



County of Fairfax, Virginia

September 28, 2016

STAFF REPORT

SPECIAL PERMIT SP 2016-BR-002

BRADDOCK DISTRICT

APPLICANT: Expectation Church, Inc.
OWNER: Expectation Church, Inc.
STREET ADDRESS: 11924 Braddock Road, Fairfax 22030
TAX MAP REFERENCE: 67-1 ((1)) 33
LOT SIZE: 31.567 acres
ZONING DISTRICT: R-C
ZONING ORDINANCE PROVISION: 3-C03
SPECIAL PERMIT PROPOSAL: To permit a place of worship.

STAFF RECOMMENDATION: Staff recommends approval of SP 2016-BR-002, subject to the Proposed Development Conditions contained in Appendix 1 of the staff report.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions, relieve the applicants/owners 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 recommendations of staff; it does not reflect the position of the Board of Zoning Appeals. A copy of the BZA's Resolution setting forth this decision will be mailed within five days after the decision becomes final.

Heath Eddy, AICP

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

For additional information, call Zoning Evaluation Division, Department of Planning and Zoning at 703-324-1280, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035. **Board of Zoning Appeals' meetings are held in the Board Room, Ground Level, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia 22035-5505.**



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 PERMIT REQUEST

The applicant requests special permit approval to permit a place of worship on a 31.567-acre property located on Braddock Road just east of Fairfax County Parkway. Specifically, the applicants propose a 56,000 square foot church building with a 950-seat sanctuary for congregants of the 2,200-member Expectation Church. The subject property was most recently used as a dairy farm, though it is now vacant. Figure 1 depicts the subject property in relationship to its surroundings.



Figure 1: Subject property. Source: Pictometry 2015.

A copy of the special permit plat, entitled “Special Permit for Expectation Church,” prepared by Anthony T. Owens, P.E., of Smith Engineering, dated November 6, 2015, last revised August 2, 2016 [pending revisions to some sheets] consisting of 15 sheets is provided at the front of this staff report. A copy of the applicant’s statement of justification and relevant photographs, architectural renderings, and the affidavit are provided in Appendices 1-3, respectively.

CHARACTER OF THE SITE AND SURROUNDING AREA

The 31.567 acre property is located on the north side of Braddock Road. The site is currently developed with a farmhouse and several farm outbuildings, a gravel driveway, and fencing that separates several pastures for grazing. The site currently has one main access point located approximately 150 feet east of the intersection of Second Road with Braddock Road.

The property has a central, generally flat area where the farmhouse is located, with mild rolling pasture areas that slope downward toward the Piney Branch tributaries running along the western and northern property lines. The property has several acres of wooded land that are largely located within the floodplain. A large portion of the property is mapped as RPA, and this area is generally unsuitable for development, though the existing pastureland pre-dates the establishment of RPA boundaries in 1993.

The subject property is zoned R-C, and was part of the general rezoning of the area within the Occoquan Basin watershed in 1982. Properties surrounding the subject property are also zoned R-C. The properties to the north and west are in the Brentwood Park subdivision, which is a very low density residential development physically disconnected from the Braddock Road corridor. The Piney Branch Stream Valley Park separates the subject property from the subdivisions to the north. There is another, much smaller residential subdivision to the northeast which backs up to the corner of the subject property, but again, the Piney Branch stream valley and the RPA physically separate the development potential of the property from the neighboring residences.

The properties located along Braddock Road vary in size and shape but several in the vicinity of the subject property currently contain places of worship. These are described in the following section of this report.

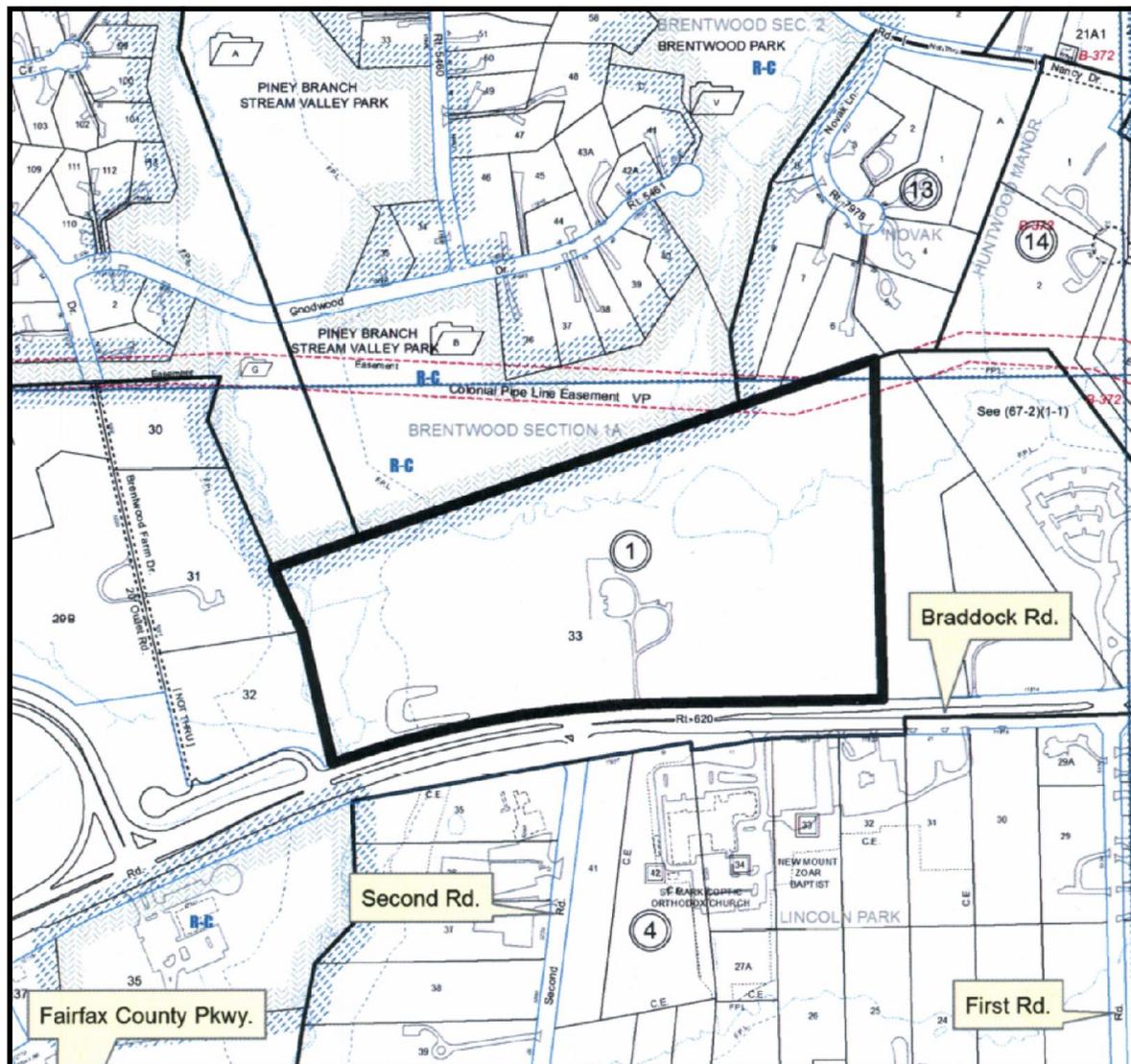


Figure 2: Zoning Map. Source: Fairfax County, 2016.

BACKGROUND AND HISTORY

Fairfax County Tax Records indicate that the single family dwelling on the subject property was constructed in 1930 as a 1 1/2-story residence with a dormered second story. The property is current assessed for the following structures:

- A 1,736-square foot residence
- A 960-square foot detached garage
- A 1,350-square foot storage shed
- A 1,920-square foot barn
- A 2,160-square foot barn

There are very few County records on the existing structures on the property other than a reference to a building permit for one of the barns issued in 1980 and storm damage

related repairs to the residence issued in 1996. Two complaints against the property were investigated by the Department of Code Compliance in July 2013 related to lighting problems and multiple occupancy. Both complaints were addressed by the previous owners and the cases closed.

The applicants also own the two parcels to the east. These properties were the subject of Special Permit Application SP 99-V-046, approved by the Board on October 26, 1999, for the construction of a 36,900 square foot church with an 800-seat sanctuary, fellowship hall, administration and church office space in four structures linked by covered walkways. The plans included 271 parking spaces and the building would have been served by public water and on-site sewage disposal. The applicants filed a Special Permit Amendment application SPA 99-V-046, which included a modification to include an additional 12.94 acres of the current subject property (for a total of 22.79 acres), and to add a columbarium, a memorial garden, an addition to one of the previously approved buildings for youth activities, and additional parking. This amendment would have increased the total building footprint to 69,505 square feet, though not the size of the sanctuary. This special permit amendment was approved by the Board on April 10, 2001. However, the subsequent approval process for on-site sewage disposal delayed the process of developing the property, in part due to flooding in the area proposed for the drainfield, and following two extensions of the approval and attempts to seek modifications to address the drainfield location, the church was not built. Due to House Bill 571 in 2012, the most recent extension was extended to July 1, 2017, so the application is not yet expired. However, approval of the current application would render that application approval moot. Copies of the Resolutions for the original and amended special permit approvals are included in Appendix 8.

Given the prevalence of places of worship within the vicinity of the subject property, there are multiple special permit/variance applications approved in the immediate area. These churches and related facilities approvals include the following:

- St. Mark Coptic Orthodox Church of Washington, DC (located across the street from the subject property)
 - SP 89-S-013, located at 11911 Braddock Road (1 lot), approved September 26, 1989 for the church.
 - SPA 89-S-013, located at 11911-11919 Braddock Road (3 lots), approved January 18, 2000, an amendment to increase the land area and add a child care center.
 - SPA 89-S-013-02, located at 11821-11919 Braddock Road (6 lots), approved December 15, 2009, an amendment to increase land area, add a nursery school, a private school of general education, and building additions all in phases.
- Trustees of Singh Sabha Gurdnava
 - SP 99-S-058, located at 5200-5212 Second Road (3 lots), approved December 14, 1999 for the worship facility.

- Apostolic Church of Washington, Inc.
 - SP 91-S-036, located at 11800 Braddock Road (1 lot), approved November 19, 1991 for the church.
 - SPA 91-S-036, located at 11800 Braddock Road (1 lot), approved April 16, 2004, an amendment to allow a child care center, site modifications and amended development conditions.

The history of the surrounding area is a concentration of churches and other places of worship in significant part because the R-C District does not permit large-scale residential or commercial development, and the limited sewage capacity and limitations on available uses (via special permit or special exception approvals) has resulted in the increasing development of places of worship in the area.

DESCRIPTION OF THE APPLICATION

Proposed Layout

The applicants request special permit approval for a new place of worship on the subject property. The applicant owns the property along with the two lots to the east (the location of a previously approved church facility, as described in the background section above). The applicants have chosen a layout that locates the building within the open area in the center of the subject property, where the existing vacant farm structures are currently located. The applicant proposes a 56,000 square foot church building containing a 950-seat sanctuary (arranged similar to a theater) with accessory office and classroom space.

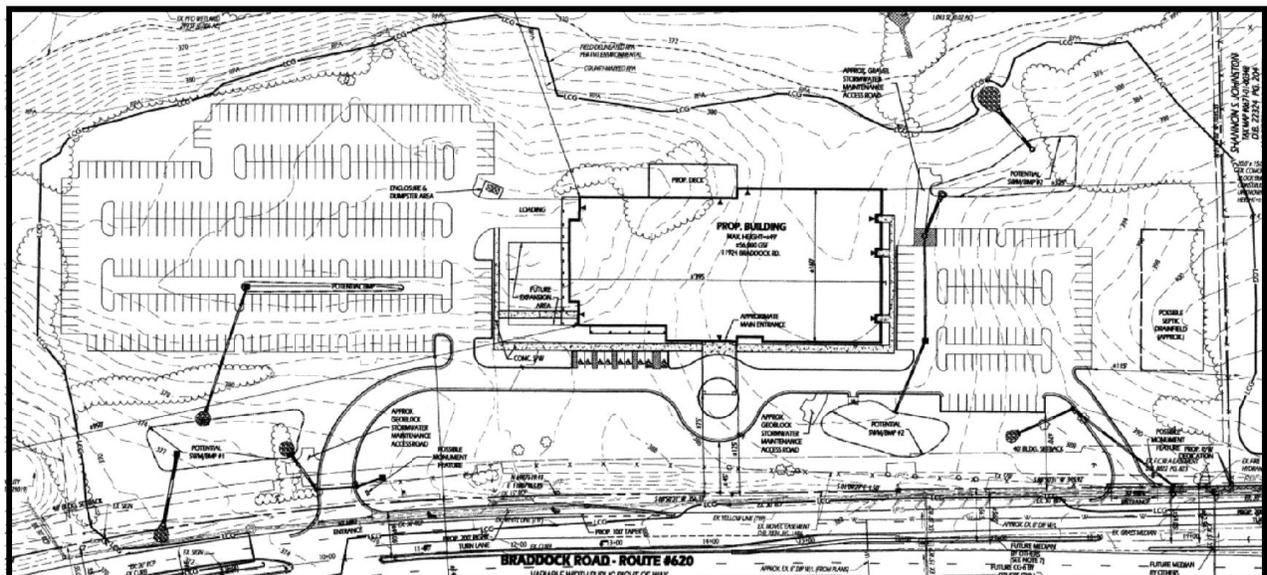


Figure 3: Proposed layout. Source: Applicant.

The primary focus of activity will be on Sundays, with two services proposed currently and the potential for a third service, if growth demands. The facility will be open Tuesdays through Fridays during the week, primarily for office and administrative staff as well as

periodic night meetings, but the traffic expected during the week will be far lower than on Sundays, except for small mid-week meetings involving groups of no more than 10 members of the church, according to the applicant.

Vehicle Access and Parking

The proposed facility will incorporate two access points off of Braddock Road. The eastern entrance is designed as a right-in right-out entrance, without a middle separation, to allow direct parking or to drop off persons at the covered main entrance. This entrance is located so as to coordinate with a proposed entrance to the expanded St. Marks Coptic Orthodox Church located south of Braddock Road, and will include a left-turn lane on the eastbound approach but no left turns out from that point. The second entrance is located directly north of Second Road, forming the fourth leg of a 4-way intersection with Braddock Road. This western entrance will provide a full access point.

Parking for the facility is provided primarily on the east side and west side of the proposed building. The proposed plan includes 401 parking spaces plus 9 ADA-compliant spaces, which exceeds the minimum standard required by the Zoning Ordinance, equating to approximately 1 space per 2.32 seats in the sanctuary.

Trees, Landscaping and Open Space

The majority of the subject property is in the mapped Resource Protection Area (RPA) and/or the Piney Branch floodplain. These areas are generally covered in existing woodland, though the woodland is infiltrated with invasive undergrowth. A portion of the RPA near the former farm area consists of disturbed pasture with a manmade pond for use by cattle. The applicant proposes to maintain the pond as an amenity.

The applicant's proposal includes a total of 52 percent of provided open space. This meets the requirement for 50 percent contiguous open space, as less than half of the property would be disturbed and require stormwater management. However, staff review indicates that a restoration plan, incorporating removal of invasive species and planting of some native species of trees and understory plants, is required to enhance the capacity of the open space as habitat. The majority of the woodland is proposed to remain undisturbed, with some removal of dead trees adjacent to or within the development site.

The proposed plan designates portions of the north and west property lines as Transitional Screening I areas. Only parts of these property lines require transitional screening per the Zoning Ordinance as some of the adjacent properties are open space parcels. In addition, the applicant is requesting a modification to the transitional screening requirement to waive the planting and barrier requirements. The applicant meets the technical requirements for parking lot landscaping, both interior and the boundaries, though staff recommended that proposed plant materials should be redirected to better screen the parking areas from Braddock Road, which the applicant has done.

Stormwater Management/Best Management Practices

The applicant proposes three stormwater management facilities incorporating best management practices (BMPs). One facility will be located immediately north of the eastern parking area; a second facility would be located in the front yard between the front access lane and the road right-of-way; and a third facility would include a combination of an area in front of the western parking area and a BMP located within an island in the interior of the parking area. Staff supports the inclusion of BMPs within the parking area as an effective first step toward improving stormwater runoff water quality. The applicant proposes to address the phosphorus reduction requirements such that the 50 percent reduction required in the R-C District will be met.

The applicant is proposing the implementation of bioretention facilities to reduce the phosphorus loading, including such measures as green roofs, wet/dry ponds, and filters to reduce the overall load as required. There is no record of localized flooding, in part due to the wide nature of the floodplain and RPA. Therefore, the outfall is projected from two locations, one heading toward the roadside swale along Braddock Road, the other, larger outfall directed toward the existing pond located onsite. All stormwater calculations and final design details will be provided at site plan.

Architecture

The proposed architecture for the new church is a modern design. The exterior façade will be a flat surface in gray or white of stone or concrete materials with accents around the window areas. A porte cochere at the main entrance extends over a portion of the aisle way in front of the church. The church is proposed for a maximum height of 50 feet, on the western portion of the facility encompassing the sanctuary. The eastern half of the proposed structure is a single story flat roof area for offices and classrooms.

In addition to two small directional signs at each entrance, there is identified on the architectural elevations a sign for the “Expectation Church” on top of the roofline of the sanctuary side of the structure. The location of this sign is not permitted under Article 12 of the Zoning Ordinance, and a proposed development condition reinforcing compliance with Article 12 is provided.



Figure 4: Proposed design for new church. Source: Applicant.

ANALYSIS

Comprehensive Plan Provisions

Plan Area:	III
Planning District:	Bull Run
Planning Sector:	Braddock (B7)
Plan Map:	Residential 0.1-0.2 units/acre

The Plan recommends that this area should be planned for very low density residential uses to conform to the findings of the Occoquan Basin Study. Nonresidential uses should be permitted only where

- Access for the use is oriented to an arterial roadway;
- The use is of a size and scale that will not adversely impact the character of the area in which it is located; and
- The use is designed to mitigate impacts on the water quality of the Occoquan Reservoir.

The southwest corner of subject property is in the Lincoln-Lewis-Vannoy Conservation Area, which was intended for the construction of a specialized sewer system for 215 residences and designed to address deterioration of the sewer and water supply systems, but not intended for expansion.

Environmental Planning Analysis (Appendix 4)

Resource Protection Area/Environmental Quality Corridor

A large portion of the site, particularly the northern and western portions, are designated as RPA. Staff recommends further designation of this area as Environmental Quality Corridor (EQC). While it is not planned for development of any kind, it has been in use as horse pasture for years and is significantly degraded by the presence of extensive invasive species. To ensure that a more natural habitat is returned to the corridor, staff recommends that the applicant commit to restore the site, according to the standards in the Chesapeake Bay Preservation Ordinance. This restoration effort should be coordinated with the Urban Forestry Management Division (UFMD) of the Department of Public Works and Environmental Services (DPWES).

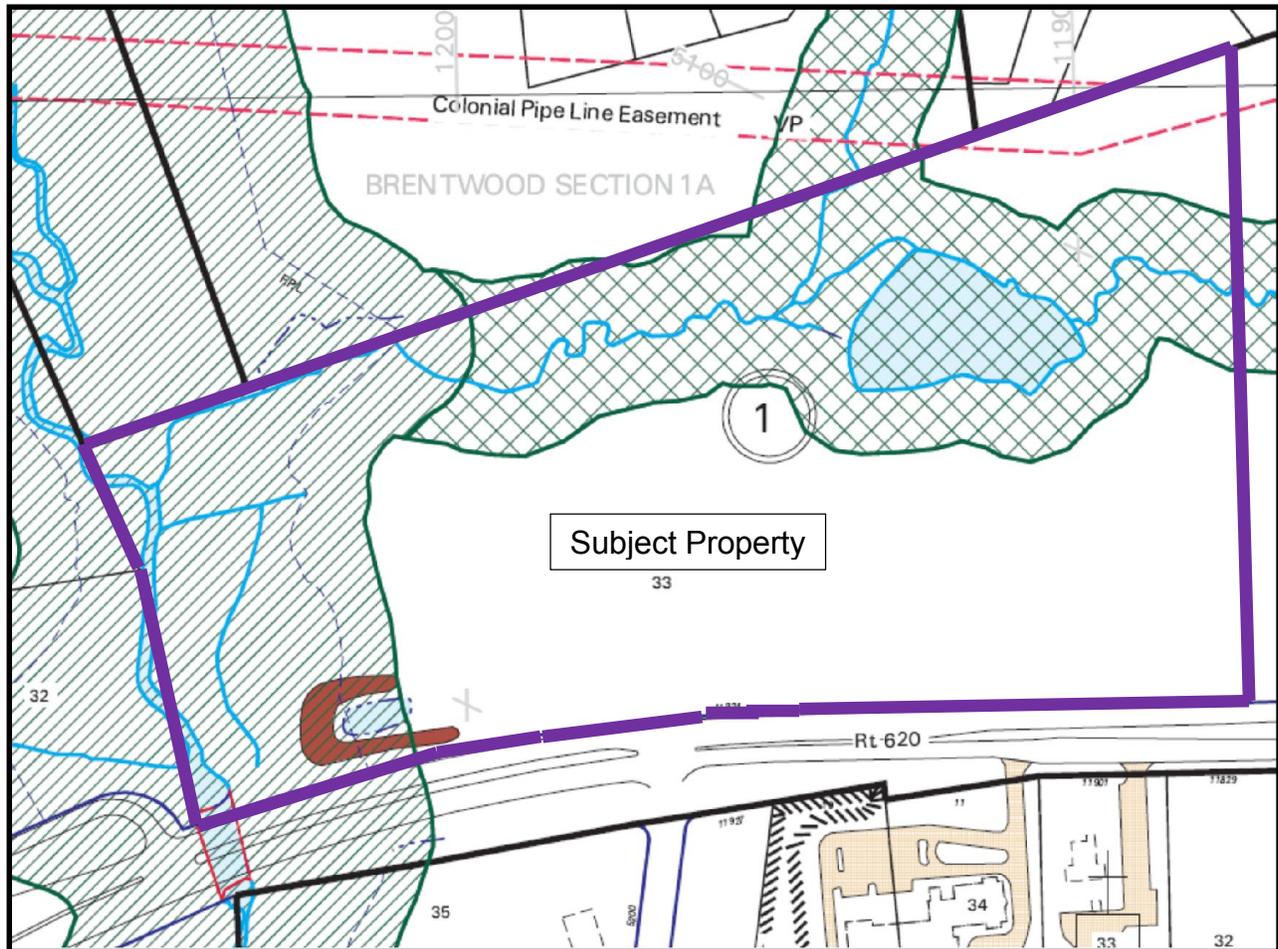


Figure 4: Subject property identified as Resource Protection Area (RPA). Source: Fairfax County.

Water Quality

The applicant is proposing a number of features to improve storm water quality, including dry swales, bioretention areas and the retention of forested areas of the subject property. Staff believes these provisions will meet the minimum requirements for stormwater management, subject to review and approval by the DPWES during site plan.

Undisturbed Open Space

The property is located in the R-C Residential Conservation District, which requires that nonresidential uses are “designed to mitigate impacts on the water quality of the Occoquan Reservoir.” The primary method for this is to preserve at least 50 percent of the property as perpetually undisturbed open space. The applicant indicates that the property will include 52 percent of provided open space. Staff also notes that the stormwater analysis (found on Sheets 7 through 9 of the Special Permit Plat) identifies the total Development Area project limits as 12.95 acres, which is substantially less than 50 percent of the subject property. Therefore, the level of contiguous open space meets the minimum required for the R-C District.

Septic System Drainfield

The majority of the property contains soils that are rated “poor” for drainage and not suited to on-site disposal system drainfields. Staff notes that as of the publication of this staff report, the proposed location of the drainfield for the on-site sewage disposal system has not been approved by the Fairfax County Health Department. Given that a previous approval on the property immediately east of the site was not developed, in part due to an inability to find a suitable drainfield location, staff is concerned that this application could require an amendment should the proposed drainfield not obtain approval, and significant changes to the design would be required. However, an approved drainfield location is not an absolute requirement during the special permit application phase, the drainfield issue will need to be finalized during the site plan process and follow-up building permit review. Given the nature of soils in this area, it would be preferable to have an approved drainfield prior to special permit approval. If the location of the approved drainfield requires the primary structure to be relocated on the subject property, a special permit amendment would be required.

Stormwater Analysis (Appendix 5)

The Site Development and Inspections Division (SDID) of DPWES reviewed the plan and provided comments to the applicant during the initial review. Most of these issues will be addressed at final site plan.

Resource Protection Areas/Floodplains

As noted previously, the subject property is crossed by RPA and floodplain. The Special Permit Plat depicts the 1993 and 2003 mapped RPA boundaries. The applicant will submit a delineation study to revise the RPA boundaries across the subject property with the site plan submission. With regard to the floodplains, the applicant is required by the Public Facilities Manual (PFM) to replot the FEMA floodplain for Piney Branch across the property, which is based on floodplain water surface elevations. A separate study will be needed for the minor floodplain to establish the updated boundaries. Once approved, the current proposed limits of land disturbance will need to be adjusted. These issues will be resolved at final site plan, and can be considered minor modifications approvable through the site plan review process under Article 17.

Water Quality and Quantity Detention

The Stormwater Management Ordinance requires the applicant to provide water quality controls. In accordance with the Occoquan Water Supply Protection Overlay District the development must reduce the projected phosphorus load by at least 50 percent. The applicant’s submissions with this special permit application demonstrate preliminary compliance with those requirements, with further calculation and design review to be completed during site plan.

While the applicant does not need to provide calculation and design details to meet water quantity detention requirements, they do need to demonstrate that specific detention practices are viable for the subject property and can comply with the site’s water quantity requirements. The applicant states that the two bioretention facilities have a combined

storage volume of approximately 50,000 cubic feet of storage, which exceeds the required detention volume requirement. The applicant proposes stormwater outfalls into the ditch along Braddock Road and also into the pond. The applicant must demonstrate at site plan that the existing facilities will not be adversely impacted by the proposed outfalls, and that the speed of runoff will not deteriorate existing natural channels.

Urban Forestry Analysis (Appendix 6)

Staff from the Urban Forestry Management Division (UFMD) reviewed the Special Permit Plat and noted some concern about the use of existing vegetation along the northern and western property boundaries to meet the Transitional Screening Type 1 requirement under the Zoning Ordinance. The concern was driven primarily by a lack of specific calculations to show compliance. Therefore, UFMD recommend that calculations should be provided that demonstrate compliance with the transitional screening requirements, most specifically Sect. 13-303.3A of the Zoning Ordinance. This has been incorporated as a development condition in Appendix 1.

Transportation Analysis (Appendix 7)

At the initial coordination meeting with the applicant, staff noted the concentration of churches in the immediate area as a key traffic concern for Sundays. The applicant accepted staff's recommendation that church service times should be coordinated with those of the surrounding churches, especially St. Marks (due to its comparable size), to ensure that arrivals and departures in the area would be dispersed across peak periods on Sundays.

During review of this special permit application, both the Virginia Department of Transportation (VDOT) and the Fairfax County Department of Transportation (FCDOT) provided comments regarding the proposal, as discussed below.

Proposed Access

The proposed access will be from two entrances on Braddock Road. The western access is a full access, full directional entrance/exit, while the eastern access point is designed to allow three turning movements, right-in, right-out and left-in. The current Special Permit Plat shows a two-lane configuration of the cartway, with 100-foot tapers and 200-foot long right-turn lanes into each proposed entrance. Doing so creates an approximately 450-foot stretch along the property frontage that reverts to a two-lane cartway, which could cause motorists to weave in and out of the turn lanes. Staff recommended that the intermediate area be widened and paved with the turn lanes, creating one single right turn lane approximately 850 feet long with a single 100-foot taper. The applicant has not incorporated this recommendation into their design. In staff's opinion, the turn lane should be continuous, with the additional requirement that the pavement be marked off as the Special Permit Plat currently illustrates to create a visual separation of the entrances. The applicant feels differently, and as transportation staff could not definitively say that the full turn lane was absolutely necessary, staff has not included this as a development

condition.

Frontage Improvements

As noted above, staff from both VDOT and FCDOT recommended the construction of a third lane along the entire property frontage in conformance with the recommendations of the Comprehensive Plan. The applicants have declined to implement this recommendation.

As a compromise, staff recommended that the turn lane to be constructed by the applicant be included as part of the proposed right-of-way dedication to ensure that this lane will be included should Braddock Road become a three-lane configuration in the future. As noted above, the applicant has declined to provide the continuous turn lane.

In addition, staff recommend the extension of sidewalk across the frontage of the property, continuing from the sidewalk on the Washington Apostolic Church site to the east, all the way to the western edge of the subject property. Staff notes the applicant provided a request for waiver on the Special Permit Plat, but no justification has been submitted. Staff further requires that full curb and gutter configuration along the turn lane area must be provided. These requirements are provided as development conditions in Appendix 1.

Operational Analysis

The traffic study review indicated that a signal warrant analysis is required for the intersection of the western entrance at 2nd Road. VDOT also recommends that a signal warrant analysis should be required for the east entrance, as this entrance is coordinated with a proposed future St. Mark's Church entrance. Furthermore, staff recommended that the applicant provide for a \$90,000 contribution (or approximately 30 percent of the average cost) for the installation of a warranted signal. FCDOT staff recommends that this contribution is provided for the intersection at Second Road. The applicant believes that the contribution should be directed only to the intersection at 2nd Road, since the east entrance is not a full entrance and a signal would be unnecessary. The applicant has indicated they are in agreement with this and a development condition is proposed to this effect.

ZONING ORDINANCE REQUIREMENTS (Appendix 8)

The subject property is zoned R-C. The chart below provides a summary of the requirements of the R-C District and the applicant’s proposal.

BULK REQUIREMENTS (R-C)		
STANDARD	REQUIRED (NONRESIDENTIAL USES)	PROVIDED
Minimum Lot Area	5 acres	31.567 acres
Minimum Lot Width	200 feet	1,660+ feet
Maximum Building Height	60 feet	49 feet proposed
Front Yard	50° angle of bulk plane but not less than 40 ft	75± ft proposed
Side Yard	45° angle of bulk plane but not less than 20 ft	410± ft east side; 950± ft west side proposed
Rear Yard	45° angle of bulk plane but not less than 25 ft	440± ft proposed
Maximum Floor Area Ratio	0.10	0.04 proposed
Parking Spaces	Place of Worship: 250 spaces plus 7 ADA-compliant spaces	401 spaces plus 9 ADA-compliant spaces

Special Permit Requirements

This special permit application is subject to the following provisions of the Zoning Ordinance and are provided as Appendix 9. Subject to the development conditions, the special permit must meet these standards.

- Sect. 8-006 General Special Permit Standards
- Sect. 8-303 Group 3 Standards

The following is staff’s analysis of the Zoning Ordinance provisions and the proposal to permit a place of worship on the subject property.

General Standards for Special Permit Uses (Sect. 8-006)

General Standard 1 states that *the proposed use at the specified location shall be in harmony with the adopted Comprehensive Plan*. The Land Use Policy Plan of the Comprehensive Plan states that *“Fairfax County should seek to establish areas of community focus which contain a mixture of compatible land uses providing for housing...institutional/public services...”* The Plan also *“encourages a land use pattern that protects, enhances and/or maintains stability in established residential neighborhoods.”* Further the Plan *“should seek to achieve a harmonious and attractive development pattern, which minimizes undesirable visual, auditory, environmental and other impacts created by potentially incompatible uses.”* (Fairfax County Comprehensive Plan Land Use Objectives 2, 8 and 14).

The Comprehensive Plan recommends very low density single family detached residential uses in the vicinity of the subject property and the property is planned for an institutional use, so it is in conformance. The immediate vicinity is dominated by institutional uses, primarily churches, as well as a County-maintained residential group home facility, and a park facility. The nearest residential uses are located north of the subject property across the Piney Branch tributary corridor, which is wooded and screens those residences from any potential visual or sound impacts of the proposed church.

The subject property has been a horse farm of various ownership dating back to the 1930s, so the proposed church would represent a change in the use of the subject property. The applicant has prepared a layout that uses the central portion of the site, avoids any disturbance of environmentally sensitive areas, and proposes to refine and restore the areas surrounding the developed areas of the previous farm uses. In addition, the proposed design, subject to the Proposed Development Conditions, should have no adverse impacts on public facilities, transportation systems, or the environment.

Overall, staff believes that the proposed church is in conformance with the land use recommendations of the Comprehensive Plan and therefore Standard 1 is met.

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

The R-C District was established in 1982 specifically to minimize run-off and intensification of water quality impacts by lowering the overall residential density, while also allowing other selected uses that were deemed to be compatible with the low density residential character of the district. A church is a special permit use within the R-C District. The applicant proposes a 950-seat sanctuary that, will add to the activity already generated by the existing concentration of churches in the immediate area. The applicant has proposed to establish their service schedule so as to coordinate their arrivals and departures with neighboring churches and avoid a concentration of traffic in the area at any one time. Additionally, this use occurs at non-peak hours. Staff believes that the proposed church will be in harmony with the purpose and intend of the R-C District. Therefore, in staff's opinion, the application meets this standard.

General Standard 3 requires that *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 neighboring properties to the north and east are single family detached dwellings located on lots typically found in the R-C District, many of which are substandard to the district requirements. The properties to the south and east are existing churches or vacant land. Properties to the west are either VDOT-owned land or residential in character. Staff

believes that the proposed church will not adversely affect the use or development of neighboring properties. While the proposal represents an increase in gross floor area over the existing agricultural character of the subject property, the applicant proposes to maintain the existing woodland areas to the north and west and minimize disturbance of woodland to the east, which is property the church currently owns.

The applicant states that the property is designed to provide for services on Sunday in the morning into early afternoon. The property will be used for administrative offices of the church during the week, with a minimal number of persons (15-20) located on-site, and the potential for small group meetings in the evenings between 6:00 p.m. and 10:00 p.m. Staff believes the design of the site would accommodate this level of use and would present no adverse impact on adjacent property owners.

Furthermore, the applicant states that the property is intended for the size of the sanctuary as proposed, without possibility of expansion. The applicant presents the possibility of an expansion for a multi-purpose recreation facility, as shown on the Special Permit Plat, but has stated to staff that it will not be constructed with the proposed facility initially.

Overall, 52 percent of the site is proposed to remain as open space. Staff believes the proposed building locations, screening and vegetation adequately shield the church from adjacent properties. Therefore, staff finds that this standard has been met.

General Standard 4 states that *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 applicant proposes a 950-seat sanctuary with two worship services on Sundays. Therefore, the applicant anticipates an increase in traffic on the surrounding roadways adjacent to the site. Arrivals and departures are anticipated in the morning through to early afternoon on Sundays. The property will also be utilized for administrative office use Monday through Friday during normal business hours for approximately 15-20 employees, with additional night time meetings or small group gatherings between the hours of 6:00 p.m. and 10:00 p.m. The applicant proposes two full access entrances on Braddock Road. VDOT and FCDOT have reviewed the designs and the operational analysis provided by the applicant and have recommended the provision of a continuous right turn lane for both entrances for as an ideal design for safety and to reduce traffic impact on the existing 2-lane configuration of Braddock Road. The applicant believes the current design with two separate right turn lanes is sufficient and, while not ideal, staff has no objection to the applicant's proposed design. Staff has also recommended the provision of signal warrant analyses at both entrances during site plan review and operational analysis post-opening, to be paid for by the applicant. Furthermore, staff recommends that the applicant provide a contribution equal to 30 percent of the cost of a warranted signal installation at the western entrance across from 2nd Road. Finally, the applicant is proposing to provide well above the minimum number of parking spaces, which should create no adverse impacts on the surrounding transportation network. Staff believes that the proposal meets this standard.

General Standard 5 states that *in addition to the standards which may be set forth in this Article for a particular group or use, the BZA shall require landscaping and screening in accordance with the provisions of Article 13.* The application has been reviewed by the Urban Forestry Management Division. The applicant has demonstrated that tree preservation has met the minimum requirements for tree preservation, though the final calculations will be confirmed with the site plan submission, and a development condition is proposed to that effect. This tree preservation is located along the northern and western property lines. The total proposed tree preservation plus new vegetation will exceed the amount of tree cover required in the R-C District.

The applicant's landscaping plan conceptually complies with the requirements of the Transitional Screening 1 buffer as required by Article 13 of the Zoning Ordinance. UFMD recommended confirmation that tree preservation used in lieu of new plantings in the northern and western required transitional screening areas be in compliance with these requirements. The applicant has requested a modification of the transitional screening requirement to request that no additional plantings be required in those areas, since they are in naturally constrained areas where disturbance is not recommended. Staff believes this waiver is supportable, as discussed below.

Staff recommended that the applicant shift some of the plantings provided in compliance with the parking area landscaping from the northern end to the southern end of the parking areas and into the front yard area to provide more screening against Braddock Road. The applicant has agreed to this recommendation. On balance, staff believes that the application meets this standard.

General Standard 6 requires that *open space be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.* There is no specific open space requirement for the proposed use and the applicant has proposed a total of 52 percent of the subject property as open space; therefore, this standard has been met.

General Standard 7 requires that *adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking requirements are proposed to be in accordance with the provisions of Article 11.* The applicant proposes 410 parking spaces, which far exceeds the Zoning Ordinance requirement of 238 parking spaces. The proposed use will be served by an onsite sewage disposal system and public water, which would increase the level of sewage treatment of the subject property over the existing condition, as well as increase the level of potable water used over a typical residential use. The applicant has proposed stormwater management storage and bioretention facilities to detain and treat the anticipated runoff. A development condition has been included requiring on-site stormwater detention and water quality best management practices (BMPs) as approved by DPWES during site plan review. In addition, per Zoning Administration interpretation, the applicant must designate two loading spaces on the site plan as required by the Zoning Ordinance. A development condition has been included to that effect. Overall, staff believes that Standard 7 has been met.

General Standard 8 requires that *signs be regulated by the provisions of Article 12; however, the BZA may impose more strict requirements for a given use than those set forth in this Ordinance.* The submitted Special Permit Plat includes an exhibit showing a roof sign placed on top of the central portion of the roof line between the sanctuary and the office section of the proposed structure. Pursuant to Article 12 of the Zoning Ordinance, this sign is not approvable since it is on the roof, and the proposed size would exceed the maximum 12 square feet permitted for a church in the R-C District. However, the applicant also states that signage will comply with the provisions of Article 12, and any signage proposed will be reviewed and approved for a sign permit when the applicant applies for the building permit. Subject to removal of the roof sign, this standard has been met.

With the approval and adoption of the Proposed Development Conditions, the general standards for all General Standards have been met.

Standards for all Group 3 Uses (Sect. 8-303)

Standard 1 states that *all uses shall comply with the lot size and bulk regulations of the zoning district in which located.* As previously summarized in the bulk requirements chart above, the application meets this standard.

Standard 2 states that *all uses shall comply with the performance standards for the applicable zoning district.* This use does not have any increased effect on performance standards applicable to a church or other place of worship. Noise will be regulated under the Noise Ordinance, but the applicant's proposal complies with the noise standards. The applicant's proposal does not include any exterior lighting except for building security lighting, which will comply with the requirements for outdoor lighting. Staff has proposed a development condition to ensure compliance during the site plan review process. The use complies with the performance standards in Article 14 of the Zoning Ordinance. This standard has been met.

Standard 3 states that *all uses shall be subject to the provisions of Article 17, Site Plans.* The applicant will be required to submit a site plan for the proposed improvements.

WAIVERS/MODIFICATIONS REQUESTED

Modification of Transitional Screening Requirements

The applicant requests a modification to the requirement under Transitional Screening 1 that requires transitional screening plantings and a barrier fence along the northern and western property lines. The required barrier would consist of either a metal fence or wall. The applicant states that the existing woodland areas will be preserved and should be sufficient to provide for appropriate screening of the proposed church, and particularly the parking areas, from view and glare off-site. Furthermore, the applicant states that requiring additional plantings or the installation of a fence in locations several hundred

feet from the parking areas would be unnecessary disturbance of the RPA and floodplain areas in the northern and western ends of the property.

In considering the modification under Sect. 13-305.3 of the Zoning Ordinance, the Board should consider whether the proposed landscaping and architecture have been designed to mitigate the impacts for which the barriers are normally required. In staff's opinion, the amount of existing woodland to be preserved, the potential negative impact on the RPA, and the significant distance of the parking areas from transitional screening areas, constitute grounds for supporting this waiver.

CONCLUSION

Staff finds that the proposed use is consistent with the recommendations of the Comprehensive Plan and meets the General Standards for Special Permits and Group 3 Special Permit uses. Furthermore, the applicant has demonstrated that the proposed use and development for the subject property will comply with the requirements of the Zoning Ordinance.

RECOMMENDATION

Staff recommends approval of SP 2016-BR-002, subject to the Proposed Development Conditions contained in Appendix 1 of the staff report.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions, relieve the applicants/owners 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 recommendations of staff; it does not reflect the position of the Board of Zoning Appeals.

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

APPENDICES

1. Proposed Development Conditions
2. Applicant's Statement of Justification and Photographs
3. Applicant's Affidavit
4. Environmental Analysis
5. Stormwater Analysis
6. Urban Forestry Analysis
7. Fairfax County Department of Transportation/Virginia Department of Transportation Analysis
8. Previous Approvals SP 99-Y-046 and SPA 99-Y-046
9. Applicable Zoning Ordinance Provisions

PROPOSED DEVELOPMENT CONDITIONS**SP 2016-BR-002****September 28, 2016**

If it is the intent of the Board of Zoning Appeals to approve SP 2016-BR-002 located at Tax Map 67-1 ((1)) 33 to permit a place of worship pursuant to Sect. 3-C03 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition approval by requiring conformance with the following development conditions.

1. This approval is granted to the applicant only, Expectation Church, Inc., and is not transferable without further action of this Board, and is for the location indicated on the application, 11924 Braddock Road (31.567 acres), and is not transferable to other land.
2. These conditions shall be recorded by the applicant among the land records of Fairfax County for this lot prior to the issuance of a building permit. A certified copy of the recorded conditions shall be provided to the Zoning Permit Review Branch, Department of Planning and Zoning.
3. This special permit is granted only for the purpose, structure and/or use indicated on the special permit plat entitled "Special Permit for Expectation Church," prepared by Anthony T. Owens, P.E., of Smith Engineering, dated November 6, 2015, last revised August 2, 2016, consisting of 15 sheets (the "Special Permit Plat") and approved with this application, as qualified by these development conditions.
4. A copy of this special permit, conditions, and the Non-Residential Use Permit (Non-RUP) shall be posted in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
5. This special permit 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 permit shall be in substantial conformance with these conditions. Minor modifications to the approved special permit may be permitted pursuant to Par. 4 of Sect. 8-004 of the Zoning Ordinance.
6. The maximum number of seats in the sanctuary shall not exceed 950 seats.

7. A minimum of 410 parking spaces shall be provided on site, as depicted on the Special Permit Plat. Such parking shall be located generally as depicted on the Special Permit Plat.
8. The applicant shall provide two loading spaces in compliance with loading requirements in Article 11 of the Zoning Ordinance, unless waived at the time of site plan approval.
9. Prior to site plan approval for the proposed development or upon request by the County, the applicant shall dedicate in fee simple the proposed right-of-way dedication areas to the Board of Supervisors of Fairfax County (County), as shown on Sheet 5 of the Special Permit Plat.
10. The applicant shall construct sidewalk to connect with existing sidewalk on Tax Parcel 67-2 ((1)) 1, along the entire Braddock Road frontage of the applicant's property.
11. Prior to issuance of the Non-RUP, the applicant shall contribute \$90,000 (in the form of cash escrow) toward the cost of a traffic signal at the intersection of Second and Braddock Roads, as determined by FCDOT. In the event that a signal is not warranted within five years after completion and occupancy of the site, the escrowed funds shall be returned to the applicant. However, in the event that a traffic signal has already been installed at this location prior to the applicant reaching the above thresholds, the \$90,000 contribution shall be provided to reimburse the County for the signal costs at the interval payment schedule designated above.
12. The applicant shall submit a Tree Preservation Plan and Narrative as part of the site plan submission. 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.
13. All proposed landscaping shall be native to the middle Atlantic region to the extent feasible and non-invasive as determined by UFMD.
14. All landscaping shall be maintained in accordance with Article 13 of the Zoning Ordinance. Landscaping shall be maintained in a healthy condition and dead and/or dying plant materials replaced. Prior to the issuance of the Non-RUP, UFMD shall inspect the site and shall require replacement and/or new vegetation to meet the intent of the landscaping requirements. This condition may be modified as needed to reflect the time of year and an alternative time frame may be established upon recommendation by UFMD.

15. Prior to any lands disturbing activities, a pre-construction conference shall be held on-site between DPWES, including the Urban Forester, and representatives of the applicant to include the construction site superintendent responsible for on-site construction activities. The purpose of this meeting shall be to discuss and clarify the limits of clearing and grading, areas of tree preservation, tree protection measures, and the erosion and sedimentation control plan to be implemented during construction.
16. The applicant shall conform strictly to the limits of clearing and grading subject to allowances as determined necessary by the Director of DPWES, as described herein. The basis for this area of clearing and grading shall be the limits of disturbance as shown on Sheet 7 of the Special Permit Plat. A grading plan which establishes the limits of clearing and grading necessary to construct the improvements shall be submitted to DPWES including UFMD, for review and approval. The extent of clearing and grading for each phase of construction shall be the minimum amount feasible as determined by DPWES.
17. The applicant shall submit a Restoration Plan which is designed to address the removal of invasive species with the RPA area and the planting of native replacement species such that the RPA is restored to a more natural native habitat. Such Restoration Plan shall be designed based on the guidance of the Chesapeake Bay Preservation Ordinance, and shall be submitted for review by UFMD within one (1) year of the issuance of the Non-RUP. The final approved Restoration Plan shall be completed within two (2) years of the issuance of the Non-RUP, with additional time to be granted with the agreement of UFMD.
18. Transitional screening requirements shall be modified along the northern and western lot lines to permit existing vegetation on the site to meet transitional screening requirements in the Zoning Ordinance for Type I Transitional Screening.
19. The barrier requirement shall be waived along the northern and western lot lines.
20. A minimum of 50 percent of the site shall be preserved as undisturbed open space as depicted on the Special Permit Plat.
21. Any proposed new lighting shall be provided in accordance with the Performance Standards contained in Part 9 (Outdoor Lighting Standards) of Article 14 of the Zoning Ordinance. All lighting shall be full cut-off luminaires, shall be controlled by timers and shall be cut off when the site is not in use, except for building security lighting. No new uplighting of landscaping, signage or architecture shall be provided.

22. The applicant shall obtain a sign permit for any proposed sign in accordance with the provisions of Article 12 of the Zoning Ordinance.
23. The design of the building shall be generally consistent with the rendering as shown in Attachment 1.

This approval, contingent upon the above-noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations or adopted standards. The applicant shall be responsible for obtaining the required Non-Residential Use Permit through established procedures, and this special permit shall not be valid until this has been accomplished.

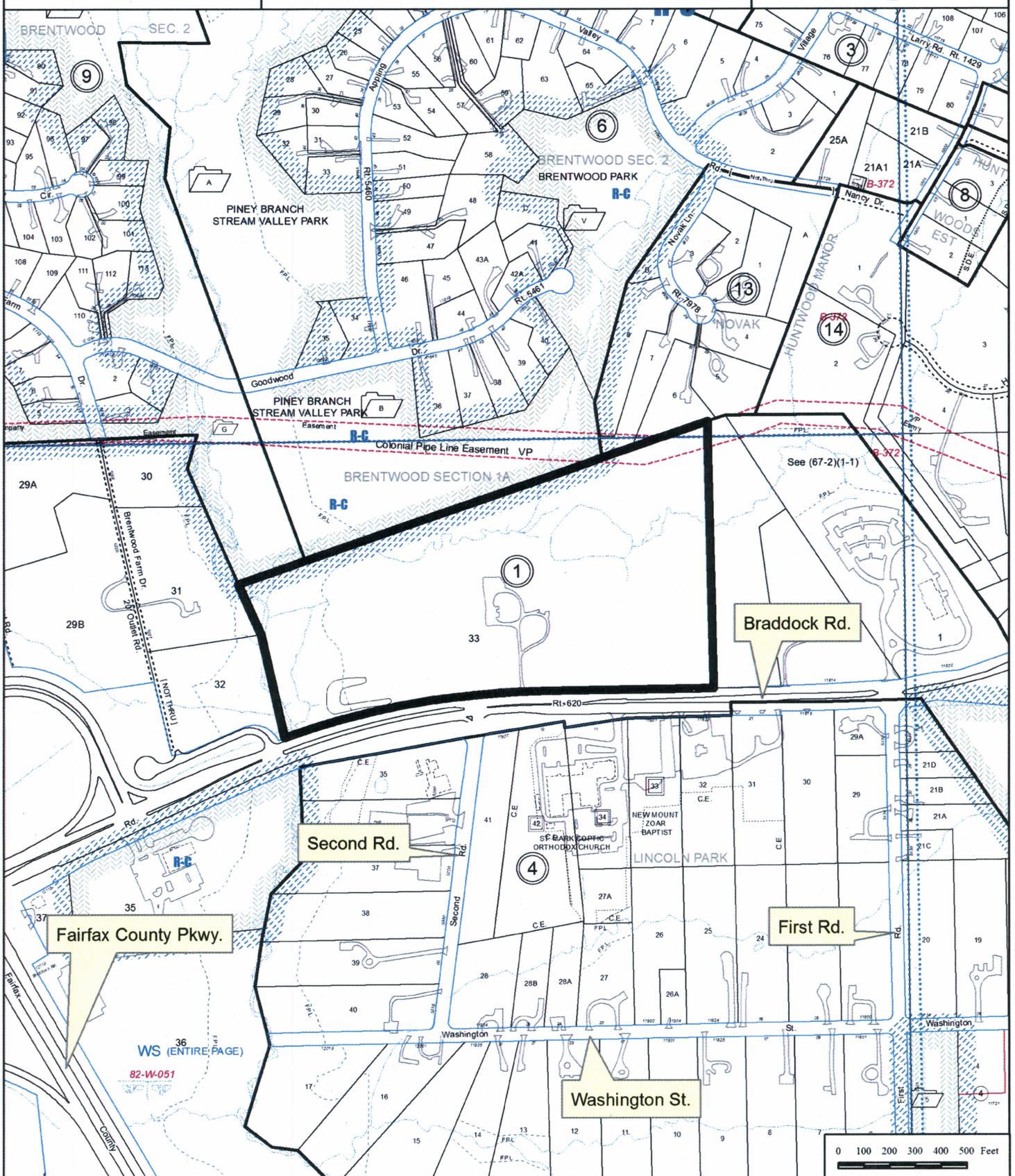
Pursuant to Sect. 8-015 of the Zoning Ordinance, this special permit shall automatically expire, without notice, 30 months after the date of approval unless construction has commenced and has been diligently prosecuted. The Board of Zoning Appeals may grant additional time to establish the use if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special permit. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

ATTACHMENT 1: Architectural Renderings for Expectation Church





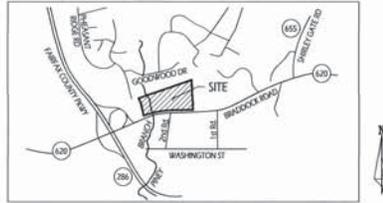
Special Permit SP 2016-BR-002 EXPECTATION CHURCH, INC.



SPECIAL PERMIT FOR EXPECTATION CHURCH BRADDOCK DISTRICT FAIRFAX COUNTY, VIRGINIA

GENERAL NOTES

- THIS SITE IS LOCATED AT 11924 BRADDOCK ROAD AND IS LOCATED ON FAIRFAX COUNTY TAX MAP 67-1(01) LOT 33 AND IS ZONED RC AND IS CURRENTLY OWNED BY SHANNON S. JOHNSON, BISHOP OF THE PROTESTANT EPISCOPAL CHURCH. THE SITE LIES WITHIN A WATER SUPPLY OVERLAY DISTRICT.
- BOUNDARY SURVEY COMPLETED BY CHRISTOPHER CONSULTANTS, MAY 19, 2015.
- FIELD RUN TOPOGRAPHIC SURVEY COMPLETED AT 2 FT CONTOUR VIA AERIAL SURVEY BY QUANTUM SPACIAL ON MAY 22, 2015.
- THE HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM (VCS) 1983 - NORTH AS ESTABLISHED FROM A CURRENT GPS SURVEY. THE VERTICAL DATUM SHOWN HEREON IS REFERENCED TO THE NATIONAL GEODESIC VERTICAL DATUM OF 1929 (NGVD 29) AS ESTABLISHED FROM A CURRENT GPS SURVEY.
- EXISTING USE: SINGLE FAMILY DETACHED.
- PROPOSED USE: CHURCH, LEARNING CENTER, AND FITNESS CENTER.
- NEAREST SCHOOL: LITTLE FLOCK CHRISTIAN SCHOOL, 0.15 MILES.
- THERE IS A KNOWN WELL AND OSMANFIELD ON THIS SITE. THE PROPOSED DEVELOPMENT WILL BE SERVED VIA A PROPOSED SEPTIC SYSTEM AND PUBLIC WATER.
- LANDSCAPING, PROPOSED UTILITIES, DRIVES, AND PARKING SHOWN ARE CONCEPTUAL AND SUBJECT TO CHANGE WITH FINAL ENGINEERING.
- ZONE "A" FLOODPLAIN IS LOCATED ON THE NORTHEAST SIDE OF THE PROPERTY AREA, AREA ILLUSTRATED BY THE 100 YEAR FLOOD DETERMINED BY BASE FLOOD ELEVATIONS AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP 51099K0205E, WITH AN EFFECTIVE DATE OF SEPTEMBER 17, 2010.
- THE SITE DOES NOT CONTAIN AN UNDERGROUND UTILITY EASEMENT HAVING A WIDTH OF 25' OR GREATER.
- ALL APPLICABLE EASEMENTS ARE SHOWN AS INCLUDED IN A TITLE REPORT FROM VEPIC INSURANCE COMPANY WITH A COMMITMENT NUMBER OF 190502171 AND AN EFFECTIVE DATE OF JULY 13, 2014.
- DEVELOPMENT IS SCHEDULED TO COMMENCE ONCE SITE PLAN APPROVAL IS OBTAINED AND WILL CONTINUE UNTIL COMPLETED IN A SINGLE PHASE.
- THIS DEVELOPMENT SHALL CONFORM TO THE PROVISIONS OF APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS UNLESS WAIVED OR MODIFIED.
- SIGNS SHALL COMPLY WITH PERTINENT FAIRFAX COUNTY SIGN REGULATIONS.
- IN ACCORDANCE WITH SECTION 8-004 OF THE ZONING ORDINANCE, MINOR MODIFICATIONS TO THE SIZES, DIMENSIONS, ANY/OR FOOTPRINTS AND LOCATIONS OF BUILDINGS, SIDEWALKS, TRAILS AND UTILITIES MAY OCCUR WITH FINAL ENGINEERING AND DESIGN WITHOUT REQUIRING AN AMENDMENT TO THIS SPECIAL PERMIT.
- PURSUANT TO SECTIONS 8-004 OF THE ZONING ORDINANCE, THE LIMITS OF CLEARING AND GRADING AND THE LANDSCAPED OPEN SPACE AREA REPRESENTED ON THIS PLAN ARE PRELIMINARY AND SUBJECT TO MINOR MODIFICATION AT THE TIME OF FINAL ENGINEERING AND DESIGN. LANDSCAPING AND TREE COVER CONSISTING OF A COMBINATION OF EVERGREEN AND DECIDUOUS TREES WILL BE PROVIDED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF ARTICLE 13.
- THERE ARE EXISTING PERMANENT STRUCTURES LOCATED ON THE PROPERTY THAT WILL BE DEMOLISHED UNLESS OTHERWISE NOTED.
- PARKING SHALL BE PROVIDED IN ACCORDANCE WITH ARTICLE 11 OF THE ZONING ORDINANCE, AND SHALL BE PROVIDED AS SURFACE SPACES. THE NUMBER OF PARKING SPACES PROVIDED HEREON MAY BE MODIFIED SO LONG AS THE MINIMUM OPEN SPACE PROVIDED IN THE TABULATIONS AND THE AMOUNT OF LANDSCAPING ARE NOT DIMINISHED.
- THIS DEVELOPMENT SHALL CONFORM TO THE PROVISIONS OF APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS EXCEPT AS NOTED HEREIN.
- SIGNS SHALL COMPLY WITH THE PROVISIONS OF ARTICLE 12 OF THE ZONING ORDINANCE UNLESS WAIVED OR MODIFIED BY THE BOARD OF SUPERVISORS.
- ACCORDING TO VA DEQ, THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS, PARTS 111.4, 302.4 AND 305 AND/OR ALL HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA DEPARTMENT OF WASTE MANAGEMENT VS 872-101 - VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS, AND/OR HETEROGENEOUS PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 260 TO BE GENERATED, UTILIZED, STORED, TREATED, AND/OR DISPOSSED OF ON SITE.
- THE APPLICANT RESERVES THE RIGHT TO MAKE MODIFICATIONS TO THE BUILDING FOOTPRINT SIZE, SHAPE, PARKING LOT LAYOUT AND FLOOR AREA SHOWN ON THIS COPY/SET BASED ON FINAL ENGINEERING AND ARCHITECTURAL DESIGN PROVIDED THAT THE OVERALL APPROVED FLOOR AREA RATIO IS NOT EXCEEDED, AND THE BUILDING SETBACKS TO PERIPHERAL LOT LINES ARE NOT REDUCED. THE SETBACKS FOR BUILDING SETBACKS ARE MEASURED TO THE CURB VERTICAL FACADES AND DO NOT INCLUDE ANY ARCHITECTURAL ELEMENTS SUCH AS BALCONIES AND DECKS.
- COUNTY MAPPED RESOURCE PROTECTION AREA (RPA) BOTH 1993 AND 2003 BOUNDARIES, IS LOCATED ON PORTIONS OF THE PROPERTY AND IS SHOWN ON THIS PLAN.
- ON-SITE WETLANDS SHOWN ON THIS PLAN WERE MAPPED BY TNT ENVIRONMENTAL, INC.
- THERE ARE NO TRAILS DENOTED IN THE COMPREHENSIVE PLAN ALONG THE NORTH SIDE OF BRADDOCK ROAD.
- THERE ARE NO KNOWN GRAVES OR BURIAL SITES ON THE PROPERTY.
- WARNERS
 - SIDEWALK MODIFICATIONS ALONG BRADDOCK ROAD.
 - WAIVER OF THE TRANSITIONAL SCREENING REQUIREMENTS (SEE SHEET 11).
 - WAIVER OF THE CONSTRUCTION OF A THIRD LANE ON BRADDOCK ROAD.



VICINITY MAP

SCALE: 1" = 2,000'



SOIL MAP

SCALE: 1" = 500'

SOILS INFORMATION

SOIL#	SOIL NAME	FOUNDATION SUPPORT	EROSION POTENTIAL	PROBLEM CLASS	HYDROLOG GROUP
64C	JACKSON AND HAYMARKET SOILS	POOR	MEDIUM	III	D
62B	ORANGE SILT LOAM	POOR	MEDIUM	III	D
59B	HARRIETT SILT LOAM	POOR	MEDIUM	III	D
107B	WHEATON MEADOWS COMPLEX	FAIR	MEDIUM	III	D
30A	COODUS AND WATKINS SOILS	POOR	LOW	III	D
39B	GLENELG SILT LOAM	GOOD	HIGH	I	B
34B	DUKLES SILT LOAM	POOR	MEDIUM	III	D
34A	DUKLES SILT LOAM	POOR	MEDIUM	III	D
57C	WATKINS-ORANGE COMPLEX	POOR	HIGH	III	D
95	URBAN LAND	NA	NA	III	NA
39B	GLENELG SILT LOAM	GOOD	HIGH	I	B

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
 SHANNON S. JOHNSON, BISHOP OF THE
 PROTESTANT EPISCOPAL CHURCH
 110 W FRANKLIN ST
 ATTN: TREASURER
 RICHMOND, VA 23220

APPLICANT
 EXPECTATION CHURCH
 4601 WEST OX ROAD
 FAIRFAX, VA 22030

LAND USE ATTORNEY
 TRAMONTE YEONAS ROBERTS & MARTIN
 8245 BOONE BOULEVARD
 SUITE 400
 VIENNA, VIRGINIA 22182
 (703) 734-4800

CIVIL ENGINEER
SMITH ENGINEERING
 14901 BOGLE DRIVE, SUITE 202
 CHANTILLY, VIRGINIA 20151
 (703) 956-6204

ZONING & AREA TABULATION

TOTAL SITE AREA	= 1,375,071 SF / 31.567 AC
EXISTING ZONING	= RC
PROPOSED USE	= CHURCH
MAXIMUM FLOOR AREA RATIO (FAR)	= 0.10 (132,507 SF)
PROPOSED GROSS FLOOR AREA	= 156,000 SF (MAXIMUM)
PROPOSED FLOOR AREA RATIO (FAR)	= 156,000 SF / 1,375,071 SF = 0.04
MAXIMUM BUILDING HEIGHT	= 60 FT.
PROPOSED BUILDING HEIGHT	= 49 FT.

MINIMUM YARD REQUIREMENTS (RC) → FRONT: CONTROLLED BY A 50° ANGLE OF BULK PLANE, BUT NOT LESS THAN 40'
 SIDE: CONTROLLED BY A 45° ANGLE OF BULK PLANE, BUT NOT LESS THAN 20'
 REAR: CONTROLLED BY A 45° ANGLE OF BULK PLANE, BUT NOT LESS THAN 20'

PROVIDED YARD REQUIREMENTS (RC)	→ FRONT: ±125'
(SEE BULK PLANE DETAILS)	→ SIDE: ±325'
	→ REAR: ±485'
PROVIDED OPEN SPACE	→ ±675,000 SF OR 715,000 / 1,375,071 = ±52%

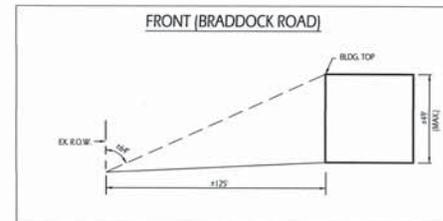
THE SITE IS WITHIN A WATER SUPPLY PROTECTION OVERLAY DISTRICT.

PARKING TABULATION

PARKING REQUIRED (CHURCH)	
1 SPACE PER 4 SEATS (1000)	= 250 SPACES
REQUIRED HANDICAP ACCESSIBLE SPACES	= 7 SPACES
PARKING PROVIDED (MINIMUM)	
SURFACE SPACES (1 SPACE PER 2.5 SEATS)	= 401 SPACES
HANDICAP ACCESSIBLE SPACES	= 9 SPACES
TOTAL	410 SPACES
LOADING REQUIRED	= 0 SPACES
LOADING PROVIDED	MINIMUM LOADING SPACES PROVIDED = 1 SPACES

ANGLE OF BULK PLANE DETAIL

SCALE: 1" = 40'



SHEET INDEX

SHEET NO.	SHEET TITLE
1	COVER SHEET
2	EXISTING CONDITIONS PLAN
3	EXISTING CONDITIONS PLAN
4	OVERALL LAYOUT PLAN
5	LAYOUT PLAN
6	LAYOUT PLAN
7	IMP SURVEY
8	SWM SUMMARY
9	OUTFALL ANALYSIS
10	LANDSCAPE PLAN
11	LANDSCAPE PLAN
12	EXISTING VEGETATION MAP
13	TREE PRESERVATION & PROTECTION PLAN
14	TREE PRESERVATION NARRATIVES
15	ARCHITECTURAL ELEVATIONS
16	ARCHITECTURAL RENDERING

SMITH ENGINEERING

COVER SHEET
 EXPECTATION CHURCH
 SPECIAL PERMIT
 BRADDOCK DISTRICT, FAIRFAX COUNTY, VIRGINIA



SMITH ENGINEERING
 14901 BOGLE DRIVE, SUITE 202
 CHANTILLY, VA 20151
 PHONE: 703-956-6204

CONTACT:
 ANTHONY T. OWING
 ANTHONY@SMITHENGINEERINGVA.COM

PLAN SUBMISSIONS

11/11/15	SUB TO DP2
12/01/15	SUB TO DP2
01/05/16	SUB TO DP2
04/01/16	SUB TO DP2
07/04/16	SUB TO DP2
08/02/16	REVISED SUB TO DP2

OTHER PLAN DISTRIBUTIONS

11/04/15	ISSUE TO CLIENT
12/01/15	ISSUE TO TEAM

SCALE: AS SHOWN

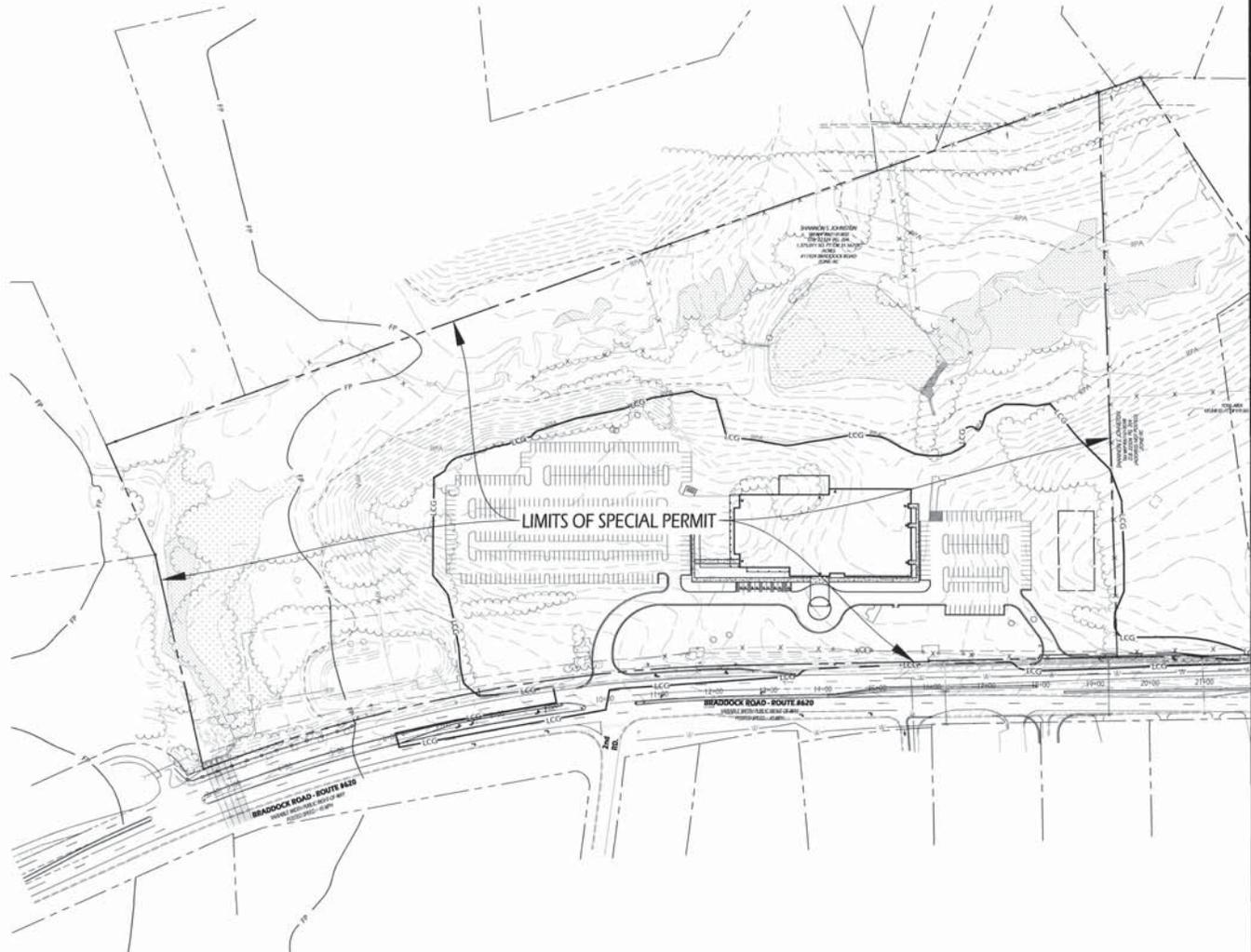
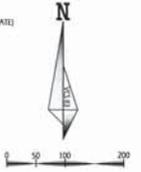
DATE: NOV. 2015

SHEET 1 of 16

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LEGEND

- COUNTY-MAPPED RPA (RESOURCE PROTECTION AREA)
- APPROX. LIMITS OF 100-YR FLOODPLAIN
- LIMITS OF CLEARING AND GRADING (APPROXIMATE)



SMITH ENGINEERING

OVERALL LAYOUT PLAN
 EXPECTATION CHURCH
 SPECIAL PERMIT
 BRADDOCK DISTRICT, FAIRFAX COUNTY, VIRGINIA CO.#



SMITH ENGINEERING
 11991 BOULE DRIVE SUITE 202
 CHANTILLY, VA 20151
 PHONE: 703-956-6204
 PROJECT: 180-011
 CONTACT: ANTHONY T. OWENS
 ANTHONY@SMITHENGINEERINGVA.COM

PLAN SUBMISSIONS	
11/17/15	SUB TO DPK
12/03/15	SUB TO DPK
01/05/16	SUB TO DPK
04/01/16	SUB TO DPK
07/06/16	SUB TO DPK
09/02/16	REVISED SUB TO DPK

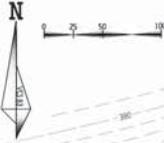
OTHER PLAN DISTRIBUTIONS	
11/06/15	ISSUE TO CLIENT
12/03/15	ISSUE TO TEAM

SCALE: 1" = 100'
 DATE: NOV, 2015
 SHEET 4 OF 16

NOTES:

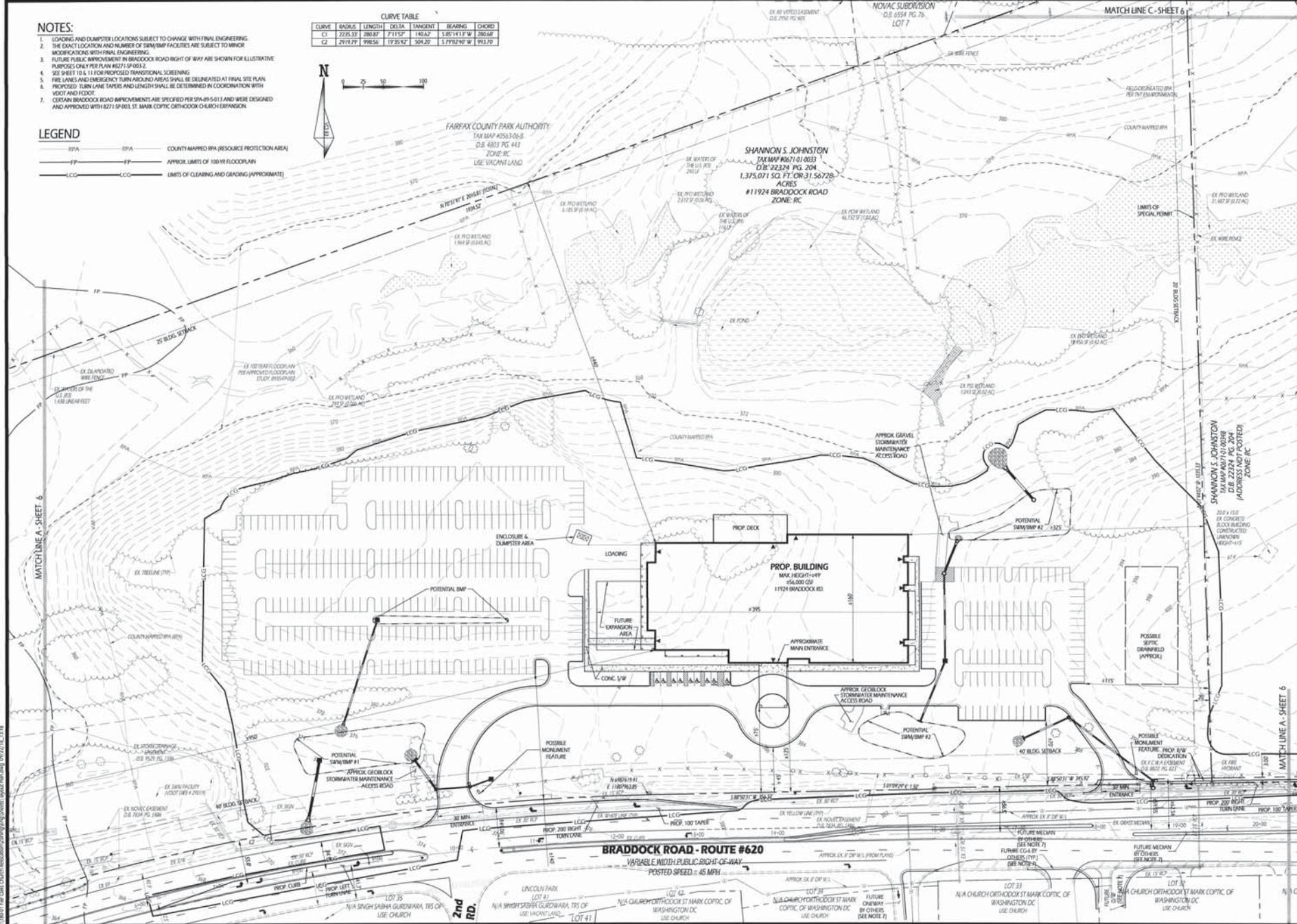
- LOADING AND DUMPSTER LOCATIONS SUBJECT TO CHANGE WITH FINAL ENGINEERING.
- THE EXACT LOCATION AND NUMBER OF SIGN/BMP FACILITIES ARE SUBJECT TO MINOR MODIFICATIONS WITH FINAL ENGINEERING.
- FUTURE PUBLIC IMPROVEMENTS IN BRADDOCK ROAD RIGHT OF WAY ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY PER PLAN #B271 SF-003-2.
- SEE SHEET 10 & 11 FOR PROPOSED TRANSDUCER SCREENING.
- TRAIL LANE AND EMERGENCY TURN AROUND AREAS SHALL BE DELINEATED AT FINAL SITE PLAN.
- PROPOSED TURN LANE TAPES AND LENGTH SHALL BE DETERMINED IN COORDINATION WITH VDOT AND FDOT.
- CERTAIN BRADDOCK ROAD IMPROVEMENTS ARE SPECIFIED PER SPA-49-5-013 AND WERE DESIGNED AND APPROVED WITH B271 SF-003-2. MARK COPTIC ORTHODOX CHURCH EXPANSION.

CURVE TABLE						
CURVE	ANGLE	LENGTH	CHORD	TANGENT	BEARING	CHORD
C1	225.33	280.87	771.57	140.47	S 80°14' W	280.68
C2	219.77	998.54	1735.42	504.20	S 77°02' 47" W	993.70



LEGEND

- RPA — COUNTY MAPPED RPA (RESOURCE PROTECTION AREA)
- FP — APPROX. LIMITS OF 100-YR FLOODPLAIN
- LCG — LIMITS OF CLEARING AND GRADING (APPROXIMATE)



SMITH ENGINEERING

LAYOUT PLAN
 EXPECTATION CHURCH
 SPECIAL PERMIT

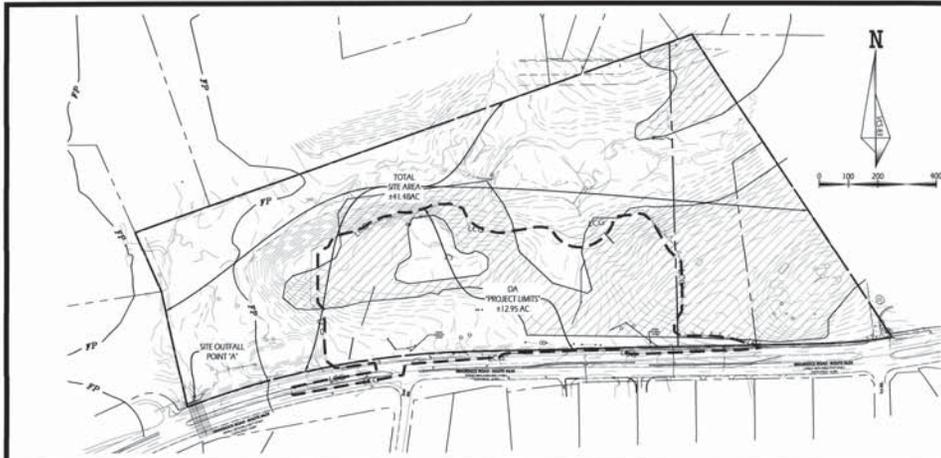


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 1404 HIGLEY DRIVE SUITE 200
 CHANTILLY, VA 20151
 PHONE: 703.956.6204
 PROJECT: 180-01
 CONTACT:
 ANTHONY T. OWENS
 AnthonyO@smithengineering.com

PLAN SUBMISSIONS	
1/11/15	SUB TO DPF
12/8/15	SUB TO DPF
01/05/16	SUB TO DPF
04/01/16	SUB TO DPF
07/06/16	SUB TO DPF
08/02/16	REVISED SUB TO DPF

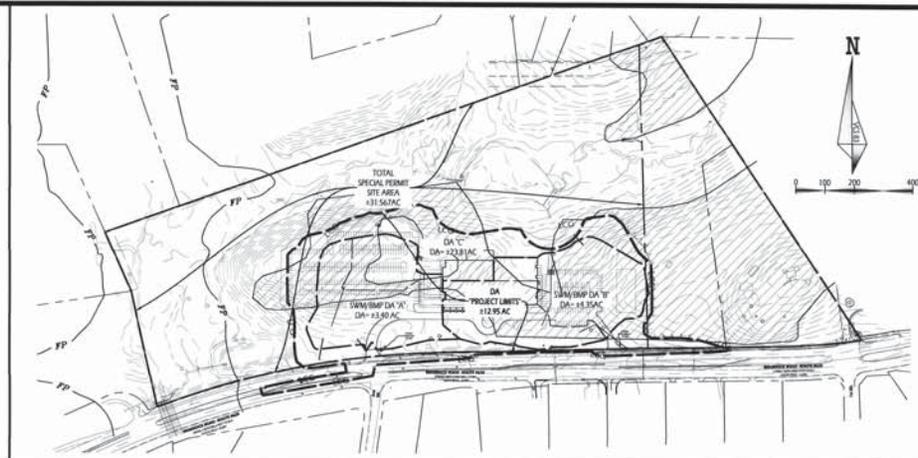
OTHER PLAN DISTRIBUTIONS
 11/04/15 ISSUE TO CLIENT
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SCALE: 1" = 50'
 DATE: NOV. 2015
 SHEET 5 of 16



PREDEVELOPED DRAINAGE AREAS

LEGEND
 Hatched pattern: HYDROLOGIC SOIL GROUP "B"
 White: HYDROLOGIC SOIL GROUP "D"



POST-DEVELOPED DRAINAGE AREAS

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)	0.00	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres)	0.00	0.43	0.00	1.41	1.84	0.24
Impervious Cover (acres)	0.00	0.69	0.00	0.87	1.56	0.95
Total					3.40	

Post Development Treatment Volume (cft) = 6971

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

Practice	Units	Description of Credit	Credit	Credit Area (acres)	Volume from Upstream RR Practice (cft)	Runoff Reduction (cft)	Remaining Runoff Volume (cft)	Phosphorus Efficiency (%)	Phosphorus Load from Upstream RR Practices (lbs)	Unreduced Phosphorus Load to Practice (lbs)	Phosphorus Removed by Practice (lbs)	Remaining Phosphorus Load (lbs)
5. Dry Swale												
5.a. Dry Swale #1 (Spec #10)	Impervious acres draining to dry swale	40% runoff volume reduction	0.40	0.57	0	786	1179	20	0.00	1.23	0.64	0.59
	Turf acres draining to dry swale	40% runoff volume reduction	0.40	0.38	0	131	197	20	0.00	0.21	0.11	0.10
5.b. Dry Swale #2 (Spec #10)	Impervious acres draining to dry swale	60% runoff volume reduction	0.60	0.00	0	0	0	40	0.00	0.00	0.00	0.00
	Turf acres draining to dry swale	60% runoff volume reduction	0.60	0.00	0	0	0	40	0.00	0.00	0.00	0.00
6. Bioretention												
6.a. Bioretention #1 or Urban Bioretention (Spec #9)	Impervious acres draining to bioretention	40% runoff volume reduction	0.40	0.00	0	0	0	25	0.00	0.00	0.00	0.00
	Turf acres draining to bioretention	40% runoff volume reduction	0.40	0.00	0	0	0	25	0.00	0.00	0.00	0.00
6.b. Bioretention #2 (Spec #9)	Impervious acres draining to bioretention	80% runoff volume reduction	0.80	0.99	0	2731	863	50	0.00	2.14	1.93	0.21
	Turf acres draining to bioretention	80% runoff volume reduction	0.80	1.46	0	1010	253	50	0.00	0.79	0.71	0.08

Drainage Area B

Drainage Area B Land Cover (acres)	A soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
Forest/Open Space (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres)	0.00	1.61	0.00	0.58	2.19	0.21
Impervious Cover (acres)	0.00	1.57	0.00	0.59	2.16	0.95
Total					4.35	

Post Development Treatment Volume (cft) = 9144

6. Bioretention												
6.a. Bioretention #1 or Urban Bioretention (Spec #9)	Impervious acres draining to bioretention	40% runoff volume reduction	0.40	1.21	0	1660	2504	25	0.00	2.62	1.44	1.18
	Turf acres draining to bioretention	40% runoff volume reduction	0.40	1.20	0	372	557	25	0.00	0.58	0.32	0.26
6.b. Bioretention #2 (Spec #9)	Impervious acres draining to bioretention	80% runoff volume reduction	0.80	0.95	0	2621	655	50	0.00	2.06	1.85	0.21
	Turf acres draining to bioretention	80% runoff volume reduction	0.80	0.99	0	613	153	50	0.00	0.48	0.43	0.05

Drainage Area C

Drainage Area C Land Cover (acres)	A soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
Forest/Open Space (acres)	0.00	1.44	0.00	17.09	18.53	0.05
Managed Turf (acres)	0.00	0.00	0.00	5.28	5.28	0.25
Impervious Cover (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Total					23.81	

Post Development Treatment Volume (cft) = 8050

BEST MANAGEMENT PRACTICES NARRATIVE:

THE SITE IS CONSIDERED AS A "NEW DEVELOPMENT" PROJECT. TURF RUNOFF REDUCTION METHOD SHEET SHALL BE USED TO DETERMINE THE PHOSPHORUS REDUCTION. THE REDUCTION IN PHOSPHORUS LOADS IS PLANNED TO BE ACHIEVED THROUGH THE INSTALLATION OF LEVEL 1 & 2 BIORETENTION FACILITIES PRACTICES.

ALTERNATIVE MEASURES SUCH AS GREEN ROOF, PERMEABLE PAVEMENT, WET/DRY POND, AND FILTERS, MAY BE INCORPORATED INTO THE FINAL DESIGN AS WELL. THE INCORPORATION OF THESE MEASURES SHALL DECREASE THE TOTAL PHOSPHORUS LOAD LEAVING THE SITE AS REQUIRED PER THE RE DEVELOPMENT RUNOFF REDUCTION SPECIFICATION.

1. Post-Development Project & Land Cover Information

Constants

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

Land Cover (acres)

	A soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) - undisturbed, protected low-intensity space or reforested land	0.00	1.68	0.00	18.53	20.21
Managed Turf (acres) - disturbed, graded for parks or other turf to be mowed/managed	0.00	1.95	0.00	5.32	7.27
Impervious Cover (acres)	0.00	0.73	0.00	3.35	4.08
Total					31.56

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

Forest/Open Space (acres)	20.21
Weighted Rv (best)	0.05
% Forest	64%
Managed Turf (acres)	7.27
Weighted Rv (best)	0.24
% Managed Turf	23%
Impervious Cover (acres)	4.08
Rv (Impervious)	0.95
% Impervious	13%
Total Site Area (acres)	31.56
Site Rv	0.21
Post-Development Treatment Volume (acre-ft)	0.55
Post-Development Treatment Volume (cubic feet)	23,860
Post-Development Load (TP) (lb/yr)	14.99
Total Load (TP) Reduction Required (lb/yr)	2.05
Post-Development Load (TN) (lb/yr)	107.24

Site Results

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	AREA CHECK
IMPERVIOUS COVER TREATED	1.56	2.16	0.00	0.00	0.00	OK
TURF AREA TREATED	1.84	2.19	5.28	0.00	0.00	AREA EXCEEDED!
TURF AREA TREATED	1.84	2.19	0.00	0.00	0.00	OK
AREA CHECK	OK	OK	OK	OK	OK	

Phosphorus

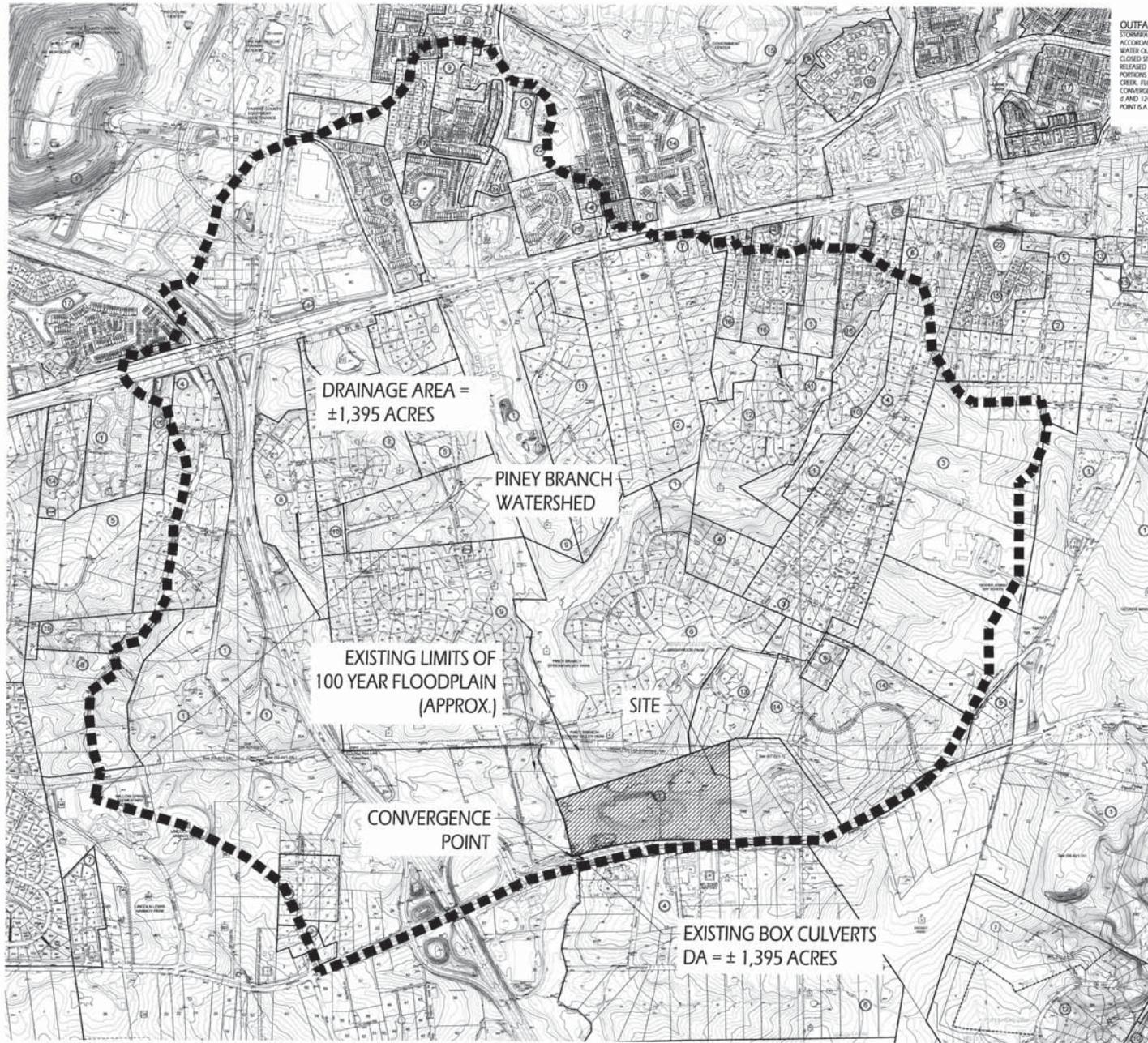
TOTAL TREATMENT VOLUME (cft)	23,860
TOTAL PHOSPHORUS LOAD REDUCTION REQUIRED (LB/YEAR)	2.05
RUNOFF REDUCTION (cft)	11484
PHOSPHORUS LOAD REDUCTION ACHIEVED (LB/YR)	8.16
ADJUSTED POST-DEVELOPMENT PHOSPHORUS LOAD (TP) (lb/yr)	6.84
REMAINING PHOSPHORUS LOAD REDUCTION (LB/YR) NEEDED	CONGRATULATIONS! YOU EXCEEDED THE TARGET REDUCTION BY 6.1 LB/YEAR!

PLAN SUBMISSIONS

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08/02/16	REVISED SUB TO DFP

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OUTFALL NARRATIVE:
 STORMWATER FROM THE SUBJECT SITE SHALL BE OBTAINED AND RELEASED FROM THE SITE IN ACCORDANCE WITH WATER QUANTITY CONTROL REQUIREMENTS. UPON THE RELEASE FROM VARIOUS WATER QUANTITY CONTROL FACILITIES ON THE SITE, STORMWATER FLOW WILL ENTER INTO EITHER A CLOSED STORM DRAIN SYSTEM ALONG THE FRONTAGE OF THE PROPERTY IN BRADDOCK ROAD OR BE RELEASED DIRECTLY INTO THE EXISTING CHANNEL AND STREAM ON THE NORTHERN AND WESTERN PORTIONS OF THE SITE WHICH IS LOCATED IN THE PINEY BRANCH SUBWATERSHED OF POPES HEAD CREEK. FLOW WHICH IS DISCHARGED FROM THE PROPOSED IMPROVEMENTS IN EITHER DIRECTION WILL CONVERGE JUST BEFORE FOUR EXISTING 12 X 8 BOX CULVERTS. PER PPM 6500.3 AND CODE 124-4-1.8 CONVERGENCE JUST BEFORE FOUR EXISTING 12 X 8 BOX CULVERTS. AT THIS POINT THE DOWNSTREAM ANALYSIS WILL STOP AS THE CONVERGENCE POINT IS A MAJOR FLOODPLAIN CONSISTING OF APPROXIMATELY 1,395 ACRES.

 SITE AREA = ± 31.57 AC
 DISTURBED AREA = ± 12.95 AC

SMITH ENGINEERING

OUTFALL ANALYSIS
 EXPECTATION CHURCH
 SPECIAL PERMIT



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 PHONE: 703.954.3204
 PROJECT: 180-01
 CONTACT:
 ANTHONY J. OWENS
 Anthony@SmithEngineeringVA.com

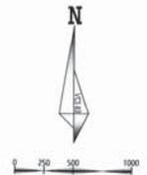
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08/02/16	REVISED SUB TO DPT

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SCALE: 1" = 500'
 DATE: NOV. 2015
 SHEET: 9 OF 16



NOTES:

1. LANDSCAPING QUANTITIES AND LOCATIONS ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING.
2. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY.
3. FURNITURE AREA TO BE COUNTED TOWARDS PARKING LOT LANDSCAPING MAY VARY WITH FINAL ENGINEERING.
4. LANDSCAPING REQUIRED FOR APPLICABLE SWM/BMP FACILITIES SHALL BE PROVIDED WITH FINAL ENGINEERING.

INTERIOR PARKING LOT LANDSCAPING

PARKING LOT AND DRIVE ADJ. AREA ~113,000 SF
 5% INTERIOR LANDSCAPING REQUIRED
 MINIMUM TOTAL SHADE TREE COVER PROVIDED ~14,800 SF (28 SHADE TREES x 200 SF)

PERIPHERAL PARKING LOT LANDSCAPING

LENGTH OF PARKING LOT ADJUTING BRADDOCK ROAD RIGHT OF WAY ~ 1,176 LF
 REQUIRED 1) TREE / 40 FEET
 ~ 29 TREES

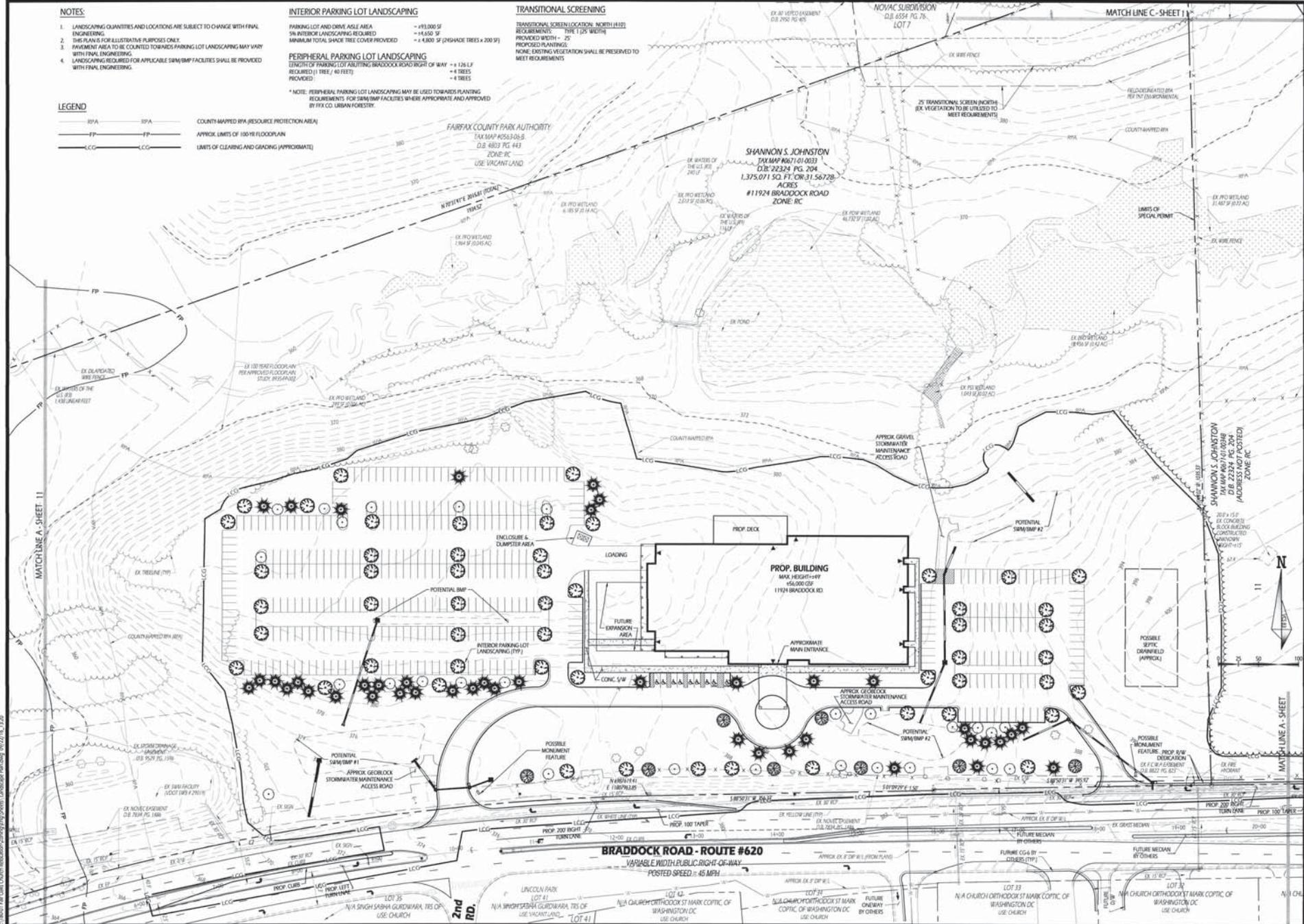
* NOTE: PERIPHERAL PARKING LOT LANDSCAPING MAY BE USED TOWARDS PLANTING REQUIREMENTS FOR SWM/BMP FACILITIES WHERE APPROPRIATE AND APPROVED BY FFY CO. URBAN FORESTRY.

TRANSITIONAL SCREENING

TRANSITIONAL SCREENING: NORTH (410)
 REQUIREMENTS:
 TREE 1 (25' WIDTH)
 PROVIDED WIDTH ~ 75'
 PROPOSED PLANTING:
 NONE. EXISTING VEGETATION SHALL BE PRESERVED TO MEET REQUIREMENTS.

LEGEND

- 19FA — 19FA — COUNTY-MAPPED BY (RESOURCE PROTECTION AREA)
- FP — FP — APPROX. LIMITS OF 100-YR FLOODPLAIN
- LCC — LCC — LIMITS OF CLEARING AND GRADING (APPROXIMATE)



SMITH ENGINEERING

LANDSCAPE PLAN
 EXPECTATION CHURCH
 SPECIAL PERMIT



SMITH ENGINEERING
 14911 ROGUE DRIVE SUITE 202
 CHANTILLY, VA 20151
 PHONE: 703.956.4204
 PROJECT: 180-01
 CHECKED: ANTHONY T. OWENS
 AnthonyO@SmithEngineering.com

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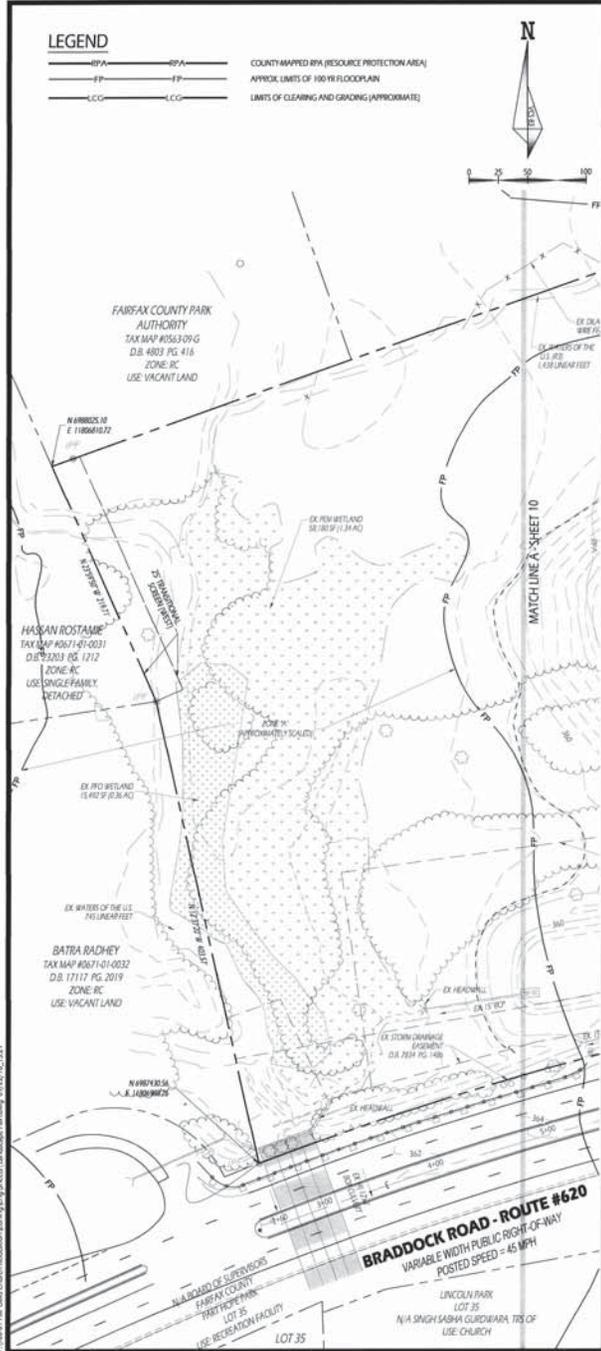
OTHER PLAN DISTRIBUTIONS	
11/04/15	ISSUE TO CLIENT
12/03/15	ISSUE TO TEAM

SCALE: 1" = 50'
 DATE: NOV, 2015
 SHEET 10 OF 16

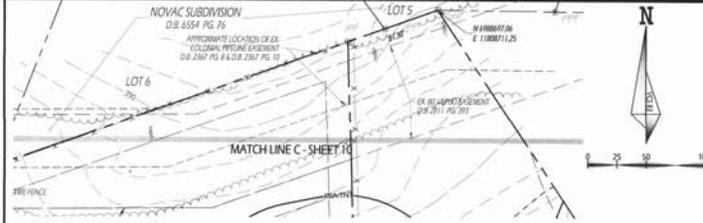
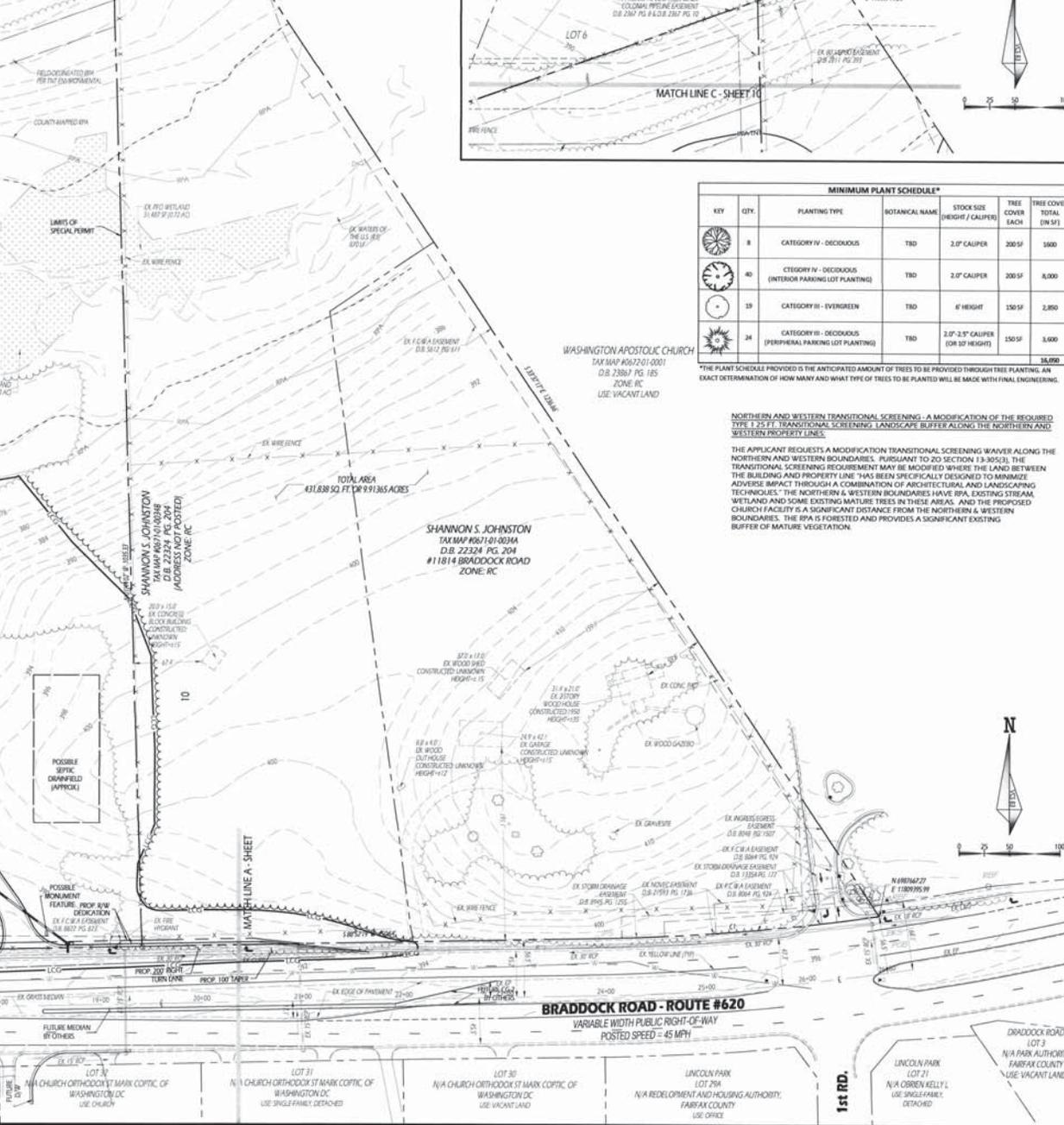
LEGEND

— RPA	— RPA	COUNTY-MAPPED RPA (RESOURCE PROTECTION AREA)
— FP	— FP	APPROX. LIMITS OF 100 YR FLOODPLAIN
— LCC	— LCC	LIMITS OF CLEARING AND GRADING (APPROXIMATE)

N



MATCH LINE C - SHEET 10



KEY	QTY	PLANTING TYPE	BOTANICAL NAME	STOCK SIZE (HEIGHT / CALIPER)	TREE COVER EACH	TREE COVER TOTAL (DN SF)
⊙	8	CATEGORY IV - DECIDUOUS	TBD	2.0' CALIPER	200SF	1600
⊙	40	CATEGORY IV - DECIDUOUS (INTERIOR PARKING LOT PLANTING)	TBD	2.0' CALIPER	200SF	8,000
⊙	13	CATEGORY III - EVERGREEN	TBD	4' HEIGHT	150SF	2,850
⊙	24	CATEGORY III - DECIDUOUS (PERIPHERAL PARKING LOT PLANTING)	TBD	2.0'-2.5' CALIPER (OR 12' HEIGHT)	150SF	3,600
						16,050

*THE PLANT SCHEDULE PROVIDED IS THE ANTICIPATED AMOUNT OF TREES TO BE PROVIDED THROUGH TREE PLANTING. AN EXACT DETERMINATION OF HOW MANY AND WHAT TYPE OF TREES TO BE PLANTED WILL BE MADE WITH FINAL ENGINEERING.

NORTHERN AND WESTERN TRANSITIONAL SCREENING - A MODIFICATION OF THE REQUIRED TYPE 1 25 FT. TRANSITIONAL SCREENING LANDSCAPE BUFFER ALONG THE NORTHERN AND WESTERN PROPERTY LINE.

THE APPLICANT REQUESTS A MODIFICATION TRANSITIONAL SCREENING WAIVER ALONG THE NORTHERN AND WESTERN BOUNDARIES. PURSUANT TO ZCC SECTION 13-305(3), THE TRANSITIONAL SCREENING REQUIREMENT MAY BE MODIFIED WHERE THE LAND BETWEEN THE BUILDING AND PROPERTY LINE HAS BEEN SPECIFICALLY DESIGNED TO MINIMIZE ADVERSE IMPACT THROUGH A COMBINATION OF ARCHITECTURAL AND LANDSCAPING TECHNIQUES. THE NORTHERN & WESTERN BOUNDARIES HAVE RPA, EXISTING STREAM, WETLAND AND SOME EXISTING MATURE TREES IN THESE AREAS. AND THE PROPOSED CHURCH FACILITY IS A SIGNIFICANT DISTANCE FROM THE NORTHERN & WESTERN BOUNDARIES. THE RPA IS FORESTED AND PROVIDES A SIGNIFICANT EXISTING BUFFER OF MATURE VEGETATION.

SMITH ENGINEERING

**LANDSCAPE PLAN
EXPECTATION CHURCH
SPECIAL PERMIT**



SMITH ENGINEERING
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Anthony@SmithEngineering.com

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SHEET 11 OF 16



Table 12.3 - Tree Preservation Target Calculations & Statement

Letter	Description	Value
A	Pre-development area (sf) of existing tree canopy (From Existing Vegetation Map) =	606,467.0
B	Percentage of gross site area covered by existing tree canopy =	44.1%
C	Percentage of 10-year tree canopy required for site per zoning =	30%
D	Percentage of the 10-year tree canopy requirement that should be met through preservation =	44.1%
E	Proposed percentage of canopy requirement that will be met through tree preservation =	124.5%
F	Has the Tree Preservation Target minimum been met?	YES
G	If no for line F, provide sheet number where deviation request is located	NA
H	If step G requires a narrative it shall be prepared and attached	NA

Tree Number	Common Name	Size (inches DBH)	Critical Root Zone (feet)	Condition	Remove	Notes & Arborist Recommendations
593	Black Locust	24	24	53%	x	Vines, dead limbs
594	Eastern Redcedar	17.6	17.6	70%	x	Vines, dead limbs
609	Mockernut Hickory	25.8	25.8	80%	x	Minor wounds, some small dead limbs
610	Black Oak	34.0	34.0	67%	x	Fence stakes in trunk, Some dead limbs, lichen
611	Mockernut Hickory	17.0	17.0	93%	x	Some small dead limbs
612	Mockernut Hickory	15.0	15.0	100%	x	
613	Mockernut Hickory	21.5	21.5	90%	x	Some dead limbs, one sided
614	Dead	-	-	Dead	x	Dead
615	Red Maple	28.1	28.1	73%	x	Some dead limbs, mostly one sided
616	Black Locust	19.0	19.0	47%	x	Cavity up trunk, dead limbs and vines
617	Black Locust	33.0	33.0	37%	x	Fungus up trunk, covered in vines, many dead limbs
618	Black Cherry	16.4	16.4	63%	x	Leaning, many vines, dead limbs
619	Tulip Poplar	18.0	18.0	73%	x	Many dead limbs, supporting a leaning dead tree, vines
620	Dead	-	-	Dead	x	Dead

NOTES:
 1. SHARED TREES SHALL NOT BE REMOVED WITHOUT WRITTEN PERMISSION FROM AFFECTED ADJACENT PROPERTY OWNERS.
 2. TREES NOTED FOR REMOVAL WITHIN THE SAVE AREAS SHALL BE DONE SO BY HAND WITHOUT THE USE OF HEAVY MACHINERY.
 3. OFFSITE TREES WERE ASSESSED FROM THE SUBJECT PROPERTY SO NOT TO TRESPASS ONTO ADJACENT PROPERTY. DBH MEASUREMENTS ARE APPROXIMATE.
 4. TREES LOCATED WITHIN OR ON THE LIMITS OF DISTURBANCE, OR RATED AS BEING "POOR" IN CONDITION, ARE RECOMMENDED FOR REMOVAL BY TMT ARBORISTS DUE TO THE LIKELIHOOD OF TREE FAILURE. HOWEVER, AT THE DISCRETION OF THE APPLICANT, SOME OF THESE MAY BE PRESERVED DURING CONSTRUCTION WITH THE APPROVAL OF URBAN FORESTRY.

LEGEND

- TREELINE
- EXISTING CANOPY (2) UPLAND FOREST (528,684-SF)
- EXISTING CANOPY (7) BOTTOMLAND FOREST (77,783-SF)
- TREE PRESERVATION AREAS (481,934-SF)
- CRITICAL ROOT ZONE (CRZ)
- TREE LOCATION
- TREE PROTECTION FENCING
- ROOT PRUNING

FOR AUTHENTICITY ONLY

I certify this plan meets both the tree preservation target (PFM 12-0501) and the tree conservation plan (PFM 12-0502) submittal requirements; no deviations or modifications to these requirements are being requested.

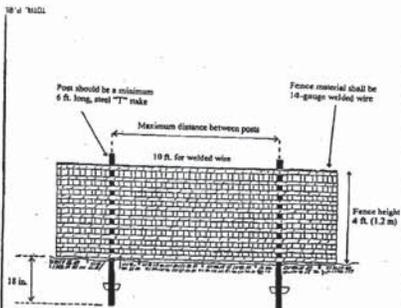
ENVIRONMENTAL
 13996 Parkcrest Circle, Suite 101
 Chantilly, VA 20151
 PH: 703-466-5123 WWW.TMTEENVIRONMENTALINC.COM

EXPECTATION CHURCH
 TREE PRESERVATION & PROTECTION PLAN

REVISIONS

DATE	REVISIONS	COMMENTS
11-4-15	REV NEW LAYOUT	
10-22-16	REV NEW LAYOUT	

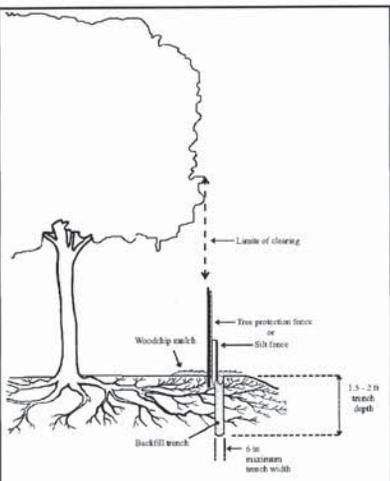
SHEET 13 of 15
 SCALE: 1" = 80'
 PROJECT DATE: 09/04/15
 DRAFT: LAD / CHECK: AKC
 FILE NUMBER: 388



TREE PROTECTION FENCE INSTALLATION DETAIL

18-10-4 6220 REV. 06/23/16 01/19 01/02-10-130

FAIRFAX COUNTY PUBLIC FACILITIES MANUAL



Ref. No. 12-0501	PLAT NO.	STD. NO.
Rev. 10/08	7-12	

ROOT PRUNING

- INVASIVE SPECIES CONTROL NARRATIVE:**
1. ANY APPLICATION OF ENVIRONMENTALLY SENSITIVE APPROVED HERBICIDES SHALL BE APPLIED BY A VIRGINIA CERTIFIED APPLICATOR OR REGISTERED TECHNICIAN.
 2. MULTIFLORA ROSE: HEAVILY INFESTED AREAS MAY BE CLEARED WITH A SHOVEL OR GRUBBING HOE PROVIDED THE ENTIRE ROOT IS REMOVED. THIS TREATMENT MUST BE REPEATED 3-6 TIMES A YEAR FOR 2-4 YEARS UNTIL THE ENERGY RESOURCES OF THE PLANT HAVE BEEN DEPLETED. DORMANT SEASON HERBICIDE APPLICATIONS SHOULD BE MADE IN LATE WINTER OR EARLY SPRING PRIOR TO LEAF OUT. DEPENDING ON THE TYPE OF HERBICIDE CHOSEN, APPLY TO THE SOIL SURFACE OR TO THE CROWN AND LOWER PORTIONS OF CANES. BASAL BARK APPLICATIONS SHOULD BE MADE TO THE CROWN AND LOWER 12-18 INCHES OF STEMS. THIS METHOD IS EFFECTIVE THROUGHOUT THE YEAR AS LONG AS THE GROUND IS NOT FROZEN. APPLY A MIXTURE OF 3% TRICLOPYR AND 7% HOLO-CULTURAL OIL TO THE BASAL PARTS OF THE SHOULD TO A HEIGHT OF 12-15 INCHES FROM THE GROUND. THOROUGH WETTING IS NECESSARY FOR GOOD CONTROL. SPRAY UNTIL RUNOFF IS NOTICEABLE. CUT STUMP METHOD SHOULD BE CONSIDERED WHEN TREATING INDIVIDUAL BUSHES OR WHEN THE PRESENCE OF DESIRABLE SPECIES PRECLUDE FOLIAR APPLICATION. THIS TREATMENT REMAINS EFFECTIVE AT LOW TEMPERATURES AS LONG AS THE GROUND IS NOT FROZEN.
 3. GLYPHOSATE/TRICLOPYR: HORIZONTALLY CUT STEMS AT OR NEAR GROUND LEVEL. IMMEDIATELY APPLY A 25% SOLUTION OF GLYPHOSATE OR TRICLOPYR AND WATER TO THE CUT STUMP MAKING SURE TO COVER THE ENTIRE SURFACE.
 4. JAPANESE HONEYSUCKLE: SHALL BE REMOVED BY HAND TO MINIMIZE SITE DISTURBANCE. IN THE GROWING SEASON, AN APPLICATION OF AN ENVIRONMENTALLY SENSITIVE APPROVED HERBICIDE MAY BE APPLIED BY A VIRGINIA CERTIFIED APPLICATOR. TO REDUCE DAMAGE TO NON-TARGET PLANTS, HERBICIDES SUCH AS GLYPHOSATE AND TRICLOPYR MAY BE APPLIED TO FOLIAGE BY A CERTIFIED APPLICATOR IN AUTUMN, SINCE JAPANESE HONEYSUCKLE CONTINUES TO PHOTOSYNTHESIZE AFTER MANY OTHER SPECIES LOSE THEIR LEAVES.
 5. JAPANESE STILTGRASS: STILTGRASS SHOULD BE REMOVED BY HAND OR MOWN DOWN WITH A WEED WHACKER IN MID-TO-LATE SUMMER BEFORE THE PLANTS SET SEED. FOR EXTENSIVE INFESTATIONS, AN APPLICATION OF ENVIRONMENTALLY SENSITIVE APPROVED HERBICIDES SHALL BE APPLIED BY A VIRGINIA CERTIFIED APPLICATOR OR REGISTERED TECHNICIAN, ALSO IN LATE SUMMER.
 6. BRADFORD PEAR: ANY BRADFORD PEAR OF ANY SIZE ARE TO BE REMOVED FROM TREE PRESERVATION AREAS BY HAND. THE STUMP WILL BE CUT, FLAGGED AND PAINTED WITH AN ENVIRONMENTALLY SENSITIVE APPROVED HERBICIDE TO BE APPLIED BY A VIRGINIA CERTIFIED APPLICATOR.
 7. ORNAMENTAL BITTERSWEET: VINES SHALL BE REMOVED BY HAND, INCLUDING THE ROOTS, WHERE POSSIBLE TO MINIMIZE DISTURBANCE. FOR VINES TOO LARGE TO PULL CUT AT GROUND LEVEL OR NEAR. CUT VINE STEMS MAY ALSO BE TREATED WITH A SYSTEMIC HERBICIDE BY A CERTIFIED APPLICATOR. FOR LARGE INFESTATIONS, A FOLIAR APPLICATION OF A SYSTEMIC HERBICIDE SUCH AS GLYPHOSATE OR TRICLOPYR MAY BE APPLIED FROM LATE SUMMER TO FALL BY A CERTIFIED APPLICATOR.
 8. ALANTHUS (TREE OF HEAVEN): SMALL SEEDLINGS SHOULD BE REMOVED BY HAND, TAKING CARE TO EXTRACT AS MUCH OF THE ROOT AS POSSIBLE. LARGER SEEDLINGS AND TREES SHALL BE CUT OR GRIEDED, AND CHECKED REGULARLY FOR RESPROUTING AND SPROUTING. HERBICIDES SUCH AS GLYPHOSATE MAY BE APPLIED TO CUT STUMPS AND/OR THE FOLIAGE OF SPROUTS AND SUCCESSION BY A CERTIFIED APPLICATOR.
 9. MIMOSA: CONTROL AND MANAGEMENT SHOULD BE ATTEMPTED DURING FLOWERING, BEFORE SEED PRODUCTION. CUTTING THE TREE TO THE GROUND LEVEL IS THE FIRST MEASURE OF CONTROL AND WILL REQUIRE REPEATED CUTTING OF RESPROUTS OR SUPPLEMENTAL APPLICATION OF HERBICIDE AS RESPROUT OCCURS. GRIEDED CANE EFFECTIVE ON LARGE TREES AND SHOULD BE CONDUCTED BY CUTTING THROUGH THE BARK OF THE TREE. AROUND THE ENTIRE TRUNK OF THE TREE, AT LEAST 6 INCHES ABOVE THE SURFACE. SUBSEQUENT RESPROUTING SHOULD BE TREATED WITH AN HERBICIDE. HAND PULLING CAN BE EFFECTIVE WITH YOUNG SEEDLINGS BUT CARE SHOULD BE GIVEN TO REMOVE THE ENTIRE ROOT SINCE BROKEN FRAGMENTS MAY RESPROUT.
 10. TARTARIAN HONEYSUCKLE: WHERE POSSIBLE, SEEDLINGS INCLUDING ROOT STRUCTURE SHOULD BE EXCAVATED AND REMOVED WITH SHOVEL. ALTERNATIVELY, BRANCHES AND MAIN STEM SHOULD BE CUT BACK TO ONE (1) INCH ABOVE SOIL SURFACE DURING MID TO LATE AUTUMN WHEN TEMPERATURES ARE ABOVE 60 DEGREES FAHRENHEIT. A SOLUTION OF AT LEAST 20% GLYPHOSATE HERBICIDE SHOULD BE APPLIED TO OPEN CUT VEG AND CUT STUMP WITHIN TWO (2) TO THREE (3) MINUTES OF CUT. REFER TO HERBICIDE LABEL FOR APPLICATION INSTRUCTIONS. BRANCHES AND VEGETATION DEBRIS SHOULD BE REMOVED OFFSITE. NEARLY HERBICIDE IN THE LATE FALL AND AGAIN IN WINTER AS NECESSARY.
 11. INVASIVE SPECIES CONTROL SHALL BE CONDUCTED UNTIL THE PLANTS NOTED ABOVE ARE NO LONGER IN ABUNDANCE OR UNTIL BOND RELEASE, WHICHEVER IS LATER.

Table 12-10 - 10-Year Tree Canopy Calculation Worksheet

Step	Totals
A. Tree Preservation Target & Statement	
A1	Tree Preservation Target calculations and statement
B. Tree Canopy Requirement	
B1	Gross Site Area = 1,375,071.0
B2	Subtract area dedicated to parks, road frontage = 0.0
B3	Subtract area of exemptions (wetlands/stream and drainfields) = 0.0
B4	Adjusted gross site area = 1,375,071.0
B5	Identify site's zoning and/or use = FE
B6	Percentage of 10-year canopy required = 30%
B7	Area of 10-year canopy required = 412,521
B8	Modification of 10-year Tree Canopy Requirement Requested? No
B9	If B8 is yes, list plan sheet where modification is located N/A
C. Tree Preservation	
C1	Tree Preservation Target Area = 181,940.1
C2	Total canopy area meeting standards of § 12-0400 = 126,543.0
C3	C2 x 1.25 = 158,178.8
C4	Total canopy area provided by unique or valuable forest/woodland communities = 0.0
C5	C4 x 1.5 = 0.0
C6	Total of canopy area provided by Heritage, Memorial, Specimen, or Street Trees = 0.0
C7	C6 x 1.5 to 3.0 = 0.0
C8	Canopy area of trees within Resource Protection Areas and 100-year floodplains = 355,391.0
C9	C8 x 1.0 = 355,391.0
C10	Total of C3, C5, C7, and C9 = 513,570
D. Tree Planting	
D1	Minimum area of canopy to be met through tree planting = 0.0
D2	Area of canopy planted for parking lot and trans screening = 12,000.0
D3	D2 x 1.0 = 12,000.0
D4	Minimum area of canopy planted for energy conservation = 0.0
D5	D4 x 1.5 = 0.0
D6	Minimum area of canopy planted for water quality benefits = 0.0
D7	D6 x 1.25 = 0.0
D8	Minimum area of canopy planted for wildlife benefits = 0.0
D9	D8 x 1.5 = 0.0
D10	Minimum area of canopy provided by native trees = 0.0
D11	D10 x 1.5 = 0.0
D12	Minimum area of canopy provided by improved cultivars and varieties = 0.0
D13	D12 x 1.5 = 0.0
D14	Area of canopy provided through tree seedlings = 0.0
D15	Area of canopy provided through native shrubs or woody seed mix = 0.0
D16	Percentage of 14 represented by D15 (must be less than 33%) = 0.0%
D17	Total of canopy area provided through tree planting = 12,000.0
D18	Is an offsite planting relief requested? No
D19	Tree Bank or Tree Fund? No
D20	Canopy area requested to be provided through offsite banks or tree fund? No
D21	Amount to be deposited into the Tree Preservation and Planting Fund = \$0.0
E. Total of 10-year Tree Canopy Provided	
E1	Total of canopy area provided through tree preservation = 513,570
E2	Total of canopy area provided through tree planting = 12,000
E3	Total of canopy area provided through offsite mechanism = 0
E4	Total of 10-year Tree Canopy Provided = 525,570

TREE CONDITION ANALYSIS

TNT ENVIRONMENTAL, INC. (TNT) CONDUCTED A SITE RECONNAISSANCE TO EVALUATE THE WOODED HABITAT ON THE PROJECT SITE IN AUGUST 2015. THE UNDEVELOPED PORTIONS OF THE SITE ARE COMPRISED PRIMARILY OF UPLAND SOFTWOODS AND HARDWOODS (I.E. LOCUST, CEDAR, MAPLE, HICKORY, OAK). THE SPECIES OF TREES ASSESSED NEAR THE LIMITS OF CLEARING ARE LISTED IN THE TREE TABLE ON THE PREVIOUS SHEET.

BASED ON OUR SITE RECONNAISSANCE, INVASIVE AND/OR NOXIOUS SPECIES (I.E. JAPANESE STILTGRASS, JAPANESE HONEYSUCKLE, TARTARIAN HONEYSUCKLE, MILE-A-MINUTE, MULTIFLORA ROSE, MULBERRY, MIMOSA, BRADFORD PEAR, AND ORNAMENTAL BITTERSWEET) ARE PRESENT ONSITE. INVASIVE SPECIES LOCATED WITHIN THE AREAS TO BE PRESERVED SHOULD BE REMOVED BY HAND WHEREVER PRACTICABLE TO MINIMIZE SITE DISTURBANCE. SEE THE INVASIVE SPECIES CONTROL NARRATIVE FOR SPECIES-SPECIFIC CONTROL MEASURES. THE TREES ONSITE ARE GENERALLY IN FAIR/GOOD CONDITION, EXCEPT WHERE OTHERWISE NOTED ON THE EVM (I.E. POOR, DEAD). ONSITE TREES WITHIN 150-FEET OF THE PROPOSED LIMITS OF CLEARING MEET THE STANDARDS FOR STRUCTURAL INTEGRITY AND HEALTH IDENTIFIED IN § 12-0403.2A AND 12-0403.2B AND ARE IDENTIFIED ON THE EVM. AT THE TIME OF INSPECTION THERE WERE POOR AND DEAD TREES LOCATED WITHIN 150-FEET OF THE PROPOSED LIMITS OF CLEARING, WHICH ARE IDENTIFIED ON THE EXISTING VEGETATION MAP.

IN ACCORDANCE WITH § 12-0507.2(1), TREES DESIGNATED FOR PRESERVATION SHALL BE PROTECTED DURING CONSTRUCTION.

TREE PRESERVATION NARRATIVE

IN GENERAL ACCORDANCE WITH THE PFM, TREES WITHIN 25-FEET OF THE UNDISTURBED AREA BEHIND THE LIMITS OF CLEARING AND GRADING (LCG) ARE SHOWN ON THE PLAN. TREES WITHIN 10-FEET OF THE DISTURBED AREA WITHIN THE LCG ARE ALSO SHOWN ON THE PLAN.

§ 12-0509.3B: DEAD OR POTENTIALLY HAZARDOUS TREES SHALL BE REMOVED UPON THEIR DISCOVERY IF THEY ARE LOCATED WITHIN 100-FEET OF THE PROPOSED LIMITS OF CLEARING. DEAD TREES NOT WITHIN THIS AREA SHALL BE LEFT IN PLACE TO SERVE AS WILDLIFE HABITAT. DEAD OR POTENTIALLY HAZARDOUS TREES WILL BE REMOVED BY HAND (I.E. CHAINSAW) WHEREVER PRACTICAL AND WILL BE CONDUCTED IN A MANNER THAT INCURS THE LEAST AMOUNT OF DAMAGE TO SURROUNDING TREES AND VEGETATION PROPOSED FOR PRESERVATION. FELLEED TREES SHALL BE LEFT IN PLACE AND BRUSH SHOULD BE REMOVED BY HAND. NO HEAVY EQUIPMENT SHALL BE USED WITHIN TREE PRESERVATION AREAS.

§ 12-0509.3C: BASED ON THE CURRENT CONDITION OF THE EXISTING WOODED AREAS, NO ADVERSE HUMAN HEALTH RISKS ARE ANTICIPATED PROVIDED THAT TREES WHICH POSE A HAZARD TO HUMAN HEALTH AND SAFETY ARE PROPERLY REMOVED FROM AREAS WHERE THEY COULD POSE SUCH A RISK.

§ 12-0509.3D: INVASIVE AND/OR NOXIOUS SPECIES (I.E. JAPANESE STILTGRASS, JAPANESE HONEYSUCKLE, TARTARIAN HONEYSUCKLE, MILE-A-MINUTE, MULTIFLORA ROSE, MULBERRY, MIMOSA, BRADFORD PEAR, AND ORNAMENTAL BITTERSWEET) ARE PRESENT ON THE SITE. INVASIVE SPECIES LOCATED WITHIN THE AREAS TO BE PRESERVED SHOULD BE REMOVED BY HAND WHEREVER PRACTICABLE TO MINIMIZE SITE DISTURBANCE.

§ 12-0509.3E: THE APPLICANT IS NOT REQUESTING OFFICIAL SPECIMEN TREE DESIGNATION FOR ANY OF THE LARGE TREES LOCATED ONSITE AND IS NOT USING A MULTIPLIER FOR TREE CANOPY CALCULATIONS.

§ 12-0509.3F: NON-IMPACTED SPECIMEN TREES LOCATED ON AND OFF-SITE SHALL BE PROTECTED THROUGHOUT ALL PHASES OF CONSTRUCTION BY UTILIZING TREE PROTECTION FENCING AS REQUIRED BY § 12-0507.2E(1).

§ 12-0509.3G: PRIOR TO LAND DISTURBING ACTIVITIES, ROOT PRUNING WITH A VIBRATORY PLOW, TRENCHER OR OTHER DEVICE APPROVED BY THE DIRECTOR SHALL BE CONDUCTED ALONG THE LIMITS OF CLEARING ADJACENT TO TREE PRESERVATION AREAS. ROOT PRUNING SHALL BE CONDUCTED ALONG THE PROPOSED LIMITS OF CLEARING AND GRADING ADJACENT TO THE WOODED HABITAT TO BE PRESERVED AND ALONG PROPERTY BOUNDARIES WHERE THE CRZ OF OFF-SITE TREES WILL BE IMPACTED. LOCATIONS OF ROOT PRUNING AND TREE PROTECTION FENCING ARE SHOWN ON THE TREE PRESERVATION & PROTECTION PLAN.

§ 12-0509.3H: NO TREES WILL BE TRANSPLANTED AS PART OF THE PROPOSED CONSTRUCTION ACTIVITIES.

§ 12-0509.3I: TREE PROTECTION FENCING AND SIGNAGE SHALL BE PLACED SUBSEQUENT TO THE STAKING OF THE LIMITS OF CLEARING IN THE FIELD PRIOR TO CONSTRUCTION IN ACCORDANCE WITH CURRENT FAIRFAX COUNTY ORDINANCES. 14-GAUGE WELDED WIRE FENCE SHALL BE USED AS DEVICES TO PROTECT TREES AND FORESTED AREAS. THE PROTECTIVE DEVICE SHALL BE PLACED WITHIN THE DISTURBED AREA AT THE LIMITS OF CLEARING AND ERECTED AT A MINIMUM HEIGHT OF 4 FEET, EXCEPT FOR SUPER SILT FENCE WHERE HEIGHT MAY BE 3.5 FEET. THE FENCING MATERIAL SHALL BE MOUNTED ON 4-FOOT TALL STEEL POSTS DRIVEN 1.5 FEET INTO THE GROUND AND PLACED A MAXIMUM OF 10 FEET APART.

§ 12-0509.3J: NO WORK SHALL OCCUR WITHIN THE AREAS TO BE PROTECTED. ONSITE TREES WITHIN THE LIMITS OF CLEARING AND GRADING WILL BE REMOVED. NO TREES OUTSIDE THIS AREA SHALL BE REMOVED UNLESS INDICATED ON THE PLAN. TREES IN PRESERVATION AREAS INDICATED ON THE PLAN TO BE REMOVED SHALL BE REMOVED BY HAND. DEAD OR HAZARDOUS TREES WITHIN THIS AREA MAY BE LIMBED OR TOPPED, RATHER THAN REMOVING THE ENTIRE TREE AND LEFT AS SNAGS.

§ 12-0509.3K: THERE ARE NO KNOWN PROPER CONDITIONS WHICH WOULD REQUIRE ADDITIONAL TREE INVENTORY, TREE CONDITION, TREE VALUATION OR TREE BONDING INFORMATION.



FOR AUTHENTICITY ONLY



I certify this plan meets both the tree preservation target (PFM 12-0501) and the tree preservation plan (PFM 12-0502) submitted requirements; no deviations or modifications to these requirements are being requested.



EXPECTATION CHURCH
FAIRFAX COUNTY

TREE PRESERVATION & PROTECTION PLAN

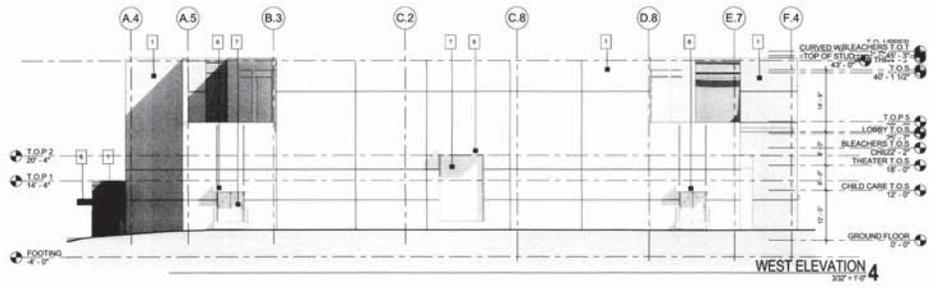
REVISIONS:

DATE	COMMENTS
11-14-15	REV NEW LAYOUT
03-22-16	REV NEW LAYOUT

SHEET 14 OF 15
SCALE: 1" = 20'
PROJECT DATE: 09/04/15
DRAFT: LAD CHECK: AMS
FILE NUMBER: 388

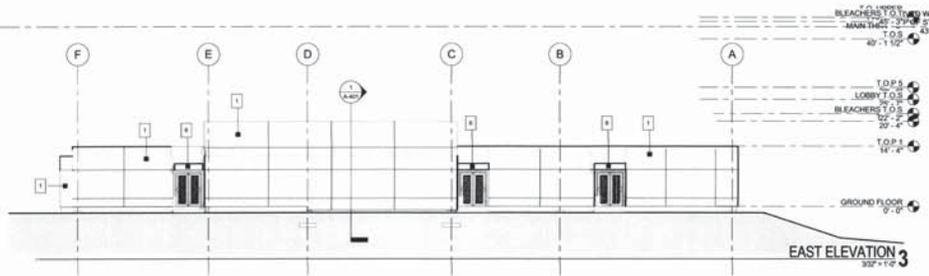
ENVIRONMENTAL TREE PROTECTION
13996 Parkrest Circle, Suite 101
Chantilly, VA 20151
PH: 703-466-5123 WWW.TNTENVIRONMENTALINC.COM

P:\180321 Fair Child Church Restoration\Working\Drawings\Arch\Ex Elev.dwg 09/22/14 11:32:21

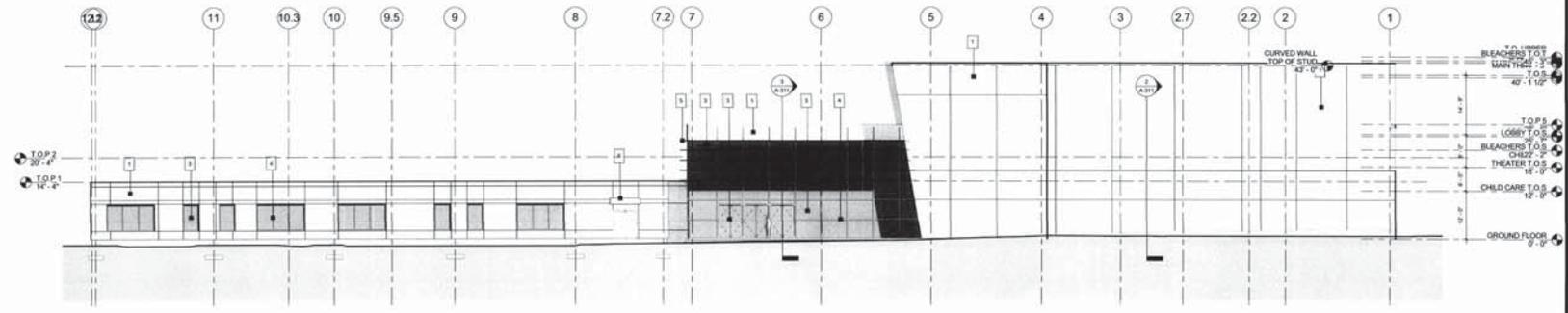


WEST ELEVATION 4
302' x 10'

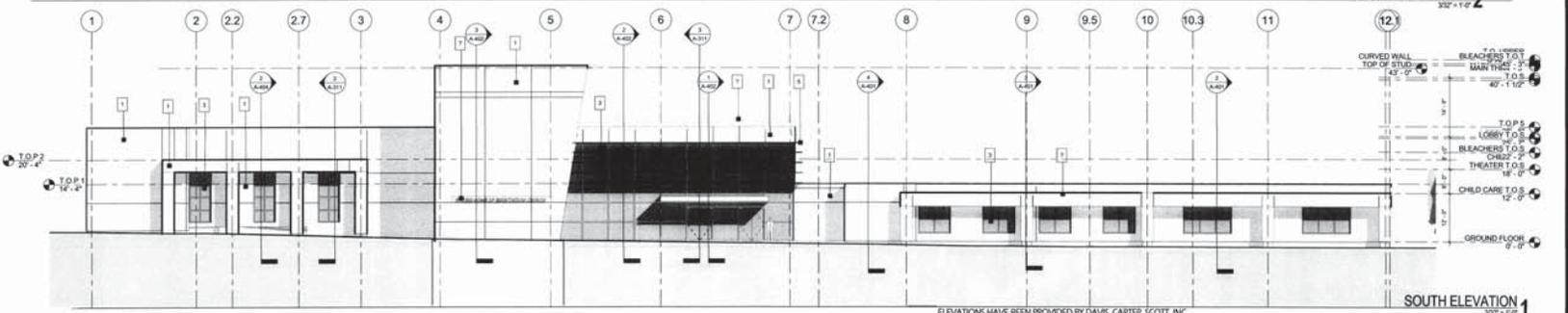
Materials	
Material Number	Material Description
1	EIFS MATERIAL
2	EIFS MATERIAL 2
3	
4	
5	



EAST ELEVATION 3
302' x 10'



NORTH ELEVATION 2
302' x 10'



SOUTH ELEVATION 1
302' x 10'

ELEVATIONS HAVE BEEN PROVIDED BY DAVIS, CARTER, SCOTT, INC.

NOTES:

- ARCHITECTURE IS SUBJECT TO CHANGE WITH FINAL DESIGN.

SMITH ENGINEERING

ARCHITECTURAL ELEVATIONS
EXPECTATION CHURCH
SPECIAL PERMIT



SMITH ENGINEERING
1991 BOULEVARD SUITE 202
CHARLOTTE, NC 28211
PHONE: 703.956.4204
PROJECT: 180-01
CONTACT: ANTHONY T. OWENS
AnthonyO@SMITHEngineering.com

PLAN SUBMISSIONS	
11/11/15	SUB TO DP2
12/03/15	SUB TO DP2
01/05/16	SUB TO DP2
04/01/16	SUB TO DP2
07/06/16	SUB TO DP2
08/02/16	REVISED SUB TO DP2

OTHER PLAN DISTRIBUTIONS	
11/04/15	ISSUE TO CLIENT
12/03/15	ISSUE TO TEAM

SCALE: N/A
DATE: NOV. 2015
SHEET 15 of 16



SMITH ENGINEERING

ARCHITECTURAL RENDERING
EXPECTATION CHURCH
 SPECIAL PERMIT
FAIRFAX COUNTY, VIRGINIA CO #



SMITH ENGINEERING
 1490 HOGUE DRIVE SUITE 202
 CHANTILLY, VA 20151
 PHONE: 703 956-6204
 PROJECT: 180-01
 CONTACT:
 ANTHONY T. OWENS
 Anthony@SMITHEngineering.com

PLAN SUBMISSIONS	
11/11/15	SUB TO DP2
12/03/15	SUB TO DP2
01/05/16	SUB TO DP2
04/01/16	SUB TO DP2
07/06/16	SUB TO DP2
08/02/16	REVISED SUB TO DP2

OTHER PLAN DISTRIBUTIONS	
11/06/15	ISSUE TO CLIENT
12/03/15	ISSUE TO TEAM

SCALE: N/A
 DATE: NOV. 2015
 SHEET 16 of 16

RENDERING ILLUSTRATIVE AND SUBJECT TO MODIFICATIONS WITH FINAL DESIGN.
 RENDERINGS HAVE BEEN PROVIDED BY DAVIS, CARTER, SCOTT, INC.

NOTES:

1. ARCHITECTURE IS SUBJECT TO CHANGE WITH FINAL DESIGN.

Statement of Justification

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

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

RECEIVED
 Department of Planning & Zoning
 DEC 04 2015
 Zoning Evaluation Division

December 3, 2015

Barbara C. Berlin, Director
 Zoning Evaluation Division
 Fairfax County Dept. of Planning & Zoning
 12055 Government Center Pkwy., Suite 801
 Fairfax, VA 22035

Re: Special Permit Application
 Expectation Church (Applicant)
 Tax Map 67-1((1))33
 11924 Braddock Road

Dear Ms. Berlin:

The following is submitted as a statement of justification for a Special Permit for church use in an R-C District.

Expectation Church is the contract purchaser of 31.567 acres located on the north side of Braddock Road a few hundred yards east of the Fairfax County Parkway. The "Subject Property" is zoned to the R-C District and is located in the Braddock Magisterial District. The Applicant proposes to construct a 56,000 square foot church building, including a sanctuary, youth ministry, administrative office, and assembly space.

The subject property is located within the area of Fairfax County Comprehensive Plan (the "**Plan**") in the Area III, Bull Run Planning District, Braddock Community Planning Sector. There is no site specific plan text on the subject property.

The Plan Map recommends residential development on the subject property at a density of .1 to .2 dwelling units per acre. As the proposed use is permitted in the R-C District with the approval of a Special Permit, the proposed improvements are in harmony with the Plan.

As shown on the Special Permit plat, the Applicant propose the construction of a place of worship. The building will include approximately 56,000 square feet which is equivalent to a 0.04 FAR and far below the maximum FAR permitted for non-residential uses in the R-C District. The proposed two parking areas consist of 417 parking spaces. The proposed

improvements will be served by two accesses on Braddock Road; one at an existing median break and the other a right in/right out.

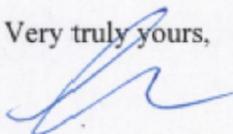
DEC 04 2016
Zoning Evaluation II

Stormwater management will consist of a large septic field and will be constructed on the subject property.

All of the proposed improvements described herein are further identified in the tabulations and notes shown on the Special Permit plat. In accordance with the submission requirements of Article 8-011 of the Zoning Ordinance, the following specific information is provided.

- A. Type of Operation: A place of worship with a sanctuary with up to 1,000 seats. Accessory use includes youth ministry and religious education classes, administrative offices and assembly space.
- B. Hours of Operation: The typical hours of religious services are Sundays 9:00 a.m. and 10:45 a.m. on a weekly basis. Evening meetings and activities are held during the week on a daily basis from 6:00 p.m. to 10:00 p.m. Special services may be held on religious holidays throughout the year. Administrative hours for church personnel are Monday through Friday, 9:00 a.m. to 5 P.M.
- C. The existing congregation has an enrolled membership of approximately 2,200 people.
- D. Employees include a senior pastor, 2 association pastors, approximately 10 administrative and custodial staff.
- E. Traffic impacts from the proposed use vary by time of day. Most trips will occur during off-peak traffic hours. During the weekday, there will be an average of twenty (20) vehicle trips per day for church office hours of 9:00 a.m. to 5:00 p.m. In the evening activities will generate approximately 10 vehicle trips. Maximum trip generation is on Sunday mornings and religious holidays with approximate volume (in and out) on Sunday of 1,800 vehicles trips per day.
- F. The vicinity or general area that is served by the use is primarily central Fairfax County.
- G. Building materials include masonry, concrete, steel, and glass.
- H. The Applicant is unaware of any hazardous or toxic substances to be used or stored on the subject property.
- I. The proposed use conforms to provisions of all applicable ordinances, regulations, and adopted standards as noted in the Special Permit plat.

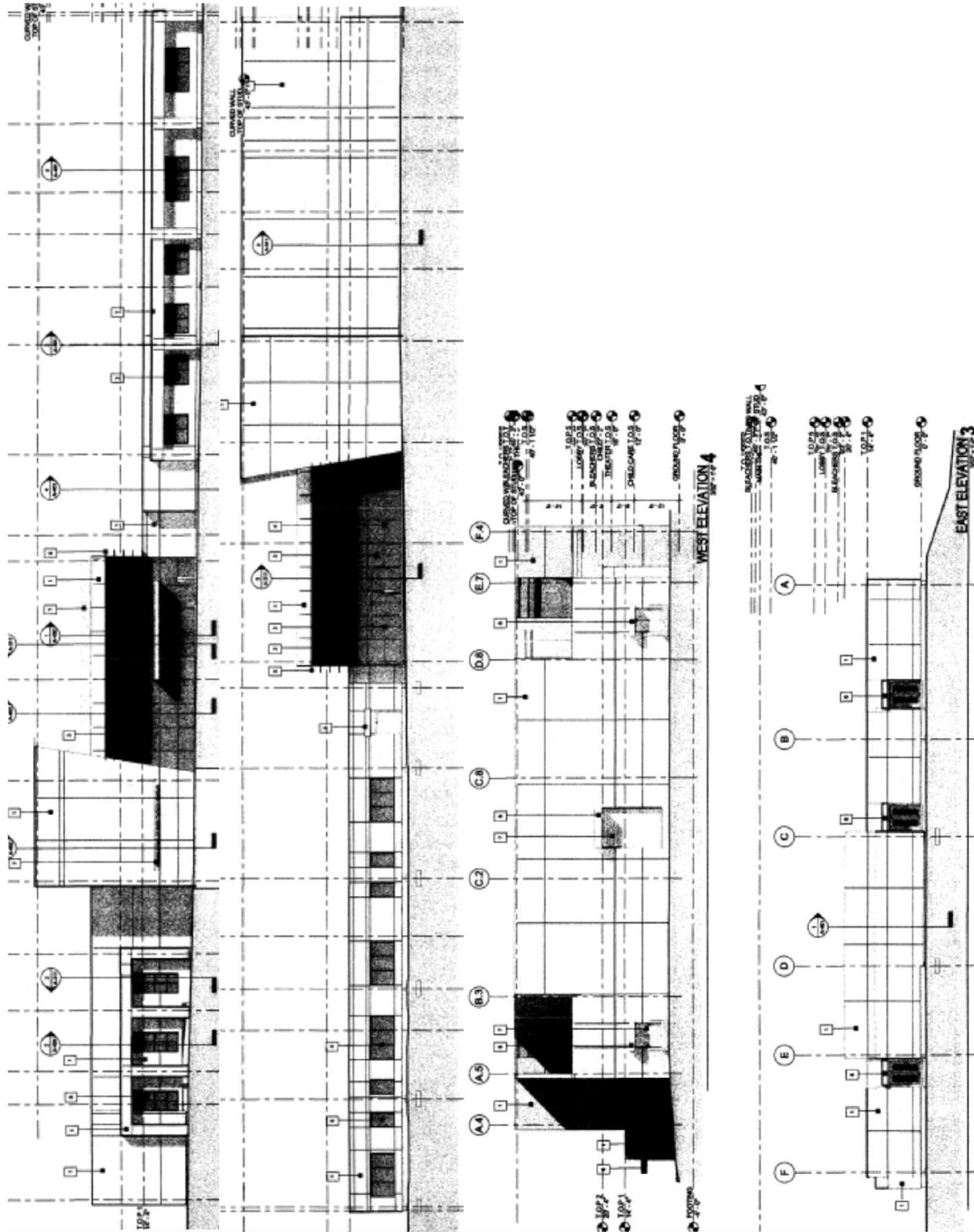
Very truly yours,



Keith C. Martin

Cc: Rev. David Stokes

Proposed Architecture



Renderings (from left) Front (south); Rear (north); West side; East side

Photographs of Subject Property



Image 1: Closeup view of farm pond in the RPA area



Image 2: View of existing farm pond, to be retained.



Image 3: View of RPA area, formerly pastureland, looking northeast.



Image 4: View of property looking west within are behind location of proposed church.



Image 5: View of rear area looking northeast toward farm pond and transition yard.



Image 6: View of northern and northeastern screening areas from central area of site.



Image 7: View of driveway from existing residence looking southeast toward Braddock Road.



Image 8: View looking southwest toward Braddock Road.



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: April 12, 2016

TO: Heath Eddy
 Applications Acceptance Section
 Zoning Evaluation Division
 Department of Planning and Zoning

FROM: Sepideh Aflaki-Khosrowshahi, Paralegal
 Office of the County Attorney

SUBJECT: BZA Affidavit
 Temporary Application No. SP 2015-0362

REF.: 133252

RECEIVED
 Department of Planning & Zoning

APR 13 2016
 Zoning Evaluation Division

Attached is a copy of an application and an original affidavit that has been approved by the Office of the County Attorney for the following case:

Name of Applicant

Affidavit Date of Oath

Expectation Church

3/21/16

Attachment

March 22, 2016

Ms. Deborah Pemberton
Fairfax County Dept. of Planning and Zoning
Zoning Evaluation Division
12055 Government Center Pkwy., Suite 800
Fairfax, VA 22035-5505

Re: Special Permit Application on Tax Map 67-1((1))33

Dear Ms. Pemberton:

I hereby appoint Tramonte, Yeonas, Roberts & Martin PLLC, including Keith C. Martin, to act as an agent on our behalf for the filing of the above-referenced Application.

EXPECTATION CHURCH

By:

Name: David R. Stokes

Title: Senior Pastor/Director

COMMONWEALTH OF VIRGINIA

COUNTY/CITY OF Fairfax, to-wit:

The foregoing was acknowledged to before me this 6th day of April, 2016 by David R. Stokes, Senior Pastor/Director of Expectation Church.

Pong S. Kang
Notary Public

My commission expires:
Notary Registration No.:

4/30/2019

7625038





COUNTY OF FAIRFAX
 Department of Planning and Zoning
 Zoning Evaluation Division
 12055 Government Center Parkway, Suite 801
 Fairfax, VA 22035 (703) 324-1290, TTY 711
www.fairfaxcounty.gov/dpz/zoning/applications

APPLICATION No: SP 2016-BR-002
 (Staff will assign)

RECEIVED
 Department of Planning & Zoning

DEC 04 2015

Zoning Evaluation Division

APPLICATION FOR A SPECIAL PERMIT

(PLEASE TYPE or PRINT IN BLACK INK)

APPLICANT	NAME Expectation Church, Inc <i>del 2/26/16</i>	
	MAILING ADDRESS 4601 West Ox Road Fairfax, VA 22030	
	PHONE HOME () WORK ()	
	PHONE MOBILE ()	
PROPERTY INFORMATION	PROPERTY ADDRESS 11924 Braddock Road Fairfax, VA <i>22030</i>	
	TAX MAP NO. 67-1 ((1)) 33	SIZE (ACRES/SQ FT) 31,567 acres
	ZONING DISTRICT R-C WS	MAGISTERIAL DISTRICT Braddock
	PROPOSED ZONING IF CONCURRENT WITH REZONING APPLICATION:	
SPECIAL PERMIT REQUEST INFORMATION	ZONING ORDINANCE SECTION 3-C03 Group 3	
	PROPOSED USE Church	
AGENT/CONTACT INFORMATION	NAME Keith C. Martin	
	MAILING ADDRESS Tramonte, Yeonas, Roberts & Martin PLLC 8245 Boone Blvd #400 Vienna, VA 22182	
	PHONE HOME () WORK (703) 734-4800	
	PHONE MOBILE ()	
MAILING	Send all correspondence to (check one): <input type="checkbox"/> Applicant -or- <input checked="" type="checkbox"/> Agent/Contact	
<p>The name(s) and addresses of owner(s) of record shall be provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representatives on official business to enter the subject property as necessary to process the application.</p> <p>Keith C. Martin, Agent</p>		
TYPE/PRINT NAME OF APPLICANT/AGENT	SIGNATURE OF APPLICANT/AGENT	

DO NOT WRITE IN THIS SPACE

Debrah... [Signature]

SP 2015-0362

Date Application accepted: January 12, 2016 Application Fee Paid: \$ 1,100.00

Application No.(s): SP 2016 - BR - 002
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: March 21, 2016
(enter date affidavit is notarized)

133252

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

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

and that, to the best of my knowledge and belief, the following is true:

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

(NOTE: All relationships to the application listed above in **BOLD** print must be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Expectation Church David R. Stokes	4601 West Ox Road Fairfax, VA 22030	Applicant/Title Owner Agent
Tramonte, Yeonas, Roberts & Martin PLLC Keith C. Martin	8245 Boone Blvd #400 Vienna, VA 22182	Attorneys/Agents Attorney/Agent
Smith Engineering Blake Smith, Anthony Owens	14901 Bogle Dr. Suite 202 Chantilly, VA 20151	Engineers/Agents Agents

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



Application No.(s): SP 2016 - BR - 002
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: March 21, 2016
(enter date affidavit is notarized)

133252

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, number, street, city, state, and zip code)

Expectation Church
4601 West Ox Road
Fairfax, VA 22030

DESCRIPTION OF CORPORATION: (check one statement)

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

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

non-stock corporation

(check if applicable) There is more corporation information and Par. 1(b) is continued on a "Special Permit/Variance 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.

Application No.(s): SP 2016 - BR - 002
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Special Permit/Variance Attachment to Par. 1(b)

DATE: March 21, 2016
(enter date affidavit is notarized)

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

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

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

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

Smith Engineering
14901 Bogle Dr. Suite 202
Chantilly, VA 20151

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Blake Smith

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

Application No.(s): SP 2016-BR-002
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: March 21, 2016
(enter date affidavit is notarized)

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1(c). The following constitutes a listing*** of all of the **PARTNERS**, both **GENERAL** and **LIMITED**, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

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

(check if applicable) [] The above-listed partnership has no limited partners.

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g. **General Partner, Limited Partner, or General and Limited Partner**)

(check if applicable) [] There is more partnership information and Par. 1(c) is continued on a "Special Permit/Variance 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.

Application No.(s): SP 2016 - BR - 002
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: March 21, 2016
(enter date affidavit is notarized)

133252

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 Zoning Appeals, 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 Permit/Variance Attachment to Par. 2" form.

Application No(s): SP 2016 - BR - 002
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: March 21, 2016
(enter date affidavit is notarized)

133252

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Zoning Appeals, 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 Permit/Variance Attachment to Par. 3" form.

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

WITNESS the following signature:

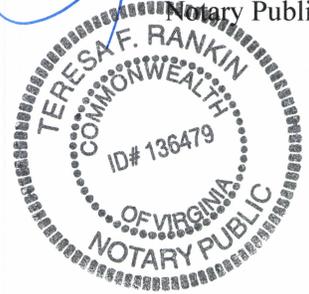
(check one) [] Applicant [x] Applicant's Authorized Agent

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

Subscribed and sworn to before me this 21st day of March, 2016, in the State/Comm. of Virginia, County/City of Fairfax.

My commission expires: 1-31-17

Teresa F. Rankin
Notary Public



(Handwritten initials)



County of Fairfax, Virginia

MEMORANDUM

DATE: September 9, 2016

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

FROM: Denise M. James, Chief
Environment and Development Review Branch

SUBJECT: ENVIRONMENTAL ASSESSMENT for: SP 2016-BR-002
Expectation Church

This memorandum, prepared by John R. Bell, 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 permit plat dated August 2, 2016. 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.

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 seeks approval for a church located on 31.567 acres of land which is currently zoned Residential Conservation (RC). The proposed facility would have 950 seats and 401 parking spaces and 9 ADA, which provides a ratio of 1 space per 2.32 seats.

Resource Protection Area/Environmental Quality Corridor

Much of the northern and western portions of the site are currently designated as RPA, which should also be noted as EQC. While no development is planned for this portion of the site, much of this area was used as pasture for many years and is compromised by fairly extensive introduction of invasive species. In order to ensure that a more natural native habitat is introduced staff feels that the applicant should provide a commitment to restore this area to a more natural state. The Chesapeake Bay Preservation Ordinance provides extensive guidance regarding restoration materials and planting densities. The applicant should coordinate

restoration efforts with the Urban Forestry Management Division of the Department of Public Works and Environmental Services (DPWES).

Water Quality/Stormwater Management

The 31.567 acre subject property is located in the Popes Head Creek watershed immediately south of an unnamed tributary of Piney Branch. This tributary is considered Resource Protection Area (RPA) as defined by the County's Chesapeake Bay Preservation Ordinance (CBPO); 100 year floodplain and Environmental Quality Corridor (EQC) as defined by the Policy Plan of the Comprehensive Plan. No disturbance is proposed in the environmentally sensitive stream valley.

The applicant is proposing a number of features including dry swales, bioretention areas and the retention of forested areas of the subject property. Based on an initial evaluation of the proposed measures, it appears that the proposed development will meet minimum requirements for stormwater management. The adequacy of stormwater management/best management practice (SWM/BMP) facilities and outfall adequacy will be subject to review and approval by the Department of Public Works and Environmental Services.

Undisturbed Open Space

In 1982, the Board of Supervisors rezoned approximately 40,000 acres of land within the Occoquan Watershed, including the subject property, to the R-C (Residential Conservation) District. This district allows no more than one dwelling unit per five acres of land. The rezoning action was taken, pursuant to the recommendations of the Occoquan Basin Study, in recognition of the potential impacts of nonpoint source pollution on the Occoquan Reservoir and the relationship between land use and nonpoint source pollution. The intent of the rezoning was to establish a low land use density as the primary water quality protection mechanism within a large portion of the watershed. In other portions of the watershed, structural water quality protection techniques (best management practices, or BMPs) would be needed in order to meet water quality objectives.

The Occoquan rezonings survived a legal challenge in Circuit Court in 1985. In upholding the actions of the Board the judge concluded: "...The Defendant's evidence...shows that large lot zoning is considered to be a method of controlling non-point pollution along with the use of structural methods. The Board's position, and one borne out by the evidence, is that there were two paths which could have been followed, and the Board chose the alternative of large lot zoning in conjunction with structural BMP's on more densely developed areas. When confronted with more than one reasonable alternative, the legislature may choose among them."

Despite the fact that the above-mentioned rezoning established lesser intense land use and lower density in the Occoquan Watershed, the Zoning Ordinance does provide for special permit and special exception uses that involve more land coverage than would a residential community of five acre lots. With respect to the subject property, the Comprehensive Plan recommends that such uses "be rigorously reviewed" and states that these uses should be approved only if certain conditions are met. Included as a condition is: "the use is designed to mitigate impacts on the water quality of the Occoquan Reservoir." This generally has been accomplished through the

preservation of at least 50% of the area of a special permit or special exception use as perpetually undisturbed open space.

Maintenance of 50% of a site subject of a special exception or special permit as undisturbed open space has been highly recommended as a preferred means to achieve the goal of non-degradation of water quality within the Occoquan watershed as well as to maintain the low density residential character of the area. While notes on the special permit plat indicate that 52% of the site will be maintained as open space, it is not clear that this will result in 50% of the site being maintained as undisturbed open space. The applicant should provide further clarification on this issue.

Septic System Drainfield: This property is located within the county's Occoquan Watershed and the Water Supply Protection Overlay District. The applicant should provide a currently approved septic system permit from the Fairfax County Health Department to demonstrate that the proposed church drainfield has sufficient capacity for the proposed number of seats. In addition, a current permit should demonstrate a 100 % reserve area to replace the drainfield in the event of a failure.

Green Building: This applicant is encouraged to construct the new facilities with green building features, in support of the Comprehensive Plan green building policy. For example, the applicant is encouraged to commit to the provision of Energy Star appliances. Neither the statement of justification nor the information provided on the plat includes a commitment to green building measures.

DMJ:JRB

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 Area III, Bull Run Planning District, BR7-Braddock Community Planning Sector, as amended through April 9, 2013 on page 94 states:

“Occoquan Reservoir Watershed - Much of the BR7 Sector is located within the watershed of the Occoquan Reservoir.

1. The land generally located south of the Route 29 Corridor and north of Braddock Road in the Popes Head Creek watershed, as shown on the Plan map, is planned for residential use at .1-.2 dwelling unit per acre to conform with the findings of the Occoquan Basin Study....

2. Nonresidential uses requiring special exception or special permit approval should be rigorously reviewed. In general, these uses, if permitted at all, should only be located at the boundary of Low Density Residential Areas and Suburban Neighborhoods or where their impact on existing residences is minimal. These uses should be granted only if the following conditions are met:

- Access for the use is oriented to an arterial roadway;
- The use is of a size and scale that will not adversely impact the character of the area in which it is located; and
- The use is designed to mitigate impacts on the water quality of the Occoquan Reservoir.”

Fairfax County Comprehensive Plan, 2013 Edition, Policy Plan, Environment, as amended through February 12, 2013, 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 such as those described below, and pursue commitments to reduce stormwater runoff volumes and peak flows, to increase groundwater recharge, and to increase preservation of undisturbed areas. In order to minimize the impacts that new development and redevelopment projects may have on the County’s streams, some or all of the following practices should be considered where not in conflict with land use compatibility objectives:

- Minimize the amount of impervious surface created.
- Site buildings to minimize impervious cover associated with driveways and parking areas and to encourage tree preservation. . . .
- Encourage cluster development when designed to maximize protection of ecologically valuable land. . . .
- Encourage fulfillment of tree cover requirements through tree preservation instead of replanting where existing tree cover permits. Commit to tree preservation thresholds that exceed the minimum Zoning Ordinance requirements.

- Where appropriate, use protective easements in areas outside of private residential lots as a mechanism to protect wooded areas and steep slopes. . . .
- Encourage the use of innovative BMPs and infiltration techniques of stormwater management where site conditions are appropriate, if consistent with County requirements.
- Apply nonstructural best management practices and bioengineering practices where site conditions are appropriate, if consistent with County requirements. ”

Fairfax County Comprehensive Plan, 2013 Edition, Policy Plan, Environment, as amended through February 12, 2013, 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. . . .”

Fairfax County Comprehensive Plan, 2013 Edition, Policy Plan, Environment, as amended through February 12, 2013, 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 February 12, 2013, on page 14 states:

“Objective 9: Identify, protect and enhance an integrated network of ecologically valuable land and surface waters for present and future residents of Fairfax County.

Policy a: Identify, protect and restore an Environmental Quality Corridor system (EQC)....”



County of Fairfax, Virginia

MEMORANDUM

DATE: May 13, 2016

TO: Heath Eddy, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

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

SUBJECT: Zoning Application No.: SP 2016-BR-002; Expectation Church, Inc.
Special Permit Plan (dated April 1, 2016)
LDS Project No.: 008935-ZONA-002-1
Tax Map No.: 067-1-01-0033; Braddock District

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

Note that all design survey data must be developed with respect to the NGVD-29 vertical datum. There is no confirmation found in the plan that this requirement has been met for the provided contours and other elevation data. Please ensure the final design/site plan conforms.

Chesapeake Bay Preservation Ordinance (CBPO)

There is Resource Protection Area (RPA) located on the project property. Note 25 on Sheet 1 acknowledges this fact, and states that the County's mapped RPA boundaries (both 1993 & 2003 boundaries) are shown on the plans. The note also identifies a "field verified" RPA boundary that is shown on the plans, and is different from the County's mapped boundaries. No record can be found for an approved RPA redelineation study for the site. So, the "field verified" RPA boundary (designated as RPA-TNT) must be removed from the SP plans, since it is not a valid boundary at this time. Note, however, that the approval of a separate site-specific RPA redelineation study is required for this project (per PFM 6-1701.3) during the final design/site plan stage; and once the site-specific RPA boundary is approved, currently proposed facility locations and the limits of land disturbance will need to be adjusted if impacted by any final RPA boundaries expanding beyond the County-mapped boundaries.

Response: The verified boundary has been removed from the plan. At time of final site plan a separate RPA delineation plan will be submitted and approved. Minor adjustments to locations will be done at time of the RPA delineation to ensure compliance with the CBPO.

Follow-up Comment: ok.

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



Floodplains

There are regulated floodplains located on the project property. Both major and minor floodplains are present, and floodplain water surface elevations (WSELs) must be computed for floodplain easement establishment (per PFM 6-1401.1) during the final design/site plan stage. The site's major FEMA floodplain for Piney Branch will need be replotted per Letter-to-Industry (LTI) 12-03, at that time, using appropriate FEMA WSELs that can be obtained from the County's Stormwater Planning Division. The minor floodplain for the Piney Branch tributary located in the northern portion of the site will need to be developed and approved via a separate study during the final design/site plan stage. Once the revised floodplain boundaries are approved, currently proposed facility locations and the limits of land disturbance will need to be adjusted if impacted by any final floodplain boundaries expanding beyond the FEMA- and County-mapped boundaries.

Response: At final site plan the appropriate water surface elevations will be included and a separate floodplain study will be prepared. This will be used for design and/or easement purposes.

Follow-up Comment: ok.

Downstream Drainage Complaints

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

Response: No action required.

Follow-up Comment: ok.

Water Quality

Water quality controls are required for this project (SWMO 124-1-6, 124-4-1 & 124-4-2). The entire property is also located within the Occoquan Water Supply Protection Overlay District (WSPOD), and SWMO 124-4-2.B (as well as PFM 6-0401.2) requires the projected phosphorous load for the proposed site disturbance be reduced by at least 50%. The BMP Narrative indicates that the proposed project's required phosphorous reduction will be achieved via Level 1 & 2 Bioretention and Level 1 Dry Swale practices. A preliminary VRRM analysis has been provided to identify the initial phosphorus reduction requirement for the project, and to demonstrate and support the design engineer's expectation of project compliance via the proposed BMP facilities. Calculation and design details will be reviewed at the final design/site plan stage.

Response: Acknowledged. This will be reviewed at time of final site plan. We will also provide additional design details at that time.

Follow-up Comment: ok.

Heath Eddy, Staff Coordinator
Zoning Application No.: SP 2016-BR-002
May 13, 2016
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Also note, only impervious areas that existed prior to 1993, or for which appropriate permits/waivers were obtained can be included as predevelopment impervious surfaces. With respect to access/parking, only the property access driveway and loop around the existing house appear as possible impervious surfaces on the 1997 aerial photograph included in the County's GIS. Documentation will need to be provided at the final design/site plan stage if other predevelopment access/parking impervious surfaces are claimed.

Response: The VRRM spreadsheet for new development has been used now in lieu of the minimal benefit of using a redevelopment site.

Follow-up Comment: ok.

Water Quantity - Detention

Water quantity controls for stormwater detention are required for this project (SWMO 124-1-6, 124-4-1 & 124-4-4.D). The SWM Narrative indicates that the proposed project's detention requirements will be achieved via BMP runoff reduction and unspecified detention facilities. Although calculation and design details are reviewed at the final design/site plan stage, the design engineer is still required, at the zoning stage, to demonstrate that a specific detention practice (or practices) is viable for a site and that this practice(s) has the potential to provide compliance with the site's water quantity requirements.

Response: The two bioretention facilities have a combined storage volume of approximately 50,000 cubic feet of storage which is used for quantity control since this volume far exceeds the required water quality volume.

Follow-up Comment: ok.

Also, see Water Quality regarding predevelopment impervious surfaces; and it will be necessary during the final design/site plan stage to demonstrate that the post-development discharges into an existing pond will not create any adverse impacts to the facility.

Response: Acknowledged. The final plan will show no adverse impacts to the existing facility.

Follow-up Comment: ok.

Water Quantity - Outfalls

Water quantity controls for outfall channel and flood protection are required for this proposed project (SWMO 124-1-6, 124-4-1, 124-4-4.B & 124-4-4.C). Preliminary Outfall Narratives have been provided, and two project outfall locations have been identified. One outfall discharges to the existing ditch along the north side of Braddock Road, while the other outfall discharges to an existing pond located on a portion of the parent property. The extent of review for these outfalls

Heath Eddy, Staff Coordinator
Zoning Application No.: SP 2016-BR-002
May 13, 2016
Page 4 of 5

includes natural channel segments. The design engineer has indicated the outfalls are adequate. The outfall analysis calculations and details will be reviewed at the final design/site plan stage.

Response: Acknowledged. This information and additional information will be provided at time of final site plan.

Follow-up Comment: ok.

Stormwater Planning Comments

This site is located in the Popes Head Creek Watershed and the Piney Branch Water Management Area (WMA). The nearest Piney Branch improvement project, a culvert retrofit (PH9452), is located at about 1.4 miles from the site at Popes Head Road. However, the applicant's proposed project should have little to no impact on this future County project.

Response: No action required.

Follow-up Comment: ok.

Dam Breach

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

Response: No action required.

Follow-up Comment: ok.

Miscellaneous

The stormwater information form on Sheet 8 will need to be updated to incorporate the proposed Dry Swale BMP practice, as well as a proposed detention practice(s).

Response: The information form has been updated. The bioretention areas are used for quality and quantity controls and have been noted on the form.

Follow-up Comment: ok.

The stormwater management plan to be prepared at final design must address all of the items listed in SWMO 124-2-7.B.

Response: Acknowledged. The final plan will incorporate the requested items.

Follow-up Comment: ok.

Heath Eddy, Staff Coordinator
Zoning Application No.: SP 2016-BR-002
May 13, 2016
Page 5 of 5

The latest BMP specifications provided on the Virginia Stormwater BMP Clearinghouse website, in addition to the PFM, must be used for final design. The design engineer is also referred to LTI 14-13 with regard to the selection of the appropriate BMPs.

Response: Acknowledged. This will be used for final design.

Follow-up Comment: ok.

Please contact me at 703-324-1720 or William.Veon@fairfaxcounty.gov, if you have any questions or require additional information.

WJV/

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



County of Fairfax, Virginia

MEMORANDUM

DATE: April 29, 2016

TO: Heath Eddy, Staff Coordinator
Department of Planning and Zoning

FROM: Samantha Wangsgard, Urban Forester II
Forest Conservation Branch, DPWES

SUBJECT: Braddock Road-Expectation Church. SP 2016-BR-002

The following comments are based on a review of the second submission of the Application for a Special Permit, SP 2016-BR-002 and Statement of Justification, date stamped as received by the Department of Planning and Zoning April 1, 2016. These revisions were received by the Urban Forest Management Division on April 20, 2016.

1. Comment: While it appears that the applicant is proposing to use existing vegetation along the northern and western property boundaries to meet transitional screening Type 1 requirements, it still remains unclear if this vegetation meets the intent of this requirement.

Recommendation: Calculations should be provided which clearly demonstrate what is required for Type 1 transitional screening, and what is being proposed onsite along the entire western and northern property boundaries to meet this requirement. These calculations shall demonstrate how the existing vegetation meets the requirements of Zoning Ordinance Part 3 Section 13-303.3A which states:

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.

Please contact me should you have any questions.

SW/tw

UFMDID #: 209920

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



**COMMONWEALTH of VIRGINIA****DEPARTMENT OF TRANSPORTATION**4975 Alliance Drive
Fairfax, VA 22030

August 26, 2016

CHARLES A. KILPATRICK, P.E.
COMMISSIONER

To: Ms. Barbara Berlin
Director, Zoning Evaluation Division

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

Subject: SP 2016-BR-002 Expectation Church TIA
Tax Map # 67-1((01))0033

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

I have reviewed the above plan submitted on August 5, 2016, and received on August 9, 2016. The following comments are offered:

1. The response to the FCDOT comment to provide the third lane of Braddock Road adjacent to the subject property's frontage is noted. However, we still support construction of the 3rd lane along the entire Braddock Road frontage. Addition of the westbound right turn lanes and tapers along Braddock Road at the proposed site entrances would leave a short frontage section as a two lane road between these segments. Rather than going from three lanes to two lanes and then back to three lanes, we recommend a continuous three lane section road from the site west to the Parkway.
2. A signal warrant analysis in accordance with the Manual on Uniform Traffic Control Devices (MUTCD) is usually conducted at or within six months of the time of site plan or site occupancy to ensure the traffic volumes meet the warrants for intersection signalization. We suggest providing a preliminary signal warrant analysis in accordance with the Institute of Transportation Engineers (ITE) methodology. Since the ITE signal warrant uses daily traffic volumes, for purposes of this assessment the peak hour forecasts under the 2018 future conditions should be multiplied by a factor of ten (10) to estimate the daily traffic forecasts.
3. A preliminary signal warrant analysis should also be conducted for the intersection of Braddock Road and the possible future St. Mark Church Entrance/Site Drive #2 (east entrance).

If you have any questions, please call me.

cc: Mr. Mike Davis

fairfaxrezoning2016-BR-002tia2ExpectationChurch8-26-16BB



County of Fairfax, Virginia

MEMORANDUM

DATE: September 20, 2016

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

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

FILE: SP-2016-BR-002

SUBJECT: SP 2016-BR-002 – Expectation Church
Tax Map: 67-1 ((1)) 0033

This department has reviewed the subject application, including plans dated November 11, 2015 and revised through August 2, 2016, and traffic operational analysis dated May 13, 2016 and revised through August 5, 2016. The applicant is requesting permission to develop a 950 seat church on Braddock Road.

The proposed site has two access points, with exclusive right-turn lanes into the site from Braddock Road. The proposed use will generate 580 trips during the Sunday peak hour. The applicant has proposed to restrict left-turns out of the site during Sunday morning services at the eastern site driveway, and direct those left-turning movements to the western site driveway, at the intersection of Braddock Road and 2nd Road, where the applicant proposes to have police direction of traffic during Sunday peak periods.

In response to staff comments, due to the intensity of the proposed development, the applicant has agreed to conduct a signal warrant study at the time of site plan and make a contribution toward a traffic signal on Braddock Road if one is warranted. FCDOT staff recommends a contribution of \$90,000, attributable to a traffic signal on the Braddock Road corridor between 2nd Road and 1st Road, depending where warrant studies deem the signal to be warranted at the time of study.

The Comprehensive Plan depicts the segment of Braddock Road adjacent to the subject property as to be widened to three lanes in the future. The applicant is proposing to construct two right-turn deceleration lanes to serve the site entrances. FCDOT is recommending that additional construction take place to tie the right-turn lanes together and complete the third lane on the frontage. This would require approximately 450 linear feet of additional improvement.

Barbara Berlin, Director
September 20, 2016
Page 2 of 2

Additionally, FCDOT staff strongly recommends that the applicant construct a VDOT standard sidewalk and curb and gutter from the existing sidewalk and curb and gutter at the eastern end of the subject property across the site frontage.

MAD/VLH

cc: Heath Eddy/DPZ



**FAIRFAX
COUNTY**

APPENDIX 8

DEPARTMENT OF PLANNING AND ZONING
Zoning Evaluation Division
Special Permit and Variance Branch
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5510

(703) 324-1280

Fax (703) 324-3924

V I R G I N I A

April 18, 2001

Lynne Strobel
Walsh, Colucci, et. al.
13th Floor
2200 Clarendon Boulevard
Arlington, Virginia 22201

Re: Special Permit Application SPA 99-Y-046
Trustees of the Church of Apostles (Episcopal)

Dear Ms. Strobel:

At its April 10, 2001 meeting, the Board of Zoning Appeals took action to **APPROVE** the above-referenced application. The final approval date is April 18, 2001. A copy of the Resolution is attached.

This action does not constitute exemption from the various requirements of this County and State. The applicant is responsible for ascertaining if permits are required and for obtaining the necessary permits such as Building Permits, Residential Use Permits and Non-Residential Use Permits. Information concerning building permits may be obtained by calling 222-0801.

Sincerely,

Lori M. Mallam, Deputy Clerk
Board of Zoning Appeals

Enclosure: As stated

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

TRUSTEES OF THE CHURCH OF THE APOSTLES (EPISCOPAL), SPA 99-Y-046 Appl. under Sect(s). 3-C03 of the Zoning Ordinance to amend SP 99-Y-046 previously approved for a church and related facilities to permit increase in land area, building additions and site modifications. Located at 11814 & 11924 Braddock Rd. on approx. 22.74 ac. of land zoned R-C and WS. Sully District. Tax Map 67-1 ((1)) pt. 33, 34A and 34B. (Moved from 3/27/01). Mr. Hammack moved that the Board of Zoning Appeals adopt the following resolution:

WHEREAS, the captioned application has been properly filed in accordance with the requirements of all applicable State and County Codes and with the by-laws of the Fairfax County Board of Zoning Appeals; and

WHEREAS, following proper notice to the public, a public hearing was held by the Board on April 10, 2001; and

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

1. The applicants are the owners of the land.

AND WHEREAS, the Board of Zoning Appeals has reached the following conclusions of law:

THAT the applicant has presented testimony indicating compliance with the general standards for Special Permit Uses as set forth in Sect. 8-006 and the additional standards for this use as contained in Sect(s). 3-C03 of the Zoning Ordinance.

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

1. This approval is granted to the applicant only and is not transferable without further action of this Board, and is for the location indicated on the application, 11814 Braddock Road (22.749 acres), and is not transferable to other land.
2. This Special Permit is granted only for the purpose(s), structures and/or use(s) indicated on the special permit plat prepared by Adtek Engineers (Mahendra N. Shah) dated November 22, 2000, as revised through March 22, 2001, and approved with this application, as qualified by these development conditions.
3. A copy of this Special Permit and the Non-Residential Use Permit SHALL BE POSTED in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
4. This Special Permit is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special permit shall be in substantial conformance with these conditions. Minor modifications to the approved special permit may be permitted pursuant to Par. 4 of Sect. 8-004 of the Zoning Ordinance.
5. The maximum number of seats within the main area of worship shall not exceed 800.

6. The total height of all structures on the site, excluding the steeple, shall not exceed 60 feet. The steeple and spire shall not exceed 105 feet.
7. The barrier requirement shall be waived.
8. Landscaping shall be provided around the foundations of the building to soften the appearance of the church from Braddock Road, subject to the review and approval of the Urban Forestry Branch of DPWES.
9. Transitional screening shall be provided in phases in conjunction with the parking and building phases subject to the review and approval of the Urban Forestry Division of DPWES in the following manner: in conjunction with parking phase A, Transitional screening Type 1 shall be provided as shown on the special permit plat along the northern limits of clearing and grading and shall consist of natural vegetation, supplemented with evergreen plant materials to provide an effective screen for the benefit of adjacent residents during the winter months and Transitional Screening Type 1 shall be provided along the southern property boundary in variable widths to accommodate existing drainage and utility easements, as shown on the special permit plat, subject to the review and approval of the Urban Forestry Branch of DPWES. Additional transitional screening will be provided as described above with parking Phase C to the north and parking Phase E to the south. Transitional screening Type 1 shall be added to the northern lot line and the western lot line as shown on the special permit plat at such time as the Family Life Phase 3 or 6, parking Phase D, or play area 2 is developed. However, if during construction of building development Phases 1 and 2, or parking area Phase A, existing vegetation is cleared, transitional screening shall be provided along the southern lot line west of the Phase A parking area.

At a minimum, evergreens shall be provided along the rear of the northernmost parking lot and the north and east sides of the travel aisle located on the west side of the property to screen adjacent parcels to the north from headlight glare and a direct view of vehicles, subject to the review of the Urban Forestry Division of DPWES. Said landscaping shall be reviewed with owners of the two adjacent parcels to the north at the time of site plan submission. If development is phased, said landscaping shall be provided as a part of Phase 1.

10. At the time of either site plan submission or grading plan submission, whichever occurs first for each phase of development, a tree preservation plan shall be provided for review and approval by the Urban Forestry Branch. The tree preservation plan shall include a tree survey, which describes the location, species, size, accurate dripline, and condition of all trees 12 inches in diameter and greater 25 feet on either side of the limits of clearing and grading. The condition analysis shall be prepared by a certified arborist using the eighth edition of "The Guide for Plant Appraisal." Specific tree preservation activities shall be reflected in the tree preservation plans, including methods to be implemented to ensure preservation. The plan shall be developed with the intention of maintaining the existing vegetation within the tree save area depicted outside the limits of clearing and grading as shown on the special permit amendment plat in undisturbed open space. The undisturbed open space shall be maintained by hand as needed to remove only undesirable vegetation such as brambles and vines,

and there shall be no fertilizing or mowing of weeds or grass within the open space areas.

Trees located within dedicated "tree save areas", as depicted on the special permit amendment plat, within the limits of clearing and grading, which subsequent to approval of the special permit require removal, due to safety concerns or poor health, shall be replaced by the applicant upon the recommendation of the Urban Forestry Division. Replacement shall follow guidelines in the Fairfax County Public Facilities Manual for replacement trees or an alternative approach determined to be acceptable by the Urban Forestry Division.

11. In order to restore native tree cover to areas of the Environmental Quality Corridor (EQC) that are not wooded and that do not contain the pond or wetlands, the applicant shall allow the natural regeneration/succession of vegetation to occur. If the Urban Forestry Division of DPWES determines that the natural regeneration/succession of vegetation must be supplemented by planting to address a specific deficiency, the applicant shall submit and implement an EQC restoration plan for such areas. This plan, which shall be subject to the review and approval of the Urban Forestry Division prior to site plan approval for the first phase of the development, shall, to the extent feasible, incorporate restoration approaches that minimize disturbances to soils within the EQC. Where it is determined that plantings will be needed, the species that are selected for planting shall be native to the area, be well adapted to the existing soil, hydrologic, and microclimatic conditions of the area(s) being planted, and be of high value for wildlife, subject to the approval of the Urban Forestry Division. The planting approach (e.g., use of a woody seed mix; planting of bare-root seedlings) and density of plantings shall be subject to Urban Forestry Division approval.

With the exceptions of the activities listed below, there shall be no disturbance to the EQC and no mowing of grasses in the EQC. The following activities are permitted within the EQC:

- The establishment and maintenance of the "Dam Maintenance Access" as shown on the Landscape, Grading and Phasing Plan;
- The maintenance of the pond and its embankment in a manner that will minimize disturbance to the EQC, subject to the approval of the Urban Forestry Division;
- The conveyance of drainage from the proposed development in a manner that minimizes disturbance to the EQC, subject to the approval of the Office of Site Development Services (OSDS) in coordination with the Urban Forestry Division;
- The provision of a fence around part or all of the pond that will serve to block human access to this pond. This fence shall be constructed in a manner that minimizes the use of vehicles and mechanical equipment and shall be designed in a manner that will provide, to the extent feasible, for wildlife movement to and from the pond, subject to the approval of the Urban Forestry Division;
- The implementation of the EQC restoration plan; and
- The control/removal of invasive vegetation (as defined by the Virginia Native Plant Society), subject to a management plan that is reviewed and approved by the Urban Forestry Division. If such a management plan is developed, it shall

incorporate an approach that minimizes applications of fertilizers, pesticides, and herbicides and disturbance to native vegetation within the EQC.

12. If warranted by the results of the completed Phase I Environmental Site Assessment, and as determined by DPWES, a Phase II monitoring program shall be conducted in order to determine if soil, surface water, or ground water contaminants are present on the property and/or have migrated from the property. If a Phase II program is warranted, monitoring parameters shall be subject to the approval of DPWES in coordination with the Fire and Rescue and Health Departments (the "reviewing agencies"). If contaminants are detected in concentrations requiring remedial action, a remediation program shall be performed in accordance with all applicable Federal, State and County requirements. Sufficient documentation of completion of the remediation program (with the possible exception of long term follow up monitoring efforts) or an appropriate corrective action plan consistent with the proposed development, as determined by DPWES, shall be provided to DPWES prior to site plan approval. Petroleum contaminated soils, dumped material/debris piles, 55-gallon drums, storage tanks and containers shall be removed and disposed of properly in a manner approved by DPWES in coordination with the Fire and Rescue and Health Departments.
13. Any outdoor lighting of the site shall be in accordance with the following:
 - The combined height of the light standards and fixtures shall not exceed 12 feet,
 - The lights shall be focused downward directly on the subject property,
 - Full cutoff fixtures with shields shall be installed to prevent the light from projecting beyond the property,
 - The lights shall be controlled with an automatic shut-off device, and shall be turned off when the site is not in use.
 - Up-lighting of buildings or signs shall not be permitted on the site.
14. The use of loudspeakers shall not be permitted outside the building.
15. All signage on the property shall be in accordance with Article 12 of the Zoning Ordinance.
16. Prior to approval of a site plan, the applicant shall provide ingress/egress easements for the shared entrance to the benefit of the adjacent property to the east, if it is determined that those easements have not been obtained previously, subject to the review and approval of DPWES. At the time of site plan review, if a right turn lane has not been constructed into the site at the eastern entrance by others, the applicant shall provide additional dedication of right-of-way in fee simple to the Board of Supervisors, as shown on the special permit plat in order to provide a right turn lane onto the site from the shared entrance along Braddock Road. The right turn lane shall be constructed prior to issuance of the first Non-Residential Use Permit (Non-RUP) up for the church.
17. Right-turn lanes into the church driveways shall be constructed to VDOT standards.
18. Sidewalks and other pedestrian access shall be provided at site plan review and approval as determined by DPWES at the time of site plan review.

19. No less than 50% of the application property shall be preserved as undisturbed open space as approved by DPWES and as shown on the special permit plat.
20. Drainage from impervious surfaces on the property shall be conveyed to best management practice (BMP) facilities to the maximum extent feasible, as determined by the Office of Site Development Services (OSDS) of DPWES. BMP facilities may be installed in phases appropriate to the individual parking/building phase submitted with a site plan. Biofiltration areas proposed adjacent to Phase A parking areas shall be constructed in conjunction with these parking areas.
21. At the time of site plan review, the applicant shall submit to DPWES, for review and approval, a final design for the biofiltration areas. Maintenance of the biofiltration areas shall be accomplished consistent with the standards set forth in Attachment A ("Specifications for Maintenance of Rain Gardens") or other equivalent document as may be approved by DPWES.
22. The limits of clearing and grading shown on the special permit plat shall be strictly adhered to. For each phase of development, a grading plan which establishes the limits of clearing and grading necessary to construct the improvements planned for that phase shall be submitted to DPWES, including the Urban Forestry Division, for review and approval. The extent of clearing and grading for each phase of construction shall be the minimum amount feasible as determined by DPWES. Prior to any land disturbing activities for each phase of construction, a pre-construction conference shall be held between the DPWES and representatives of the applicant to include the construction site superintendent responsible for the on-site construction activities. The purpose of this meeting shall be to discuss and clarify the limits of clearing and grading, areas of tree preservation, and the erosion and sedimentation control plan to be implemented during construction. In no event shall any area on the site be left denuded for a period longer than 14 days except for that portion of the site in which work will be continuous beyond 14 days. Further, prior to the issuance of the Non-RUP for each phase, areas disturbed with the clearing and grading for one phase shall be stabilized with a ground cover to consist of grasses and/or a naturalized wildflower/meadow mix which shall be maintained until such time as subsequent phased construction is initiated.
23. A geo-technical engineering study shall be submitted to DPWES for review and approval in accordance with Chapter 107 of the Fairfax County Code as determined necessary by DPWES and shall be implemented as determined by DPWES. If DPWES determines that a potential health risk exists due to naturally occurring asbestos, all construction personnel shall be alerted to the potential health risk and appropriate construction techniques, as determined by DPWES, shall be implemented.
24. In order to achieve sediment trapping efficiencies above what would be expected from compliance with minimum erosion and sedimentation control requirements, the applicant shall optimize the effectiveness of the erosion and sedimentation control system, as determined by DPWES, through the provision of super silt fences and/or other innovative measures determined to be appropriate by the Special Projects Branch of DPWES.

25. Prior to issuance of the first Non-Rup, the applicant shall provide documentation to DPWES that demonstrates that the groundwater well has been abandoned in accordance with Health Department requirements and that the outhouse has been removed/abandoned through procedures approved by the Health Department.
26. In order to reduce the maximum interior noise level to a level of approximately 45 dBA Ldn, for any building façade that is directly exposed to noise from Braddock Road (with the exception of the administration building), the following measures shall be employed:
 - Exterior walls shall have a laboratory sound transmission class of at least 39.
 - Doors and windows shall have a laboratory STC rating of at least 28. If windows constitute more than 20% of any façade they shall have the same laboratory STC as walls.
 - Measures to seal and caulk between surfaces shall follow methods approved by the American Society for Testing and Materials to minimize sound transmission.
27. Subsequent parking phases (Phases C,D and E) shall only be permitted on an as needed basis as demonstrated by a parking study based on data collected from the site, as submitted to and approved by DPWES. All parking associated with the use of this property shall be onsite.
28. The existing meadow grasses in play area phase 2 are to remain in a natural state until such time as the play area is graded. In order to minimize the runoff of nutrient, herbicide, and pesticide pollutants and to minimize infiltration of such pollutants into groundwater resources, a turf establishment and maintenance plan (to include both nutrient management and pest management components) for the play area shall be developed, provided to DPWES for approval, and implemented as approved. This plan shall be implemented in accordance with the best management turf grass practices for athletic fields developed by the Virginia Polytechnic Institute or other alternative approach determined to be acceptable by Virginia Cooperative Extension, Fairfax County. The plan shall include regular on-site monitoring of its major components to allow for ongoing adjustments and improvements. The plan shall be subject to approval by the Virginia Cooperative Extension, Fairfax County, and shall include provisions ensuring that records of applications of fertilizers, herbicides, and pesticides shall be maintained and be made available to the County upon request.
29. Use of the family life center and the play area shall be limited to church members only.
30. Construction of the church shall be in substantial conformance with the architectural elevation contained in Attachment B.
31. Prior to the issuance of a Non-RUP, the applicant shall obtain approval of the septic system from the Health Department. If such approval is not received, this Special Permit Amendment shall be null and void. If final approval of the septic system requires a relocation of that system from that depicted on the special permit amendment plat, such relocation may occur provided that it causes no reduction in landscaping buffers or open space.

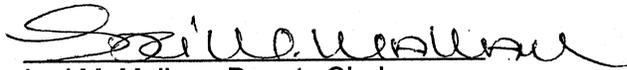
These conditions incorporate and supercede all previous conditions. This approval, contingent on the above-noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be responsible for obtaining the required Non-Residential Use Permit through established procedures, and this special permit shall not be valid until this has been accomplished.

Pursuant to Sect. 8-015 of the Zoning Ordinance, this special permit shall automatically expire, without notice, thirty (30) months after the date of approval* unless the use has been established or construction has commenced and been diligently prosecuted. Establishment of Phase 1 shall establish the use as approved pursuant to this special permit. The Board of Zoning Appeals 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 permit. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

Mr. Pammel seconded the motion which carried by a vote of 7-0.

*This decision was officially filed in the office of the Board of Zoning Appeals and became final on April 18, 2001. This date shall be deemed to be the final approval date of this special permit.

A Copy Teste:



Lori M. Mallam, Deputy Clerk
Board of Zoning Appeals



FAIRFAX
COUNTY

DEPARTMENT OF PLANNING AND ZONING

Zoning Evaluation Division
Special Permit and Variance Branch
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5510

(703) 324-1280

Fax (703) 324-3924

V I R G I N I A

November 3, 1999

Lynne Strobel
Walsh, Colucci, Stackhouse, Emrich & Lubeley
2200 Clarendon Boulevard, 13th Floor
Arlington, Virginia 22201

Re: Special Permit Application SP 99-Y-046
Trustees of the Church of Apostles (Episcopal)

Dear Ms. Strobel:

At its October 26, 1999 meeting, the Board of Zoning Appeals took action to **APPROVE** the above-referenced application. The final approval date is November 3, 1999. A copy of the Resolution is attached.

This action does not constitute exemption from the various requirements of this County and State. The applicant is responsible for ascertaining if permits are required and for obtaining the necessary permits such as Building Permits, Residential Use Permits and Non-Residential Use Permits. Information concerning building permits may be obtained by calling 222-0801.

Sincerely,

Regina Thorn, Clerk
Board of Zoning Appeals

Enclosure: As stated

REVISÉ
COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

TRUSTEES OF THE CHURCH OF THE APOSTLES (EPISCOPAL), SP 99-Y-046 Appl. under Sect(s) 3-C03 of the Zoning Ordinance to permit church and related facilities. Located at 11814 Braddock Rd. on approx. 9.85 ac. of land zoned R-C and WS. Sully District. Tax Map 67-1 ((1)) 34A and 34B. Mr. Hammack moved that the Board of Zoning Appeals adopt the following resolution:

WHEREAS, the captioned application has been properly filed in accordance with the requirements of all applicable State and County Codes and with the by-laws of the Fairfax County Board of Zoning Appeals; and

WHEREAS, following proper notice to the public, a public hearing was held by the Board on October 26, 1999; and

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

1. The applicants are the owners of the land.

AND WHEREAS, the Board of Zoning Appeals has reached the following conclusions of law:

THAT the applicant has presented testimony indicating compliance with the general standards for Special Permit Uses as set forth in Sect. 8-006 and the additional standards for this use as contained in Sect(s). of the Zoning Ordinance.

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

- 1) This approval is granted to the applicant only and is not transferable without further action of this Board, and is for the location indicated on the application, 11814 Braddock Road (9.85 acres), and is not transferable to other land.
- 2) This Special Permit is granted only for the purpose(s), structures and/or use(s) indicated on the special permit plat prepared by Christopher Consultants (William R. Zink, P.E.) dated July 9, 1999, as revised through October 12, 1999, and approved with this application, as qualified by these development conditions.
- 3) A copy of this Special Permit and the Non-Residential Use Permit SHALL BE POSTED in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
- 4) This Special Permit is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special permit shall be in substantial conformance with these conditions. Minor modifications to the approved special permit may be permitted pursuant to Par. 4 of Sect. 8-004 of the Zoning Ordinance.

- 5) The maximum number of seats within the main area of worship shall not exceed 800.
- 6) The building height of all structures on the site, excluding the steeple, shall not exceed 60 feet. The steeple and spire shall not exceed 105 feet.
- 7) The barrier requirement shall be waived.
- 8) Landscaping shall be provided around the foundations of the building to soften the appearance of the church from Braddock Road, subject to the review and approval of the Urban Forestry Branch of DPWES.
- 9) Transitional screening shall be as shown on the special permit plat along the northern, eastern and western property boundaries and shall consist of natural vegetation, supplemented with evergreen plant materials along the western property boundary, to provide an effective screen for the benefit of adjacent residents during the winter months, subject to the review and approval of the Urban Forestry Branch of DPWES. Transitional Screening Type 1 shall be provided along the southern property boundary as shown on the special permit plat, subject to the review and approval of the Urban Forestry Branch of DPWES.
- 10) At the time of either site plan submission or grading plan submission, whichever occurs first for each phase of development, a tree preservation plan shall be provided for review and approval by the Urban Forestry Branch. The tree preservation plan shall include a tree survey which describes the location, species, size, accurate dripline, and condition of all trees 12 inches in diameter and greater 25 feet on either side of the limits of clearing and grading. The condition analysis shall be prepared by a certified arborist using the eighth edition of "The Guide for Plant Appraisal." Specific tree preservation activities shall be reflected in the tree preservation plans, including methods to be implemented to ensure preservation. The plan shall be developed with the intention of maintaining the existing vegetation within the tree save area depicted outside the limits of clearing and grading as shown on the special permit in undisturbed open space. The undisturbed open space shall be maintained by hand as needed to remove only undesirable vegetation such as brambles and vines, and there shall be no fertilizing or mowing of weeds or grass within the open space areas.
- 11) Prior to site plan approval, a Phase I Environmental Site Investigation of the property shall be submitted to DPWES for review and approval in coordination with the Fire and Rescue Department, the Health Department, and other appropriate agencies as determined by DPWES (hereinafter referred to as the "reviewing agencies"). This investigation shall be generally consistent with the procedures described within the American Society for Testing and Materials document entitled "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process" as determined by DPWES in coordination with the reviewing agencies. If warranted by the results of the Phase I investigation, as determined by DPWES, a Phase II monitoring program shall be conducted in order to determine if soil, surface water, or ground water contaminants are present on the property and/or have migrated from the property. If a Phase II program is warranted, monitoring parameters shall be subject to the approval of DPWES in coordination with the reviewing agencies. If contaminants are detected in concentrations requiring remedial action, a remediation program shall be performed in accordance with all applicable Federal, State and County requirements. Sufficient documentation of completion of the remediation program (with the possible exception of long term follow up monitoring efforts) or an appropriate

corrective action plan consistent with the proposed development, as determined by DPWES, shall be provided to DPWES prior to site plan approval.

- 12) Any outdoor lighting of the site shall be in accordance with the following:
 - The combined height of the light standards and fixtures shall not exceed 12 feet,
 - The lights shall be focused downward directly on the subject property,
 - Full cutoff fixtures with shields shall be installed to prevent the light from projecting beyond the property,
 - The lights shall be controlled with an automatic shut-off device, and shall be turned off when the site is not in use.
 - Up-lighting of buildings or signs shall not be permitted on the site.
- 13) The use of loudspeakers shall not be permitted outside the building.
- 14) All signage on the property shall be in accordance with Article 12 of the Zoning Ordinance.
- 15) Prior to approval of a site plan, the applicant shall provide ingress/egress easements for the shared entrance to the benefit of the adjacent property to the east, if those easements have not been provided previously, subject to the review and approval of DPWES. At the time of site plan review, if a right turn lane has not been constructed into the site at the eastern entrance by the adjacent church, the applicant shall provide additional dedication of right-of-way in fee simple to the Board of Supervisors, as shown on the special permit plat in order to provide a right turn lane onto the site from the shared entrance along Braddock Road. The right turn lane shall be constructed prior to issuance of a Non-Rup for the church.
- 16) No less than 50% of the application property shall be preserved as undisturbed open space as approved by DPWES and as shown on the special permit plat.
- 17) If feasible, as determined by DPWES, stormwater runoff shall be conveyed to BMP facilities, and if feasible, an additional BMP facility shall be provided to collect runoff from the parking area to the south of the proposed structures. This facility may be provided as a bioretention facility within a landscaped strip within the parking area.
- 18) The limits of clearing and grading shown on the special permit plat shall be strictly adhered to. For each phase of development, a grading plan which establishes the limits of clearing and grading necessary to construct the improvements planned for that phase shall be submitted to DPWES, including the Urban Forestry Branch, for review and approval. The extent of clearing and grading for each phase of construction shall be the minimum amount feasible as determined by DPWES. Prior to any land disturbing activities for each phase of construction, a pre-construction conference shall be held between the DPWES and representatives of the applicant to include the construction site superintendent responsible for the on-site

construction activities. The purpose of this meeting shall be to discuss and clarify the limits of clearing and grading, areas of tree preservation, and the erosion and sedimentation control plan to be implemented during construction. In no event shall any area on the site be left denuded for a period longer than 14 days except for that portion of the site in which work will be continuous beyond 14 days. Further, prior to the issuance of the first Non-RUP, areas disturbed with the clearing and grading for Phase I shall be stabilized with a ground cover to consist of grasses and/or a naturalized wildflower/meadow mix which shall be maintained until such time as subsequent phased construction is initiated.

- 19) A geo-technical engineering study shall be submitted to DPWES for review and approval in accordance with Chapter 107 of the Fairfax County Code as determined necessary by DPWES and shall be implemented as determined by DPWES. If DPWES determines that a potential health risk exists due to naturally occurring asbestos, all construction personnel shall be alerted to the potential health risk and appropriate construction techniques, as determined by DPWES, shall be implemented.
- 20) In order to achieve sediment trapping efficiencies above what would be expected from compliance with minimum erosion and sedimentation control requirements, the applicant shall optimize the effectiveness of the erosion and sedimentation control system, as determined by the Special Projects Branch of DPWES, through the provision of super silt fences and/or other innovative measures determined to be appropriate by the Special Projects Branch of DPWES.
- 22) Prior to issuance of the first Non-Rup, the applicant shall provide documentation to DPWES that demonstrates that the groundwater well has been abandoned in accordance with Health Department requirements and that the outhouse has been removed/abandoned through procedures approved by the Health Department.
- 23) In order to reduce the maximum interior noise level to a level of approximately 45 dBA Ldn, for all buildings located between the 65-70 dBA Ldn highway noise impact contours, the following measures shall be employed:
 - Exterior walls shall have a laboratory sound transmission class of at least 39.
 - Doors and windows shall have a laboratory STC rating of at least 28. If windows constitute more than 20% of any façade they should have the same laboratory STC as walls.
 - Measures to seal and caulk between surfaces should follow methods approved by the American Society for Testing and Materials to minimize sound transmission.
- 24) Construction of the church shall be as conceptually shown in the architectural elevation contained in Attachment A.
- 25) At a minimum, evergreens shall be provided along the rear of the northernmost parking lot and the north side of the travel aisle located on the west side of the property to screen adjacent parcels to the north from headlight glare and a direct view of vehicles, subject to the review of the Urban Forestry Branch of DPW&ES. Said landscaping shall be reviewed with the owners

of the two adjacent parcels to the north at time of site plan submission. If development is phased, said landscaping shall be provided as a part of Phase I.

- 26) Before demolition of the existing log cabin on site, circa 1910, the applicant shall obtain the recommendation of the County Historic Preservation Planner with respect to preservation and/or relocation.

This approval, contingent on the above-noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be responsible for obtaining the required Non-Residential Use Permit through established procedures, and this special permit shall not be valid until this has been accomplished.

Pursuant to Sect. 8-015 of the Zoning Ordinance, this special permit shall automatically expire, without notice, thirty (30) months after the date of approval* unless the use has been established or construction has commenced and been diligently prosecuted. Establishment of Phase 1 shall establish the use as approved pursuant to this special permit. The Board of Zoning Appeals 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 permit. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

Ms. Gibb seconded the motion which carried by a vote of 7-0.

*This decision was officially filed in the office of the Board of Zoning Appeals and became final on November 3, 1999. This date shall be deemed to be the final approval date of this special permit.

A Copy Teste:



Regina Thorn, Clerk
Board of Zoning Appeals

8-006 General Standards

In addition to the specific standards set forth hereinafter with regard to particular special permit uses, all special permit 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 group or use, the BZA 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 BZA, under the authority presented in Sect. 007 below, may impose more strict requirements for a given use than those set forth in this Ordinance.

8-303 Standards for all Group 3 Uses

In addition to the general standards set forth in Sect. 006 above, all Group 3 special permit uses shall satisfy the following standards:

1. Except as may be qualified in the following Sections, all uses shall comply with the lot size and bulk regulations of the zoning district in which located; however, subject to the provisions of Sect. 9-607, the maximum building height for a Group 3 use may be increased.
2. All uses shall comply with the performance standards specified for the zoning district in which located.
3. Before establishment, all uses, including modifications or alterations to existing uses, except home child care facilities, shall be subject to the provisions of Article 17, Site Plans.