	0.013	15	13.01
4468	11	0.16	0.90	0.14	1.05	5.00	7.27	7.63	364.31	363.94	75	0.0049	0.013	15	4.52 **
11	47	1.19	0.80	0.95	2.00	5.00	7.27	14.55	363.84	360.61	170	0.0190	0.013	21	21.77

* A HYDRAULIC GRADE LINE COMPUTATIONS FOR OUTFALL #1 WILL BE PREPARED AT THE TIME OF SITE PLAN PREPARATION.

** A HYDRAULIC GRADE LINE ANALYSIS OF OUTFALL #2 DEMONSTRATES THAT THE HYRDAULIC GRADE LINE FOR JUNCTION 4468 IS MORE THAN A FOOT BELOW THE RIM ELEVATION.

OUTFALL ANALYSIS NARRATIVE

THIS SITE IS LOCATED IN THE CAMERON RUN AND ACCOTINK CREEK WATERSHEDS. THE STORMWATER FROM THIS SITE IS CONVEYED DOWNSTREAM VIA AN EXISTING STORM SEWER NETWORK. THERE ARE TWO SEPARATE OUTFALL PATHS FROM THE SITE. THE EXISTING DRAINAGE DIVIDES HAVE BEEN DETERMINED, AND VERIFIED THE EXISTING OFFSITE STORM SEWER SYSTEMS USING RECORD AS–BUILT INFORMATION AS WELL AS INFORMATION GATHERED IN THE FIELD.

OUTFALL #1 – ACCOTINK CREEK:
RUNOFF DRAINS FROM THE SITE TO THE NORTHWEST VIA EXISTING STORM SEWER. THE ANALYSIS BEGINS AT STRUCTURE 4393; AND, THE INITIAL DRAINAGE AREA IS 1.21 AC. THE DOWNSTREAM EXTENT OF REVIEW FOR THIS SITE IS TO THE POINT WHERE THE RECEIVING PIPE IS JOINED BY ANOTHER THAT HAS A DRAINAGE AREA THAT IS AT LEAST 90% OF THE SIZE OF THE FIRST DRAINAGE AREA AT THE POINT OF CONFLUENCE (PFM 6–0203.2A). THIS REQUIREMENT IS MET AT STRUCTURE 3418, WHERE AN AREA OF 1.20 AC JOINS THE INITIAL RECEIVING AREA OF 1.21 AC.

OUTFALL #2 – CAMERON RUN:
RUNOFF DRAINS FROM THE SITE TO THE EAST VIA EXISTING STORM SEWER. THE ANALYSIS BEGINS AT STRUCTURE 4067; AND, THE INITIAL DRAINAGE AREA IS 1.28 AC. THE DOWNSTREAM EXTENT OF REVIEW FOR THIS SITE IS TO THE POINT WHERE THE RECEIVING PIPE IS JOINED BY ANOTHER THAT HAS A DRAINAGE AREA THAT IS AT LEAST 90% OF THE SIZE OF THE FIRST DRAINAGE AREA AT THE POINT OF CONFLUENCE (PFM 6–0203.2A). THIS REQUIREMENT IS MET AT STRUCTURE 11, WHERE AN AREA OF 1.19 AC JOINS THE INITIAL RECEIVING AREA OF 1.28 AC.

THE TWO STORM SEWER SYSTEMS WERE ANALYZED FOR A 5 MINUTE TIME OF CONCENTRATION. THE ENTIRE LENGTH OF STORM SEWER WAS FOUND TO BE ADEQUATE TO CONVEY THE 10 YEAR STORM (SEE OUTFALL STORM SEWER COMPUTATIONS).

THEREFORE, IT IS THE OPINION OF THE SUBMITTING ENGINEER THAT THIS SITE HAS AN ADEQUATE OUTFALL. THIS ANALYSIS IS PRELIMINARY AND SUBJECT TO ADJUSTMENT AT TIME OF SITE PLAN.

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COMMONWEALTH OF VIRGINIA
AARON M. WINSON
Lic. No.041851
9/16/14
PROFESSIONAL ENGINEER

DATE: 1/24/2014; REV. 4/28/2014; 5/6/2014; 7/23/2014; 9/16/2014
SCALE: AS NOTED
DRAWN: MWARD
CHECKED: AW

PRELIMINARY OUTFALL COMPUTATIONS AND NARRATIVES

TRUSTEES OF THE FIRST BAPTIST CHURCH OF MERRIFIELD

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

REVISION APPROVED BY

SHEET: P-0504

File No. FJ-17 Tax Map No. 49-4 Job No. 10-005 Cadd Dwg. File: Q:\sdskproj\10005\dwg\PLANNING\ZONING\GDP\10005P–0504.dwg Xref: DIR\10005/GDP/10005B-0000

SOUTH ELEVATION

WEST ELEVATION

NORTH ELEVATION

EAST ELEVATION

ARCHITECTURAL BUILDING ELEVATIONS

NORTH

0 16 32 64 FT.

FIRST BAPTIST CHURCH OF MERRIFIELD

BUILDING ELEVATIONS

12 APRIL 2011

LEMAY ERICKSON WILLCOX ARCHITECTS

P-0601

MODEL VIEW FROM PORTER ROAD AND MAYBERRY STREET

MODEL VIEW FROM PORTER ROAD AND GALLOWS ROAD

MODEL VIEW FROM RANSELL ROAD AND GALLOWS ROAD

MODEL VIEW FROM RANSELL ROAD AND MAYBERRY STREET

ARCHITECTURAL MODEL VIEWS

FIRST BAPTIST CHURCH OF MERRIFIELD

MODEL VIEWS

12 APRIL 2011

LEMAY ERICKSON WILLCOX ARCHITECTS

P-0602

A GLOSSARY OF TERMS FREQUENTLY USED IN STAFF REPORTS MAY BE FOUND AT THE BACK OF THIS REPORT

DESCRIPTION OF THE APPLICATION

Proposal:

The applicant, Trustees of the First Baptist Church of Merrifield, seeks to rezone the subject property from the R-3 and HC Districts to the C-3 and HC Districts to permit the expansion of a Place of Worship (Church) with a child care center and nursery school on Tax Maps 49-4 ((1)) 36, 37, and 37A & 49-4 ((3)) 8, 8A and 9, at an overall floor area ratio (FAR) of 0.44. The proposal includes:

- Consolidation of six parcels for a total of 1.69 acres;
- Expansion of the existing church building from 6,200 square feet to 31,000 square feet with an overall FAR of 0.44 to repurpose the primary worship area, and to add new classrooms and meeting rooms for the nursery school and child care area;
- Increase the number of seats for the worship area from 180 to 300
- Increase the number of children for the child care and nursery school from 57 children to 90 children with the hours of operation between 6:30 am and 6:00 pm;
- A new 2,000 square foot outdoor play area to the south of the proposed expansion;
- Streetscape improvements along Porter Road, Mayberry Street and Ransell Road that generally include 6 to 8-foot wide landscape amenity panels, 6-foot wide sidewalks and 6-foot wide buffer zones;
- Vehicular access improvements from Porter Road and Mayberry Street;
- Emergency vehicle access only from Ransell Road;
- Landscaped screening along the western property line; and
- On-site parking to accommodate 75 parking spaces.

Copies of the proffers, affidavit, and statement of justification for these applications are contained in Appendices 1, 2 and 3 respectively.

Waivers & Modifications:

Modification of the peripheral lot landscaping requirements in favor of the landscaping and streetscape shown on the GDP.

Modification of the Front Yard Setbacks in favor of the setbacks shown on the GDP and as specified in Section 2-418 of the Zoning Ordinance.

Directive to the Director of DPWES to permit a deviation from the tree preservation target percentage in favor of the proposed landscaping shown on the GDP and as proffered.

LOCATION AND CHARACTER

Site Description:

The 1.69 acre site is located within the Merrifield Commercial Revitalization Area in the Providence District at 8110 and 8122 Ransell Road and is currently developed with a 180 seat church and a child care/ nursery school serving 57 children in a 6,200 square foot building. Retail, office and hotel uses are located to the north and east, while a service station and industrial uses are located to the west and south.

The chart below provides the land use, zoning and current plan for surrounding properties.

Surrounding Area Description

Direction	Use	Zoning	Plan
North	Retail and Hotel	C-3	Merrifield Suburban Center Sub Unit H4 (Retail, Hotel and Office up to 0.7)
South	Industrial and retail	I-5	Merrifield Suburban Center Sub Unit H6 (Retail up to 0.25 and Office up to 0.5)

Direction	Use	Zoning	Plan
East	Office	C-3	Merrifield Suburban Center Sub Unit H4 (Retail, Hotel and Office up to 0.7)
	Industrial	I-5	Merrifield Suburban Center Sub Unit H4 (Office and Warehouse up to 0.5)
West	Retail/ Service Station	C-3	Merrifield Suburban Center Sub Unit H6 (Retail up to 0.25 and Office up to 0.5)

BACKGROUND

The First Baptist Church of Merrifield has occupied the property since the late 1800's. The existing church structure was constructed in 1956 and construction predated the Zoning Ordinance amendment which made churches special permit uses in residential zoning districts.

- On March 22, 1988, the Board of Zoning Appeals approved SP 87-P-073 for a church with 180 seats, a child care center serving 60 children, an office trailer, and a dustless surface waiver

- On October 22, 1991, the Board of Zoning Appeals approved SPA 87-P-073 to amend the special permit to add parking and to continue the use of the office trailer and the dustless surface waiver.

- On October 8, 1997, the Board of Zoning Appeals approved SPA 87-P-073-2 to amend the special permit to continue the use of the trailer with no new construction, additional seats for the church or additional children within the child care. *This case currently governs the site and the development conditions are included in Appendix 4.*

COMPREHENSIVE PLAN PROVISIONS (See Appendix 5)

Plan Area: I

Planning Sector: The Merrifield Suburban Center; Sub Unit H6

Plan Map: Mixed Use

Plan Text:

In the Fairfax County Comprehensive Plan, 2013 Edition as amended through March 4, 2014, Area I, Merrifield Suburban Center, Sub Unit H6, the Plan states:

"This Sub-Unit fronts on Gallows Road and is bounded by Porter Road on the

North. The sub-unit is planned for and developed with community-serving retail use up to .25 FAR, except for the church and a telecommunications facility. The church and the telecommunications facility may be appropriate for expansion provided that all applicable Area-Wide recommendations are met. Should the church or the telecommunications facility relocate, development of those properties for office use at .5 FAR may be appropriate if improved inter-parcel access as well as other improvements that increase circulation within this Sub-Unit and Sub-Unit H5 are provided and all applicable Area-Wide recommendations are met. Development of the remaining vacant parcels within this sub-unit for office up to .5 FAR may be appropriate if improved inter-parcel access as well as other improvements that increase circulation within this Sub-Unit and Sub-Unit H5 are provided and all applicable Area-Wide recommendations are met. Any modification, expansion, and/or reuse of the existing buildings should be consistent with guidelines for Existing Uses and Buildings under the Area-Wide Land Use section.

Height Limit: Under the development options, the maximum building height is 50 feet. See the Building Heights Map, Figure 16, and the Building Height Guidelines under the Area-Wide Urban Design section."

ANALYSIS

Generalized Development Plan (GDP) (Copy at front of staff report)

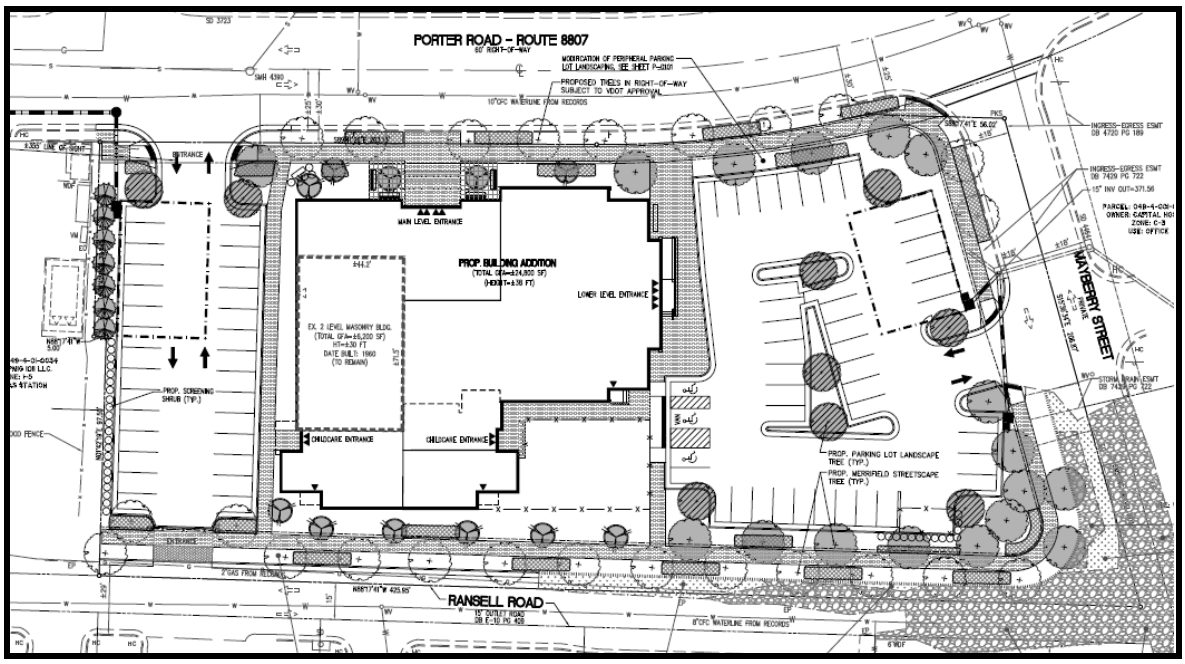
Title of GDP:	"Trustees of the First Baptist Church of Merrifield"
Prepared By:	Walter L Philips
Date:	January 24, 2014 as revised through September 16, 2014

Description of the plan:

The proposed General Development Plan (GDP) consists of 12 sheets containing the following information.

Layout: The site includes six contiguous tax map parcels (Tax Maps 49-4 ((1)) 36, 37 and 37A and 49-4 ((3)) 8, 8A and 9), which are currently developed with a 180 seat church and a child care/ nursery school serving 57 children in a 6,200 square foot building. The applicant proposes to expand the existing church building into a 31,000 square foot building with a maximum building height of 38 feet. The expansion would allow for an increase in the number of seats for the worship area from 180 to 300 and in the number of children for the child care from 57 to 90 children. The overall FAR would be 0.44. Sheet 0301 of the GDP shows the expansion resulting in a building that would be closer to Porter and Ransell Roads, with a new ceremonial entrance facing Porter Road. The building setbacks would be approximately 9 and 11 feet from the

proposed sidewalk along Porter and Ransell Roads respectively. A new play area for the child care would also be constructed on the southeast corner of the building.



Sheets 0601 and 0602 of the GDP also show the proposed architecture for a 38-foot tall building, consisting of primarily brick materials and large glass windows on all four sides of the building.

Uses: Under the draft proffers, the subject property would only be developed as a church with a nursery school/child care center for up to 90 children.

Phasing: The applicant proposes to rehabilitate and expand the existing church

in phases. Proffer 14 indicates that a formal phasing plan will be prepared prior to the issuance of a building permit. Phase 1 will include the construction of the new building expansion and include all stormwater, landscaping, sidewalk, curb, gutter and parking lot improvements shown on the eastern portion of the site. Phase 2 or subsequent phases will include the remodeling of the existing building shown on the GDP and all stormwater improvements, landscaping, sidewalks, curbs, gutters and parking improvements on the western portion of the site. The existing building may remain in use during construction, but church activities must conform to the parking requirements in the Zoning Ordinance as indicated in Proffer 10. Church activities may be reduced or modified to accommodate on-site construction activity.

Vehicular Access: Two vehicular access points are provided: one from Porter Road and one from Mayberry Street. An emergency fire access breakaway gate with mountable curbs is shown on the southwest corner of the site, onto Ransell Road.

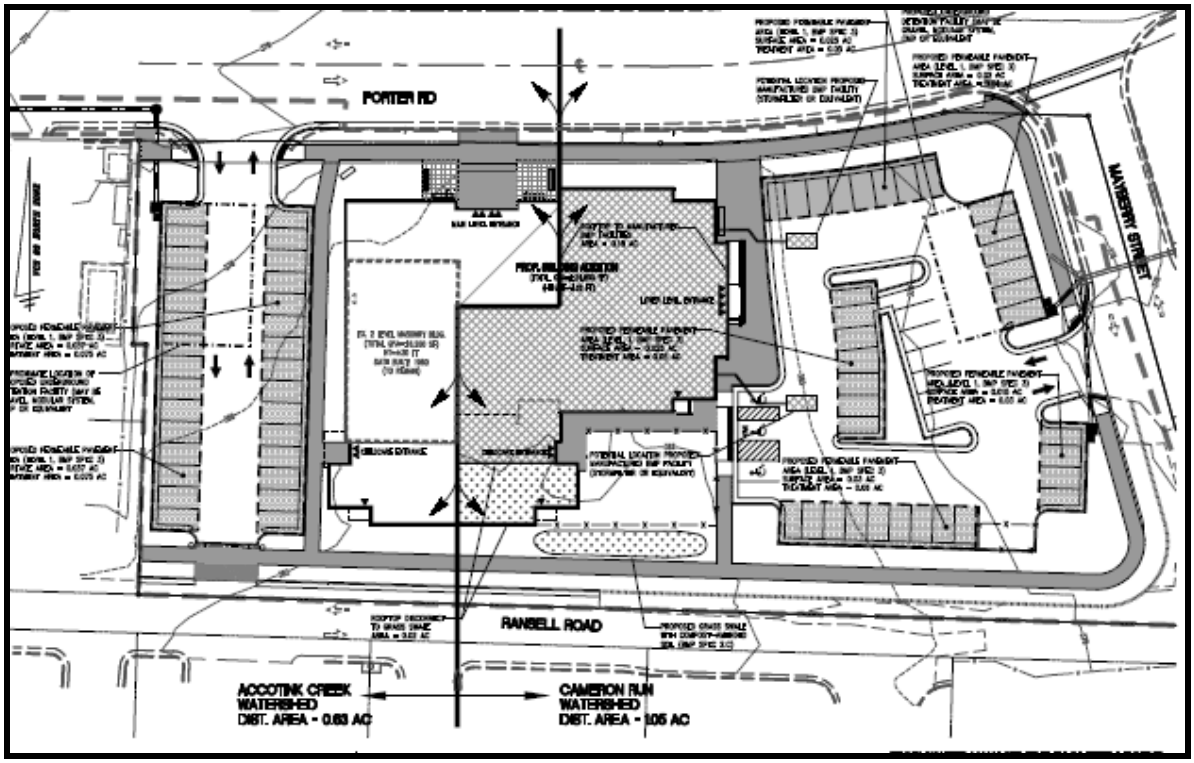
Pedestrian Access: Six-foot wide sidewalks with street trees on both sides are proposed along all three road frontages along Porter Road, Ransell Road and Mayberry Street. In addition, the applicant has proffered to dedicate the sidewalk along Porter Road as additional public right of way and proffered to provide public access easements for the sidewalks along Ransell Road and Mayberry Street.

Right-of-Way Dedication: At site plan review, the Applicant has proffered to dedicate and convey to the Board of Supervisors, in fee simple, the land area along the property's Porter Road frontage as shown on Sheet 0301 of the GDP (consisting of approximately 2,635 square feet) for public street and sidewalk purposes.

Parking: Surface parking (with permeable pavement) is proposed on the east and west sides of proposed building. The Zoning Ordinance requires 75 parking spaces for the church and 18 spaces for the child care and nursery school. The applicant has provided 75 parking spaces and has proffered to file a shared parking agreement during site plan review to ensure that concurrent activities between the church and child care uses site do not exceed the number of spaces provided.

Landscaping & Open Space: A minimum of 15 percent open space is required for the site; 20 percent open space is proposed. The applicant proposes to exceed the 10 percent 10-year tree canopy requirement and plant a mixture of deciduous and evergreen trees on the site. The accuracy of the applicant's 10-year tree canopy calculations is subject to Urban Forest Management review and will be determined during Site Plan Review. In addition, the applicant has proffered to provide a streetscape consistent with the Merrifield Streetscape Design Manual and as shown in the cross section on the GDP.

Stormwater Management: The existing 1.69 acre site forms a drainage divide with approximately 40 percent of the stormwater draining to the Accotink Creek Watershed and 60 percent to the Cameron Run Watershed. In accordance with current stormwater regulations, the proposal is considered to be development on prior developed land (or redevelopment) for water quality and quantity measurements.



For water quality and quantity, the applicant proposes a combination of permeable pavement (for all parking spaces), storm filters and grass swales to treat stormwater from the building rooftop and the parking lots before it enters two proposed underground detention vaults. The stormwater would then outfall to existing manmade conveyance systems draining into the watersheds. The applicant has proffered to design this SWM system according to the recently adopted July 1, 2014 State Stormwater Regulations and County Stormwater Management Ordinance. The calculations provided on Sheets P-0502 and P-0503 show that the peak flow runoff rates will meet the 1 year, 2 year and 10 year 24 hour storm requirements. The applicant has also proffered to further demonstrate adequate stormwater management onsite as determined by DPWES during site plan review.

Land Use (Appendix 5)

The subject property is located within the Merrifield Suburban Center, within the Areas Adjacent to Cores. The Comprehensive Plan recommends that the existing church “may be appropriate for expansion provided that all applicable Area-Wide recommendations are met.” A maximum intensity expressed in the

FAR or square footage for the church use is not specified in the Comprehensive Plan. Thus, conformance with streetscape and urban design guidelines is expected. These guidelines have wide-ranging objectives with include creating a pedestrian friendly environment, creating high quality, attractive development, and allowing for public pedestrian access between employment, entertainment and residential destinations. In addition, the guidelines have specific recommendations on building design and arrangement, design compatibility, landscaping, pedestrian connections, vehicular circulation, parking and buffers.

The Merrifield Cross Street Streetscape Guidelines also apply to three streets that border the subject property: Porter Road, Mayberry Street and Ransell Road. Most off-street parking is recommended to be located to the side or back of buildings. Proposed streetscaping for these three streets is shown to be consistent with the Merrifield Streetscape Design guidelines. The applicant has submitted plans to construct a 6-foot wide sidewalk along all three streets, with 6-foot to 11-foot wide planting strips on either side of the sidewalks along Mayberry Street and Ransell Road (which would be 5 feet more than the Comprehensive Plan recommendation). Planting strips along Porter Road will be 6 feet along the road side, eight feet along the parking lot side, and 9 feet along the building side of the sidewalk. The Comprehensive Plan recommends a 12-foot landscaped area fronting a building; however, the applicant has met all other criteria, has proposed many enhancements to the property, and will provide an urban street edge along Porter Road. Thus, staff concludes that the submitted application meets the intent of the Comprehensive Plan's streetscape guidelines and furthers the implementation of the Comprehensive Plan.

No significant land use issues remain.

Environmental Analysis (Appendix 6)

Green Building

The Policy Plan incorporates guidance in support of the application of energy conservation, water conservation and other green building practices in the design of construction of new development and redevelopment. Consistent with green building Policy Plan guidance, the applicant has been encouraged to provide green building measures onsite. The applicant has agreed to include a LEED-AP as part of the design staff for the proposed church expansion and has proffered to a list of green building measures that would be incorporated into the final design of the building. The applicant has also agreed to provide documentation to the Environment and Development Review Branch of DPZ at the time of site plan submission demonstrating compliance with this commitment. No issues remain.

Urban Forest Management

The Urban Forest Management Division (UFMD) of DPWES reviewed the general development plan (see Appendix 7). The applicant revised the landscape plan to show 8-foot wide minimum planting streetscape areas near the edges of the parking lots to ensure that the street trees can survive. In addition, the planting area along the western boundary line was increased to allow the planting of shrubs and Category II trees without interfering with vehicles in the parking lot. No significant issues remain.

Transportation Analysis (Appendix 8)

As previously mentioned, two vehicular access points are proposed: one from Porter Road and one from Mayberry Street with both leading into two new separate surface parking areas. In addition, an emergency fire access breakaway gate with mountable curbs is proposed on the southwest corner of the site onto Ransell Road. Six-foot wide sidewalks with street trees located on both sides are also proposed along all these road frontages. The Fairfax County Department of Transportation (FCDOT) reviewed this proposal and offered the following comments:

Mayberry Street: The applicant has provided sufficient documents showing that there is an existing public ingress-egress access easement for Mayberry Street. No further documentation is needed to verify the legal use of Mayberry Street by the church and its associated use. The 18-foot wide ingress-egress easement on the western half of Mayberry Street is owned by the applicant. At staff's request, the applicant has proffered to revise the older style easement language to today's typical language and has listed Fairfax County as the beneficiary of the public ingress-egress easement. The applicant also agreed to revise the easement boundary to include the new proposed private sidewalk on Mayberry Street. The 18-foot wide ingress-egress easement on the east side of Mayberry Street is owned by another entity and was also written in an older style language; however, staff's interpretation of the deed that is it is also a valid public ingress-egress easement.

Ransell Road: Since the church has proposed only an emergency access on Ransell Road, staff feels that the private ingress-egress easement (whose beneficiaries include the applicant) is sufficient for the purpose of this application. New curb and gutter frontage on Ransell Road is also proposed to where the existing paved road ends. The curb and gutter would serve as enhancement to the landscape and sidewalk elements on the Ransell Road frontage. A public ingress-egress access easement on the private sidewalk on Ransell Road has also been included in the proffers.

Porter Road: The applicant has proffered to dedicate right-of-way on Porter Road so the new 6-foot wide sidewalk would be included in the public right-of-way. This sidewalk would also connect to the existing sidewalk to the west at the gas station.

No significant issues remain.

In addition, the Virginia Department of Transportation (VDOT) reviewed the application and indicated that their issues have been resolved. Recommendations to locate the drainage outfall below the new sidewalks and to include the CG-12 sidewalk ramp on the eastern end of Porter Road at Mayberry Street within the new right of way dedication will be addressed during site plan review. In addition, the applicant agreed to maintain the new street trees located within the proposed public right of way along Porter Road to ensure survivability and to ensure that these trees do not impact sight distance from Mayberry Street in the future. No other issues remain.

Office of Community Revitalization (Appendix 9)

The Office of Community Revitalization (OCR) reviewed the application and indicated that the design of the site achieves a number of the urban design goals set forth in the Comprehensive Plan and generally adheres to streetscape guidance found in the Merrifield Streetscape Design Manual. New wide sidewalks, street trees, and landscaping will enhance the pedestrian experience and safety. The building's orientation towards Porter Street further emphasizes connections between the east and west sides of Gallows Road and to the Merrifield Town Center. Furthermore, the applicant has made a number of improvements to the overall design and function of the plan including the addition of crosswalks along with a large seating area between the sidewalk and the church's main entrance. The applicant relocated the dumpster to be less visible from the primary street. The applicant has also committed to evaluating the church's parking needs over time and to adjusting schedules; entering into shared parking agreements; adding shuttle buses; and other strategies to reduce vehicle overflow impacts onto neighboring properties. No other significant issues remain.

Public Facilities Analysis

Fairfax County Park Authority (Appendix 10)

Fairfax County Park Authority staff reviewed the application and commented that the applicant should incorporate more pedestrian features on the site. The applicant has since revised the GDP to now show a pedestrian seating area near the ceremonial pedestrian entrance from Porter Road. Additional bike racks are also located on the east side of the buildings. Staff feels that these features, combined with the proposed sidewalks and streetscaping, address the comment. No other issues remain.

Stormwater Analysis (Appendix 11)

The Department of Public Works and Environmental Services (DPWES) reviewed the application and indicated that the stormwater management proposal was reviewed for compliance with the County's new Stormwater Management Ordinance and that there is no Resource Protection Area (RPA) or regulated floodplain on the subject property.

Several iterations of review of the stormwater proposal have occurred during the review period. Staff comments regarding whether the site would be considered to be new development or redevelopment were addressed through the use of aerial imagery from 1986, 1988 and 1990, showing evidence of development on the site and thus allowing staff to consider the project "redevelopment" for stormwater management compliance. Signed affidavits from the church minister and a member of the trustees were also included to attest to the fact that development was in place prior to the adoption of Chesapeake Bay Preservation Ordinance in 1993.

As previously discussed, the existing 1.69 acre site forms a drainage divide with approximately 40 percent of the stormwater draining to the Accotink Creek Watershed and 60 percent to the Cameron Run Watershed. The applicant proposes a combination of permeable pavement throughout the site, storm filters and grass swales to treat stormwater (for quality control) from the building rooftop and the parking lots before it enters two proposed underground detention vaults (for quantity control). Stormwater would outfall from the vaults to existing manmade conveyance systems draining into the two separate watersheds. Previous staff comments regarding the use of two large infiltration facilities within these drainage areas are no longer relevant since the applicant no longer proposes those facilities. In addition, previous comments regarding the lack of BMP facilities within the drainage area leading to the Accotink Creek Watershed have also been addressed in the revised GDP. The applicant is now treating the drainage divides independently by providing adequate stormwater management facilities to satisfy requirements within each drainage shed. The applicant has also proffered to design this SWM system according to the recently adopted July 1, 2014, State Stormwater Regulations and County Stormwater Management Ordinance. Calculations are provided on Sheets P-0502 and P-0503 that show that the peak flow runoff rates will meet the 1 year, 2 year and 10 year/ 24 hour storm requirements in both drainage areas. The applicant has also proffered to further demonstrate adequate stormwater management onsite as determined by DPWES during site plan review and has provided detailed outfall calculations to demonstrate how the adequate outfall requirements of the Public Facilities Manual would be satisfied. No significant issues remain.

Fairfax County Water Authority (Appendix 12)

The subject property is located within the Fairfax Water service area. Adequate domestic water service is available to the site.

Fire and Rescue Analysis (Appendix 13)

The subject property would be serviced by the Fairfax County Fire and Rescue Department Station #430, Merrifield. The requested rezoning currently meets fire protection guidelines.

Sanitary Sewer Analysis (Appendix 14)

The property is located in the Cameron Run and Accotink Creek Watersheds, and would be sewered into the Alexandria Sanitation Authority (ASA) Treatment Plant. Adequate sanitary sewer capacity is available from an existing 8-inch line located under Porter Road.

ZONING ORDINANCE PROVISIONS (Appendix 15)

In order to rezone the subject property from R-3 and HC Districts to the C-3 and HC Districts to permit the expansion of a Place of Worship (Church) with a child care center and nursery school, the request must fulfill all applicable provisions of the Zoning Ordinance. The following chart depicts how the subject property meets the C-3 District zoning requirements:

Standard	Required (C-3)	Provided
Lot Size	20,000 square feet	73,770 square feet
Lot Width	100 feet	±206 feet along Mayberry Street > 350 feet along Porter and Ransell Roads
Building Height	90 feet maximum	38 feet
Front Yard	25 degree ABP and 40 feet minimum	±9 feet from Porter Road* ±148 feet from Mayberry Street* ±29 feet from Ransell Road*
Rear Yard	20 degree ABP and 25 feet minimum	±72 feet
FAR	1.0	0.42
Open Space	15%	20%
Parking Spaces	Church: One space per four seats = 75 Child Care: 0.19 spaces per child = 18 Total = 93	75 spaces**

**Section 2-418 of the Zoning Ordinance (Waiver of Yard Requirements in Selective Areas) indicates that the minimum yard requirements and other required distances from lot lines set forth in the Zoning Ordinance may be waived for developments located in an area where specific design guidelines have been established in the adopted comprehensive plan, such as in Community Business Center (CBCs) and areas around transit facilities. Such waiver may be approved by the Board, in conjunction with the approval of a rezoning or special exception, or by the Director in approving a site plan, when it is determined that such waiver is in accordance with, and would further implementation of, the adopted comprehensive plan. The applicant seeks approval of a modification of the lot width requirement. See the modification analysis section below for more analysis*

*****Proffer 9 indicates that the applicant will file a shared parking request with the DPWES to ensure that there is adequate parking for the proposed uses on the site. Concurrent activities on the site will not be scheduled if parking demand exceeds the 75 spaces provided on the site.***

As shown in the preceding table, the proposal conforms to all of the minimum bulk regulations for the C-3 District except for the front yard setback requirement, which is further discussed below.

Waivers and Modifications:

<u>Modification of the Front Yard Setbacks in the C-3 District in favor of the setbacks shown on the GDP as specified in Section 2-418 of the Zoning Ordinance</u>

The proposal to locate the building expansion approximately 9-feet from Porter Road and 29 feet from Ransell Road requires a modification of the front yard requirements in the C-3 District. Section 2-418 of the Zoning Ordinance (Waiver of Yard Requirements in Selective Areas) indicates that the minimum yard requirements and other required distances from lot lines set forth in the Zoning Ordinance may be waived for proposed developments located in an area where specific design guidelines have been established in the adopted Comprehensive Plan, such as in Community Business Center (CBCs) and areas around transit facilities. Such waiver may be approved by the Board, in conjunction with the approval of a rezoning or special exception, or by the Director in approving a site plan, when it is determined that such waiver is in accordance with, and would further implementation of, the adopted Comprehensive Plan. The subject property is located in the Merrifield Suburban Center, which contains streetscape design guidelines that promote the location of buildings closer to the street edge in combination with the provision of sidewalks and street trees. The applicant has submitted plans to construct a 6-foot wide sidewalks along all three streets, with 6-foot to 11-foot wide planting strips on either side of the sidewalks along Mayberry Street and Ransell Road.

Planting strips along Porter Road would be 6 feet wide along the road, 8 feet wide along the parking lots, and at least 9 feet wide along the building. Staff supports the requested modification and finds that the application meets the intent of the Comprehensive Plan's streetscape guidelines and would further the implementation of the Comprehensive Plan.

Modification of the Peripheral Parking Lot Landscaping Requirements in favor of the landscaping and streetscape shown on the GDP.

The subject property requires a modification of the peripheral parking lot landscaping requirements since the proposal includes a parking lot with more than 20 parking spaces and transitional screening is not required. Paragraphs 1 and 2 of Section 13-203 of the Zoning Ordinance require 4-foot wide and 10-foot wide planting strips next to the parking lots since the property abuts an adjacent property and land next to right of way. Paragraph 3 permits a modification when the land between the parking lot and the property lines has been designed to minimize adverse impacts through landscaping techniques. With this application, the applicant proposes to provide a streetscape in lieu of peripheral lot landscaping that would be consistent with the Merrifield Streetscape Design Manual referenced in the Comprehensive Plan. This streetscape includes sidewalks and street trees located between the parking lots and the roads. With this design, staff supports this request.

Deviation from the tree preservation target percentage in favor of the proposed landscaping and streetscape shown on the GDP.

The applicant has requested a deviation from the tree preservation target area and has submitted justification to DPWES indicating that conformance would preclude development of the use and intensity permitted by the Zoning Ordinance and because construction activities could reasonably be expected to affect existing trees. While the property contains some mature trees, those trees are in fair to poor condition and are not worthy of preservation. The applicant proposes to exceed the amount of landscaping required for the site. With this proposal, staff feels that the prerequisites for the deviation in Section 122-2-3 of the Fairfax County Code have been met, and as such, staff supports the requested deviation.

Overlay District Requirements

Sect. 7-600 (Highway Corridor (HC))

The provisions of the Highway Corridor Overlay District do not apply to the proposed church building.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

The application seeks to rezone the subject property from the R-3 and HC Districts to the C-3 and HC Districts to permit the expansion of a Place of Worship (Church) with a child care center and nursery school. It is staff's opinion that the proposed streetscape, open space and design of the building adequately address the urban design guidelines in the Comprehensive Plan and is in conformance all applicable Zoning Ordinance provisions as proffered.

Staff Recommendations

Staff recommends approval of RZ 2014-PR-006, subject to the execution of proffers consistent with those found in Appendix 1 of this report.

Staff recommends approval of a modification of the Peripheral Lot Landscaping Requirements in favor of the landscaping and streetscape shown on the GDP.

Staff recommends approval of a modification of the Front Yard Setbacks in favor of the setbacks shown on the GDP and as specified in Section 2-418 of the Zoning Ordinance.

Staff recommends that the Board of Supervisors direct the Director of DPWES to permit a deviation from the tree preservation target percentage in favor of the proposed landscaping shown on the GDP and as proffered.

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

It should be further noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Supervisors.

The approval of this rezoning 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. Proffers
2. Affidavit
3. Statement of Justification

4. SPA 87-P-073-2 Development Conditions
5. Comprehensive Plan Land Use Analysis
6. Environmental Analysis
7. Urban Forest Management Analysis
8. Transportation Analysis
9. Office of Community Revitalization Analysis
10. Fairfax County Park Authority
11. Stormwater Management Analysis
12. Fairfax County Water Authority
13. Fire and Rescue
14. Sanitary Sewer Analysis
15. Zoning Ordinance Provisions
16. Glossary

PROFFERS
RZ 2014-PR-006
Trustees of First Baptist Church of Merrifield
September 12, 2014

Pursuant to Section 15.2-2303A of the Code of Virginia, 1950 as amended, and Section 18-203 of the Zoning Ordinance of the County of Fairfax (1978 as amended), the owner Trustees of First Baptist Church of Merrifield (collectively "Applicant"), for itself and its successors and assigns, agrees to the following proffers provided the Board of Supervisors approves RZ 2014-PR-006 ("Application") for the rezoning of TM 0494-01-0036, 0037, and 0037A and 0494-03-0008, 0008A, and 0009 ("Property") to the C-3 district. In the event the Application is denied or the Board's approval of it is overturned by a court of competent jurisdiction, these proffers shall be null and void.

1. Development Plans. Subject to the provisions of Section 18-204 of the Fairfax County Zoning Ordinance ("Zoning Ordinance"), the development of the Property as a church, related facilities, and a nursery school/child care center shall be in substantial conformance with the following:

   a. The Generalized Development Plan ("GDP") prepared by Walter L. Phillips, Inc. dated January 24, 2014 as revised through September 16, 2014 and shall not exceed approximately 31,000 square feet, not to exceed FAR of 0.44, as shown on the GDP; and

   b. The Architectural Building Elevations dated April 12, 2011, prepared by Lemay Erickson Willcox Architects, attached as Sheets P-0601 and P-0602 of the GDP. The final architectural design shall be in substantial conformance with the general type or quality depicted in the elevations. The materials shall include finish materials, such as, but not limited to, masonry, glass, metal, and similar commercial grade quality building material.

2. Minor Modifications. Minor modifications to the GDP may be permitted when necessitated by sound engineering or that may become necessary as part of final site plan design or engineering, pursuant to Section 18-204 of the Zoning Ordinance as determined by the Zoning Administrator.

3. Uses. The development and use of the Property shall be limited to:

   a. Church and associated offices and areas for worship, religious education, meetings, and church activities; and

   b. Nursery school/child care center for up to 90 children.

4. Activity Scheduling, Generally. Through the scheduling of activities, the church shall manage the transportation demand and the associated impacts on the surrounding road

network and on its need for parking. The church shall be responsible for scheduling activities in a manner that will not exceed the required parking shown on the GDP. Regularly scheduled activities, such as Bible School and Youth Groups, shall not occur during the same time as nursery school/child care center drop-off/pick-up time periods. Funerals, however, shall be permitted during the operation of the nursery school/child care center as may be necessary from time to time. All parking shall be provided on site, except for special events, which may be provided off-site by prior arrangement.

5. Nursery School/Child Care Center, Specifically.

a. The nursery school/child care center shall operate between the hours of 6:30 a.m. and 6:00 p.m., Monday through Friday. The Nursery School/Child care center employees and patrons shall access the property from the parking area adjacent to Mayberry Street. Parents/Guardians shall, if arriving by car, park their vehicles in the parking lot adjacent to Mayberry Street and all children shall be signed-in/signed out by their parent or legal guardian. Parents/Guardians shall be informed of these drop-off/pick-up procedures at the time of registration for enrollment.

b. An outdoor play area, which may be used by the child care center, shall be located in the area indicated on the GDP and shall be enclosed by a security fence and/or wall. Play structures and surfaces shall be provided appropriate to the needs of the children being cared for. The fence shall be gated as necessary to meet emergency egress requirements, if deemed necessary by the Fire Marshal.

6. Landscaping. Landscaping shall be installed and maintained throughout the Property generally in conformance with that shown on the GDP. All landscaping installed shall be non-invasive and native as reviewed and approved by UFM.

7. Streetscape. Streetscape improvements and plantings shall be provided as indicated on the GDP. The Applicant shall incorporate street furnishings and pedestrian connections/sidewalks as specified in the GDP, and to the extent reasonably practicable, as suggested in the Merrifield Streetscape Design Manual. Notwithstanding the foregoing, Applicant reserves the right, in consultation with the Zoning Administrator, to shift the location of the landscape along the proposed streetscapes to accommodate final architectural design, utilities and layout considerations, and sight distance requirements so long as such modifications are in general conformance with the GDP and so long as the tree cover does not decrease.

8. Stormwater Management and Water Quality. The stormwater management facilities shown on the GDP shall be in conformance with the recently adopted County Stormwater Management Ordinance and shall be reviewed for adequacy by DPWES at the time of site plan review; if any inadequacies are identified, appropriate corrective measures shall be employed to the satisfaction of DPWES, prior to final site plan approval and provided those alternative measures, which are in substantial conformance with the GDP shall not require a proffered condition amendment.

9. Parking. The required parking for 300 person seating capacity in the sanctuary worship area shall be provided as indicated in the GDP. Concurrent activities on the Property shall be scheduled such that on-site parking demand does not exceed 75 parking spaces and is consistent with proffer condition 4 and 14. When and if the need for additional parking is required based on the Zoning Ordinance, the church shall utilize parking demand management strategies including ridesharing, shuttle van/bus service, and/or off-site parking subject to appropriate allowances and approvals. The Applicant shall file a shared parking request with the Department of Public Works and Environmental Services during site plan review to address the parking needs for the nonconcurrent use of the child care center. During the construction and remodeling phases indicated for the church improvements approved herein, parking shall be provided as described in proffer condition 14.

10. Signage. Signage shall be provided in accordance with Article 12 of the Zoning Ordinance. Monument style signage shall be located along Porter Road but shall not interfere with minimum required sight distances.

11. Green Building Design. The Applicant shall incorporate the following green building technology and strategies during the final building design.

a. The Applicant shall include a LEED®-accredited professional as a member of the design team. The LEED-accredited professional will work with the team to propose sustainable design elements and innovative technologies into the project to the extent practicable and affordable as determined by the Applicant. At the time of site plan submission, the Applicant will provide documentation to the Environment and Development Review Branch of DPZ demonstrating compliance with the commitment to engage such a professional.

b. The Applicant shall provide at least two (2) bicycle racks and/or storage for bicycles in the locations indicated on the GDP. The Applicant shall provide proof of installation and plan location as described in proffer condition 13.f.

c. Landscaping shall predominantly consist of native and non-invasive species. The Applicant shall provide planting lists showing species and location of plantings at the time of site plan review as described in proffer condition 6.

d. The Applicant shall provide an area for the separation, collection and storage of glass, paper, metal, plastic and cardboard generated by both customers and employees. There shall be a dedicated area on the Property for the storage of the recycled materials.

e. The Applicant shall provide natural lighting through the use of windows and/or skylights generally as indicated in the Building Elevations.

f. To the extent practicable, conservation efforts shall also include motion sensor faucets and flush valves and energy efficient appliances.

12. Photographic Documentation of the Existing Property. Prior to any land disturbing activities on the Property, the Applicant shall photographically document the property, including, but not limited to:

a. Interior and exterior of the existing structures and landscape features keyed to a sketch plan of the site showing existing features and structures and to an interior floor plan and to a numbered list identifying each photographic angle and view. At minimum such documentation shall include views of each façade, perspective views, exterior detail views (such as the main entrance, stairs, porches, and other character defining features), interior detail views (such as moldings, newel posts, stairways and other character defining features) and general streetscape views.

b. The photographic documentation, sketch plan and floor plan shall be coordinated with the Department of Planning and Zoning (DPZ) heritage resources prior to the photographic documentation.

c. All documentation shall be submitted to the Virginia Room of the Fairfax County Public Library and to DPZ heritage resources and written documentation be provided to DPZ that required documentation has been submitted to the Virginia Room.

13. Transportation.

a. Mayberry Street. Prior to or concurrent with site plan approval, the access easement located on the Property along the west side of Mayberry Street shall be updated to identify Fairfax County as the beneficiary and to identify the use as public ingress-egress. This right of public ingress-egress easement shall extend to and include the adjacent six-foot (6') sidewalk shown on the GDP. This easement shall be updated and recorded prior to site plan approval.

b. Porter Road Improvement. The existing sidewalk along Porter Road shall be removed and relocated so as to provide a six-foot (6') landscaping strip along Porter Road between the new six-foot (6') sidewalk shown on the GDP and the curb for Porter Road. The new six-foot (6') sidewalk shall be within an additional area dedicated to the public right-of-way for Porter Road as shown in the GDP. This sidewalk shall connect to the existing sidewalk on the abutting property to the west, as shown on the GDP. The additional right-of-way dedication for this sidewalk area shall be recorded prior to or concurrent with site plan approval.

c. Porter Road Right of Way Dedication. The Applicant shall dedicate in fee simple to the Board of Supervisors the proposed Porter Road frontage improvements shown on the GDP and proffered in 13.b at site plan review. The dedication area shall include the proposed six-foot (6') sidewalk on Porter Road and one-foot (1') behind the sidewalk for maintenance purpose.

d. Ransell Road. The six-foot (6') sidewalk located parallel to Ransell Road shall be located in an ingress-egress easement allowing public access for pedestrian use. The ingress-egress easement for this sidewalk shall be recorded prior to or concurrent with site plan approval.

e. Ransell Road Curb. Curb and gutter shall be provided parallel to Ransell Road from the southwest corner of the property to the end of the existing paved area as shown on the GDP.

f. Sidewalk. All sidewalk curb ramps constructed in accordance with the GDP at the time of Church expansion shall have a truncated dome width the same as the sidewalk width and shall be ADA compliant.

g. Bicycle Racks. The Applicant shall provide at least two (2) bicycle racks and/or storage for bicycles in the general locations shown on the GDP. The specific location shall be determined at the time of site plan, subject to the approval of the Fairfax County Department of Transportation (FCDOT). The bicycle racks shall be inverted U-style or other design approved by FCDOT. The total number of bike racks shall be consistent with the Fairfax County Policy and Guidelines for Bicycle Parking for the proposed development as determined at site plan.

14. Phasing. The Applicant's intent is to continue using the property during construction. Church activities specified in proffer condition 3 and 4 may continue provided there is adequate parking on the site. These activities may be reduced or modified to accommodate parking and construction activity. Prior to the issuance of a building permit, a formal phasing plan will be prepared for review and approval by DPWES. Phase 1 shall include the construction of the new building expansion as shown on the GDP and shall include all stormwater, landscaping, sidewalk, curb, gutter and parking lot improvements shown on the eastern portion of the site. These improvements may also be staged during construction to allow temporary parking for the existing church use. Phase 2 or subsequent phases shall include the remodeling of the existing building shown on the GDP and all stormwater improvements, landscaping, sidewalks, curbs, gutters and parking improvements on the western portion of the site. In the event additional parking is needed for special events, the church shall use parking demand management strategies outlined in proffer condition 9.

15. If mechanical equipment, such as elements of the HVAC, is located on the ground, the equipment shall be separated from the outdoor play area to the extent possible and shall be screened to reduce visual impacts and help reduce noise.

16. Successor and Assigns. These proffers will bind and inure to the benefit of Applicant and its successors and assigns.

17. Counterparts. These proffers may be executed in one or more counterparts, each of which when so executed and delivered shall be deemed an original document and all of which when taken together shall constitute but one and the same instrument.

~Proffers9-12-14

APPENDIX 2

REZONING AFFIDAVIT

DATE: August 26, 2014
(enter date affidavit is notarized)

I, Pastor Martin T. Pickett, do hereby state that I am an

124454

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

In Application No.(s): RZ2014-PR-006 and that, to the best of my knowledge and belief, the following information is true:

==========

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

(**NOTE:** All relationships to the application listed above in **BOLD** print 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)
Pastor Martin T. Pickett	First Baptist Church of Merrifield 8122 Ransell Road Falls Church, VA 22042	AGENT FOR APPLICANT/ TITLE OWNER(S)
Sherman Patrick, Jr., AICP	Compton & Duling, LC 12701 Marblestone Drive, Suite 350 Woodbridge, VA 22192	ATTORNEY/AGENT/PLANNER
First Baptist Church	First Baptist Church of Merrifield 8122 Ransell Road Falls Church, VA 22042	OWNER TAX MAP #049-4-((01))-0036
First Baptist Church of Merrifield	First Baptist Church of Merrifield 8122 Ransell Road Falls Church, VA 22042	OWNER TAX MAP #049-4-((03))-0008 TAX MAP #049-4-((01))-0037A
Trustees of the First Baptist Church of Merrifield	First Baptist Church of Merrifield 8122 Ransell Road Falls Church, VA 22042	OWNER TAX MAP #049-4-((03))-0008A TAX MAP #049-4-((03))-0009 TAX MAP #049-4-((01))-0037

(check if applicable) [X] There are more relationships to be listed and Par. 1(a) is continued on a "Rezoning 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).

JW

REZONING AFFIDAVIT

DATE: August 26, 2014
(enter date affidavit is notarized)

For Applicantion No. (s): RZ2014-PR-006 124454

(**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)
William Willis, Trustee for the First Baptist Church of Merrifield	First Baptist Church of Merrifield 8122 Ransell Road Falls Church, VA 22042	TRUSTEE
Deborah Jackson-Hamilton, Trustee for the First Baptist Church of Merrifield	First Baptist Church of Merrifield 8122 Ransell Road Falls Church, VA 22042	TRUSTEE
Gladys Fletcher, Trustee for the First Baptist Church of Merrifield	First Baptist Church of Merrifield 8122 Ransell Road Falls Church, VA 22042	TRUSTEE
Joanne Suttington, Trustee for the First Baptist Church of Merrifield	First Baptist Church of Merrifield 8122 Ransell Road Falls Church, VA 22042	TRUSTEE
Lawrence P. Garrett, Jr., Trustee for the First Baptist Church of Merrifield	First Baptist Church of Merrifield 8122 Ransell Road Falls Church, VA 22042	TRUSTEE
Gary Greene, Jr., Trustee for the First Baptist Church of Merrifield	First Baptist Church of Merrifield 8122 Ransell Road Falls Church, VA 22042	TRUSTEE
Andrew Williams, Trustee for the First Baptist Church of Merrifield	First Baptist Church of Merrifield 8122 Ransell Road Falls Church, VA 22042	TRUSTEE
Mitchell Terry, Jr., Trustee for the First Baptist Church of Merrifield	First Baptist Church of Merrifield 8122 Ransell Road Falls Church, VA 22042	TRUSTEE

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

REZONING AFFIDAVIT

DATE: August 26, 2014
(enter date affidavit is notarized)

124454

For Applicantion No. (s): RZ2014-PR-006

==========

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, **and if the corporation is an owner of the subject land, all of the OFFICERS and DIRECTORS of such corporation:**

(**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)

Compton & Duling LC

DESCRIPTION OF CORPORATION: (check one statement)

[X] There are 10 or less shareholders, and all of the shareholders are listed below.

[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.

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

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

Thomas D. Duling, Geary H. Rogers, Jason E. Hickman, Maryse C. Allen

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice President, Secretary, Treasurer, etc.)

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

*** All listing 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.

REZONING AFFIDAVIT

DATE: August 26, 2014
(enter date affidavit is notarized)

124454

For Applicantion No. (s): RZ2014-PR-006

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)

(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 "Rezoning Attachment 1(c)" form.

*** All listing 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.

REZONING AFFIDAVIT

DATE: August 26, 2014
(enter date affidavit is notarized)

124454

For Applicantion No. (s): RZ2014-PR-006

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:

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

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

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

NONE

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

REZONING AFFIDAVIT

DATE: August 26, 2014
(enter date affidavit is notarized)

124454

For Applicantion No. (s): RZ2014-PR-006

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, 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 the 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 "Rezoning Attachment to Par. 3" form.

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

WITNESS the following signature:

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

Pastor Martin T. Pickett, Agent

Subscribed and sworn to before me this 26th day of August, 2014 in the State/Commonwealth of Virginia, County/City of Fairfax.

Notary Public

My commission expires: 8/31/2017

LILY WANG
NOTARY PUBLIC
REG # 7545007
COMMISSION EXPIRES 8/31/2017
COMMONWEALTH OF VIRGINIA

APPENDIX 3

RECEIVED
Department of Planning & Zoning
JUN 09 2014
Zoning Evaluation Division

THE TRUSTEES OF THE FIRST BAPTIST CHURCH OF MERRIFIELD REZONING OF 1.6935 ACRES FROM R3, RESIDENTIAL TO C3, OFFICE PROVIDENCE MAGISTERIAL DISTRICT MERRIFIELD SUBURBAN CENTER June 6, 2014 STATEMENT OF JUSTIFICATION

APPLICATION OVERVIEW

The following analysis is provided to summarize the essential elements of the rezoning application package and to confirm the accuracy of the information included. The applicant, the Trustees of the First Baptist Church of Merrifield, led by their Pastor, Martin E. Pickett, respectfully requests consideration of a rezoning of their property from R3, Residential to C3, Office. Churches and other places of worship are permitted by right in the C3 zoning district. Nursery schools and childcare centers are also permitted by right in the C3 district, and the First Baptist Church of Merrifield, like many churches, operates a nursery school/child care during the workweek as a part of its ministries. The C3 zoning is consistent with the Comprehensive Plan recommendations applicable to the property, whereas the existing R3 zoning is inconsistent with the Plan. In addition to the required forms and affidavits, the application package includes a zoning map and a zoning plat identifying the limits of the rezoning proposed and a General Development Plan. The General Development Plan has been prepared in conformance with the ordinances applicable to the requirements for an application for rezoning, as well as with the development standards for the requested C3 zoning district, with the exception of modifications, waiver and shared parking agreement enumerated on the cover sheet of the General Development Plan. The primary waivers and modifications being requested are directly related to recommendations in the Merrifield Suburban Center plan. A waiver may be needed from the Virginia Department of Transportation to receive a permit to modify the existing driveway entrance on Porter Road to meet the proposed streetscape design. If VDOT requires a waiver, and/or will not grant it, the streetscape improvement along Porter Road may need to be modified in the area of the existing driveway. The General Development Plan includes details on the existing site conditions, the general development design, conceptual landscaping, streetscape, a tree inventory, preliminary storm water management plan and outfall computations. Architectural elevations are provided, as well as model views (isometrics), and schematic designs for the proposed building consistent with the structures shown in the General Development Plans. There are no known hazardous or toxic substances on the property, and the owners do not plan to use such substances in the future. Similarly, there are no known archeologically significant features remaining on the property.

The subject property is on the south side of Porter Road, approximately 200 feet east of Gallows Road. It is composed of six (6) lots that will be consolidated during the site development permitting process. Virtually all of the surrounding properties have been rezoned to Commercial or Industrial zoning and have developed accordingly. The Trustees of First Baptist Church of Merrifield are proposing an

expansion of their existing building, as well as substantial aesthetic and environmental improvements to the parking areas, internal landscaping, streetscape and pedestrian areas of the property.

BACKGROUND

The First Baptist Church of Merrifield was organized shortly after the end of the Civil War and began meeting as an individual church in 1872. The church has been a member of the Merrifield community for 140 years and has witnessed many changes from the small village surrounded by agricultural uses when the church was first established. The original Church property was donated to the church by Robert Bradley and his family in 1874. Additional lots have been added over time. The present 2-story church building was constructed in 1960 and consists of 6,200 square feet. The predominant use of the upper level is the worship area, which has a "posted" maximum occupancy of 272 persons. The lower level is predominately meeting area and instructional area for religious education purposes as well as for weekday use as a nursery school/childcare center. The lower level of the building is partially below grade, but the building does not include a cellar.

The first church was located in the vicinity of the building constructed in 1960 and the parking located to the west of the building. The 1960 church construction required considerable excavation of the property, and there has been substantial site disturbance over the years. There is no remaining evidence of early structures on the property. The original conveyance of the property to the church specifically stated that *"...no portion or part of the parcel or tract of land shall be used as a Burying Ground..."* and there is no evidence or church history of any interments on the property. The GDP shows the existent of the existing improvements on the property.

PROPOSAL

The subject proposal is to rezone the Church property to allow expansion of the existing church building and its facilities so that it can better serve the spiritual needs of the community. The proposed building improvements will remodel and re-task the existing church building, and add new classrooms, meeting area and a primary worship area within a total building area of approximately 31,000 square feet (gross floor area). The primary worship area will seat 300. The nursery school/childcare center will serve up to 90 students and will be operated during the work week when church activities are minimal. The nursery school/childcare center provides an important and needed service to residents and employees within the area. The construction of the expansion is planned to be phased so as to not interrupt the ministries of the church, and at each stage will meet the applicable state and local requirements for site development and building construction.

The present R3 zoning of the property is described in the Zoning Ordinance and provides for single-family detached dwellings at a density of 3 dwelling units per acre. A portion of the church property is located within the Lee Highway Corridor Overlay District. The Comprehensive Plan for this area calls for office, retail and institutional uses. The Merrifield Suburban Center plan anticipates redevelopment of the industrially zoned properties as well as the expansion of the church. The existing zoning of the property is inconsistent with the Comprehensive Plan.

The church has a very long history in Merrifield and pre-dates the past and present planning and zoning policies. The present planning goals for Merrifield are actually consistent with the church and the services that it provides. The proposed expansion will revitalize the church and will complement the services and amenities needed in a mixed use development and particularly residential elements of a

mixed use community. Even though all of the surrounding zonings on the east side of Gallows Road are nonresidential, significant residential communities are located east and west of the church within a very reasonable walking distance of 1/3 mile of less.

SITE DESCRIPTION

The following properties are included in this request for rezoning and will be consolidated as a part of the proposed revitalization:

Address	Tax Map	Area (acres)	Area (sq. ft.)
8143 Porter Road	0494 ((01)) 36	0.3045	13,265
8141 Porter Road	0494 ((01)) 37	0.0436	1,898
Porter Road (no address assigned)	0494 ((01)) 37A	0.4260	18,559
8122 Ransell Road	0494 ((03)) 8	0.4042	17,609
Ransell Road (no address assigned)	0494 ((03)) 8A	0.0531	2,311
8110 Ransell Road	0494 ((03)) 9	0.4621	20,129
	TOTALS:	1.6935	73,771

ANALYSIS

The properties that are the subject of the proposed rezoning are currently zoned R-3, Residential (single-family detached). With the exception of two *outlet roads* that are also zoned R3, the properties to the west, south and southeast are zoned I-5, Industrial. An adjoining property abutting the northeast corner of the church property and the property on the north side of Porter Road, across the street from the church, are zoned C-3. The C-3 zoned properties are occupied by a restaurant, a hotel and an office building.

The subject site is located on the south side of Porter Road approximately 200 feet east of Gallows Road. The area between Gallows Road, Porter Road, Telestar Court and Gatehouse Road is identified in the Countywide Comprehensive Land Use Map for mixed use development. The subject site is in the Jefferson Planning District within Planning Area 1 and is within the Merrifield Suburban Center Planning Sector, Land Unit H, Sub Unit H6. The Merrifield Suburban Center is located south of I-66, north of Woodburn Road, west of Holmes Run and east of Longbranch Stream Valley and Prosperity Avenue. The Merrifield Suburban Center strategies in their present form are the result of refinements to various studies of Merrifield and its redevelopment needs that were identified during the 1980s and 1990s. The portion of the Merrifield Suburban Center where the subject site is located is envisioned to retain a suburban character. However, substantial urban design is encouraged, as well as strategies to develop a more pedestrian-oriented environment.

The site is in the area *Adjacent to the Core* within the Merrifield Suburban Center. Mixed use development is encouraged and may include office, residential, retail, hotel and major entertainment uses, as well as institutional, cultural, recreational and governmental uses. Properties located *Adjacent to the Core* are to develop at a lower intensity that those in a *Core* area, but new buildings are encouraged to be placed close to adjoining roadways and to include design amenities, such as streetscapes, sidewalks, plazas, street furniture and enhanced landscaping. Areas *Adjacent to the Core* are encouraged to have a more urban and pedestrian-oriented character, but are to have less intense development than the *Core* areas.

Being located within Land Unit H, and specifically within Sub Unit H6, the planning for this area encourages that use expansions be in accordance with the applicable Areawide recommendations within the Merrifield Suburban Center Plan. Lot consolidations and revitalization of the area is encouraged. No specific floor area ratio (FAR) is stated for the Church; however, a FAR for uses that might replace the church are identified as having a FAR potential of up to 0.25 for retail, and a FAR potential of up to 0.5 for office should the church relocate. The proposed church expansion and the secondary childcare facility are substantially less intense in terms of activity and land use impacts; however, the building scale and architectural treatments are in keeping with the evolving more urban character proposed for the area. At the same time, the church use will generate substantially less traffic overall and especially during the work week than would both retail or office development of the same square footage as the proposed expanded church. Churches are important focal points and community cornerstones. The Merrifield Suburban Center plan removes the substantive barriers to revitalization of the church property that existed prior to adoption of the plan.

To assist in the planning of infrastructure to support the Merrifield Suburban Center land uses, the *Development Capacity* of the area was quantified. Based on 1999 *by right uses*, a base level of development was calculated. From the base level calculations, two options were developed. Option 1 shows the maximum development potential for office, including mixed use areas, and Option 2 shows the maximum development potential for residential including mixed use areas. The assumed levels of public service impacts of development intensity possible under the calculated Comprehensive Plan base levels, as well as Options I and II, are substantially more than the impacts of the proposed church expansion due to the limited activities associated with a church. The peak service demand period for a church is Sunday morning, which is almost always the lowest demand period for other land uses.

The subject proposal will consolidate six (6) residentially-zoned parcels for development of the expanded church. The residential zoning is inconsistent with the Comprehensive Plan for the area and the Merrifield Suburban Center plan. The Church is currently nonconforming with the Comprehensive Plan and County development standards and goals for the area. The existing setbacks, green space and site improvements are not consistent with the existing County development standards and policies. The Church use, however, is consistent with the Merrifield Suburban Center Plan, and the site improvements that are proposed with the requested rezoning and building expansion will incorporate the design characteristics that are recommended in the Plan. Institutional and church uses are an integral part of promoting Merrifield as a place to work, shop, live and play. As noted in the Plan, religious institutions are among a variety of uses which generally enrich community life, improve the provision of public services and enhance the area's competitive edge. The proposed expanded Church building will be compatible in scale and character with surrounding land uses and will help to implement the improved sense of place that is intended by the Merrifield Suburban Center plan.

The expansion plans for the Church embrace urban design strategies such as locating buildings closer to streets, providing streetscape landscaping treatments and pedestrian trails to facilitate walkable and transit-oriented communities. The building design and materials proposed will reflect high quality development, as will the landscaping and the orientation of site improvements which demonstrate attention to design details. Although there is no required or recommended FAR for institutional and church uses located in the Sub Unit H6, the FAR proposed for the Church will be 0.42, which reflects an appropriate transition from the more intense development in the urban core to the suburban densities outside of the core area.

TRANSPORTATION AND PEDESTRIAN OPEN SPACE

The existing transportation network adequately serves the existing and proposed church and kindergarten/childcare center. The primary vehicular entrances to the Church parking areas are from Porter Road and Mayberry Street, although the Church address is 8122 Ransell Road. The area of Merrifield between Route 29 and Route 50 includes a significant variety of strip commercial and industrial uses that were established under past planning designations and historic development trends. More recent development has included office buildings and hotels and, west of Gallows Road, mixed use development. The area south of Porter Road, east of Gallows Road, north of Gatehouse Road and west of Telestar Drive is largely zoned and developed for industrial uses at this time. Some of the nearby properties include heavy industrial operations. Recent transportation improvements have been made to facilitate the flow of traffic through the area, but the planning for the overall Merrifield Suburban Center encourages less reliance on automobiles for circulation between jobs, retail services, residential and transit opportunities within the redevelopment areas.

The property has frontage on Porter Road, which is a public road and a part of the State Highway System. Two driveway entrances will be provided to the church - one directly onto Porter Road and one approximately 80 feet south of Porter Road along an ingress/egress easement known as Mayberry Street. The General Development Plan proposes demolishing the existing sidewalks along Porter Road and the Mayberry Street ingress/egress easement to provide the updated design for the pedestrian open space system that is recommended in the Merrifield Suburban Center plan. The pedestrian open space system, along with streetscape design, will be provided along three sides of the church property.

Ransell Road

Abutting the southern property boundary is a 15-foot wide "outlet road" that was recorded with the partitioning of the Robert Bradley Estate that created 9 lots. The 15-foot outlet road is now known as Ransell Road, and this road is not in the County road system or State Highway System. The owners of the 9 lots created in the deed of partition were granted access to their properties by the 15-foot wide outlet road. The church presently uses Ransell Road for access to its parking areas. The first existing driveway on Ransell Road is located approximately 150 feet from Gallows Road and is chained off due to the high incidence of traffic using the parking lot for a short cut to Porter Road. In the proposed General Development Plan, this driveway and access will continue to be provided, but will only be opened for emergency access. The second existing parking lot driveway on Ransell Road is located approximately 350 feet from Gallows Road. This driveway will be eliminated and replaced with streetscape landscaping and a sidewalk. The streetscape landscaping and sidewalk are identified and recommended as part of a pedestrian and open space system in the Merrifield Suburban Center plan. This pedestrian and open space system design will be extended along the length of the southern property boundary for the church.

Mayberry Street

The road now known as Mayberry Street is also not a part of the County road system or the State Highway system, and is a combination of ingress/egress easement and deeded outlet road. The first 100 feet of Mayberry Street, beginning at Porter Road, is an easement over property belonging to the Trustees of First Baptist Church of Merrifield and property belonging to Capital Hospice. South of this easement, abutting the remaining 100 feet of church property along the eastern property line, is another outlet road (the continuation of Mayberry Street). This outlet road portion of Mayberry Street is only 12 feet wide. The 12-foot outlet road generally runs parallel to Gallows Road, extending from its northernmost point at

the end of the above-referenced easement on the church property (and where it intersects with another outlet road leading to the east (shown on circa 1980 County maps as Dunkirk Lane) southward approximately 800 feet connecting to two other outlet roads which provide direct connection to Gallows Road. None of these outlet roads appear to be part of the County or State Highway System. In the proposed General Development Plan, the Church will continue to use the easement portion of Mayberry Street for access to Porter Road. The existing driveway to the parking area will be improved with paving, curb and gutter.

The ownership of Ransell Road and Mayberry Street is not clear, and it is not clear how many of the individuals using these routes now were conveyed a right of ingress/egress, or if they have maintenance or liability obligations. From observation, it is clear that both roads are used by businesses that front along them, but they are also used extensively by traffic shortcutting from Gallows Road to Porter Road and then to Lee Highway. Porter Road provides appropriate access to the site and is relied upon for the proposed expansion of the church.

BUILDING AND SITE DESIGN

The proposed building and site design are represented in the General Development Plan and the architectural designs that are submitted with this application. The proposed 31,000 square feet building will have a height of 40 to 50 feet. The building has been carefully sited near the center of the property, with the parking distributed between two (2) parking areas located on either side of the building. This distribution of parking places the parking to the side of the building, and avoids creation of an extended parking field on one side or the other of the building. In addition, by placing the parking on either side of the building, the building relationship to Porter Road and to the private outlet road establishes a more urban feel along those travelways. The new building additions will be 20 to 25 feet from Porter Road. The new building will be 29 feet from the 15-foot wide Ransell Road. By having a 29-foot setback from the existing outlet road, the GDP avoids encumbering property that would be needed if Ransell Road is ever widened.

The architectural features of the existing building will be updated and incorporated into the design of the expanded church building. The building facades will have a pedestrian scale relationship to the streets and architectural features such as variations in the facades and rooflines. Uniform windows or window details are proposed with variations in size to facilitate a pedestrian scale where appropriate. Color, texture and patterns are varied to accentuate the overall design. The new church building façade treatments are varied and will be approximately 38 feet in height, based on the Zoning Ordinance method of measuring building height, with some architectural features extending above the average height. The maximum building height proposed for this property in the Merrifield Suburban Center is 50 feet. To implement the Merrifield Suburban Center design strategies regarding the relationship of the building to streets and pedestrian and open space system, the applicant requests a modification to the C3 zoning setbacks so that the building facades will meet the 20 to 25 foot setback from existing or proposed curb lines.

The proposed church will have a very low transportation impact on the surrounding infrastructure, particularly as compared to the base level assumptions provided to quantify future development in this area. This is in large part because the Church itself is utilized during periods of time that do not coincide with the rush hour traffic demands of surrounding office, commercial and industrial users. The church transportation demands are easily met by access from Porter Road. As noted earlier, Ransell Road and Mayberry Street are outlet roads that were recorded at the time of early subdivisions when Merrifield was

a small community surrounded by agricultural uses. Ransell Road was recorded as a 15-foot wide outlet road serving only 9 lots. Mayberry Street is a 12-foot wide outlet road, but its recordation is not associated with the properties now owned by the Church. The rights of use and maintenance obligations for these outlet roads are not known by the applicant in this case.

The nursery school/child care center at the Church is an existing use, and the increase in the number of students proposed as a part of this rezoning is not significant.

The proposed Church expansion is not expected to have any negative impact on public services, such as Fire and Rescue, Library, Schools, Police, Water and Sewer. The proposed building improvements will fully comply with the Uniform Statewide Building Code and fire prevention requirements. Public water and sewer are available to the site and are shown in the GDP. Overall, the proposal is consistent with the Planning goals of the County and consistent with the long term commitment of the First Baptist Church of Merrifield to the County.

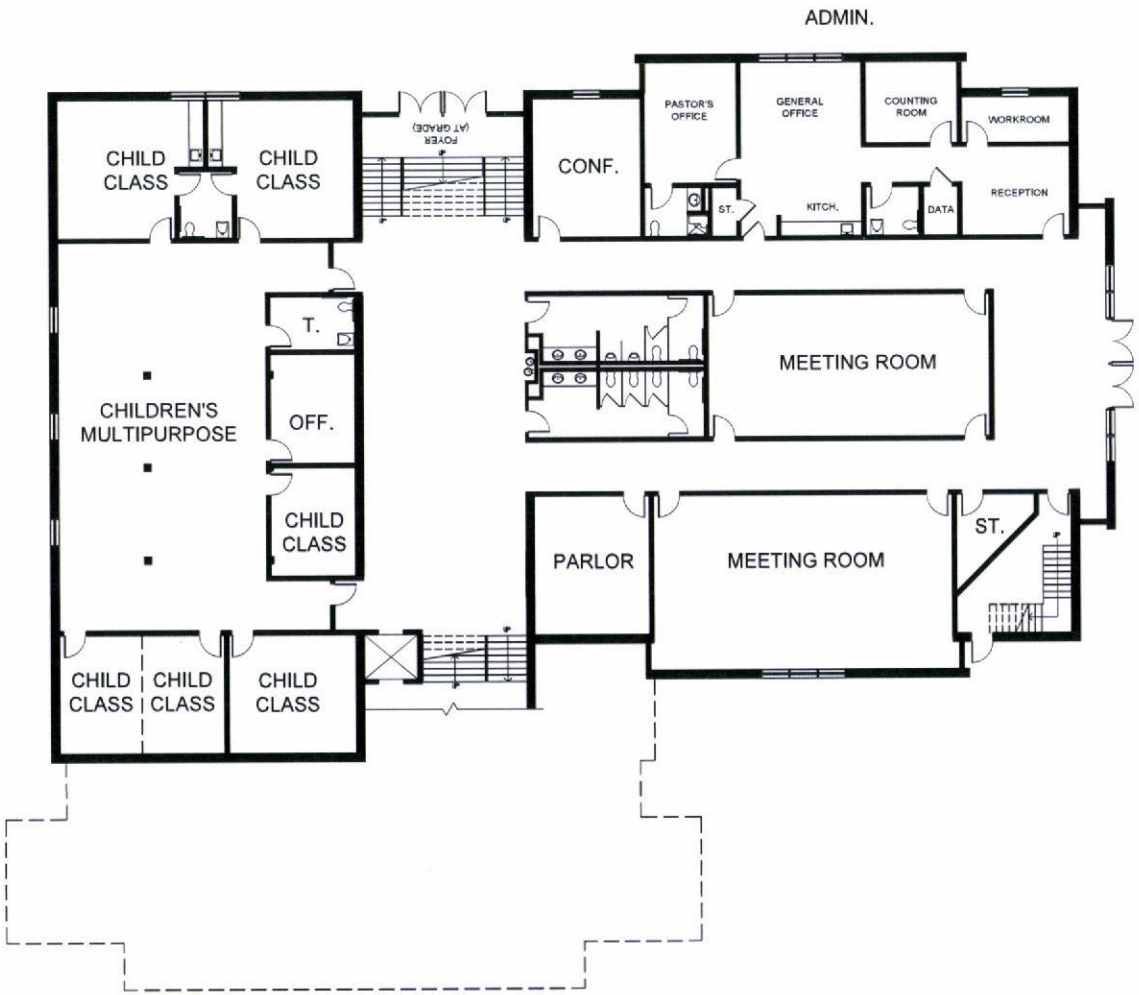
The layout of the Church will be similar to the attached plans titled "Architectural Floor Plan" prepared by Lemay Erickson Willcox Architects and dated June 6, 2014. The lower level will consist mainly of offices and the child care facility. The main level will have space for meeting rooms, a multipurpose room and kitchen, and the Sanctuary area with seating for up to 300, including church attendees, musicians, and choir. The upper level will have space for meeting rooms and will also be used for music rehearsal.

CONCLUSION

The proposed rezoning requested by the Trustees of First Baptist Church of Merrifield, together with the commitments to the site improvements detailed in the General Development Plan, and architectural designs reflected in the renderings, is consistent with the Comprehensive Plan, will provide significant environmental improvements, and will be a significant step in the revitalization of the area.

Sherman Patrick Jr

Sherman Patrick, Jr. AICP



NORTH

0 8 16 32 FT.

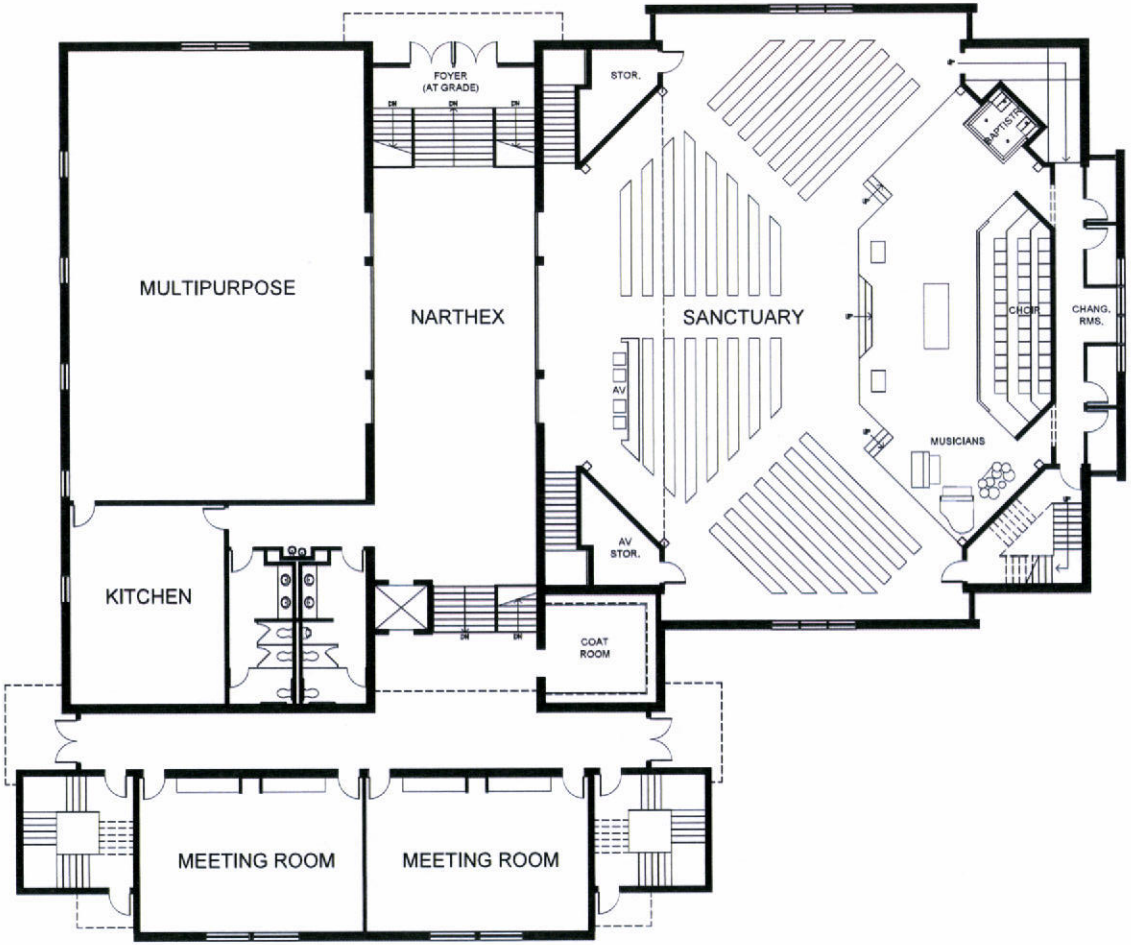
FIRST BAPTIST CHURCH OF MERRIFIELD

SCHEMATIC DESIGN - LOWER LEVEL PLAN

6 JUNE 2014

LEMAY ERICKSON WILLCOX ARCHITECTS

ARCHITECTURAL FLOOR PLAN - LOWER LEVEL



NORTH

0 8 16 32 FT.

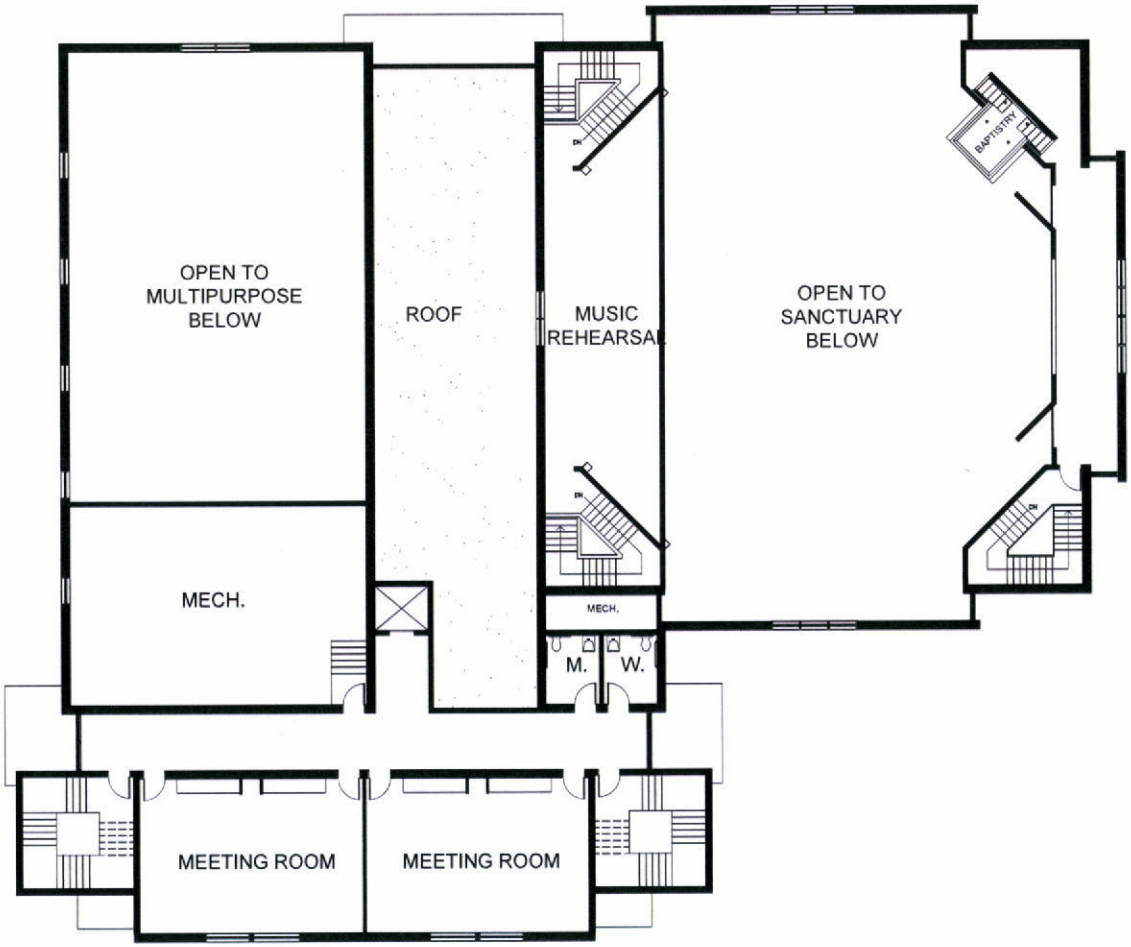
FIRST BAPTIST CHURCH OF MERRIFIELD

SCHEMATIC DESIGN - MAIN LEVEL PLAN

6 JUNE 2014

LEMAY
ERICKSON
WILLCOX
ARCHITECTS

ARCHITECTURAL FLOOR PLAN - MAIN LEVEL



NORTH

0 8 16 32 FT.

FIRST BAPTIST CHURCH OF MERRIFIELD

SCHEMATIC DESIGN - UPPER LEVEL PLAN

6 JUNE 2014

LEMAY ERICKSON WILLCOX ARCHITECTS

ARCHITECTURAL FLOOR PLAN - UPPER LEVEL

COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

FIRST BAPTIST CHURCH OF MERRIFIELD, SPA 87-P-073-2, Appl. under Sect(s). 3-303 of the Zoning Ordinance to amend SP 87-P-073 for church and related facilities and child care center to permit continued use of trailer. Located at 8122 Ransell Rd. on approx. 36,169 sq. ft. of land zoned R-3, HC. Providence District. Tax Map 49-4((1))36 and 49-4((3))8, 8A, Mr. Dively moved that the Board of Zoning Appeals adopt the following resolutions:

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 30, 1997; and

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

1. The applicant is the owner of the land.
2. The trailer is for a good use. At the Centreville High School there are 32 temporary trailers.

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 Sections 8-303 and 8-305 of the Zoning Ordinance.

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

1. This Special Permit is granted only for the purpose(s), structures and/or use(s) indicated on the special permit plat prepared by Richard W. Long, dated April, 1987, and approved with this application, as qualified by these development conditions.*

2. 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.*

3. This Special Permit is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Environmental Management. Any plan submitted pursuant to this special permit shall be in conformance with the approved Special Permit plat and these development conditions.*

4. The maximum number of seats/worshipers in the main worship area shall be 180.*

5. The maximum number of children in the child care center shall be fifty-seven (57).

6. Fifty-six (56) parking spaces shall be provided as shown on the special permit plat. All parking shall be on site in the location shown on the special permit plat.

7. The hours of operation of the child care center shall be limited to 6:30 a.m. to 6:30 p.m., Monday through Friday.*

8. The use of the trailer shall be limited to five (5) years from the final approval date of this special permit amendment application.*

9. The transitional screening and barrier requirements shall be waived until such time that Lots 37 and 9 develop residentially. Should Lots 37 and 9 develop with single family detached dwellings, a solid wood fence shall be erected along the eastern lot line.*

10. All access to the child care center shall be from Porter Road.*

11. As portions of the existing church and trailer are located within 60 to 200 feet from the centerline of Gallows Road, each shall comply with the guidelines for the acoustical treatment of commercial structures located within the highway noise impact zone with levels between 70 and 75 dBA Ldn, as determined feasible by DEM. Further, as portions of the existing church and trailer are located within 200 to 620 feet from the centerline of Gallows Road, each shall comply with the guidelines for acoustical treatment of commercial structures located within the highway noise impact zone with levels between 65 and 70 dBA Ldn, as determined feasible by DEM.*

    That portion of the existing building to be used for child care purposes shall meet the 45 dBA Ldn interior noise standard as the proposed child care facility is considered to be noise sensitive.*

    The following criteria shall apply to the existing building:

    - Exterior walls shall have a laboratory sound transmission class (STC) of at least 45.*
    - Doors and windows shall have a laboratory sound transmission class (STC) of at least 37. If "windows" function as walls, then they should have the STC specified for exterior walls.*
    - Adequate measures to seal and caulk between surfaces shall be provided.*

The outdoor recreation area shall meet the 65 dBA Ldn outdoor noise standard based on the following criteria:

- In order to achieve a maximum exterior noise level of 65 dBA Ldn, noise attenuation structures such as architecturally solid fencing, shall be provided for those outdoor recreation areas which are unshielded by topography or built structures. The method employed must be of sufficient height to adequately shield the impacted area from the source of the noise.*

12. If a waiver of the dustless surface requirement is approved by the Department of Environmental Management (DEM), the gravel surfaces shall be maintained in accordance with the standard practices approved by the Director, DEM.

These development conditions incorporate and supersede all previous development conditions. The previous conditions are marked with an asterisk.

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.

The special permit use shall become established with the Board of Zoning Appeals approval of this amendment.

Mr. Hammack seconded the motion which carried by a vote of 5-0. Mr. DiGiulian and Mr. McPherson were not present for the vote..

*This decision was officially filed in the office of the Board of Zoning Appeals and became final on October 8, 1997. This date shall be deemed to be the final approval date of this special permit.

A Copy Teste:

Ann-Marie Wellington

Ann-Marie Wellington, Deputy Clerk
Board of Zoning Appeals

APPENDIX 5

County of Fairfax, Virginia

MEMORANDUM

DATE: June 24, 2014

TO: Barbara C. Berlin, AICP, Director
Zoning Evaluation Division, DPZ

FROM: Pamela G. Nee, Chief PGN
Environment and Development Review Branch, DPZ

SUBJECT: Land Use Analysis:
RZ/FDP 2014-PR-006
First Baptist Church of Merrifield

This memorandum, prepared by Bernard Suchicital, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the subject Rezoning (RZ), and Final Development Plan (FDP) applications dated February 6, 2014, as revised through June 9, 2014, and the latest proffers dated June 9, 2014. The extent to which the application conforms to the applicable guidance contained in the Comprehensive Plan is noted.

DESCRIPTION OF THE APPLICATION

The subject application is located at the southwest corner of Porter Road and Mayberry Street intersection, the site of the existing First Baptist Church of Merrifield, in the Providence District on Tax Map Parcels 49-4((1))36, 37 and 37A and 49-4((3))8, 8A and 9. The applicant proposes to rezone the subject property from R-3 Residential to C-3 Office District to permit a church with related facilities and a child care and nursery school. The proposal also includes consolidating six parcels for a total of 1.69 acres, and expansion of the existing church building from 6,200 square feet to 31,000 square feet with an overall Floor Area Ratio (FAR) of 0.42. The expansion would allow for an increase in the number of seats for the worship area from 272 to 300, and in the number of children for the child care from 57 to 90 pupils.

LOCATION AND CHARACTER OF THE AREA

The subject property is located in Area I, within the Merrifield Suburban Center in the Providence District. At 8110 and 8122 Ransell Road, the site is currently developed with a 272-seat church and a child care/nursery school serving 57 pupils in a 6,200 square foot building, and zoned R-3 Residential. Properties to the north are developed with a restaurant, zoned C-3 Office. Properties to the east are developed with an office building and zoned C-3, and a medical office building that is zoned I-5 General Industrial. Properties to the south are developed with a market, auto-oriented uses and other industrial services, and zoned I-5 and R-3 Residential.

COMPREHENSIVE PLAN CITATIONS:

Land Use

In the Fairfax County Comprehensive Plan, 2013 Edition, Area I Volume, The Merrifield Suburban Center, as amended through March 4, 2014, Land Unit Recommendations, pages 85 and 89:

"Land Unit H

Land Unit H consists of 106 acres and is bounded by Route 29 on the north, I-495 on the east, Route 50 on the south, and Gallows Road on the west (see Figure 30). Existing development within this Land Unit consist of retail and public facility uses adjacent to Route 29; residential development adjacent to I-495; retail development at the corner of Route 50 and Gallows Road, and a mix of uses in the remainder consisting of two hotels, retail, office and some industrial.

The portion of this Land Unit, which is south of Gatehouse Road, is envisioned to remain similar to how it is currently developed, with the exception of additional office uses which will infill the area between the Red Cross and INOVA buildings. The northern portion, which is adjacent to Lee Highway, is envisioned to remain as developed with retail and public facility uses, unless the planned improvements at the Lee Highway and Gallows Road intersection substantially affects the retail use access; then redevelopment is envisioned. The interior portion is envisioned to continue to retain the existing uses, with vacant parcels and the area abutting Gallows Road envisioned to redevelop with a mix of commercial uses.

The major circulation improvements to this land unit are the extension of Gatehouse Road to connect with Hartland Road as a part of the "Loop Road." Circulation improvements within the interior portion of the land unit are also planned to improve inter-parcel access. The major arterial improvements include the widening of Lee Highway and Gallows Road to six (6) lanes and the planned improvements at the intersection of these two roads.

Guidance for evaluating development proposals is provided in the Area-Wide Recommendations under Land Use, Urban Design, Transportation, and Public Facilities/Infrastructure sections, as well as in the following specific sub-unit recommendations…

Sub-Unit H6:

This Sub-Unit fronts on Gallows Road and is bounded by Porter Road on the north. The sub-unit is planned for and developed with community-serving retail use up to .25 FAR, except for the church and a telecommunications facility. The church and the telecommunications facility may be appropriate for expansion provided that all applicable Area-Wide recommendations are met. Should the church or the telecommunications facility relocate, development of those properties for office use at .5 FAR may be appropriate if improved inter-parcel access as well as other improvements that increase circulation within this Sub-Unit and Sub-Unit H5 are provided and all applicable Area-Wide recommendations are met. Any modification, expansion, and/or reuse of the existing buildings should be consistent with guidelines for Existing Uses and Buildings under the Area-Wide Land Use section.

Height Limit: Under the development options, the maximum building height is 50 feet. See the Building Heights Map, Figure 16, and the Building Height Guidelines under the Area-Wide Urban Design section."

In the Fairfax County Comprehensive Plan, 2013 Edition, Area I Volume, The Merrifield Suburban Center, as amended through March 4, 2014, Area-Wide Recommendations, page 8:

"Core Areas and Areas Adjacent to Cores

The highest development intensities and the most "urban" areas of the Merrifield Suburban Center will be located within the designated core areas: the "Town Center Area" and the "Transit Station Area." Within these areas, mixed-use development is encouraged and may include office, residential, retail, hotel, major entertainment uses, as well as institutional, cultural, recreational, and governmental uses. To encourage a more urban environment, new buildings should be located close to roadways while allowing for streetscape amenities such as street trees, sidewalks, plazas, street furniture, and landscaping. Locating buildings closer to the roadway means that most off-street parking will be located in structures behind or beneath buildings. Parking structures should generally be integrated with an associated building in a manner that maximizes usable open space and the provision of pedestrian linkages. The areas adjacent core areas will also have the potential to become more urban and pedestrian-oriented in character, but will have less intense development than the core areas."

In the Fairfax County Comprehensive Plan, 2013 Edition, Area I Volume, The Merrifield Suburban Center, as amended through March 4, 2014, Area-Wide Recommendations, pages 30-32:

"Streetscape Design

Cross Street Streetscape Guidelines -
A cross street, which applies to the majority of the streets within the Merrifield Suburban Center, not otherwise designated, helps to define the street grid system by connecting the boulevards, ring road

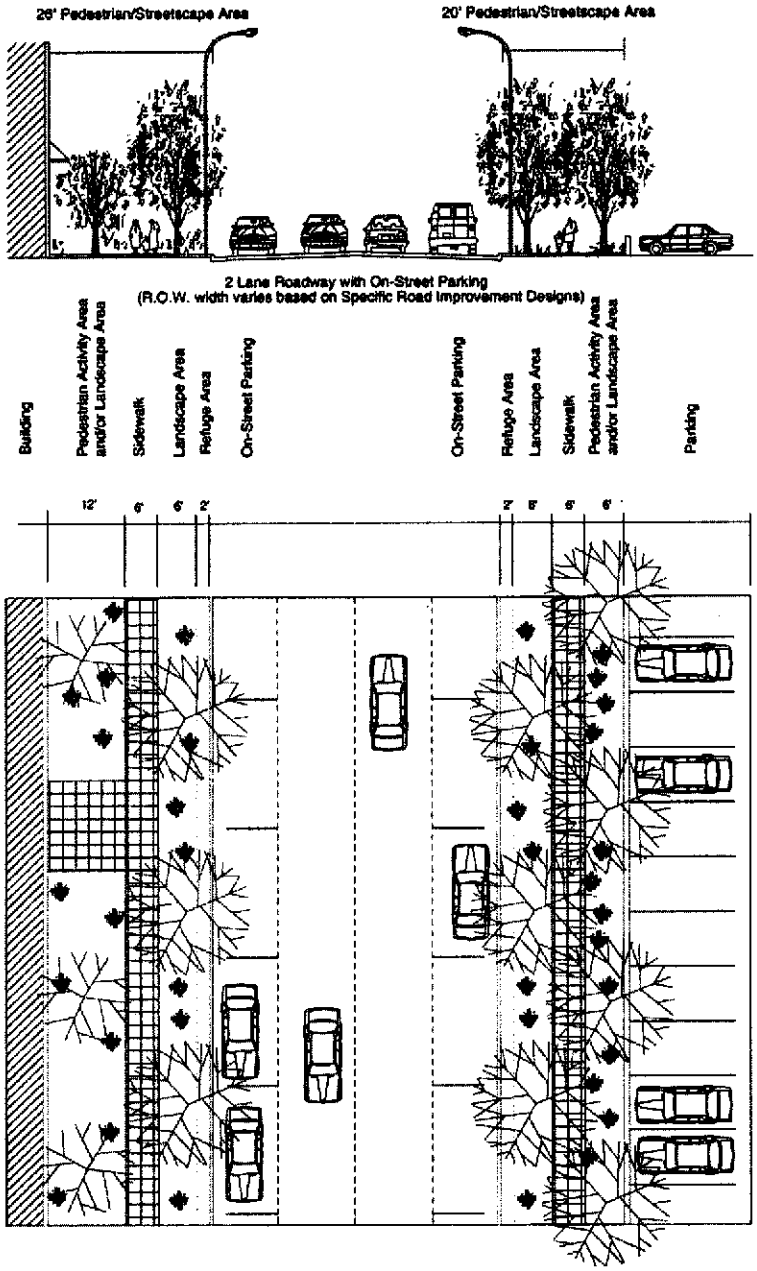
and main streets. Providing additional cross streets will be critical in enhancing internal traffic flow within the core areas (i.e. the town center and transit station areas). Cross streets typically have two-traffic lanes with on-street parking along at least one side. Traffic calming measures such as raised mid-block pedestrian crossings, small traffic rotaries, and curb and sidewalk "bulb outs" at intersections should be provided. The cross street streetscape concept is shown on Figure 13 and features a tree-lined sidewalk on both sides of the street. The following guidelines are provided for achieving the Cross Street streetscape character:

- Landscape area next to curb: Streets with parking should have, at a minimum, a 2-foot paved refuge strip next to the curb. A refuge strip is where people get out of their parked cars. Adjacent to the refuge area, a minimum 6-foot wide landscape area should be provided. Plantings should generally be placed in the center of the landscape strip, with major shade trees planted with a spacing of 25 to 30 feet on center, using trees that are 2 ½ to 3-inch caliper in size at the time of planting. Vegetation within the planting strip should include supplemental plantings such as ornamental shrubs, ground cover, flowering plants and grasses. Where appropriate, special pavement treatments and trees in grates may be considered as alternatives to a planting strip. Adjacent to this landscape strip should be a 6-foot wide sidewalk.

- Pedestrian activity area and/or landscape area between the sidewalk and building and/or parking: A secondary landscape strip should be, at a minimum, 12 feet wide when adjacent to a building and 6 feet wide when adjacent to surface parking. Supplemental plantings should be provided (to include shade and flowering trees, shrubs, flowering plants, ground cover, and grasses). When adjacent to parking areas, plantings should help buffer and screen parking from the pedestrian walkway and from the road. When ground level retail is provided in a building, a portion of this pedestrian activity area/landscape strip can be used for retail browsing and/or outdoor dining.

- At pedestrian crossings, ramps and special pavement should be designed to create a well-delineated and safe area for pedestrians to cross the street. Should a median be provided, it should be designed to create a safety island for pedestrians waiting to finish crossing the street."

-Figure 13-



MERRIFIELD SUBURBAN CENTER

CROSS STREET STREETSCAPE CONCEPT

(Within the Town Center, the Cross Street Streetscape generally applies to roads that may provide access to parking and where there is no ground level retail. Outside of the Town Center, the Cross Street Streetscape applies to roads not otherwise designated as Boulevard, Ring Road or Main Street.)

COMPREHENSIVE PLAN MAP: Mixed Use

LAND USE ANALYSIS

The applicant is proposing to expand the subject property with an addition to the existing church on the subject property, resulting in a .42 FAR. The addition will increase the building height from 30 feet to 38 feet, and the gross floor area (GFA) from 6,200 sf to 31,000 sf. The proposed expansion of the church will allow for an increase in the number of seats in the worship area from 272 to 300 seats, an increase in the number of children for the child care from 57 to 90 children. The original church building will remain intact, with the additions wrapping around the north, east and south sides of the structure. The expansion will place the building closer to Porter Road, with a new ceremonial entrance to be constructed facing Porter Road. A new play area for the expanded child care services will also be constructed on the southeast corner of the building.

The property is located within the Merrifield Suburban Center, within the Areas Adjacent to Cores, and thus conformity with streetscape and urban design guidelines is expected. These guidelines have wide-ranging objectives with include creating a pedestrian friendly environment, creating high quality, attractive development, and allowing for public pedestrian access between employment, entertainment and residential destinations. In addition, the guidelines have specific recommendations on building design and arrangement, design compatibility, landscaping, pedestrian connections, vehicular circulation, parking and buffers.

The Plan recommends that the church "may be appropriate for expansion provided that all applicable Area-Wide recommendations are met." A maximum intensity expressed in the FAR or square feet for the church use is not specified in the Comprehensive Plan.

The Cross Street Streetscape Guidelines would apply to three streets that border the subject property: Porter Road, Mayberry Street and Ransell Road. Most off-street parking is recommended to be located to the side or back of buildings. Proposed streetscaping to these three streets will be consistent with the Merrifield Streetscape Design guidelines. The applicant has submitted plans to construct a 6-foot wide sidewalk along all three streets, with 6-foot to 11-foot wide planting strips on either side of the sidewalks along Mayberry Street and Ransell Road (five feet more than the Comprehensive Plan). Planting strips along Porter Road will be 6 feet along the road side, eight feet along the parking lot side, and 9 feet along the building side of the sidewalk. The Comprehensive Plan recommends a 12-foot landscaped area fronting a building, however the applicant has met all other criteria, has proposed many enhancements to the property, and will provide an urban street edge along Porter Road. Thus, staff concludes that the submitted application meets the intent of the Comprehensive Plan 's streetscape guidelines.

CONCLUSION

The applicant's proposed design for the expanded church building utilizes high-quality materials and finishes. It is staff's opinion that the substantial streetscaping and proposed design adequately address the urban design guidelines in the Comprehensive Plan that calls for high quality architectural design. The applicant has agreed to commit to the utilization of submitted drawings as a reference point for final design that is generally consistent with the quality of materials and landscaping depicted in the images.

In conclusion, the proposal is in general conformance with the recommendations of the Comprehensive Plan for the Merrifield Suburban Center.

PGN:BSS

County of Fairfax, Virginia

MEMORANDUM

DATE: June 20, 2014

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

FROM: Pamela G. Nee, Chief
Environment and Development Review Branch, DPZ

SUBJECT: **ENVIRONMENTAL ASSESSMENT** for: **RZ 2014-PR-006**
First Baptist Church of Merrifield

This memorandum, prepared by John R. Bell, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the above referenced special exception plat as revised through June 6, 2014. Possible solutions to remedy identified environmental impacts are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

COMPREHENSIVE PLAN CITATIONS:

The Comprehensive Plan is the basis for the evaluation of this application. The assessment of the proposal for conformity with the environmental recommendations of the Comprehensive Plan is guided by the following citations from the Plan:

Fairfax County Comprehensive Plan, 2013 Edition, Policy Plan, Environment, as amended through March 4, 2014, pages 19 and 20:

"Objective 13: Design and construct buildings and associated landscapes to use energy and water resources efficiently and to minimize short- and long-term negative impacts on the environment and building occupants.

Policy a. Consistent with other Policy Plan objectives, encourage the application of energy conservation, water conservation and other green building practices in the design and construction of new development and redevelopment projects. These practices can include, but are not limited to:

Department of Planning and Zoning
Planning Division
12055 Government Center Parkway, Suite730
Fairfax, Virginia 22035-5509
Phone 703-324-1380
Fax 703-324-3056
www.fairfaxcounty.gov/dpz/

DEPARTMENT OF PLANNING & ZONING

- Environmentally-sensitive siting and construction of development.

- Application of low impact development practices, including minimization of impervious cover (See Policy k under Objective 2 of this section of the *Policy Plan*).

- Optimization of energy performance of structures/energy-efficient design.

- Use of renewable energy resources.

- Use of energy efficient appliances, heating/cooling systems; lighting and/or other products.

- Application of water conservation techniques such as water efficient landscaping and innovative wastewater technologies.

- Reuse of existing building materials for redevelopment projects.

- Recycling/salvage of non-hazardous construction, demolition, and land clearing debris.
- Use of recycled and rapidly renewable building materials.

- Use of building materials and products that originate from nearby sources.

- Reduction of potential indoor air quality problems through measures such as increased ventilation, indoor air testing and use of low-emitting adhesives, sealants, paints/coatings, carpeting and other building materials.

Encourage commitments to implementation of green building practices through certification under established green building rating systems (e.g., the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED®) program or other comparable programs with third party certification). Encourage commitments to the attainment of the ENERGY STAR® rating where applicable and to ENERGY STAR qualification for homes. Encourage the inclusion of professionals with green building accreditation on development teams. Encourage commitments to the provision of information to owners of buildings with green building/energy efficiency measures that identifies both the benefits of these measures and their associated maintenance needs. . . ."

In the Fairfax County Comprehensive Plan, Policy Plan, 2013 Edition, Environment section as amended through March 4, 2014, on page 7 through 9, the Plan states:

"Objective 2: Prevent and reduce pollution of surface and groundwater resources. Protect and restore the ecological integrity of streams in Fairfax County. . . .

Policy k. For new development and redevelopment, apply better site design and low impact development techniques such as those described below, and pursue commitments to reduce stormwater runoff volumes and peak flows, to increase groundwater recharge, and to increase preservation of undisturbed areas. In order to minimize the impacts that new development and redevelopment projects may have on the County's streams, some or all of the following practices should be considered where not in conflict with land use compatibility objectives:

- Minimize the amount of impervious surface created. . . .
- Encourage the use of innovative BMPs and infiltration techniques of stormwater management where site conditions are appropriate, if consistent with County requirements.
- Apply nonstructural best management practices and bioengineering practices where site conditions are appropriate, if consistent with County requirements. . . .
- Maximize the use of infiltration landscaping within streetscapes consistent with County and State requirements. . . .

Development proposals should implement best management practices to reduce runoff pollution and other impacts. Preferred practices include: those which recharge groundwater when such recharge will not degrade groundwater quality; those which preserve as much undisturbed open space as possible; and, those which contribute to ecological diversity by the creation of wetlands or other habitat enhancing BMPs, consistent with State guidelines and regulations. . . .

ENVIRONMENTAL ANALYSIS:

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed land use. Solutions are suggested to remedy the concerns that have been identified by staff. There may be other acceptable solutions.

Green Building

The subject property is located in the Merrifield Suburban Center. The applicant is proposing an expansion of an existing place of worship. Consistent with green building Policy Plan guidance, the applicant has been encouraged to provide green building measures. The applicant has agreed to include a LEED-AP as part of the design staff for the proposed church expansion. The applicant has also agreed to provide documentation to the Environment and Development Review Branch of DPZ at the time of site plan submission demonstrating compliance with this commitment. The applicant has also agreed to a brief list of other measures intended to demonstrate a measure of conformance with guidance for green building development.

Water Quality

The subject property lies on a portion of the drainage divide covering portions of the Accotink Creek watershed and the Cameron Run watershed. The applicant has proposed the use of permeable pavement and percolation trenches in order to achieve Public Facilities Manual standards for water quality and quantity controls onsite. Any final determination regarding standards for stormwater management will be made by the Department of Public Works and Environmental Services (DPWES).

PGN:JRB

APPENDIX 7

County of Fairfax, Virginia

MEMORANDUM

DATE: May 12, 2014

TO: William J. O'Donnell Jr., Planner III
Zoning Evaluation Division, DPZ

FROM: Todd Nelson, Urban Forester II
Forest Conservation Branch, DPWES

SUBJECT: First Baptist Church of Merrifield; RZ 2014-PR-006

RE: Request for assistance dated April 29, 2014

This review is based upon the Generalized Development Plan (GDP) RZ 2014-PR-006 stamped "Received, Department of Planning and Zoning, April 28, 2014. A site visit was conducted on March 11, 2014, as part of a review of the GDP stamped "Received, Department of Planning and Zoning, February 6, 2014."

General Comment: Urban Forest Management Division (UFMD) comments and recommendations on the previously submitted GDP were provided to DPZ in the memo dated March 25, 2014. Several comments and recommendations contained in the memo were not adequately addressed and are similar to several of the following. Additional comments are provided to address the request to deviate from the Tree Preservation Target requirements.

1. **Comment:** It appears the Applicant is requesting a modification of the peripheral parking lot landscaping calculations as indicated on sheet P-0101. This request is unclear as it does not appear the implementation of the Cross Street Streetscape Guidelines of the Merrifield Suburban Center Area-Wide Recommendations precludes the peripheral parking lot landscaping requirement. In addition, the comment response stating the modification is being requested because of the Comprehensive Plan requirement of a 6' wide streetscape bed is unclear. The Comprehensive Plan states a minimum 6-foot wide landscape area should be provided and there appears to be an opportunity to provide 8-foot wide planting areas.

   Recommendation: In order to increase long term survival and to reduce potentially negative impacts to the proposed development, the proposed configuration of the development should be adjusted to provide 8' wide minimum planting areas, including all streetscape areas, measured from the interior sides of the restrictive barrier and trees should be planted no closer than 4' from any restrictive barrier. In addition, peripheral parking lot

Department of Public Works and Environmental Services
Urban Forest Management Division
12055 Government Center Parkway, Suite 518
Fairfax, Virginia 22035-5503
Phone 703-324-1770, TTY: 711, Fax: 703-803-7769
www.fairfaxcounty.gov/dpwes

landscaping calculations and landscaping to meet the peripheral parking lot landscaping requirement(s) should be clearly shown and identified as part of the GDP.

2. **Comment:** There are several Category II evergreen trees proposed to be planted within 2 feet of the parking lot along the western property boundary. These trees are not appropriate for this location as they will interfere with vehicles utilizing the parking lot.

   Recommendation: The proposed configuration of the parking lot should be adjusted to provide an 8' wide minimum planting area along the entire length of the western property boundary to avoid the proposed Category II trees interfering with vehicles utilizing the parking lot. If the configuration of the parking lot cannot be reconfigured, the proposed Category II trees should be removed and replaced with evergreen shrubs measuring 18-inches in height at the time of planting.

3. **Comment:** A deviation from the tree preservation target has been requested on the GDP that states one or more of the justifications listed in Chapter 122-2-3(b) of the County Code, along with a narrative that provides a site-specific explanation of why the Tree Preservation Target cannot be met. The Urban Forest Management Division has reviewed the request and justification and does not object to the proposed deviation.

   Recommendation: A directive from the Board of Supervisors to the Urban Forest Management Division, DPWES , or Director of DPWES, to permit a deviation from the tree preservation target percentage to that shown on the GDP should be provided.

Please contact me at 703-324-1770 should you have any questions.

TLN/
UFMDID #: 188880

cc: DPZ File

APPENDIX 8

County of Fairfax, Virginia

MEMORANDUM

DATE: June 13, 2014

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

FROM: Michael A. Davis, Acting Chief
Site Analysis Section, DOT

FILE: 3-4(RZ 2014-PR-006)

SUBJECT: RZ 2014-PR-006; Trustees of First Baptist Church of Merrifield
Tax Map: 49-4 ((1)) 36, 37, and 37A; and 49-4 ((3)) 8, 8A, and 9

This department has reviewed the rezoning application and the plat revised through June 6, 2014. Staff and the applicant have worked to resolve transportation issues during the review process. We have the following comments.

No further documentation is needed to verify the legal use of Mayberry Street by the church and its associated use. The applicant provided sufficient documents showing public ingress-egress access easement for Mayberry Street. The 18-ft wide ingress-egress easement on the western half of Mayberry Street is owned by the applicant. At staff's request, the applicant has proffered to revise the older style easement language to today's typical language. The revision should state Fairfax County as the beneficiary of the public ingress-egress easement. Additionally, the applicant will also revise the easement boundary to include the private sidewalk on Mayberry Street. The 18-ft wide ingress-egress easement on the east side of Mayberry Street is owned by another entity and was also written in an older style language; however, staff's interpretation of the deed would convey that it is a valid public ingress-egress easement. Since the church has proposed only an emergency access on Ransell Road, the private ingress-egress easement whose beneficiary includes the applicant is sufficient for the purpose of this application.

The applicant has also proffered to dedicate right-of-way on Porter Road so the sidewalk is included in the public right-of-way. The proposed sidewalk on Porter Road will connect to the existing sidewalk to the west at the gas station.

A curb and gutter frontage on Ransell Road has been proposed to where the existing paved road ends. The curb and gutter would serve as enhancement to the landscape and sidewalk elements on the Ransell Road frontage. A public ingress-egress access easement on the private sidewalk on Ransell Road has also been included in the proffers. On Mayberry Street, the sidewalk on both sides of the entrance has also been aligned in the most recent submission.

MAD/AY

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COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

CHARLES A. KILPATRICK, P.E.
COMMISSIONER

4975 Alliance Drive
Fairfax, VA 22030

June 13, 2014

To: Ms. Barbara Berlin
Director, Zoning Evaluation Division

From: Kevin Nelson
Virginia Department of Transportation – Land Development Section

Subject: RZ 2014-PR-006 Trustees of First Baptist Church of Merrifield
Tax Map # 49-4((01))0036, 37, 37A & ((03))0008, 8A, 9

All submittals subsequent to the first submittal shall provide a response letter to the previous VDOT comments. Submittals without comment response letters are considered incomplete and will be returned without review.

I have reviewed the above plan submitted on June 9, 2014, and received June 10, 2014. The following comments are offered:

7. The proposed drainage outfall should be placed under the sidewalk to the west. There should be enough right of way for this to be constructed within the right of way and not require an easement from the adjacent landowner.

8. The CG-12 on the eastern end of Porter Road at Mayberry Street should be included entirely within the street right of way so it can be publically maintained.

If you have any questions, please call me.

cc: Ms. Angela Rodeheaver

fairfaxrezoning2014-PR-006rz3TrMerrifield1stBaptCh6-13-14BB

County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

DATE: June 17, 2014

TO: Barbara Berlin, Director,
Zoning Evaluation Division
Department of Planning and Zoning (DPZ)

FROM: Barbara Byron, Director
Office of Community Revitalization (OCR)

SUBJECT: Trustees of the First Baptist Church of Merrifield, RZ-2014-PR-006

The Office of Community Revitalization (OCR) has reviewed the above referenced rezoning application, dated June 9, 2014.

The applicant is requesting to consolidate and rezone the church property comprising of six parcels to permit construction and expansion of the First Baptist Church of Merrifield and associated child care facility. When consolidated, the total area of the property will be approximately 1.69 acres and the proposed building will total 24,800 square feet at a 0.42 FAR. The following analysis and recommendations are offered for consideration regarding this application.

The design of the site achieves a number of the urban design goals set forth in the Comprehensive Plan and generally adheres to streetscape guidance found in the Merrifield Streetscape Design Manual. New wide sidewalks, street trees, and landscaping will enhance the pedestrian experience and safety. The building's orientation towards Porter Street further emphasizes connections between the east and west sides of Gallows Road and to the Merrifield Town Center. Furthermore, the applicant has made a number of improvements to the overall design and function of the plan including the addition of crosswalks along with a large seating area between the sidewalk and the church's main entrance. The applicant relocated the dumpster to be less visible from the primary street. The applicant has also committed to evaluating the church's parking needs overtime and adjusting schedules, entering into shared parking agreements, adding shuttle buses and other strategies to reduce vehicle overflow impacts onto neighboring properties.

Stormwater:
The OCR requests the applicant evaluate the feasibility of utilizing sustainable or innovative stormwater features as part of the site plan design. Consideration should be given to elements such as permeable pavement, rain gardens, or other BMP features to reduce the impact of impervious surfaces on the site.

cc: William O'Donnell, Staff Coordinator, DPZ
OCR File

Office of Community Revitalization
12055 Government Center Parkway, Suite 1048
Fairfax, VA 22035
703-324-9300, TTY 711
www.fcrevit.org

OCR
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FAIRFAX COUNTY PARK AUTHORITY

M E M O R A N D U M

TO: Barbara Berlin, AICP, Director
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Sandy Stallman, AICP, Manager
Park Planning Branch, PDD

DATE: April 4, 2014

SUBJECT: RZ 2014-PR-006, Trustees of First Baptist Church of Merrifield
Tax Map Number(s): 49-4 ((1)) 36, 37, 38; 49-4 ((3)) 8, 8A, 9

BACKGROUND

The Park Authority staff has reviewed the proposed Development Plan dated January 24, 2014, for the above referenced application. The Development Plan shows a 24,800 sf building addition to an existing structure (a church) with associated parking on a 1.7-acre parcel to be rezoned from R-3 to C-3 with proffers. The subject site is located within the Merrifield Suburban Center in the Jefferson Planning District and the Providence Supervisory District.

COMPREHENSIVE PLAN GUIDANCE

The County Comprehensive Plan includes both general and specific guidance regarding parks and resources. The Policy Plan describes the need to mitigate adverse impacts to park and recreation facilities caused by growth and development; it also offers a variety of ways to offset those impacts, including contributions, land dedication, development of facilities, and others (Parks and Recreation, Objective 6, p.8).

The Merrifield Suburban Center recommendations in the Area I Plan describe the importance of incorporating urban parks, open spaces, and pedestrian amenities into redevelopment. The role of open spaces such as plazas, courtyards, greenways, and parkland in the recommended, cohesive pedestrian circulation system is described in detail and streetscape guidelines are also provided. (Area I, Merrifield Suburban Center, Area-Wide Recommendations, Area-Wide Recommendations, pp. 5, 22, 34, 46-7) The Merrifield Suburban Center Open Space and Pedestrian System Map shows the recommended pedestrian system and identifies locations for "plaza/urban greens" – such a location is noted on the western end of the subject site. (ibid, Figure 8, p21)

Finally, text from the Jefferson District chapter of the Great Parks, Great Communities Park Comprehensive Plan echoes recommendations in the Countywide Comprehensive Plan. Specific District chapter recommendations include promoting creation of new urban parks and provision of recreational facilities in redeveloping areas, and encouraging new development to provide new urban parks in the district, particularly in the Merrifield Suburban Center area.

ANALYSIS AND RECOMMENDATIONS

Park Needs:
Using adopted service level standards, staff has identified a need for all types of parkland and recreational facilities in this area. Existing nearby parks (Hartland Green and Jefferson District) meet only a portion of the demand for parkland generated by mixed use development in the Merrifield Suburban Center. In addition to parkland, the recreational facilities in greatest need in this area include sports courts, rectangle fields, playgrounds, and trails.

Onsite Facilities:
As described above, the quality and function of the pedestrian system is of great importance in the Merrifield Suburban Center. While the GDP (sheet #3) does show a sidewalk and landscape strips, no pedestrian amenities (i.e., benches, waysides) are shown. Staff suggests that such features be incorporated into the site layout and shown on the GDP to bring the proposed redevelopment closer in line with Plan guidance.

Plan language for this sub-unit (sub-unit H6) identifies either mixed use redevelopment or expansion of the existing church facility as appropriate for the subject site, under certain conditions (Area I, Merrifield Suburban Center, Land Unit H, Sub-Unit H6, p89). While the Merrifield Suburban Center Open Space and Pedestrian System Map (Figure 8, pg21) shows a "plaza/urban green" dot on the western edge of the property, staff believes the recommendation is linked to the mixed use redevelopment option for the site rather than the expansion of the current institutional use option.

SUMMARY OF RECOMMENDATIONS

This section summarizes the recommendations included in the preceding analysis section. The analysis identified the following major issues:

- Incorporate additional pedestrian features (e.g., seating, waysides) into the site layout

Please note the Park Authority would like to review and comment on proffers related to park and recreation issues. We request that draft and final proffers be submitted to the assigned reviewer noted below for review and comment prior to completion of the staff report and prior to final Board of Supervisors approval.

FCPA Reviewer: Anna Bentley
DPZ Coordinator: William O'Donnell

Copy: Cindy Walsh, Director, Resource Management Division
Liz Crowell, Manager, Cultural Resource Management & Protection Section
William O'Donnell, DPZ Coordinator
Andrea L. Dorlester, Planner IV, Park Planning Branch
Chron File
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County of Fairfax, Virginia

MEMORANDUM

DATE: June 19, 2014

TO: William O'Donnell, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: William J. Veon, Jr., Senior Engineer III (Stormwater)
Central Branch, Site Development and Inspections Division
Department of Public Works and Environmental Services

SUBJECT: Zoning Application No.: RZ 2014-PR-006
Trustees of First Baptist Church of Merrifield
General Development Plan (REVISED dated June 6, 2014)
LDS Project No.: 007396-ZONA-001-1
Tax Map No.: 049-4-01-0036, 0037 & 0037A; 049-4-03-0008, 0008A & 0009
Providence District

The subject revised application has been reviewed and the following stormwater management comments are offered at this time:

The County's new Stormwater Management Ordinance (SWMO), which becomes effective on July 1, 2014, has been used, with this revision, for the development of the subject Generalized Development Plan. These review comments are then based on the requirements of this new ordinance, and on the requirements/criteria contained in the associated 2014-version of the Fairfax County Public Facilities Manual. The current versions of both documents have been referenced in this review. However, this project will need to comply with the final versions of these documents, as of the July 1, 2014 effective date, or subsequent versions as may become applicable.

Original Comment: The Stormwater Information Sheet provided on Sheet P-0502 will need to be updated.

Applicant Response 51: Acknowledged

Clarification: none.

Chesapeake Bay Preservation Ordinance (CBPO)
There is no Resource Protection Area (RPA) on this site.

Department of Public Works and Environmental Services
Land Development Services, Site Development and Inspections Division
12055 Government Center Parkway, Suite 535
Fairfax, Virginia 22035-5503
Phone 703-324-1720 • TTY 711 • FAX 703-324-8359

Applicant Response: none.

Clarification: none.

Original Comment: Water quality controls are required for this proposed project (PFM 6-0401). An infiltration trench has been proposed to satisfy the SWM/BMP requirements for the site. The preliminary soil infiltration data and trench design indicate the proposed SWM/BMP facility will remove 17.95% of the phosphorus load from the developed site, with the required "redevelopment" removal rate computed to be 16.85%. However, the site is considered to be a "development" site (with a 40% phosphorus removal rate required) rather than a redevelopment site, at this time, for water quality purposes. If, though, it can be formally demonstrated that an adequate portion of the current gravel ground cover (impervious surface) on the western side of the site had existed prior to the adoption of the Chesapeake Bay Preservation Ordinance (CBPO) in 1993, a redevelopment designation for the site may then become appropriate. There is no apparent plan approval or waiver on file that has permitted the installation of the gravel ground cover after the CBPO adoption.

1st Applicant Response (52): The applicant continues to believe that the site should be considered redevelopment for phosphorus removal purpose. Aerial imagery from 1988 shows the gravel parking lot: [a portion of an illegible and inconclusive aerial photo was provided]. With this in mind, the updated plans continue to show BMP compliance with the redevelopment option.

1st Clarification: The original comment still stands. The site is considered to be "development" for which a 40% phosphorus reduction is required, as no credible information has yet been provided to demonstrate the eastern parking lot's current gravel cover existed prior to 1993, or has otherwise been legally placed. A reclassification of the site to "redevelopment" may be possible upon submittal of adequate documentation for this subject.

2nd Applicant Response (33) – Part 1: As discussed with staff, we have found and shared aerial imagery from 1986, 1988 and 1990 showing the presence of gravel on site. We have agreed to attempt to determine generally how much gravel existed on site prior to 1993. We estimated that amount of gravel present in 1990 from aerial imagery and used that reduced amount of gravel in our stormwater management design. See sheets P-0501 and P-0502.

2nd Clarification – Part 1: Your response is correct, but not complete. As we also discussed, the small-scale, black & white copies of aerial photographs you provided for preview do not conclusively identify what, if any, surface material covered portions of the eastern parking lot at those times. However, as we discussed, in order to acknowledge the validity of the existence of gravel on the parking lot in the 1990 photo, you will need to acquire a signed affidavit from the church minister, one of the trustees, or some other church official who can attest to this fact. This signed affidavit must then be included in the plan set.

2nd Applicant Response (33) – Part 2: As also discussed with staff, this project will fall under the pending stormwater regulations that take effect on July 1, 2014. Under the pending regulations, this project will be considered "development on prior developed lands." Stormwater design and computations have been updated accordingly. See sheets P-0501 and P-0502.

2nd Clarification – Part 2: Acknowledged – Please see related Additional Comments (for the updates) at the end of this comment document.

Original Comment: A major watershed divide occurs onsite, where a little less than $1/3^{+/-}$ of the property (the western portion) belongs to the Accotink Creek Watershed, and a little more than $2/3^{+/-}$ (the eastern portion) belongs to the Cameron Run Watershed – as is generally depicted on Sheet P-0502. As proposed, all of the SWM/BMP benefit to be generated by the site is to be provided to only the Cameron Run Watershed. Unless it can be shown that all of the increase in the site's impervious surface has occurred within the Cameron Run portion of the site, a more equitable split of water quality benefit must be provided – Accotink Creek Watershed impacts cannot be mitigated in the Cameron Run Watershed.

1st Applicant Response (53): Pre- and post-development impervious areas, broken down by watershed, have been provided on Sheet C-0501. You will see, the largest increase in impervious area will occur within the Accotink Creek watershed, while BMPs are proposed within the Cameron Run watershed. Site constraints make it impractical to provide BMPs on the Accotink Creek side of the property. We wish to coordinate the best way to handle this condition.

1st Clarification: The original comment still stands. The response is confusing since both the original and revised Generalized Development Plans (Sheets P-0301) show an approximate "Potential SWM/BMP Facility" location in the eastern parking area (in the Accotink Creek Watershed) in addition to the proposed SWM/BMP facility in the western parking area (in the Cameron Run Watershed). Why identify a potential SWM/BMP facility if it is not really possible to implement? The implied site constraints are not identified, so it is not possible to provide a different assessment of this issue at this point. However, we are always open to further discussion/coordination on the issue.

2nd Applicant Response (34): The previously identified stormwater facility could potentially work, but would be difficult due to available storm invert. The stormwater management design for the site has been revised to provide shallow invert stormwater facilities on the west side of the site, primarily including permeable pavement in parking areas. See sheets P-0501 and P-0502.

2nd Clarification: The original comment still stands. Adequate BMPs will need to be provided in each separate watershed segment to address the specific requirements for the corresponding

watershed. So, sufficient Accotink-side (westside) facilities will be needed to comply with the Accotink-side requirements, and the same holds true for the Cameron-side (eastside).

The proposed permeable pavement is an accepted BMP practice and has the potential to address the water quality requirements for the Accotink-side.

The proposed infiltration facility on the Cameron-side has the potential to address both the water quality and water quantity requirements for this portion of the site. However, the top of the facility cannot be paved (per VA DEQ Stormwater Design Specification No. 8, pg. 14). So, the current facility location "under the parking lot" is not permitted, and either the parking area will need to be reconfigured or the proposed facility will need to be reconfigured and/or relocated. Otherwise, permeable pavement (or another adequate BMP) can also be used to provide compliance with the water quality requirements of the Cameron-side.

Floodplains
There are no regulated floodplains on the property/site.

Applicant Response: none.

Clarification: none.

Downstream Drainage Complaints
There are no significant, contemporary downstream drainage complaints on file.

Applicant Response: none.

Clarification: none.

Stormwater Detention
Original Comment: Stormwater detention is required, if not waived (PFM 6-0301.3). An infiltration trench has been proposed to satisfy the SWM/BMP requirements for the site. The preliminary soil infiltration data and trench design indicate the proposed SWM/BMP facility will provide capacity for the 100-yr/2-hr storm event volume. However, the final design will need to demonstrate adequate capture of the computed Post-Development (Onsite Detained) peak flows in order to show "pre vs. post" compliance.

Applicant Response 54: Acknowledged

Clarification: none.

Original Comment: As identified above, a major watershed divide occurs onsite. As proposed, all of the SWM/BMP benefit to be generated by the site is to be provided to only the Cameron Run Watershed. Unless it can be shown that all of the increase in the site's impervious surface has occurred within the Cameron Run portion of the site, a more equitable split of water quantity benefit must be provided – Accotink Creek Watershed impacts cannot be mitigated in the Cameron Run Watershed.

1st Applicant Response (55): See response item 53 above.

1st Clarification: See clarification to Response 53 above.

2nd Clarification: Although a 2nd response was not provided for this issue, the original comment still stands. Adequate detention will need to be provided in each separate watershed segment to address the specific requirements for the corresponding watershed. So, sufficient Accotink-side (westside) facilities will be needed to comply with the Accotink-side requirements, and the same holds true for the Cameron-side (eastside).

There is currently no detention proposed for the Accotink-side, although it appears that most of the increase in impervious area is contained within this portion of the site – detention is required.

The proposed infiltration facility on the Cameron-side could potentially provide sufficient detention for this portion of the site.

Site Outfall

Original Comment: A preliminary Outfall Analysis Narrative has been provided, along with preliminary supporting calculations. The Outfall 1 data depicted on the Outfall Drainage Area Map does not match the data in the Computations Table, and the Computations Table identifies a couple of downstream capacity issues that are to be addressed during the final design.

1st Applicant Response (56): We have reviewed the outfall analysis and do not see any discrepancies between the map and computations. Please clarify.

1st Clarification: The structure numbers identified on the map for Outfall 1 do not match or correspond to any of the structure numbers listed in the table for Outfall 1. The downstream capacity issues are still to be addressed during final design.

2nd Applicant Response (35): The outfall map has been checked again for discrepancies. We acknowledge that potential downstream adequacy issues will be addressed at time of site plan. As mentioned previously, this project will be developed using pending stormwater regulations, which change how outfall will be reviewed. These differences will be addressed at time of site plan review.

2nd Clarification: The original comment discrepancies can be settled during final design, although additional detention may be required to offset possible downstream capacity issues. Also, compliance with SWMO 124-4-4.B & C will need to be demonstrated.

Stormwater Planning Comments
Please see the March 21, 2014 email sent to you from LeAnne Astin of SWPD.

Applicant Response: none.

Clarification: none.

Dam Breach
The property is not located within a dam breach inundation zone.

Applicant Response: none.

Clarification: none.

Miscellaneous
Original Comment: The existing conditions data on Sheet P-0201 identifies a pipe connected to SD 4067 from the northwest direction. This existing pipe appears to potentially cross through the location of the proposed SWM/BMP facility. Resolution of this possible conflict will need to be addressed in the SWM/BMP Narrative.

Applicant Response 58: A sentence has been added to the stormwater management narrative on Sheet P-0501 indicating that relocation of existing pipes around this structure may be necessary. However, we do not expect relocation of pipes to be needed.

Clarification: none.

Original Comment: Also, the SWM/BMP Narrative will need to address how the required stormwater volume is to be captured by the proposed facility, which is to be primarily located under the parking lot pavement. A storm flow routing may need to be performed for final design if capture is limited by surface features.

1st Applicant Response (59): A sentence has been added to the stormwater management narrative on Sheet P-0501 indicating how runoff will enter the proposed facility.

1st Clarification: The storm flow routing may still be needed for final design.

2nd Applicant Response (36): Acknowledged.

2nd Clarification: Though storm flow routing may still be needed for final design, the infiltration facility cannot be located under the parking lot pavement, per the new infiltration facility design requirements.

Original Comment: The preceding comments are based on the 2011 version of the Fairfax County Public Facilities Manual (PFM). However, a new stormwater ordinance and updates to the PFM's stormwater requirements were adopted by the County's Board of Supervisors on January 28, 2014. The effective date of implementation of these new regulations is scheduled for July 1, 2014, but is subject to possible change pending the outcome of the review of the regulations by the State's Department of Environmental Quality. The site plan for this application may be required to conform to the updated PFM and the new ordinance.

Applicant Response 60: Acknowledged.

Clarification: none.

Additional Comments (for updated stormwater design and computations):

1. VA DEQ Stormwater Design Specification No. 7 and (new) PFM 6-1304 must be used to design permeable pavement facilities; and VA DEQ Stormwater Design Specification No. 8 and (new) PFM 6-1303 must be used to design infiltration facilities. The Preliminary Percolation Trench Sizing calcs shown on Sheet P-0502 are no longer valid, and Plates 78-6 & 41A-6 are also no longer valid.

2. The 1990 aerial photo segment shown on Sheet P-0502 identifies the estimated gravel surface as 0.6 acre. However, a value of 0.64 acre is used in the calculations located to the far left on Sheet P-0501. Also, the totals of the individual predevelopment pervious & impervious areas do not match the overall values in these same calculations. Please correct.

3. When the above impervious and turf values are corrected in the VRRM calculations, a slightly higher required preliminary total reduction for the site (of about 0.86 lbs/yr) should result. However, the required reductions for each of the Accotink and Cameron sides of the site must be determined. A preliminary breakdown of about 55% of the total reduction for the Accotink-side and about 45% of the total for the Cameron-side will be the likely outcome.

4. Note that a Drainage Area tab in the VRRM spreadsheet is used to evaluate runoff and phosphorus reductions for only the drainage area that is specifically directed to the BMP or BMPs to be evaluated on the tab. Therefore, the total drainage area entered at the top of a tab

should equal the accumulated drainage area assigned to each of the BMPs included on the tab.

Please contact me at 703-324-1648 or William.Veon@fairfaxcounty.gov, if you have any questions or require additional information.

WJV/

cc: Don Demetrius, Chief, Watershed Projects Evaluation Branch, SPD, DPWES
Fred Rose, Chief, Watershed Planning & Assessment Branch, SPD, DPWES
Durga Kharel, Chief, Central Branch, SDID, DPWES
Hani Fawaz, Senior Engineer III, Central Branch, SDID, DPWES
Zoning Application File

APPENDIX 12

Fairfax Water

FAIRFAX COUNTY WATER AUTHORITY
8560 Arlington Boulevard, Fairfax, Virginia 22031
www.fairfaxwater.org

PLANNING & ENGINEERING DIVISION
Jamie Bain Hedges, P.E.
Director
(703) 289-6325
Fax (703) 289-6382

February 26, 2014

Ms. Barbara Berlin, Director
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5505

Re: RZ 2014-PR-006
First Baptist Church of Merrifield
Tax Map: 49-4

Dear Ms. Berlin:

The following information is submitted in response to your request for a water service analysis for the above application:

1. The property can be served by Fairfax Water.

2. Adequate domestic water service is available at the site from an existing 8-inch water main located in Ransell Road and a 10-inch water main located in Porter Road. See the enclosed water system map.

3. Depending upon the configuration of any proposed on-site water mains, additional water main extensions may be necessary to satisfy fire flow requirements and accommodate water quality concerns.

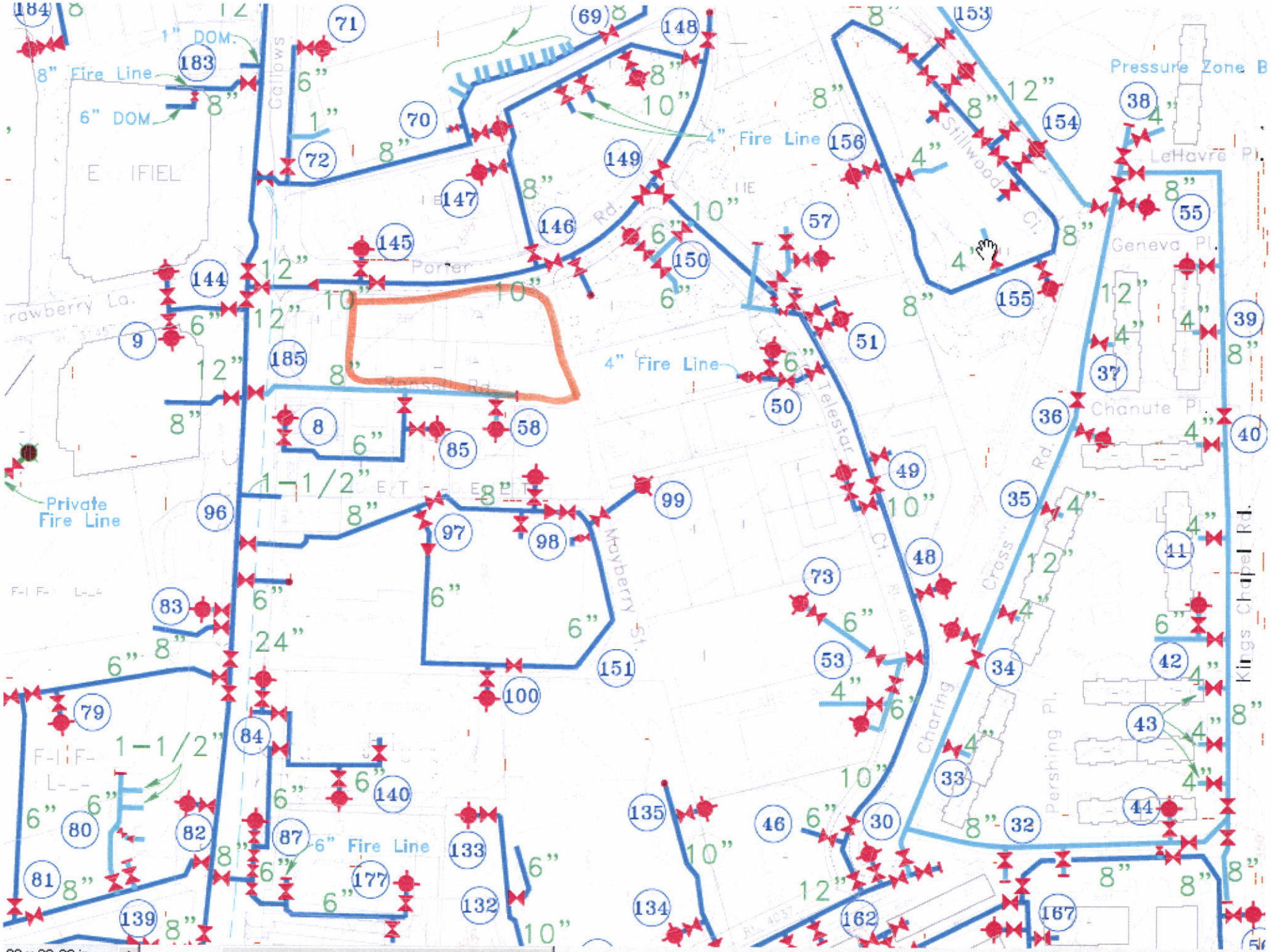
If you have any questions regarding this information please contact Ross Stilling, Chief, Site Plan Review at (703) 289-6385.

Sincerely,

Traci K. Goldberg

Traci K. Goldberg, P.E.
Manager, Planning Department

Enclosure


Pressure Zone B
8" Fire Line
6" DOM
1" DOM
4" Fire Line
Private Fire Line
6" Fire Line
Gallows
Porter
Rd.
Stillwood Ct.
LeHavre Pl.
Geneva Pl.
Chanute Pl.
Telestar Ct.
Mayberry St.
Charing Cross Rd.
Pershing Pl.
Kings Chapel Rd.
Strawberry La.
Rangeley Rd.
1-1/2"
24"
Unknown Zone

County of Fairfax, Virginia

MEMORANDUM

DATE: March 27, 2014

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

FROM: Eric Fisher, GIS Coordinator
Information Technology Section
Fire and Rescue Department

SUBJECT: Fire and Rescue Department Preliminary Analysis of Rezoning Application RZ 2014-PR-006

The following information is submitted in response to your request for a preliminary Fire and Rescue Department analysis for the subject:

1. The application property is serviced by the Fairfax County Fire and Rescue Department Station **#430, Merrifield**

2. After construction programmed ___(n/a)____ this property will be serviced by the fire station _____(n/a)_____

County of Fairfax, Virginia

MEMORANDUM

DATE: February 28, 2014

TO: Billy O'Donnell
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Sharad Regmi, P.E.
Engineering Analysis and Planning Branch

SUBJECT: Sanitary Sewer Analysis Report

REF: **Application No. RZ 2014-PR-006**
Tax Map No. 049-4- /01/0036, 0037, 0037A & 049-4- /03/0008, 0008A, 0009

The following information is submitted in response to your request for a sanitary sewer analysis for above referenced application:

1. The application property is located in the Camron Run (I-1) watershed. It would be sewered into the Alexandria Sanitation Authority (ASA) Treatment Plant.

2. Based upon current and committed flow, there is excess capacity in the ASA Treatment. For purposes of this report, committed flow shall be deemed that for which fees have been paid, building permits have been issued, or priority reservations have been established by the Board of Supervisors. No commitment can be made, however, as to the availability of treatment capacity for the development of the subject property. Availability of treatment capacity will depend upon the current rate of construction and the timing for development of this site.

3. An existing 8 inch line located in the Porter Road is adequate for the proposed use at this time.

4. The following table indicates the condition of all related sewer facilities and the total effect of this application.

	Existing Use +Application		Existing Use + Application +Previous Applications		Existing Use + Application + Comp Plan	
Sewer Network	Adeq.	Inadeq	Adeq.	Inadeq	Adeq.	Inadeq
Collector	X		X		X	
Submain	X		X		X	
Main/Trunk	X		X		X	

5. **Other pertinent comments**:

Department of Public Works and Environmental Services
Wastewater Planning & Monitoring Division
12000 Government Center Parkway, Suite 358
Fairfax, VA 22035
Phone: 703-324-5030, **Fax**: 703-803-3297
www.fairfaxcounty.gov/dpwes

COMMERCIAL DISTRICT REGULATIONS

PART 3 4-300 C-3 OFFICE DISTRICT

4-301 Purpose and Intent

The C-3 District is established to provide areas where predominantly non-retail commercial uses may be located such as offices and financial institutions; and otherwise to implement the stated purpose and intent of this Ordinance.

4-302 Permitted Uses

1. Accessory uses and accessory service uses as permitted by Article 10.
2. Churches, chapels, temples, synagogues and other such places of worship.
3. Commercial swimming pools, tennis courts and similar courts, indoor.
4. Cultural centers, museums.
5. Eating establishments, limited by the provisions of Sect. 305 below.
6. Financial institutions.
7. Funeral homes.
8. Health clubs.
9. Mobile and land based telecommunication facilities, subject to the provisions of Sect. 2-514.
10. New vehicle storage, limited by the provisions of Sect. 305.
11. Nursery schools and child care centers.
12. Offices, to include the display and sales of scientific, electronic or medical equipment of a type not customarily retailed to the general public.
13. Private schools of general education, private schools of special education.
14. Public uses.
15. Quasi-public athletic fields and related facilities, limited by the provisions of Sect. 305 below.
16. Telecommunication facilities.

4-303 Special Permit Uses

For specific Group uses, regulations and standards, refer to Article 8.

1. Group 4 - Community Uses, limited to:

GLOSSARY

This Glossary is provided to assist the public in understanding
the staff evaluation and analysis of development proposals.
It should not be construed as representing legal definitions.
Refer to the Fairfax County Zoning Ordinance, Comprehensive Plan
or Public Facilities Manual for additional information.

ABANDONMENT: Refers to road or street abandonment, an action taken by the Board of Supervisors, usually through the public hearing process, to abolish the public's right-of-passage over a road or road right-of way. Upon abandonment, the right-of-way automatically reverts to the underlying fee owners. If the fee to the owner is unknown, Virginia law presumes that fee to the roadbed rests with the adjacent property owners if there is no evidence to the contrary.

ACCESSORY DWELLING UNIT (OR APARTMENT): A secondary dwelling unit established in conjunction with and clearly subordinate to a single family detached dwelling unit. An accessory dwelling unit may be allowed if a special permit is granted by the Board of Zoning Appeals (BZA). Refer to Sect. 8-918 of the Zoning Ordinance.

AFFORDABLE DWELLING UNIT (ADU) DEVELOPMENT: Residential development to assist in the provision of affordable housing for persons of low and moderate income in accordance with the affordable dwelling unit program and in accordance with Zoning Ordinance regulations. Residential development which provides affordable dwelling units may result in a density bonus (see below) permitting the construction of additional housing units. See Part 8 of Article 2 of the Zoning Ordinance.

AGRICULTURAL AND FORESTAL DISTRICTS: A land use classification created under Chapter 114 or 115 of the Fairfax County Code for the purpose of qualifying landowners who wish to retain their property for agricultural or forestal use for use/value taxation pursuant to Chapter 58 of the Fairfax County Code.

BARRIER: A wall, fence, earthen berm, or plant materials which may be used to provide a physical separation between land uses. Refer to Article 13 of the Zoning Ordinance for specific barrier requirements.

BEST MANAGEMENT PRACTICES (BMPs): Stormwater management techniques or land use practices that are determined to be the most effective, practicable means of preventing and/or reducing the amount of pollution generated by nonpoint sources in order to improve water quality.

BUFFER: Graduated mix of land uses, building heights or intensities designed to mitigate potential conflicts between different types or intensities of land uses; may also provide for a transition between uses. A landscaped buffer may be an area of open, undeveloped land and may include a combination of fences, walls, berms, open space and/or landscape plantings. A buffer is not necessarily coincident with transitional screening.

CHESAPEAKE BAY PRESERVATION ORDINANCE: Regulations which the State has mandated must be adopted to protect the Chesapeake Bay and its tributaries. These regulations must be incorporated into the comprehensive plans, zoning ordinances and subdivision ordinances of the affected localities. Refer to Chesapeake Bay Preservation Act, Va. Code Section 10.1-2100 et seq and VR 173-02-01, Chesapeake Bay Preservation Area Designation and Management Regulations.

CLUSTER DEVELOPMENT: Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted by the applicable zoning district. See Sect. 2-421 and Sect. 9-615 of the Zoning Ordinance.

COUNTY 2232 REVIEW PROCESS: A public hearing process pursuant to Sect. 15.2-2232 (Formerly Sect. 15.1-456) of the Virginia Code which is used to determine if a proposed public facility not shown on the adopted Comprehensive Plan is in substantial accord with the plan. Specifically, this process is used to determine if the general or approximate location, character and extent of a proposed facility is in substantial accord with the Plan.

dBA: The momentary magnitude of sound weighted to approximate the sensitivity of the human ear to certain frequencies; the dBA value describes a sound at a given instant, a maximum sound level or a steady state value. See also Ldn.

DENSITY: Number of dwelling units (du) divided by the gross acreage (ac) of a site being developed in residential use; or, the number of dwelling units per acre (du/ac) except in the PRC District when density refers to the number of persons per acre.

DENSITY BONUS: An increase in the density otherwise allowed in a given zoning district which may be granted under specific provisions of the Zoning Ordinance when a developer provides excess open space, recreation facilities, or affordable dwelling units (ADUs), etc.

DEVELOPMENT CONDITIONS: Terms or conditions imposed on a development by the Board of Supervisors (BOS) or the Board of Zoning Appeals (BZA) in connection with approval of a special exception, special permit or variance application or rezoning application in a "P" district. Conditions may be imposed to mitigate adverse impacts associated with a development as well as secure compliance with the Zoning Ordinance and/or conformance with the Comprehensive Plan. For example, development conditions may regulate hours of operation, number of employees, height of buildings, and intensity of development.

DEVELOPMENT PLAN: A graphic representation which depicts the nature and character of the development proposed for a specific land area: information such as topography, location and size of proposed structures, location of streets trails, utilities, and storm drainage are generally included on a development plan. A development plan is s submission requirement for rezoning to the PRC District. A GENERALIZED DEVELOPMENT PLAN (GDP) is a submission requirement for a rezoning application for all conventional zoning districts other than a P District. A development plan submitted in connection with a special exception (SE) or special permit (SP) is generally referred to as an SE or SP plat. A CONCEPTUAL DEVELOPMENT PLAN (CDP) is a submission requirement when filing a rezoning application for a P District other than the PRC District; a CDP characterizes in a general way the planned development of the site. A FINAL DEVELOPMENT PLAN (FDP) is a submission requirement following the approval of a conceptual development plan and rezoning application for a P District other than the PRC District; an FDP further details the planned development of the site. See Article 16 of the Zoning Ordinance.

EASEMENT: A right to or interest in property owned by another for a specific and limited purpose. Examples: access easement, utility easement, construction easement, etc. Easements may be for public or private purposes.

ENVIRONMENTAL QUALITY CORRIDORS (EQCs): An open space system designed to link and preserve natural resource areas, provide passive recreation and protect wildlife habitat. The system includes stream valleys, steep slopes and wetlands. For a complete definition of EQCs, refer to the Environmental section of the Policy Plan for Fairfax County contained in Vol. 1 of the Comprehensive Plan.

ERODIBLE SOILS: Soils that wash away easily, especially under conditions where stormwater runoff is inadequately controlled. Silt and sediment are washed into nearby streams, thereby degrading water quality.

FLOODPLAIN: Those land areas in and adjacent to streams and watercourses subject to periodic flooding; usually associated with environmental quality corridors. The 100 year floodplain drains 70 acres or more of land and has a one percent chance of flood occurrence in any given year.

FLOOR AREA RATIO (FAR): An expression of the amount of development intensity (typically, non-residential uses) on a specific parcel of land. FAR is determined by dividing the total square footage of gross floor area of buildings on a site by the total square footage of the site itself.

FUNCTIONAL CLASSIFICATION: A system for classifying roads in terms of the character of service that individual facilities are providing or are intended to provide, ranging from travel mobility to land access. Roadway system functional classification elements include Freeways or Expressways which are limited access highways, Other Principal (or Major) Arterials, Minor Arterials, Collector Streets, and Local Streets. Principal arterials are designed to accommodate travel; access to adjacent properties is discouraged. Minor arterials are designed to serve both through traffic and local trips. Collector roads and streets link local streets and properties with the arterial network. Local streets provide access to adjacent properties.

GEOTECHNICAL REVIEW: An engineering study of the geology and soils of a site which is submitted to determine the suitability of a site for development and recommends construction techniques designed to overcome development on problem soils, e.g., marine clay soils.

HYDROCARBON RUNOFF: Petroleum products, such as motor oil, gasoline or transmission fluid deposited by motor vehicles which are carried into the local storm sewer system with the stormwater runoff, and ultimately, into receiving streams; a major source of non-point source pollution. An oil-grit separator is a common hydrocarbon runoff reduction method.

IMPERVIOUS SURFACE: Any land area covered by buildings or paved with a hard surface such that water cannot seep through the surface into the ground.

INFILL: Development on vacant or underutilized sites within an area which is already mostly developed in an established development pattern or neighborhood.

INTENSITY: The magnitude of development usually measured in such terms as density, floor area ratio, building height, percentage of impervious surface, traffic generation, etc. Intensity is also based on a comparison of the development proposal against environmental constraints or other conditions which determine the carrying capacity of a specific land area to accommodate development without adverse impacts.

Ldn: Day night average sound level. It is the twenty-four hour average sound level expressed in A-weighted decibels; the measurement assigns a "penalty" to night time noise to account for night time sensitivity. Ldn represents the total noise environment which varies over time and correlates with the effects of noise on the public health, safety and welfare.

LEVEL OF SERVICE (LOS): An estimate of the effectiveness of a roadway to carry traffic, usually under anticipated peak traffic conditions. Level of Service efficiency is generally characterized by the letters A through F, with LOS-A describing free flow traffic conditions and LOS-F describing jammed or grid-lock conditions.

MARINE CLAY SOILS: Soils that occur in widespread areas of the County generally east of Interstate 95. Because of the abundance of shrink-swell clays in these soils, they tend to be highly unstable. Many areas of slope failure are evident on natural slopes. Construction on these soils may initiate or accelerate slope movement or slope failure. The shrink-swell soils can cause movement in structures, even in areas of flat topography, from dry to wet seasons resulting in cracked foundations, etc. Also known as slippage soils.

OPEN SPACE: That portion of a site which generally is not covered by buildings, streets, or parking areas. Open space is intended to provide light and air; open space may be function as a buffer between land uses or for scenic, environmental, or recreational purposes.

OPEN SPACE EASEMENT: An easement usually granted to the Board of Supervisors which preserves a tract of land in open space for some public benefit in perpetuity or for a specified period of time. Open space easements may be accepted by the Board of Supervisors, upon request of the land owner, after evaluation under criteria established by the Board. See Open Space Land Act, Code of Virginia, Sections 10.1-1700, et seq.

P DISTRICT: A "P" district refers to land that is planned and/or developed as a Planned Development Housing (PDH) District, a Planned Development Commercial (PDC) District or a Planned Residential Community (PRC) District. The PDH, PDC and PRC Zoning Districts are established to encourage innovative and creative design for land development; to provide ample and efficient use of open space; to promote a balance in the mix of land uses, housing types, and intensity of development; and to allow maximum flexibility in order to achieve excellence in physical, social and economic planning and development of a site. Refer to Articles 6 and 16 of the Zoning Ordinance.

PROFFER: A written condition, which, when offered voluntarily by a property owner and accepted by the Board of Supervisors in a rezoning action, becomes a legally binding condition which is in addition to the zoning district regulations applicable to a specific property. Proffers are submitted and signed by an owner prior to the Board of Supervisors public hearing on a rezoning application and run with the land. Once accepted by the Board, proffers may be modified only by a proffered condition amendment (PCA) application or other zoning action of the Board and the hearing process required for a rezoning application applies. See Sect. 15.2-2303 (formerly 15.1-491) of the Code of Virginia.

PUBLIC FACILITIES MANUAL (PFM): A technical text approved by the Board of Supervisors containing guidelines and standards which govern the design and construction of site improvements incorporating applicable Federal, State and County Codes, specific standards of the Virginia Department of Transportation and the County's Department of Public Works and Environmental Services.

RESOURCE MANAGEMENT AREA (RMA): That component of the Chesapeake Bay Preservation Area comprised of lands that, if improperly used or developed, have a potential for causing significant water quality degradation or for diminishing the functional value of the Resource Protection Area. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

RESOURCE PROTECTION AREA (RPA): That component of the Chesapeake Bay Preservation Area comprised of lands at or near the shoreline or water's edge that have an intrinsic water quality value due to the ecological and biological processes they perform or are sensitive to impacts which may result in significant degradation of the quality of state waters. In their natural condition, these lands provide for the removal, reduction or assimilation of sediments from runoff entering the Bay and its tributaries, and minimize the adverse effects of human activities on state waters and aquatic resources. New development is generally discouraged in an RPA. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

SITE PLAN: A detailed engineering plan, to scale, depicting the development of a parcel of land and containing all information required by Article 17 of the Zoning Ordinance. Generally, submission of a site plan to DPWES for review and approval is required for all residential, commercial and industrial development except for development of single family detached dwellings. The site plan is required to assure that development complies with the Zoning Ordinance.

SPECIAL EXCEPTION (SE) / SPECIAL PERMIT (SP): Uses, which by their nature, can have an undue impact upon or can be incompatible with other land uses and therefore need a site specific review. After review, such uses may be allowed to locate within given designated zoning districts if appropriate and only under special controls, limitations, and regulations. A special exception is subject to public hearings by the Planning Commission and Board of Supervisors with approval by the Board of Supervisors; a special permit requires a public hearing and approval by the Board of Zoning Appeals. Unlike proffers which are voluntary, the Board of Supervisors or BZA may impose reasonable conditions to assure, for example, compatibility and safety. See Article 8, Special Permits and Article 9, Special Exceptions, of the Zoning Ordinance.

STORMWATER MANAGEMENT: Engineering practices that are incorporated into the design of a development in order to mitigate or abate adverse water quantity and water quality impacts resulting from development. Stormwater management systems are designed to slow down or retain runoff to re-create, as nearly as possible, the pre-development flow conditions.

SUBDIVISION PLAT: The engineering plan for a subdivision of land submitted to DPWES for review and approved pursuant to Chapter 101 of the County Code.

TRANSPORTATION DEMAND MANAGEMENT (TDM): Actions taken to reduce single occupant vehicle automobile trips or actions taken to manage or reduce overall transportation demand in a particular area.

TRANSPORTATION SYSTEM MANAGEMENT (TSM) PROGRAMS: This term is used to describe a full spectrum of actions that may be applied to improve the overall efficiency of the transportation network. TSM programs usually consist of low-cost alternatives to major capital expenditures, and may include parking management measures, ridesharing programs, flexible or staggared work hours, transit promotion or operational improvements to the existing roadway system. TSM includes Transportation Demand Management (TDM) measures as well as H.O.V. use and other strategies associated with the operation of the street and transit systems.

URBAN DESIGN: An aspect of urban or suburban planning that focuses on creating a desirable environment in which to live, work and play. A well-designed urban or suburban environment demonstrates the four generally accepted principles of design: clearly identifiable function for the area; easily understood order; distinctive identity; and visual appeal.

VACATION: Refers to vacation of street or road as an action taken by the Board of Supervisors in order to abolish the public's right-of-passage over a road or road right-of-way dedicated by a plat of subdivision. Upon vacation, title to the road right-of-way transfers by operation of law to the owner(s) of the adjacent properties within the subdivision from whence the road/road right-of-way originated.

VARIANCE: An application to the Board of Zoning Appeals which seeks relief from a specific zoning regulation such as lot width, building height, or minimum yard requirements, among others. A variance may only be granted by the Board of Zoning Appeals through the public hearing process and upon a finding by the BZA that the variance application meets the required Standards for a Variance set forth in Sect. 18-404 of the Zoning Ordinance.

WETLANDS: Land characterized by wetness for a portion of the growing season. Wetlands are generally delineated on the basis of physical characteristics such as soil properties indicative of wetness, the presence of vegetation with an affinity for water, and the presence or evidence of surface wetness or soil saturation. Wetland environments provide water quality improvement benefits and are ecologically valuable. Development activity in wetlands is subject to permitting processes administered by the U.S. Army Corps of Engineers

TIDAL WETLANDS: Vegetated and nonvegetated wetlands as defined in Chapter 116 Wetlands Ordinance of the Fairfax County Code: includes tidal shores and tidally influenced embayments, creeks, and tributaries to the Occoquan and Potomac Rivers. Development activity in tidal wetlands may require approval from the Fairfax County Wetlands Board.

Abbreviations Commonly Used in Staff Reports

A&F	Agricultural & Forestal District
ADU	Affordable Dwelling Unit
ARB	Architectural Review Board
BMP	Best Management Practices
BOS	Board of Supervisors
BZA	Board of Zoning Appeals
COG	Council of Governments
CBC	Community Business Center
CDP	Conceptual Development Plan
CRD	Commercial Revitalization District
DOT	Department of Transportation
DP	Development Plan
DPWES	Department of Public Works and Environmental Services
DPZ	Department of Planning and Zoning
DU/AC	Dwelling Units Per Acre
EQC	Environmental Quality Corridor
FAR	Floor Area Ratio
FDP	Final Development Plan
GDP	Generalized Development Plan
GFA	Gross Floor Area
HC	Highway Corridor Overlay District
HCD	Housing and Community Development
LOS	Level of Service
Non-RUP	Non-Residential Use Permit
OSDS	Office of Site Development Services, DPWES
PCA	Proffered Condition Amendment
PD	Planning Division
PDC	Planned Development Commercial
PDH	Planned Development Housing
PFM	Public Facilities Manual
PRC	Planned Residential Community
RC	Residential-Conservation
RE	Residential Estate
RMA	Resource Management Area
RPA	Resource Protection Area
RUP	Residential Use Permit
RZ	Rezoning
SE	Special Exception
SEA	Special Exception Amendment
SP	Special Permit
TDM	Transportation Demand Management
TMA	Transportation Management Association
TSA	Transit Station Area
TSM	Transportation System Management
UP & DD	Utilities Planning and Design Division, DPWES
VC	Variance
VDOT	Virginia Dept. of Transportation
VPD	Vehicles Per Day
VPH	Vehicles per Hour
WMATA	Washington Metropolitan Area Transit Authority
WS	Water Supply Protection Overlay District
ZAD	Zoning Administration Division, DPZ
ZED	Zoning Evaluation Division, DPZ
ZPRB	Zoning Permit Review Branch