

## APPROVED DEVELOPMENT CONDITIONS

SE 2014-MA-015

January 27, 2015

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 December 2, 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 90 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. If the applicant wishes to enter into a standing private parking agreement for

the recurring use of the parking lot by an off-site user, the office of the District Supervisor shall be notified. Parking agreements shall only be entered into with the concurrence of the office of the District Supervisor.

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.