MEMORANDUM

DATE: 3/3/2021

TO: Distribution List

FROM: Tracy D. Strunk, AICP
Director, Zoning Evaluation Division
Department of Planning and Development

SUBJECT: Special Exception Application Analysis

REFERENCE: Application Number: SE 2021-MA-002 (Fairfax County Water Authority)

Case Information

Staff Coordinator: Zach Fountain
Pre-Staffing Date: 4/12/2021 Staffing Date: 5/13/2021
Tentative PC Date: 7/14/2021 Tentative BOS: TBD

Memo Includes Full-Size Development Plans for Noted (●) Addressees: Yes □ No □

Attached for your review and comment is the zoning case information for the subject application.

Action addresses are requested to provide written comments to the staff coordinator by (4/7/2021) to be considered in preparing staff's recommendation on this application. Information addressees may also submit any comments by the same date.

Action Addresses

● DPD Planning Division
  Chief, Env. & Dev. Review Br.
  Attn: Denise James

● VDOT
  Attn: Sid Siddiqui

● Fire Prevention Div
  Plans Review Section
  Attn: Mike Paruti

● Dept. of Transportation
  Transportation Planning
  Chief, Site Analyst Section
  Attn: Jeff Hermann

● Fairfax County Park Authority
  Planning & Development Div.
  Plan Review Coordinator
  Attn: Lynne Johnson 4th fl

● Planning Commission

● Board of Supervisors
  Mason District

● DPD-Community Revitalization Sec.
  Attn: Elizabeth Hagg
  “CRD/CRA only”

● DPD-Urban Centers Section
  Attn: Suzanne Battista
  “Reston or Tysons only”

Information Addresses

● Planning Commission
  Executive Director
  Attn: Jill Cooper

● Economic Dev. Authority
  Dir. Real Estate Services
  Attn: Curtis Hoffman
  Clerk to Board of Supervisors
  Attn: Jill Cooper
  Dept. of Information Technology
  Technology Infrastructure Div.
  Attn: Steve Brundage
  Dept. of Health
  Div. of Environmental Health
  Technical Review and Information Resources
  Attn: Kevin Wauster
  Northern Va Soil and Water
  Conservation District
  Attn: Willie Wood
  DPWES Sanitary-Sewer
  Attn: Sharad Regmi
  Dept. of Family Services
  Adult Aging Services
  AAA, B-3-708
  Attn: Jacquie Woodruff

Dept. of Facilities Mgmt.
  Analyst, Property Mgmt. Div.
  Attn: Marguerite Galain

DPD-ZED Division Director
  Attn: Tracy Strunk

DPD-ZED Asst. Director
  Attn: Suzanne Wright

DPD-ZED
  Attn: Branch Chiefs

DPD-ZED
  Conformance Review & Acceptance Br.
  Attn: Suzanne Wright

DPD-ZED
  Admin. Asst., Legal Notices
  Attn: Rachael Pendergraph

DPD Chief Zoning Inspector
  Attn: ZIB Mail- Roger Marcy

Southeast Fairfax Dev. Corp.
  Attn: Tony Fontana
  “MV or LEE only”
### Applicant Information

**Name:** Fairfax County Water Authority  
**Mailing Address:** 8570 Executive Park Avenue, Fairfax, Virginia 22031  
**Phone:**  
- **Home:**  
- **Work:** (703) 698-5600  

### Property Information

**Property Address:** 2959 Sleepy Hollow Road  
**Tax Map No.:** 51-3-((14))-1A  
**Size (Acres/Sq Ft):** 23,203 sq ft.  
**Zoning District:** R-3, SC, HC  
**Magisterial District:** Mason  
**Proposed Zoning If Concurrent With Rezoning Application:**

### Special Exception Request Information

**Zoning Ordinance Section:** 9-101, 9-102  
**Proposed Use:** Special Exception to allow water pumping facility.

### Agent/Contact Information

**Name:** John C. McGranahan, Jr., Esquire  
**Mailing Address:** Hunton Andrews Kurth LLP, 8405 Greensboro Dr., #140, Tysons, VA 22102  
**Phone Number:**  
- **Home:**  
- **Work:** (703) 714-7464  

### Mailing

Send all correspondence to (check one):  
- **Applicant**  
- **Agent/Contact**

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.  
Fairfax County Water Authority  
By: Steven T. Edgemon, General Manager  

Signature of Applicant/Agent:

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**Date application accepted:** 2/25/2021  
**Application Fee Paid:** $
Fairfax Water
Sleepy Hollow Road Pump Station
2232 Public Facility Review and Special Exception

APPLICANT'S STATEMENT

Pursuant to Virginia Code § 15.2-2232 and Sect. 9-101 of the Fairfax County Zoning Ordinance, the Fairfax County Water Authority ("Fairfax Water") requests approval of a 2232 Public Facility Review ("2232") and a Special Exception ("SE") for property identified as Fairfax County Tax Map Parcel 51-3-((14))-1A (the "Property"). The purpose of the 2232 and SE (together, the "Applications") is to provide a water pumping station ("Pump Station") on the Property to improve Fairfax Water's public water distribution system in the Seven Corners service area.

The Property is located on the southeast side of Sleepy Hollow Road, approximately 800 feet south of its intersection with Arlington Boulevard (see EXHIBIT 1). The Property consists of approximately 0.53 acres and is zoned to the R-3 (Residential — Three Dwelling Units/Acre) District. The Property is also located in the Highway Corridor ("HC") and Sign Control ("SC") Overlay Districts. The Seven Corners Commercial Business Center ("CBC") is located immediately to the north of the Property. Vehicular access is provided from Sleepy Hollow Road.

The Property is primarily surrounded by single-family residential uses in the Buffalo Hills subdivision, zoned to the R-3 District. The Seven Corners Fire and Rescue Station 28 is located immediately to the north of the Property. The fire station is over 40 years old and the County is currently going through the 2232 process (Application # 2232-M20-5) to construct a new fire station to replace the existing facility. A medical hospital and health facility on property zoned to the C-2 District are located immediately across Sleepy Hollow Road from the Property. The Seven Oaks residential community, zoned to the R-12 District, with single family attached townhomes, is located to the southwest of the Property across Sleepy Hollow Road.

Prior to Fairfax Water's acquisition of the Property, it was used as a dentist/medical office. The Property currently contains a single-story building with an existing asphalt parking lot, a single access point to Sleepy Hollow Road, an existing six (6) foot high board-on-board fence, and areas of mature deciduous trees and evergreen vegetation as shown on EXHIBIT 2. Approximately 0.18 acres (34%) of the Property currently is impervious surface which primarily consists of the building and pavement.

In January 2014, Fairfax Water acquired the City of Falls Church ("Falls Church") water system. The Seven Corners area was previously served by Falls Church water system. After the acquisition, Fairfax Water identified multiple system deficiencies in the Seven Corners area, including low water service pressures, fire flow below current Fairfax Water and Fairfax County requirements, and serious reliability concerns associated with an aging elevated water storage tank.
Fairfax Water also developed an integrated system master plan to identify projects necessary to meet current and future water needs of the larger community. To address existing system deficiencies and meet future public health needs of the residents and businesses in the Seven Corners area, Fairfax Water acquired the Property in March 2020 to construct a new Pump Station. The Pump Station is an initial measure required to provide a more consistent level of water service within the existing distribution system and will improve system reliability, water flow and pressure for many customers in Fairfax County, Falls Church and the future Seven Corners and Bailey’s Crossroads CBCs. The area served by the former Falls Church water system and the new Pump Station are shown in EXHIBIT 3.

2232 SUBMISSION REQUIREMENTS

The following information addresses Items A through E for the 2232 Application.

A. DESCRIPTION OF THE PROPOSED USE:

1. Project Description.

The Pump Station will immediately improve water service to customers in the Seven Corners area. The facility as identified on the Special Exception Plat/2232 Facility Plan ("SE/2232 Plat") consists of one building that will contain the pumping, electrical and instrumentation equipment inside of the building. A back-up power generator and a transformer will be located at the rear of the building. Access to the Property will be from Sleepy Hollow Road with parking for Fairfax Water vehicles located at the rear of the site.

The building will not be accessed by members of the general public and no staff will be permanently located at the facility. The facility will be routinely accessed for maintenance and as needed for non-routine repairs or emergencies.

2. Hours and Days of Operation.

The facility will operate unmanned 24 hours a day, seven days a week. Fairfax Water staff will access the site weekly to perform preventative maintenance between 7:00 am and 3:00 pm Monday through Friday. Weekends and after hour operations will be required to handle non-routine events, such as pump or electrical equipment repairs, primarily on the inside of the building.

3. Area to be Served by the Proposed Use.

The Pump Station will be located immediately to the south of the Seven Corners CBC. The Pump Station will serve customers generally located in the Seven Corners area including portions of the City of Falls Church and Arlington County as shown on EXHIBIT 3.


Facility repairs and routine grounds maintenance will be provided on the Property as needed.
B. REQUIREMENT FOR PROPOSED USE

1. Why the New or Expanded Facility is Needed.

The Seven Corners area was previously served by Falls Church water system. Since acquiring the Falls Church water system, Fairfax Water has been implementing measures to improve pressure, fire flow, water quality, and system resiliency to the newly acquired customers, consistent with Fairfax Water’s legacy service area. One of the highest priorities has been the water pumping, transmission, and storage facilities serving the Seven Corners and Willston areas to remedy the identified deficiencies in the service area. The Seven Corners and Willston areas, located on high ground surrounded by lower areas of topography, require pumping and elevated storage in order to provide sufficient flow and pressure to the water system. The existing Willston pump station supplies flow and pressure to the Willston storage tank. The Willston storage tank is undersized, in poor condition, and in need of replacement. While Fairfax Water has prepared an emergency response plan, consisting of temporary pumping provisions in the event that the Willston tank needs to be taken out of service immediately, the primary measures to improve reliability in this service area are to construct a new Pump Station and a new elevated tank. In order to provide reliable water service to the Seven Corners and Willston areas, the new Pump Station is needed now as plans progress to replace the existing Willston storage tank. Existing water facilities serving the service area were originally constructed in the early 1950s. The existing Willston pumping station (shown on EXHIBIT 3) is located on an easement and was expanded in 1985 from its original construction in the early 1950s by Falls Church to the maximum extent possible and cannot be expanded any further.

Hydraulic evaluations of both current and anticipated future water demand in the Seven Corners area have identified the need for increased pumping, transmission, and storage facilities. Existing Seven Corners water system facilities are marginally capable of meeting existing maximum day water demands, as required by the Virginia Department of Health Waterworks Regulations. A new independent pumping station is required to provide water system capacity and resiliency to meet current water demands as well as future demands associated with revitalization of the Seven Corners CBC as identified in the Fairfax County Comprehensive Plan (2017). Without the proposed Pump Station, future development in the Seven Corners CBC may be hindered due to lack of adequate water pressure and fire flow. This pumping station will provide an increased level of service in conjunction with future planned improvements to elevated storage within this service area.

2. Why the Proposed Location is the Best Location for the Proposed Use.

As previously noted, the existing Willston pumping station cannot be expanded. Fairfax Water identified and evaluated fourteen (14) potential sites for the new Pump Station. Key criteria, including proximity to existing water transmission mains, proximity to commercial zoning, parcel area and ground elevation, parcel availability, and impact to the surrounding neighborhood were used in the evaluation of potential sites.

Fairfax Water has identified this Property as the best location for the proposed use because it meets zoning, area, and ground elevation requirements; fronts a major road and is easy to access; was available for purchase on the open market; and has been approved and used for non-residential
uses. Building the proposed Pump Station on this parcel will provide critical flow improvements to areas of the community south of Arlington Boulevard, and its location is central to the water distribution area it serves.

3. **Why the Proposed Location and Type of Facility is the Least Disruptive Alternative.**

The Property is adjacent to the Seven Corners CBC and the existing Seven Corners Fire Station. The proposed Pump Station will be significantly less disruptive than the previous dentist office occupying the Property, the existing fire station adjacent to the Property, and the commercial businesses across Sleepy Hollow Road because there will be no outside visitors to the property. Of the viable alternative sites considered, none were less disruptive to the community than this Property.

The Property allows construction of a permanent above-ground Pump Station facility in a manner that is sensitive to the adjacent residential properties. The existing mature trees on the rear portion of the Property will continue to be preserved in order to provide screening from the Pump Station facility and adjacent residential properties.

Fairfax Water's proposed Pump Station will be new, well-designed, and well-buffered to blend in with the surrounding neighborhood. Fairfax Water intends to preserve and substantially enhance the vegetation in the existing buffer area between the new Pump Station and the residential lots to the east and south.

C. **ANTICIPATED IMPACTS/MITIGATION**

1. **Visual Impacts.**

The Pump Station will be designed to mitigate any potential visual impacts on the surrounding area as shown on the SE/2232 Plan. Specifically, the building for the Pump Station will be designed to resemble a single-family detached home to blend with the surrounding residential uses. Evergreen trees and low evergreen shrubs will be provided along the Property frontage on Sleepy Hollow Road. Access to the Property is restricted to only employees and/or contractors of Fairfax Water via an ornamental gate. The building for the Pump Station consists of approximately 2,000 square feet and will be 28 feet in height. The rear portion of the Property consists of mature deciduous and evergreen trees which will continue to provide substantial screening for the adjacent residential neighborhood. The existing six (6) foot high board-on-board fence located along the southwestern Property line will be replaced with a seven (7) foot high architectural brick and pier fence. Evergreen trees and shrubs will be provided along the brick and pier fence in order to minimize any impacts to the adjacent single-family detached home.

2. **Noise and Light Impacts.**

All proposed outdoor noise and lighting will comply with Sect. 14-700 (Noise Standards) and Sect. 14-900 (Outdoor Lighting Standards) of the Zoning Ordinance. All exterior lighting fixtures will be full cut-off fixtures to prevent light trespass.
The generator will be situated on the north side of the property closer to the fire station and have an enclosure to mitigate noise during use. The pumps will be inside the pump station and the noise will be buffered from the adjacent properties by the vegetated screen on the north, east and south sides, and the brick fence on the south side.

2a. **Air Quality.**

No change in or impact on air quality is anticipated. The proposed Pump Station will comply with all applicable Environmental Protection Agency and Fairfax County standards with respect to exhaust, pollutants, air filtration and indoor/outdoor air quality.

2b. **Water Quality.**

In accordance with the County's Public Facilities Manual requirements, erosion and sediment control measures will be installed prior to the start of construction to manage storm water runoff during construction activities. The Property currently contains a single-story building with an asphalt parking lot which consists of approximately 0.18 acres of impervious surface area. With the proposed Pump Station facility, the amount of impervious area will be reduced to 0.15 acres. On-site practices such as buffer plantings may be provided in the pervious areas adjacent to the Pump Station and parking lot if necessary. Stormwater management facilities, such as permeable pavement, bioretention and tree box filters are not recommended as installation of such facilities would require more site disturbance on the Property.

3. **Environmental.**

This 2232 Application is in general conformance with the applicable Fairfax County Code provisions and County regulations, except for the following requested modifications:

- **Transitional Screening and Barriers (Zoning Ordinance Sect.#13-305.14):** Transitional screening consisting of a 50-foot wide landscape buffer and a seven foot high barrier is required along the southern and eastern Property lines adjacent to the existing single family detached lots. The southeastern and southwestern portion of the Property, consists of a wooded area which provides a significant buffer between the Pump Station and the single family neighborhood as shown on the SE/2232 Plan. The Pump Station will be secured with a seven (7) foot high brick pier fence located along a portion of the southwestern Property which transitions to a seven (7) foot high chain link fence along the rear portion of the Property and will not be visible to the adjacent residences. Transitional Screening consisting of a mixture of evergreen trees and an evergreen hedge will be provided along Sleepy Hollow Road as shown on the SE/2232 Plan. The use of the existing vegetation will provide a better buffer than the transitional screening required by the Zoning Ordinance.

4. **Transportation.**

Access to and from the Property is provided from Sleepy Hollow Road, a public street. The proposed Pump Station facility will not be accessed by members of the general public and no staff will be permanently located at the facility. The facility will be accessed for maintenance on
both a regular and intermittent basis as needed to complete both preventative maintenance and non-routine repairs.

5. **Mitigation Measures as Applicable for 1 Through 5.**

The mitigation measures for each are discussed in the responses above.

D. CONFORMANCE WITH THE COMPREHENSIVE PLAN AND OTHER STANDARDS

The Property is located in Area I, B5-Barcroft Community Planning Sector ("Barcroft Sector") of the Comprehensive Plan. The Barcroft Sector is located outside of the Seven Corners and Bailey's Crossroads Community Business Centers, and is largely developed as stable single-family residential neighborhoods. The land use recommendation for the Property states the following: "The four parcels located at the southeast corner of Sleepy Hollow Road and Nicholson Street (Tax Map 51-3 ((14)) 1A, 2A, 3A and 4A), are planned for residential use at 2-3 dwelling units per acre. The commercial use at Parcel 1A may continue under special permit, if adequate buffering to the adjacent residential uses is provided."

Since 1970, the Property has been used for a commercial use (dentist/medical office) pursuant to Special Permit 70-M-120 approved by the Board of Zoning Appeals ("BZA"). The proposed Pump Station is a public utility use which will be significantly less disruptive than the previous commercial use of the Property as there will be no outside visitors.

The Comprehensive Plan's Policy Plan provides objectives and policies as guidelines to determine if a proposed public facility is substantially in accordance with the Comprehensive Plan. The Policy Plan's Public Facilities sections contains specific objectives that relate to the Pump Station.

1. **Countywide Objectives and Policies that Directly Support the Proposed Pump Station.**

**Objective 1: Locate new facilities to provide convenient service to the greatest number of people or service consumer users.**

Policy a. Site facilities appropriately to the area they are intended to serve.

Policy b. Reduce service area overlap between like facilities, unless overlap is necessary to correct service deficiencies.

Policy c. Site facilities in accordance with locational standards that maintain accepted levels of service while reducing duplication or underutilization.

Policy d. Ensure that minimum populations or service thresholds are projected to be met before facility construction is undertaken.

**Objective 2: Construct and maintain facilities in accord with expected levels of service objectives and fiscal limitations.**
Policy a. Program the establishment of facilities through the county's Capital Improvement Program. Projects programmed for construction in the CIP should either be 1) identified in the plan text or on the Plan map in accordance with adopted service levels; 2) be demonstrated as particularly urgent to meet public health or safety needs or required service levels; or 3) be supported by a needs analysis reviewed both by the Offices of Comprehensive Planning and Management and Budget and supported by the County Executive's recommendation as evidenced by CIP inclusion.

Policy b. Follow adopted public facility standards to identify facility requirements associated with level of need, appropriate quantity and size, and relationship to population.

Policy c. Ensure adequate maintenance of existing facilities.

Objective 3: Balance the provision of public facilities with growth and development.

Policy a. Construct new facilities in size and quantity which is consistent with projected population needs.

Policy b. Ensure that adequate facility space and services are available, programmed in the CIP, or provided by new development, before increasing planned intensities through revision of the Comprehensive Plan.

Policy c. Assess the adequacy and need for public facilities in the rezoning process.

Policy d. Phase increases in development intensity with the establishment of necessary facilities, when rezoning to higher intensities is to occur prior to the establishment or programming of adequate facilities.

Policy e. Designate and reserve future public facility sites that will be required by future growth and development.

Policy g. Acquire, as fiscally possible, sites for public facilities in advance of demand either through purchase or dedication.

Objective 4: Mitigate the impact of public facilities on adjacent planned and existing land uses.

Policy a. Locate public facilities in areas of compatible land use, if service efficiency and cost effectiveness can be achieved. Siting facilities in areas of different land uses is acceptable and at times required, to provide centrally located public facilities which are critical to the public interest as long as the integrity of the Comprehensive Plan is not impinged.

Policy b. Co-locate public facilities whenever appropriate to achieve convenience and economies of scale, as long as the integrity of the Comprehensive Plan is not impinged.
Policy c. Design facilities to promote and enhance the community identity of existing character.

Policy d. Ensure that public facilities are properly screened and buffered in order to mitigate visual impact on adjacent planned development of a different use or nature.

Policy e. Ensure that site size and development conforms to all requirements of the Fairfax County Zoning Ordinance and exceeds site acreage requirements, as possible, to achieve maximum compatibility with surrounding land uses.

Objective 5: Acquire sites which are appropriate for the facility's specific purpose. Apply acceptable criteria when evaluating public facility sites.

Policy a. Consider accessibility in siting facilities. In general, public facilities should have access to primary arterial roadways. Exceptions to this locational principle include facilities with a community pedestrian orientation, such as a neighborhood park or an elementary school.

Policy b. Locate facilities on sites which have adequate acreage for short-term needs, but can also accommodate expansion.

Policy c. Avoid areas of environmental sensitivity except where site acquisition is in support of open space.

Policy d. Evaluate engineering considerations, such as slopes and soils and other factors pertinent to knowing the extent of the site's development cost.

Policy e. Locate, as possible, facilities on sites with public water and sewer.

Policy f. Locate facilities on sites preferably having mature vegetation, capable of providing a natural buffer and enhancing building design.

Policy g. Use the 2232 review process to determine the siting suitability and appropriateness of facilities in relation with the Comprehensive Plan.

Objective 6: Design, retrofit and maintain public facilities and sites in an environmental-sensitive manner.

Policy a. Apply low impact development (LID) practices and natural landscaping methods with the goal of minimizing resource consumption, reducing stormwater runoff, decreasing life-cycle maintenance requirements, increasing the habitat value of each site, and increasing soil and plant health.

Policy c. Ensure that natural landscaping and LID practices are monitored and maintained such that they will remain viable over time.
WATER SUPPLY

Objective 30: Locate sites, for adequate and appropriate facilities to treat, transmit and distribute a safe and adequate potable water supply, which conform to the land use goals of the Comprehensive Plan.

Policy b. Locate booster pumping stations, wherever feasible, in well-buffered, attractively designed structures.

Policy d. Locate water lines to minimize impacts on environmental features such as stream valleys, wetlands, and forested areas.

This location for the proposed Pump Station will allow Fairfax Water and the County to achieve numerous Policy Plan objectives and policies.

E. ALTERNATIVE SITES CONSIDERED FOR THIS USE

1. Other Properties.

As described in Par. B.2 above, fourteen (14) properties were evaluated and were ranked based on key criteria. The ranking matrix narrowed the final evaluation to four (4) properties. Further criteria such as site access, traffic impacts, constructability, temporary easements required, noise and other potential impacts, setback and screening limitations, and suitability for a permanent above-ground pumping station were considered.

The remaining three (3) properties were eliminated from further consideration for one or more of the following reasons:

- the property did not allow for a permanent above-ground pumping station to be constructed;
- anticipated land acquisition challenge;
- a subdivision agreement would be required;
- the usable acreage was reduced because of the existence of a stream; and
- site security concerns.

Because the Property was for sale and met all of the requirements for the Pump Station, Fairfax Water purchased the property.

2. Other Locations on the Subject Property.

The Pump Station is comprised of one building and a generator which reflects Fairfax Water's minimum needs for the facility based upon the water distribution system requirements. The 2233/SE Plat reflects the building on the west side of the site, closest to Sleepy Hollow Road,
with a proposed architectural treatment of the building to blend with surrounding residential architecture.

The generator will be placed at the rear of the building, screened from Sleepy Hollow Road. The pavement layout has been designed to accommodate the minimum pavement needed to permit required vehicle movements. The existing buffer along the eastern border of the Property will be preserved. Additional landscaping and a seven (7) foot high brick/pier fence will be located along the southern Property line to screen the Pump Station from the adjacent residential single-family detached home.

3. Reasons for Rejecting Each Alternative Location.

The reasons for rejecting the alternative locations are provided in Par. E. 1 above.

SPECIAL EXCEPTION SUBMISSION REQUIREMENTS

The following information addresses the requirements of Par. 7 of Sect. 9-011 of the Zoning Ordinance:

A. Type of Operation.

The Pump Station will serve as a booster pumping station to provide water service to customers in the Seven Corners area including portions of Falls Church and Arlington. The pumping operations are internal to the facility with both internal and external security measures in place. The facility will be monitored remotely at the Fairfax Water Operations Center 24 hours a day, seven days a week for any unauthorized activity. Dispatch staff will alert field staff of any activity requiring attention and any issues will be addressed in a reasonable timeframe.

B. Hours of Operation.

The facility will operate unmanned 24 hours a day, seven days a week. Fairfax Water staff will access the site weekly to perform preventative maintenance between 7:00 am and 3:00 pm Monday through Friday. Weekend and after hour operations will be required to handle non-routine events, such as pump or electrical equipment repairs, primarily on the interior of the building.

C. Estimated Number of Patrons.

Normally, there will be no outside visitors to the Pump Station.

D. Proposed Number of Employees.

No staff members will be located at this facility.

E. Estimate of Traffic Impact of the Proposed Use.

Typically, trip generation for the Pump Station will generate no greater than six (6) weekly trips.
F. Vicinity or General Area to be Served by the Use.

The Pump Station will serve customers in the Seven Corners area including portions of the City of Falls Church and Arlington County, as well as a portion of the Mason District.

G. Description of Building Facade and Architecture of Proposed New Building or Additions.

The Pump Station will be a traditional masonry structure with an asphalt shingled gable roof and will be a maximum height of 28 feet (one story).

H. Listing, if Known, of All Hazardous or Toxic Substances.

Hazardous and/or toxic substances to be stored on-site will be limited to products which are required for general operation of the Pump Station and its equipment. Methods for use and disposal shall adhere to all applicable federal, state and County laws and regulations.

I. Statement of Conformance with Applicable Ordinances, Regulations and Standards.

This SE Application complies with all applicable ordinances, regulations and standards, except that Fairfax Water requests the following modifications/waivers:

- A modification of the transitional screening and a waiver of the barrier requirements along the southern Property line in favor of preserving the existing vegetation as shown on the SE/2232 Plat pursuant to Par. 12 of Sect. 13-305 of the Zoning Ordinance. The existing substantial buffer consists of mature canopy trees and ranges in width from approximately 80 feet to up to 90 feet between the Pump Station facility and the existing residences. The mature canopy trees are approximately 50 - 60 feet in height.

- A modification of the transitional screening and barrier requirements along the southwestern portion of the Property (Parcel 2A) to allow a 2/3 reduction in the yard width in favor of a seven (7) foot high brick and pier fence with supplemental plantings consisting of canopy trees and shrubs as shown on the SE/2232 Plat pursuant to Par. 4 of Sect.13-305 of the Zoning Ordinance.

- A modification of the transitional screening and a waiver of the barrier requirements along Sleepy Hollow Road in favor of a combination of architectural and landscaping techniques as shown on the SE/2232 Plat pursuant to Par. 3 of Sect. 13-305 of the Zoning Ordinance.

Pursuant to Sect. 9-103 of the Zoning Ordinance, four (4) copies of a map showing the service area for Fairfax County as well as for retail and wholesale water service to surrounding jurisdictions along with a statement, prepared by a certified engineer, giving the exact technical reasons for selecting the particular site as the location for the proposed facility and certifying that the proposed use will meet the performance standards of the district in which located is provided in EXHIBIT 4.
Exhibit 1 - Property Location

Proposed Sleepy Hollow Road Pump Station

Seven Corners Fire Station

Medical Facility

Single Family Residential
Exhibit 3 - Service Area

Legend:
- Sleepy Hollow Road PS Service Area
- Fairfax Water Legacy Service Area
- City of Falls Church Legacy Service Area
- PS Pump Station
- Storage Tank
- Jurisdictional Boundary
Pursuant to Sect. 9-103 of the Zoning Ordinance, the following supplemental information is submitted for the proposed Sleepy Hollow Road Pump Station which is a "Category 1" Special Exception (SE) use being requested with this Application:

**Paragraph 1 of Sect. 9-103:** Four (4) copies of a map showing the utility system of which the proposed use will be an integral part, together with a written statement outlining the functional relationship of the proposed use to the utility system.

Fairfax Water provides retail water service to 1.1 million residents and 11,000 businesses in Fairfax County and the Cities of Falls Church and Fairfax, and a small area of Arlington County. Fairfax Water also provides wholesale service to the City of Alexandria, Prince William and Loudoun Counties, the Towns of Herndon and Vienna, Fort Belvoir and Dulles Airport. Fairfax Water is chartered by the Virginia State Corporation Commission as a public, non-profit water utility and is the largest water utility in the Commonwealth of Virginia, serving one of every five Virginians who obtain their water from a public utility.

The Special Exception application is to permit the development of a new pump station on the Property in order to provide a consistent level of water service within the existing distribution system and to improve system reliability, water flow and pressure to customers in the Seven Corners area and portions of the City of Falls Church and Arlington County.

**Paragraph 2 of Sect. 9-103:** Four (4) copies of a statement, prepared by a certified engineer, giving the exact technical reasons for selecting the particular site as the location for the proposed facility and certifying that the proposed use will meet the performance standards of the district in which located.

Four copies of the certified statement and utility system map showing the service area for Fairfax County as well as for retail and wholesale water service to surrounding jurisdictions are enclosed.
FAIRFAX WATER
PROPOSED SLEEPY HOLLOW ROAD PUMP STATION
CERTIFICATION
ZONING ORDINANCE SECTION 9-103

The undersigned states the following technical reasons for selecting the particular site as the location for the proposed Sleepy Hollow Road Pump Station.

The proposed site is located immediately south of the Seven Corners Commercial Business Center (CBC) where there are currently system deficiencies related to water flow and pressure. This site is within proximity to existing water transmission mains and has the required elevation to meet system requirements. The proposed Sleepy Hollow Road Pump Station will provide improved system reliability, water flow and pressure to customers in the Seven Corners area and portions of the City of Falls Church and Arlington County. The pump station will accommodate future development in the Seven Corners and Bailey’s Crossroads CBCs.

The undersigned certifies that the proposed use will comply with applicable standards in Article 14 of the Zoning Ordinance. These standards can be achieved through the regulatory review and approval process. The Applicant will obtain the required permits and regulatory agency approvals during the site plan process.

Nat Atapoor, P.E.
Director, Planning and Engineering
Fairfax Water
Special Exception
SE 2021-MA-002

Applicant: FAIRFAX COUNTY WATER AUTHORITY
Accepted: 02/25/2021
Proposed: WATER PUMPING FACILITIES
Area: 23208 SF; DISTRICT - MASON
Zoning Dist Sect: 03-0304
Located: 2959 SLEEPY HOLLOW ROAD, FALLS CHURCH, VA 22044
Zoning: R-3
Plan Area: 1,
Overlay Dist: SC HC
Map Ref Num: 051-3-/14/0001A
SLEEPY HOLLOW ROAD PUMP STATION
SPECIAL EXCEPTION PLAT/2232 FACILITY PLAN

MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA
TAX MAP #: 051-3-(14)-0001A

JANUARY 13, 2021
REVISED FEBRUARY 19, 2021

VIEW OF PROPOSED PUMP STATION FROM SLEEPY HOLLOW ROAD

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</tr>
<tr>
<td>20</td>
<td>STORMWATER MANAGEMENT COMPUTATIONS</td>
</tr>
</tbody>
</table>
GENERAL NOTES
1. LOCATION: This property is located in the vicinity of the Sleepy Hollow Road/Suwanee Woods Road vicinity. The property is proposed to be developed as a mixed-use development consisting of at least 1 acre of land. This property is located approximately 500 feet north of Sleepy Hollow Road.
2. ZONING: The property is located within the District of Columbia (DC) boundaries and is zoned R-3 (Residential). The property is proposed to be developed as a mixed-use development.

CUSTOMER VS. PASSENGER STATEMENTS
3. CUSTOMER STATEMENTS: The customer states that they are in need of a new car. The customer has previously driven a Chevrolet Malibu and is interested in a similar model.
4. PASSenger STATEMENTS: The passenger states that they are in need of a new car and is interested in a Toyota Corolla.

EQUIPMENT PREPAREDNESS
5. EQUipment PREPAREDNESS: The equipment is prepared to perform the necessary tasks for the project.
6. EQUipment SPECIFICATIONS: The equipment specifications are as follows:

<table>
<thead>
<tr>
<th>Equipment Type</th>
<th>Model</th>
<th>Serial Number</th>
<th>Capacity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Digger</td>
<td>D8K</td>
<td>34567</td>
<td>5 tons</td>
</tr>
<tr>
<td>Crane</td>
<td>80-ton</td>
<td>89012</td>
<td>100 tons</td>
</tr>
</tbody>
</table>

SCHEDULE OF OPERATIONS
7. SCHEDULE OF OPERATIONS: The project is scheduled to begin on 03/01/2023 and is expected to be completed by 06/01/2023.

SURROUNDING AREAS
8. SURROUNDING AREAS: The surrounding areas include Sleepy Hollow Road to the north, Suwanee Woods Road to the south, and a residential neighborhood to the west.

ENVIRONMENTAL IMPACTS
9. ENVIRONMENTAL IMPACTS: The project may have environmental impacts on the surrounding areas, including noise and traffic.

ALTERNATIVES
10. ALTERNATIVES: The project team has considered alternative sites and plans, including the possibility of developing on another nearby property.

IMPLEMENTATION
11. IMPLEMENTATION: The implementation plan includes the following steps:

- Step 1: Site preparation
- Step 2: Construction of the main building
- Step 3: Installation of utilities

IMPLEMENTATION SCHEDULE
12. IMPLEMENTATION SCHEDULE: The implementation schedule is as follows:

- Phase 1: Site preparation
- Phase 2: Construction of the main building
- Phase 3: Installation of utilities

IMPLEMENTATION COSTS
13. IMPLEMENTATION COSTS: The total cost of the project is estimated to be $2.5 million.

ADDITIONAL INFORMATION
14. ADDITIONAL INFORMATION: For further information, please contact John Smith at 555-123-4567.

ABBREVIATIONS
15. ABBREVIATIONS: The following abbreviations are used in this document:

<table>
<thead>
<tr>
<th>Abbreviation</th>
<th>Meaning</th>
</tr>
</thead>
<tbody>
<tr>
<td>ZO</td>
<td>Zoning Ordinance</td>
</tr>
<tr>
<td>SWM</td>
<td>Stormwater Management Plan</td>
</tr>
<tr>
<td>ESMT</td>
<td>Environmental Services and Management</td>
</tr>
<tr>
<td>BDL</td>
<td>Building Department Licenses</td>
</tr>
<tr>
<td>CRP</td>
<td>Community Redevelopment Plan</td>
</tr>
<tr>
<td>R-3</td>
<td>Residential District</td>
</tr>
</tbody>
</table>

FIGURES
16. FIGURES: The figures include:

- Figure 1: Site plan
- Figure 2: Environmental impact study
- Figure 3: Cost analysis

TABLES
17. TABLES: The tables include:

<table>
<thead>
<tr>
<th>Category</th>
<th>Quantity</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parking Spaces</td>
<td>20</td>
<td>Standard parking spaces</td>
</tr>
<tr>
<td>Utilities</td>
<td>5</td>
<td>Water and sewage lines</td>
</tr>
<tr>
<td>Landscaping</td>
<td>10</td>
<td>Ornamental trees and shrubs</td>
</tr>
</tbody>
</table>

NOTE: All calculations are based on the proposed development plan as shown in the site plan. Additional details are available upon request.
SITE

PUBLIC STORAGE

SEVEN CORNERS COMMERCIAL BUSINESS DISTRICT

SEVEN CORNERS PROFESSIONAL PARK

DOMINION HOSPITAL

SEVEN CORNERS FIRE STATION 28

SEE SHEET 15 FOR IMPROVEMENTS ALONG SLEEPY HOLLOW ROAD.
NOTES:
1. GRADING AND UTILITIES SHOWN ARE FOR INFORMATIONAL AND PLANNING PURPOSES ONLY. FINAL GRADING AND UTILITY DESIGN WILL OCCUR AT TIME OF SITE PLAN.
2. TIE IN LOCATIONS TO FUTURE WATER MAIN ARE CONCEPTUAL AND MAY CHANGE BASED ON FURTHER ENGINEERING BY FAIRFAX WATER. LIMITS OF CLEARING AND GRADING MAY OCCUR OUTSIDE THE LIMITS OF THE PROPERTY BOUNDARY TO MAKE THIS FUTURE CONNECTION.
3. GRADING SHOWN IS CONTINGENT UPON ROADWAY AND SIDEWALK LAYOUT TO BE APPROVED AT TIME OF SITE PLAN.
4. THE VEHICLE MOVEMENT DIAGRAM SHOWN IS BASED ON THE WHEEL PATH OF A SERVICE VEHICLE TRUCK.
5. SEE SHEET 02, NOTES 6-9 REGARDING EXISTING AND PROPOSED UTILITIES.
### Table 12.18 Shaker Tree Canopy Calculation Worksheet

<table>
<thead>
<tr>
<th>Step</th>
<th>Description</th>
<th>Reference</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Add the 10-year tree canopy calculations and elements here</td>
<td>12.9%</td>
</tr>
<tr>
<td>2</td>
<td>Add the 10-year tree canopy calculations and elements here</td>
<td>12.9%</td>
</tr>
<tr>
<td>3</td>
<td>Add the 10-year tree canopy calculations and elements here</td>
<td>12.9%</td>
</tr>
<tr>
<td>4</td>
<td>Add the 10-year tree canopy calculations and elements here</td>
<td>12.9%</td>
</tr>
<tr>
<td>5</td>
<td>Add the 10-year tree canopy calculations and elements here</td>
<td>12.9%</td>
</tr>
</tbody>
</table>

**HORIZONTAL DATUM: NAD83**

**VERTICAL DATUM: NGVD29**

2/19/2021

BRICK AND PIER FENCE

SWING GATE

7' CHAIN LINK FENCE
THE ILLUSTRATIVE PLAN IS SHOWN FOR INFORMATION PURPOSES ONLY.
NOTE: ARCHITECTURAL ELEVATIONS PROVIDED FOR INFORMATIONAL PURPOSES TO DEPICT GENERAL STYLE OF BUILDING CONSTRUCTION ONLY.
Possibly future condition based on FCDOT Sleepy Hollow Road Improvement Plan
SITE AREA = 0.3 AC

EXTENT OF REVIEW
MA = 3150 AC

SITE DESCRIPTION

The application site is located within the commercial area and is bounded by Sleepy Hollow Rd to the NE, and the

SITE OUTLINE

In the pre and post development condition, this site has two (2) sheet flow drainage areas and no exposed soils.

REIPLE:

This map of zoning is drawn proportionally from the site along property lines. The drainage area to the center of the site located at 0' from the property line. The site area is not 100' from the property line. This map is for use only for the determination of the site area and is not for the design of water.
## Site Information

**Post-Development Project (Treatment Volume and Loads)**

<table>
<thead>
<tr>
<th>Land Cover Type</th>
<th>Pre-ReDevelopment</th>
<th>Post-Development</th>
<th>Adjusted Land Cover Summary</th>
<th>Post-Development Requirement for Site Area</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Forest/Open Space (acres)</strong></td>
<td>0.00</td>
<td><strong>0.00</strong></td>
<td></td>
<td><strong>Baseline TP Load (lb/yr)</strong></td>
</tr>
<tr>
<td><strong>Managed Turf (acres)</strong></td>
<td>0.11 0.11</td>
<td><strong>0.14 0.14</strong></td>
<td>Adjusted total acreage is consistent with Post-Development requirement for new impervious cover.</td>
<td><strong>TP Load Reduction Required (lb/yr)</strong></td>
</tr>
<tr>
<td><strong>Impervious Cover (acres)</strong></td>
<td>0.18 0.18</td>
<td><strong>0.18 0.18</strong></td>
<td>Column I shows load reduction requirement for new impervious cover. Based on area developed land base, 2013 site cover.</td>
<td><strong>TP Load Reduction Required for New Impervious Area (lb/yr)</strong></td>
</tr>
<tr>
<td><strong>Total (acres)</strong></td>
<td>0.29</td>
<td><strong>0.29</strong></td>
<td></td>
<td><strong>TP LOAD REDUCTION NOT REQUIRED</strong></td>
</tr>
</tbody>
</table>

**Pre-ReDevelopment Land Cover (acres):**

<table>
<thead>
<tr>
<th>Land Cover Type</th>
<th>A Soils</th>
<th>B Soils</th>
<th>C Soils</th>
<th>D Soils</th>
<th>Totals</th>
</tr>
</thead>
<tbody>
<tr>
<td>Forest/Open Space</td>
<td>0.00</td>
<td>0.02</td>
<td>0.03</td>
<td>0.04</td>
<td>0.09</td>
</tr>
<tr>
<td>Managed Turf</td>
<td>0.11 0.11</td>
<td>0.15</td>
<td>0.20</td>
<td>0.22</td>
<td>0.56</td>
</tr>
<tr>
<td>Impervious Cover</td>
<td>0.18 0.18</td>
<td>0.15</td>
<td>0.15</td>
<td>0.15</td>
<td>0.73</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>0.29</td>
<td>0.29</td>
<td>0.29</td>
<td>0.29</td>
<td>0.29</td>
</tr>
</tbody>
</table>

**Post-Development Land Cover (acres):**

<table>
<thead>
<tr>
<th>Land Cover Type</th>
<th>A Soils</th>
<th>B Soils</th>
<th>C Soils</th>
<th>D Soils</th>
<th>Totals</th>
</tr>
</thead>
<tbody>
<tr>
<td>Forest/Open Space</td>
<td>0.00</td>
<td>0.02</td>
<td>0.03</td>
<td>0.04</td>
<td>0.09</td>
</tr>
<tr>
<td>Managed Turf</td>
<td>0.14 0.14</td>
<td>0.15</td>
<td>0.20</td>
<td>0.22</td>
<td>0.56</td>
</tr>
<tr>
<td>Impervious Cover</td>
<td>0.15 0.15</td>
<td>0.15</td>
<td>0.15</td>
<td>0.15</td>
<td>0.55</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>0.29</td>
<td>0.29</td>
<td>0.29</td>
<td>0.29</td>
<td>0.29</td>
</tr>
</tbody>
</table>

**Treatment Volume and Nutrient Load:**

<table>
<thead>
<tr>
<th>Land Cover Type</th>
<th>Pre-ReDevelopment (acre-ft)</th>
<th>Final Post-Development (acre-ft)</th>
<th>Post-Development Treatment Volume (acre-ft)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Forest/Open Space</strong></td>
<td>0.0163</td>
<td>0.0163</td>
<td>0.0163</td>
</tr>
<tr>
<td><strong>Managed Turf</strong></td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
</tr>
<tr>
<td><strong>Impervious Cover</strong></td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>0.0163</td>
<td>0.0163</td>
<td>0.0163</td>
</tr>
</tbody>
</table>

**Post-Development Requirement for Site Area:**

- **TP Load Reduction Required (lb/yr):** 0.00
  - **TP LOAD REDUCTION NOT REQUIRED**

---

**Notes:**

- Adjusted Land Cover Summary:
  - For ReDevelopment load area minus pervious land cover (forest/open space or managed turf) except proposed new impervious cover.
  - Adjusted total acreage is consistent with Post-Development load requirement (based on area developed land base, 2013 site cover).

---

**Table:**

- **Treatment Volume and Nutrient Load**
  - **Pre-ReDevelopment (acre-ft):** 0.0163
  - **Final Post-Development (acre-ft):** 0.0163
  - **Post-Development Treatment Volume (acre-ft):** 0.0163

---

**Post-Development Requirement for Site Area:**

- **TP Load Reduction Required (lb/yr):** 0.00
  - **TP LOAD REDUCTION NOT REQUIRED**
SPECIAL EXCEPTION AFFIDAVIT

DATE: January 4, 2021
(enter date affidavit is notarized)

I, Steven T. Edgemon, do hereby state that I am an 
(enter name of applicant or authorized agent)

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

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

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

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

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

<table>
<thead>
<tr>
<th>NAME</th>
<th>ADDRESS</th>
<th>RELATIONSHIP(S)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fairfax County Water Authority (1)</td>
<td>8570 Executive Park Avenue, Fairfax, VA 22031</td>
<td>Applicant, Title Owner of Parcel 51-3 ((14))-1A</td>
</tr>
<tr>
<td>Agents: Steven T. Edgemon Jamie Bain Hedges Traci Kammer Goldberg Anne E. James Nat Atapoor (nmi)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hunton Andrews Kurth LLP (2)</td>
<td>8405 Greensboro Drive, Suite 140, Tysons Corner, VA 22102</td>
<td>Attorneys/Agents for Applicant</td>
</tr>
<tr>
<td>John C. McGranahan, Jr. Jessica N. Vara</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Susan K. Yantis Elaine O’Flaherty Cox</td>
<td>8405 Greensboro Drive, Suite 140, Tysons Corner, VA 22102</td>
<td>Planners/Agents for Applicant</td>
</tr>
<tr>
<td>Theresa L. Rizzo Diane R. Hicks</td>
<td>8405 Greensboro Drive, Suite 140, Tysons Corner, VA 22102</td>
<td>Paralegals/Agents for Applicant</td>
</tr>
</tbody>
</table>

(check if applicable) [✓] There are more relationships to be listed and Par. 1(a) is continued on a “Special Exception Attachment to Par. 1(a)” form.

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).
Special Exception Attachment to Par. 1(a)

DATE: January 4, 2021

(enter date affidavit is notarized)

for Application No. (s): ____________________________

(enter County-assigned application number (s))

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

<table>
<thead>
<tr>
<th>NAME</th>
<th>ADDRESS</th>
<th>RELATIONSHIP(S)</th>
</tr>
</thead>
<tbody>
<tr>
<td>William H. Gordon Associates, Inc. (3)</td>
<td>4501 Daly Drive, Suite 200 Chantilly, VA 20151</td>
<td>Engineers/Landscape Architects/Agents for Applicant</td>
</tr>
<tr>
<td>Agents: Robert W. Walker</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Steven E. Gleason</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Alexander J. Sarant</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Wilbur L. Peart</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Kelsey L. Ryan</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hazen and Sawyer, P.C. (4)</td>
<td>498 Fashion Avenue New York, New York 10018-6798</td>
<td>Engineers/Agents for Applicant</td>
</tr>
<tr>
<td>Agents: Aaron W. Duke</td>
<td></td>
<td></td>
</tr>
<tr>
<td>David A. Atkinson Jr.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Joanne C. Eder</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Allison V. Lee</td>
<td></td>
<td></td>
</tr>
<tr>
<td>William H. Russell</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Wetland Studies and Solutions, Inc.(5)</td>
<td>5300 Wellington Branch Drive, Suite 100 Gainesville, VA 20155</td>
<td>Environmental Consultants/Agents for Applicant</td>
</tr>
<tr>
<td>Agents: Cary J. Hulse</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Frank R. Graziano</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Brian M. Chromey</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

(check if applicable) [ ] There are more relationships to be listed and Par. 1(a) is continued further on a “Special Exception Attachment to Par. 1(a)” form.
SPECIAL EXCEPTION AFFIDAVIT

DATE: January 4, 2021
(enter date affidavit is notarized)

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

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

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

CORPORATION INFORMATION

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

(1) Fairfax County Water Authority
8570 Executive Park Avenue
Fairfax, VA 22031

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)

Fairfax County Water Authority is a public body corporate with no shareholders

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued on a “Special Exception Affidavit Attachment 1(b)” form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed. Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.
Special Exception Attachment to Par. 1(b)

DATE: January 4, 2021

(enter date affidavit is notarized)

for Application No. (s): ________________________________

(enter County-assigned application number (s))

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

(3) William H. Gordon Associates, Inc.
4501 Daly Drive, Suite 200
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)

William H. Gordon IV Revocable Trust Dated July 22, 1997, As Amended
Trustee: William H. Gordon IV
Beneficiaries: Anne G. Tirona, William H. Gordon V, Sharon G. Blount

McClellan Living Trust Dated September 03, 2009
Trustees: Joseph W. McClellan and Marsha K. McClellan
Beneficiaries: Leif E. Hansen, Karen M. McClellan, Wendy A. McClellan, Erika L. Hansen, Christopher S. Hansen

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

(4) Hazen and Sawyer, P.C.
498 Fashion Avenue
New York, New York 10018-6798

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)

(4) Hazen and Sawyer, P.C.
498 Fashion Avenue
New York, New York 10018-6798

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)
Special Exception Attachment to Par. 1(b)

DATE: January 4, 2021
(enter date affidavit is notarized)

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

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

(5) Wetland Studies and Solutions, Inc.
5300 Wellington Branch Drive, #100
Gainesville, Virginia 20155

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)

The Davey Tree Expert Company

(6) The Davey Tree Expert Company
1500 N Mantua Street
Kent, OH 44240

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)

An employee-owned company with the only shareholder that owns 10% or more is The Reliance Trust Company, as trustee for the Davey 401(k) SOP and ESOP. There are in excess of thousands of members in this pension fund, none of whom own 10% or more of The Davey Tree Expert Company.

(check if applicable) [ ] There is more corporation information and Par. 1(b) is continued further on a “Special Exception Attachment to Par. 1(b)” form.
SPECIAL EXCEPTION AFFIDAVIT

DATE: January 4, 2021

(enter date affidavit is notarized)

for Application No. (s):

(enter County-assigned application number(s))

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

PARTNERSHIP INFORMATION

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

(2) Hunton Andrews Kurth LLP
8405 Greensboro Drive, Suite 140
Tysons, Virginia 22102

(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)

Gary Arkady Abelev
Paul D. Ackerman
Lawrence C. Adams
Jessica N. Agostinho
Syed S. Ahmad
Michael F. Albers
Fernando C. Alonso
Walter J. Andrews
Mark B. Arnold
L. Scott Austin
Howard T. Ayers
Brittany M. Bacon
Ian Phillip Band
Ryan M. Bates
John J. Beardsworth, Jr.
Ryan A. Becker

Steven H. Becker
Michele J. Beilke
Stephan John Bennett
Melinda R. Beres
Lucas Bergkamp (nni)
Stephen R. Blacklocks
Jeffery M. Blair
Andrew J. Blanchard
Joseph Blizzard (nni)
Jeremy S. Boczko
Anthony P. Bonan
George Borovas (nni)
Matthew P. Bosher
James W. Bowen
Lawrence J. Bracken, II
Callie P. Bradford

James P. Bradley
J. Mark Breeding
Tammy W. Brennig
Scott A. Brister
Shannon S. Broome
Benjamin P. Browder
A. Todd Brown, Sr.
Samuel L. Brown
Tyler P. Brown
F. William Brownell
Melinda H. Brunger
F. Robert Bruscio
Kevin J. Buckley
Kristy A. Niehaus Bulleit
Joseph B. Buonanno
Joseph W. Buoni

(check if applicable) [✓] There is more partnership information and Par. 1(c) is continued on a “Special Exception Affidavit Attachment to Par. 1(c)” form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed. Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.
Special Exception Attachment to Par. 1(c)

DATE: January 2021
(enter date affidavit is notarized)

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

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

(2) Hunton Andrews Kurth LLP - CONTINUED
8405 Greensboro Drive, Suite 140
Tysons, Virginia 22102

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

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

Nadia S. Burgard
Eric R. Burner
M. Brett Burns
P. Scott Burton
Courtney P. Butler
Ellis M. Butler
Jeffrey M. Butler
Emily E. Cabrera
Ferdinand A. Calice
Matthew J. Calvert
Daniel M. Campbell
Thomas H. Cantrill
Mark A. Chapman
J. C. Chenault, V
John B. Clutterbuck
Hervé Cogels (nmi)
Cassandra C. Collins
James B. Comyn
Christopher J. Cunio
Alexandra B. Cunningham
Samuel A. Danon
James V. Davidson
Timothy A. Davidson II
Wyatt A. Deal
John J. Dedyo
John J. Delionado
Stephen P. Demm
Jeff C. Dodd
Edward L. Douma
Ashley D. Drummond
Robert T. Dumbacher
David Dumont (nmi)
Angus J. Duncan
Deidre G. Duncan
M. Kaylan Dunn
Frederick R. Eames
Heather Archer Eastep
Maya M. Eckstein
W. Jeffery Edwards
Marvin W. Ehrlich
Tara L. Elgie
Emmett N. Ellis
James R. England
Juan C. Enjamio
Anthony J. Eppert
Phillip J. Eskenazi
Joseph P. Esposito
Kelly L. Faglioni
Susan S. Failla
Timothy J. Fazio
Eric H. Feiler
Andrew D. Feiner
Kevin C. Felz
Norman W. Fichthorn
Andrea Bear Field
Kevin J. Finto
Melanie Fitzgerald (nmi)
Michael F. Fitzpatrick, Jr.
John Flock (nmi)
William M. Flynn
Erin F. Fonte
Thomas W. Ford, Jr.
Bradley W. Foster
Lauren E. Freeman
Steven C. Friend
Edward J. Fuhr
Charles A. Gall
Douglas M. Garrou
Martin F. Gaynor III
Kevin M. Georgerian
John T. Gerhart, Jr.
Andrew G. Geyer
Jeffrey W. Giese
Nei K. Gilman
C. Christopher Giragosian
Courtney B. Glaser
Ryan A. Glasgow
Michael P. Goldman
Alexis J. Gomez
Douglas S. Granger
Laurie A. Grasso
Kendall M. Gray
Tonya M. Gray
Roger J. Griesmeyer
Greta T. Griffith
Brett L. Gross
Steven M. Haas
Brian L. Hager
Kevin K. Hahn
Robert J. Hahn
Eric R. Hail
Philip M. Haines
Matthew R. Halal
Jarrett L. Hale
Hal V. Hallom, Jr.
Jason W. Harbour
Jeffrey L. Harvey
Henry Havre (nmi)
Rudene Mercer Haynes
James W. Head
Mark S. Hedberg
Gregory G. Hesse
E. Perry Hicks
Thomas Y. Hiner
Jane L. Hinton
Jordan E. Hirsch
Clayton T. Holland
Stuart C. Hollimon
John R. Holzgraefe
Cecelia Philips Horn
David B. Horn

(check if applicable) [✓] There is more partnership information and Par. 1(c) is continued further on a "Special Exception Attachment to Par. 1(c)" form.
Special Exception Attachment to Par. 1(c)

DATE: January 4, 2021
(enter date affidavit is notarized)

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

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

(2) Hunton Andrews Kurth LLP - CONTINUED
8405 Greensboro Drive, Suite 140
Tysons, Virginia 22102

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

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

<table>
<thead>
<tr>
<th>Name</th>
<th>Title</th>
<th>Name</th>
<th>Title</th>
<th>Name</th>
<th>Title</th>
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<tr>
<td>Jamie Zysk Isani</td>
<td>Matthew Z. Leopold</td>
<td>Kevin W. Jones</td>
<td>David C. Loneran</td>
<td>Chasen L. McLeod</td>
<td>L. Lee McMurtry III</td>
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<tr>
<td>Judith H. Itkin</td>
<td>L. Steven Leshin</td>
<td>Robert M. Johnson</td>
<td>W. Scott Locher</td>
<td>Robert J. McNamara</td>
<td>Gustavo J. Membriela</td>
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<td>Timothy L. Jacobs</td>
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<td>Kevin W. Jones</td>
<td>David S. Lowman, Jr.</td>
<td>Uriel A. Mendieta</td>
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<td>Matthew D. Jenkins</td>
<td>Brent A. Lewis</td>
<td>Laura Ellen Jones</td>
<td>Georgia L. Lucier</td>
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<td>Peter J. Mignone</td>
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<td>Robert V. Jewell</td>
<td>Jerry Jie Li</td>
<td>Dan J. Jordanger</td>
<td>Abigail M. Lyle</td>
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<td>Patrick E. Mitchell</td>
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<tr>
<td>Harry M. Johnson, III</td>
<td>Elbert Lin (nni)</td>
<td>Roland Juarez (nni)</td>
<td>Kimberly C. MacLeod</td>
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<td>Brit Mohler (nni)</td>
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<tr>
<td>Robert M. Johnson</td>
<td>W. Scott Locher</td>
<td>Jonathan H. Kim</td>
<td>Michael J. Madden, Jr.</td>
<td>Michael D. Morfe</td>
<td></td>
</tr>
<tr>
<td>Kevin W. Jones</td>
<td>David S. Lowman, Jr.</td>
<td>Scott H. Kimpel</td>
<td>Tyler Maddry (nni)</td>
<td>Sheila Mortazavi (nni)</td>
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</tr>
<tr>
<td>Laura Ellen Jones</td>
<td>Nash E. Long, III</td>
<td>Sarah J. Kittleman</td>
<td>Rori H. Malech</td>
<td></td>
<td>Ann Marie Mortimer</td>
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<tr>
<td>Dan J. Jordanger</td>
<td>Geoffrey C. Lorenz</td>
<td>David Klass (nni)</td>
<td>Harry L. Manion III</td>
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<td>Jay B. Mower</td>
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<td>Roland Juarez (nni)</td>
<td>Kirk A. Lovric</td>
<td>Michael D. Klaus</td>
<td>Allison D. Mantor</td>
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<td>James A. Kennedy, II</td>
<td>Georgia L. Lucier</td>
<td>Edward B. Koehler</td>
<td>Phyllis H. Marcus</td>
<td>David A. Mustone</td>
<td>James P. Naughton</td>
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<td>Ryan T. Ketchum</td>
<td>Kimberly C. MacLeod</td>
<td>Torsten M. Kracht</td>
<td>Fernando Margarit (nni)</td>
<td>Michael Nedzba (nni)</td>
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<td>Scott H. Kimpel</td>
<td>Tyler Maddry (nni)</td>
<td>Christopher G. Kulp</td>
<td>Laura Colombell Marshall</td>
<td>Lonnie D. Nunley, III</td>
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<tr>
<td>Sarah J. Kittleman</td>
<td>Rori H. Malech</td>
<td>Jonathan Z. Kurry</td>
<td>Jeffrey W. Martin</td>
<td>Michael A. Oakes</td>
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<tr>
<td>David Klass (nni)</td>
<td>Harry L. Manion III</td>
<td>S. Christina Kwon</td>
<td>John S. Martin</td>
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<tr>
<td>Michael D. Klaus</td>
<td>Allison D. Mantor</td>
<td>Terri L. Lacy</td>
<td>Wallfrido J. Martinez</td>
<td>Peter K. O'Brien</td>
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<tr>
<td>Charles H. Knauss</td>
<td>Alan J. Marcus</td>
<td>Taylor E. Landry</td>
<td>Lorelie S. Masters</td>
<td>Sergio F. Oehninger</td>
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<tr>
<td>Edward B. Koehler</td>
<td>Phyllis H. Marcus</td>
<td>Gregory F. Lang</td>
<td>John Gary Maynard, III</td>
<td>Cecilia Y. Oh</td>
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<tr>
<td>Torsten M. Kracht</td>
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<td>Andrew W. Lawrence</td>
<td>Jeffrey B. McClure</td>
<td>G. Michael O'Leary</td>
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<td>Christopher G. Kulp</td>
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<td>Corey A. Lee</td>
<td>Daniel E. McCormick</td>
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<td></td>
</tr>
<tr>
<td>Jonathan Z. Kurry</td>
<td>Jeffrey W. Martin</td>
<td>Craig Y. Lee</td>
<td>Janet Sadler McCrae</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

(check if applicable) [✓] There is more partnership information and Par. 1(c) is continued further on a "Special Exception Attachment to Par. 1(c)" form.
Special Exception Attachment to Par. 1(c)

DATE: January 4, 2021

(enter date affidavit is notarized)

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

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

(2) Hunton Andrews Kurth LLP - CONTINUED
8405 Greensboro Drive, Suite 140
Tysons, Virginia 22102

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

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

Brian V. Otero                                    Ronald D. Rosener                           Aimee N. Soucie
Christopher M. Pardo                               Adam J. Rosser                                M. Katherine Strahan
Jason B. Parker                                    Brent A. Rosser                              Gregory M. Sullivan
Randall S. Parks                                   Joseph P. Rovira                              Kooshosh Talekh (nni)
Peter S. Partee, Sr.                                Marguerite R. ("Rita") Ruby                   Andrew J. Tapscott
Joseph A. Patella                                  Robin Russell (nni)                           Robert M. Tata
J. Steven Patterson                                Thomas A. Sage                                Eric Jon Taylor
Michael R. Perry                                   Kelly S. Sandill                              Thomas W. Taylor
Ryan P. Phair                                     Arthur E. Schmalz                             W. Lake Taylor, Jr.
Brian C. Pidcock                                   Gregory J. Schmitt                           W. Roberts "Rob" Taylor, Jr.
James M. Pinna                                     John R. Schneider                             Wendell L. Taylor
Chumbhot Plangtrakul (nni)                         Howard E. Schreiber                           John Charles Thomas
Cameron P. Pope                                     Jeffrey P. Schroeder                          Gary E. Thompson
Gregory L. Porter                                  Carl F. Schwartz                              Mark J. Thurber
Laurence H. Posorske                               Matthew A. Seoville                           Paul M. Tiao
Kurtis A. Powell                                   P. Watson Seaman                              Jessica R. Tobin
Lewis F. Powell, III                               James S. Seevers, Jr.                         Julia Y. Trankiem
Shemin V. Proctor                                  Douglass P. Selby                              Bridget C. Treacy
Robert T. Quackenboss                              Daniel G. Shanley                              Laura M. Trenaman
Paul T. Qualey                                     Joel R. Sharp                                 Harve A. Truskett
John Jay Range                                     Conor M. Shary                                Andrew J. Turner
Stuart A. Raphael                                  Michael R. Shebselkie                         Kelly A. Ultis
Robert S. Rausch                                   Lisa M. Shelton                                Tab R. Urbantke
Vera A. Rechsteiner                                John B. Shely                                  Alex R. Velinsky
Shawn Patrick Regan                                George P. Sibley, III                         Emily Burkhardt Vicente
Jonathan D. Reichman                               Kendal A. Sibley                               Bridget Burke Vick
Mitch A. Reid                                      Paul N. Silverstein                           Daniel G. Vivarelli, Jr.
Sona Rewari (nni)                                  Donald F. Simone                               Mark R. Vowell
Myles F. Reynolds                                  Aaron P. Simpson                              J. Greg Waller
Robert A. Rich                                     James D. Simpson                              Richard L. Warren
Jennings G. ("J. G.") Ritter, II                  Laurence E. Skinner                           Thomas R. Wascom
Daryl B. Robertson                                 Caryl Greenberg Smith                         Lawton B. Way
Gregory B. Robertson                               John R. ("J. R.") Smith                        Peter G. Weinstock
Patrick L. Robson                                  Robert K. Smith                               Malcolm C. Weiss
Amber M. Rogers                                    Yisun Song (nni)                               Beth Alexander Whitaker

(check if applicable) [✓] There is more partnership information and Par. 1(c) is continued further on a “Special Exception Attachment to Par. 1(c)” form.
Special Exception Attachment to Par. 1(c)

DATE: January 4, 2021
(enter date affidavit is notarized)

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

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

(2) Hunton Andrews Kurth LLP - CONTINUED
8405 Greensboro Drive, Suite 140
Tysons, Virginia 22102

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

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

Kevin J. White
Mark W. Wickersham
Amy McDaniel Williams
Holly H. Williamson
Susan F. Wiltsie
David C. Wright
Kathleen J. Wu
W. Mark Young
David A. Zdunkewicz
Dimitri D. Zgourides

(check if applicable) [ ] There is more partnership information and Par. 1(c) is continued further on a "Special Exception Attachment to Par. 1(c)" form.
SPECIAL EXCEPTION AFFIDAVIT

DATE: January 4, 2021

(enter date affidavit is notarized)

for Application No. (s): ________________________________________________

(enter County-assigned application number(s))

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

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

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

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

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

NONE.

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

DATE: January 4, 2021
(enter date affidavit is notarized)

for Application No. (s):
(county-assigned application number(s), to be entered by County Staff)

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than $100, singularly or in the aggregate, with any of those listed in Par. 1 above.
EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter “NONE” on line below.)
NONE.

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

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

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

WITNESS the following signature: 

[Signature]

(check one) [ ] Applicant [✓] Applicant’s Authorized Agent

Steven T. Edgemon, General Manager/Agent for Applicant
(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 4 day of January 2021, in the Comm. of Virginia, County/City of Fairfax.

My commission expires: August 31, 2023

KAREN LYNN BARNETTE
NOTARY PUBLIC
REGISTRATION # 7826850
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES AUGUST 31, 2023