



**APPLICATION ACCEPTED:** April 16, 2014  
**PLANNING COMMISSION:** October 30, 2014  
**BOARD OF SUPERVISORS:** not yet scheduled

## County of Fairfax, Virginia

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**October 15, 2014**

**STAFF REPORT**

**SE 2014-MA-015**

**MASON DISTRICT**

**APPLICANT:** Afghan Academy Inc.

**ZONING:** R-2 (Residential District, 2 du/acre)

**PARCEL:** 71-4 ((1)) 34

**ACREAGE:** 40,162 square feet (sf)

**FAR:** 0.18

**LANDSCAPED OPEN SPACE:** Not required (40% provided)

**PLAN MAP:** Residential at 2-3 du/acre

**SE CATEGORY:** Category 5 – Funeral Chapel

**PROPOSAL:** A special exception to permit the development of a funeral chapel (7,334 sf) with 104 seats, and 4 employees.

**STAFF RECOMMENDATIONS:**

Staff recommends approval of SE 2014-MA-015, subject to the proposed development conditions in Appendix 1.

Joe Gorney

Staff recommends approval of the waiver and modifications listed below:

- Waiver of the provision of a service drive, in lieu of an internal travel aisle.
- Modification of the 40-foot building setback from any lot line that abuts an R-A through R-4 District, to permit the building to be located 35.8 feet from the northern lot line and 25.5 feet from the eastern lot line, in favor of the transitional screening and architectural treatment, as shown on the proposed plat and as conditioned.
- Modification of the barrier requirement along the eastern lot line, to allow welded metal fencing as a barrier material.

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 special exception 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.

*O:\jgorney\SE-2014-MA-015\STAFF-REPORT-SE-2014-MA-015-101514.docx*



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).

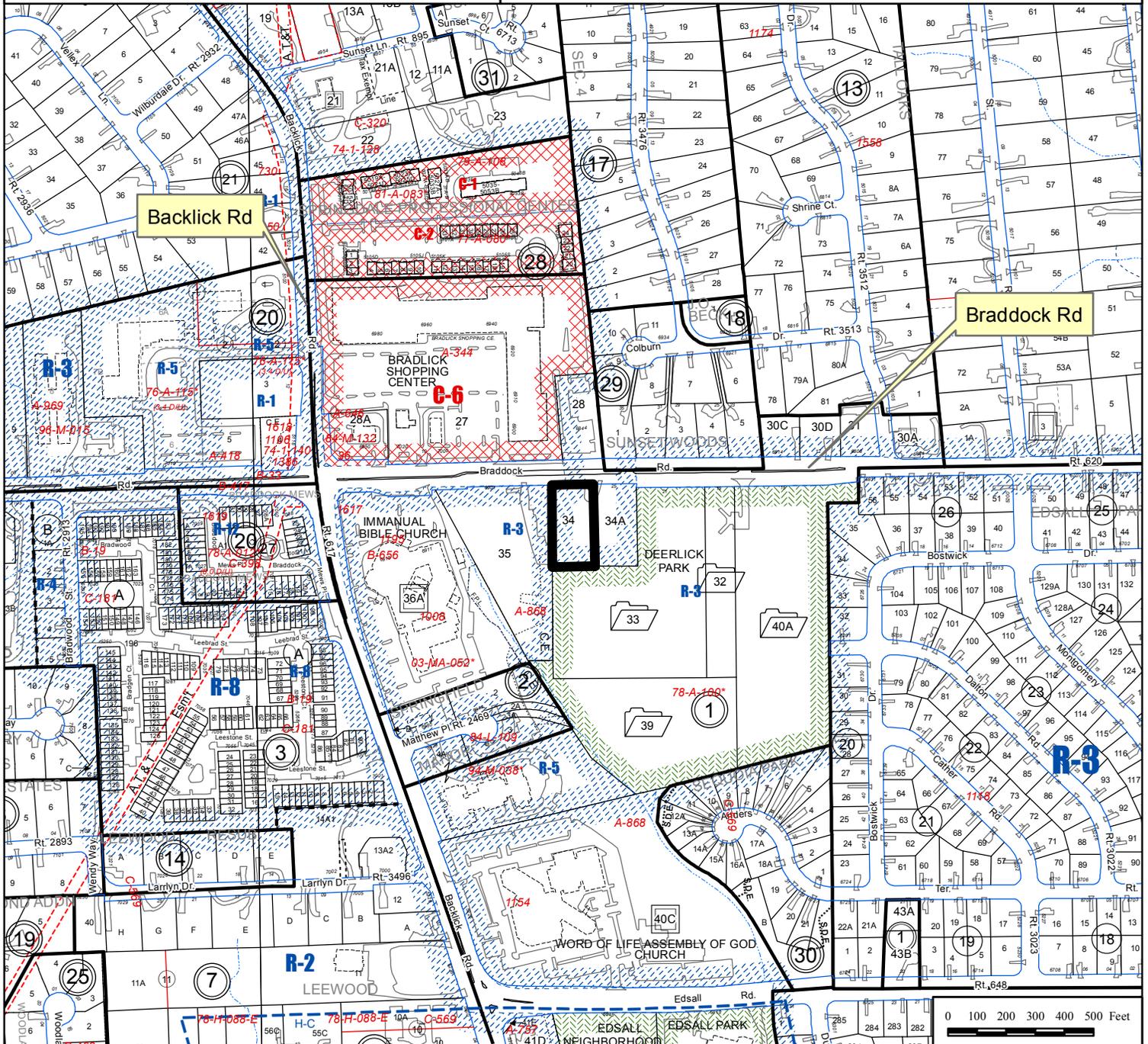
# Special Exception

SE 2014-MA-015



Applicant: AFGHAN ACADEMY INC.  
Accepted: 04/16/2014  
Proposed: FUNERAL CHAPEL  
Area: 40162 SF OF LAND; DISTRICT - MASON  
Zoning Dist Sect: 03-0204  
Art 9 Group and Use: 5-12  
Located: 6839 BRADDOCK ROAD, ANNANDALE, VA 22003

Zoning: R-2  
Plan Area: 1,  
Overlay Dist:  
Map Ref Num: 071-4- /01/ /0034



# SPECIAL EXCEPTION PLAT

(SE 2014-0007)

6839 BRADDOCK ROAD

FAIRFAX COUNTY, VA 22003

TAX MAP # 0714 01 0034

MASON DISTRICT

## GENERAL NOTES

1. THE PROPERTY SHOWN HEREON IS IDENTIFIED ON THE FAIRFAX COUNTY ASSESSMENT MAP # 0714010034. THE PROPERTY IS CURRENTLY ZONED R-2 (RESIDENTIAL 2 DU/AC).
2. THE BOUNDARY INFORMATION SHOWN HEREON IS COMPILED FROM DEEDS OF RECORD AND BOUNDARY VERIFICATION SURVEY DONE BY SANIE CONSULTING GROUP, LLC DATED 09-14-2013. NO TITLE REPORT WAS FURNISHED.
3. THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON ACTUAL FIELD RUN SURVEY DONE BY SANIE CONSULTING GROUP, LLC DATED 09-14-2013. THE TOPOGRAPHY IS SHOWN AT TWO FOOT CONTOUR INTERVALS.
4. THERE ARE NO FLOOD PLANS OR RPA ON THIS SITE.
5. THE PROPERTY SHOWN HEREON IS IN THE MASON MANAGERIAL DISTRICT. IT IS IN THE CAMERON I-3 SANITARY SEWER DISTRICT AND THE CAMERON RUN WATER SHED.
7. THIS DEVELOPMENT IS IN CONFORMANCE WITH THE FAIRFAX COUNTY COMPREHENSIVE PLAN AND WILL CONFORM TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS AND CONDITIONS.
8. THE COUNTY OF FAIRFAX IS THE SANITARY SEWER AND PUBLIC WATER SUPPLY AGENCY FOR THIS DEVELOPMENT. THE PROPERTY IS SERVED BY PUBLIC UTILITIES.
9. STORM WATER MANAGEMENT AND BEST MANAGEMENT PRACTICES (BMP) FACILITY WILL BE PROVIDED ON SITE IN ACCORDANCE WITH FAIRFAX COUNTY ORDINANCES AS APPROVED BY THE FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES.
10. THIS PLAN DOES NOT PURPORT TO SHOW ALL EXISTING UNDERGROUND UTILITIES AND THOSE SHOWN ARE APPROXIMATE. THERE ARE NO KNOWN EXISTING UNDERGROUND UTILITY EASMENTS HAVING A 25 OR MORE FEET WIDTH ON THE SITE.
12. THIS PLAN DOES NOT SHOW UTILITIES. ALL NECESSARY PUBLIC UTILITIES ARE READILY ACCESSIBLE TO THE SITE AND WILL BE EXTENDED BY THE DEVELOPER OR UTILITY COMPANY UNDER SEPARATE APPROVED CONSTRUCTION PLAN. SANIE CONSULTING GROUP, LLC ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION BASED ON THIS PLAN.
13. THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON THIS SITE. IF ANY SUBSTANCES ARE FOUND, THE METHODS FOR DISPOSAL SHALL ADHERE TO COUNTY, STATE OR FEDERAL LAW.
14. THERE ARE NO KNOWN BURIAL SITES OR EXISTING STRUCTURES FOUND ON THIS SITE.
15. THE PROPOSED LIMITS OF CLEARING AND GRADING ARE APPROXIMATE AND ARE SUBJECT TO ADJUSTMENT AT THE TIME OF FINAL DESIGN, ENGINEERING AND LOCATION OF PROPOSED UTILITIES.
16. ANY AND ALL OFF-SITE GRADING, R.O.W., PARKING, ACCESS & UTILITY CROSSING SHALL BE ALLOWED WITH THE PERMISSIONS OF ADJACENT OWNERS.
18. PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE.
20. IN ACCORDANCE WITH PARAGRAPH 1.04 OF SECTION 16-403 OF THE ZONING ORDINANCE, LANDSCAPE DESIGN AND BEST MANAGEMENT PRACTICES (BMP) FACILITIES FOR BUILDINGS AND DRIVEWAYS SHALL BE PROVIDED AND SHALL BE CONFORMANT WITH THE ENGINEERING AND DESIGN. THE ACTUAL SIZE AND THE DESIGN MAY BE MODIFIED. ANY MODIFICATION SHALL NOT REDUCE THE PERMITTER BUILDING SET BACK DIMENSIONS FROM PROPERTY LINES AS SHOWN ON THIS PLAN.
21. A ONE (1) FOOT RIGHT OF WAY DEDICATION TO VDOT IS PROPOSED WITH THIS DEVELOPMENT.

VICINITY MAP



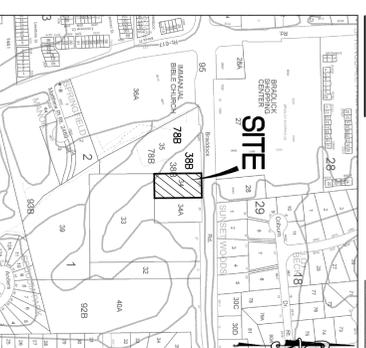
SCALE 1"=500'

RPA MAP



SCALE 1"=500'

SOILS MAP



SCALE 1"=500'

## SOILS DATA

SOIL ID NUMBER	SOIL SERIES NAME	FOUNDATION SUPPORT	SOIL DRAINAGE	EROSION POTENTIAL	PROBLEM CLASS
38B	FAIRFAX LOAM	FAIR - C	GOOD	MEDIUM	I
78B	MEADOWVILLE LOAM	FAIR - W, B	MARGINAL - W	MEDIUM	II

- WAIVER/MODIFICATION
1. DUE TO THE LOT CONSTRAINTS AND LIMITATIONS IN SIZE AND SHAPE, THE FOLLOWING WAIVERS ARE TO BE REVIEWED AND ACTED ON PER THIS APPLICATION
1. WAIVER OF THE SERVICE DRIVE REQUIREMENTS PER Z.O. 9-50, ITEM #1 AS LISTED
  2. WAIVER OF THE BUILDING SETBACK REQUIREMENTS PER Z.O. 9-50, ITEM #2
  3. REQUIRED 45 FEET BUILDING SETBACK FROM THE STREET LINE
  4. REQUIRED 40 FEET BUILDING SETBACK FROM THE EAST ADJACENT R-2 ZONING DISTRICT LOT LINE.

- SHEET INDEX:
1. COVER SHEET
  2. SPECIAL EXCEPTION DEVELOPMENT PLAT
  3. OVERALL PLAN AND CORRESPONDENCE
  4. EXISTING CONDITIONS PLAN
  5. DETAIL & BUILDING ELEVATIONS AND SITE PHOTOGRAPHS
  6. LANDSCAPE PLAN
  7. TREE PRESERVATION PLAN
  8. EWM AND 10 YEAR TREE CANOPY
  9. TREE PRESERVATION NOTES
  10. ADEQUATE OUTFALL ANALYSIS



Date: \_\_\_\_\_

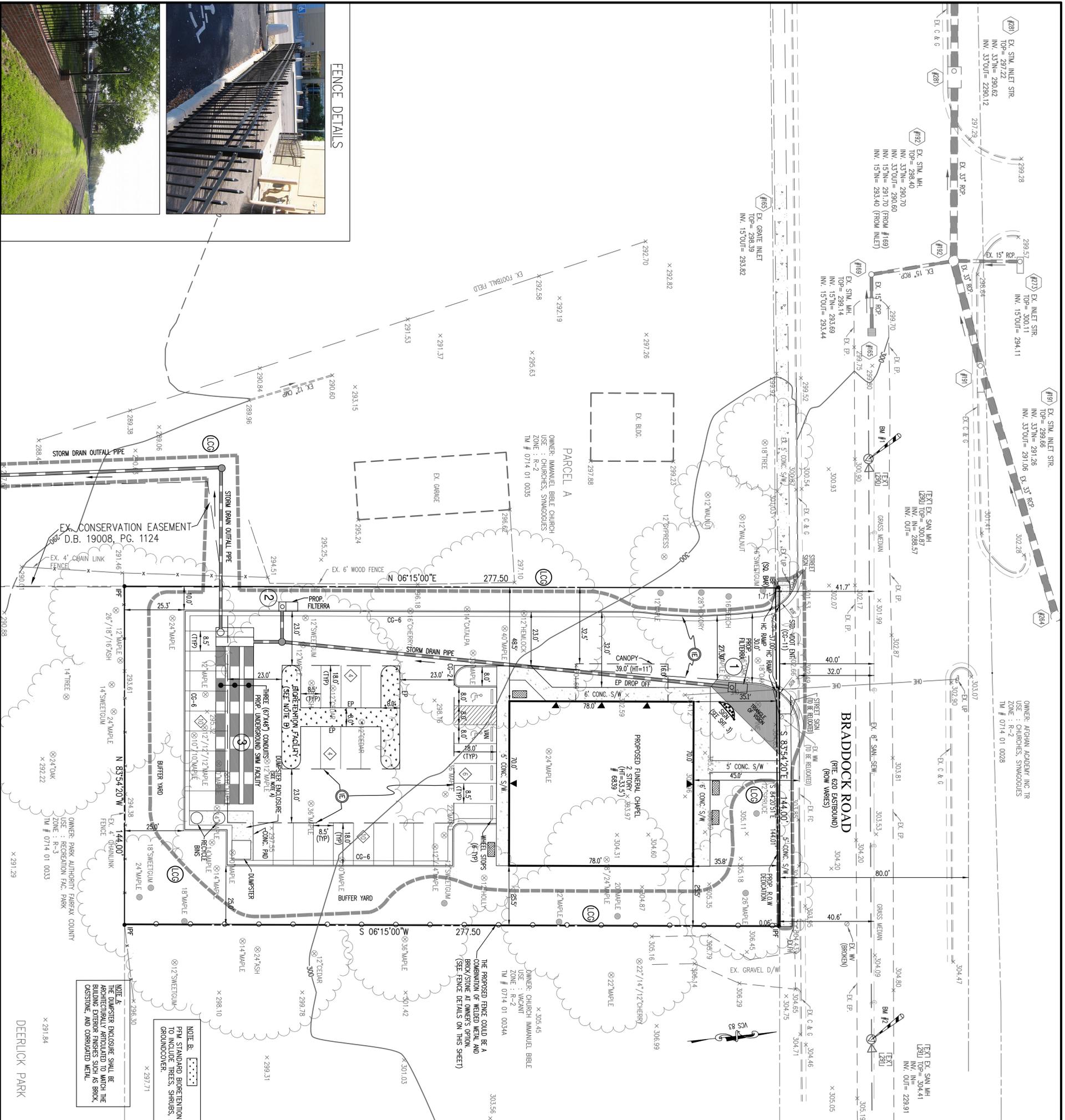
ENGINEER/PLANNER



SANIE CONSULTING GROUP, LLC

LAND DEVELOPMENT CONSULTING  
 4248-A CHAIN BRIDGE ROAD  
 FAIRFAX, VA 22030  
 PH. (703) 865-7830  
 FAX (703) 865-7632  
 WWW.SANIECG.COM

OWNER AND APPLICANT:  
 AFGHAN ACADEMY, INC.  
 6844 BRADDOCK ROAD  
 ANNANDALE, VA 22003  
 TEL: 703-658-7134



**ZONING REQUIREMENTS:**  
 ZONING: R-2  
 AVG. LOT AREA: 18,000 SF  
 MIN LOT AREA: 15,000 SF  
 MIN LOT WIDTH: 100'  
 INTERIOR LOT: 100'  
 MAX. BUILDING HEIGHT: 60'  
 MIN. YARD REQUIREMENTS:  
 FRONT: 45 DEG. ANGLE OF BULK PLANE NOT LESS THAN 35'  
 SIDE: 40 DEG. ANGLE OF BULK PLANE NOT LESS THAN 15'  
 REAR: 40 DEG. ANGLE OF BULK PLANE NOT LESS THAN 25'  
 MAXIMUM FLOOR AREA RATIO (FAR): 0.20  
 GROSS FLOOR AREA ALLOWED: 0.2 x 39995 = 7,999.00

**SITE TABULATION:**  
 TAX MAP #: 0714-01-0034  
 ZONE: R-2  
 GROSS SITE AREA (G.S.A.): 0.922 AC OR 40,162 SF  
 STREET DEDICATION: 0.0038 AC OR 167 SF  
 RESIDUAL AREA: 0.918 AC OR 39995 SF  
 LOT WIDTH: 144.0'  
 PROPOSED USE: FUNERAL CHAPEL  
 MINIMUM YARD REQUIREMENT (M.Y.R.): 33.5'

MINIMUM YARD PROVIDED:  
 FRONT: 35.1'  
 REAR: 162.9'  
 SIDE: 25.5'

PROPOSED BUILDING GROSS FLOOR AREA: 7,334.00 SF  
 NUMBER OF PROPOSED SEATING: 104  
 NUMBER OF EMPLOYEES: 4  
 NUMBER OF BUSINESS VEHICLES: 2  
 TOTAL OCCUPANCY: 108  
 PROVIDED FLOOR AREA RATIO (FAR): 0.1834 < 0.2

NUMBER OF PROPOSED FLOORS: 2  
 PARKING SPACES REQUIRED: 1 SP/4 SEATS + 1 SP/2 EMPOL. + 1 SP/BUSINESS VEHICLE  
 PARKING SPACES PROVIDED: (104.4) + (4.2) + (2.1) = 26 + 2 + 3 = 30 SP SPACE  
 PARKING SPACES PROVIDED:  
 HANDICAP PARKING SPACE REQUIRED: 34 SPACES  
 HANDICAP PARKING SPACE PROVIDED: 2 SPACES (1 REGULAR & 1 VAN)  
 INTERIOR PARKING LOT LANDSCAPING AREA REQ'D: 5% OF TOTAL PARKING AREA  
 TOTAL PARKING AREA: 16,200 SF  
 INTERIOR PARKING LOT LANDSCAPING AREA PROVIDED: 1433 SF  
 TRANSITIONAL SCREENING REQUIREMENT: TYPE 1, PROVIDED WIDTH 25 FT.

OWNER: MAMMUEL BIBLE CHURCH  
 USE: CHURCHES, SYNAGOGUES  
 ZONE: R-2  
 TM # 0714 01 0035

OWNER: ARGHAN ACADEMY INC. TR  
 USE: CHURCHES, SYNAGOGUES  
 ZONE: R-2  
 TM # 0714 01 0028

OWNER: PARK AUTHORITY PARKA COUNTY  
 ZONE: RES. RECREATION FAC. PARK  
 TM # 0714 01 0033

NOTE A: THE DUMPSTER ENCLOSURE SHALL BE ARCHITECTURALLY ARTICULATED TO MATCH THE BUILDING EXTERIOR FINISHES SUCH AS BRICK, CUSTOME, AND OVERPAVED METAL.

NOTE B: PER STANFORD BORENSTEIN FACILITY GROUNDCOVER.

THE PROPOSED FENCE COULD BE A COMBINATION OF WELDED METAL AND BRICK/STONE AT OWNERS OPTION. (SEE FENCE DETAILS ON THIS SHEET)

OWNER: CHURCH IMMANUEL BIBLE  
 USE: WORSHIP  
 ZONE: R-2  
 TM # 0714 01 0034A

OWNER: MAMMUEL BIBLE CHURCH  
 USE: CHURCHES, SYNAGOGUES  
 ZONE: R-2  
 TM # 0714 01 0035

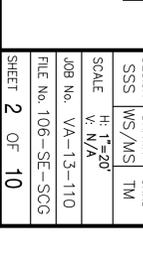
OWNER: ARGHAN ACADEMY INC. TR  
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 ZONE: R-2  
 TM # 0714 01 0028

OWNER: PARK AUTHORITY PARKA COUNTY  
 ZONE: RES. RECREATION FAC. PARK  
 TM # 0714 01 0033

DEERLUCK PARK

**LEGEND**

EXISTING	PROPOSED
PROPERTY LINE	PROPERTY LINE
CENTERLINE	CENTERLINE
CLEARING AND GRADING	CLEARING AND GRADING
TREE LINE	TREE LINE
SANITARY SEWER	SANITARY SEWER
STORM SEWER	STORM SEWER
TREE	TREE
BENCHMARK	BENCHMARK
CONCRETE SIDEWALK	CONCRETE SIDEWALK
STOP SIGN	STOP SIGN
STREET SIGN	STREET SIGN
OVERHEAD ELECTRIC	OVERHEAD ELECTRIC
HANDICAP PARKING SPACE (VAN)	HANDICAP PARKING SPACE (VAN)
NUMBER OF PARKING	NUMBER OF PARKING
EXIT DOORS	EXIT DOORS
INGRESS/EGRESS EASEMENT	INGRESS/EGRESS EASEMENT
PROPOSED BENCH	PROPOSED BENCH
ROW = RIGHT OF WAY	ROW = RIGHT OF WAY
TR = TO BE REMOVED	TR = TO BE REMOVED



**PLAN STATUS**

DATE	DESCRIPTION
1-6-14	QC SUB.
1-12-14	1ST SUB.
1-14-14	2ND SUB.
3-12-14	3RD SUB.
8-23-14	4TH SUB.
10-8-14	5TH SUBMISSION

**SPECIAL EXCEPTION DEVELOPMENT PLAT**  
 6839 BRADDOCK ROAD  
 PARCEL 34

MASON DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

DATE: 10-8-2014  
 PROJECT COORDINATOR: SOHALA S SHEKIB  
 DESIGN: PRAMN CHND  
 SSS: WS/MS TM

COMMONWEALTH OF VIRGINIA  
 ANTHONY MORSE  
 No.12.316  
 PROFESSIONAL SEAL

4248-A CHAIN BRIDGE ROAD,  
 FAIRFAX, VIRGINIA 22030  
 PH. (703) 865-7630  
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**SCG**  
 SANIE CONSULTING GROUP, LLC  
 LAND DEVELOPMENT CONSULTING

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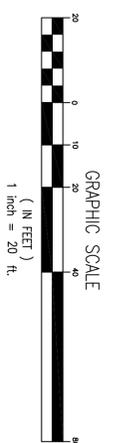
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EXISTING	DESCRIPTION
---	INDEX CONTOUR
---	INTERMEDIATE CONTOUR
---	EDGE OF PAVEMENT
---	CURB AND GUTTER
---	PROPERTY LINE
---	CENTERLINE
---	TREE LINE
---	FENCE LINE
---	SANITARY SEWER
---	STORM DRAIN
---	SANITARY SEWER IDENTIFIER
---	STORM DRAIN IDENTIFIER
---	UTILITY POLE
---	WATER METER
---	STOP SIGN
---	STREET SIGN
---	CONCRETE SIDEWALK
---	OVERHEAD ELECTRIC
---	TREE
---	SPOT ELEVATION
---	BENCHMARK
---	TO BE REMOVED



<p><b>COMMONWEALTH OF VIRGINIA</b>  <b>PROFESSIONAL ENGINEER</b>  <b>ANTHONY MORSE</b>          No. 12,316</p>	<p>DATE: 10-8-2014          PROJECT COORDINATOR:          SOHALIA S. SHEKIB          DESIGN: DRAMN T. CHOD          SSS: WS/MS/TM</p>	<p>DATE: 1-6-14 OC SUB.          3-12-14 1ST SUB.          5-14-14 2ND SUB.          8-12-14 3RD SUB.          9-23-14 4TH SUB.          10-8-14 5TH SUBMISSION</p>	<p><b>EXISTING CONDITIONS PLAN</b>  <b>6839 BRADDOCK ROAD</b>  <b>PARCEL 34</b></p>	<p>4248-A CHAIN BRIDGE ROAD,          FAIRFAX, VIRGINIA 22030          PH: (703) 865-7630          FAX: (703) 865-7632          WWW.SANIECG.COM</p>	<p><b>REUSE OF DOCUMENTS</b>          THIS DOCUMENT IS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF SANIE CONSULTING GROUP, LLC AND IS NOT TO BE COPIED OR USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION OF SANIE CONSULTING GROUP, LLC.          SANIE CONSULTING GROUP, LLC</p>
	<p>DATE: 10-8-2014          PROJECT COORDINATOR:          SOHALIA S. SHEKIB          DESIGN: DRAMN T. CHOD          SSS: WS/MS/TM</p>	<p>MASON DISTRICT          FAIRFAX COUNTY, VIRGINIA</p>	<p><b>REUSE OF DOCUMENTS</b>          THIS DOCUMENT IS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF SANIE CONSULTING GROUP, LLC AND IS NOT TO BE COPIED OR USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION OF SANIE CONSULTING GROUP, LLC.          SANIE CONSULTING GROUP, LLC</p>	<p><b>SANIE CONSULTING GROUP, LLC</b>          LAND DEVELOPMENT CONSULTING</p>	



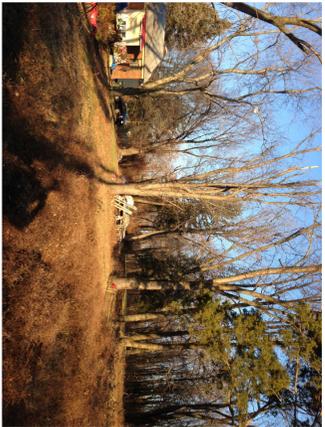
SOUTH PROPERTY LINE - INWARD



SOUTH PROPERTY LINE - OUTWARD



NORTH PROPERTY LINE - MIDPOINT



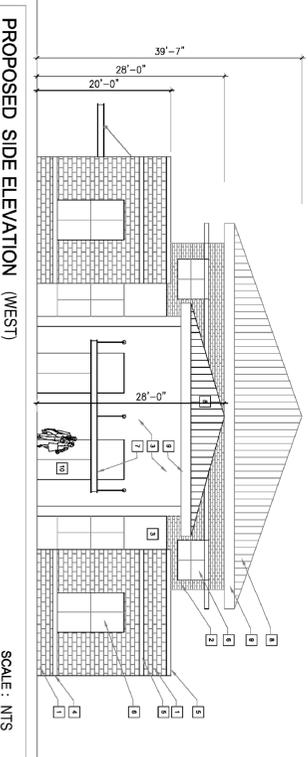
EAST PROPERTY LINE - OUTWARD



EAST PROPERTY LINE - OUTWARD



NORTH PROPERTY LINE - INWARD

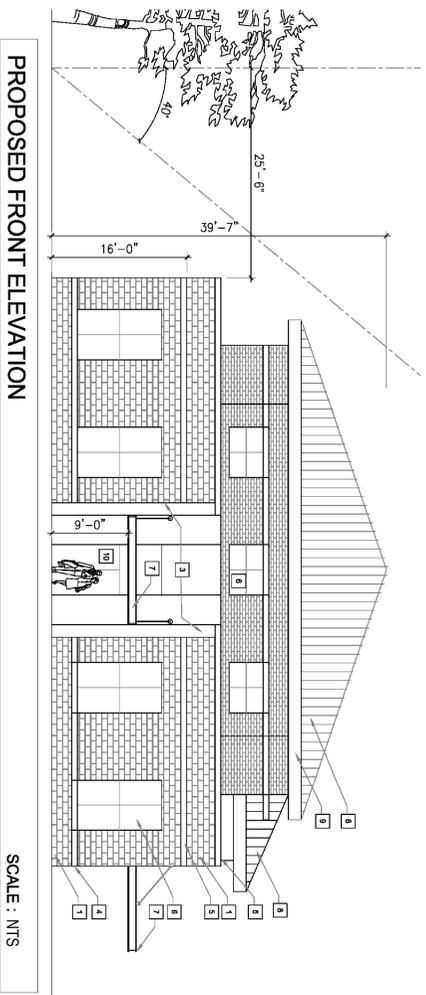


PROPOSED SIDE ELEVATION (WEST)

SCALE: NTS

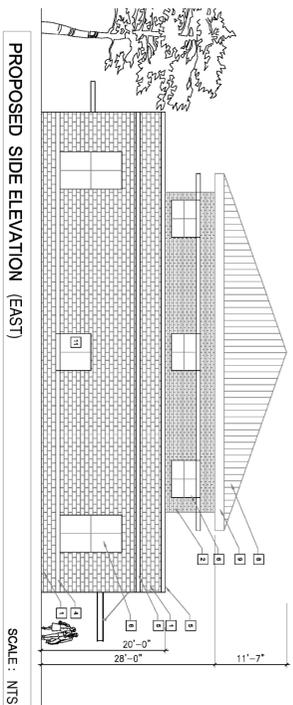
**ELEVATIONS FINISH KEY NOTES**

- 1 BRICK TYPE 1
- 2 BRICK TYPE 2
- 3 CASTSTONE
- 4 CASTSTONE LINENOV SILL
- 5 CASTSTONE BAND
- 6 INSULATED WINDOW
- 7 STEEL CANOPY
- 8 STANDING SEAM METAL ROOF
- 9 CONCRETE GUTTER
- 10 GLAZING DOOR AND ALUMINUM FRAME
- 11 HOLLOW METAL DOOR AND FRAME
- 12 ALUMINUM COVER SEE MECHANICAL DRAWING
- 13 INSULATED EXTERIOR DOOR
- 14 METAL FINISH



PROPOSED FRONT ELEVATION

SCALE: NTS

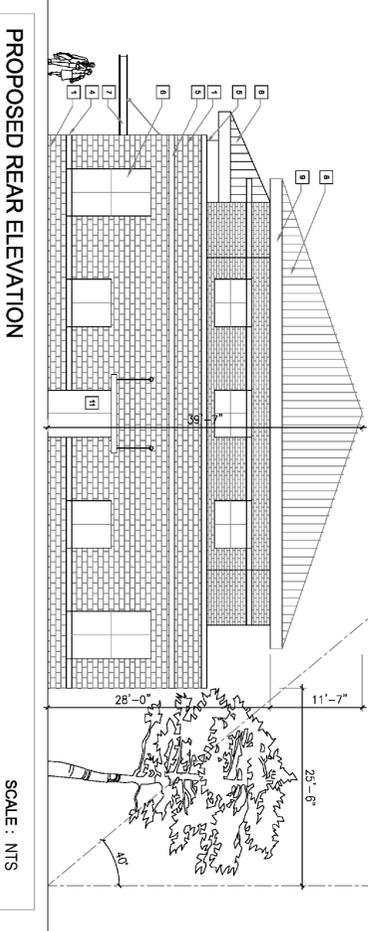


PROPOSED SIDE ELEVATION (EAST)

SCALE: NTS

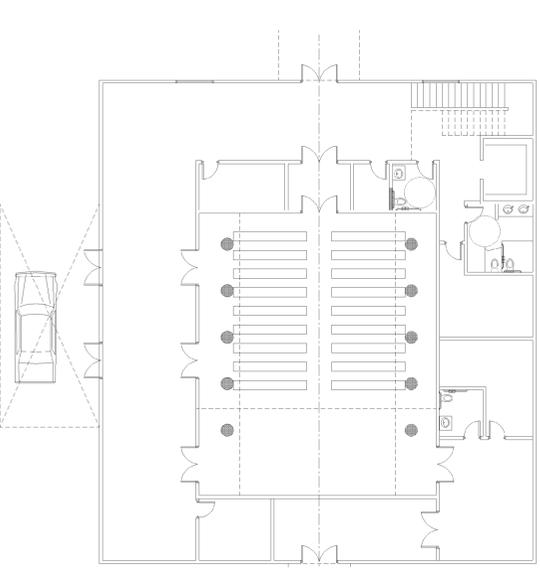
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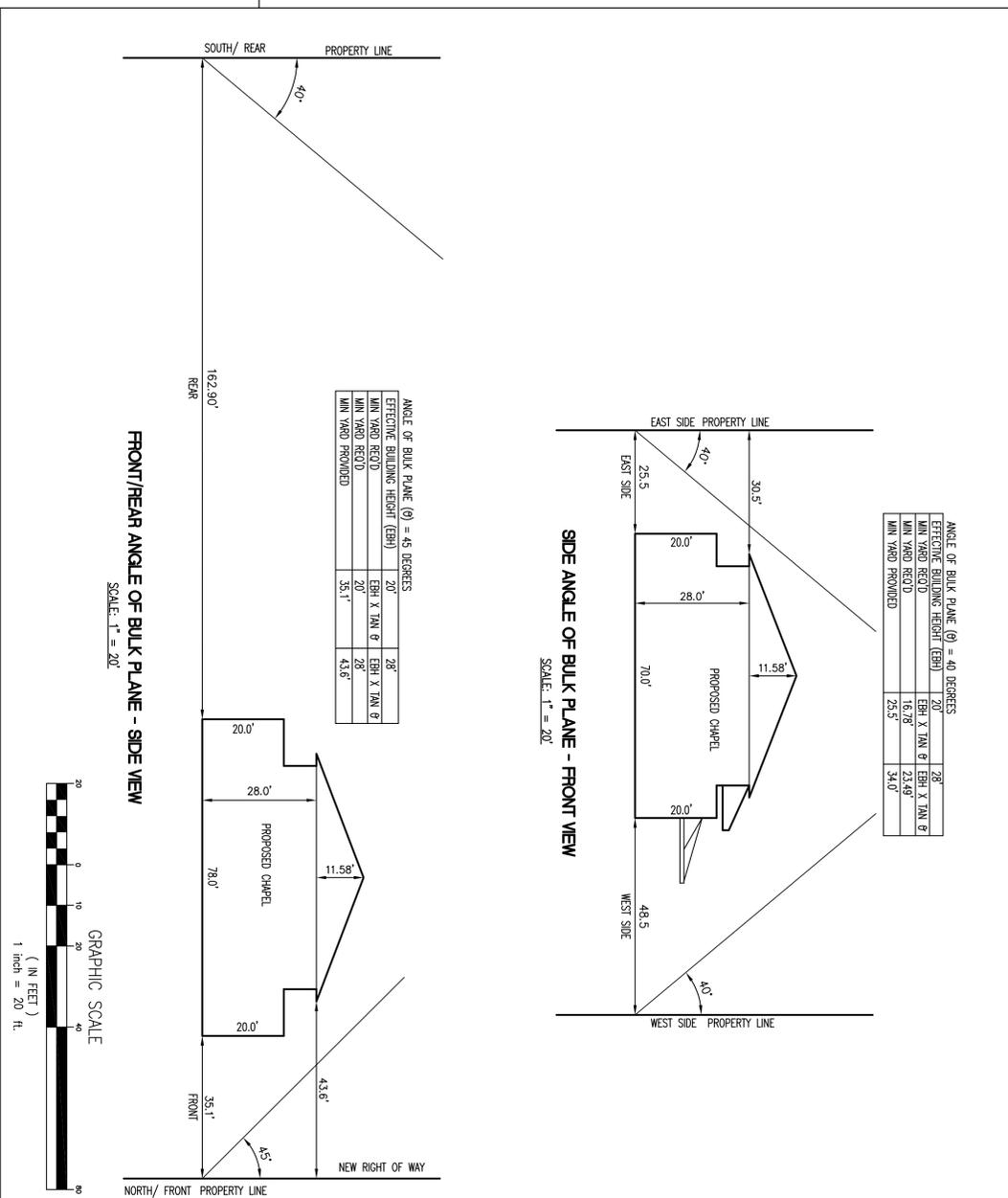
PROPOSED REAR ELEVATION

SCALE: NTS



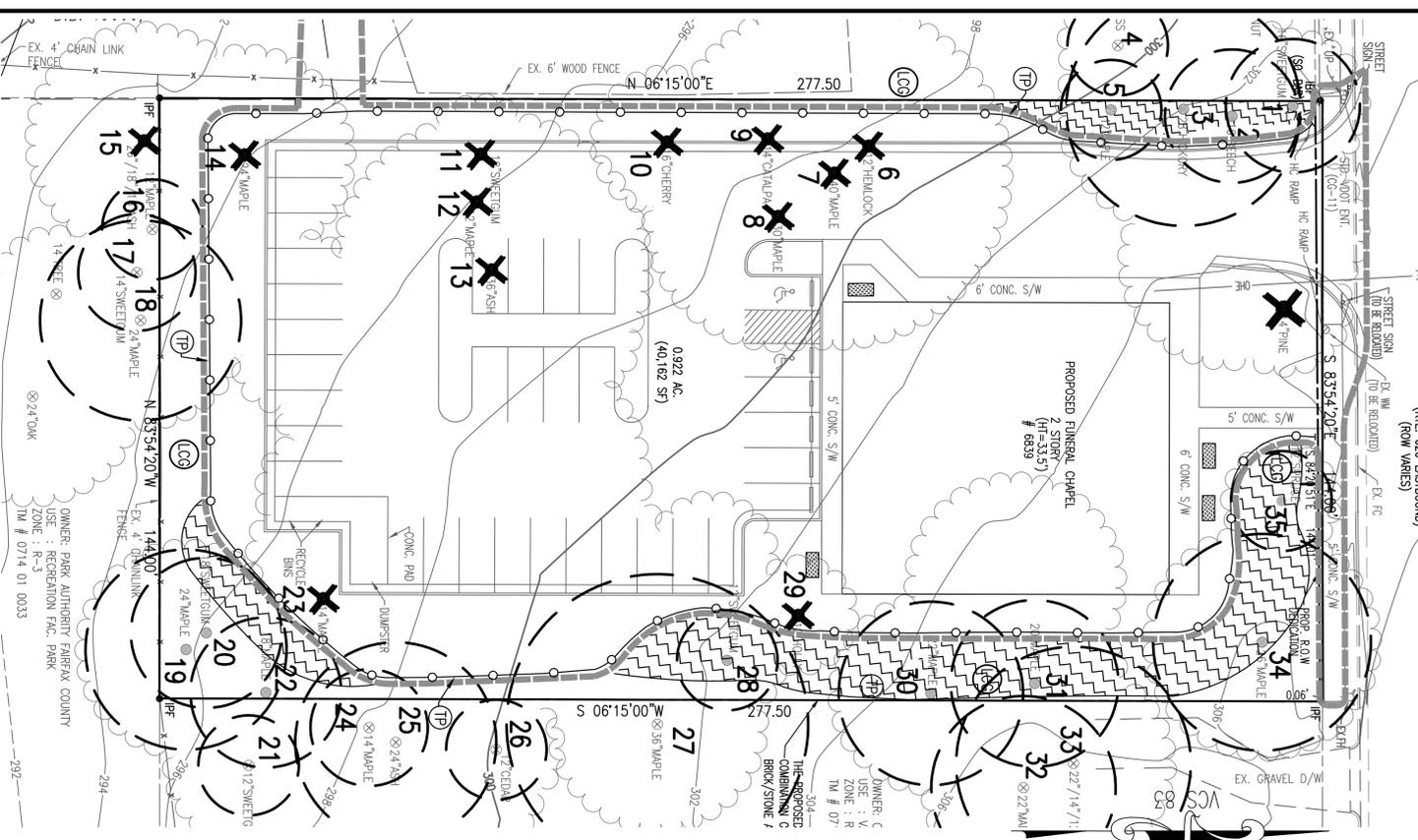
PROPOSED FLOOR PLAN (MAIN)

SCALE: NOT TO SCALE





**BRADDOCK ROAD**  
(RE: 620 ESTABOUND)  
(ROW VARIET)



**TREE PRESERVATION PLAN**  
SCALE 1" = 20'

TREES TO BE PRESERVED BY METHODS OF ROOT PRUNING, TREE PRESERVATION FENCING, MULCHING WITHIN THE ROOT ZONE AND OTHER APPROVED METHODS.

I CERTIFY THIS PLAN MEETS BOTH THE TREE PRESERVATION TARGET (FPA 12-0501) AND THE TREE CONSERVATION PLAN (FPA 12-0502) SUBMITTAL REQUIREMENTS. NO DEVIATIONS OR MODIFICATIONS TO THESE REQUIREMENTS ARE BEING REQUESTED.

THIS PLAN WAS PREPARED BY DONALD E. ZIMAR, WASHINGTON REGISTERED FORESTER #377. SA CERTIFIED ARBORIST MA-039. SA CERTIFIED TREE RISK ASSESSOR #758.

**TREE INVENTORY**

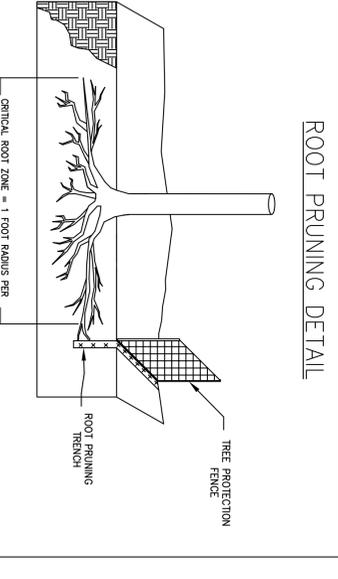
Tag #	Species	Size	**TRZ**	Condition	Canopy Position	Crown Density	Problems	Status	Activities	Comments
1	Swedegum	18	16	80	dominant	80		preserve		
2	American beech	28	28	80	dominant	80		preserve		
3	Red maple	12	12	85	isolated	85		preserve	X X X X X X X X	off site
4	grayland cypress	12	12	85	isolated	85		preserve	X X X X X X X X	off site
5	red maple	12	12	85	dominant	85		preserve	X X X X X X X X	off site
6	hemlock	12	12	40	codominant	40		remove	X X X X X X X X	off site
7	black cherry	14	14	40	codominant	40		remove	X X X X X X X X	off site
8	black cherry	14	14	40	codominant	40		remove	X X X X X X X X	off site
9	Swedegum	12	12	50	codominant	50		decaying	X X X X X X X X	off site
10	black cherry	12	12	50	codominant	50		decaying	X X X X X X X X	off site
11	Swedegum	12	12	50	codominant	50		decaying	X X X X X X X X	off site
12	American ash	28	28	75	dominant	70		remove	X X X X X X X X	off site
13	American ash	28	28	75	dominant	70		remove	X X X X X X X X	off site
14	red maple	14	14	70	intermediate	70		preserve	X X X X X X X X	off site
15	American ash	14	14	70	intermediate	70		preserve	X X X X X X X X	off site
16	red maple	14	14	70	intermediate	70		preserve	X X X X X X X X	off site
17	red maple	14	14	70	intermediate	70		preserve	X X X X X X X X	off site
18	red maple	24	24	70	dominant	70		preserve	X X X X X X X X	off site
19	red maple	24	24	80	dominant	80		preserve	X X X X X X X X	off site
20	Swedegum	18	18	75	dominant	70		preserve	X X X X X X X X	off site
21	Swedegum	18	18	75	dominant	70		preserve	X X X X X X X X	off site
22	Swedegum	18	18	70	dominant	70		preserve	X X X X X X X X	off site
23	Swedegum	14	14	70	dominant	70		preserve	X X X X X X X X	off site
24	Swedegum	14	14	70	dominant	70		preserve	X X X X X X X X	off site
25	Swedegum	24	24	70	dominant	60		preserve	X X X X X X X X	off site
26	Swedegum	24	24	70	dominant	60		preserve	X X X X X X X X	off site
27	Swedegum	24	24	70	dominant	60		preserve	X X X X X X X X	off site
28	Swedegum	24	24	70	dominant	60		preserve	X X X X X X X X	off site
29	Swedegum	24	24	70	dominant	60		preserve	X X X X X X X X	off site
30	Swedegum	24	24	70	dominant	60		preserve	X X X X X X X X	off site
31	Swedegum	22	22	75	dominant	75		preserve	X X X X X X X X	off site
32	black cherry	22	22	75	dominant	75		preserve	X X X X X X X X	off site
33	black cherry	22	22	75	dominant	75		preserve	X X X X X X X X	off site
34	red maple	28	28	50	dominant	40	decaying	preserve	X X X X X X X X	off site
35	red maple	28	28	50	dominant	40	decaying	preserve	X X X X X X X X	off site
<b>Totals</b>		<b>231</b>	<b>1400</b>	<b>1400</b>		<b>2100</b>				

Inventory data collected by Donald E. Zimar - Certified Arborist MA-039, RGA 5448  
 \*DBH = Diameter at Breast Height (measured 4.5 feet above ground)  
 \*\*TRZ = Typical Root Zone (measured 1.5 feet above ground)  
 \*\*\*Condition = 1 = Excellent, 2 = Good, 3 = Fair, 4 = Poor, 5 = Very Poor  
 \*\*\*\*Status = 1 = Preserve, 2 = Remove, 3 = Prune, 4 = Fertilize, 5 = Treat Pests, 6 = Combust, 7 = Cable  
 \*\*\*\*\*Activities = X = Fertilize, Y = Prune, Z = Treat Pests, A = Combust, B = Cable  
 \*\*\*\*\*Comments = off site, 600' tall, 1500' tall  
 \*\*\*Note: For trees with multiple stems were calculated based on the diameter of a tree with the basal area equivalent to sum of the basal areas for all stems measured  
 Cable = # of number of recommended cables. Final determination to accept design work.  
 \*\*Head Removal = C = Crown clearing by pruning dead, diseased, detached, and broken branches 2 inches in diameter and larger as close to the point of origin possible without cutting into branch collar tissue

**ZONING REQUIREMENTS**

Symbol	Species (Common name)	Quantity	Planting Site	10 Year Coverage (sq. ft.)	10 Year Credit Total	Multiplier	Total Replanting Credit	Comments
IP	Ilex opaca (American Holly)	4	18" x 18" x 8.5' Cal	100	400	1.5	600	600' tall
OP	Quercus phellos (Willow oak)	1	4.5" Cal	250	1000	1.5	1500	1500' tall
<b>Totals</b>		<b>231</b>		<b>1400</b>			<b>2100</b>	

**Zimar & Associates, Inc.**  
**ARBORICULTURE FORESTRY CONSULTING**  
 10106 Residency Road, Suite 207  
 Manassas, Virginia 20110  
 Tel (703) 331-3731 Fax (703) 331-1359



- TRENCH SHALL BE A MAXIMUM OF 6 INCHES WIDE
- TRENCH SHALL BE BETWEEN 18-24 INCHES DEEP
- TRENCH SHALL BE EXCAVATED USING AN AIR SPADE, VIBRATORY PLOW OR TRENCHER.
- TRENCH EXCAVATION SHALL BE IMMEDIATELY BACKFILLED.

**SUMMARY OF TREE CANOPY CALCULATION WORKSHEET**

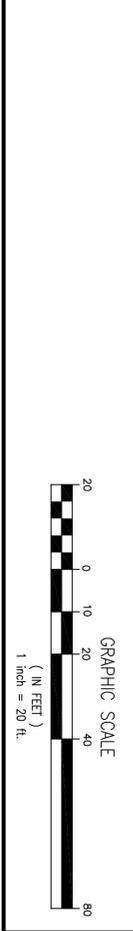
Project Name	6839 Braddock Road
TAX MAP #	0714 01 0034
TOTAL SITE AREA =	40,162.32
TREE CANOPY AREA =	22412
PERCENTAGE OF TREE CANOPY =	56%
POST DEVELOP EXISTING TREE PRESERVATION AREA =	167
EXISTING TREE TO BE REMOVED =	6,812
NEW TREE CANOPY PROVIDED =	15600
TOTAL TREE CANOPY PROVIDED =	7750
CURRENT ZONE =	R-2
REQD TREE CANOPY =	15049
PERCENTAGE OF TREE CANOPY PROVIDED =	30%

**Table 12.10-10-YR TREE CANOPY CALCULATION WORKSHEET**

STEP	Description	Value	Requirement
A	Pre-development area of existing tree canopy (from Existing Vegetation Map)	22412	56%
B	Percentage of gross site area covered by existing tree canopy	56%	30%
C	Percentage of 10-year canopy requirement that should be met through tree preservation (This is equivalent to 55% of the canopy goal of 30%)	17%	17%
D	Proposed percentage of canopy requirement that will be met through tree preservation (This is equivalent to 55% of the canopy goal of 30%, being met)	17%	17%
E	Has the Tree Preservation Target minimum been met?	YES	YES
F	If NO for line E, then a request to deviate from the Tree Preservation Target shall be provided on the plan that states one or more of the justifications listed in §12-0507.3 along with a narrative that provides a site-specific explanation of why the Tree Preservation Target shall not be met.	N/A	N/A
G	If step G requires a narrative, it shall be prepared in accordance with §12-0507.4	N/A	N/A
<b>TOTALS</b>		<b>40162</b>	<b>30%</b>

STEP	Description	Value	Requirement
B1	Identify gross site area	40162	§12-0510.1A
B2	Subtract area dedicated to parks, road frontage and	167	§12-0510.1B
B3	Subtract area of exemptions	39995	§12-0510.1C(1) through §12-0510.1C(6)
B4	Adjusted gross site area (B1-B2)	30	§12-0509.1 and Table 12.4
B5	Identify site's zoning and/or use	30%	R-2
B6	Percentage of 10-year tree canopy required	12049	§12-0509.1 and Table 12.4
B7	Area of 10-year canopy required (B4 x B5)	N/A	Yes or No
B8	Modification of 10-year Tree Canopy Requirements requested?	N/A	Yes or No
B9	If B8 is YES, then list plan sheet where modification request is located	N/A	Sheet Number
<b>C. Tree Preservation</b>		<b>6380</b>	
C1	Tree Preservation Target area	6380	§12-0509.2C(1)
C2	Total existing canopy area meeting standards of §12-0509.2C	8812	§12-0509.2B
C3	Total canopy area provided by unique or valuable forest or woodland communities	0	
C4	Total canopy area provided by "Heritage," "Memorial," "Specimen," or "Street" trees	0	§12-0509.2B(1)
C5	Total canopy area provided by "Heritage," "Memorial," "Specimen," or "Street" trees	0	§12-0509.2B(1)
C6	Area of canopy provided for water quality benefits	0	§12-0509.2B(2)
C7	Area of canopy provided for wildlife benefits	0	§12-0509.2B(2)
C8	Canopy area of trees within Resource Protection Areas (RPA) and 100-year floodplains	0	§12-0509.2B(2)
C9	Total of C3, C5, C7 and C9	8815	§12-0509.2C(1)
C10	If area of C10 is less than B7 remainder of requirement must be met through tree planting	0	§12-0509.2C(1)

STEP	Description	Value	Requirement
<b>D. Tree Planting</b>			
D1	Area of canopy to be met through tree planting (B7-C10)	3534	§12-0509.2C(1)
D2	Area of canopy planned for air quality benefits	0	§12-0509.2B(1)
D3	Area of canopy planned for energy conservation	0	§12-0509.2B(2)
D4	Area of canopy planned for water quality benefits	0	§12-0509.2B(2)
D5	Area of canopy planned for wildlife benefits	0	§12-0509.2B(2)
D6	Area of canopy provided for native trees	0	§12-0509.2B(5)
D7	Area of canopy provided by improved cultivars and varieties	0	§12-0509.2B(6)
D8	Area of canopy provided through tree seedlings	0	§12-0509.2D(1)
D9	Area of canopy provided through tree seedlings	0	§12-0509.2D(1)
D10	Area of canopy provided with no benefit multiplier	7750	§12-0509.2D(1)(e)
D11	Percentage of D14 represented by D15	7750	Must not exceed 33% of D14
D12	Total tree canopy area provided through tree planting	7750	
D13	Is an off-site planting relief requested?	No	Yes or No
D14	Tree Bank or Tree Fund?	No	Yes or No
D15	Canopy area requested to be provided through off-site banking or tree fund	0	§12-0511
D16	Amount to be deposited into the Tree Preservation and Planning Fund	0	
<b>E. Total of 10-year Tree Canopy Provided</b>			
E1	Total of canopy area provided through tree preservation (C10)	8515	
E2	Total of canopy area provided through tree planting (D12)	7750	
E3	Total of canopy area provided through off-site mechanism (D15)	No	
E4	Total of 10-year Tree Canopy Provided	16265	Total of E1 through E3
E5	Area of off-site mechanism (D15)	0	Area should meet or exceed area in B7



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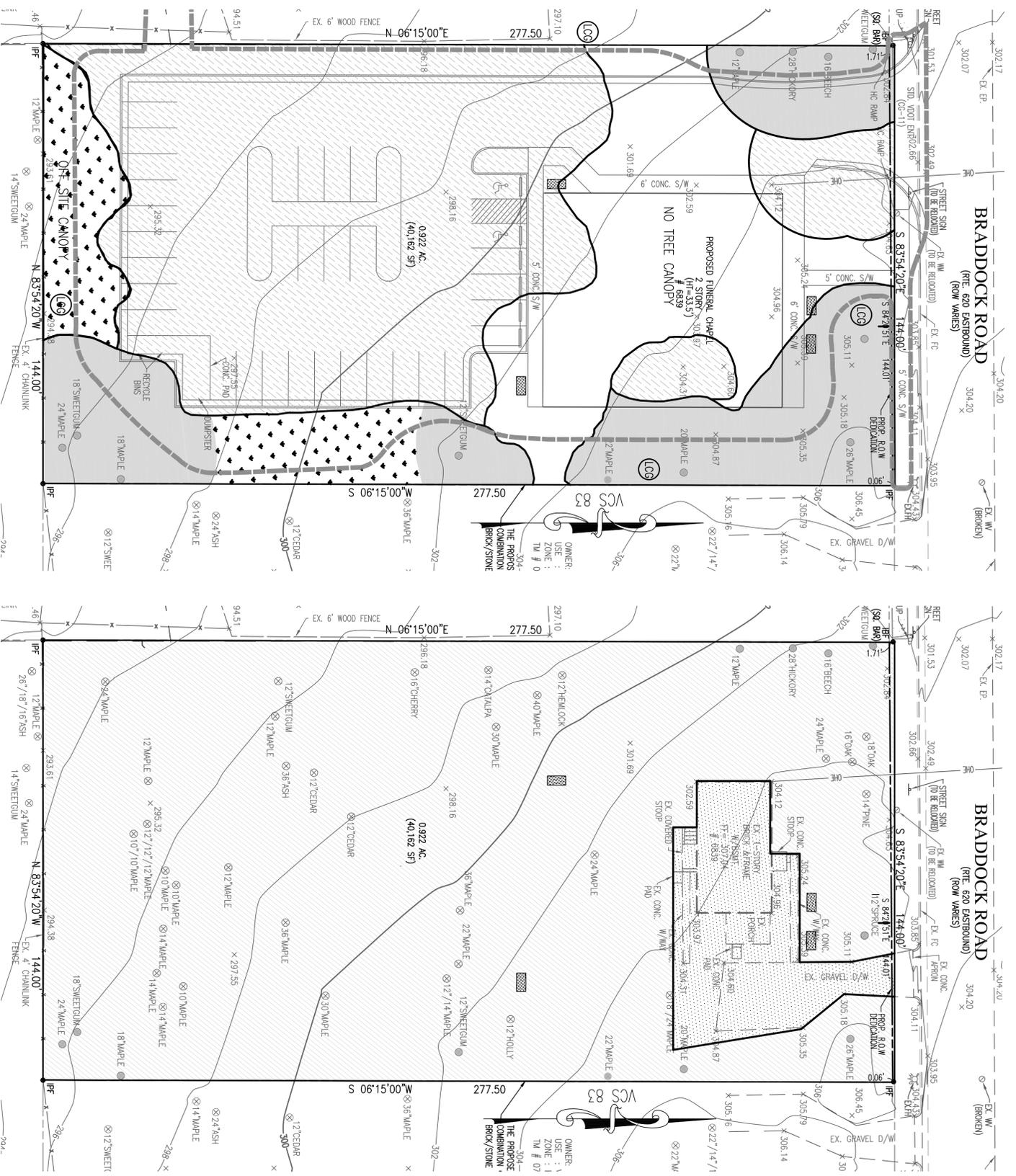
4248-A CHAIN BRIDGE ROAD,  
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 WWW.SANIECG.COM

**TREE PRESERVATION PLAN**  
 6839 BRADDOCK ROAD  
 PARCEL 34

MASON DISTRICT FAIRFAX COUNTY, VIRGINIA

DATE: 10-8-2014  
 PROJECT COORDINATOR: SOHALA S. SHEKIB  
 DESIGN: DRAMN CHD  
 SSS WS/MS TM

DATE: 10-8-2014  
 SCALE: 1" = 20'  
 JOB NO. VA-13-1110  
 FILE NO. 106-SE-SC03  
 SHEET 7 OF 10



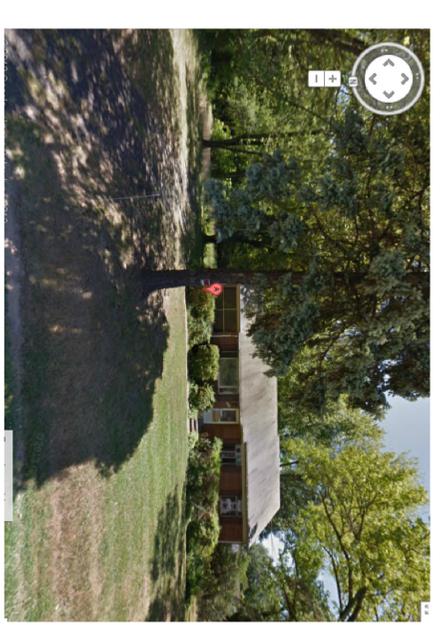
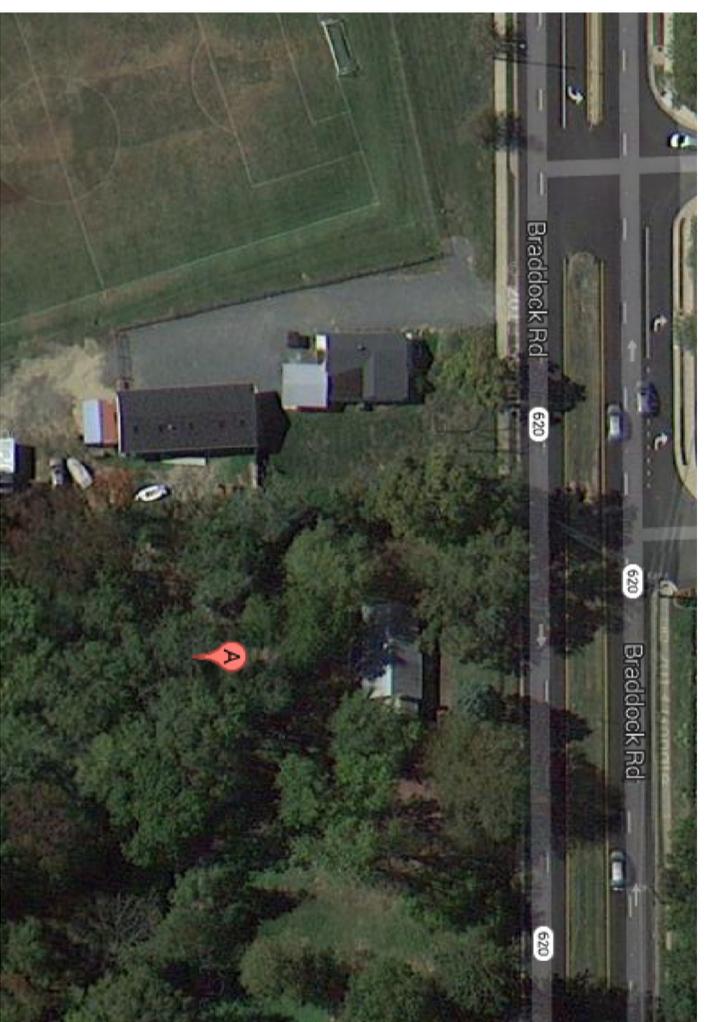
**10 Year Canopy Exhibit Key**

	Tree Canopy to be preserved	6,812 sq. ft.
	Tree Canopy to be removed	15,600 sq. ft.
	Off-site Canopy	N/A
<b>Total</b>		<b>22,412 sq. ft.</b>

**Existing Vegetation Exhibit Key**

Key	Number	Primary Species	Successional Stage	Condition	Area (sq. ft.)	Comments	PTM Chapter 12 Description
	(5) Developed Land	n/a	n/a	n/a	1,629.00	Areas of constructed features including buildings, parking and roadways	
	(9) Landscaped Tree Canopy	red oak, red maple willow oak, sweetgum, silver maple, black cherry, American ash,	n/a	poor-fair	38,523.22 <b>Total</b> 40,152.22	Areas appear to have been maintained turf that has gone fallow. Site is heavily disturbed. Is no area that could be considered forested. Many of the trees are small and in decline especially the silver maple. The area contains significant amounts of English yew, Japanese honeysuckle, bush honeysuckle, multi-flora rose, and Asian Yewtree.	tree canopy established through the planting of nursery stock trees that is not part of a natural forest community

EVM prepared by Donald E. Zimar, RCA #446, Certified Arborist MA-0039



<p>DATE: 10-8-2014</p> <p>PROJECT COORDINATOR: SOHALA S. SHEKIB</p> <p>DESIGN: DRAMN CHD</p> <p>SSS: WS/MS TM</p> <p>SCALE: H: 1" = 20' V: N/A</p> <p>JOB No. VA-13-110</p> <p>FILE No. 106-SE-SCG</p> <p>SHEET <b>8</b> OF <b>10</b></p>	<p><b>COMMONWEALTH OF VIRGINIA</b></p> <p>PROFESSIONAL ENGINEER</p> <p>ANTHONY MORSE</p> <p>No. 12,316</p>	<p><b>PLAN STATUS</b></p> <table border="1"> <tr><td>DATE</td><td>DESCRIPTION</td></tr> <tr><td>1-6-14</td><td>QC SUB.</td></tr> <tr><td>3-12-14</td><td>1ST SUB.</td></tr> <tr><td>5-14-14</td><td>2ND SUB.</td></tr> <tr><td>8-12-14</td><td>3 RD. SUB.</td></tr> <tr><td>9-23-14</td><td>4 TH. SUB.</td></tr> <tr><td>10-8-14</td><td>5TH SUBMISSION</td></tr> </table>	DATE	DESCRIPTION	1-6-14	QC SUB.	3-12-14	1ST SUB.	5-14-14	2ND SUB.	8-12-14	3 RD. SUB.	9-23-14	4 TH. SUB.	10-8-14	5TH SUBMISSION	<p><b>EVM AND 10 YEAR CANOPY</b></p> <p><b>6839 BRADDOCK ROAD</b></p> <p><b>PARCEL 34</b></p> <p>MASON DISTRICT      FAIRFAX COUNTY, VIRGINIA</p>	<p>4248-A CHAIN BRIDGE ROAD, FAIRFAX, VIRGINIA 22030</p> <p>PH. (703) 865-7630</p> <p>TEL. (703) 865-7630</p> <p>FAX (703) 865-7632</p> <p>WWW.SANIECG.COM</p>	<p><b>SCG</b></p> <p><b>SANIE CONSULTING GROUP, LLC</b></p> <p>LAND DEVELOPMENT CONSULTING</p>
DATE	DESCRIPTION																		
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**Invasive Species Management Plan:** "An invasive species management plan shall be submitted as part of the first and all subsequent site plan submissions detailing how the invasive and undesirable vegetation will be removed and managed. The detailed invasive species management plan shall include the following information:

- Identify targeted undesirable and invasive plant species to be suppressed and managed.
- Identify targeted area of undesirable and invasive plant management plan, which shall be clearly identified on the landscape or tree preservation plan.
- Recommended government and industry method(s) of management, i.e. hand removal, mechanical equipment, chemical control, other. Identify potential impacts of recommended method(s) on surrounding trees and vegetation not targeted for suppression/management and identify how these trees and vegetation will be protected (for example, if mechanical equipment is proposed in save area, what will be the impacts to trees identified for preservation and how will these impacts be reduced).
- Identify how targeted species will be disposed.
- If chemical control is recommended, treatments shall be performed by or under direct supervision of a Virginia Certified Pesticide Applicator or Registered Technician and under the general supervision of Project Arborist).
- Provide information regarding timing of treatments, (hand removal, mechanical equipment or chemical treatments) when will treatments begin and end during a season and proposed frequency of treatments per season.
- Identify potential areas of reforestation and provide recommendation
- Monthly monitoring reports provided to UFMID and SDID staff.
- Duration of management program; until Bond release or release of Conservation Deposit or prior to release if targeted plant(s) appear to be eliminated based on documentation provided by Project Arborist and an inspection by UFMID staff."

**Tree Preservation:** "The applicant shall submit a Tree Preservation Plan and Narrative as part of the first and all subsequent site plan submissions. The preservation plan and narrative shall be prepared by a Certified Arborist or a Registered Consulting Arborist, and shall be subject to the review and approval of UFMID.

The tree preservation plan shall include a tree inventory that identifies the location, species, critical root zone, size, crown spread and condition analysis percentage rating for all individual trees located within the tree save area living or dead with trunks 10 inches in diameter and greater (measured at 4 1/2 -feet from the base of the trunk or as otherwise allowed in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture) and 25 feet outside of the proposed limits of clearing, in the undisturbed area and within 10 feet of the proposed limits of clearing in the area to be disturbed. All trees inventoried shall be tagged in the field so they can be easily identified. If permission is not allowed from the offsite property owner to tag trees, it shall be noted on the tree preservation plan by providing written documentation between the applicant and the offsite property owner. The tree preservation plan shall provide for the preservation of those areas shown for tree preservation, those areas outside of the limits of disturbance shown on the SE Plat and those additional areas in which trees can be preserved as a result of final engineering. The tree preservation plan and narrative shall include all items specified in PFM 12-0507 and 12-0509. Specific tree preservation activities that will maximize the survivability of any tree identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, compost tea, Cambistat, radial mulching, supplemental watering, and prophylactic borer treatments, shall be included in the plan."

**Tree Preservation Walk-Through:** "The Applicant shall retain the services of a Certified Arborist or Registered Consulting Arborist, and shall have the limits of clearing and grading marked with a continuous line of flagging prior to the walk-through meeting. During the tree-preservation walk-through meeting, the Applicant's Certified Arborist or Registered Consulting Arborist shall walk the limits of clearing and grading with an UFM, representative to determine where adjustments to the clearing limits can be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented. Trees that are identified as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall be done using a stump-grinding machine in a manner causing as little disturbance as possible to adjacent trees and associated understory vegetation and soil conditions."

**Limits of Clearing and Grading:** "The Applicant shall conform strictly to the limits of clearing and grading as shown on the SE Plat, subject to allowances specified in these preferred conditions and for the installation of utilities and/or trails as determined necessary by the Director of DPWES, as described herein. If it is determined necessary to install utilities and/or trails in areas protected by the limits of clearing and grading as shown on the SE Plat, they shall be located in the least disruptive manner necessary as determined by the UFMID, DPWES. A replanting plan shall be developed and implemented, subject to approval by the UFMID, DPWES, for any areas protected by the limits of clearing and grading that must be disturbed for such trails or utilities."

**Tree Preservation Fencing:** "All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fence. Tree protection fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart or, super silt fence to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees shall be erected at the limits of clearing and grading as shown on the demolition, and phase I & II erosion and sediment control sheets, as may be modified by the "Root Pruning" condition below.

All tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to any clearing and grading activities, including the demolition of any existing structures. Three (3) days prior to the commencement of any clearing, grading or demolition activities, but subsequent to the installation of the tree protection devices, the UFMID, DPWES, shall be notified and given the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by the UFMID, DPWES."

**Root Pruning:** "The Applicant shall root prune, as needed to comply with the tree preservation requirements of these development conditions. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the site plan submission. The details for these treatments shall be reviewed and approved by the UFMID, DPWES, accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to the following:

- Root pruning shall be done with a trencher or vibratory plow to a depth of 18 - 24 inches.
- Root pruning shall take place prior to any clearing and grading, or demolition of structures.
- Root pruning shall be conducted with the supervision of a Certified Arborist or Registered Consulting Arborist.
- An UFMID, DPWES, representative shall be informed when all root pruning and tree protection fence installation is complete."

**Site Monitoring:** "During any clearing or tree/vegetation on the Applicant Property, a representative of the Applicant shall be present to monitor the process and ensure that the activities are conducted as conditioned and as approved by the UFMID. The Applicant shall retain the services of a Certified Arborist or Registered Consulting Arborist to monitor all construction and demolition work and tree preservation efforts in order to ensure conformance with all tree preservation development conditions, and UFMID approvals. The monitoring schedule shall be described and detailed in the Landscaping and Tree Preservation Plan, and reviewed and approved by the UFMID."

**Landscaping Pre-Inspection Meeting:** "Prior to installation of plants to meet requirements of the approved landscape plan, the Contractor/Developer shall coordinate a pre-installation meeting on site with the landscape contractor and a representative of the County Urban Forest Management Division (UFMD). Any proposed changes to the location of planting, size of trees/shrubs, and any proposed plant substitutions for species specified on the approved plan shall be reviewed at this time and must be approved prior to planting. The installation of plants not specified on the approved plan, and not previously approved by UFMID, may require submission of a revision to the landscape plan or removal and replacement with approved material.

Field location of planting material, when required by the approved plan, shall be reviewed at the pre-installation meeting. The Landscape Contractor shall stake proposed individual planting locations in consultation with the Contractor/Developer prior to the pre-installation meeting, for review by UFMID staff. Stakes shall be adjusted, as needed, during the course of the meeting as determined by UFMID staff based on discussion with the Contractor/Developer and the Landscape Contractor."

**Native Species Landscaping:** "All landscaping provided shall be native to the middle Atlantic region to the extent feasible and non-invasive as determined by UFMID. In addition, the quality and quantity of landscaping provided shall be in substantial conformance with the SE Plat."

4248-A CHAIN BRIDGE ROAD,  
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TREE PRESERVATION NOTES  
6839 BRADDOCK ROAD  
PARCEL 34

DATE	DESCRIPTION
1-6-14	QC SUB.
3-12-14	1ST SUB.
3-14-14	2ND SUB.
6-12-14	3 RD. SUB.
9-23-14	4 TH. SUB.
10-8-14	5TH SUBMISSION

PROJECT NO



DATE : 10-8-2014  
PROJECT COORDINATOR:  
SOHALIA S. SHEKIB  
DESIGN DRAWN CHD  
SSS [WS/MS] TM  
SCALE H: N/A  
V: N/A  
JOB NO. VA-13-110  
FILE NO. 106-SE-SC6  
SHEET 9 OF 10

MASON DISTRICT

FAIRFAX COUNTY, VIRGINIA

**ADEQUATE OUTFALL NARRATIVE:**

**GENERAL:**

ON-SITE SWM MEASURES CONSISTING OF UNDERGROUND STORAGE PIPES ARE PROVIDED FOR THE PROPOSED PROJECT. THE UNDERGROUND PIPES PROVIDE STORAGE OF RUNOFF FROM THE PROPOSED PARKING LOT ONLY (THERE IS AN EXISTING DETENTION POND ELSEWHERE ON THE SITE THAT PROVIDES SWM FOR THE REST OF THE SITE). WATER FROM THE UNDERGROUND SWM FACILITY OUTFALLS INTO A PROPOSED RIPRAP CHANNEL ON-SITE WHICH FLOWS INTO AN EXISTING UNNAMED STREAM OFF-SITE. THREE (3) CROSS-SECTIONS IN THIS STREAM, LABELED AS 1, 2, AND 3, WERE ANALYZED FOR CAPACITY AND FLOW VELOCITY. CROSS-SECTION 1 IS JUST DOWNSTREAM OF THE EXISTING FARM-WEATHER STREAM GROSSING AND CROSS-SECTIONS 2 AND 3 ARE LOCATED 50' DOWNSTREAM, RESPECTIVELY. CROSS-SECTION 1, 2, AND 3 WERE ANALYZED IN THE PROPOSED CHANNEL, LABELED AS A, B, AND C.

THE LIMIT OF STUDY IS SHOWN ON THE DRAINAGE AREA MAP ON THIS SHEET. THE DRAINAGE AREA AT THE FIRST CROSS SECTION TAKEN OFFSITE IS 90.5 ACRES, WHICH EXCEEDS 100 ACRES THE DISTURBED AREA WITH THIS PLAN (0.64 AC).

**PERMISSIBLE STREAM VELOCITY:**

THE TOTAL DRAINAGE AREA TO THE SITE OUTFALL (JUST DOWNSTREAM OF THE EXISTING FARM-WEATHER STREAM CROSSING) IS 90.5 ACRES. THE TOTAL DEVELOPMENT SITE AREA IS 0.64 ACRES.

PROPOSED TWO-YEAR DISCHARGE FROM THE PROPOSED SWM FACILITY IS 0.87 CFS, WHILE THE PRE-DEVELOPMENT DISCHARGE IS 1.12 CFS. SINCE THE PROPOSED DISCHARGE IS LESS THAN PRE-DEVELOPMENT, THERE IS NO ADVERSE IMPACT.

**STREAM CROSS SECTION:**

THE SMALL STREAM IS APPROXIMATELY 5-10 FEET IN WIDTH AT THE BOTTOM. SIDE SLOPES HAVE BEEN ERODED.

THE STREAM BOTTOM IS MOSTLY SHIFTS/SEDIMENT WITH SOME FINE GRAVEL. A FEW FALLEN TREES AND VERY LITTLE VEGETATION, FROM THE COUNTY SOILS MAPS, THE SOIL IN THE AREA OF THE STREAM IS A LOAM TO SLTY LOAM. THE RESULTING MANNING'S "N" VALUE IS 0.05. THE RESULTING PERMISSIBLE CHANNEL VELOCITY RANGES FROM 2.0 FPS TO 2.5 FPS ACCORDING TO TABLE 6.19 OF THE FPM.

**STREAM VELOCITY:**

EXISTING AVERAGE VELOCITIES RANGE FROM 5.18 - 9.21 FPS. SINCE THESE VELOCITIES ARE HIGHER THAN WHAT IS PERMISSIBLE, THE STREAM IS NOT CONSIDERED ADEQUATE FOR 2-YEAR VELOCITIES. (SEE COMPUTATIONS ON SHEET 9A.)

**PROPOSED RIPRAP OUTFALL CHANNEL ON-SITE:**

A RIPRAP OUTFALL CHANNEL IS PROPOSED ON-SITE. THE EXISTING OUTFALL IS AN 18" REINFORCED CONCRETE PIPE (RCP) THAT DISCHARGES INTO THE STREAM. THE LOWER END OF THE EXISTING 18" PIPE IS UNDERSIZED UNDER THE PROPOSED DEVELOPMENT SCENARIO DUE TO THE INTRODUCTION OF AN INLET PICKUP UP RAINOFF THAT FLOWS DIRECTLY TO THE OPEN CHANNEL AS SURFACE FLOW UNDER THE EXISTING CONDITIONS. AS SUCH, THE LOWER END OF THE EXISTING 18" PIPE WILL BE REPLACED WITH A 21" RCP PIPE UNDER THE PROPOSED DEVELOPMENT SCENARIO. THIS PIPE WILL OUTFALL ON-SITE TO A PROPOSED RIPRAP CHANNEL WHICH WAS DESIGNED FOR THE 10-YEAR FLOW. THE 2-YEAR FLOW (4.97 CFS) AND V=3.17 FPS FOR THIS CHANNEL.

**DOWNSTREAM IMPACT:**

NO EASEMENTS ARE REQUIRED SINCE NO OFF-SITE IMPROVEMENTS ARE PROPOSED. THERE ARE NO DOWNSTREAM IMPACTS.

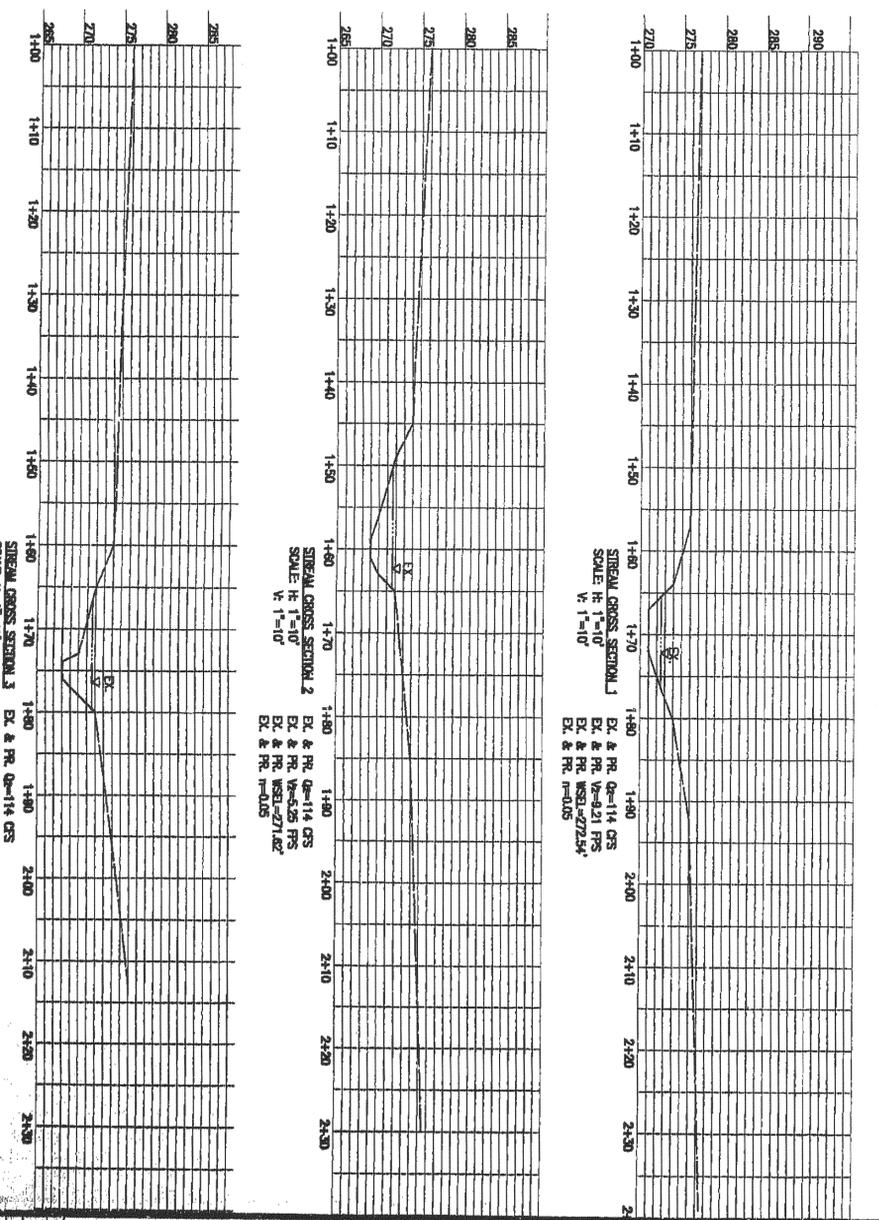
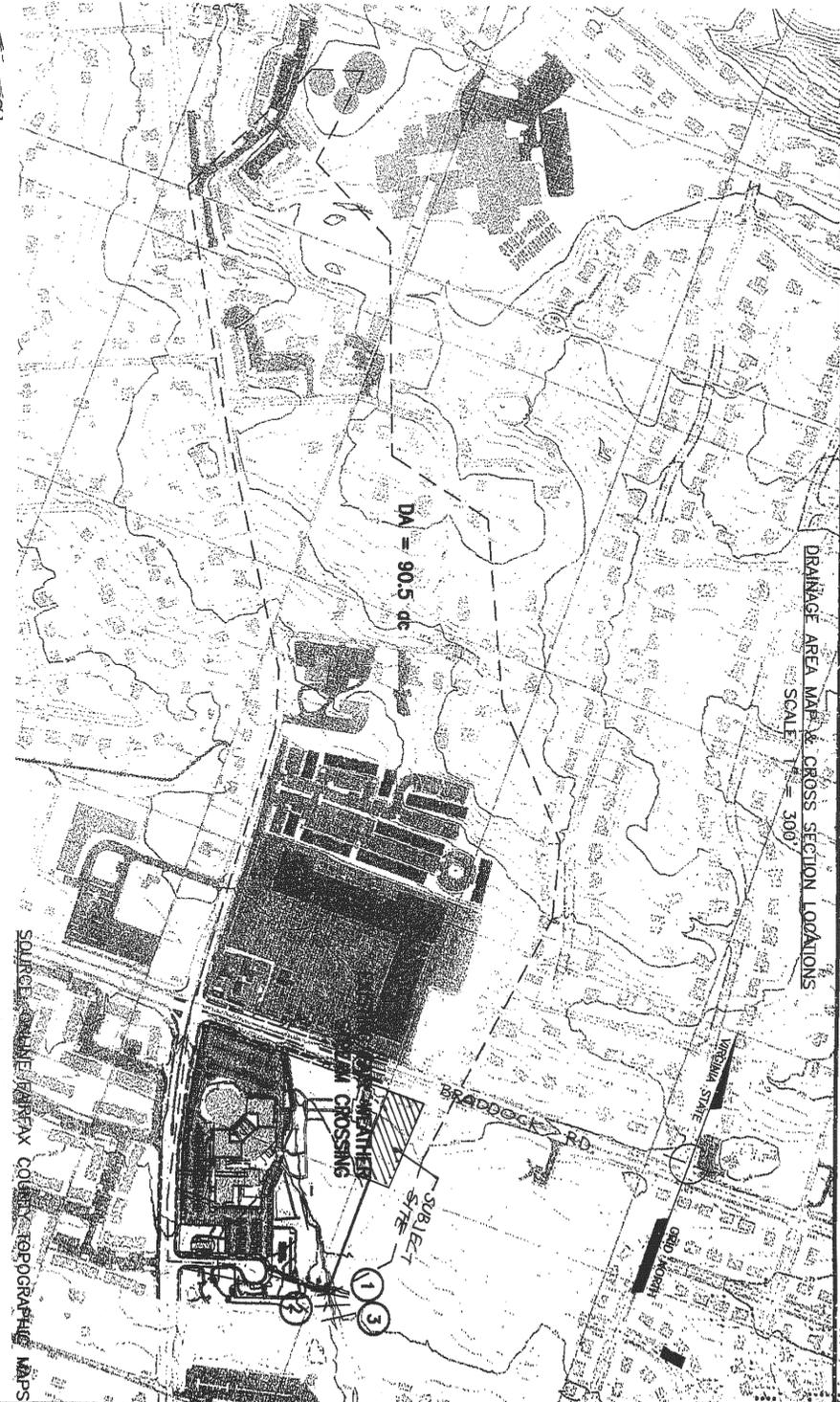
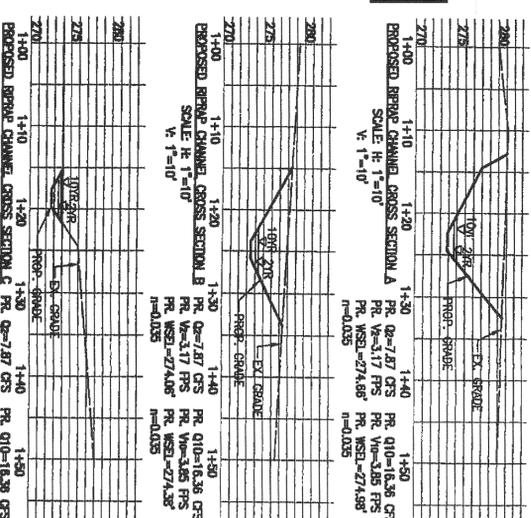
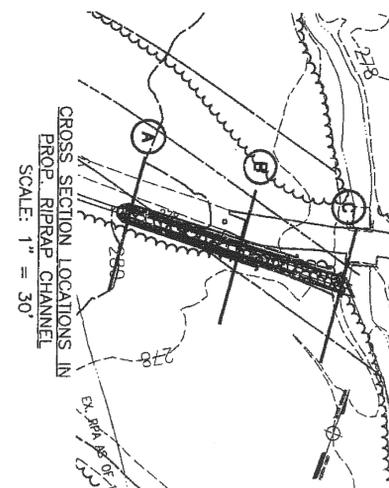
FPM SECTION 6-003.69 OF THE FPM. THIS OUTFALL ANALYSIS WAS PERFORMED TO A POINT AT WHICH THE TOTAL DRAINAGE AREA IS AT LEAST 100 ACRES GREATER THAN THE AREA OF THE DEVELOPMENT SITE. IN THIS CASE, THE AREA OF DEVELOPMENT IS 0.64 ACRES AND THE AREA DRAINING TO THE OUTFALL IS 90.5 ACRES (OR 141 TIMES), THEREBY SATISFYING THIS CONDITION. HOWEVER, THE STREAM IS CONSIDERED INADEQUATE DUE TO EXCESSIVE VELOCITIES, BUT BECAUSE WE HAVE PROVIDED AN ADEQUATE OUTFALL CHANNEL ON-SITE AND ARE THERE NO ADVERSE IMPACTS TO THE STREAM, IT IS THE ENGINEER'S OPINION THAT THE OUTFALL IS ADEQUATE.

**FOR INFORMATION ONLY!!**

NO.	DESCRIPTION	APPROVED BY	DATE

REVISION APPROVED BY  
DIVISION OF DESIGN REVIEW

- GENERAL NOTES REGARDING OUTFALL CONSTRUCTION:**
- INDIGENOUS VEGETATION SHALL BE PRESERVED TO THE MAXIMUM EXTENT PRACTICABLE.
  - NO MORE LAND SHALL BE DISTURBED THAN IS NECESSARY TO PROVIDE FOR THE PROPOSED UTILITY CONSTRUCTION.
  - THIS PLAN HAS BEEN DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CODE OF THE COUNTY OF FAIRFAX, VIRGINIA, BECAUSE THERE ARE MORE THAN 2,500 SF OF DISTURBED AREA PROPOSED WITH THIS PLAN.



<p>PROJECT: <b>IMMANUEL BIBLE CHURCH</b></p> <p>MASON DISTRICT FAIRFAX COUNTY, VIRGINIA</p>	<p>DATE: NOVEMBER 2004</p> <p>SCALE: HORIZ. VARIOUS VERT. VARIOUS</p>	<p>DESIGNED BY: J. GIBBS</p> <p>DRAWN BY: J. GIBBS</p> <p>CHECKED BY: L. MILLER</p>	<p>REVISIONS:</p> <table border="1"> <tr> <th>NO.</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> </tr> </table>	NO.	DESCRIPTION		
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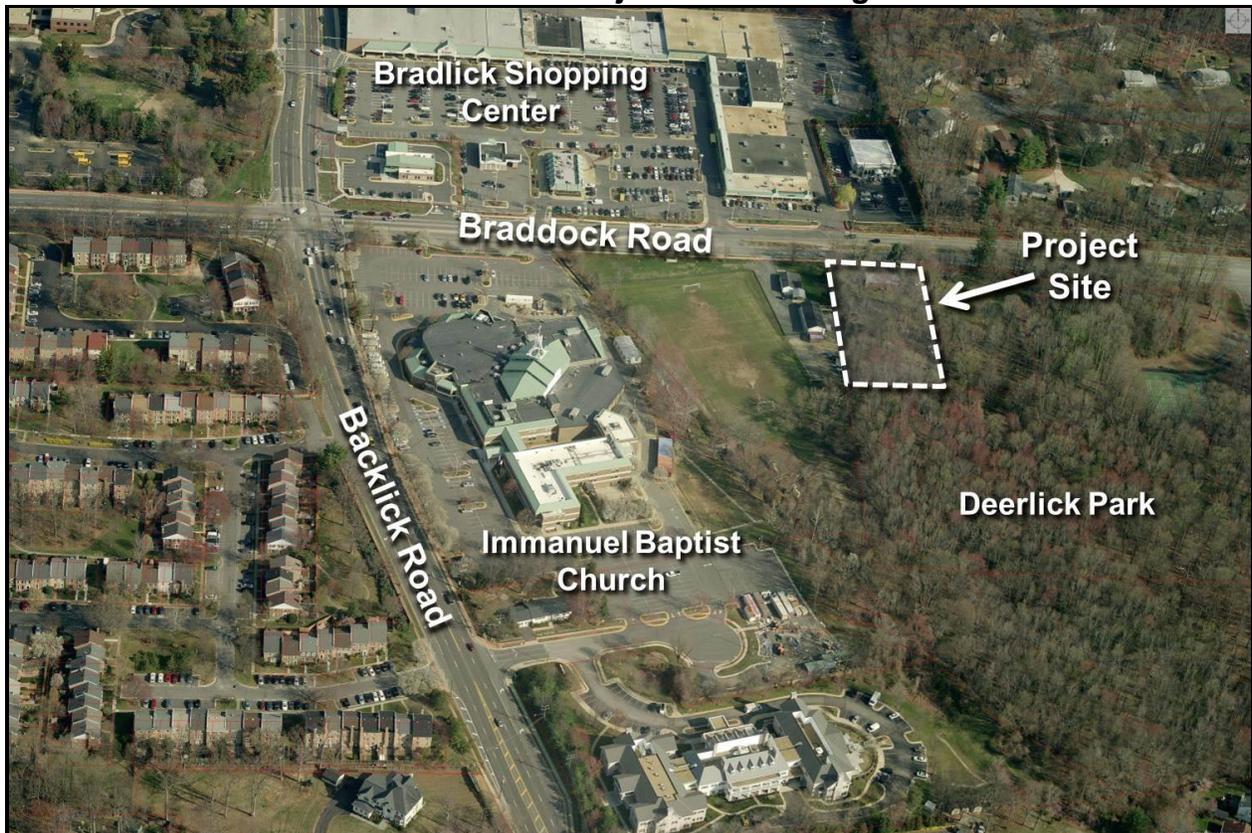
**William H. Gordon Associates, Inc.**  
 4501 Daly Drive • Chantilly, Virginia 20181  
 (703) 263-1900 • METRO (703) 803-9508 • FAX (703) 263-0766

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

**APPLICATION DESCRIPTION**

The applicant, Afghan Academy Inc., requests approval of a Special Exception to permit the development of a funeral chapel (7,334 sf) with four employees and 104 seats. The chapel would be used for services only, with no embalming or cremation. The normal hours of operation would be Monday through Thursday, from 9:00 a.m. to 4:00 p.m.; Friday, from 9:00 a.m. to 11:30 a.m.; and Saturday, from 8:00 a.m. to 5:00 p.m., for services, with employees on-site two hours before and after these hours. The project site has an area of 40,162 sf and is located at 6839 Braddock Road within the R-2 (Residential, two dwelling units per acre) District. The project site is on the south side of Braddock Road, approximately 750 feet east of Backlick Road.

**Aerial View of the Project Site Looking North**



**Waiver and Modifications:**

The applicant requests approval of the waiver and modifications listed below:

- Waiver of the provision of a service drive, in lieu of an internal travel aisle.
- Modification of the 40-foot building setback from any lot line that abuts an R-A through R-4 District, to permit the building to be located 35.8 feet from the northern lot line and 25.5 feet from the eastern lot line, in favor of the enhanced transitional screening and architectural treatment, as shown on the proposed plat and as conditioned.
- Modification of the barrier requirement along the eastern lot line, to allow welded metal fencing as a barrier material.

A reduced copy of the Special Exception plat is included at the front of this report. Copies of the proposed development conditions, the affidavit, and the applicant's statement of justification are included in Appendices 1, 2 and 3, respectively. The applicable Comprehensive Plan text is included in Appendix 4. Agency analyses are included in Appendices 5 through 11. The applicable Zoning Ordinance standards are included in Appendix 12.

**LOCATION AND CHARACTER****Site Description:**

The 40,162 sf site is located on Parcel 71-4 ((1)) 34 at 6839 Braddock Road (on the south side of Braddock Road; approximately 750 feet east of the intersection of Braddock Road and Backlick Road). The project site contains a single-family detached house.

A summary of the surrounding land use, zoning, and Comprehensive Plan recommendations is provided in the following table:

<b>SURROUNDING AREA DESCRIPTION</b>			
<b>Direction</b>	<b>Use</b>	<b>Zoning</b>	<b>Comprehensive Plan Recommendation</b>
<b>North</b>	Braddock Road; mosque; Backlick Shopping Center (commercial)	R-2; C-6	Residential: 1-2 du/acre; Retail and Other Commercial Uses
<b>East</b>	Vacant (Immanuel Bible Church)	R-2	Residential: 2-3 du/acre
<b>South</b>	Deerlick Park (FCPA)	R-3	Public Parks
<b>West</b>	Immanuel Bible Church	R-3	Residential: 2-3 du/acre

## BACKGROUND

The project site contains a single-story, single-family detached house, constructed in 1955. There are no previous rezoning or special exception applications associated with the site.

## COMPREHENSIVE PLAN PROVISIONS

<b>Plan Area:</b>	I
<b>Planning District:</b>	Annandale
<b>Planning Sector:</b>	A4 - Edsall
<b>Plan Map:</b>	Residential: 2-3 du/acre

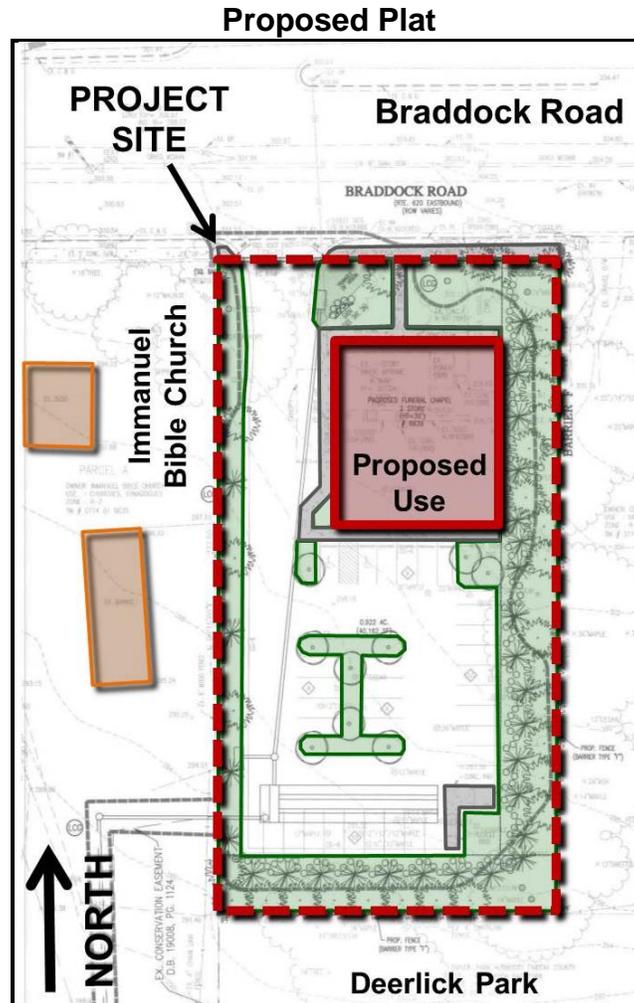
The Edsall Community Planning Sector is developed as stable single-family residential neighborhoods. Infill development in these neighborhoods is to be of a compatible use, type, and intensity and in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 14.

Relevant Comprehensive Plan text is included in Appendix 11.

## ANALYSIS

<b>Special Exception Plat:</b>	(copy at front of staff report)
<b>Title:</b>	6839 Braddock Road
<b>Prepared by:</b>	Sanie Consulting Group, LLC
<b>Date:</b>	March 12, 2014, as revised through October 8, 2014
<b>Number of Pages:</b>	10

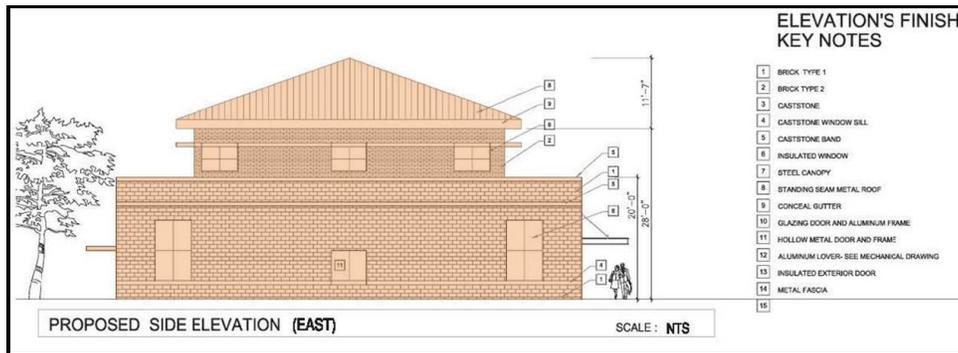
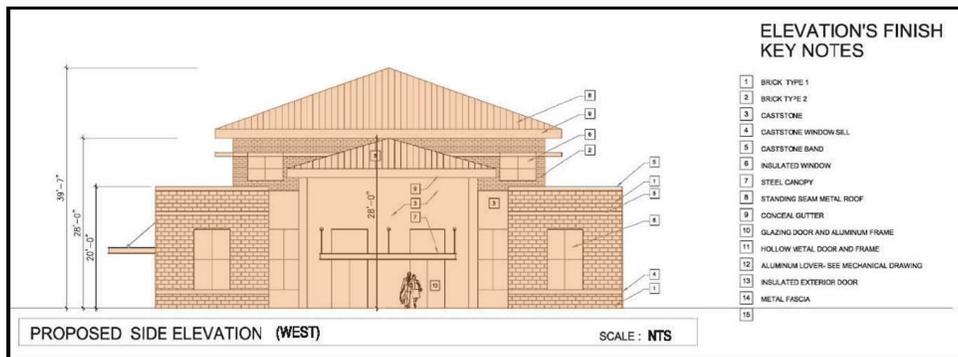
Proposal: The applicant proposes an approximately 7,334 sf funeral chapel (0.18 FAR) with 40 percent landscaped open space. The proposed chapel would have four employees and 104 seats. The chapel would be used for pre-burial services only, with no embalming or cremation. The normal hours of operation would be Monday through Thursday, from 9:00 a.m. to 4:00 p.m.; Friday, from 9:00 a.m. to 11:30 a.m.; and Saturday, from 8:00 a.m. to 5:00 p.m., for services, with employees on-site two hours before and after these hours. Additionally, one staff member would be allowed to remain on-site at any time that a body is on the premises.



The applicant proposes an underground stormwater management facility; a bioretention facility in the parking lot island; and two tree filter boxes for water quantity and quality control.

The proposed building would incorporate architectural features residential in character and consistent with the plat (to include brick, glass, mullioned windows, a metal-seamed roof, and an entry canopy). The applicant would extend a sidewalk within the right-of-way along the Braddock Road frontage. The applicant proposes the placement of a dumpster and enclosure at the southeast corner of site. The applicant proposes a barrier and transitional screening along the eastern property boundary; a fence along the southern property boundary; and landscape areas along all property boundaries, which would be enhanced through the removal of invasive plant species and the planting of indigenous trees, shrubs, and groundcovers.

### Elevations



**Perspective (view to southeast)****Perspective (view to southeast)**

**Existing Site Conditions:** The site currently contains a one-story single-family detached house, constructed in 1955. A gravel driveway is located to the east of the house. On-site trees are generally scattered throughout the site.

**Access and Parking:** Vehicular access would continue to be provided from Braddock Road. The SE area would contain 34 parking spaces dedicated to the proposed use. These spaces would be constructed to the rear of the building, and would not be visible from Braddock Road. On-site staging of funeral processions would occur within an internal drive aisle, on the western side of the chapel.

## Land Use Analysis

The subject property is designated as Residential at two to three dwelling units per acre on the Comprehensive Plan Land Use Map. The Plan recommends that infill development be of a compatible use, type, and intensity and in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 14.

Objective 8 encourages “a land use pattern that protects, enhances, and/or maintains stability in established residential neighborhoods” by “ensuring that infill development is of compatible use, and density/intensity, and that adverse impacts on public facility and transportation systems, the environment, and the surrounding community will not occur” (Fairfax County Comprehensive Plan, 2013 Edition, Policy Plan, Land Use, Amended through 4-29-2014, Pages 5-6).

Objective 14 encourages “a harmonious and attractive development pattern, which minimizes undesirable visual, auditory, environmental and other impacts created by potentially incompatible uses” (Fairfax County Comprehensive Plan, 2013 Edition, Policy Plan, Land Use, Amended through 4-29-2014, Pages 9-10).

In response to these considerations, the applicant proposes a building with a maximum height at the roof peak of 39.6 feet, which incorporates several features found in residential architecture, including the use of brick, a metal-seamed roof, mullioned windows, and a landscaped frontage. The sole access for the project site is provided from Braddock Road. The applicant proposes the construction of a sidewalk along the property frontage, which would connect with a sidewalk to the west. Additionally, the applicant proposes a sign near the northwest corner of the building. Signage and lighting would be conditioned to conform to current Zoning Ordinance standards.

The applicant placed the entry driveway along the western side of the site, so that only transitional screening is provided to the east, adjacent to a vacant lot zoned R-2, and so that a landscape area is provided to the south, adjacent to Deerlick Park. Transitional screening would consist primarily of indigenous canopy trees, understory trees, and shrubs. The applicant also proposes an eight-foot wide interior parking lot island, designed for infiltration, which would help increase the viability of the parking lot plantings and provide the opportunity for additional SWM/BMP.

Trash storage and a dumpster enclosure are proposed at the southeast corner of the project site. Due to transitional screening, landscaping, commitments to architectural treatment of the enclosure, existing vegetation, and the placement of the dumpster behind the building at the point furthest from the entrance, staff does not anticipate that the dumpster would be visible by vehicular traffic or neighboring uses.

Based on the applicant's attention to scale, transitions to the surrounding properties, the placement of the proposed use along an arterial, controlled access, and commitments to lighting and signage, staff concludes that the application is in conformance with the land use recommendations of the Comprehensive Plan for the subject property.

#### **Environmental Resources Analysis (Appendix 4)**

Environment and Development Review staff reviewed the application. In support of the Green Building Comprehensive Plan policy, staff encouraged the applicant to consider the incorporation of green building measures, including water conservation measures and renewable energy resources.

In response, the applicant has committed to lighting controls with occupancy sensors to reduce energy consumption; low-flow plumbing fixtures; building materials and components containing recycled materials; landscaping with native plant species to reduce or eliminate irrigation and potable water consumption; materials with low Volatile Organic Compound (VOC) limits to reduce or eliminate off-gassing; composite wood and agrifiber products that do not contain any added urea-formaldehyde resins; and specification of carpet meeting the requirements of the Green Label Program and hard flooring meeting the FloorScore standards (see proposed development conditions in Appendix 1).

Staff concludes that the green building policies have been adequately addressed as conditioned.

#### **Forestry Analysis (Appendix 5)**

The tree canopy present on-site was established primarily through the planting of nursery stock. Many of the trees are in significant decline. The understory contains unmaintained grass along with numerous invasive species, such as English ivy, Japanese honeysuckle, bush honeysuckle, multi-flora rose, and Asian wisteria. Some of the most desirable trees are located near the northwest corner of the site, along the proposed entry driveway.

The applicant proposes a planted parking lot island and peripheral landscape areas surrounding the building, along lot lines, and along the road frontage.

Given the condition of the existing vegetation, UFMD staff recommended that the applicant preserve the critical root zones of the trees at the northwest corner of the site; provide additional evergreens within the eastern transitional screening area; and commit to development conditions regarding invasive species management, a tree preservation walk-through, strict adherence to the limits of clearing and grading, tree preservation fencing, root pruning, site monitoring, and the use of native species within landscape areas.

The applicant has committed to UFMD recommendations. Staff concludes that all landscaping requirements have been adequately addressed.

### **Parks Analysis (Appendix 6)**

The Park Authority owns and operates Deerlick Park, which is adjacent to and downstream of, the applicant's property. The proposed project will contribute waters to a tributary to Backlick Run, which flows across the park. Degradation of the bank stability within the tributary ranges from "Moderate," within Deerlick Park, to "Very Severe," just south of the park along private property north of Edsall Road.

The Park Authority recommended that the stability of the outfall and stream reach be carefully considered to protect Deerlick Park from further degradation; that the applicant use the extended detention or energy balance method in designing the underground detention vault to best protect the receiving stream channel on park land, which should include detention of the one-year storm for a minimum of 24 hours; that the applicant calculate the pre-development runoff volume using a Curve Number (CN) that represents good forested conditions for the soil types that existed at the site prior to development; that the applicant ensure that the outfall on the adjacent private property is stable and can accept additional waters as described; that the applicant implement an invasive species management plan at the time of site development; that all proposed landscaping be of non-invasive species to protect the environmental health of nearby park land; and that species ideally be native to this region of Virginia to provide the greatest habitat benefit for wildlife.

Additionally, the project site has moderate to high potential to contain significant archaeological sites. The Park Authority recommended a Phase I archaeological survey for any areas that are to be disturbed by construction. If significant sites are found, the sites should undergo Phase II archaeological testing in order to determine eligibility for inclusion into the National Register of Historic Places. If sites are found eligible, avoidance or Phase III data recovery is recommended.

As discussed previously, the applicant has committed to an invasive species management plan and the use of species indigenous to the Middle Atlantic region. Additionally, the applicant has committed to a development condition regarding archaeological surveys, as recommended by the Park Authority. Stormwater measures are discussed below. Staff concludes that Park Authority recommendations have been adequately addressed.

### **Transportation Analyses (Appendices 7 and 8)**

FCDOT and VDOT staff evaluated the proposal. FCDOT staff noted that the applicant has committed to the construction of a five-foot wide concrete sidewalk

along the property frontage, which would connect with the sidewalk to the west, along with a one-foot wide dedication of right-of-way, which would match the right-of-way line to the west and allow for maintenance of the sidewalk. FCDOT staff noted no transportation issues associated with the application. VDOT staff noted that the driveway ramp should be entirely within the right-of-way on the site plans.

Staff finds that transportation issues associated with the application have been adequately addressed.

### **Stormwater Analysis (Appendix 9)**

The applicant has indicated on the plat that stormwater quantity control requirements would be satisfied through an underground detention structure and two tree box filters, located along the entrance drive aisle. Stormwater flows would also be channeled through a bioretention facility, located within the interior parking lot island. Stormwater would ultimately be conveyed to a streambed, south of the proposed development.

Stormwater Management staff reviewed the application and noted that the site is located within the Cameron Run Watershed. Staff noted that detailed stormwater runoff computations and routings must be shown in the site plan submission to address stormwater detention requirements. Furthermore, every effort should be made to provide water quality benefits more than that of the minimum necessary.

Additionally, staff noted that the adequacy of the outfall system shall be shown on the site plan and that the natural drainage divide shall be honored. If natural drainage divides cannot be honored, a drainage diversion justification narrative must be provided. The increase and decrease in discharge rates, volumes, and durations of concentrated and non-concentrated stormwater runoff leaving a development site due to the diverted flow shall not have an adverse impact (e.g., soil erosion; sedimentation; yard, dwelling, building, or private structure flooding; duration of ponding water; inadequate overland relief) on adjacent or downstream properties.

Staff provided guidance regarding drainage diversions, adequate outfall, and recent updates to the Public Facilities Manual (PFM), which became effective on July 1, 2014. The site plan for this application may be required to conform to the updated PFM and the new ordinance and development conditions are proposed regarding stormwater management measures.

Staff finds that stormwater issues associated with the application have been adequately addressed as conditioned.

### Sanitary Sewer Analysis (Appendix 10)

DPWES staff found that the existing sanitary sewer facilities are adequate to serve the proposed use.

### ZONING ANALYSIS

#### Lot Size Requirements, Bulk Regulations, and Parking

R-2 Lot Requirements and Parking (Sect. 3-206, Sect. 3-207, & Article 11, Part 1)		
Standard	Required	Provided
Min. Lot Area	15,000 sf	40,162 sf
Min. Lot Width	100 feet	144 feet
Max. Building Height	60 feet	+/- 39.6 feet
Front Yard	45° angle of block plane, not less than 35 feet	35.8 feet
Side Yard	40° angle of block plane, not less than 15 feet	25.5 feet (east) 48.5 feet (west)
Rear Yard	40° angle of block plane, not less than 25 feet	162.9 feet
Maximum FAR	0.20	0.18
Landscaped Open Space	none required	40%
Parking	30 spaces	34 spaces

#### Section 9-006 - General Standards

All special exception uses shall satisfy the following general standards:

*General Standard 1 requires that the proposed use at the specified location be in harmony with the adopted Comprehensive Plan.*

The Comprehensive Plan recommends that infill development be of a compatible use, type, and intensity and in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 14. Although the property is surrounded almost entirely by R-2 and R-3 zoning, only the vacant R-2 parcel to the east has the potential for residential use.

Based on the applicant's attention to scale, transitions to the surrounding properties, the placement of the proposed use along an arterial, controlled access, and commitments to lighting and signage, staff concludes that the

proposal is in harmony with the Comprehensive Plan. This standard has been met.

*General Standard 2 requires that the proposed use be in conformance with the general purpose and intent of the applicable zoning district regulations.*

Section 3-201 of the Zoning Ordinance states, in part, that “[t]he R-2 District is established to provide for single family detached dwellings at a density not to exceed two (2) dwelling units per acre; ... to allow other selected uses which are compatible with the low density residential character of the district; and otherwise to implement the stated purpose and intent of this Ordinance.”

Based on the factors described under General Condition 1, staff feels that the proposed use, as conditioned, would be compatible with the low density residential character of the district and meets the general standard.

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

The funeral chapel is designed to be compatible with the surrounding uses through the articulation of all four sides of the building and a commitment to the elevations contained on Sheet 5 of the SE plat. The funeral chapel has been integrated into the surrounding community, with both vehicular and pedestrian connections, enhanced screening, and a maximum height of 39.6 feet, and is not anticipated to adversely impact the surrounding uses.

*General Standard 4 requires that the proposed use be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.*

The proposed plat identifies pedestrian and vehicular pathways, such that staff and visitors are able to drive or walk to the use.

*General Standards 5, 6, and 7 require landscaping, screening, open space, adequate utility, drainage, parking, loading, and other necessary facilities to serve the proposed use to be regulated in accordance with the Zoning Ordinance.*

In order to enhance the site, the applicant would commit to enhanced screening, an invasive species management plan, and native landscaping. Adequate utilities and stormwater facilities are available and/or planned to serve the use

and adequate parking and on-site stacking for funeral processions have been provided. Staff feels that this standard has been met.

*General Standard 8 states that signs shall be regulated by the provisions of Article 12 and that the Board may impose more strict requirements for a given use than those set forth in the Zoning Ordinance. The applicant proposes a sign near the northwest corner of the building. Signage would be conditioned to conform to the Zoning Ordinance provisions of Article 12.*

### **Section 9-503 - Standards for all Category 5 Uses**

*All Category 5 special exception uses shall comply with the lot size and bulk regulations of the zoning district in which located; shall comply with the performance standards specified for the zoning district in which located; and shall be subject to the provisions of Article 17, Site Plans.*

The proposed funeral chapel complies with the lot size and bulk regulations of the R-2 District. The applicant would meet the performance standards for the zoning district and would be required to comply with the provisions of Article 17, Site Plans.

### **Section 9-510 - Additional Standards for Funeral Chapels**

*No funeral chapel shall be established except on a parcel of land fronting on, and with direct access to, an existing or planned collector or arterial street as defined in the adopted comprehensive plan. A service drive shall be provided such that the major thoroughfare need not be used for the forming of funeral processions. Such drives shall have direct, but limited, access to the major thoroughfare.*

The funeral chapel would have direct access to Braddock Road, an arterial street. The applicant has requested a waiver of the requirement for a service drive, in lieu of a driveway aisle, which would be used for the forming of funeral processions.

*No building shall be located closer than forty (40) feet to any lot line which abuts an R-A through R-4 District.*

The building would be 35.8 feet from the northern lot line and 25.5 feet from the eastern lot line. Both of these lot lines abut an R-2 District. (The applicant has requested a modification of the 40-foot building setback from the lot lines abutting the R-2 District, as discussed below).

*In R districts, the minimum lot size shall be not less than the minimum required for a single family detached dwelling in the district, or 20,000 square feet, whichever is greater.*

The lot size is 40,162 sf, which is greater than the 20,000 sf required.

*In R districts, the external appearance of the funeral chapel and any accessory building shall be residential in character.*

The applicant proposes a building with a maximum height of 39.6 feet at the roof peak, which incorporates several features found in residential architecture, including brick, mullioned windows, and a metal-seamed roof.

Staff concludes that the proposed funeral chapel meets the standards of Sect. 9-510.

## **WAIVER AND MODIFICATIONS**

### **Waiver and Modifications**

The applicant has requested a waiver of the provision of a service drive, in lieu of an internal travel aisle, which is required pursuant to Par. 1 of Sect. 9-510 of the Zoning Ordinance; a modification of the 40-foot building setback from any lot line that abuts an R-A through R-4 District, which is required pursuant to Par. 2 of Sect. 9-510 of the Zoning Ordinance, in favor of the enhanced screening and architectural treatment; and a modification of the barrier requirement along the eastern lot line, pursuant to Sect. 13-305 of the Zoning Ordinance, to allow welded metal fencing as a barrier material, in addition to the options contained in the Zoning Ordinance.

#### Service Drive

*A service drive is required for the forming of funeral processions, so that major thoroughfares are not used for that purpose.*

The internal drive aisle, which extends approximately 230 feet along the western lot line, would be used for the formation of funeral processions. Braddock Road would not be used for the formation of funeral processions and a development condition is proposed to that effect. Staff supports the service drive waiver.

#### Building Setbacks

*A 40-foot building setback is required from any lot line that abuts an R-A through R-4 District.*

The applicant proposes a setback of 35.8 feet from the northern lot line and 25.5 feet from the eastern lot line. Both of these lot lines abut an R-2 District. The reduced setbacks are requested based on the limited width of the lot (144 feet); the programmed needs of the proposed use and the resultant building dimensions; the increased distance from the Park Authority property to the south; and the required width of the drive aisle for both two-way traffic and the forming of funeral processions. To mitigate the reduced setback, the applicant proposes enhanced screening, including additional evergreen plantings along the eastern lot line, architectural treatment of the building, and an option for a welded metal fence, as depicted on Sheet 2 of the plat and as conditioned. Additionally, the applicant has limited the building height to 39.6 feet, which is approximately 20 feet less than the maximum height allowed for the proposed use and commensurate with the height of a residential building. Staff supports the requested modification.

### Barrier Requirements

*Barriers D, E, or F are required along the eastern lot line, adjacent to the vacant lot zoned R-2. Pursuant to Sect. 13-304 of the Zoning Ordinance:*

- *Barrier D shall consist of a 42-48 inch chain link fence and may be required by the Director to have inserts in the fence fabric, to be coated, or to be supplemented by trees and/or shrubs.*
- *Barrier E shall consist of a 6 foot wall, brick or architectural block faced on the side facing the existing use and may be required to be so faced on both sides as determined by the Director.*
- *Barrier F shall consist of a 6 foot high solid wood or otherwise architecturally solid fence.*

The applicant requests a modification to the barrier requirement to allow welded metal as a fencing material. Welded metal would provide a durable high-quality fencing material as an alternative or complement to the permitted materials while maintaining sight lines between the neighboring properties. See-through metal fencing could then be continued along the southern and western lot lines, adjacent to Deerlick Park and Immanuel Bible Church property, respectively. The applicant would continue to provide transitional screening along the eastern lot line, in accordance with the requirements of the Zoning Ordinance.

### Fence Illustratives



Staff recommends a modification to the barrier requirement along the eastern property line to allow welded metal as a fencing material.

## CONCLUSIONS AND RECOMMENDATIONS

### Staff Conclusions

The proposed use would help fulfill the burial preparation needs of community members. Adequate utilities and stormwater facilities are available and/or planned to serve the use. The use has been designed to be compatible with the surrounding uses through attention to scale, transitions to the surrounding properties, the placement of the proposed use along an arterial, controlled access, the articulation of all four sides of the building, enhanced screening, the protection of forest resources, invasive species management, the use of native species within landscape areas, sidewalk construction, and commitments to lighting and signage.

Staff feels that the proposed use would be compatible with the low density residential character of the district and has been appropriately integrated into the surrounding community.

Staff concludes that the proposed use would be in harmony with the Comprehensive Plan and the applicable Zoning Ordinance provisions.

### Recommendations

Staff recommends approval of SE 2014-MA-015, subject to the proposed development conditions in Appendix 1.

Staff recommends approval of the waiver and modifications listed below:

- Waiver of the provision of a service drive, in lieu of an internal travel aisle.
- Modification of the 40-foot building setback from any lot line that abuts an R-A through R-4 District, to permit the building to be located 35.8 feet from the northern lot line and 25.5 feet from the eastern lot line, in favor of the transitional screening and architectural treatment, as shown on the proposed plat and as conditioned.
- Modification of the barrier requirement along the eastern lot line, to allow welded metal fencing as a barrier material.

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

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

## **APPENDICES**

1. Proposed Development Conditions
2. Affidavit
3. Statement of Justification
4. Comprehensive Plan Excerpts
5. Environmental Analysis – DPZ/PD
6. Forestry Analysis – DPWES/UFMD
7. Parks Analysis - FCPA
8. Transportation Analysis - FCDOT
9. Transportation Analysis – VDOT
10. Stormwater Management Analysis – DPWES/SDID
11. Sanitary Sewer Analysis – DPWES/WPMD
12. Applicable Zoning Ordinance Standards
13. Glossary of Terms

**PROPOSED DEVELOPMENT CONDITIONS**

SE 2014-MA-015

October 15, 2014

If it is the intent of the Board of Supervisors to approve Special Exception SE 2014-MA-015, located at Tax Map 71-4 ((1)) 34, to permit the development of a funeral chapel pursuant to Sect. 3-204 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions.
3. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special exception shall be in substantial conformance with the special exception (SE) Plat entitled "6839 Braddock Road" prepared by Sanie Consulting Group, LLC, dated March 12, 2014, and revised through October 8, 2014, consisting of 10 sheets, and these conditions. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. Hours of Operation - The hours of operation for funeral services shall be limited to Monday through Thursday, from 9:00 a.m. to 4:00 p.m.; Friday, from 9:00 a.m. to 11:30 a.m.; and Saturday, from 8:00 a.m. to 5:00 p.m. Employees shall be allowed on-site two hours before and after these times. Additionally, one employee may remain on-site at any time that a body is on the premises.
5. Services Limitations - No embalming or cremation shall occur on the premises.
6. Seating and Employee Limitations - The funeral chapel shall be limited to a maximum of 104 seats and four employees.
7. Funeral Processions – The internal drive shall be used for the formation of funeral processions. Braddock Road shall not be used for the formation of processions.
8. Parking - Parking spaces shall meet the geometric design standards in the Public Facilities Manual, as determined by DPWES. A parking tabulation shall be submitted to DPWES as part of the final site plan review to demonstrate compliance with the parking provisions of the Fairfax County Zoning Ordinance for the proposed use.

9. Right-of-Way - The applicant shall dedicate a one-foot wide area of right-of-way along the Braddock Road frontage as depicted on the plat. This area shall be conveyed in fee simple to the Board of Supervisors at no cost to the County.
10. Stormwater Management - Stormwater management shall be provided as generally depicted on the SE Plat and as approved by DPWES. A detailed evaluation and analysis of stormwater detention requirements shall be provided on the site plan. Best Management Practice (BMP) requirements shall be met through tree box filters and a bioretention facility. Final determination regarding the adequacy of these measures to meet stormwater management requirements will be subject to review and approval by DPWES and will be made at the site plan phase. If it is determined that additional BMP measures are necessary, the applicant shall provide such measures in substantial conformance with the SE Plat. Provided those additional measures are in substantial conformance with the SE Plat, a special exception amendment (SEA) application shall not be required.
11. Parking Lot Island - The interior parking lot island shall be designed as a bioretention facility, in consultation with DPWES and in accordance with Public Facilities Manual standards, and shall include an underdrain system, if required. The area shall be planted with trees, shrubs, grasses, and forbs in consultation with DPWES/UFMD. Curb stops and/or curbs shall be designed and installed around the landscape island to allow stormwater to flow into the area while protecting plant materials from vehicle intrusions.
12. Architectural Treatment of Building - The building façade shall be generally consistent in character, materials, architectural style, and quality with the illustrative elevations provided on Sheet 5 of the SE Plat.
13. Energy – In furtherance of the County’s Green Building policy, at a minimum, the funeral chapel shall incorporate lighting controls with occupancy sensors to reduce energy consumption; low-flow plumbing fixtures; building materials and components containing recycled materials; landscaping with native plant species to reduce or eliminate irrigation and potable water consumption; materials with low Volatile Organic Compounds (VOC) limits to reduce or eliminate off-gassing; composite wood and agrifiber products that do not contain any added urea-formaldehyde resins; and specification of carpet meeting the requirements of the Green Label Program and hard flooring meeting the FloorScore standards. The measures installed shall be documented by a LEED-Certified professional and reported to the Environment and Development Review Branch of DPZ prior to the issuance of a Non-RUP.
14. Archaeological Investigations - At least 30 days prior to any land disturbing activities on the Property, the Applicant shall conduct a Phase I archaeological survey on the area to be disturbed and provide the results of such study to the Cultural Resources Management and Protection Section of the Fairfax County Park Authority (CRMP)

for review and approval. The survey shall be conducted by a qualified archaeological professional approved by CRMP. No land disturbance activities shall be conducted until this survey is submitted to CRMP. If the Phase I survey concludes that additional Phase II archaeological testing of the area to be disturbed is warranted, the Applicant shall complete said testing and provide the results to CRMP. If the Phase II survey concludes that additional Phase III evaluation and/or recovery is warranted, the Applicant shall also complete said work in consultation and coordination with CRMP, however that process shall not be a precondition of site plan approval but rather shall be carried out in conjunction with site construction. Within 30 days of the completion of any cultural resource studies, the applicant shall provide a copy of archaeology reports, field notes, photographs, and artifacts to the Fairfax County Park Authority CRMP.

15. Landscaping - The quality and quantity of landscaping provided shall be in substantial conformance with the SE Plat. The exact number, size, and spacing of trees and other plant materials shall be submitted at the time of final site plan review and shall be subject to the review and approval of UFMD.
16. Native Species Landscaping - All landscaping provided shall be native to the Middle Atlantic region to the extent feasible and non-invasive as determined by UFMD.
17. Invasive Species Management Plan - An invasive species management plan shall be submitted as part of the first and all subsequent site plan submissions detailing how the invasive and undesirable vegetation will be removed and managed. The detailed invasive species management plan shall include the following information:
  - a. Undesirable and invasive plant species to be suppressed and managed;
  - b. Areas of undesirable and invasive plants, which shall be clearly identified on the landscape or tree preservation plan;
  - c. Recommended government and industry method(s) of management, such as hand removal, mechanical equipment, and chemical control. The applicant shall identify the potential impacts of the recommended method(s) on the surrounding trees and vegetation not targeted for suppression/management and the protection measures chosen for the non-targeted trees and vegetation. As an example, if mechanical equipment is proposed in a save area, the applicant shall specify the potential impacts to trees identified for preservation and the methods proposed to reduce these impacts;
  - d. Disposal methods for the targeted species;
  - e. Information regarding the timing of treatments for all methods, to include hand removal, mechanical equipment removal, or chemical treatments. The Plan shall specify the beginning and end of each treatment by season and specify the proposed frequency of treatments per season. If chemical control is recommended, treatments shall be performed by or under the direct supervision of a Virginia Certified Pesticide Applicator or Registered Technician and under the general supervision of the Project Arborist;
  - f. Areas of potential reforestation and recommended reforestation methods;

Monthly monitoring reports shall be provided to DPWES/UFMD and SDID staff.

The management program shall be continued until bond release; the release of the Conservation Deposit; or prior to release if targeted plant(s) appear to be eliminated based on documentation provided by the Project Arborist and following an inspection by UFMD staff.

18. Tree Preservation - The applicant shall submit a Tree Preservation Plan and Narrative as part of the first and all subsequent site plan submissions. The preservation plan and narrative shall be prepared by a Certified Arborist or a Registered Consulting Arborist, and shall be subject to the review and approval of UFMD.

The tree preservation plan shall include a tree inventory that identifies the location, species, critical root zone, size, crown spread and condition analysis percentage rating for all individual trees located within the tree save area living or dead with trunks 10 inches in diameter and greater (measured at 4½ feet from the base of the trunk or as otherwise allowed in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture) and 25 feet outside of the proposed limits of clearing in the undisturbed area, and within 10 feet of the proposed limits of clearing in the area to be disturbed. All trees inventoried shall be tagged in the field so they can be easily identified. If permission is not allowed from the offsite property owner to tag trees, it shall be noted on the tree preservation plan by providing written documentation between the applicant and the offsite property owner. The tree preservation plan shall provide for the preservation of those areas shown for tree preservation; those areas outside of the limits of disturbance shown on the SE Plat; and those additional areas in which trees can be preserved as a result of final engineering. The tree preservation plan and narrative shall include all items specified in PFM 12-0507 and 12-0509. Specific tree preservation activities that will maximize the survivability of any tree identified to be preserved, such as crown pruning; root pruning; mulching; fertilization; compost tea; Cambistat; radial mulching; supplemental watering; and prophylactic borer treatments, shall be included in the plan.

19. Tree Preservation Walk-Through - The Applicant shall retain the services of a Certified Arborist or Registered Consulting Arborist, and shall have the limits of clearing and grading marked with a continuous line of flagging prior to the walk-through meeting. During the tree-preservation walk-through meeting, the applicant's Certified Arborist or Registered Consulting Arborist shall walk the limits of clearing and grading with an UFM representative to determine where adjustments to the clearing limits can be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented. Trees that are identified as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated

understory vegetation. If a stump must be removed, this shall be done using a stump-grinding machine in a manner that causes as little disturbance as possible to adjacent trees and associated understory vegetation and soil conditions.

20. Limits of Clearing and Grading - The Applicant shall conform strictly to the limits of clearing and grading as shown on the SE Plat, subject to allowances specified in these proffered conditions and for the installation of utilities and/or trails as determined necessary by the Director of DPWES, as described herein. If it is determined necessary to install utilities and/or trails in areas protected by the limits of clearing and grading as shown on the SE Plat, they shall be located in the least disruptive manner necessary as determined by UFMD. A replanting plan shall be developed and implemented, subject to approval by UFMD for any areas protected by the limits of clearing and grading that must be disturbed for such trails or utilities.

21. Tree Preservation Fencing - All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fencing. Tree protection fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart or super silt fence to the extent that required trenching for super silt fence does not sever or wound compression roots, which can lead to structural failure and/or uprooting of trees, shall be erected at the limits of clearing and grading as shown on the demolition and Phase I & II erosion and sediment control sheets, as may be modified by the "Root Pruning" condition below.

All tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to any clearing and grading activities, including the demolition of any existing structures. Three (3) days prior to the commencement of any clearing, grading, or demolition activities, but subsequent to the installation of the tree protection devices, UFMD shall be notified and given the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by UFMD.

22. Root Pruning - The Applicant shall root prune, as needed to comply with the tree preservation requirements of these development conditions. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the site plan submission. The details for these treatments shall be reviewed and approved by UFMD, accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to, the following:

- a. Root pruning shall be done with a trencher or vibratory plow to a depth of 18-24 inches;
- b. Root pruning shall take place prior to any clearing and grading, or demolition of structures;
- c. Root pruning shall be conducted with the supervision of a Certified Arborist or Registered Consulting Arborist; and

- d. An UFMD representative shall be informed when all root pruning and tree protection fence installation is complete.

23. Site Monitoring - During any clearing of trees or vegetation on the applicant's property, a representative of the applicant shall be present to monitor the process and ensure that the activities are conducted as conditioned and as approved by UFMD. The Applicant shall retain the services of a Certified Arborist or Registered Consulting Arborist to monitor all construction and demolition work and tree preservation efforts in order to ensure conformance with all tree preservation development conditions and UFMD approvals. The monitoring schedule shall be described and detailed in the Landscaping and Tree Preservation Plan, and reviewed and approved by UFMD.

24. Landscape Pre-Inspection Meeting - Prior to installation of plants to meet requirements of the approved landscape plan, the contractor/developer shall coordinate a pre-installation meeting on site with the landscape contractor and a representative of UFMD. Any proposed changes to the planting locations, size of trees/shrubs, and any proposed plant substitutions for species specified on the approved plan shall be reviewed at this time and must be approved prior to planting. The installation of plants not specified on the approved plan and not previously approved by UFMD may require submission of a revision to the landscape plan or removal and replacement with approved material.

Field location of planting material, when required by the approved plan, shall be reviewed at the pre-installation meeting. The landscape contractor shall stake proposed individual planting locations in consultation with the contractor/developer prior to the pre-installation meeting for review by UFMD staff. Stakes shall be adjusted, as needed, during the course of the meeting as determined by UFMD staff based on discussion with the contractor/developer and the landscape contractor.

25. Soil Remediation - Soils in which gravel is removed shall be restored and remediated to support plant growth to the satisfaction of UFMD, to include the incorporation of adequate organic materials and the creation of adequate void spaces for air and water. Remediation of these soils shall include the removal of all gravel, the aeration of the soils to a depth of 18 inches through tilling or air excavation, and the incorporation of at least 12 inches of high quality topsoil mixed with organic matter into the remaining soils, with the exception of within the critical root zone of Tree #34, which is shown to be preserved, in order to minimize impacts to roots. Tilling is not allowed within the critical root zone of trees to be preserved, although air excavation is allowed with the concurrence of UFMD. If air excavation is used, it shall be accomplished with an Air-Spade® or similar tool. Once soils have been completely tilled/aerated and amended, UFMD shall be notified and given the opportunity to inspect the amendments prior to planting. Gravel removal and soil amendment shall occur and be accomplished by hand within areas of the critical root zone of Tree #34 where landscaping is shown to occur on the landscape plan, as determined in the field and in consultation with UFMD.

26. Dumpster - The trash dumpster shall be screened on all four sides by an enclosure, which shall be compatible in terms of color, style, and construction with the funeral chapel. Enclosure doors and walls shall consist of materials which are opaque and fully screen the dumpster. The enclosure and dumpster shall remain closed when not in use. All trash must be held within the dumpster.
27. Barriers - Barriers along the eastern property line may be constructed wholly or in part of welded metal see-through fencing, at the applicant's option.
28. Signage - Signage shall be in conformance with Article 12 of the Zoning Ordinance.
29. Lighting - All exterior, security, pedestrian and/or other incidental lighting shall be in conformance with Part 9 of Article 14 of the Zoning Ordinance.
30. Posting - A copy of these development conditions shall be posted conspicuously in the funeral chapel near a public entrance.

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by that Board.

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 himself responsible for obtaining the required Non-Residential Use Permit through established procedures, and this Special Exception shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established or construction has commenced and been diligently prosecuted. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested, and an explanation of why additional time is required.

**SPECIAL EXCEPTION AFFIDAVIT**

DATE: October 25, 2013  
 (enter date affidavit is notarized)

I, Keith C. Martin, Agent, do hereby state that I am an  
 (enter name of applicant or authorized agent)

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

in Application No.(s): 125302  
 (enter County-assigned application number(s), e.g. SE 88-V-001)

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 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.)

<b>NAME</b> (enter first name, middle initial, and last name)	<b>ADDRESS</b> (enter number, street, city, state, and zip code)	<b>RELATIONSHIP(S)</b> (enter applicable relationships listed in <b>BOLD</b> above)
Afghan Academy Inc.	6844 Braddock Rd Annandale, VA 22003	Applicant/Title Owner
Mohammad R. Bashir Tramonte, Yeonas, Roberts & Martin PLLC	8245 Boone Blvd #400 Vienna, VA 22182	Agent Attorneys/Agents Attorney/Agent
Keith C. Martin Sanie Consulting Group	11166 Fairfax Blvd #401 Fairfax, VA 22030	Engineers/Agents Agent
Sohalia Shekib		

(check if applicable)             There are more relationships to be listed and Par. 1(a) is continued on a "Special Exception 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).

*CAB*

SPECIAL EXCEPTION AFFIDAVIT

DATE: October 25, 2013  
(enter date affidavit is notarized)

for Application No. (s): \_\_\_\_\_  
(enter County-assigned application number(s))

125302

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

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

CORPORATION INFORMATION

**NAME & ADDRESS OF CORPORATION:** (enter complete name and number, street, city, state, and zip code)  
Afghan Academy Inc.  
6844 Braddock Rd  
Annandale, VA 22030

**DESCRIPTION OF CORPORATION:** (check one statement)

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

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

Non Profit Corp no shareholders

(check if applicable)  There is more corporation information and Par. 1(b) is continued on a "Special Exception Affidavit Attachment 1(b)" form.

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: October 25, 2013  
(enter date affidavit is notarized)

for Application No. (s): \_\_\_\_\_  
(enter County-assigned application number(s))

125302

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, and 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 "Special Exception Affidavit Attachment to Par. 1(c)" form.

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

**Rezoning Attachment to Par. 1(b)**

DATE: October 25, 2013  
(enter date affidavit is notarized)

for Application No. (s): \_\_\_\_\_  
(enter County-assigned application number (s))

125302

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

Tramonte, Yeonas, Roberts & Martin PLLC  
8245 Boone Blvd #400  
Vienna, VA 22182

**DESCRIPTION OF CORPORATION:** (check one statement)

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

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

Vincent A. Tramonte II  
George P. Yeonas  
Jill J. Roberts  
Keith C. Martin

=====

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

=====

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

Sanie Consulting Group  
11166 Fairfax Blvd #401  
Fairfax, VA 22030

**DESCRIPTION OF CORPORATION:** (check one statement)

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

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

Sohalia Shekib

=====

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

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: October 25, 2013  
(enter date affidavit is notarized)

for Application No. (s): \_\_\_\_\_  
(enter County-assigned application number(s))

125302

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

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

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

2. That no member of the Fairfax County Board of 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 "Special Exception Attachment to Par. 2" form.

**SPECIAL EXCEPTION AFFIDAVIT**

DATE: October 25, 2013  
(enter date affidavit is notarized)

125302

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, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

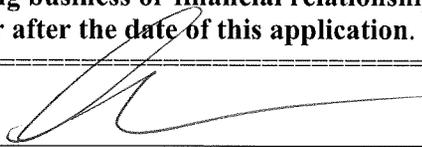
**EXCEPT AS FOLLOWS:** (NOTE: If answer is none, enter "NONE" on line below.)  
None.

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

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

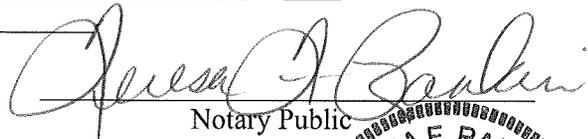
WITNESS the following signature:



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

Keith C. Martin, Agent  
(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 25th day of October 2013, in the State/Comm. of Virginia, County/City of Fairfax

  
Notary Public

My commission expires: 1-31-17



CAB

TRAMONTE, YEONAS, ROBERTS & MARTIN PLLC  
ATTORNEYS AND COUNSELLORS AT LAW

8245 BOONE BOULEVARD, SUITE 400  
VIENNA, VIRGINIA 22182  
TELEPHONE: 703-734-4800  
FACSIMILE: 703-442-9532

May 28, 2014

Ms. Barbara Berlin  
Fairfax County Department of Planning and Zoning  
Zoning Evaluation Division  
12055 Government Center Parkway, Suite 801  
Fairfax, VA 22035

Re: Special Exception Application by Afghan Academy Inc. for a Funeral Chapel on  
Property Identified as TM 71-4((1))34

Dear Ms. Berlin:

The following is an amended statement of justification for the above-referenced Special Exception Application. The 40,162 square foot property is currently zoned R-2. The Property is located on the south side of Braddock Road bordered on the east and west by church owned properties and to the south by Fairfax County Park Authority property.

The proposed Special Exception use is for a Funeral Chapel (the "Chapel"). The proposed building will be 30 feet in height and consist of 8,000 square feet of floor area (0.199 FAR). Access to and from the Property will be provided by a singular curb cut on Braddock Road. Thirty-four (34) parking spaces will be provided. An underground stormwater management facility will be provided under the rear parking lot. Tree preservation will augment landscaping in the front, side and rear transitional screening yards.

The Funeral Chapel will be available to the public for pre-burial services only. There will be no embalming or cremation activities conducted on site. The typical service involves only immediate family of the deceased. The body is washed and placed in a coffin. The family then follows the hearse to the cemetery where friends gather for a graveside service. Typically, there are two cemeteries popular with local Islamic faith, one on Lee Highway in Falls Church and one on Route 1 in Alexandria. Both would be in the direction using a right turn out on Braddock Road from the Chapel. Services are usually held during non-peak hour times.

It is submitted that the proposed use satisfies the Additional Standards for Funeral Chapel set forth in Section 9-510 as follows:

1. No such use shall be established except on a parcel of land fronting on, and with direct access to, an existing or planned collector or arterial street as defined in the adopted comprehensive plan. A service drive shall be provided such that the major thoroughfare need not be used for the forming of funeral processions. Such drives shall have direct, but limited, access to the major thoroughfare paragraph. The proposed Chapel has direct access onto Braddock Road. Efficient internal travel aisles will allow funeral processions to form on site.

2. No building shall be located closer than forty-five (45) feet to any street line or closer than forty (40) feet to any lot line which abuts in R-A through R-4 District. The proposed building is set back 45 feet from Braddock Road and 48.5 feet from the church property to the west.

3. In R districts, the minimum lot size shall be not less than the minimum required for a single family detached dwelling in the district, or 20,000 square feet, whichever is greater.

The Property is over 40,000 square feet in size.

4. In R districts, the external appearance of the Funeral Chapel and any accessory building shall be residential in character paragraph. The external appearance of the Chapel shall be residential in character.

**DESCRIPTION OF PROPOSED USE:**

- A. Type of Operation. Funeral Chapel; services only, no embalming or cremation.
- B. Hours of Operation. Monday-Saturday, 10 a.m. to 3 p.m. for Services; 9 a.m. to 6 p.m. maintenance staff.
- C. Estimated Number of Patrons. There are 104 seats proposed for a maximum of 108 patrons and employees.
- D. Proposed Number of Employees. Four (4) employees.
- E. Estimate of Traffic Impact. Average daily trips: 100.
  - There will be no A.M. or P.M. peak hour trips due to the hours of operation.
- F. Vicinity to be Served. Central and Eastern Fairfax County.
- G. Description of Building Facade. Brick and glass.
- H. There are no known hazardous substances to be utilized on site.
- I. The proposed use conforms to all applicable ordinances and adopted standards.

Requested waivers of 9-510(1) and (2):

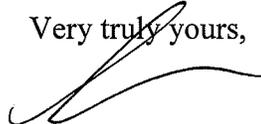
1. The internal travel aisle is designed to serve as a service drive connecting to Braddock Road and allow onsite staging of Funeral Processions.

2. The building is located 48.5 feet from R-2 zoned church property on one side and 25 feet from R-2 zoned church property on the other side.

The following submission materials are attached hereto:

- Completed Special Exception Application Form.
- Completed and notarized Affidavit.
- Agent Authorization letter.
- Filing fee of \$16,375.00.
- Zoning Section Sheet with Property outlined in red.
- Photographs and diskette of the Property.
- Twenty-Three (23) copies of Special Exception Plat.

Very truly yours,



Keith C. Martin

cc: Sohalia Shekib

## COMPREHENSIVE PLAN EXCERPTS

**FAIRFAX COUNTY COMPREHENSIVE PLAN, 2013 Edition, AREA I, Annandale Planning District, Amended through 4-29-2014, A4-Edsall Community Planning Sector, Page 114**

### **A4 EDSALL COMMUNITY PLANNING SECTOR**

#### **CHARACTER**

The Edsall Community Planning Sector is generally bordered by Braddock Road and the Capital Beltway/Interstate 495 (I-495) and Interstate 395 (I-395). The southern half of the planning sector contains a portion of the Beltway South Industrial Area. Plan recommendations for this area can be found in the previous section of the Annandale Planning District text following the Annandale Community Business Center (CBC) section.

The remaining area is developed almost entirely as single-family detached residential neighborhoods, including the Edsall Park, Clearfield and Indian Springs subdivisions. The east side of the Backlick Road corridor in this planning sector is the location of a number of institutional and office uses. The presence of open space buffers adjacent to these neighborhoods helps to ameliorate potential negative impacts from the mix of residential and nonresidential uses.

Portions of the Indian Run, Poplar Run and Backlick Run Stream Valleys, which are Environmental Quality Corridors (EQCs) traverse this planning sector. The eastern edge of the planning sector is prone to soil-slippage. In addition, the northeastern portion of this planning sector has a significant number of slopes in excess of 15 percent.

The older residential community and open space bounded by Edsall Road, Monroe Drive, Shawnee Road and Indian Run in the northeast corner of the planning sector is particularly sensitive for heritage resources. A large significant prehistoric archaeological site covers much of the area. In addition, the few remaining areas of open space in the planning sector have a moderate potential for other prehistoric and historic heritage resources.

#### **CONCEPT FOR FUTURE DEVELOPMENT**

The Edsall Community Planning Sector includes lands which are recommended to develop as part of the Beltway South Industrial Area and those which fall outside of this area. The Beltway South Industrial Area is discussed in the section of this Plan following the district overview. The remainder of this sector is recommended to develop as Suburban Neighborhoods in the Concept for Future Development.

## **RECOMMENDATIONS**

### **Land Use**

The Edsall Community Planning Sector is developed as stable single-family residential neighborhoods. Infill development in these neighborhoods should be of a compatible use, type and intensity and in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 14.

### **FAIRFAX COUNTY COMPREHENSIVE PLAN, 2013 Edition, AREA I, Annandale Planning District, Amended through 4-29-2014, A4-Edsall Community Planning Sector, Page 116**

1. Uses requiring special permits and special exception approval should be rigorously reviewed and permitted only when the use is of a size and scale that will not adversely impact adjacent land uses and the overall low density residential character of the corridor to prevent commercial or quasi-commercial encroachment. [Not shown]

### **Heritage Resources**

A significant prehistoric archaeological site is located in the older residential community bounded by Edsall Road, Monroe Drive, Shawnee Road and Indian Run. Development of this area, as well as any other development or ground disturbance in this sector, both on private and public land, should be preceded by heritage resource studies, and alternatives should be explored for the avoidance, preservation or recovery of significant heritage resources that are found. In those areas where significant heritage resources have been recorded, an effort should be made to preserve them. If preservation is not feasible, then, in accordance with countywide objectives and policies as cited in the Heritage Resources section of the Policy Plan, the threatened resource should be thoroughly recorded and in the case of archaeological resources, the artifacts recovered.

### **FAIRFAX COUNTY COMPREHENSIVE PLAN, 2013 Edition, POLICY PLAN, Land Use, Amended through 4-29-2014, Pages 5-6**

**Objective 8: Fairfax County should encourage a land use pattern that protects, enhances and/or maintains stability in established residential neighborhoods.**

Policy a. Protect and enhance existing neighborhoods by ensuring that infill development is of compatible use, and density/intensity, and that adverse impacts on public facility and transportation systems, the environment and the surrounding community will not occur.

**FAIRFAX COUNTY COMPREHENSIVE PLAN, 2013 Edition, POLICY PLAN, Land Use, Amended through 4-29-2014, Pages 9-10**

**Objective 14: Fairfax County should seek to achieve a harmonious and attractive development pattern which minimizes undesirable visual, auditory, environmental and other impacts created by potentially incompatible uses.**

Policy a. Locate land uses in accordance with the adopted guidelines contained in the Land Use Appendix.

Policy b. Encourage infill development in established areas that is compatible with existing and/or planned land use and that is at a compatible scale with the surrounding area and that can be supported by adequate public facilities and transportation systems.

Policy c. Achieve compatible transitions between adjoining land uses through the control of height and the use of appropriate buffering and screening.

Policy d. Employ a density transfer mechanism to assist in establishing distinct and compatible edges between areas of higher and areas of lower intensity development, to create open space within areas of higher intensity, and to help increase use of public transportation at Transit Station Areas.

Policy e. Stabilize residential neighborhoods adjacent to commercial areas through the establishment of transitional land uses, vegetated buffers and/or architectural screens, and the control of vehicular access.

Policy f. Utilize urban design principles to increase compatibility among adjoining uses.

Policy g. Consider the cumulative effect of institutional uses in an area prior to allowing the location of additional institutional uses.

Policy h. Utilize landscaping and open space along rights-of-way to minimize the impacts of incompatible land uses separated by roadways.

Policy i. Minimize the potential adverse impacts of the development of frontage parcels on major arterials through the control of land use, circulation and access.

Policy j. Use cluster development as one means to enhance environmental preservation when the smaller lot sizes permitted would compliment surrounding development.

Policy k: Provide incentive for the preservation of EQCs by allowing a transfer of some density potential on the EQC area to less sensitive portions of a site. The development allowed by the increase in effective density on the non-EQC portion of the site should be compatible with surrounding area's existing and/or planned land use. It is expressly intended that in instances of severely impacted sites (i.e. sites with a very high

proportion of EQC), density/intensity even at the low end of a range may not be achievable.

Policy I: Regulate the amount of noise and light produced by nonresidential land uses to minimize impacts on nearby residential properties.



# County of Fairfax, Virginia

## MEMORANDUM

DATE: August 12, 2014

**TO:** Barbara Berlin, Director  
Zoning Evaluation Division, DPZ

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

**SUBJECT:** ENVIRONMENTAL ASSESSMENT for: SE 2014-MA-015  
Afghan Academy

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 12, 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 July 1, 2014, pages 19, 20 and 21:

**“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. In consideration of 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 may include, but are not limited to:

- 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 best practices for water conservation, such as water efficient landscaping and innovative wastewater technologies, that can serve to reduce the use of potable water and/or reduce stormwater runoff volumes;
- 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;
- Reuse, preservation and conservation of existing buildings, including historic structures;
- Retrofitting of other green building practices within existing structures to be preserved, conserved and reused;
- Energy and water usage data collection and performance monitoring;
- Solid waste and recycling management practices; and
- Natural lighting for occupants.

Encourage commitments to implementation of green building practices through certification under established green building rating systems for individual buildings (e.g., the U.S. Green Building Council's Leadership in Energy and Environmental Design for New Construction [LEED-NC<sup>®</sup>] or the U.S. Green Building Council's Leadership in Energy and Environmental Design for Core and Shell [LEED-CS<sup>®</sup>] program or other equivalent programs with third party certification). An equivalent program is one that is independent, third-party verified, and has regional or national recognition or one that otherwise includes multiple green building concepts and overall levels of green building performance that are at least similar in scope to the applicable LEED rating system. Encourage commitments to the attainment of the ENERGY STAR<sup>®</sup> rating where available. Encourage certification of new homes through an established residential green building rating system that incorporates multiple green building concepts and has a level of energy performance that is comparable to or exceeds 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.”

#### **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 applicant is proposing the construction of a new facility to serve as a funeral chapel. In support of the green building Comprehensive Plan policy, the applicant has been encouraged to commit to the incorporation of green building measures. At this time, there has been no response from the applicant regarding this suggestion.

PGN:JRB



# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** September 15, 2014

**TO:** Joe Gorney, Senior Staff Coordinator  
Zoning Evaluation Division, DPZ

**FROM:** Nicholas Drunasky, Urban Forester II  
Forest Conservation Branch, UFMD

**SUBJECT:** Afghan Academy, SE 2014-MA-015

This review is based upon the Special Exception SE 2014-MA-015 application. The application is stamped as "Received Department of Planning & Zoning September 2, 2014." A site visit was conducted on May 28, 2014 as part of the review for this application.

The site consists of a residential lot containing an existing one story house. Trees present contain ones that have been planted along with existing forest cover. The understory contains unmaintained grass with many invasive species such as English ivy, Japanese honeysuckle, bush honeysuckle, multi-flora rose, and Asian wisteria.

1. **Comment:** Some of the areas shown to be afforded 10-year canopy identified with a key and symbol used in the "10 Year Canopy Exhibit" do not appear to be accurate (do not follow the canopy line shown) and do not actually contain tree canopy or contain canopy from overhanging offsite trees (eastern side of site just north of the canopy for tree number 22).

**Recommendation:** The areas shown to be afforded 10-year tree canopy should be revised to accurately depict existing canopy to be preserved, which should resemble the existing canopy line from trees with trunks that originate onsite and the portions of their canopies that overhang the site that are used to meet the tree preservation target and 10-year canopy requirement.

In addition table 12.12 should be revised to account for these changes so it is clear that only canopy being preserved with trunks that originate onsite that meet the health requirement will be afforded 10-year credit.

2. **Comment:** The proposed limits of clearing and grading on the Tree Preservation and EVM plan sheets are greater than the proposed limits of clearing and grading on all other sheets within the SE Plat, which would not allow 10-year canopy to be afforded to various trees it is being claimed.

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: 703-653-9550  
[www.fairfaxcounty.gov/dpwes](http://www.fairfaxcounty.gov/dpwes)



**Recommendation:** The proposed limits of clearing and grading should be revised on the Tree Preservation and EVM plan sheets so they are consistent with the limits shown on all other sheets within the SE Plat.

3. **Comment:** Tabulations provided for interior parking lot landscaping show six one inch caliper category III deciduous trees being provided at 150 square feet each tree, but the size of the 10-year canopy depicted is 200 square feet, which is from a category IV deciduous tree with a 2 inch caliper. In addition, it is unclear where the extra 583 square feet of canopy provided is from.

**Recommendation:** Interior parking tabulations should be clarified so it is clear where the 1433 square feet of 10-year canopy is being derived from.

In addition, interior parking lot landscape trees depicted should be revised to depict the proper amount of 10-year canopy for each tree (150 square feet).

4. **Comment:** Given the nature of tree cover on this site several development conditions will be instrumental in assuring adequate tree preservation throughout the development process.

**Recommendation:** UFMD feels that the following development condition language is necessary to ensure effective tree preservation and landscaping:

Invasive Species Management Plan: “An invasive species management plan shall be submitted as part of the first and all subsequent site plan submissions detailing how the invasive and undesirable vegetation will be removed and managed. The detailed invasive species management plan shall include the following information:

- Identify targeted undesirable and invasive plant species to be suppressed and managed.
- Identify targeted area of undesirable and invasive plant management plan, which shall be clearly identified on the landscape or tree preservation plan.
- Recommended government and industry method(s) of management, i.e. hand removal, mechanical equipment, chemical control, other. Identify potential impacts of recommended method(s) on surrounding trees and vegetation not targeted for suppression/management and identify how these trees and vegetation will be protected (for example, if mechanical equipment is proposed in save area, what will be the impacts to trees identified for preservation and how will these impacts be reduced).
- Identify how targeted species will be disposed.
- If chemical control is recommended, treatments shall be performed by or under direct supervision of a Virginia Certified Pesticide Applicator or Registered Technician and under the general supervision of Project Arborist).
- Provide information regarding timing of treatments, (hand removal, mechanical equipment or chemical treatments) when will treatments begin and end during a season and proposed frequency of treatments per season.
- Identify potential areas of reforestation and provide recommendation

- Monthly monitoring reports provided to UFMD and SDID staff.
- Duration of management program; until Bond release or release of Conservation Deposit or prior to release if targeted plant(s) appear to be eliminated based on documentation provided by Project Arborist and an inspection by UFMD staff.”

Tree Preservation: “The applicant shall submit a Tree Preservation Plan and Narrative as part of the first and all subsequent site plan submissions. The preservation plan and narrative shall be prepared by a Certified Arborist or a Registered Consulting Arborist, and shall be subject to the review and approval of UFMD.

The tree preservation plan shall include a tree inventory that identifies the location, species, critical root zone, size, crown spread and condition analysis percentage rating for all individual trees located within the tree save area living or dead with trunks 10 inches in diameter and greater (measured at 4 ½ -feet from the base of the trunk or as otherwise allowed in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture) and 25 feet outside of the proposed limits of clearing, in the undisturbed area and within 10 feet of the proposed limits of clearing in the area to be disturbed. All trees inventoried shall be tagged in the field so they can be easily identified. If permission is not allowed from the offsite property owner to tag trees, it shall be noted on the tree preservation plan by providing written documentation between the applicant and the offsite property owner. The tree preservation plan shall provide for the preservation of those areas shown for tree preservation, those areas outside of the limits of disturbance shown on the SE Plat and those additional areas in which trees can be preserved as a result of final engineering. The tree preservation plan and narrative shall include all items specified in PFM 12-0507 and 12-0509. Specific tree preservation activities that will maximize the survivability of any tree identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, compost tea, Cambistat, radial mulching, supplemental watering, and prophylactic borer treatments, shall be included in the plan.”

Tree Preservation Walk-Through. “The Applicant shall retain the services of a Certified Arborist or Registered Consulting Arborist, and shall have the limits of clearing and grading marked with a continuous line of flagging prior to the walk-through meeting. During the tree-preservation walk-through meeting, the Applicant’s Certified Arborist or Registered Consulting Arborist shall walk the limits of clearing and grading with an UFM, representative to determine where adjustments to the clearing limits can be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented. Trees that are identified as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall be done using a stump-grinding machine in a manner causing as little disturbance as possible to adjacent trees and associated understory vegetation and soil conditions.”

Limits of Clearing and Grading: “The Applicant shall conform strictly to the limits of clearing and grading as shown on the SE Plat, subject to allowances specified in these proffered conditions and for the installation of utilities and/or trails as determined necessary by the Director of DPWES, as described herein. If it is determined necessary to install



utilities and/or trails in areas protected by the limits of clearing and grading as shown on the SE Plat, they shall be located in the least disruptive manner necessary as determined by the UFMD, DPWES. A replanting plan shall be developed and implemented, subject to approval by the UFMD, DPWES, for any areas protected by the limits of clearing and grading that must be disturbed for such trails or utilities.”

Tree Preservation Fencing: “All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fence. Tree protection fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart or, super silt fence to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees shall be erected at the limits of clearing and grading as shown on the demolition, and phase I & II erosion and sediment control sheets, as may be modified by the “Root Pruning” condition below.

All tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to any clearing and grading activities, including the demolition of any existing structures. Three (3) days prior to the commencement of any clearing, grading or demolition activities, but subsequent to the installation of the tree protection devices, the UFMD, DPWES, shall be notified and given the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by the UFMD, DPWES.”

Root Pruning: “The Applicant shall root prune, as needed to comply with the tree preservation requirements of these development conditions. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the site plan submission. The details for these treatments shall be reviewed and approved by the UFMD, DPWES, accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to the following:

- Root pruning shall be done with a trencher or vibratory plow to a depth of 18 - 24 inches.
- Root pruning shall take place prior to any clearing and grading, or demolition of structures.
- Root pruning shall be conducted with the supervision of a Certified Arborist or Registered Consulting Arborist.
- An UFMD, DPWES, representative shall be informed when all root pruning and tree protection fence installation is complete.”

Site Monitoring: “During any clearing or tree/vegetation on the Applicant Property, a representative of the Applicant shall be present to monitor the process and ensure that the activities are conducted as conditioned and as approved by the UFMD. The Applicant shall retain the services of a Certified Arborist or Registered Consulting Arborist to monitor all construction and demolition work and tree preservation efforts in order to ensure conformance with all tree preservation development conditions, and UFMD approvals. The monitoring schedule shall be described and detailed in the Landscaping and Tree Preservation Plan, and reviewed and approved by the UFMD.”



Landscape Pre-Inspection Meeting: “Prior to installation of plants to meet requirements of the approved landscape plan, the Contractor/Developer shall coordinate a pre-installation meeting on site with the landscape contractor and a representative of the County Urban Forest Management Division (UFMD). Any proposed changes to the location of planting, size of trees/shrubs, and any proposed plant substitutions for species specified on the approved plan shall be reviewed at this time and must be approved prior to planting. The installation of plants not specified on the approved plan, and not previously approved by UFMD, may require submission of a revision to the landscape plan or removal and replacement with approved material.

Field location of planting material, when required by the approved plan, shall be reviewed at the pre-installation meeting. The Landscape Contractor shall stake proposed individual planting locations in consultation with the Contractor/Developer prior to the pre-installation meeting, for review by UFMD staff. Stakes shall be adjusted, as needed, during the course of the meeting as determined by UFMD staff based on discussion with the Contractor/Developer and the Landscape Contractor.”

Native Species Landscaping: “All landscaping provided shall be native to the middle Atlantic region to the extent feasible and non-invasive as determined by UFMD. In addition, the quality and quantity of landscaping provided shall be in substantial conformance with the SE Plat.”

If you have any further questions, please feel free to contact me directly at 703-324-1770.

NJD/

UFMDID #: 191022

cc: DPZ File



# 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:** June 03, 2014

**SUBJECT:** SE 2014-MA-015, Afghan Academy  
Tax Map Number: 071-4((1))0034

### BACKGROUND

The Park Authority staff has reviewed the proposed Development Plan dated April 14, 2014, for the above referenced application. The Development Plan shows one new funeral chapel with 8,000 square feet of floor area on a 40,162 square foot property. The applicant is seeking an exception to the current R-2 zoning. Because there will be a maximum of four employees, and no residents, there will not be significant impact on park demand. The Park Authority owns and operates Deerlick Park adjacent to, and downstream from, the applicant's property. Comments that follow pertain to potential impacts of the proposed development on park resources.

### 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). Resource protection is addressed in multiple objectives, focusing on protection, preservation, and sustainability of resources (Parks and Recreation Objectives 2 and 5, p.5-7).

The Edsall Community Planning recommendations encourage the use of parks to buffer residences from non-residential uses, which is consistent with this development (Area I, Edsall A-4 Community Planning Sector, Character, pp. 114). The adjacent park, Deerlick, is identified as a Community Park, which should be developed to meet recreational deficiencies in the area (Area I, Edsall A-4 Community Planning Sector, Figure 47 Parks and Recreation Recommendations, pp. 119).

## ANALYSIS AND RECOMMENDATIONS

### Natural Resources Impact:

Bank stability along the tributary to Backlick Run, just downstream from the outfall to which this property will contribute, ranges from “Moderate” at Deerlick Park to “Very Severe” just south of the park along private property north of Edsall Rd. DPWES comments regarding the stability of the outfall and stream reach should be carefully considered to protect Deerlick Park from further degradation.

The Park Authority recommends that applicant use the extended detention or energy balance method in designing the underground detention vault to best protect the receiving stream channel on parkland. This should include detaining the 1-year storm for a minimum of 24 hours. The applicant should calculate the pre-developed runoff volume using a Curve Number (CN) that represents good forested conditions for the soil types that existed at the site prior to development. The applicant should ensure that the outfall on the adjacent private property is stable and can accept additional waters as described.

The Park Authority supports the implementation of an invasive species management plan at the time of site development due to the proximity of parkland. Herbicides should only be applied by a VA certified pesticide applicator per approved plan and follow all required procedures for chemical herbicide application in sensitive areas (RPA). Monitoring and treatment visits should extend two years from the first treatment.

All invasive species should be removed following the guidelines of: Miller, James H.; Manning, Steven T.; Enloe, Stephen F. 2010. A management guide for invasive plants in southern forests. Gen. Tech. Rep. SRS-131. Asheville, NC: U.S. Department of Agriculture Forest Service, Southern Research Station. 120 p. A PDF of this document can be found online at: <http://www.srs.fs.usda.gov/pubs/36915>

All landscaping to be installed for the development should be of non-invasive species to protect the environmental health of nearby parkland.

Species should also ideally be native to this region of Virginia to provide the greatest habitat benefit for wildlife. For a list of alternative native plant species, see the section on the DNH website titled *Native Plants for Conservation, Restoration, and Landscaping* at: [http://www.dcr.virginia.gov/natural\\_heritage/nativeplants.shtml](http://www.dcr.virginia.gov/natural_heritage/nativeplants.shtml).

If there is a question as to whether a native species occurs in Fairfax County, the applicant should check the Digital Atlas of Virginia Flora at <http://vaplantatlas.org/> for clarification.

A list of invasive plant species for the state of Virginia can be found at the Virginia Department of Conservation & Recreation Division of Natural Heritage (DNH) website at [http://www.dcr.virginia.gov/natural\\_heritage/documents/invlist.pdf](http://www.dcr.virginia.gov/natural_heritage/documents/invlist.pdf).

Cultural Resources Impact:

The subject property was subjected to archival review. The parcel has moderate to high potential to contain significant archaeological sites. The Park Authority recommends a Phase I archaeological survey. If significant sites are found, Phase II archaeological testing is recommended in order to determine if sites are eligible for inclusion on the National Register of Historic Places. If sites are found eligible, avoidance or Phase III archaeological data recovery is recommended.

At the completion of any cultural resource studies, The Park Authority requests that the applicant provide one copy of the archaeology report as well as field notes, photographs, and artifacts to the Park Authority's Resource Management Division (Attention: Liz Crowell) within 30 days of completion of the study.

**SUMMARY OF RECOMMENDATIONS**

The Park Authority recommends the following:

- Use the extended detention or energy balance method in designing the underground detention vault, which can detain the 1-year storm event for at least 24 hours
- Ensure that the outfall on adjacent private property is stable and can accept additional waters
- Implement an invasive species management plan at the time of site development
- Remove invasive species from the landscape plan, consider using only native plantings
- Conduct a Phase I archaeological survey, and any needed follow-up studies, for areas that are to be disturbed by construction

FCPA Reviewer: Andrea Dorlester/Zachary Khromal  
DPZ Coordinator: Joe Gorney

Copy: Cindy Walsh, Director, Resource Management Division  
Elizabeth Crowell, Cultural Resource Management and Protection Section  
Kristen Sinclair, Senior Natural Resource Specialist  
Joe Gorney, DPZ Coordinator

Chron File  
File Copy



## County of Fairfax, Virginia

**MEMORANDUM**

DATE: June 26, 2014

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

**FROM:** Michael A. Davis, Acting Chief   
Site Analysis Section  
Department of Transportation

**FILE:** 3-5 (SE 2014-MA-015)

**SUBJECT:** Transportation Impact, Addendum

**REFERENCE:** SE 2014-MA-015 Afghan Academy, Inc.  
Land Identification Map: 71-4 ((1)) 34

Transmitted herewith are the comments from the Department of Transportation with respect to the referenced application. These comments are based on the plat made available to this office dated January 6, 2014, and revised through June 12, 2014. The applicant is proposing a funeral chapel for pre-burial services attended solely by immediate family members. The hours of operation are out of the peak hour periods and average daily trips are estimated to be 100 vehicles.

- The applicant is providing a sidewalk with additional dedication along the site frontage.

This department has no transportation issues with this application.

MAD/LAH

RECEIVED  
Department of Planning & Zoning

JUL 15 2014

SPECIAL PERMIT &  
VARIANCE BRANCH

Fairfax County Department of Transportation  
4050 Legato Road, Suite 400  
Fairfax, VA 22033-2895  
Phone: (703) 877-5600 TTY: 711  
Fax: (703) 877 5723  
[www.fairfaxcounty.gov/fcdot](http://www.fairfaxcounty.gov/fcdot)





COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

4975 Alliance Drive  
Fairfax, VA 22030

June 20, 2014

CHARLES A. KILPATRICK, P.E.  
COMMISSIONER

**To:** Ms. Barbara Berlin  
Director, Zoning Evaluation Division

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

**Subject:** SE 2014-MA-015 Afghan Academy Inc.  
Tax Map # 71-4((01))0034

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 16, 2014, and received on June 19, 2014. I have no additional comments regarding this project. Please note the CG-12 ramps should be entirely within the right of way on the site plans.

If you have any questions, please call me.

cc: Ms. Angela Rodeheaver  
fairfaxspex2014-MA-015se2AfghanAcademyInc6-20-14BB



# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** May 16, 2014

**TO:** Joe Gorney  
Staff Coordinator, Zoning Evaluation Division  
Department of Planning and Zoning

**FROM:** Bel Pachhai, PE, CFM, Senior Engineer III BP Pachhai  
Site Development and Inspections Division  
Department of Public Works and Environmental Services

**SUBJECT:** Special Exception Application #SE 2014-MA-015; Afgan Academy Inc.;  
SEP dated 12<sup>th</sup> March 2014; LDS Project #3198-ZONA-001-1, Tax Map  
#071-4-01-0034; Mason District

We have reviewed the subject application and offer the following stormwater management comments.

### Chesapeake Bay Preservation Ordinance (CBPO)

There are no Resource Protection Areas on the site.

### Floodplain

There are no regulated floodplains on the site.

### Downstream Drainage Complaints

There are no recent downstream drainage complaints on file.

### Stormwater Detention

Applicant indicated on sheet #2A that the stormwater quantity control requirements for the proposed development are satisfied through an underground detention facility. In the site plan submission, detailed stormwater runoff computations and routings must be shown to address the stormwater detention requirements.

### Water Quality Control

Applicant stated on sheet #2A that the stormwater quality control for the proposed development will be provided by installing Filterra. In the site plan submission, detailed BMP calculations must be shown to address the BMP requirements. Furthermore, every effort shall be made to provide BMP more than that of minimum necessary.

### Onsite Major Storm Drainage System and Overland Relief

Applicant needs to provide an overland relief narrative and arrows showing runoff flow path of the 100-year storm event. Cross-sections at key locations must be shown on the plan.

Downstream Drainage System

An outfall narrative has been provided. Adequacy of outfall system shall be shown on the site plan.

Drainage Diversion

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

Stormwater Planning Comments

This case is located in the Cameron Run Watershed. Please visit <http://www.fairfaxcounty.gov/dpwes/watersheds/cameronrun.htm> for more details and contact Stormwater Planning Division for more details.

Dam Breach

None of this property is within the dam breach inundation zone.

Stormwater Management Proffers

Comments on the draft proffers will be provided separately once we receive the draft proffers.

These comments are based on the 2011 version of the Public Facilities Manual (PFM). A new Stormwater ordinance has already been adopted and PFM has been updated as a result of changes to state code (see 4VAC50-60 adopted May 24, 2011). The site plan for this application may be required to conform to the updated PFM and the new ordinance.

Please contact me at 703-324-1698 if you require additional information.

BP/

cc: Fred Rose, Chief, Watershed Planning & Assessment Branch, Stormwater Planning Division, DPWES  
Don Demetrius, Chief, Watershed Evaluation Branch, SPD, DPWES  
Bijan Sistani, Chief, South Branch, SDID, DPWES  
Zoning Application File





# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** May 8, 2014

**TO:** Joe Gorney  
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. SE 2014-MA-015**  
**Tax Map No. 071-4-/01/0034**

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

- The application property is located in the Camron Run (I-3) watershed. It would be sewered into the Alexandria Sanitation Authority (ASA) Treatment Plant.
- 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.
- An existing 8 inch line located in the Braddock Road and approximately 42 ft from the property line is adequate for the proposed use at this time.
- The following table indicates the condition of all related sewer facilities and the total effect of this application.

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

- Other pertinent comments:**



## ZONING ORDINANCE EXCERPTS

### 9-006 General Standards

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

1. The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.
2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.
3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.
4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.
5. In addition to the standards which may be set forth in this Article for a particular category or use, the Board shall require landscaping and screening in accordance with the provisions of Article 13.
6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.
7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.
8. Signs shall be regulated by the provisions of Article 12; however, the Board may impose more strict requirements for a given use than those set forth in this Ordinance.

### **9-503 - Standards for all Category 5 Uses**

In addition to the general standards set forth in Sect. 006 above, all Category 5 special exception uses shall satisfy the following standards:

1. Except as qualified in the following Sections, all uses shall comply with the lot size and bulk regulations of the zoning district in which located.
2. All uses shall comply with the performance standards specified for the zoning district in which located, including the submission of a sports illumination plan or photometric plan as may be required by Part 9 of Article 14.
3. Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans.

### **9-510 Additional Standards for Funeral Chapels**

1. No such use shall be established except on a parcel of land fronting on, and with direct access to, an existing or planned collector or arterial street as defined in the adopted comprehensive plan. A service drive shall be provided such that the major thoroughfare need not be used for the forming of funeral processions. Such drives shall have direct, but limited, access to the major thoroughfare.
2. No building shall be located closer than forty-five (45) feet to any street line or closer than forty (40) feet to any lot line which abuts an R-A through R-4 District.
3. In R districts, the minimum lot size shall be not less than the minimum required for a single family detached dwelling in the district, or 20,000 square feet, whichever is greater.
4. In R districts, the external appearance of the funeral chapel and any accessory building shall be residential in character.

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