



APPLICATION ACCEPTED: January 26, 2015
PLANNING COMMISSION: September 16, 2015
BOARD OF SUPERVISORS: (to be determined)

County of Fairfax, Virginia

September 2, 2015
STAFF REPORT
SEA 84-M-012-02
MASON DISTRICT



APPLICANT:	Quan Q. Nguyen and Ngan T. Nguyen	SC HC
ZONING:	R-5 (Residential - 5 du/ac) SC (Sign Control Overlay) HC (Highway Corridor Overlay)	
PARCEL:	71-2 ((2)) 27	
ACREAGE:	20,620 square feet	
FAR:	0.27	
OPEN SPACE:	40%	
PLAN MAP:	Residential at 2-3 du/ac	
SE CATEGORY:	Category 5 – Commercial and Industrial Uses of Special Impact	
PROPOSAL:	Removal of existing structure and construction of 2-story, 5,516 sf building and associated parking, to be used as a medical office.	

STAFF RECOMMENDATIONS:

- Staff recommends approval of SEA 84-M-012-02, subject to the proposed development conditions in Appendix 1.

Michael H. Lynskey, ASLA

- Staff recommends approval of the following modifications and waivers:
 - Modification of Additional Standards for Offices (Sect. 9-515) to allow a professional office use in a newly-constructed structure that maintains the appearance of a single-family residence, rather than in an existing dwelling constructed prior to 1973.
 - Direction to the Director of DPWES to approve:
 - Deviation of tree preservation target, per PFM Sect. 12-0508.3A.
 - Modify transitional screening requirements, in favor of the vegetation shown on the SEA Plat, and as conditioned.
 - Modify interior and peripheral parking lot landscaping requirements, in favor of the vegetation shown on the SEA Plat, and as conditioned.
 - Waive loading space requirement, due to a residential-style garbage collection plan, as conditioned.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any development conditions, 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.



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 Amendment

SEA 84-M-012-02

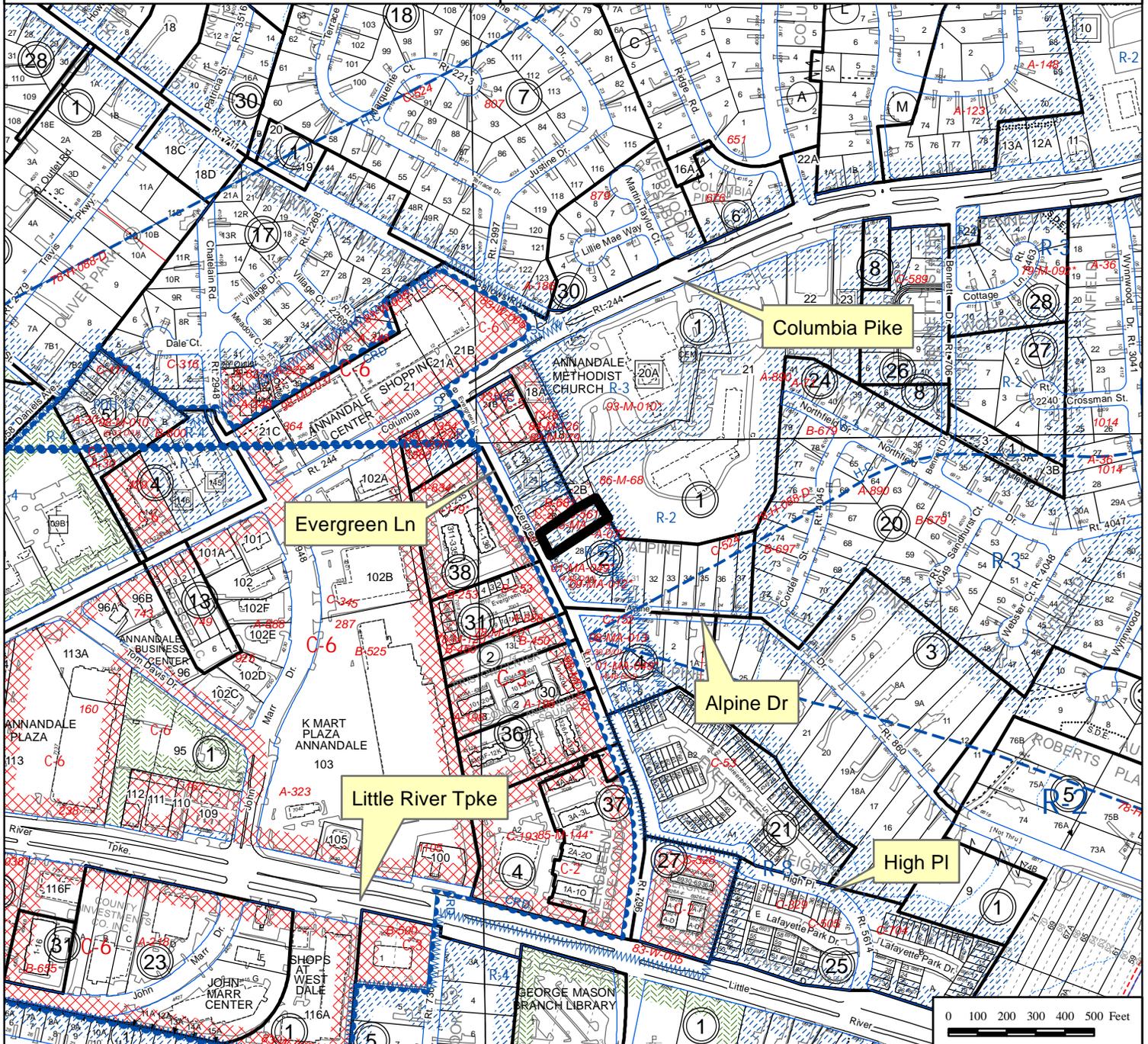


Applicant:
Accepted:
Proposed:

QUAN Q. NGUYEN AND NGAN T. NGUYEN
01/26/2015
AMEND SE 84-M-012 PREVIOUSLY APPROVED
FOR MEDICAL OFFICE TO PERMIT
MODIFICATIONS TO SITE AND DEVELOPMENT CONDITIONS

Area: 20620 SF OF LAND; DISTRICT - MASON
Zoning Dist Sect: 03-0504
Located: 4217 EVERGREEN LANE, ANNANDALE, VA 22003

Zoning: R-5
Plan Area: 1,
Overlay Dist: SC HC
Map Ref Num: 071-2- /02/ /0027



PLAN APPROVAL INFORMATION				
RELATED INFORMATION	REQUIRED	NOT REQUIRED	COUNTY I.D. NUMBER	COMMENTS/SHEET NO.
1. RPA BOUNDARY LOCATION CERTIFICATION		<input checked="" type="checkbox"/>		
2. RPA DELINEATION		<input checked="" type="checkbox"/>		
3. CHESAPEAKE BAY ACT EXCEPTION		<input checked="" type="checkbox"/>		
4. FLOOD PLAIN STUDY		<input checked="" type="checkbox"/>		
5. DRAINAGE STUDY		<input checked="" type="checkbox"/>		
6. WATER QUALITY IMPACT ASSESSMENT		<input checked="" type="checkbox"/>		
7. SOILS REPORT	FULL LIMITED	<input checked="" type="checkbox"/>		
8. REZONING/SPECIAL EXCEPTION/SPECIAL PERMIT APPROVAL	<input checked="" type="checkbox"/>			
9. B.Z.A. VARIANCE APPROVAL		<input checked="" type="checkbox"/>		
10. WETLANDS/WATERS OF THE U.S. PERMIT		<input checked="" type="checkbox"/>		
11. FEMA LETTER OF MAP REVISION		<input checked="" type="checkbox"/>		
12. VEGETATED ROOF NOTE		<input checked="" type="checkbox"/>		
13. OVERLAY DISTRICT INFORMATION		<input checked="" type="checkbox"/>		
14. TREE BANKING		<input checked="" type="checkbox"/>		
15. TREE FUND		<input checked="" type="checkbox"/>		
16. MODIFICATIONS/WAIVERS	<input checked="" type="checkbox"/>			

REQUIRED INFORMATION

DESCRIPTION OF PROPOSED WORK: THIS PLAN IS PREPARED FOR A SPECIAL EXCEPTION USE FOR MEDICAL OFFICE UNDER ZONING ORDINANCE SECTION 3-504 (CATEGORY 5). THE CURRENT ZONING OF THE LOT IS R-5. THE SITE CONTAINS 20,620 SF OF LAND. THE EXISTING 1-STORY DWELLING IS BEING USE FOR MEDICAL OFFICE SE-84-M-012 APPROVED BY THE BOARD OF SUPERVISORS ON MAY 7, 1984.

ALL CONSTRUCTION ACTIVITIES TO BE PERFORMED IN ACCORDANCE WITH CURRENT COUNTY, AND VDOT REQUIREMENTS.

ALL TOPOGRAPHY DEPICTED IN THIS PLAN CORRELATES TO USGS DATUM WITH 2 FT CONTOURS.

TAX MAP NUMBER	71-2--(02)-27
ZONING DISTRICT	R-5
MINIMUM YARD REQUIREMENTS (SETBACKS)	FY: 20', SY: 8', RY: 25'
MINIMUM LOT AREA REQUIREMENT	14,000 SF (NON RESIDENTIAL USE)
MINIMUM LOT WIDTH REQUIREMENT	75 FT (NON RESIDENTIAL USE)
TOTAL LOT AREA (SQUARE FEET OR ACRE)	20,620 SF
SERVED BY (INDICATE PUBLIC WATER OR INDIVIDUAL WELL)	PUBLIC WATER
SERVED BY (INDICATE PUBLIC SEWER OR INDIVIDUAL WASTEWATER MANAGEMENT SYSTEM)	PUBLIC SEWER
BUILDING HEIGHT CERTIFICATION (LTI 06-13)	PROVIDED ON SHEET NO. SHEET 4
E&S PRIORITY RATING FORM	PROVIDED ON SHEET NO. _____
RESPONSIBLE LAND DISTURBER	NAME: RAM PRADHAN, P.E. CERTIFICATE NO.: LIC. # 049204 PHONE NO.: _____ ADDRESS: _____
WATER QUALITY WAIVER INFO, IF APPLICABLE	PROVIDED ON SHEET NO.: NA
TREE CONSERVATION PLAN	PROVIDED ON SHEET NO.: SHEET 5

- SITE INSPECTION NOTES**
- NOTIFY SITE INSPECTIONS AT 703-324-1720 PRIOR TO BEGINNING ANY WORK ON THE PROJECT. FAILURE TO NOTIFY CAN RESULT IN THE ISSUANCE OF A VIOLATION AND A SUBSEQUENT FINE FOR COMPLIANCE INSPECTION.
 - NO EARTH DISTURBANCE OR CONSTRUCTION IS ALLOWED UNTIL THE BUILDING PERMIT FOR THE PROJECT IS ISSUED. EVIDENCE OF A BUILDING PERMIT MUST BE PROVIDED TO THE SITE INSPECTOR AT THE PRE-CONSTRUCTION MEETING.
 - NOTIFY THE "MISS UTILITY" NOTIFICATION CENTER AT 1-800-552-7001 AT LEAST TWO WORKING DAYS PRIOR TO COMMENCEMENT OF EXCAVATION, DEMOLITION, OR BLASTING IN ACCORDANCE WITH THE VIRGINIA UNDERGROUND UTILITY DAMAGE PREVENTION ACT.

LEGALITY OF LOT CERTIFICATION (LTI 02-10)

I HEREBY CERTIFY THAT ALL APPROPRIATE COUNTY APPROVALS WERE OBTAINED IN ACCORDANCE WITH THE PROCESS REQUIRED BY THE SUBDIVISION ORDINANCE IN EFFECT AT THE TIME OF THE CREATION OF LOT(S) 27. THE LOT(S) WERE CREATED AS PART OF THE ALPINE SUBDIVISION APPROVED BY FAIRFAX COUNTY ON OCT 4, 1946 AND RECORDED IN DEED BOOK 517 AT PAGE 220 IN FAIRFAX COUNTY LAND RECORDS.

WETLANDS PERMITS CERTIFICATION

I HEREBY CERTIFY THAT ALL WETLANDS PERMITS REQUIRED BY LAW WILL BE OBTAINED PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES.

SIGNATURE: For *R. Pradhan*
OWNER/DEVELOPER: DR. QUAN Q. NGUYEN (OWNER)
NAME: _____ TITLE: _____

INFORMATION REGARDING ACTIVITIES IN THE RESOURCE PROTECTION AREA

ACTIVITY	YES/NO
CONSTRUCTION ACTIVITIES IN A RESOURCE PROTECTION AREA (IF YES, INDICATE TYPE BELOW)	NO
REDEVELOPMENT PRINCIPAL STRUCTURE	NO
REDEVELOPMENT ACCESSORY STRUCTURE	NO
PUBLIC ROADS	NO
PRIVATE ROADS	NO
DRIVEWAYS	NO
STORMWATER OUTFALL	NO
OTHER (INDICATE TYPE):	NO

TREE PRESERVATION

TREE PRESERVATION TARGET DEVIATIONS OR MODIFICATIONS ARE BEING REQUESTED. YES NO

NOTICE OF VIOLATION

IS THIS PLAN SUBMITTED AS A RESULT OF NOTICE OF VIOLATION? YES NO

IF "YES", COPY OF NOTICE OF VIOLATION PROVIDED ON SHEET NO. _____

STORMWATER INFORMATION

HIGH DENSITY POLYETHYLENE (HDPE) USED ON THIS PROJECT YES NO

THE PLAN MEETS: TIME LIMITS ON APPLICABILITY OF APPROVED DESIGN CRITERIA

THE PLAN MEETS THE GRANDFATHERING CRITERIA

SWM FACILITIES (PROPOSED ONLY) THE PLAN MEETS THE GRANDFATHERING CRITERIA

FACILITY ID NO.	FACILITY TYPE	PURPOSE	AREA TREATED (ACRES)	LATITUDE (DECIMAL DEGREE)	LONGITUDE (DECIMAL DEGREE)	WATERSHED	RECEIVING WATERS	MAINTENANCE AGREEMENT Y/N	VAHUS CODE	LENGTH/AREA OF FACILITY	UNIT (FT/SF)	NO. OF BLDG. SERVED (FOR ROOFTOP DISCONNECT)
Spec #9	Bio-Retention (Level #2)	Water Quality Quantity	0.1654	38.82	77.18	Cameron Run	Indiana Run	YES	PL-26	540	SF	N/A

SOILS MAP DATA SCALE: 1"=200'

SOIL ID NUMBERS	SOIL SERIES NAME	FOUNDATION SUPPORT	SOIL DRAINAGE	EROSION POTENTIAL	PROBLEM CLASS
38C	FAIRFAX LOAM	FAIR	GOOD	MEDIUM	I
95	URBAN LAND	NA	NA	NA	IVB

REFER SOIL CERTIFICATION ON SHEET 4.
IS THE SITE LOCATED WITHIN NATURALLY OCCURRING ASBESTOS SOILS? YES NO

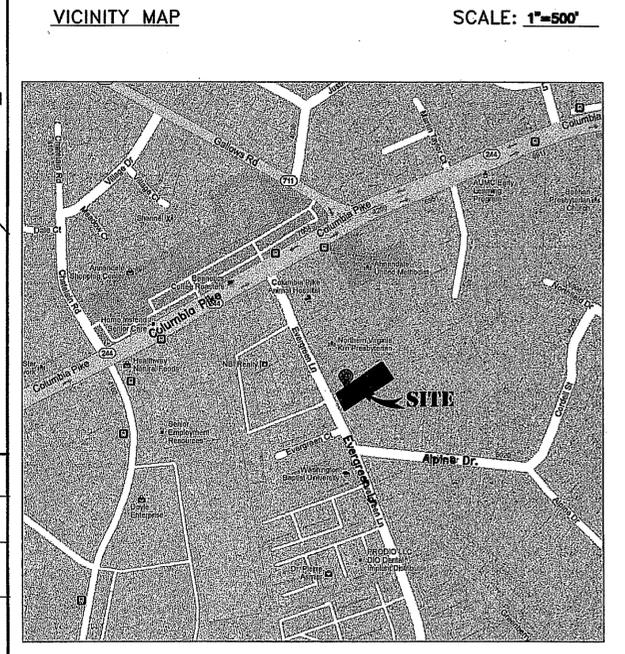
AREAS THAT MAY CONTAIN NATURALLY OCCURRING ASBESTOS SOILS ARE LOCATED ON THE COUNTY ORANGE SOILS TAX MAP GRIDS ON THE COUNTY WEBSITE. SPECIAL PRECAUTIONS REGARDING THESE SOILS OR FILL ORIGINATING FROM THESE SOILS ARE REQUIRED BY THE OCCUPATIONAL SAFETY AND HEALTH REGULATIONS ENFORCED BY THE VIRGINIA DEPARTMENT OF LABOR AND INDUSTRY AND SPECIAL GUIDANCE HAS BEEN ISSUED BY THE U.S. ENVIRONMENTAL PROTECTION AGENCY.



OWNER INFORMATION

(X) OWNER () TRUSTEE () A CORPORATION () A PARTNERSHIP () AN INDIVIDUAL

DR. QUAN Q. NGUYEN 703-403-3219
NAME PHONE
4217 EVERGREEN LANE, ANNANDALE, VA 22003
ADDRESS EMAIL



IMPERVIOUS AREA ANALYSIS (PRO RATA SHARE)

	PREDEVELOPMENT	POST DEVELOPMENT
SITE AREA IN ACRES (A)	0.473	0.473
COMPOSITE RATIONAL C FACTOR (C)	0.52	0.64
FRACTIONAL IMPERVIOUSNESS (I)	0.42	0.61
TOTAL IMPERVIOUS ACRES (A x I)	0.199	0.288
INCREASE IN IMPERVIOUS ACRES EQUALS POST DEVELOPMENT(A x I) MINUS PREDEVELOPMENT (A x I)		
INCREASE IN IMPERVIOUS ACRES = 0.089 ACRES		

SWMO WATER QUALITY REQUIREMENT DETERMINATION

	SQUARE FEET
IMPERVIOUS AREA PROPOSED	
BUILDINGS	2,758 SF
DRIVEWAYS	5,539 SF
MISCELLANEOUS	338 SF
TOTAL IMPERVIOUS ADDED	8,635 SF
IMPERVIOUS AREA EXISTING (TO REMAIN)	
3,895 SF (PARKING SURFACE)	
TOTAL IMPERVIOUS AREA (PROPOSED AND EXISTING TO REMAIN)	12,530 SF
TOTAL LOT AREA	20,620 SF
% IMPERVIOUS EQUALS TOTAL IMPERVIOUS AREA DIVIDED BY LOT AREA MULTIPLIED BY 100	
% IMPERVIOUS = 12,530/20,620=60.76% > 18.0 %	
BMP REQUIRED	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> REFER SHEETS 6,7 AND 8.

VPDES REQUIRED YES NO

VPDES PERMIT NO. (IF TIME LIMITS): _____

COUNTY STORMWATER PERMIT REQUIRED YES NO

SWM FACILITIES DESIGNED USING: TECHNICAL CRITERIA 4 (NEW) TECHNICAL CRITERIA 5 (OLD)

DISTURBED AREA (DA) WITHIN WATERSHED(S):

WATERSHED 1 Cameron Run DA= 0.450 (ACRES)

WATERSHED 2 DA= (ACRES)

TOTAL DISTURBED AREA= 0.450 (ACRES)

APPROVED FOR INDIVIDUAL WASTEWATER SYSTEM AND/OR WATER WELL

DATE _____ BY _____ FAIRFAX COUNTY DEPARTMENT OF HEALTH

RESOURCE PROTECTION AREA

THE LIMITS OF CLEARING AND GRADING SHOWN NEAR AND/OR WITHIN THE LIMITS OF THE RESOURCE PROTECTION AREA (RPA) MUST BE STRICTLY OBSERVED AND ENFORCED. ANY ENCROACHMENT INTO, AND/OR DISTURBANCE OF, THE RPA NOT SHOWN ON THIS PLAN IS CONSIDERED A VIOLATION OF THE CHESAPEAKE BAY PRESERVATION ORDINANCE (CBPO) AND IS SUBJECT TO THE PENALTIES OF CBPO ARTICLE 9 (VIOLATIONS AND PENALTIES).

(STORMWATER REVIEWER) DATE: _____

APPROVED FOR GRADING ONLY ON

LOT(S) NO. _____

PARCEL(S) NO. _____

THE FOLLOWING CERTIFICATIONS BASED ON A FIELD SURVEY ARE REQUIRED PRIOR TO RUP ISSUANCE (REVIEWER TO CHECK APPROPRIATE ITEMS):

___ A BUILDING HEIGHT CERTIFICATION

___ A SETBACK CERTIFICATION

APPROVED BY: _____ PLAN REVIEWER DATE: _____

THIS APPROVAL IS NOT A COMMITMENT TO PROVIDE SANITARY SEWER.

SHEET INDEX

- COVER SHEET
- EXISTING VEGETATION MAP, EXISTING CONDITION AND DEMOLITION PLANS
- SPECIAL EXCEPTION PLAT
- BULK PLANE COMPUTATION AND SITE PICTURES
- TREE CONSERVATION PLAN AND NARRATIVE
- BMP COMPUTATION BY RUNOFF REDUCTION METHOD
- BIO-RETENTION BASIN DETAILS, AND LANDSCAPING NOTES
- STORMWATER COMPUTATIONS AND OUTFALL NARRATIVE

RECEIVED Department of Planning & Zoning
JUL 2 2015
Zoning Evaluation Division

SHEET 1 OF 8
REVISED: 7/14

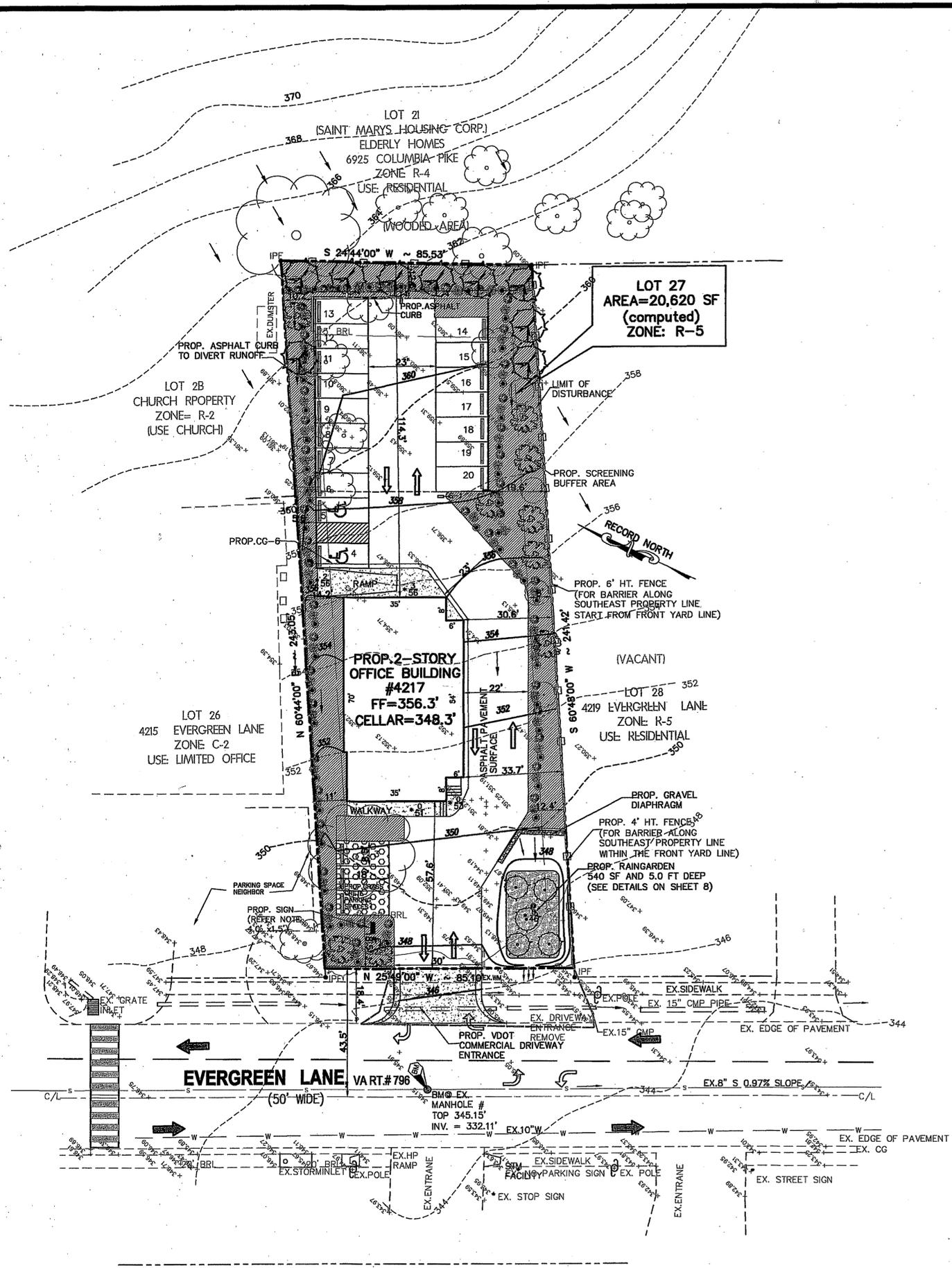
DESIGN ENGINEER / SURVEYOR

FIRM NAME: Inova Engineering Consultants, Inc
25209 Larks Terrace
South Riding, Virginia 20152
PHONE NO: (703) 655-3951 FAX NO: _____
PROJ. MANAGER: RAM L. PRADHAN EMAIL: inovaeengineers@ynoc.com

PROFESSIONAL SEAL
RAM L. PRADHAN
Lic. No. 049204
7-1-15
PROFESSIONAL SEAL

COVER SHEET
LOT 27, SEC B, ALPINE
4217 EVERGREEN LANE, ANNANDALE
DISTRICT: MASON
FAIRFAX COUNTY, VIRGINIA 22003

COUNTY NUMBER
SEA 84-M-012-02
PLAN REVIEWER



PROJECT DESCRIPTION:
 THIS PROJECT WORK INVOLVES REMOVAL OF THE EX. 1-STORY RESIDENTIAL DWELLING, PART OF PARKING ASPHALT SURFACE, REMOVAL OF DRIVEWAY ENTRANCE WITH REPLACEMENT OF 2 STORY MEDICAL OFFICE BUILDING, NEW DRIVEWAY ENTRANCE FOR 2 WAY TRAFFIC AND PARKING SPACES UNDER SPECIAL EXCEPTION USE 3-504 (CATEGORY 5). THE SITE IS ZONED R-5 AND CONTAINS 20,620 SF OF LAND. THE SITE IS BEING USED FOR MEDICAL OFFICE SINCE 1984 UNDER SPECIAL EXCEPTION PERMIT SE-84-M-12. THE PROPOSED DEVELOPMENT WILL BE IN HARMONY WITH COMPREHENSIVE PLAN AND WITH RESIDENTIAL NEIGHBORHOODS. THE PROPOSED DEVELOPMENT WILL NOT HAVE ADVERSE IMPACT ON THE SURROUNDING COMMUNITY DUE TO NATURE OF THE USE AND PROPOSED DEVELOPMENT CONDITIONS.

- SITE NOTES:**
1. THE SPECIAL EXCEPTION PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
 2. NO KNOWN GRAVE SITE OR BURIAL SITE EXIST ON THE LOT.
 3. THE PROPERTY IS SERVED BY PUBLIC WATER AND SANITARY SEWER SYSTEM.
 4. THERE ARE NO KNOWN UTILITY EASEMENTS HAVING A WIDTH OF 25 FEET OR MORE ON SITE.
 5. THERE ARE NO KNOWN MAJOR UTILITY EASEMENTS ON SITE.
 6. NO KNOWN TOXIC OR HAZARDOUS SUBSTANCES EXIST ON SITE.
 7. THE PROPOSED DEVELOPMENT CONFORMS TO PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS. WAIVERS FOR FOR A SCREENING BUFFER AND A BULK PLANE ANGLE (SECTION 3-507) HAVE BEEN REQUESTED IN ACCORDANCE TO ZONING ORDINANCES AND REGULATIONS.
 8. NO FLOOD PLAIN, RESOURCE PROTECTION OR MANAGEMENT AREAS EXIST ON SITE.

WATER AND SEWER LATERAL CONNECTION NOTES:
 THE EXISTING WATER AND SEWER CONNECTIONS TO THE PUBLIC MAIN WILL REMAIN THE SAME. THE LATERALS WILL BE CUT OFF AND CAPPED OFF PRIOR TO DEMOLITION. THE NEW 1" WATER AND 4" SEWER SHALL BE CONNECTED TO NEW BUILDING FROM THE POINT OF CUTOFF LOCATIONS. IF REQUIRED RELOCATED THE LATERALS TO THE PROPOSED NEW DWELLING IN ORDER TO SAVE PROPOSED LANDSCAPING AREA.

REQUESTED WAIVER AND MODIFICATIONS (SECTION 13-305):
 THE MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENTS UNDER ZONING ORDINANCE SECTION 13-303 (A) 1 TRANSITIONAL SCREENING 1 BE REQUESTED AS PART OF THIS SPECIAL EXCEPTION APPROVAL PROCESS.

VEGETATIVE BUFFER AND TRANSITIONAL SCREENING AND BARRIER AREA:
 A STRIP OF GREEN VEGETATIVE BUFFER AREA WITH 6 FT HEIGHT SOLID WOOD FENCE WILL BE PROVIDED ALONG THE RIGHT AND REAR PROPERTY LINE ADJOINING TO RESIDENTIAL PROPERTIES. PLANTINGS NEW TREES AND SHRUBS WILL BE DONE PER PFM CHAPTER 12 OR ZONING ORDINANCE ARTICLE 13 WITH COORDINATION COUNTY ARBORIST.

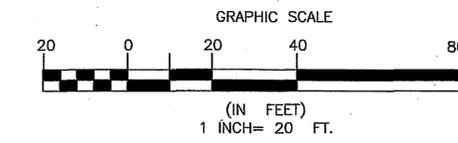
SIGN:
 A FREE STANDING SIGN WITH WHITE COLOR ILLUMINATION LIGHT AS SHOWN ON THE PLAN WILL BE PROVIDED FOR MEDICAL OFFICE. ILLUMINATIONS SHALL BE IN CONFORMANCE WITH THE PERFORMANCE STANDARDS FOR OUTDOOR LIGHTING SET FORTH IN PART 9 OF ARTICLE 14 OF THE ZONING ORDINANCE. THE SIZE OF THE SIGN WILL BE 4' LENGTH, 1.5' WIDTH. THE FREE STANDING SIGN SHALL NOT BE MORE THAN 4 FEET IN HEIGHT AND MINIMUM 10 FEET FROM ANY LOT LINE ZONING ORDINANCE ARTICLE 12 (ZO 12-208 M(2)).

CBPO NOTES
 THIS PLAN COMPLIES FULLY WITH AMENDMENT CHAPTER 118 (CHESAPEAKE BAY PRESERVATION ORDINANCE) OF THE CODE OF THE COUNTY OF FAIRFAX, EFFECTIVE NOV. 18, 2003.

TOPOGRAPHY NOTE:
 THE TOPOGRAPHY IS CORRELATED TO USGS DATUM WITH 2 FEET CONTOUR INTERVAL. THE ELEVATION IS BASED ON NORTH AMERICA VERTICAL DATUM (NAVD) 1988.

BASEMENT NOTE:
 THE BASEMENT IS CELLAR. MORE THAN 50% OF THE BASEMENT AREA IS BELOW THE AVERAGE GRADE. THE HEIGHT OF CELLAR TO THE CEILING SHALL NOT BE MORE THAN 6' 6 INCH.

PARKING SPACE NOTE:
 THREE PARKING SPACES IN THE FRONT WILL BE GRASS CRETE.



ZONING REQUIREMENTS R-5:
(ZONING ORDINANCE: ARTICLE -3, SECTION 3-500)

CATEGORIES:	REQUIRED	PROVIDED
MINIMUM LOT AREA	14,000 SF	20,620 SF
MIN. LOT WIDTH :	75 FT	85.10 FT
FRONT YARD	20 FT	57.6 FT
SIDE YARD	10 FT	11 FT (MIN)
REAR YARD	25 FT	114.3 FT
MAXIMUM BUILDING HEIGHT	65 FT	< 30.0 FT
OPEN SPACE	25 %	40.10 %
10-YR TREE CANOPY COVERED	20 %	21.81 %
FAR	0.35	0.2675

SPECIAL EXCEPTION USE UNDER SECTION 3-504 (CATEGORY 5)
SITE ANALYSIS:

BUILDING FOOT PRINT = 2,758 SF
 GROSS FLOOR AREA = 2 * 2,758 = 5,516 SF
 FLOOR AREA RATIO, FAR = 5,516 / 20,620 = 0.2675
 TOTAL IMPERVIOUS AREA:
 BUILDING = 2,758 SF
 DRIVEWAY AND PARKING SURFACE = 9,768 SF
 SIDEWALK AND CONC RAMP = 384 SF
 TOTAL = 12,910 SF (62.61%)

PARKING SPACE REQUIREMENTS:
 PER ARTICLE 11-104 (14)
 3.6 SPACES PER 1,000 SF OFFICE
 PARKING SPACE REQUIRED = 3.6/1,000 x 5,516 = 19.86 = SAY 20
 PARKING SPACE PROVIDED = 20 (19 REGULAR + 1 HP)

LANDSCAPE AND TREE PRESERVATION AREA:
 TREE CANOPY AREA REQUIRED PER CHAPTER 12 PFM
 TREE CANOPY AREA REQUIRED, 20 % = 4,124 SF
 TREE CANOPY AREA PROVIDED = 4,498 SF = 21.81 % > 20% REQUIRED
 TREE CANOPY REQUIREMENTS WILL BE MET PRESERVATION OF THE EX. TREES AND PLANTING NEW TREES. REFER SHEET 5 FOR TREE CANOPY COMPUTATIONS.

STORMWATER MANAGEMENT:
 THE STORMWATER MANAGEMENT REQUIREMENTS FOR WATER QUALITY AND DETENTION VOLUME DUE TO INCREASED IN IMPERVIOUS AREA WILL BE MET BY INSTALLATION OF BIORETENTION BASIN (RAIN GARDEN). THE PREDEVELOPMENT IMPERVIOUS AREA IS 8,655 SF AND POST DEVELOPMENT IMPERVIOUS AREA 12,350 SF RESULTING INCREASED IN 3,695 SF IMPERVIOUS AREA. THE SITE REQUIRES 1,145 CF WATER QUALITY VOLUME AND 684 WATER QUANTITY VOLUME. THE BIORETENTION FACILITY (RAIN GARDEN) IS DESIGNED FOR WATER QUALITY VOLUME BY RUNOFF REDUCTION METHOD. REFER SHEET 6 AND 7 FOR WATER QUALITY VOLUME COMPUTATION AND DETENTION VOLUME COMPUTATION. RAIN GARDEN DESIGN AND DETAILS IS PROVIDED ON SHEET 8. THE OVERFLOW OR EXCESS RUNOFF FROM THE BIORETENTION FACILITY WILL BE OUTFALL INTO THE EX. ROADSIDE DITCH WITH RUNOFF RATE LESS THAN PREDEVELOPMENT CONDITION. THE PROPOSED DRIVEWAY ENTRANCE WILL BE USED FOR ACCESS TO THE MAINTENANCE OF THE STORMWATER FACILITY, IF REQUIRED BY COUNTY ACCESS ACCESS FOR MAINTENANCE OF THE FACILITY WILL BE RECORDED IN COURT HOUSE. THERE WILL NOT BE ANY ADVERSE AFFECT ON THE EX. STORM DRAINAGE SYSTEM DUE TO THE PROPOSED DEVELOPMENT, REFER SHEET 9 FOR OUTFALL ANALYSIS.

NOTE:
 DAMAGE OR REMOVAL OF THE TREES OUTSIDE THE LIMITS OF DISTURBANCE IS PROHIBITED AS WELL AS DAMAGE TO THE TREE CRITICAL ZONE WITHOUT PROPER ROOT PRUNING FOR THAT RESIDE OUTSIDE THE LIMIT OF DISTURBANCE IS PROHIBITED.

LEGENDS

- 392 --- EX. 2' CONTOUR LINE
- + 307.01 EX. SPOT ELEVATION
- ☼ EX. TREE
- EX. FENCE
- ⊗ TEMP CONST ENTRANCE WITH WASHRACK, SPEC 3.02
- X - X - SILT FENCE, SPEC 3.05
- ▬▬▬▬▬ LIMIT OF DISTURBANCE
- X TREE TO BE REMOVED
- PROP. SCREENING BUFFER AREA
- NEWLY PLANTED TREE
- ⊗ PROPOSED TREE

Inova Engineering Consultants, Inc
 (Engineers, Surveyors, Land Development)
 25209 Larks Terrace
 South Riding, Virginia 20152
 Phone : (703) 655-3951
 E-mail: inovaengineers@ahco.com

SPECIAL EXCEPTION PLAN
LOT 27, SEC 5, ALPINE
4217 EVERGREEN LANE, ANNANDALE
MASON DISTRICT
FAIRFAX COUNTY, VA 22003

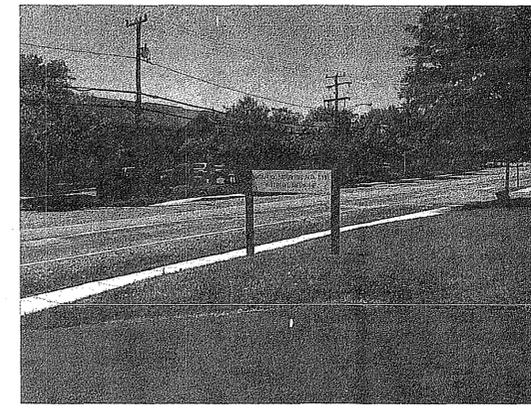
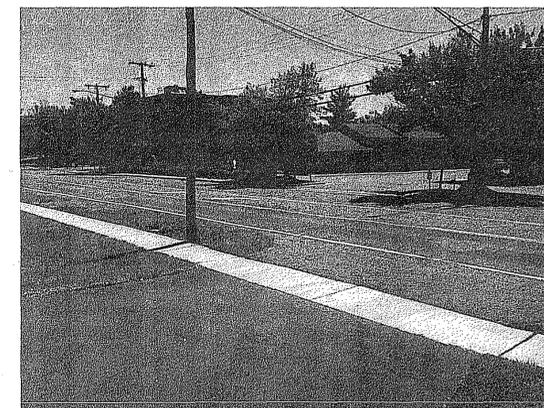
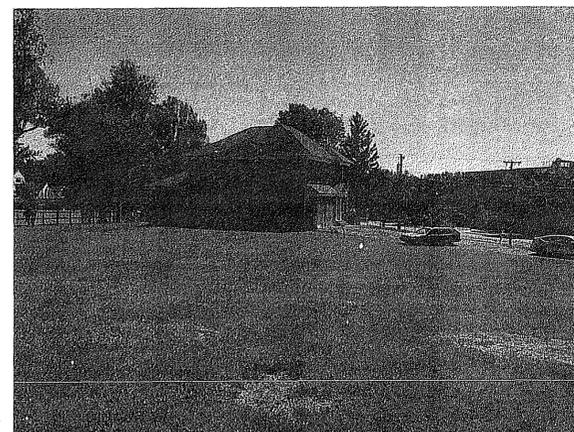
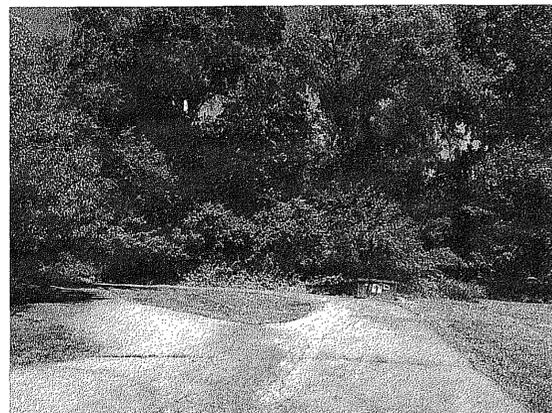
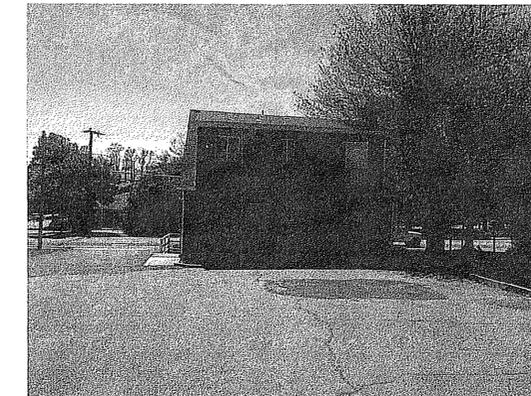
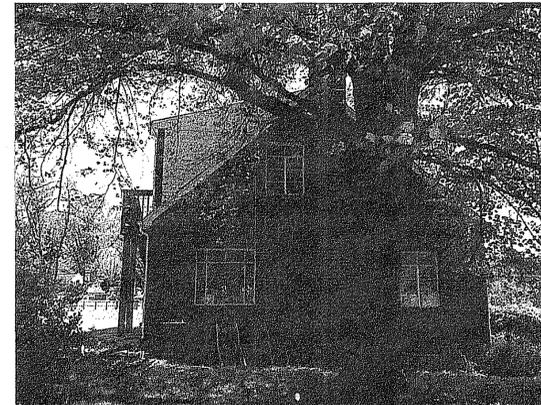
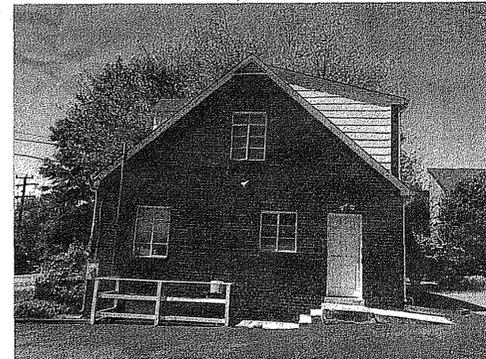
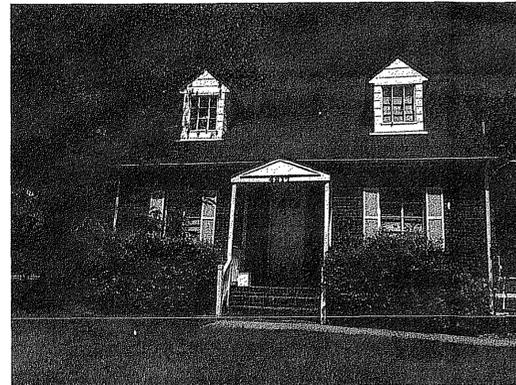
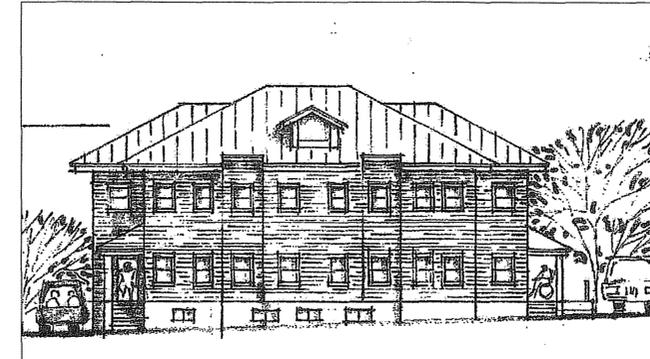
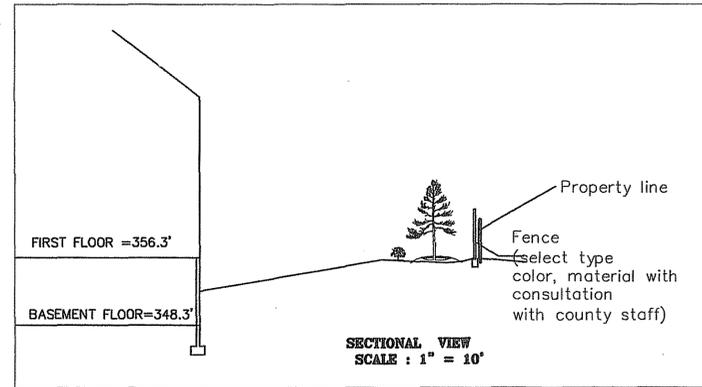
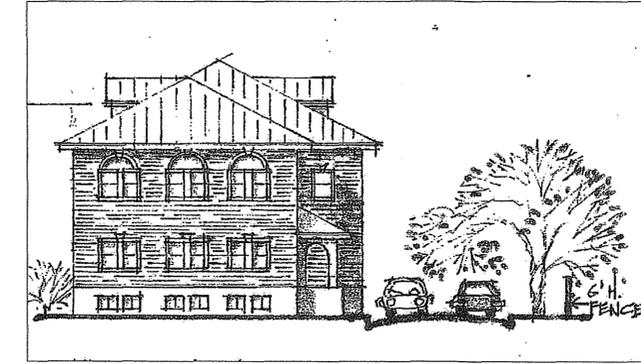
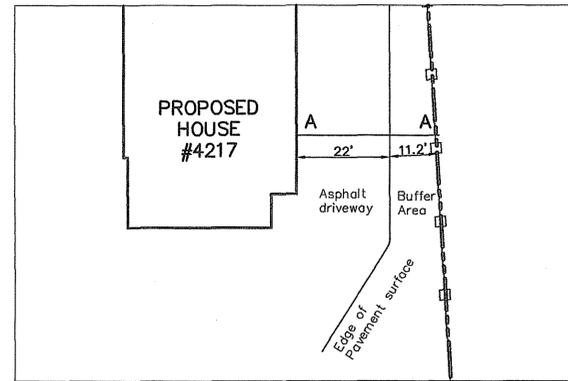
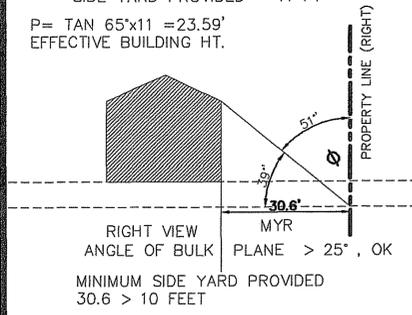
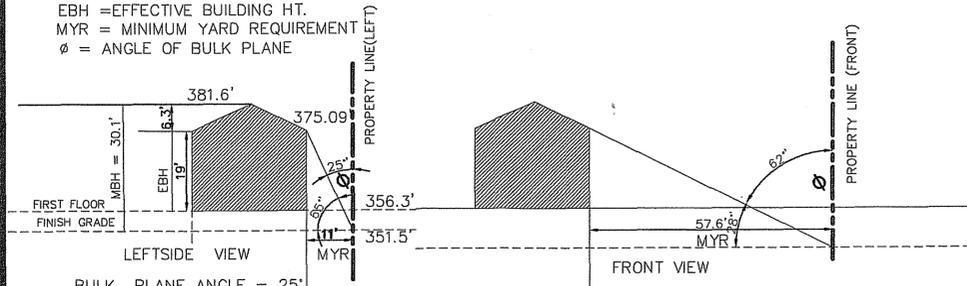
NO.	DATE	REVISION PER COUNTY COMMENTS DESCRIPTION	INOVA BY
1.	11-6-14		

TAX MAP: 71-2-((02))-27

DESIGN BY: RLP
 DRAWN BY:
 CHECKED BY: RLP
 DATE: 6-20-2015
 SCALE: 1"=20'

SHEET : 3 OF 8

MBH = MAXIMUM BUILDING HT.
 EBH = EFFECTIVE BUILDING HT.
 MYR = MINIMUM YARD REQUIREMENT
 ϕ = ANGLE OF BULK PLANE



EVERGREEN STREET FRONT VIEW FROM PROPERTY (date: 5-25-2013)

Inova Engineering Consultants, Inc
 (Engineers, Surveyors, Land Development)

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 South Riding, Virginia 20152
 Phone: (703) 655-3951
 E-mail: inovaengineers@yahoo.com



**BULK PLANE COMPUTATIONS
 AND SITE PICTURES**

**LOT 27, SEC 5, ALPINE
 4217 EVERGREEN LANE, ANNANDALE
 MASON DISTRICT
 FAIRFAX COUNTY, VA 22003**

NO.	DATE	REVISION PER COUNTY COMMENTS DESCRIPTION	BY
1.	11-6-14		INOVA

TAX MAP: 71-2-((02))-27

DESIGN BY: RLP
 DRAWN BY:
 CHECKED BY: RLP
 DATE: 6-20-2015
 SCALE: AS NOTED

PLANTING OF TREES :

PLANTING OF NEW TREES WITHIN THE RAIN GARDEN AND PROPOSED SCREENING BUFFER AREA SHALL BE DONE AFTER CONSULTATION WITH COUNTY ARBORIST. ADDITIONAL PLANTINGS WILL BE DONE IF REQUIRED BY COUNTY TO MEET SCREENING BUFFER AND LANDSCAPING OF THE SUBJECT PROPERTY.

SHRUBS



3 SHRUBS PER 10 FEET LINER FEET ALONG THE BUFFER AREA
100 SHRUBS.

TREE PRESERVATION NARRATIVE:

THE SITE IS DEVELOPED WITH ONE STORY DWELLING WITH ASPHALT DRIVEWAY AND PARKING SPACES ON THE REAR OF THE LOT. APPROXIMATELY 3,399 SF OF THE SITE AREA IS COVERED BY EXISTING VEGETATION. THE SITE IS DEVELOPED WITH UPLAND FOREST. THE SITE CONTAINS MAPLE, OAK, PINE AND MULBERRY TREES. THE 10 YR CANOPY COVER REQUIREMENTS IS MET BY PLANTINGS 9 DECIDUOUS, 9 EVERGREEN AND 5 RAIN GARDEN TREES. TREE PROTECTION FENCE, ORANGE FENCE, ROOT PRUNING, MULCHING PAD AND EROSION SEDIMENT CONTROL DEVICE SUCH AS SILT FENCE MUST BE INSTALLED AND APPROVED BY THE SITE INSPECTOR PRIOR TO START OF DEMOLITION WORKS.

SUPER SILT FENCE CAN BE INSTALLED IN LIEU TO SILT FENCE AND TREE PROTECTION FENCE.

TREE PRESERVATION SPECIFICATIONS:

1. PRIOR TO ANY CONSTRUCTION ACTIVITY, ALL INDIVIDUAL TREES AND GROUPS OF TREES SHOWN TO BE PRESERVED ON THE TREE PRESERVATION PLAN SHALL BE PROTECTED BY FENCING A MINIMUM OF FOUR FEET IN HEIGHT, PLACED AT THE LIMITS OF CLEARING GRADING, OR AS DETERMINED DURING PRE-CONSTRUCTION MEETING. TREE PROTECTION FENCING SHOULD BE 14 GAUGE STEEL WOVEN WIRE "FARM FENCE" ON 6 FOOT STEEL POSTS DRIVEN IN TO GROUND 18 INCHES AND PLACED MORE THAN 10 FEET APART; OR SUPER SILT FENCE OR CHAIN LINK FENCE. THE TREE PROTECTION FENCING SHALL BE MADE CLEARLY VISIBLE TO ALL CONSTRUCTION PERSONNEL WITH SIGNS POSTED ON IT STATING IN SPANISH AND ENGLISH THAT IT IS A TREE PRESERVATION AREA AND NO ENTRY IS PERMITTED. THE FENCING SHALL BE INSTALLED PRIOR TO ANY WORK BEING CONDUCTED ON THE SITE, INCLUDING REMOVAL OF THE EXISTING TREES FOR SITE CLEARANCE, UNLESS AUTHORIZED BY FAIRFAX COUNTY URBAN FORESTER.
2. NO CONSTRUCTION ACTIVITY BEYOND THE LIMITS OF CLEARING AND GRADING IS PERMITTED.
3. THE ENGINEER, ARCHITECT OR SITE SUPERINTENDENT SHALL FLAG THE LIMITS OF CLEARING AND GRADING PRIOR TO THE PRE-CONSTRUCTION MEETING.
4. SUPER SILT FENCE AND ROOT PRUNING SHALL BE INSTALLED AS TREE PROTECTION MEASURES TO PROTECT TREES LABELED AS "SAVE" AND TO PROTECT THE OFFSITE TREES.
5. OFF-SITE AND CO-OWNED TREES SHOULD RECEIVE SPECIAL ATTENTION; DISCUSS THE PROJECT WITH ADJOINING OWNERS ABOUT SUCH TREES BEFORE START OF THE WORK. WITHOUT NEIGHBOR WRITTEN CONSENT, REMOVAL OF THE CO-OWNED TREES ARE PROHIBITED.
6. AT BOND RELEASE, THE SITE SHALL BE REVIEWED TO DETERMINE THE NEED FOR FURTHER TREE CARE OR REMOVAL.
7. ALL TREE PRESERVATION MEASURES SHALL BE TAKEN TO SAVE TREES TO BE SAVED AND TO MINIMIZE IMPACT OF THE ROOT ZONES OF THE OFFSITE TREES.

TREE PLANTING SCHEDULES							
KEY	BOTANICAL NAME	QTY	STOCK SIZE (HT/CALIPER)	STOCK TYPE	10-YR TREE CANOPY (SF)	TREE CANOPY SUB-TOTAL (SF)	REMARKS
NATIVE TREES							
DECIDUOUS TREES							
DC-II	CATEGORY II	2	2" CALIPER	BB	100	200	1.5 (MULTIPLICATION FAC.)
DC-III	CATEGORY III	3	2" CALIPER	BB	150	450	1.5 (MULTIPLICATION FAC.)
DC-IV	CATEGORY IV	4	2" CALIPER	BB	200	800	1.5 (MULTIPLICATION FAC.)
EVERGREEN TREES							
EG-I	CATEGORY I	3	2" CALIPER	BB	75	225	1.5 (MULTIPLICATION FAC.)
EG-II	CATEGORY II	3	2" CALIPER	BB	100	300	1.5 (MULTIPLICATION FAC.)
EG-III	CATEGORY III	3	2" CALIPER	BB	150	450	1.5 (MULTIPLICATION FAC.)
RAIN GARDEN TREE							
EG-III	EVERGREEN TREES (CAT-III)	3	2" CALIPER	BB	125	375	1.25 (MULTIPLICATION FAC.)
DC-II	DECIDUOUS TREES (CAT-II)	2	2" CALIPER	BB	100	200	1.25 (MULTIPLICATION FAC.)

TREE PRESERVATION TARGET DEVIATION REQUEST LETTER:

TO : FOREST CONSERVATION BRANCH
URBAN FORESTRY MANAGEMENT DIVISION
FAIRFAX COUNTY, VA 22030

REF: TREE PRESERVATION TARGET DEVIATION REQUEST
FOR 4217 EVERGREEN LANE, ANNANDALE, VA 22030

SIR: WE WOULD LIKE TO REQUEST TREE PRESERVATION TARGET DEVIATION FOR THE ABOVE REFERENCE PROPERTY BASED ON THE FOLLOWING REASONS.

P.F.M SECTION 12-0508.3A(2) MEETING THE TREE PRESERVATION TARGET WOULD REQUIRE THE PRESERVATION OF TREES THAT DO NOT MEET STANDARDS FOR HEALTH AND STRUCTURAL CONDITION AND OTHER VEGETATION AND RISK MANAGEMENT REQUIREMENTS OF § 12-0400 ET SEQ.

12-0508.3A(3) CONSTRUCTION ACTIVITIES COULD BE REASONABLY EXPECTED TO IMPACT EXISTING TREES OR FORESTED AREAS USED TO MEET THE TREE PRESERVATION TARGET TO THE EXTENT THESE WOULD NOT LIKELY SURVIVE IN A HEALTHY AND STRUCTURALLY SOUND MANNER FOR A MINIMUM OF 10-YEARS IN ACCORDANCE WITH THE POST-DEVELOPMENT STANDARDS FOR TREES AND FORESTED AREAS PROVIDED IN §§ 12-0403 AND 12-0404.

HOWEVER, THE 10 YEAR TREE CANOPY REQUIREMENTS WILL BE MET BY PLANTING NEW TREES ALONG BUFFER AREA AND ELSE WHERE AS SHOWN ON THE SPECIAL EXCEPTION PLAN.

WE WOULD LIKE TO REQUEST TO APPROVE OUR DEVIATION REQUEST LETTER UNDER PFM SECTION 12-0508.4B.

SINCERELY,
RAM L. PRADHAN, PE.

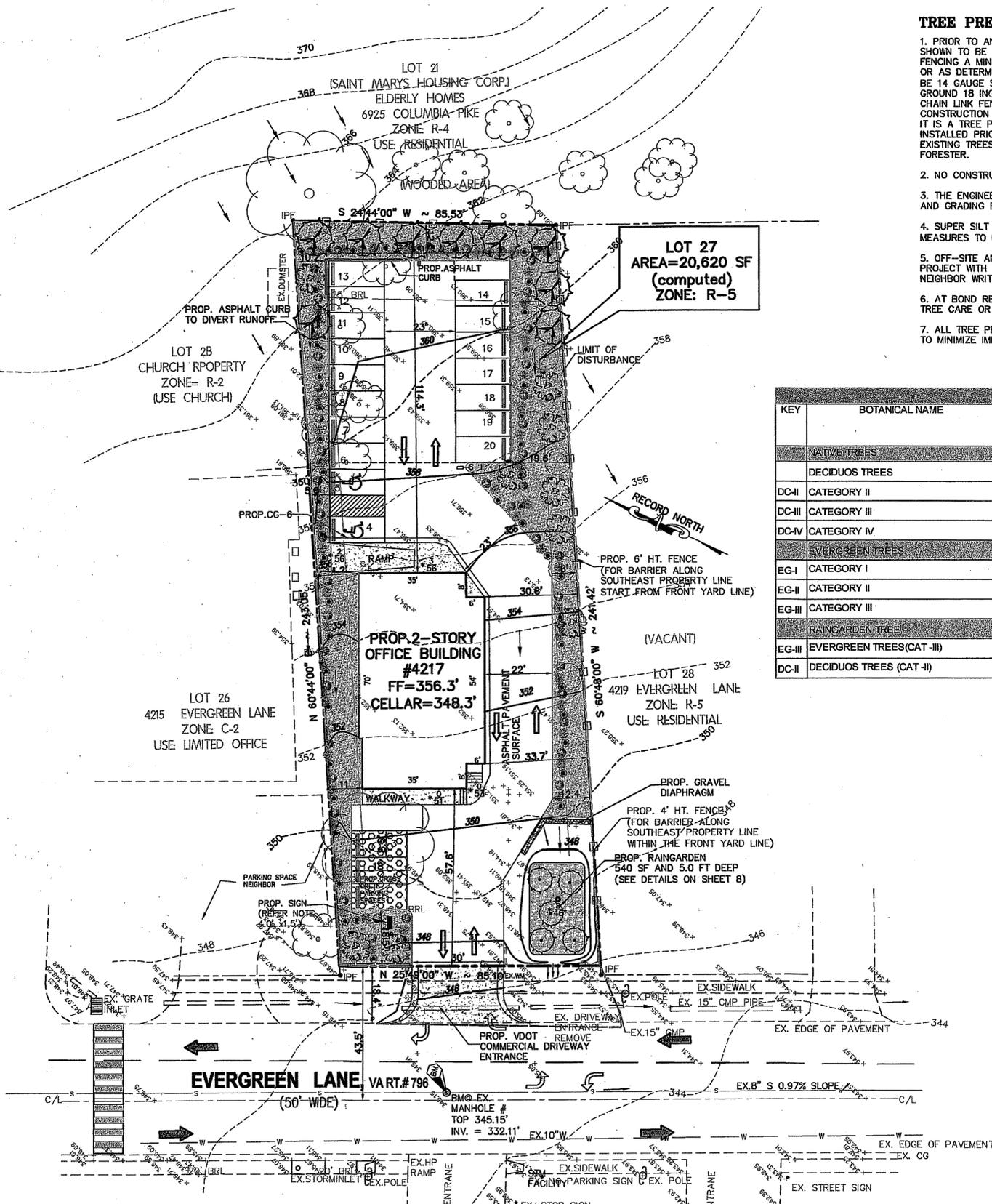


TABLE 12.10 10-YEAR TREE CANOPY CALCULATION WORKSHEET		
A. TREE PRESERVATION TARGET AND STATEMENT		
A1	PRE-DEVELOPMENT AREA OF EXISTING TREE CANOPY (FROM EXISTING VEGETATION MAP)=	3399 SF
A2	PERCENTAGE OF GROSS SITE AREA COVERED BY EXISTING TREE CANOPY=	16.5%
A3	PERCENTAGE OF 10-YEAR TREE CANOPY REQUIRED FOR SITE (SEE TABLE 12.4)=	20%
A4	PERCENTAGE OF THE 10-YEAR TREE CANOPY REQUIREMENT THAT SHOULD BE MET THROUGH TREE PRESERVATION=	20.0%
A5	PROPOSED PERCENTAGE OF CANOPY REQUIREMENT THAT WILL BE MET THROUGH TREE PRESERVATION=	0.0%
A6	HAS THE TREE PRESERVATION TARGET MINIMUM BEEN MET?	NO
A7	IF NO FOR A6, THEN SHEET NUMBER WHERE DEVIATION REQUEST IS LOCATED	n/a
A8	IF STEP G REQUIRES A NARRATIVE, IT SHALL BE PREPARED IN ACCORDANCE WITH § 12-0508.4	n/a
B. TREE CANOPY REQUIREMENT		
B1	GROSS SITE AREA=	20620 SF
B2	SUBTRACT TO PARKS, ROAD FRONTAGE AND OTHERS=	0 SF
B3	SUBTRACT AREA OF EXEMPTIONS=	0 SF
B4	ADJUSTED GROSS SITE AREA (B1-B2)=	20620 SF
B5	SITE ZONE/USE=	R-5
B6	PERCENT OF 10-YEAR TREE CANOPY REQUIREMENT=	20%
B7	AREA OF 10-YEAR TREE CANOPY REQUIRED (B4*B6)=	4124 SF
B8	MODIFICATION OF 10-YEAR TREE CANOPY REQUIREMENT REQUESTED?	YES
B9	IF B8 IS YES, THEN LIST PLAN SHEET WHERE MODIFICATION REQUEST IS LOCATED=	REFER LETTER
C. TREE PRESERVATION		
C1	TREE PRESERVATION TARGET AREA=	680 SF
C2	TOTAL CANOPY AREA MEETING STANDARDS OF § 12-0400=	0 SF
C3	C2x1.25=	0 SF
C4	TOTAL CANOPY AREA PROVIDED BY UNIQUE OR VALUABLE FOREST OR WOODLAND COMMUNITIES=	0 SF
C5	C4x1.5=	0 SF
C6	TOTAL OF CANOPY AREA PROVIDED BY "HERITAGE", "MEMORIAL", "SPECIMEN" OR "STREET" TREES=	0 SF
C7	C6x1.25 OR 1.50=	0 SF
C8	CANOPY OF TREES WITHIN THE RESOURCE PROTECTION AREAS AND 100-YEAR FLOODPLAINS=	0 SF
C9	C8x1.0=	0 SF
C10	TOTAL OF C3, C5, C7 AND C9=	0 SF
D. TREE PLANTING		
D1	AREA OF CANOPY TO BE MET THROUGH TREE PLANTING (B7-C10)=	0 SF
D2	AREA OF CANOPY PLANTED FOR AIR QUALITY BENEFITS=	0 SF
D3	(D2x1.5)=	0 SF
D4	AREA OF TREE PLANTED FOR ENERGY CONSERVATION=	0 SF
D5	(D4x1.5)=	0 SF
D6	AREA OF TREE PLANTED FOR WATER QUALITY BENEFITS=	575 SF
D7	(D6x1.25)=	719 SF
D8	AREA OF CANOPY PLANTED FOR WILDLIFE BENEFITS=	0 SF
D9	(D8x1.5)=	0 SF
D10	AREA OF CANOPY PROVIDED BY NATIVE TREES=	2425 SF
D11	(D10x1.5)=	3638 SF
D12	AREA OF CANOPY PROVIDED BY IMPROVED CULTIVARS AND VARIETIES=	0 SF
D13	(D12x1.25)=	0 SF
D14	AREA OF CANOPY PROVIDED THROUGH TREE SEEDLINGS=	0 SF
D15	(D14x1.0)=	0 SF
D16	PERCENTAGE OF D14 REPRESENTED BY D15= (MUST NOT EXCEED 33% OF D14)	0 SF
D17	TOTAL OF CANOPY AREA PROVIDED THROUGH TREE PLANTING=	4356 SF
D18	IS AN OFFSITE PLANTING RELIEF REQUESTED?	NO
D19	TREE BANK OR TREE FUND? § 12-0512	NO
D20	CANOPY AREA REQUESTED TO BE PROVIDED THROUGH OFFSITE BANKING OR TREE FUND=	0 SF
D21	AMOUNT TO BE DEPOSITED INTO THE TREE PRESERVATION AND PLANTING FUND=	0 SF
E. TOTAL OF 10-YEAR TREE CANOPY PROVIDED		
E1	TOTAL OF CANOPY AREA PROVIDED THROUGH TREE PRESERVATION=	0 SF
E2	TOTAL OF CANOPY AREA PROVIDED THROUGH TREE PLANTING=	4356 SF
E3	TOTAL OF CANOPY AREA PROVIDED THROUGH OFFSITE MECHANISM (D19)=	0 SF
E4	TOTAL OF 10-YEAR TREE CANOPY PROVIDED=	4356 SF

TREE CANOPY PROVIDED: 4,356 SF > TREE CANOPY REQUIRED: 4,124 SF

Inova Engineering Consultants, Inc
(Engineers, Surveyors, Land Development)

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TREE CONSERVATION PLAN AND TREE PRESERVATION NARRATIVE

LOT 27, SEC 5, ALPINE
4217 EVERGREEN LANE, ANNANDALE
MASON DISTRICT
FAIRFAX COUNTY, VA 22003

NO.	DATE	REVISION PER COUNTY COMMENTS DESCRIPTION	BY	REVISION BLOCK
1.	11-6-14		INOVA	

TAX MAP: 71-2-(02)-27

DESIGN BY: RLP
DRAWN BY: RLP
CHECKED BY: RLP
DATE: 6-20-2015
SCALE: 1"=20'

SHEET : 5 OF 8

Project Name: 4217 EVERGREEN LANE					
Date: 6-22-2015					
Post-ReDevelopment Project & Land Cover Information					
Total Disturbed Acreage					
Annual Rainfall (inches)	43.00				
Target Rainfall Event (inches)	1.00				
Phosphorus EMC (mg/L)	0.22				
Target Phosphorus Target Load (lb/acre/yr)	0.41				
P	0.80				
Pre-Development Land Cover (acres)					
A Soils	B Soils	C Soils	D Soils	Totals	
Forest/Open Space (acres) - undisturbed, protected forest/open space or reforested land	0.0000	0.0000	0.0000	0.0000	
Managed Turf (acres) - disturbed, graded for yards or other turf to be mowed/managed	0.0000	0.1205	0.0000	0.1205	
Impervious Cover (acres)	0.0000	0.0215	0.0000	0.0215	
Post-Development Land Cover (acres)					
A Soils	B Soils	C Soils	D Soils	Totals	
Forest/Open Space (acres) - undisturbed, protected forest/open space or reforested land	0.0000	0.0000	0.0000	0.0000	
Managed Turf (acres) - disturbed, graded for yards or other turf to be mowed/managed	0.0000	0.0867	0.0000	0.0867	
Impervious Cover (acres)	0.0000	0.0000	0.0000	0.0000	
Area Check					
Okay	Okay	Okay	Okay	Okay	
Rv Coefficients					
A Soils	B Soils	C Soils	D Soils		
Forest/Open Space	0.02	0.03	0.04	0.05	
Managed Turf	0.15	0.20	0.22	0.25	
Impervious Cover	0.95	0.95	0.95	0.95	
Land Cover Summary					
Pre-Development	Listed	Adjusted	Post-Development	Land Cover Summary	Land Cover Summary
Forest/Open Space Cover (acres)	0.0000	0.0000	0.0000	Forest/Open Space Cover (acres)	0.0000
Managed Turf Cover (acres)	0.1205	0.0867	0.0867	Managed Turf Cover (acres)	0.0867
Impervious Cover (acres)	0.0215	0.0000	0.0000	Impervious Cover (acres)	0.0000
Total Site Area (acres)	0.0420	0.0867	0.0867	Total Site Area (acres)	0.0867
Site Rv	0.0000	0.0000	0.0000	Site Rv	0.0000
Pre-Development Treatment Volume (acre-ft)					
Pre-Development Treatment Volume (cubic feet)				Post-Development Treatment Volume (cubic feet)	
Pre-Development Load (TP) (lb/yr)				Post-Development Load (TP) (lb/yr)	
*Adjusted Land Cover Summary reflects the pre development land cover minus the pervious land cover (forest/open space or managed turf) acreage proposed for new impervious cover. The adjusted total acreage is consistent with the Post-Development acreage (minus the acreage of new impervious cover). The load reduction requirement for the new impervious cover to meet the new development load limit is computed in Column 1.					
Pre-Development Load (TN) (lb/yr)					
Post-Development Load (TN) (lb/yr)					

Site Results

	D.A.A	D.A.B	D.A.C	D.A.D	D.A.E	AREA CHECK
IMPERVIOUS COVER	0.2876	0.0000	0.0000	0.0000	0.0000	OK
IMPERVIOUS COVER TREATED	0.0900	0.0000	0.0000	0.0000	0.0000	OK
TURF AREA	0.1899	0.0000	0.0000	0.0000	0.0000	OK
TURF AREA TREATED	0.0754	0.0000	0.0000	0.0000	0.0000	OK
AREA CHECK	OK	OK	OK	OK	OK	OK

Phosphorous

TOTAL PHOSPHOROUS LOAD REDUCTION REQUIRED (LB/YEAR)	0.21
RUNOFF REDUCTION (cf)	298
PHOSPHOROUS LOAD REDUCTION ACHIEVED (LB/YR)	0.21
ADJUSTED POST-DEVELOPMENT PHOSPHOROUS LOAD (TP) (lb/yr)	0.51
REMAINING PHOSPHOROUS LOAD REDUCTION (LB/YR) NEEDED	CONGRATULATIONS!! YOU EXCEEDED THE TARGET REDUCTION BY 0 LB/YEAR!!

Nitrogen (for information purposes)

RUNOFF REDUCTION (cf)	298
NITROGEN LOAD REDUCTION ACHIEVED (LB/YR)	1.54
ADJUSTED POST-DEVELOPMENT NITROGEN LOAD (TP) (lb/yr)	3.61

SYMBOL
 Asphalt Surface, parking area(partly) A1= 3,920 sf
 Pervious, Lawn area (Controlled) A2 = 3,284 sf
 Total Controlled area = 7,204 sf
 Total Uncontrolled area = 13,416 sf
 Total Site Area 20,620 sf

THE BMP DESIGN DETAILS, SETBACKS, CONSTRUCTION SPECIFICATION SHALL BE PROVIDED DURING SITE PLAN SUBMISSION.

WATER QUALITY/DETENTION VOLUME NARRATIVE

A BIOTRETENTION DEQ SPEC #9, LEVEL 2 HAS BEEN PROPOSED TO MEET WATER QUALITY TREATMENT VOLUME REQUIREMENTS FOR THIS LOT. SINCE DETENTION VOLUME REQUIREMENT IS LESS THAN WATER QUALITY VOLUME REQUIREMENT, A STORM WATER MANAGEMENT FACILITY IS DESIGN FOR TO CONTROL WATER QUALITY VOLUME. IT IS DESIGNED TO RECEIVE ONE INCH (FIRST FLUSH) OR RAINWATER FROM THE PARKING AREA AND GRASS TURF AREA SHADED BY AREA. THE REQUIRED PHOSPHOROUS LOAD REDUCTION IS 0.21 LB/YEAR. THE PHOSPHOROUS REMOVAL ACHIEVED BY THE BMP IS 0.21 LB/YR. THEREFORE, THE WATER QUALITY REQUIREMENT IS SATISFIED AS PER CBPO REQUIREMENT BY THE BMP FACILITY. LEAVE SCREEN GRASS CHANNEL, GRAVEL DIAPHRAGM WILL BE USED FOR PRETREATMENT OF SURFACE RUNOFF TOT HE FACILITY. THE EXCESS RUNOFF FROM THE FACILITY SHALL BE OVER TO THE FRONT TO THE ROADSIDE DITCH, THE ROAD DITCH CARRIES RUNOFF TO THE SOUTH DIRECTION PASSING THROUGH PIPE CULVERT UNDER DRIVEWAY AND OUTFALL STORM PIPE INLET LOCATED AT INTERSECTION OF ALPINE DRIVE AND EVERGREEN LANE. THEN UNDER GROUND PIPE CONVEYANCE SYSTEM CARRIES FURTHER DOWN IN SOUTH EAST DIRECTION PASSING THROUGH DOWNSTREAM PROPERTIES AND STREETS AND FINALLY OUTFALL INTO NATURAL WATER COURSE LOCATED APPROXIMATELY 2,500 FEET DOWNSTREAM FROM THE PROJECT SITE. THE SITE IS LOCATED WITHIN CAMERON RUN WATER SHED.

Drainage Area A						
Drainage Area A Land Cover (acres)						
	A soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
Forest/Open Space (acres) - undisturbed, protected forest/open space or reforested land	0.0000	0.0000	0.0000	0.0000	0.0000	0.00
Managed Turf (acres) - disturbed, graded for yards or other turf to be mowed/managed	0.0000	0.0967	0.0000	0.0967	0.1934	0.23
Impervious Cover (acres)	0.0000	0.0553	0.0000	0.0553	0.1106	0.95
Total					0.2497	0.18
Post Development Treatment Volume (cf)						1,145

WATER QUALITY VOLUME 1,145 CF > DETENTION VOLUME, 664 CF

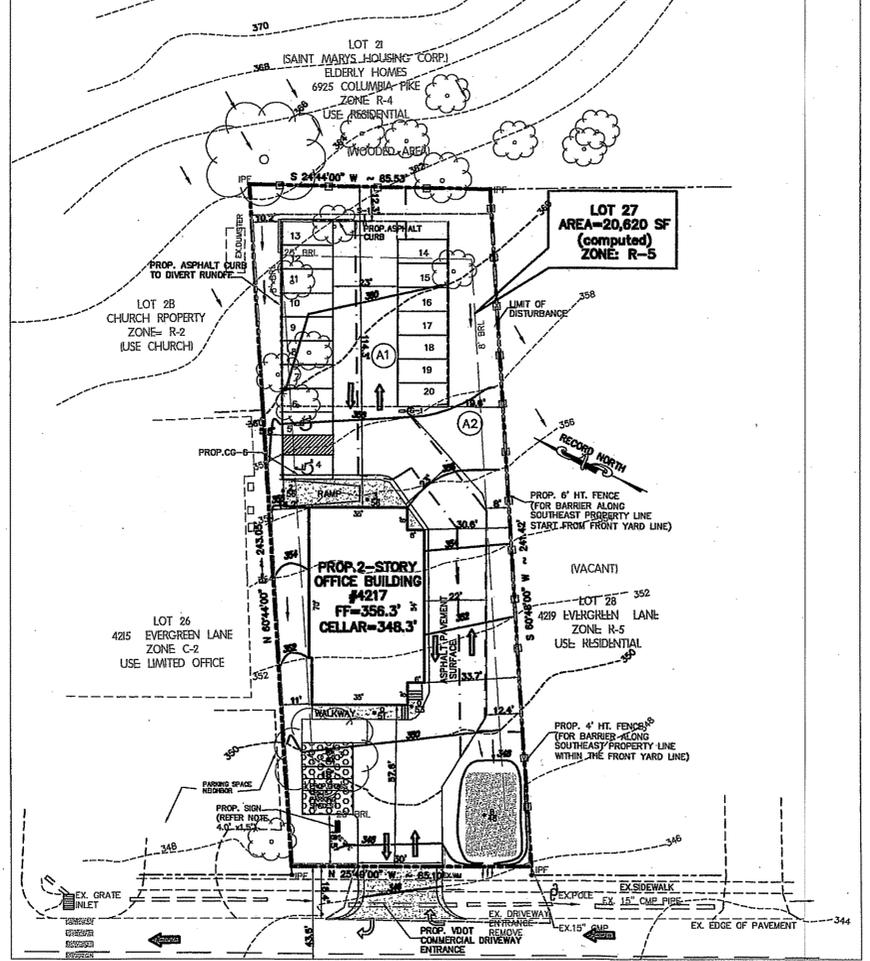
Apply Runoff Reduction Practices to Reduce Treatment Volume & Post-Development Load in Drainage Area A													
Credit	Unit	Description of Credit	Credit	Credit Area (acres)	Volume from Upstream RR Practice (cf)	Runoff Reduction (cf)	Remaining Runoff Volume (cf)	Phosphorus Efficiency (%)	Phosphorus Load from Upstream RR Practices (lbs)	Untreated Phosphorus Load to Practice (lbs)	Phosphorus Removed By Practice (lbs)	Remaining Phosphorus Load (lbs)	Downstream Treatment to be Employed
6.6. Biotretention #2 (Spec #9)	Impervious areas draining to bioretention	80% runoff volume reduction	0.80	0.0000				50	0.00	0.00	0.00	0.00	
	turf areas draining to bioretention	80% runoff volume reduction	0.80	0.0754				50	0.10	0.10	0.10	0.00	

Nitrogen Efficiency (%)	Nitrogen Load from Upstream RR Practices	Untreated Nitrogen Load to Practice (lbs.)	Nitrogen Removed By Practice (lbs.)	Remaining Nitrogen Load (lbs.)
60	0.00	0.00	0.00	0.00
60	0.00	0.00	0.00	0.00

TOTAL IMPERVIOUS COVER TREATED (ac)	0.0900
TOTAL TURF AREA TREATED (ac)	0.0754
AREA CHECK OK.	
TOTAL PHOSPHOROUS REMOVAL REQUIRED ON SITE (lb/yr)	0.21
TOTAL RUNOFF REDUCTION IN D.A. A (cf)	298
PHOSPHORUS REMOVAL FROM RUNOFF REDUCTION PRACTICES IN D.A. A (lb/yr)	0.21

TOTAL RUNOFF REDUCTION IN D.A. A (cf)	298
NITROGEN REMOVAL FROM RUNOFF REDUCTION PRACTICES IN D.A. A (lb/yr)	1.54

SEE WATER QUALITY COMPLIANCE TAB FOR SITE COMPLIANCE CALCULATIONS



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COMMONWEALTH OF VIRGINIA
 PROFESSIONAL ENGINEER
 RAY L. PRADHAN
 Lic. No. 048300

**BMP COMPUTATIONS
 RUNOFF REDUCTION METHOD**

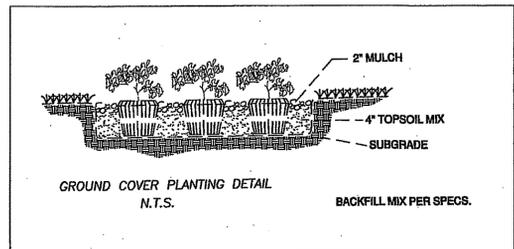
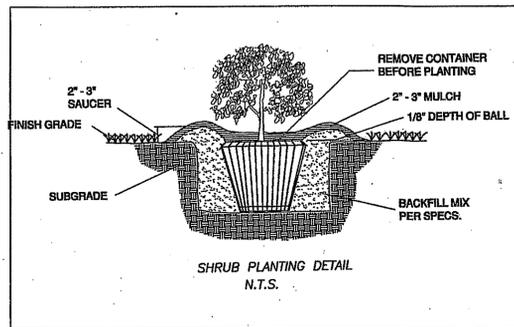
LOT 27, SEC 5, ALPINE
4217 EVERGREEN LANE, ANNANDALE
MASON DISTRICT
FAIRFAX COUNTY, VA 22003

NO.	DATE	REVISION PER COUNTY COMMENTS DESCRIPTION	BY
1.	11-6-14		INOVA

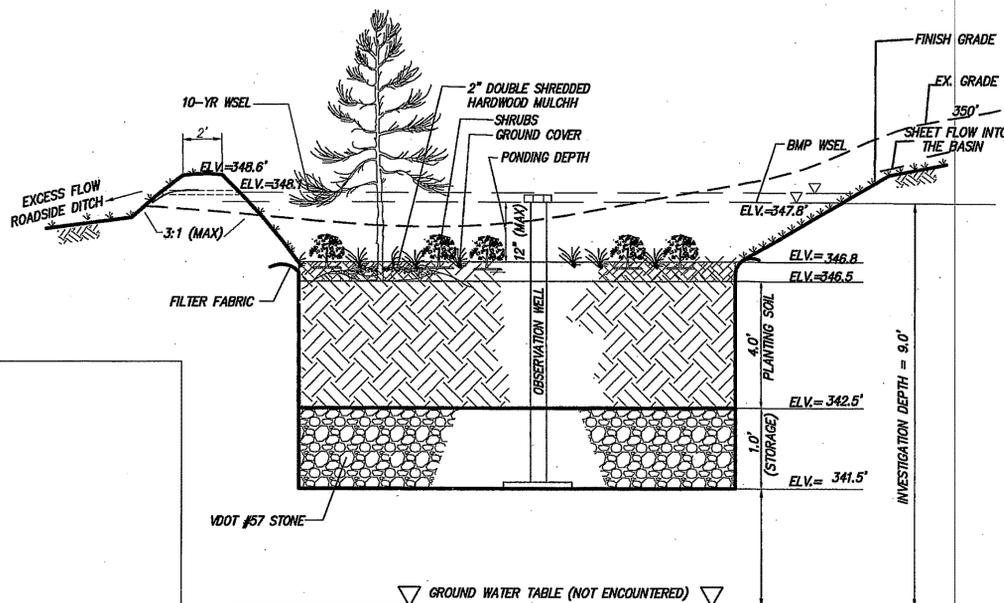
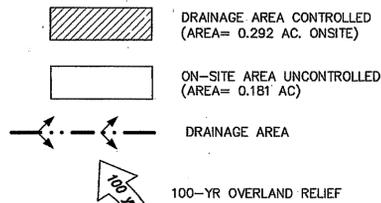
TAX MAP: 71-2-((02))-27

DESIGN BY: RLP
 DRAWN BY:
 CHECKED BY: RLP
 DATE: 6-20-2015
 SCALE: 1"=30'

SHEET : 6 OF 8



LEGEND (SUB-AREA LEGEND)



SECTION VIEW A-A
N.T.S.

SOIL MEDIA
10-35% TOPSOIL
5-15% ORGANIC COMPOST
60-75% SAND (ASTM C-33)

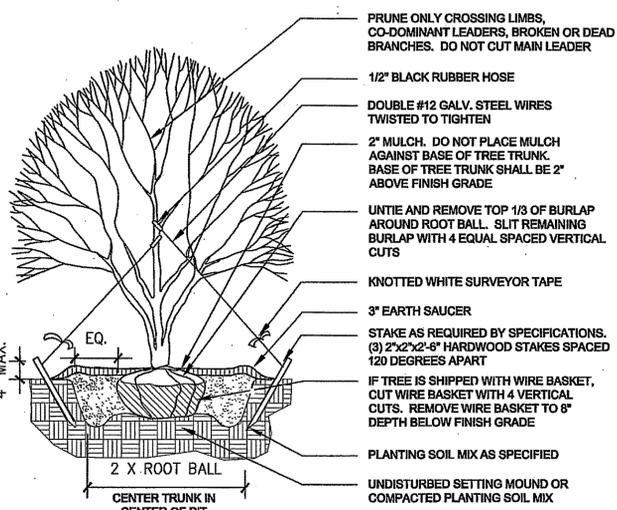
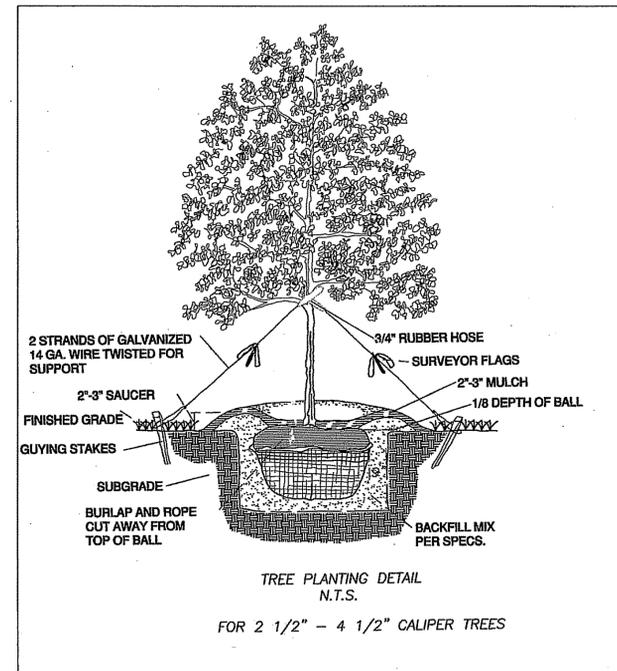
LANDSCAPING NOTES AND SPECIFICATIONS:

THE FOLLOWING TREE PROTECTION PRACTICES ARE TO BE FOLLOWED. THE INFORMATION LISTED BELOW IS REQUIRED ON THE LANDSCAPE PLAN:

1. A PRE-CONSTRUCTION MEETING SHALL BE HELD ON-SITE TO EXPLAIN PROTECTION MEASURES TO OPERATORS, CONSTRUCTION SUPERVISORS, OR CONTRACTOR'S REPRESENTATIVES WITH THE TOWN ARBORIST OR THEIR REPRESENTATIVE.
2. CONTRACTOR ON THE SITE SHALL STAKE CLEARING LIMITS IN ORDER TO FACILITATE LOCATION FOR TRENCHING AND FENCING INSTALLATION FOR TREE PROTECTION.
3. NO CLEARING OR GRADING SHALL BEGIN IN AREAS WHERE TREE PRESERVATION MEASURES HAVE NOT BEEN COMPLETED.
4. THE SEQUENCE OF TREE PRESERVATION MEASURES, IF REQUIRED, SHALL BE AS FOLLOWS:
A. ROOT PRUNING TRENCHING; C. TREE PRUNING AND CHEMICAL TREATMENT;
B. TREE PROTECTION FENCING; D. AERATION SYSTEMS INSTALLED;
5. THE PRECEDING MEASURES SHALL BE DIRECTED IN THE FIELD BY THE CONSTRUCTION SUPERVISOR.
6. TREE PROTECTION FENCING SHALL BE MAINTAINED BY THE CONTRACTOR FOR THE DURATION OF CONSTRUCTION. NO ALTERATION SHALL OCCUR WITHOUT PRIOR APPROVAL BY A TOWN REPRESENTATIVE.
7. ACCESS TO FENCED PRESERVATION AREAS BY CONSTRUCTION EQUIPMENT AND MATERIALS WILL NOT BE ALLOWED. ONLY LIMITED ACCESS, IF NECESSARY, SHALL BE PERMITTED WITH THE PRIOR APPROVAL OF THE TOWN INSPECTOR.
8. ALL DESIGNATED AERATION ZONES SHALL BE PROTECTED WITH TEMPORARY FENCING UNTIL FINAL GRADING.
9. REMOVAL OF TREES, SHRUBS, OR UNDERGROWTH FROM PROTECTED AREAS SHALL BE PERFORMED ONLY WHEN NECESSARY AND WITH HAND TOOLS ONLY.
10. ATTACHMENT OF ANY CONSTRUCTION SIGNS, FENCING, ETC. TO ANY TREE TO BE SAVED IS STRICTLY PROHIBITED.
11. UPON CONSTRUCTION COMPLETION, ALL TEMPORARY BARRIERS, FENCING, DEBRIS, ETC. SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR.
12. ALL REQUIRED PROTECTIVE FENCING SHALL BE INSTALLED ALONG THE CLEARING DISTURBANCE LIMITS OF THE SITE.
13. PROTECTIVE FENCING SHALL BE INSTALLED ALONG THE EDGE OF ALL CRITICAL ROOT ZONES OF SAVED AND IMPACTED TREES WITHIN THE DISTURBED AREAS.

SEEDING SPECIFICATIONS :

- I. GENERAL : CONTRACTOR SHALL FURNISH ALL LABOR, MATERIAL, AND EQUIPMENT REQUIRED TO COMPLETE THE WORK DESCRIBED WITHIN THIS SECTION. ALL SEEDING SHALL BE PERFORMED BETWEEN MARCH 1 TO MAY 15 AND AUGUST 15 TO NOVEMBER 15. NO SEEDING SHALL BE DONE ON FROZEN GROUND OR WHEN TEMPERATURE IS 32 DEGREES OR LOWER.
- II. SOIL PREPARATION : EXISTING SOIL SHALL BE USED FOR ESTABLISHMENT OF TURF. ALL SUBGRADE AREAS TO BE SEED, SHALL BE LOOSENED BY DISKING OR BY SCARIFYING TO THE DEPTH OF NO LESS THAN 4 INCHES. ALL ESTABLISHED, EXISTING SITE GRADES MUST BE MAINTAINED. ANY ALTERATION OF EXISTING GRADES COULD CAUSE DRAINAGE PROBLEMS.
- III. FERTILIZER : SOIL TEST SHALL BE CONDUCTED TO DETERMINE EXACT REQUIREMENTS FOR BOTH LIME AND FERTILIZER. SOIL TEST SHALL BE CONDUCTED BY A STATE LABORATORY, OR RECOGNIZED COMMERCIAL LABORATORY.
1. FERTILIZER : ALL FERTILIZER SHALL BE UNIFORM IN COMPOSITION, FREE FLOWING AND SUITABLE FOR APPLICATION WITH APPROVED EQUIPMENT. FERTILIZER APPLICATION RATES SHALL BE DETERMINED BY SOIL TEST. FERTILIZER SHALL BE DISTRIBUTED EVENLY OVER THE AREA TO BE SEED. 2. LIME : LIME MATERIAL SHALL BE GROUND LIMESTONE (HYDRATED OR BURNT LIME MAY BE SUBSTITUTED), WHICH CONTAINS AT LEAST 50% TOTAL OXIDES (CALCIUM OXIDE PLUS MAGNESIUM OXIDE) APPLICATION RATES FOR LIMING MATERIALS SHALL BE DETERMINED BY SOIL TESTS. LIME SHALL BE DISTRIBUTED UNIFORMLY OVER THE ENTIRE AREA TO BE SEED. ALL LIME AND FERTILIZERS SHALL BE UNIFORMLY MIXED INTO THE TOP 4 INCHES OF THE SOIL BY DISKING, HARROWING OR OTHER APPROVED METHODS. ANY UNIFORMITY OR IRREGULARITIES IN THE SURFACE RESULTING FROM FERTILIZING, LIMING, TILLING OR OTHER CAUSES SHALL BE LEVELED PRIOR TO SEEDING. THE AREA TO BE SEED SHALL BE FREE FROM ROOTS, BRUSH, STONES AND TRASH LARGER THAN 1 1/2 INCHES IN DIAMETER OR LENGTH.
- IV. SEEDING : ALL SEED SHALL BE APPLIED AT A RATE OF 6 LBS. PER 1000 SQUARE FEET OF AREA. A BLUEGRASS MIXTURE SHALL BE USED. THE MIXTURE IS TO BE 20-40% CERTIFIED ADELPHI, CERTIFIED FLEMING OR CERTIFIED PENSTAR AND 0-20% CREEPING RED FESCUE SUCH AS CERTIFIED PENNAH OR CERTIFIED JAMESSTOWN. AFTER SEED HAS BEEN PROPERLY SPREAD, COMPOST THE SEED BED BY MEANS OF A CULTIPACKER OR OTHER SIMILAR EQUIPMENT. FOLLOWING COMPACTION, APPLY A ONE INCH LAYER OF STRAW TO HASTEN GERMINATION. STRAW MULCH SHALL BE ANCHORED BY EITHER A MULCH TILER, ASPHALT EMULSION, CHEMICAL MULCH BINDER, TWINE OR NETTING.
- V. TURF ESTABLISHMENT PERIOD : TURF ESTABLISHMENT PERIOD SHALL BE IN EFFECT UNTIL TURF HAS BEEN MOWED ONCE AND AN EVEN STAND OF TURF IS ESTABLISHED. MOWING IS TO TAKE PLACE ONCE THE TURF HAS REACHED 3 INCHES.
- VI. FINAL ACCEPTANCE : FINAL ACCEPTANCE SHALL BE AS SOON AS THERE IS AN EVEN STAND OF GRASS 2 INCHES TALL. THE AREA SHALL BE MOWED AT LEAST ONCE BY THE LANDSCAPE OR SEEDING CONTRACTOR.



DECIDUOUS TREE PLANTING DETAIL
N.T.S.

NOTE:

1. THE RAINGARDEN SHALL BE PROTECTED FROM OVERLY DISTURBANCE DURING THE MAJOR CONSTRUCTION ACTIVITY.
2. DIVERT THE RUNOFF FROM THE PARKING SPACES RATE RAINGARDEN (BIORETENTION BASIN) AS SHOWN IN DRAWING.
3. BMP FACILITY SHALL BE PRIVATELY OWNED AND MAINTAINED.
A. MAINTENANCE AGREEMENT WITH COUNTY WILL BE DONE PRIOR TO ISSUING A SITE PERMIT.
4. NO WATER TABLE WAS ENCOUNTERED WITHIN THE INVESTIGATION DEPTH.
5. SIDE SLOPE OF THE FACILITY EXCAVATED BELOW THE GROUND MAY BE AS STEEP AS THE IN-SITU SOILS WILL PERMIT. ALL EXCAVATION MUST BE PERFORMED IN ACCORDANCE WITH VOSH REQUIREMENTS.
6. THE BMP WILL BE CONSTRUCTED AFTER ALL THE SITE WORK HAS BEEN COMPLETED AND FINAL STABILIZATION MEASURES HAVE BEEN IMPLEMENTED.

MAINTENANCE NOTE:

BIORETENTION FACILITY AND THEIR APPURTENANT STRUCTURES MUST BE PRIVATELY MAINTAINED AND A PRIVATE MAINTENANCE AGREEMENT MUST BE EXECUTED BEFORE CONSTRUCTION PLAN IS APPROVED.

100-YEAR OVERLAND RELIEF STATEMENT:

THE EXCESS STORMWATER RUNOFF FOR THE 100-YEAR STORM WILL OVERFLOW FROM THE BIORETENTION BASIN OVER THE SPILLWAY AS A SHEET FLOW (VELOCITY = 1.13 FPS) TO THE FRONT AND OUTFALL INTO ROADWAY DITCH. THE BIO RETENTION WILL RECEIVE RUNOFF RATE OF 1.09 CFS FROM 100 YR AND 0.81 CFS FROM 10 YEAR STORM EVENTS, THAT WILL MINIMIZE RUNOFF RATE OF (2.20-0.81= 1.39 CFS) TO EX. STORM DRAIN SYSTEM AT THE RATE WHICH IS LESS THAN PREDEVELOPMENT 10 YR STORM EVENT RATE OF 1.79 CFS. THE RUNOFF RATE TO EX. STORM DRAIN SYSTEM WILL BE REDUCED BY THE INSTALLATION OF RAINGARDEN. THE DITCH CARRIES RUNOFF PASSING THROUGH PIPES UNDER DRIVEWAYS OF THE DOWN STREAM PROPERTIES AND ROADSIDE DITCH AND OUTFALL INTO STORM DRAIN INLET LOCATED AT INTERSECTION OF THE EVERGREEN LANE AND ALPINE DRIVE. THEN UNDER GROUND PIPE CONVEYANCE SYSTEM CARRIES RUNOFF FURTHER DOWN PASSING THROUGH DOWNSTREAM PROPERTIES, PIPE CULVERT ACROSS LITTLE RIVER TURN PIKE AND OUTFALL INTO DITCH LOCATED WITHIN GEORGE MASON LIBRARY. THEN THE DITCH DISCHARGE RUNOFF INTO NATURAL WATER COURSE, INDIAN RUN WITHIN STREAM BED AND BANK. THE SITE OUTFALLS IS LOCATED WITHIN CAMERON RUN WATERSHED.

Inova Engineering Consultants, Inc
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South Riding, Virginia 20152
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E-mail: inovaengineers@yahoo.com



BIORETENTION BASIN DETAILS,
LANDSCAPING NOTES

LOT 27, SEC 5, ALPINE
4217 EVERGREEN LANE, ANNANDALE
MASON DISTRICT
FAIRFAX COUNTY, VA 22003

NO.	DATE	REVISION PER COUNTY COMMENTS DESCRIPTION	INNOVATION BY
1.	11-6-14		

TAX MAP: 71-2-((02))-27

DESIGN BY: RLP

DRAWN BY:

CHECKED BY: RLP

DATE: 6-20-2015

SCALE: 1"=20'

SHEET : 7 OF 8

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

DESCRIPTION OF THE APPLICATION

The applicant requests approval to amend a Special Exception, previously approved to allow a professional office in a residential district, to permit the removal and replacement of an existing structure and to continue the professional office use in a residential district. The following chart shows the differences between the prior approval and the current request:

Figure 1 – Comparison Between Existing and Proposed Uses.		
	Existing	Requested
Use:	Office (physician)	Office (physician)
Gross Floor Area (GFA):	1,260 sq ft	5,516 sq ft
Floor Area Ratio (FAR):	0.05	0.27 (0.35 max per R-5)
Building Height:	23.3 ft (one and one-half story)	30 ft (two stories)
Hours of Operation:	M - F: 2:00 pm* to 7:00 pm Sat: 9:00 am to 1:00 pm (per SE 84-M-012)	M - F: 8:00 am to 5:00 pm Sat: 9:00 am to 3:00 pm
Staff:	Four (including physician)	Maximum of 10 (including 2 physicians)
Parking Spaces:	9 (plus 1 motorcycle)	20 (including 2 accessible)
Stormwater Management:	None	Bioretention w/storage

**SEA 84-M-012 would have allowed 9:00 am to 7:00 pm but expired prior to implementation – see Zoning Background section of report.*

Staff's proposed development conditions, the applicant's affidavit, and the applicant's statement of justification are included in Appendices 1, 2 and 3, respectively.

SPECIAL EXCEPTION AMENDMENT PLAT

Title:	Lot 27, Sec B, Alpine
Prepared By:	Inova Engineering Consultants, Inc.
Original and Revision Dates:	Dated June 20, 2015 (date not clearly labeled on cover sheet, but appears on subsequent plan sheets)
Number of Pages:	8

REQUESTED WAIVERS AND MODIFICATIONS:

- Modification of Additional Standards for Offices (Sect. 9-515) to allow a professional office use in a newly-constructed structure that maintains the appearance of a single-family residence, rather than in an existing dwelling constructed prior to 1973.
- Direction to the Director of DPWES to approve:
 - Deviation of tree preservation target, per PFM Sect. 12-0508.3A.
 - Modify transitional screening requirements, in favor of the vegetation shown on the SEA Plat.
 - Modify interior and peripheral parking lot landscaping requirements, in favor of the vegetation shown on the SEA Plat.
 - Waive loading space requirement, due to a residential-style garbage collection plan.

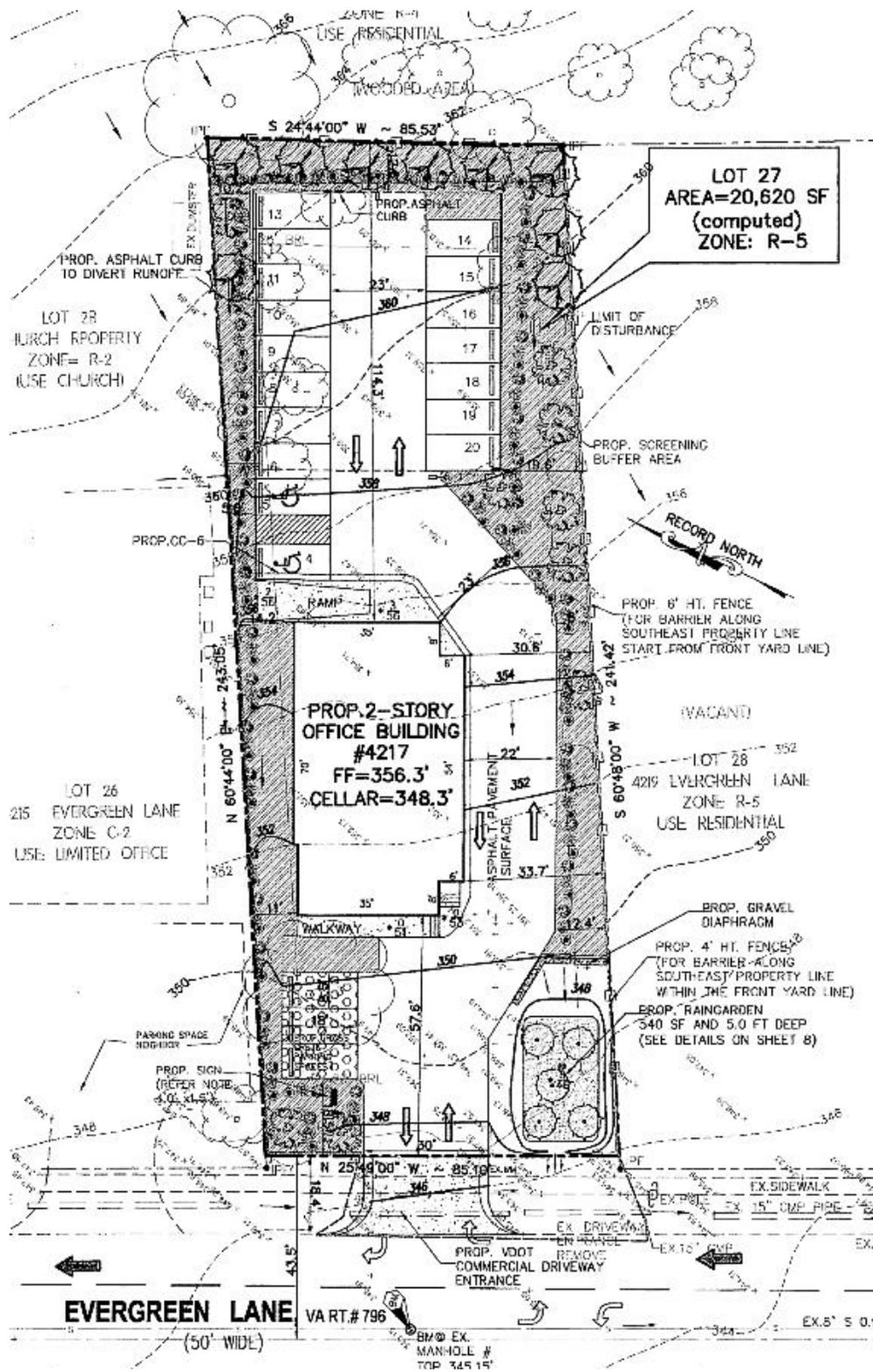


Figure 2: Proposed Site Plan.

LOCATION AND CHARACTER

Site Description:

The property is located on Evergreen Lane in Annandale, just outside of the Annandale Commercial Business Center (CBC), in a transitional area between the CBC and residential neighborhoods to the east. The site currently contains a 1,260 sf single-family structure, dating to 1941, which has been used as a physician's office since 1984. A nine-space parking area with turnaround loop exists to the rear of the structure. Little vegetation exists on the site (much of the vegetation shown in Figure 3, below, has since been removed), and no stormwater controls are in place.



Figure 3: Project location and adjacent uses.

Zoning and Adjacent Uses

The 20,620 sq. ft. parcel is zoned R-5, and adjoins other residentially-zoned parcels to the southeast, as well as commercial uses, zoned both residential and commercial, to the northwest.

Figure 4: Surrounding Use Descriptions			
Direction	Use	Zoning	Comprehensive Plan Recommendation
Northwest	Office	C-2	Residential at 2 to 3 du/ac
Northeast	Multi-family residential	R-2	
Southeast	Vacant residential	R-5	
Southwest	Office condominiums (across Evergreen Ln.)	C-3, CRD	Office at existing intensity

ZONING BACKGROUND

- **SE 84-M-012** (May 7, 1984): The Board of Supervisors approved a Special Exception to permit an office use in an existing single-family house in an R-2 District, subject to development conditions (Appendix 4).
- **RZ/FDP 2001-MA-049** (June 2, 2002): Rezoned 2.68 acres (including the subject property) from the R-2 and C-2 Districts to a PDH-5 District, to permit the construction of 12 single-family homes. The development was only partially constructed, and many of the parcels were sold at a foreclosure auction.
- **PCA/FDPA 2001-MA-049 and RZ 2008-MA-013** (November 17, 2008): On Board's own motions, removed 2.17 acres (including the subject property) from the RZ 2001-MA-049 zoning area, and rezoned the properties from a PDH-5 District to the R-5 District. No proffered conditions are associated with the applicant's property (Lot 27).
- **SEA 84-M-012** (May 18, 2009): The Board of Supervisors approved a Special Exception Amendment to modify the permitted operating hours of the office use,

subject to development conditions (Appendix 5). The SEA was never implemented (see below).

- o December 6, 2011: The Board of Supervisors approved an additional 18 months to establish the use (by obtaining a new non-RUP).
- o June 18, 2013: The Board of Supervisors again approved an additional 18 months to establish the use. The extension expired on November 18, 2014.

COMPREHENSIVE PLAN GUIDANCE (Appendix 7)

(Fairfax County Comprehensive Plan, Area I, 2013 Edition, Annandale Planning District, Amended through 11-18-2014)

Plan Area:	I
Planning District:	Annandale
Planning Sector:	A2 – Columbia
Plan Map:	Residential at 2-3 du/ac
Area Plan:	(excerpt, see Appendix 6 for full text)

“Lots on the east side of Evergreen Lane, north of Greenberry Lane, ... provide the transition between the stable residential neighborhoods that abut them to the east and the commercial activity on the west side of Evergreen Lane. Commercial development on these lots should not be permitted. However, professional office uses may be permitted in the existing single-family detached residential structures, provided that the structures and their lots retain their single-family residential appearance.”

ZONING ORDINANCE PROVISIONS (Appendix 6)

The proposed use would be permissible as a Category 5 Special Exception use in the R-5 District (per Sect. 9-501, Par. 17), subject to Evaluation Standards for all Category 5 Uses (Sect. 9-503), Additional Standards for Offices (Sect. 9-515), and General Standards for all Special Exceptions (Sect. 9-006). The Highway Corridor Overlay (WS) District also applies to this parcel, although it only regulates certain automobile-oriented uses and would not affect this proposal. The parcel is also subject to a Sign Control Overlay (SC) District, though SC regulations only apply to uses located on commercially and industrially-zoned land, so would not apply to this parcel (located in a residential district). Other standard Zoning Ordinance provisions and Public Facility Manual (PFM) requirements apply, including those pertaining to Parking and Loading, Landscaping and Screening, Tree Cover, Stormwater Management, and others.

Figure 5: ZONING ORDINANCE PROVISIONS (Appendix 6)
(Sect. 3-500, Article 11, 12, 13)

Standard	Required	Provided
Min. Lot Area	14,000 sq. ft.	20,620 sq. ft.
Min. Lot Width	75 ft.	85 ft.
Max. Bldg. Height	65 ft.	+/- 30 ft.
Front Yard	30° angle of bulk plane, not less than 20 ft. (= 28 ft.+/-)	57.6 ft.
Rear Yard	25° angle of bulk plane, not less than 25 ft. (= 25 ft.+/-)	114.3 ft.
Side Yard	25° angle of bulk plane, not less than 10 ft. (= 11 ft.+/-)	11 ft.
Maximum FAR	0.35	0.27
Open Space	25%	40%
Parking Spaces	Parking: 3.6 spaces per 1000 sf (20 spaces)	Parking: 20 spaces (18 regular + 2 accessible)
Loading Spaces	1 space	(waiver requested)
Signs	One allowed, up to 6 sq ft (per Sect. 12-208.2M)	One freestanding, 6 sq ft
Screening / Buffering	Adjoining: <ul style="list-style-type: none"> • SF Res.: 35' buffer, barrier • MF Res.: 25' buffer, barrier • Office: No requirements 	(modifications requested): <ul style="list-style-type: none"> • SF Res.: 8'-20' buffer, 6' fence • MF Res.: 12' buffer, 6' fence • Office: None

STAFF ANALYSIS

Comprehensive Plan (Appendix 7)

The Comprehensive Plan specifically addresses potential office uses along this portion of Evergreen Lane, allowing for professional office uses in *existing* single-family structures, provided that the structures and their lots retain their single-family residential appearance. Since this portion of the Comprehensive Plan was first conceived, the remaining single-family structures along Evergreen Lane have been replaced by newer, much larger single-family residences. The applicant's 1,243 sf structure is the last remaining original house along the street. Below are examples of neighboring residential structures along Evergreen Lane.



Figure 6: Neighboring residential properties along Evergreen Lane.

The conceptual images on the next page represent the applicant's proposed structure, from both the front and side, which illustrate its similarity in style and bulk to neighboring residential structures:

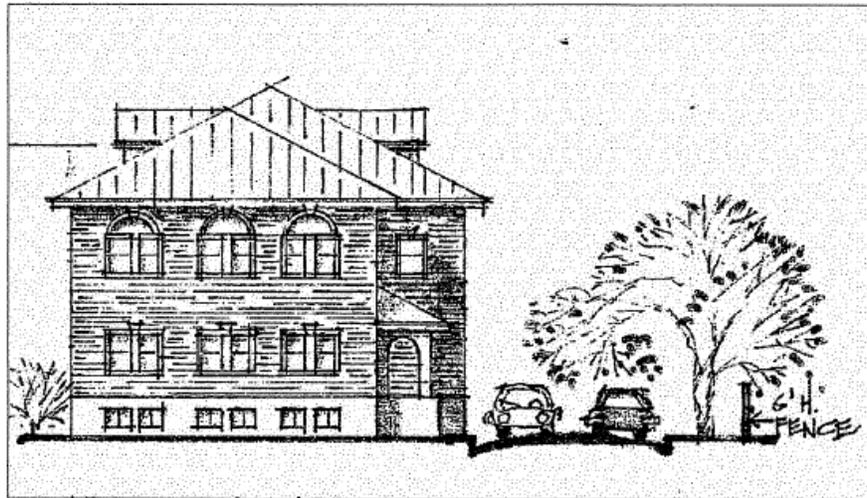
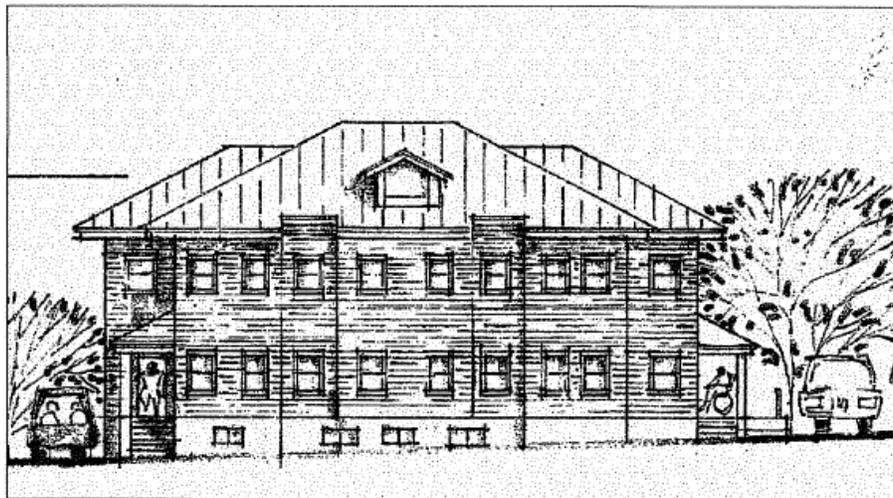
**FRONT ELEVATION****SIDE ELEVATION**

Figure 7: Applicant's conceptual building elevations.

The proposed layout of the site and parking areas is also similar to neighboring properties, as can be seen in Figure 7 (below), which includes the footprints of the proposed features. Although three parking spaces are proposed to be located in the front yard area, which might not suggest a residential use, the applicant has agreed to utilize a grass paver system (grasscrete or similar product) to maintain the appearance of a lawn when not in use. The rear parking area, which is similar to the more commercial properties to the northwest, will be screened from nearby residences by additional vegetation and a 6-foot solid fence.

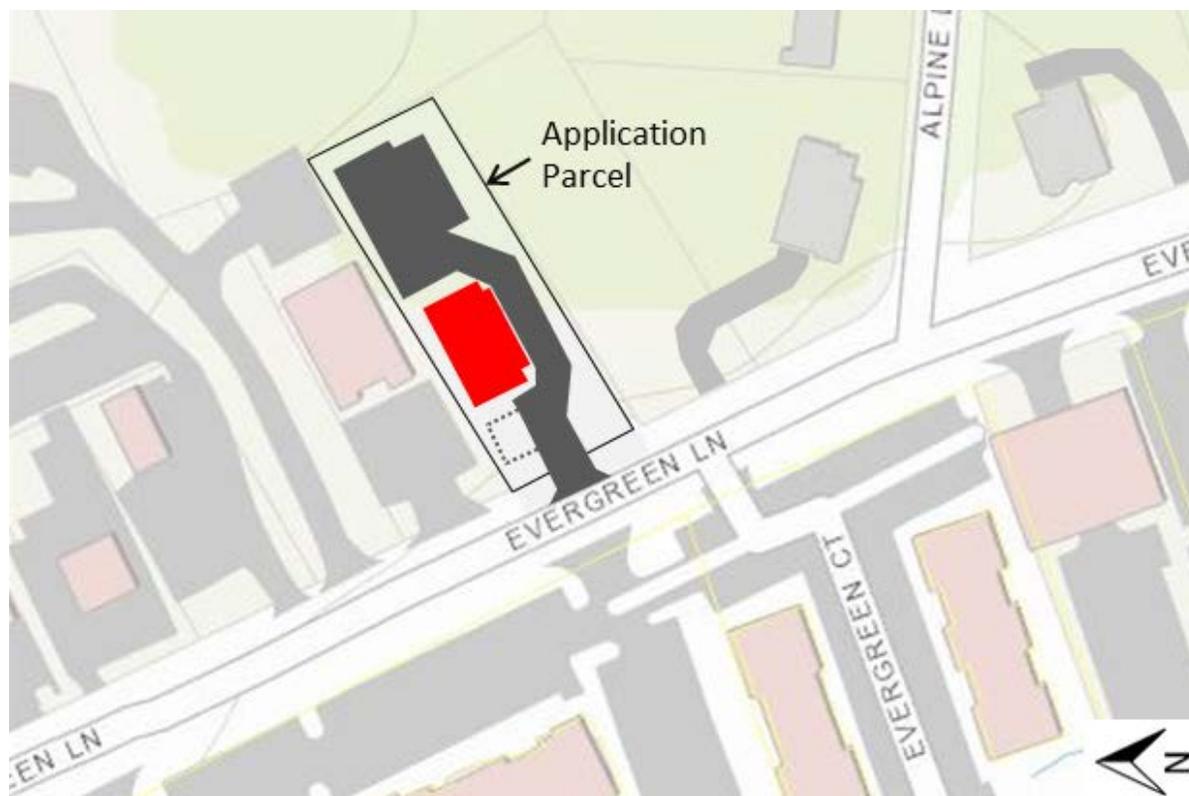


Figure 8: Footprint of proposed improvements.

Considering that the existing neighborhood fabric has evolved over time, staff feels that the proposed building, though not an existing structure, would conform to the intent of the Comprehensive Plan by conforming to the bulk and style of the current neighboring properties, while successfully transitioning between the adjacent commercial and residential uses.

Lot and Bulk Regulations

As reflected on Fig. 4, the subject parcel conforms to all lot and bulk regulations of the R-5 Zoning District, including maximum Floor Area Ratio (FAR), minimum yard requirements, maximum height and minimum open space percentage.

Parking and Loading Requirements (Article 11)

Per Sect. 11-104, Par. 14, parking requirements for the proposed office use would be calculated at 3.6 spaces per 1000 square feet (sf) of gross floor area, resulting in 20 spaces to serve the proposed 5,539 sf building. The proposed site layout includes 20 proposed spaces (2 of which would be ADA accessible), split between both the front and rear yards of the building. A proposed drive aisle would connect the entrance to the site and three parking spaces in the front yard area to the 17 spaces in the rear of the

parcel. Accessible spaces would be located at the rear entrance to the building, serviced by a ramp.

Sign Regulations (Article 12)

Per Sect. 12-208, signs accessory to special exception uses are subject to additional regulations. Sect. 12-208, Par. 2M, specifies that any commercial use in an R-District that is located in a structure that has the exterior appearance of a single-family detached dwelling may be permitted one sign, either building-mounted or freestanding, not to exceed six square feet in area, and freestanding signs are limited to four feet in height. The proposal includes one 6 square-foot freestanding identification sign, per Ordinance requirements.

Landscaping and Screening Requirements (Article 13)

Transitional screening and barriers are required along the property boundaries that adjoin residential uses. No transitional screening or barrier is required to the adjacent office use, to the northwest. Screening and barrier requirements, including 25 to 35-foot planted buffer areas as well as fencing along the property lines, are shown on Figure 8 (below).

Figure 9: Transitional Screening and Barrier Requirements.		
Direction	Transitional Screening; & Barrier Requirements	Provided (waivers requested)
Northeast (multi-family residential)	25 ft. screening buffer; 4 to 6 ft. barrier fence	12 ft. screening buffer; 6 ft. tall solid fence.
Southeast (vacant single-family)	35 ft. screening buffer; 4 to 6 ft. barrier fence	8 ft. to 20 ft. screening buffer; 6 ft. tall solid fence.
Northwest (office use)	No screening or buffer requirements	n/a
Southwest (office use)	No screening or buffer requirements	n/a

Due to the relatively narrow profile of the subject parcel, accommodating the required transitional screening buffer areas would affect the ability of the applicant to utilize the site for the intended use. Sect. 13-305, Par 2 of the Zoning Ordinance allows the

Director of DPWES to waive or modify screening and barrier requirements in such a circumstance, if a barrier and/or the land between the building and property line has been specifically designed to minimize adverse impact. The applicant has requested a modification of the required transitional screening buffers, in favor of the landscape vegetation and 6-foot solid fence shown on the SEA Plat. Staff feels that the proposed modifications are reasonable, considering the size of the parcel, and the extreme grade difference between the subject parcel and the multifamily residential use to the northeast, which serves as an additional buffer.

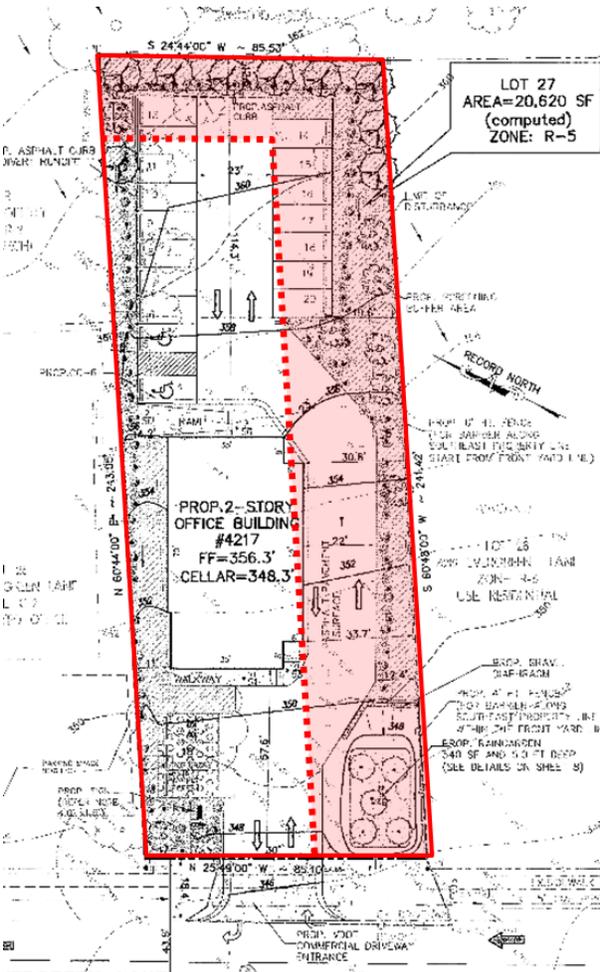


Figure 10a: Required buffer areas.

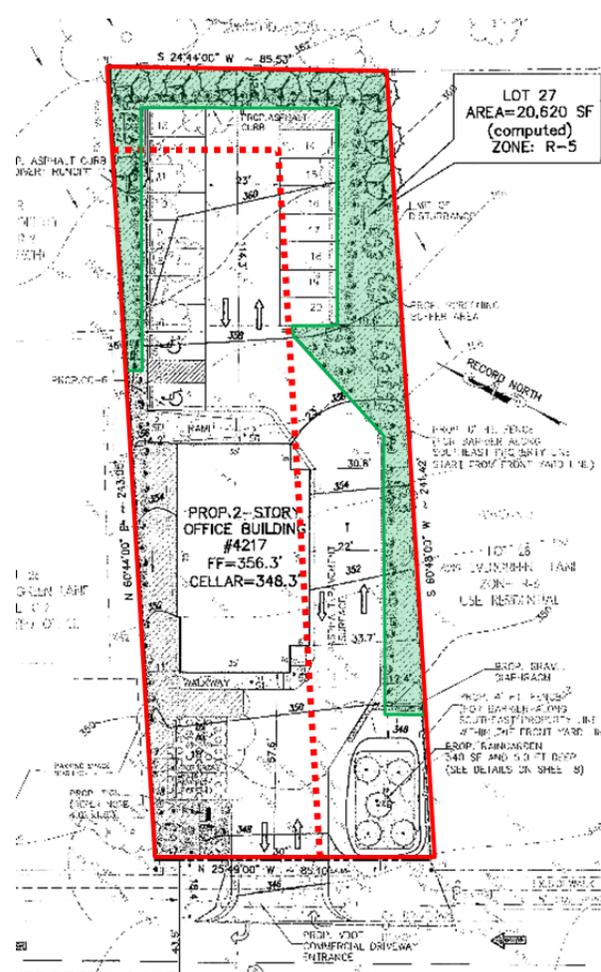


Figure 10b: Proposed buffer areas.

The Ordinance specifies that screening barriers be located between the required screening vegetation and the use or activity in connection with which they are required, in order to best screen such activities from adjacent development. In this case, to do so would result in the barriers being located along the parking lot edge of the screening vegetation, rather than along the property lines, as shown on the SEA Plat. Staff has proposed a development condition that would require the barrier fences to be located

along the interior edges of the screening areas at the time of site plan review, as may be determined by DPWES to be most effective. Staff also feels that the 4-foot high solid fence shown on the SEA Plat in the front yard area of the proposed structure would detract from the character of the streetscape, and has proposed an additional development condition to require the barrier fence to terminate at the front yard line.

Sect. 13-202 and 13-203 also require both interior and peripheral parking lot landscaping for any parking area containing 20 or more parking spaces. The applicant requests a modification of these requirements, in favor of the vegetation shown on the SEA Plat. Staff does not object to the request, since the relatively small parking area will receive shade from the trees proposed along its edge, and vegetation will provide further screening if located along the periphery of the site, versus distributed within the parking area.

Tree Canopy and Preservation Requirements (Sect. 12 of PFM)

In addition to screening requirements, PFM requirements for tree preservation and minimum 10-year tree canopy must also be addressed on the SEA Plat, to ensure that those requirements would be met by the proposed plan at site plan stage.

10-year Tree Canopy Requirements

The Public Facilities Manual requires that any development project in an R-5 District achieve 10-year tree canopy coverage of 20 percent of the entire site. According to the landscape calculations on Sheet 5 of the SEA Plat, the proposed plan would result in a 10-year canopy coverage of 21 percent, thus satisfying the requirement.

Tree Preservation Target

In addition to overall tree canopy requirements, the PFM requires a certain percentage of that canopy be achieved through tree preservation, based on the amount of pre-development tree coverage on the site. According to the values included on the Existing Vegetation Map (EVM) on Sheet 2, approximately 16.5 percent of the site features existing tree canopy, thus requiring 16.5 percent of the required 10-year tree canopy be achieved via tree preservation (the tree preservation “target”).

Due to the constraints of the site and the quality of the existing vegetation, the proposal is unable to meet the tree preservation target. Citing PFM Section 12-0503.3A(2 and 3), which allow a deviation to the tree preservation target if it would require preservation of trees that do not meet quality standards, and if construction activities could be reasonably expected to impact existing trees to the extent they would not likely survive, the applicant requests such a deviation. Since the site lacks many quality trees to preserve, staff has no objection to the deviation request.

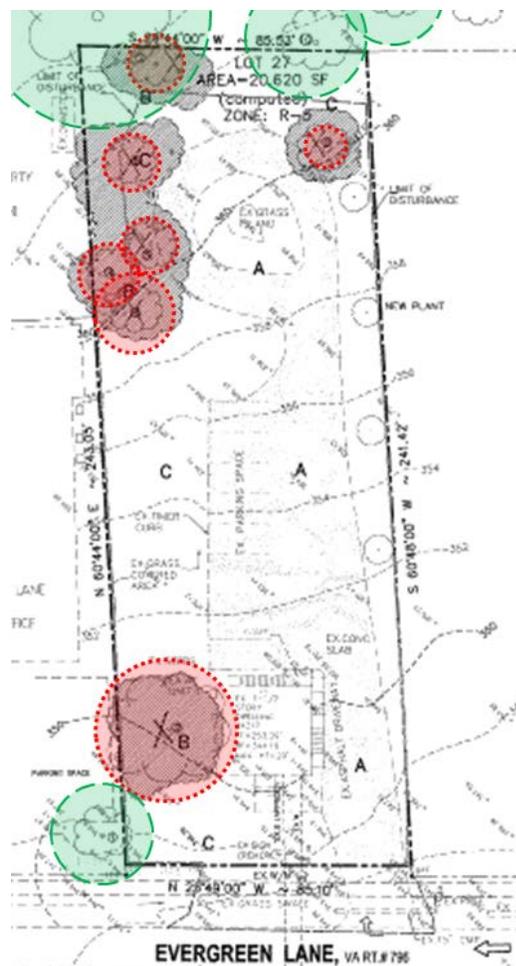


Figure 11a: Existing tree cover.

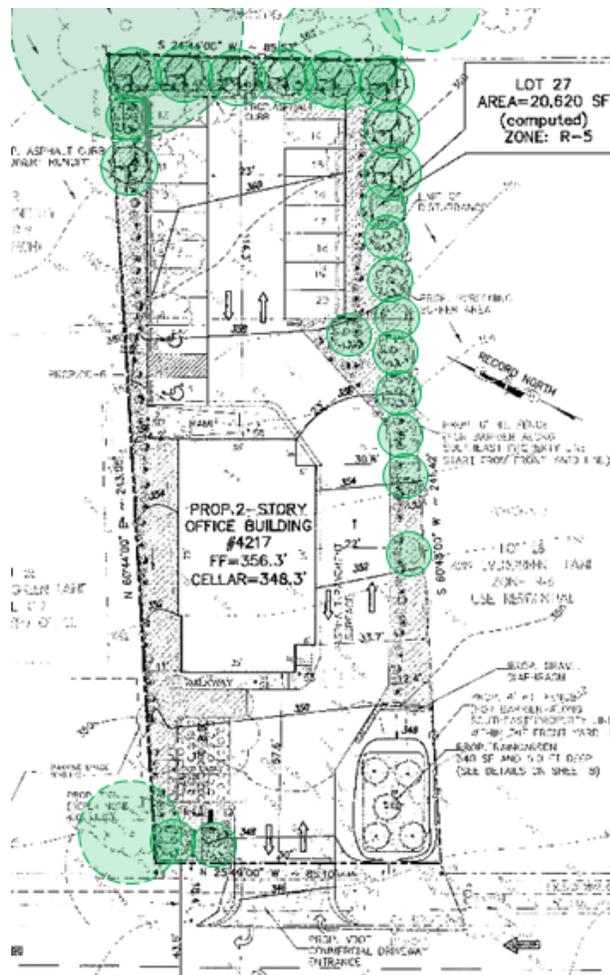


Figure 11b: Proposed tree cover.

Stormwater Management (Sect. 6 of PFM)

PFM requirements for stormwater management (SWM) must also be addressed sufficiently on the SEA Plat to demonstrate that PFM requirements for runoff volume control (detention), water quality, and adequate outfall may be met by the proposed plan at the time of site plan review. The current proposal would be evaluated according to the recently revised Stormwater Ordinance (Chapter 124 of the County Code, and reflected in Article 6 of the PFM), which was adopted on July 1, 2014.

The proposal would satisfy Ordinance requirements by utilizing a bioretention facility with underground gravel storage system, to be located in the south corner of the parcel, adjacent to Evergreen Lane. Preliminary calculations provided on the SEA Plat demonstrate compliance with Ordinance requirements, while further details and calculations will be reviewed at the time of site plan.

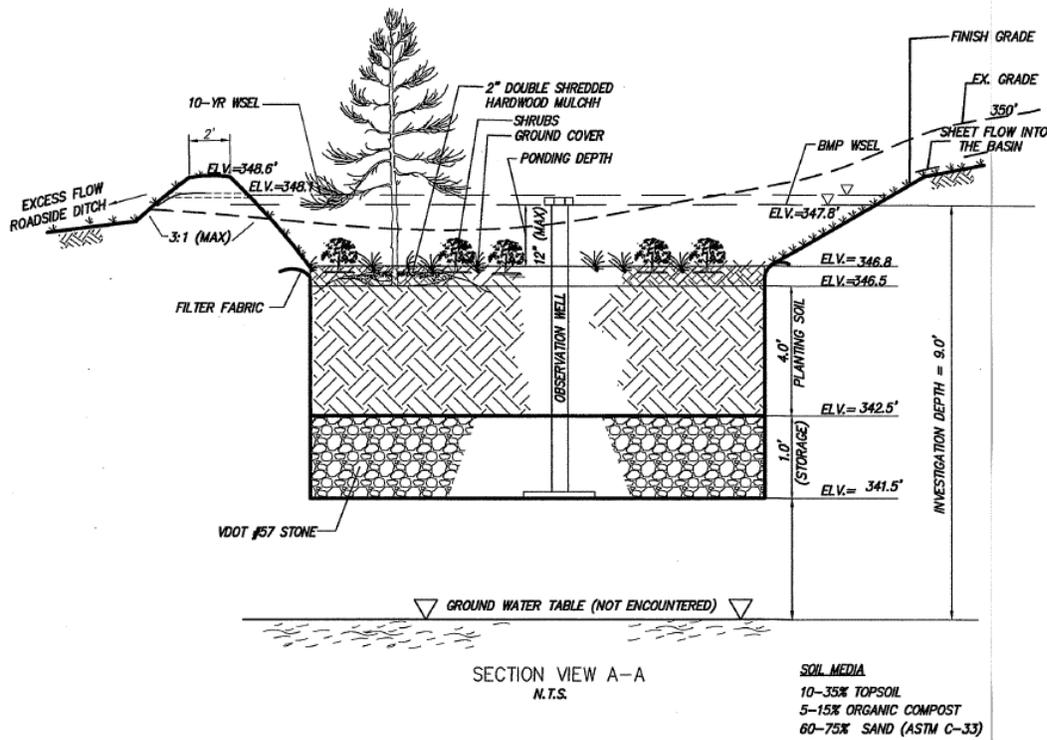


Figure 12: Bioretention area detail.

General Special Exception Standards (Sect. 9-006)

In addition to specific standards for particular uses, all special exception uses shall satisfy the following general standards:

Standard 1: *The proposed use at the specified location shall be in harmony with the adopted Comprehensive Plan.* As discussed in the Staff Analysis section, above, the Comprehensive Plan would allow professional office uses in this location within single-family structures, provided that the structures and their lots retain their single-family residential appearance. Staff considers this standard met.

Standard 2: *The proposed use shall be in conformance with the general purpose and intent of the applicable zoning district regulations.* The R-5 District permits such professional office uses, subject to a Special Exception, with the intent of allowing such uses which are compatible with the residential character of the district. Staff feels this standard has been satisfied.

Standard 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. The subject property serves as a transition between commercial uses to the northwest, and residential uses to the southeast. The design of the proposed structure would accommodate a commercial office use, while retaining a residential appearance, which serves to mitigate the transition in uses. The proposed vegetative screening and barrier fencing will serve to delineate between this hybrid use and the truly residential properties to the southeast, and will serve to mitigate any adverse effects of the additional parking required. Staff believes that the proposal will not have an adverse effect on neighboring properties.

Standard 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. The site is accessed directly from Evergreen Lane, which features a full center turn lane and ample lane width to accommodate the proposed traffic in/out of the site. Staff has identified no anticipated adverse effects from the additional traffic generated by expansion of the use.

Standard 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. As discussed earlier in the Zoning Analysis, the applicant has requested modifications to the transitional screening and barrier requirements, as well as the interior and peripheral parking lot landscaping requirements. Subject to approval of these modifications, the proposal would satisfy Ordinance requirements and would satisfy this standard.

Standard 6: Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located. The proposed open space percentage of 40 percent exceeds the Ordinance requirement of 25 percent in the R-5 District, so this standard has been met.

Standard 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. As discussed previously in the report, staff feels that the proposal includes adequate provisions for drainage, parking, loading, and other necessary facilities to serve the use.

Standard 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. The six square-foot identification sign proposed would meet Article 12 requirements for the proposed use. This standard has been satisfied.

Standards for all Category 5 Uses (Sect. 9-503)

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

Standard 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.* As shown on Fig. 4, the proposal would comply with applicable lot size and bulk regulations for the R-5 District. This standard has been met.

Standard 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.* The proposal shall be required to satisfy all Article 14 performance standards at the time of site plan, so this standard is met.

Standard 3: *Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans.* A site plan will be required for the proposed use, so this standard is met.

Additional Standards for Offices (Sect. 9-515)

1. The following standards shall apply to offices in residential districts:

A. *Such a use shall be located only within a Community Business Center (CBC) as shown in the adopted comprehensive plan or such other area where such use is specifically designated in the adopted comprehensive plan.* The subject property is located just outside of the Annandale CBC, but the Comprehensive Plan does specify that professional office uses would be appropriate for this area, if located in buildings that appear as single-family detached residences. Therefore, staff considers this standard met.

B. *Such a use shall be permitted only in a single family detached dwelling which was erected prior to February 26, 1973; additions erected subsequently may not be used for such activities.* As described earlier in this report, a modification is requested of this standard to allow the proposed use in a structure built after 1973. Neighboring residential structures have been demolished and replaced with newer, larger structures, and the currently proposed building would conform to the general style and bulk of the surrounding residential structures. Staff feels that the intent of the Comprehensive Plan to ensure that professional office uses blend with the surrounding neighborhood has been satisfied and supports the modification request.

(The subject property is zoned R-5 so additional standards C and D do not apply in this case.)

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

Staff feels that, subject to approval of the requested modifications and proposed development conditions, the proposal to continue to allow a professional office in a residential district, and to permit the removal and replacement of the existing structure with a larger structure and related site improvements, would be in harmony with the Comprehensive Plan and in conformance with all applicable Zoning Ordinance provisions.

Staff Recommendations

Staff recommends that the Board of Supervisors approve application SEA 84-M-012-02, subject to the proposed Development Conditions contained in Appendix 1.

Staff recommends approval of the following waivers and modifications:

- Modification of Additional Standards for Offices (Sect. 9-515) to allow a professional office use in a newly-constructed structure that maintains the appearance of a single-family residence, rather than in an existing dwelling constructed prior to 1973.
- Direction to the Director of DPWES to approve:
 - Deviation of tree preservation target, per PFM Sect. 12-0508.3A.
 - Modify transitional screening requirements, in favor of the vegetation shown on the SEA Plat, and as conditioned.
 - Modify interior and peripheral parking lot landscaping requirements, in favor of the vegetation shown on the SEA Plat, and as conditioned.
 - Waive loading space requirement, due to a residential-style garbage collection plan, as conditioned.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any development conditions, 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 Amendment does not interfere with, abrogate, or annul any easement, covenant, or other agreement between parties, as they may apply to the property subject to this application.

APPENDICES

1. Proposed SEA Development Conditions
2. Affidavit
3. Statement of Justification
4. SE 84-M-012 Conditions and Plat
5. SEA 84-M-012 Conditions and Plat (not implemented)
6. Zoning Ordinance Provisions
7. DPZ – Comprehensive Plan Analysis
8. DPZ - Environmental Analysis
9. FCDOT - Transportation Analysis
10. UFMD - Urban Forest Management Analysis
11. DPWES - Stormwater Management Analysis
12. FCPA - Park Authority Analysis
13. Glossary of Terms

PROPOSED DEVELOPMENT CONDITIONS**SEA 84-M-012-02****September 2, 2015**

If it is the intent of the Board of Supervisors to approve SEA 84-M-012-02, located at 4217 Evergreen Lane, Tax Map 71-2((02))-27, for a professional office use in an R-5 District, pursuant to Sect. 9-501 and 9-515 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions. These conditions supersede all previous conditions on the property. Previous conditions carried forward, or with only minor updates are marked with an asterisk (*).

1. This Special Exception Amendment is granted for and runs with the land indicated in this application and is not transferable to other land.*
2. This Special Exception Amendment 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 Amendment is subject to the provisions of Article 17, Site Plans. Any plan submitted pursuant to this Special Exception Amendment shall be in conformance with the approved Special Exception Amendment Plat (SEA Plat), entitled "Lot 27, Sec B, Alpine, 4217 Evergreen Lane, Annandale", prepared by Inova Engineering Consultants, Inc., and dated June 20, 2015, consisting of 8 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. The proposed building shall not exceed 5,516 square feet in area and 30 feet in height, as specified on the SEA Plat, and shall be constructed in general conformance with the location, orientation, and character shown on the SEA Plat.
5. Cellar space and attic areas shall not include ceiling heights above 6'-6" and shall not be utilized as habitable space.
6. Parking shall be provided as shown on the SEA Plat. The three parking spaces within the front yard area shall be surfaced with "grasscrete", or equivalent reinforced turf system, in order to maintain the appearance of a grass lawn.
7. The hours of operation of the site shall not exceed 8:00 A.M. to 5:00 P.M. on weekdays, and 9:00 A.M. to 3:00 P.M. on Saturdays.*

8. Upon issuance of a Non-Residential Use Permit for this Special Exception Amendment, the maximum number of employees that shall be allowed on the site at any one time, to include physician(s), shall be ten (10).*
9. Landscaping shall be provided and maintained in good condition as shown on the SEA Plat, and as conditioned.*
10. Trash and recycling collection for the property shall be handled as a residential use, utilizing roll-out collection bins or similar system typical to neighboring residential properties. Refuse bins shall be located in the rear of the structure, or otherwise shielded from view, when not being collected.
11. Signage for the use shall be subject to Article 12 of the Zoning Ordinance.
12. Proposed barrier fences shall consist of solid wood or otherwise architecturally solid material (not to include exposed ordinary concrete block), and shall be located generally on the internal side of the screening vegetation, rather than along the outside property lines as shown on the SEA Plat, subject to review and approval of DPWES at the time of site plan review.
13. The 4-foot high barrier fence shown on the SEA Plat in the front yard area of the parcel shall be omitted at the time of site plan, resulting in a barrier fence only in the side yard area.
14. Regardless of any calculations shown on the SEA Plat, all applicable tree conservation, stormwater management, and other technical requirements of County Ordinances and/or standards, that are not subject to specific waivers, shall be satisfied at the time of site plan review, to the satisfaction of DPWES. Sufficient flexibility shall be allowed to accommodate minor modifications required to accommodate additional stormwater management devices and/or tree plantings that may be required to satisfy such regulations.
15. Although modifications have been requested to transitional screening and buffer requirements to accept the vegetation and barriers shown on the SEA Plat, additional shrubs shall be provided within required screening buffer areas in order to generally satisfy the intent of Ordinance screening requirements, to the satisfaction of the Urban Forest Management Division (UFMD) of DPWES at the time of site plan review and subsequent pre-installation meeting.
16. The applicant shall submit a Tree Preservation Plan and Narrative as part of the first and all subsequent site plan submissions, providing for preservation of all trees 10

inches in diameter and greater located within 25 feet of the proposed limits of clearing and grading, subject to the review and approval of UFMD.

17. 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 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. Field location of planting material, when required by the approved plan, shall be reviewed at the pre-installation meeting
18. 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.

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.

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 as outlined above.



County of Fairfax, Virginia

MEMORANDUM

Office of the County Attorney
 Suite 549, 12000 Government Center Parkway
 Fairfax, Virginia 22035-0064
 Phone: (703) 324-2421; Fax: (703) 324-2665
www.fairfaxcounty.gov

DATE: July 17, 2015

TO: Michael Lynskey, Staff Coordinator
 Zoning Evaluation Division
 Department of Planning and Zoning

FROM: Jo Ellen Groves, Paralegal 
 Office of the County Attorney

SUBJECT: Affidavit
 Application No.: SEA 84-111-012-02
 Applicant: Quan Q. Nguyen and Ngan T. Nguyen
 PC Hearing Date: 9/16/15
 BOS Hearing Date: Not yet scheduled

REF.: 128289

Attached is an affidavit which has been approved by the Office of the County Attorney for the referenced case. Please include this affidavit dated 6/25/15, which bears my initials and is numbered 128289, when you prepare the staff report.

Thank you for your cooperation.

Attachment

cc: (w/attach) Domenic Scavuzzo, Planning Technician I (Sent via e-mail)
 Zoning Evaluation Division
 Department of Planning and Zoning

SPECIAL EXCEPTION AFFIDAVIT

DATE: 6-25-2015
 (enter date affidavit is notarized)

I, RAM L PRADHAN, do hereby state that I am an
 (enter name of applicant or authorized agent)

128289

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

in Application No.(s): SEA-84-111-012-02
 (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.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Quan & NGUYEN	6506 Valley Court Falls Church, VA 22042	title owner applicant
NGAN T. NGUYEN	" "	Co-owner co-applicant
RAM LAL PRADHAN	25209 Larks Terrace South Riding, VA 20152	Agent
Inova Engineering Consultants Inc	" "	Agent

(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).

SPECIAL EXCEPTION AFFIDAVIT

DATE: 6-25-2015
(enter date affidavit is notarized)

128289

for Application No. (s): SEA 84-111-012-02
(enter County-assigned application number(s))

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)

Inova Engineering Consultants INC
25209 Lakes Terrace
South Riding, VA 20152

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)

RAM L. PRADHAN President/officer

(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: 6-23-2015
 (enter date affidavit is notarized)

128289

for Application No. (s): SEA 84-111-012-02
 (enter County-assigned application number(s))

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.

SPECIAL EXCEPTION AFFIDAVIT

DATE: 6-25-2015
 (enter date affidavit is notarized)

128289

for Application No. (s): SEA 84-111-012-02
 (enter County-assigned application number(s))

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.

Application No.(s): SEA 84-111-012-02
(county-assigned application number(s), to be entered by County Staff)

Page Five

SPECIAL EXCEPTION AFFIDAVIT

DATE: 6-25-15
(enter date affidavit is notarized)

128289

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:

R Pradhan

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

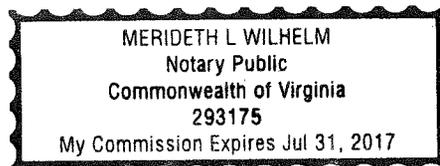
RAM LAL PRADHAN

(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 25th day of June, 2015, in the State/Comm. of Virginia, County/City of Fairfax.

Merideth L Wilhelm
Notary Public

My commission expires July 31, 2017



June 9 , 2015

Department Planning and Zoning
Zoning Evaluation Department
12055 Government Center Parkway
Fairfax, Virginia 22035

Letter of justification

Re: Proposed Special Exception Permit for Medical Office Use under zoning Section 3-504 (Category 5).

Property Address: 4217 Evergreen Lane, Annandale, Va 22003
Tax Map: 45-2-((01))-12C

Written Statement for Proposed use:

A. Type of operation: Medical Office.

B. Hours of operation : (6 days in a week)
Mon – Fri: 8:00 am to 5.00 pm
Saturday - 9.00 am to 3.00 pm
Sunday office will be closed.

C. Estimate number of patients:

Averaging 3 patients per hour per doctor , total 12 patients/hour for 4 doctors.
Peak hour : 4 patients/ doctor. Maxium number of patients at peak hour : 16.
Expected patients Max - 108 /day

D. Estimate number of employees:

Doctor : 4, Assistant :4 and office staff : 2 (1 Receptionist & 1 who does the billing).

Total = Ten (10) employees

E. Estimate parkings for patients : We plan to have 20 parkings , 10 for employees and 8 for patients.

Each patient will park for 1/2 hr, so 8 parkings will provide enough space for 12 patients /hour.and still can handle 16 patients at peak hour.

.F. The attic and the basement :

We will not use the attic & basement for office. The attic is only for vent. The basement will be used mainly for storage medications, medical equipments , keep old medical records. We might create a small lunch room in the basement for the doctors, assistants & office staff to rest & eat lunch.

G. Estimate Traffic impact:

The total number of maximum traffic volume (VPD) increased will be 60.
Ex. traffic system will not be adversely impacted.

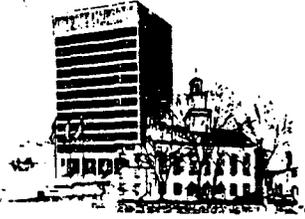
H. Vicinity and General area to be served by the use

The residential area of Annandale, Falls Church and Fairfax.

The property is improved with a single family detached dwelling constructed in 1941. It is 1 1-1/2 story. The site has been in use as medical office by Dr. Quan Q. Nguyen under special exception permit 84-M-012. The site is zoned R-5 and contains 20,620 sf. The proposed use medical office meets current Fairfax County Zoning Code 3-504-(Category 5). The proposed medical office building is in harmony with residential appearance of the neighborhoods and surroundings and in accordance with the adopted comprehensive plan and zoning ordinance of Fairfax County. The waivers for modification of the bulk plane angle from sides' setback and width of screening buffer also requested for this application. Refer attached special exception plan set. The proposed use will not adversely affect the use and development of the neighboring properties and vehicular traffic. We would like to request you for granting special exception use on this lot for construction of medical office building under section 3-504(category 5). If you have further questions please call us at 703-354-2629.

Sincerely,

Quan Q Nguyen & Ngan T. Nguyen
4217 Evergreen Lane, Annandale
Virginia - 22003



COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX

4100 CHAIN BRIDGE ROAD
FAIRFAX, VIRGINIA 22030



May 9, 1984

Mr. Martin D. Walsh
950 North Glebe Road, Suite 300
Arlington, Virginia 22203

Re: Special Exception
Number SE 84-M-012

Dear Mr. Walsh:

At a regular meeting of the Board of Supervisors held on May 7, 1984, the Board approved Special Exception Number SE 84-M-012, in the name of Quan Q. Nguyen, M.D., located as Tax Map 71-2 ((2)) 27 for use as an office pursuant to Section 3-204 of the Fairfax County Zoning Ordinance, 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) 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. Any plan submitted pursuant to this Special Exception shall be in substantial conformance with the approved Special Exception Plat and these conditions.
4. Landscaping generally as indicated in the revised preliminary site plan dated April 6, 1984, will be provided to the satisfaction of the Director, Department of Environmental Management.
5. The hours of operation of the site shall not exceed 2:00 P.M to 7:00 P.M. on weekdays and 9:00 A.M. to 1:00 P.M. on Saturdays.

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.

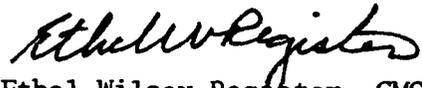
-2-

SE 84-M-012
May 9, 1984

Under Section 9-015 of the Zoning Ordinance, this Special Exception shall automatically expire, without notice, eighteen (18) months after the approval date of the Special Exception unless the activity authorized has been established, or unless construction has commenced and is diligently pursued, or unless additional time is approved by the Board of Supervisors because of the occurrence of conditions unforeseen at the time of the approval of this Special Exception. A request for additional time shall be justified in writing, and must be filed with the Zoning Administrator prior to the expiration date.

If you have any questions concerning this Special Exception, please give me a call.

Very truly yours,



Ethel Wilcox Register, CMC
Clerk to the Board of Supervisors

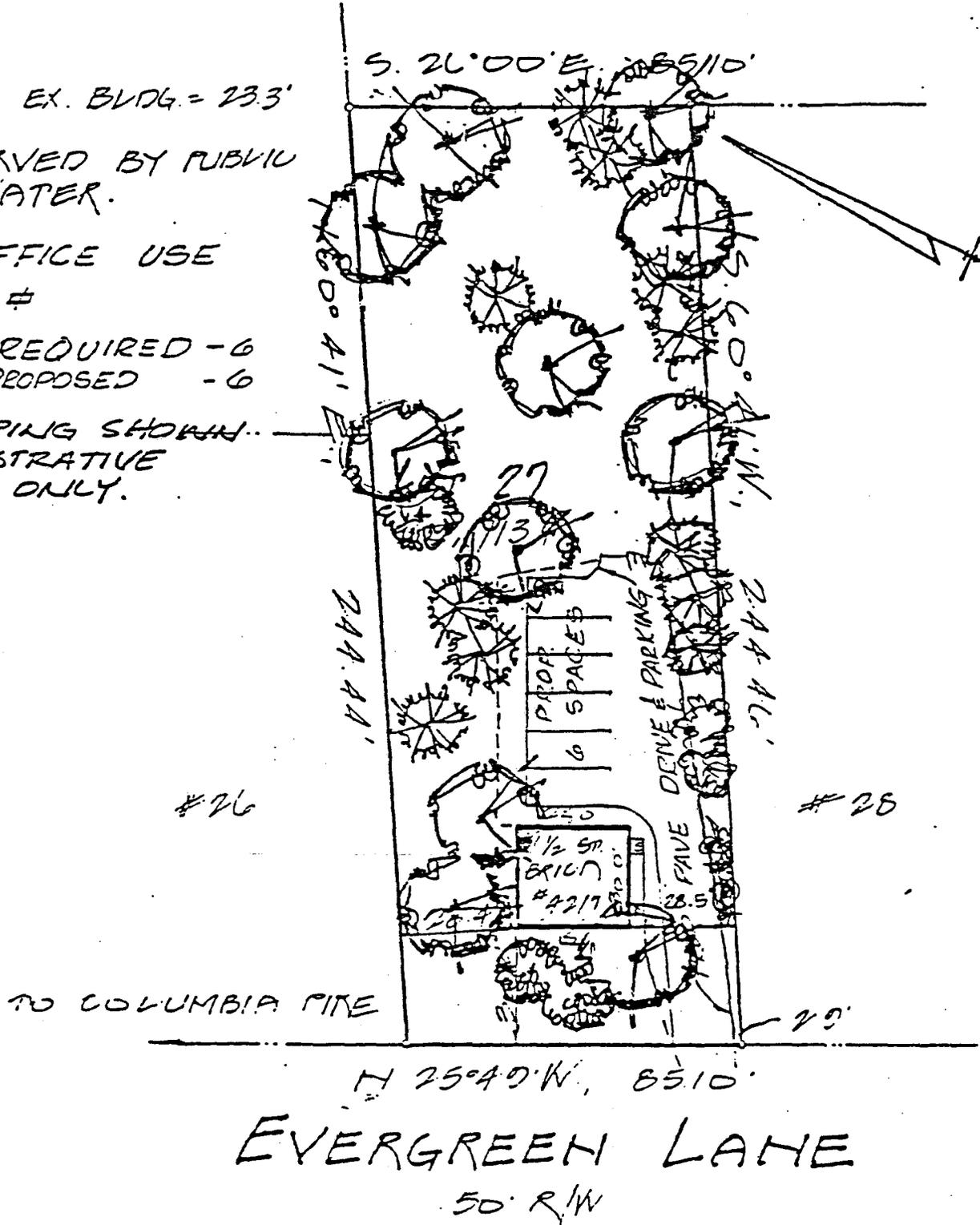
EWR/mmg

cc: Mr. Patteson
✓ Mr. Knowlton
Mr. Covington
Mr. Sandhu
Mr. Ted Austell, III
Executive Assistant to the County Executive



NOTES:

1. HEIGHT OF EX. BLDG. = 23.3'
2. BLDG. SERVED BY PUBLIC SEWER & WATER.
3. GROSS OFFICE USE
1,260 #
4. PARKING REQUIRED - 6
PARKING PROPOSED - 6
5. LANDSCAPING SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.



SPECIAL PERMIT

REV. APR. 6, 1984
REV. FEB. 16, 1984

MASON DISTRICT
FAIRFAX COUNTY VA

LOT 27	BLOCK	SECTION B	SUBDIVISION "ALPINE"
-----------	-------	--------------	-------------------------

SCALE 1" = 45'



County of Fairfax, Virginia

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

June 1, 2009

Sue A. McWilliams
4905 Kingston Drive
Annandale, Virginia 22003

RE: Special Exception Amendment Application SEA 84-M-012

Dear Ms. McWilliams:

At a regular meeting of the Board of Supervisors held on May 18, 2009, the Board approved Special Exception Amendment Application SEA 84-M-012 in the name of Quan Q. Nguyen and Ngan T. Nguyen. The subject property is located at 4217 Evergreen Lane on approximately 20,713 square feet of land zoned R-5, HC, and SC in the Mason District [Tax Map 71-2 ((2)) 27]. The Board's action amends Special Exception Application SE 84-M-012, previously approved for an office to permit modifications to development conditions (hours of operation) pursuant to Section 3-504 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions:

1. This Special Exception Amendment is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception Amendment 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. Other by-right special permit and/or special exception uses may be permitted on the Application Property without the approval of a Special Exception Amendment if such uses do not affect this Special Exception.
3. This Special Exception Amendment is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this Special Exception Amendment shall be in substantial conformance with the approved Special Exception Plat entitled "Topographic Boundary Survey, Lot 27, Section "B", Alpine Subdivision" prepared by Schiller & Associates and dated October, 1984. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. The hours of operation of the site shall not exceed 9:00 A.M. to 7:00 P.M. on weekdays and 9:00 A.M. to 1:00 P.M. on Saturdays.

Office of the Clerk to the Board of Supervisors

12000 Government Center Parkway, Suite 533

Fairfax, Virginia 22035

Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 703-324-3903

Email: clerktothebos@fairfaxcounty.gov

<http://www.fairfaxcounty.gov/bosclerk>

SEA 84-M-012
June 1, 2009

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5. All existing vegetation on the property is to be maintained in good condition and replaced as necessary.
6. Prior to the issuance of a Non-Residential Use Permit (Non-Rup), the applicant shall provide two additional tree plantings within the front yard of the subject property along Evergreen Lane. Such plantings shall include at least two Category II deciduous tree species from the Fairfax County Public Facilities Manual as approved by Urban Forest Management (UFM). All trees shall have a minimum caliper of two (2 1/2") inches at the time of planting. See Attachment "A" for tree locations.
7. Prior to the issuance of a Non-Residential Use Permit (Non-Rup), the applicant shall provide four additional tree plantings along the southern property line. Such plantings shall include at least two Category II evergreen tree species from the Fairfax County Public Facilities Manual as approved by UFM. All evergreen trees species shall be a minimum height of six (6) feet at the time of planting with a distance of eight feet between each tree. See Attachment "A" for tree locations.
8. The maximum number of employees, to include the physician(s), that shall be allowed on site at any one time shall be four (4).
9. The maximum number of patients visiting the office per day shall be twenty-five (25).

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 as evidenced by issuance of a new Non-Residential Use Permit (Non-Rup). 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.

SEA 84-M-012
June 1, 2009

-3-

The Board also:

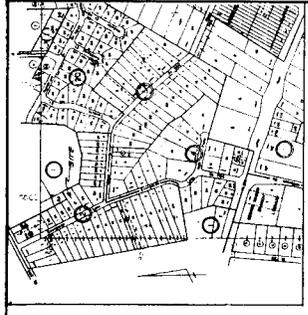
- Modified the transitional screening requirement in favor of existing on-site landscaping and as conditioned.
- Waived the barrier requirement in favor of existing on-site landscaping.

Sincerely,



Nancy Vehrs
Clerk to the Board of Supervisors
NV/dms

Cc: Chairman Sharon Bulova
Supervisor Penelope Gross, Mason District
Janet Coldsmith, Director, Real Estate Division. Dept. of Tax Administration
Regina Coyle, Director, Zoning Evaluation Division, DPZ
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning
Angela K. Rodeheaver, Section Chief, Transportation. Planning Division
Ellen Gallagher, Capital Projects and Operations Div., Dept. of Transportation
Ken Williams, Plans & Document Control, ESRD, DPWES
Department of Highways-VDOT
Sandy Stallman, Park Planning Branch Manager, FCPA
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division
District Planning Commissioner
Barbara J. Lippa, Executive Director, Planning Commission
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation



NOTES

OWNER: NAME I. ADDRESS: DAN O. NGUYEN, 4117 EVERGREEN LANE, ANNAPOLIS, MARYLAND 21403

A SPECIAL PERMIT, AS REQUIRED BY THE ANNE ARUNDEL COUNTY ZONING ORDINANCES, MUST BE OBTAINED FROM THE ANNE ARUNDEL COUNTY ZONING DEPARTMENT, 1000 EASTERN AVENUE, ANNAPOLIS, MARYLAND 21403, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OF THIS PROJECT.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ANNE ARUNDEL COUNTY ZONING ORDINANCES AND ANY OTHER APPLICABLE REGULATIONS.

THE SITE IS TO BE SERVICED BY PUBLIC WATER AND SEWER SERVICES. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS FROM THE ANNE ARUNDEL COUNTY DEPARTMENT OF PUBLIC WORKS AND UTILITIES.

PAVING SHALL BE REQUIRED AS PER THE ANNE ARUNDEL COUNTY ZONING ORDINANCES AND ANY OTHER APPLICABLE REGULATIONS.

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DATE: 11/25/2014

BY: [Signature]

FOR: [Signature]

TOPOGRAPHIC BOUNDARY SURVEY

LOT 27, SECTION 'B'

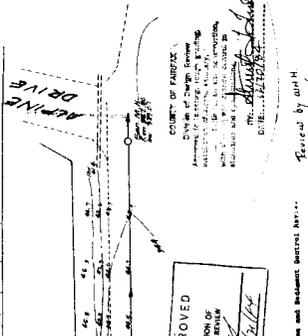
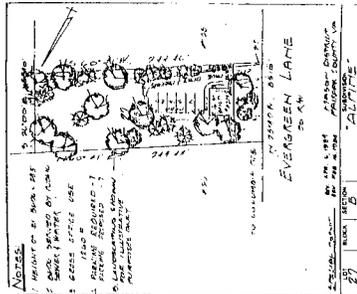
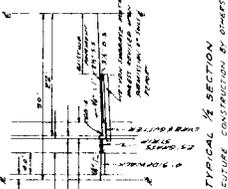
ALBINE

FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = 25'

October, 1984

SCHILLER & ASSOCIATES
PLANNERS & SURVEYORS
MAYLAND & VIRGINIA



APPROVED

DIVISION OF

CONSTRUCTION

DATE: 11/25/2014

BY: [Signature]

CERTIFIED CORRECT

DATE: 11/25/2014

BY: [Signature]



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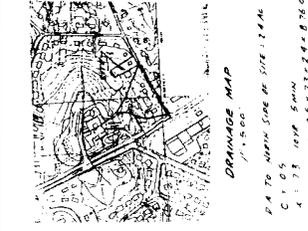
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DATE: 11/25/2014

BY: [Signature]

CERTIFIED CORRECT

DATE: 11/25/2014

BY: [Signature]

17/08

5982 - WCP - 01 - 1

17/08

Selected applicable Zoning Ordinance Provisions from the Fairfax County Zoning Ordinance, dated March 3, 2015. For the full, unabridged, ordinances please visit the website of the Fairfax County Planning and Zoning Department or view a copy in person at the Fairfax County Planning and Zoning office.

ARTICLE 3 - RESIDENTIAL DISTRICT REGULATIONS

PART 5 3-500 R-5 RESIDENTIAL DISTRICT, FIVE DWELLING UNITS/ACRE

3-504 Special Exception Uses

For specific Category uses, regulations and standards, refer to Article 9.

4. Category 5 - Commercial and Industrial Uses of Special Impact, limited to:
 - F. Offices

3-506 Lot Size Requirements

1. Minimum district size: 4 acres
2. Minimum lot area
 - C. Non-residential uses: 14,000 sq. ft.
3. Minimum lot width
 - C. Non-residential uses:
 - (1) Interior lot - 75 feet

3-507 Bulk Regulations

1. Maximum building height
 - B. All other structures: 65 feet
2. Minimum yard requirements
 - C. All other structures
 - (1) Front yard: Controlled by a 30° angle of bulk plane, but not less than 20 feet
 - (2) Side yard: Controlled by a 25° angle of bulk plane, but not less than 10 feet
 - (3) Rear yard: Controlled by a 25° angle of bulk plane, but not less than 25 feet
3. Maximum floor area ratio: 0.35 for uses other than residential

3-509 Open Space

25% of the gross area shall be open space

ARTICLE 9 - SPECIAL EXCEPTIONS

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.

PART 5 9-500 CATEGORY 5 COMMERCIAL AND INDUSTRIAL USES OF SPECIAL IMPACT

9-501 Category 5 Special Exception Uses

17. Offices

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.

9-515 Additional Standards for Offices

1. The following standards shall apply to offices in residential districts:

- A. Such a use shall be located only within a Community Business Center (CBC) as shown in the adopted comprehensive plan or such other area where such use is specifically designated in the adopted comprehensive plan.
- B. Such a use shall be permitted only in a single family detached dwelling which was erected prior to February 26, 1973; additions erected subsequently may not be used for such activities.
- C. Notwithstanding the provisions of Sect. 014 above, offices in residential districts approved prior to January 24, 1977 may be renewed for one five (5) year period under the ordinances in effect at the time the permit/exception was originally granted, provided that the principal user is the same as the one who originally received the special permit or exception. Thereafter, any renewal shall be subject to the provisions of this Ordinance.
- D. Notwithstanding the provisions of Par. A through C above, in the R-30 District, offices shall be subject only to the following standards:
- (1) Such use shall be located only on the lower two (2) floors of the primary building, or in an accessory structure as may be approved by the Board.
 - (2) The aggregate floor area of all non-residential uses, to include offices, shall not exceed fifteen (15) percent of the total gross floor area.
 - (3) Adequate off-street parking shall be provided in accordance with the provisions of Par. 4 of Sect. 11-102.

2. In the C-5, C-6, C-7, C-8 and C-9 Districts, the Board may approve a special exception to allow office uses at a greater percentage of the maximum FAR than that permitted by right. For the purpose of this provision, maximum FAR shall mean the maximum FAR permitted by right, as set forth in the applicable zoning district, or as increased by an approved special exception in accordance with Sect. 618 below.

ARTICLE 11 – OFF-STREET PARKING AND LOADING, PRIVATE STREETS

PART 1 11-100 OFF-STREET PARKING

25. Except as qualified below, for purposes of determining off-street parking requirements, gross floor area shall be determined in accordance with the gross floor area definition except that:

- A. Outdoor display/sales area and that area within a cellar that is not used exclusively for storage or for mechanical equipment shall be included as gross floor area

11-104 Minimum Required Spaces for Commercial and Related Uses

Minimum off-street parking spaces accessory to the uses hereinafter designated shall be provided as follows:

14. Office (unless otherwise provided for in this Section):

A. 50,000 square feet of gross floor area or less: Three and six-tenths (3.6) spaces per 1000 square feet of gross floor area

PART 2 11-200 OFF-STREET LOADING

11-202 General Provisions

3. All required off-street loading spaces and their appurtenant aisles and driveways shall be deemed to be required space on the lot on which the same are situated and shall not be encroached upon or reduced in any manner except upon approval by the Director in accordance with the following circumstances:

B. Such space may be reduced in an amount which is justified by a reduction in the need for such space by reason of a reduction in size or change in the nature of the use to which such is appurtenant, or

ARTICLE 12 – SIGNS

PART 2 12-200 SIGN REGULATIONS BY USE AND DISTRICT

12-208 Special Permit, Special Exception Uses

2. In all R districts and the residential areas of all P districts, signs accessory to special permit and special exception uses shall be subject to the provisions set forth in the paragraphs that follow.

Illumination, if used, shall be white and not colored. All illumination shall be in conformance with the performance standards for outdoor lighting as set forth in Part 9 of Article 14.

Building-mounted signs shall be flush against the building and shall not extend above or beyond the perimeter of the wall or roof of the building to which they are attached.

M. Any other use located in structures that have the exterior appearance of a single family detached dwelling may be permitted one (1) sign, either building-mounted or freestanding. Such sign shall not exceed six (6) square feet in area.

(1) If building-mounted, such sign shall not exceed a height of ten (10) feet above grade.

(2) If freestanding, such sign shall not exceed a height of four (4) feet or be located closer than ten (10) feet to any lot line.

ARTICLE 13 - LANDSCAPING AND SCREENING**PART 2 13-200 PARKING LOT LANDSCAPING****13-202 Interior Parking Lot Landscaping**

1. Any parking lot of twenty (20) or more spaces shall be provided with interior landscaping covering not less than five (5) percent of the total area of the parking lot. Such landscaping shall be in addition to any planting or landscaping within six (6) feet of a building, any planting or landscaping required as peripheral planting by Sect. 203 below, and any transitional screening as may be required by Sections 302 and 303 below.

6. The Board, in conjunction with the approval of a rezoning or special exception, may approve a waiver or modification of the requirements of this Section. Such waiver or modification may be approved:

B. Where such waiver or modification will not have any deleterious effect on the existing or planned development of adjacent properties.

13-203 Peripheral Parking Lot Landscaping

If any parking lot contains twenty (20) or more spaces and transitional screening is not required by Sections 302 and 303 below, then peripheral parking lot landscaping shall be required as follows:

1. When the property line abuts land not in the right-of-way of a street:

A. A landscaping strip four (4) feet in width shall be located between the parking lot and the abutting property lines, except where driveways or other openings may necessitate other treatment.

B. At least one (1) tree for each fifty (50) feet shall be planted in the landscaping strip; however, this shall not be construed as requiring the planting of trees on fifty (50) foot centers.

2. Where the property line abuts the right-of-way of a street:

A. A landscaping strip ten (10) feet in width, which shall not include a sidewalk or trail, shall be located between the parking lot and the property line.

B. At least one (1) tree for each forty (40) feet shall be planted in the landscaping strip; however, this shall not be construed as requiring the planting of trees on forty (40) foot centers.

C. Where peripheral landscaping required by this Section conflicts with street planting regulations of the Virginia Department of Transportation, the regulations of the latter shall govern.

3. The Board, in conjunction with the approval of a rezoning or special exception, and the BZA, in conjunction with the approval of a special permit, may approve a waiver or modification of the requirements of this Section and the requirement to provide a ten (10) foot minimum distance

between a front lot line and an off-street parking space set forth in Par. 8 of Sect. 11-102. Such waiver or modification may be approved:

B. Where such waiver or modification will not have any deleterious effect on the existing or planned development of adjacent properties.

PART 3 13-300 TRANSITIONAL SCREENING AND BARRIERS

13-303 Transitional Screening Requirements

TRANSITIONAL SCREENING AND BARRIER MATRIX			
	Single-Family Residential:	Multiple-Family Residential:	Office:
Office:	Screening 2 Barrier D, E or F	Screening 1 Barrier D, E or F	(no screening/ barrier required)

3. There shall be three (3) different transitional screening requirements as identified on the matrix, which shall be provided pursuant to Chapter 12 of the Public Facilities Manual and as follows:

A. Transitional Screening 1 shall consist of an unbroken strip of open space a minimum of twenty-five (25) feet wide and planted with all of the following:

- (1) A mixture of large and medium evergreen trees and large deciduous trees that achieve a minimum ten (10) year tree canopy of seventy-five (75) percent or greater;
- (2) A mixture of trees consisting of at least seventy (70) percent evergreen trees, and consisting of no more than thirty-five (35) percent of any single species of evergreen or deciduous tree; and
- (3) A mixture of predominately medium evergreen shrubs at a rate of three (3) shrubs for every ten (10) linear feet for the length of the transition yard area. The shrubs shall generally be located away from the barrier and staggered along the outer boundary of the transition yard.

B. Transitional Screening 2 shall consist of an unbroken strip of open space a minimum of thirty-five (35) feet wide and planted with all of the following:

- (1) A mixture of large and medium evergreen trees that achieves a minimum ten (10) year tree canopy of seventy-five (75) percent or greater;
- (2) A mixture of trees consisting of at least seventy (70) percent evergreen trees, and consisting of no more than thirty-five (35) percent of any single species of evergreen or deciduous tree; and

(3) A mixture of predominately medium evergreen shrubs at a rate of three (3) shrubs for every ten (10) linear feet for the length of the transition yard area. The shrubs shall generally be located away from the barrier and staggered along the outer boundary of the transition yard.

13-304 Barrier Requirements

4. There shall be different barrier requirements as identified on the matrix, which shall be provided as follows:

D. 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.

E. 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.

F. Barrier F shall consist of a 6 foot high solid wood or otherwise architecturally solid fence.

13-305 Transitional Screening and Barrier Waivers and Modifications

Transitional screening and barriers may be waived or modified by the Director in any of the following circumstances. The Director may attach conditions to any waiver or modification which would assure that the results of the waiver or modification would be in accordance with the purpose and intent of this Part.

2. Where the strict provisions of this Part would reduce the usable area of a lot due to lot configuration or size to a point which would preclude a reasonable use of the lot, transitional screening and/or barriers may be waived or modified by the Director where the side of a building, a barrier and/or the land between that building and the property line has been specifically designed to minimize adverse impact through a combination of architectural and landscaping techniques.

3. Transitional screening may be modified where the building, a barrier and/or the land between that building and the property line has been specifically designed to minimize adverse impact through a combination of architectural and landscaping techniques.



County of Fairfax, Virginia

MEMORANDUM

DATE: June 19, 2015

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

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

SUBJECT: Land Use Analysis:
SEA 84-M-012-02
Quan Nguyen – 4217 Evergreen Lane

This memorandum, prepared by Bernard Suchicital, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the subject Special Exception Application (SEA) dated December 04, 2014, as revised through June 02, 2015. The extent to which the application conforms to the applicable guidance contained in the Comprehensive Plan is noted.

DESCRIPTION OF THE APPLICATION

The subject property is located at 4217 Evergreen Lane, on the east side of Evergreen Lane, north of Alpine Drive, in the Mason District on Tax Map 71-2 ((2)) 27, on a 0.47 acre lot. The site is zoned R-5 Residential District, Sign Control Overlay District (SC), and Highway Corridor Overlay District (HC). The site is developed with a former single-family 1-story detached dwelling, constructed in 1941. The structure has been used to house the applicant's medical practice since 1984 under a previously approved special exception for an office in a residential district. The applicant proposes to amend the application to allow for the removal of the existing dwelling and construction of a 5,516 square foot, 2-story office building.

LOCATION AND CHARACTER OF THE AREA

The application property is bounded by single family residential uses to south and zoned R-5; senior multi-family apartments to the east and zoned R-2; office use and zoned C-2 to the north; and

Department of Planning and Zoning
Planning Division
12055 Government Center Parkway, Suite 730
Fairfax, Virginia 22035-5509
Phone 703-324-1380
Fax 703-324-3056
www.fairfaxcounty.gov/dpz/



Excellence * Innovation * Stewardship
Integrity * Teamwork * Public Service

Barbara C. Berlin
SEA 84-M-012-02
Quan Nguyen
Page 2

office uses and zoned C-3 to the west. The application property is located immediately east of the Comprehensive Plan's Land Unit E of the Annandale Community Business Center.

COMPREHENSIVE PLAN CITATIONS:

Land Use

Fairfax County Comprehensive Plan, 2013 Edition, Area I, Annandale Planning District, as amended through November 18, 2014, A2-Columbia Community Planning Sector, Recommendations, page 99:

“The Columbia Community Planning Sector east of Land Unit E of the Annandale CBC, that is, east of the center line of Evergreen Lane, contains stable residential neighborhoods. These neighborhoods should be protected and enhanced in accordance with Objectives 8 and 14 of the Policy Plan; infill development should be of compatible use, type and intensity. The Plan envisions neither the conversion of any residential property to commercial uses, nor the redevelopment of any residential areas at higher density.

1. Lots on the east side of Evergreen Lane north of Greenberry Lane – Parcels 71-2 ((2)) 23-29 and 71-2 ((4)) 4, 5, 6 – are planned for single-family residential development at 2-3 dwelling units per acre. These lots provide the transition between the stable residential neighborhoods that abut them to the east and the commercial activity on the west side of Evergreen Lane. Commercial development on these lots should not be permitted. However, professional office uses may be permitted in the existing single-family detached residential structures, provided that the structures and their lots retain their single-family residential appearance. As an alternative, this area may develop as residential use at 4-6 du/ac if the following conditions are met:
 - Development should consist of single-family detached or zero lot line/patio home units, with height limited to two stories (excluding the basement level);
 - Minimum consolidation of three contiguous parcels;
 - Provision of a minimum 25 foot buffer area adjacent to the single-family detached housing to the east;
 - Provision of consolidated access to Evergreen Lane; and
 - Provision of streetscape along Evergreen Lane similar to that planned for the adjacent Annandale CBC as well as the provision of a treed or landscaped “gateway” to Alpine Drive which includes preserving existing mature trees.”

Barbara C. Berlin
SEA 84-M-012-02
Quan Nguyen
Page 3

COMPREHENSIVE PLAN MAP: Residential 2-3 dwelling units per acre.

LAND USE ANALYSIS

The subject property is planned for single-family residential development at 2-3 dwelling units per acre. The Plan recognizes that professional office uses may be appropriate in existing single-family detached residential structures, provided that these structures and their lots retain their single-family residential appearance.

The subject property is located at 4217 Evergreen Lane, on the east side of Evergreen Lane, north of Alpine Drive. The site is developed with a former single-family 1-story detached dwelling, constructed in 1941. The structure has been used to house the applicant's medical practice since 1984 under a previously approved special exception for an office in a residential district. The applicant proposes to amend the application to allow for the removal of the existing structure, and construction of a 5,516 square foot, 2-story office building. The proposed development is in character with the existing residential neighborhood. Evergreen Lane is home to new, larger single-family residential homes and townhouse-style office buildings. Staff does not believe that the special exception amendment request to demolish the existing structure for a larger building to house a medical office will change the character of the neighborhood.

CONCLUSION

The proposed medical office building is designed to be single-family residential in appearance and is compatible with the existing residential uses and office buildings opposite of the property on Evergreen Lane. Staff believes that the application is in harmony with the intent of the land use recommendations of the Comprehensive Plan.

PGN:BSS



County of Fairfax, Virginia

MEMORANDUM

DATE: June 24, 2015

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

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

SUBJECT: Environmental Assessment: SEA 94-M-012-02
4217 Evergreen Lane

This memorandum, prepared by Mary Ann Welton, includes citations from the Comprehensive Plan that list and explain environmental policies for this property. Plan citations are followed by a discussion of concerns including a description of potential impacts that may result from the proposed development as depicted on the revised special exception plan dated June 2, 2015. Possible solutions to remedy identified issues are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are in harmony 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, on pages 7 and 8 states:

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

Policy a. Maintain a best management practices (BMP) program for Fairfax County and ensure that new development and redevelopment complies with the County’s best management practice (BMP) requirements. . . .

- Policy k. For new development and redevelopment, apply better site design and low impact development (LID) techniques... and pursue commitments to reduce stormwater runoff volumes and peak flows, to increase groundwater recharge, and to increase preservation of undisturbed areas....”

Fairfax County Comprehensive Plan, 2013 Edition, Policy Plan, Environment, as amended through July 1, 2014, on page 10 states:

“Objective 3: Protect the Potomac Estuary and the Chesapeake Bay from the avoidable impacts of land use activities in Fairfax County.

- Policy a. Ensure that new development and redevelopment complies with the County's Chesapeake Bay Preservation Ordinance. . . .”

Fairfax County Comprehensive Plan, 2013 Edition, Policy Plan, Environment, as amended through July 1, 2014, on page 18 states:

“Objective 10: Conserve and restore tree cover on developed and developing sites. Provide tree cover on sites where it is absent prior to development.

- Policy a: Protect or restore the maximum amount of tree cover on developed and developing sites consistent with planned land use and good silvicultural practices. . . .”

“Objective 13: Design and construct buildings and associated landscapes to use energy 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®] or the U.S. Green Building Council's Leadership in Energy and Environmental Design for Core and Shell [LEED-CS®] 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® 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 development. Solutions are suggested to remedy the concerns that have been identified by staff. There may be other acceptable solutions. Particular emphasis is given to opportunities provided by this application to conserve the county’s remaining natural amenities. This application by Quan Nguyen seeks approval to remove an existing structure which serves as a medical office facility and to construct a new, larger building which is proposed to have a residential appearance.

Stormwater Management /Adequate Outfall: The 20,620 square foot subject property is situated within the Cameron Run Watershed. The site located on the east side of Evergreen Lane within the area bounded by Little River Turnpike on the south and Columbia Pike on the north.

The stormwater narrative states that water quality and quantity control requirements will be addressed by a proposed bioretention facility which is proposed to be located on the southwest corner of the property. Staff recommends that the applicant look for opportunities to implement additional low impact development techniques to address water quality and quantity control requirements in the event additional measures may be required. SWM/BMP facilities and outfall adequacy are subject to review and approval by the Department of Public Works and Environmental Services (DPWES).

The applicant must meet the requirement of the County’s Stormwater Management Ordinance Management Ordinance. DPWES administers the ordinance which became effective July 1, 2014.

http://www.fairfaxcounty.gov/dpwes/stormwaterordinance/chapter_124.pdf

Barbara Berlin
SEA 84-M-012-02
Page 5

Tree Preservation: The applicant is encouraged to work with the Urban Forestry Management Division of DPWES to find opportunities to preserve additional specimen trees which are not currently designated for protection and to augment the proposed landscaping for this development.

Green Building Practices: The Policy Plan incorporates guidance in support of the application of energy conservation, water conservation and other green building practices in the design and construction of new development and redevelopment projects. The applicant is encouraged to demonstrate support of the County's green building policy. At this time the applicant has not provided such a commitment. Staff recommends that such a commitment be incorporated into a development condition.

PGN/MAW



County of Fairfax, Virginia

MEMORANDUM

DATE: April 14, 2015

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 84-M-012)

SUBJECT: Transportation Impact

REFERENCE: SEA 84-M-012-2 Quan Q. Nguyen And Ngan T. Nguyen
Land Identification Map: 71-2 ((2)) 27

Transmitted herewith are the comments from the Department of Transportation with respect to the referenced application. These comments are based on plats made available to this office dated January 21, 2015. The applicant is requesting approval to replace the existing 1,260 GSF building (a single family detached dwelling built in 1941) with a 5,828 GSF 2-story medical office building with a basement level. There are four employees now, including one doctor, and there will be eight employees, including two doctors, in the proposed office building. Parking will increase from nine to 21 spaces.

The trip generation for the existing 1,260 sq ft office is 45 weekday trips with 4 p.m. peak hour trips. The trip generation for a 5,828 sq ft medical office building is 210 weekday trips with 21 p.m. peak hour trips. The trip generation for 8 employees is 71 weekday trips and 8 p.m. peak hour trips. Staff has agreed that the number of employees (8) should be a condition for approval.

MAD/LAH/lah
cc: Michael Lynskey, DPZ

Lynskey, Michael

From: Hutchins, Lou Ann
Sent: Thursday, June 11, 2015 11:01 AM
To: Lynskey, Michael
Subject: RE: Evergreen Lane - Nguyen SEA 84-M-012-02

Michael,

Got the revised SOJ the other day and did a trip gen. Not a significant difference. Discussed with MAD and we think no issues. I wondered why now 20 parking spaces when had 21 before and they state 10 for staff, 8 for patients, which adds to 18 and leaves 2 for ?.

Thanks for the update,
Lou Ann



County of Fairfax, Virginia

MEMORANDUM

DATE: June 19, 2015

TO: Michael Lynskey, Staff Coordinator
Zoning Evaluation Division, DPZ

FROM: Rachel Habig-Myers, Urban Forester II
Forest Conservation Branch, UFMD

SUBJECT: Alpine, Section B, Lot 27: SEA 84-M-012-02

The site is located within the Annandale Planning District and consists of an old two story single family home that is currently being used as a medical office. Existing vegetation consists of early successional forest species (white mulberry, black cherry, blackgum, and willow oak), along with landscape trees (red maple, loblolly pine, dogwood, and arborvitae). Invasive species found onsite include Japanese honeysuckle, English ivy and multiflora rose. Poison ivy was also found at levels requiring management.

This review is based on the Application of Special Exception Amendment Application SEA 84-M-012-02 stamped as "Received Department of Planning & Zoning, June 3, 2015." In review of most recent submission of this SEA Application, it appears that Urban Forest Management Division (UFMD) comments dated February 26, 2015 have largely not been addressed. Those comments are included here again, along with new issues discovered during the most recent plan review.

1. **Comment:** Discussion with the Staff Coordinator indicates that the loblolly pine will no longer be preserved, and the entire site is proposed to be cleared. This means that many of the tree preservation tabulations in Table 12.10 are not correct, making it unclear if the 10-year Canopy requirement will be met for the site.

Recommendation: If no trees are to be preserved on site, a Request for a Deviation from the Tree Preservation Target should be included as a proffer at the time of site plan submission. The proposed limits of clearing and grading should still be adjusted inward on the northern and eastern side of the property in order to allow for preservation of the willow oak, and blackgum located off site.

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



The Tree Preservation Target Calculations and Statement should also be adjusted to reflect the changes to tree preservation areas that have been depicted and provide clarification that the Tree Preservation Target will be met.

2. **Comment:** It appears a request has been made to modify the transitional screening, but is unclear since the revised “Statement of Justification” doesn’t mention this request. The application proposes to preserve much narrower screening yards than specified in ZO 13-303, which does not meet the intent of the transitional screening required. Transitional screening in the form of Type II (35 foot wide) is required for the southern boundary of the site adjacent to the detached residential house, while Type I (25 foot wide) transitional screening is required for the eastern boundary of the site adjacent to the multi-family units. Further, the application proposes to locate the required barriers on the property line, instead of inside of the transitional screening as specified by the PFM. In addition, no justification has been provided on the SEA plat that supports this dramatic reduction.

Recommendation: The applicant should provide the full width of transitional screening in the area adjacent to the detached residential house and the multi-family units and place the barriers inside of transitional screening plantings, or provide a site specific justification on the SEA plat and a request for modification of transitional screening areas and barriers in accordance with ZO 13-305 for why the reduction in width of either the Type II and/or the Type I transitional screening area as necessary and additional Urban Forestry comments may follow.

3. **Comment:** Existing and proposed utilities and their easements have not been clearly depicted or labeled, making it unclear if they conflict with landscaping. The Comprehensive Plan states that “Utilities should not be located under street trees or landscape areas,” which is currently unclear.

Recommendation: In accordance with the Comprehensive Plan, “A detailed site analysis should take place early in the development process to avoid conflicts between utilities and tree locations.” As part of this detailed site analysis, all existing and proposed utility locations and their associated easements should be clearly depicted on the landscape plan so it is clear that they do not conflict with proposed landscape areas.

4. **Comment:** It is unclear which trees are being used to meet the interior parking lot landscape requirement, since they have not been depicted with a key and symbol as being used to meet that requirement.

Recommendation: Trees being used to meet the interior parking lot landscape requirement should be depicted with a key and symbol indicating its use as an interior parking lot tree.



5. **Comment:** No interior parking lot landscaping or tabulations have been provided, making it unclear if the parking lot landscape requirement will be met. In addition, areas that will be used in the parking lot tabulation have not been shaded with a key and symbol.

Recommendation: Interior parking lot landscaping tabulations should be provided to clarify at least 5% of surface parking lot is being landscaped.

In addition, the areas of the parking lot being used in the tabulations should be clearly depicted with a key and symbol.

6. **Comment:** It is unclear if the peripheral parking lot landscape requirement is being met for the northern side of the site since tabulations have not been provided.

Recommendation: Tabulations should be provided indicating that at least one tree is being provided for every 50 feet of parking lot along the northern side of the property.

7. **Comment:** It is unclear if the right-of-way landscape requirement is being met within at least a 10 foot wide strip along the right of way, since tabulations have not been provided.

Recommendation: Tabulations should be provided indicating that at least one tree is being provided for every 40 feet of right-of-way.

8. **Comment:** Shrubs are depicted on the plan, but pot sizes and heights are not provided, which is unclear.

Recommendation: All shrubs provided should be at least 18 inches in height and grown in three gallon sized containers. These plants should be included in the Planting Schedules.

9. **Comment:** Note number five on sheet six under the “Tree and Forested Area Protection” section states that Orange plastic fence and silt fence can be used as devices to protect trees in forested areas. It has also been specified in the Tree Protection Fence detail provided. However, neither of these devices would provide adequate protection for this site. Mention of orange plastic fence is also found in the tree preservation narrative on sheet 5.

Recommendation: Note number five on sheet six under the “Tree and Forested Area Protection” section that states Orange plastic fence and silt fence can be used as devices to protect trees in forested areas, along with the tree protection fence detail should be revised to only specify welded wire or super silt fence as adequate tree protection devices. Mention of orange plastic fence should also be removed from Sheet 5.



10. **Comment:** A site visit revealed that various trees, specifically four dogwood trees, found on the site have not been depicted.

Recommendation: In consultation with the Project Arborist, the EVM should be revised to clearly depict the canopies of all individual trees and other woody vegetation five feet or greater in height located onsite and immediately adjacent to the site and additional Urban Forestry comments may follow.

In addition, the Tree Preservation Target calculations should be revised to reflect the revised EVM.

11. **Comment:** The EVM states that the general health of the existing vegetation is “fair to poor” in the “EVM Statement,” Fair in Cover Type B of the “Existing Vegetation Summary,” and Good to poor in the “Existing Tree Inventory.” In addition, a site visit revealed that the vegetation present is in fair to poor condition.

Recommendation: The condition of the existing vegetation should be re-evaluated by the Project Arborist and all above mentioned portions of the EVM should be revised to consistently reflect the actual condition of vegetation present in all locations on the EVM.

12. **Comment:** Japanese honeysuckle is listed as an 8 inch tree receiving 161 square feet of 10 year canopy credit in the Existing Tree Inventory. Further, this “tree” is specified for removal because it is “vine covered”. Japanese honeysuckle is a vine, not a tree and should not be counted in the Existing Tree Inventory. It is unclear why this was included in the Existing Tree Inventory.

Recommendation: In consultation with the Project Arborist, the applicant should correctly identify the tree occupying this space on site and correct the Existing Tree Inventory, or remove it from the inventory. Revise canopy areas accordingly.

13. **Comment:** The Tree Planting Schedules show that many trees will be given a 1.5 multiplication factor for using native species, but specific species are not listed in the schedule. Species level information is not typically specified during this stage of the planning process, it is not possible to verify that this multiplication factor has been properly applied without species level information; which is not typically specified during this stage of the planning process.

Recommendation: Multiplication factors for native species should be removed from the Tree Planting Schedules until such time as species level information is provided to allow verification that this multiplication factor has been applied correctly.

14. **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:

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 RZ/FDP 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, notes and details for asphalt removal around trees, and others as necessary, 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 RZ/FDP.”

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

RHM/

UFMDID #: 199162

cc: DPZ File





County of Fairfax, Virginia

MEMORANDUM

DATE: June 5, 2015

TO: Michael Lynskey, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Mohan Bastakoti, P.E., Senior Engineer III 
South Branch
Site Development and Inspections Division
Department of Public Works and Environmental Services

SUBJECT: SEA 84-M-012-02(Quan Q. Nguyen and Ngan T. Nguyen); 17760-ZONA-001-1; Tax Map #071-2-02-0027; Mason District

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

Chesapeake Bay Preservation Ordinance (CBPO)

There is no Resource Protection Area present on this site.

Floodplain

There is no regulated floodplain on this site.

Downstream Drainage Complaints

There is no storm water complaint on file within the property.

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)



Water Quality Control

Water quality controls must be satisfied for this development (PFM 6-0401.2). Stormwater quality control requirements shall be addressed per SWM Ordinance section 124-4-3. The applicant has proposed a Bioretention facility. VRRM spreadsheet was also included on the plan. The spreadsheets show that water quality requirements have been met.

On Sheet#6, computations should be revised with the total disturbed area of 0.37 acre and on the same sheet in the water quality narrative the total phosphorous reduction required should read 0.21 lb/year.

BMP design and specifications shall be per Virginia BMP clearing house specifications. BMP sizing computations, setbacks and construction specifications will be provided/reviewed during site plan review.

Stormwater Detention

Unless waived by the Director, the post development peak flow for the 2-year 24-hour storm event shall be released at a rate that is equal to or less than the predevelopment peak flow rate from the 2-year 24-hour storm event and the post development peak flow for the 10-year 24-hour storm event shall be released at a rate that is less than or equal to the predevelopment peak flow rate from the 10-year 24-hour storm event. SWMO 124-4-4.D.

The application indicates that the detention will be provided on site and the post-development peaks during above mentioned storm events will be less than the respective pre-development peaks.

Rainfall depths used on Sheet#7 are not correct. Please use NOAA Atlas 14 point precipitation for Vienna Tysons corner station. Also, Please provide the volume of storage provided within the Bmp facility for detention purpose and the peak predevelopment and post development release rates from the site due to the above mentioned storm events.

Runoff routing through the detention facility and hydrologic and hydraulic computations will be reviewed during site plan review.

Water Quantity Control

The applicant shall provide a narrative and a summary of computations to demonstrate how the concentrated stormwater flow will be released into a stormwater conveyance system and shall meet criteria (1), (2) or (3) of 124-4-4B, where applicable, from the point of discharge to a point to the limits of analysis in Section 124-4-4(b)(5) as demonstrated by use of acceptable hydrologic and hydraulic methodologies at this stage of plan review.

The applicant shall provide a narrative and a summary of computations to demonstrate how the concentrated stormwater flow shall be released into a stormwater conveyance system and shall meet criteria subsections (1), (2), or (3) of 124-4-4C, where applicable, from the point of discharge to a point to the limits of analysis in Section 124-4-4(c)(5) as demonstrated by use of acceptable hydrologic and hydraulic methodologies at this stage of plan review.

The details of the hydrological and hydraulic computations will be reviewed during site plan/sub division plan review.

Downstream Drainage System

According to the applicant there is one concentrated outfall from this site. The applicant has provided existing condition of the outfall and shown the point of confluence and extent of review. The details of the hydraulic and hydrologic computations will be reviewed during site plan review.

cc: Don Demetrius, Chief, Watershed Projects Evaluation Branch, SPD, DPWES
Fred Rose, Chief, Watershed Planning & Assessment Branch, SPD, DPWES
Bijan Sistani, Chief, South Branch, SDID, DPWES
Zoning Application 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: February 24, 2015

SUBJECT: SEA 84-M-012-02, Quan Q. & Ngan T. Nguyen
Tax Map Number: 71-2 (92)) 27

The Park Authority staff has reviewed the above referenced plan. Based on that review, staff has determined that this application bears no adverse impact on the land, resources, facilities or service levels of the Park Authority.

FCPA Reviewer: Anna Bentley
DPZ Coordinator: Michael Lynskey

Copy: Cindy Walsh, Director, Resource Management Division
Liz Crowell, Manager, Cultural Resource Management & Protection Section
John Stokely, Natural Resource Management & Protection Section
Michael Lynskey, DPZ Coordinator
Chron File
File Copy

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		