

PROPOSED DEVELOPMENT CONDITIONS

SE 00-H-043

December 6, 2000

If it is the intent of the Board of Supervisors to approve SE 00-H-043 located at 2516 Horse Pen Road (Tax Map 15-4 ((1)) 24) for an addition to an existing telecommunication facility pursuant to Sect. 3-104 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions.
3. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special exception shall be in substantial conformance with the approved Special Exception Plat entitled "Verizon Addition to ESS Building", Sheets C1-C3 prepared by Tri-Tek Engineering, dated March 22, 2000, as revised through November 16, 2000, and Sheets A1-A3 prepared by Wisnewski Blair Associates, LTD, dated November 16, 2000, and these conditions. The additions may occur in phases to include one-story, two-story and ultimately a three-story building. The building shall be developed in strict conformance with the architectural features and building materials of the building facades as depicted on Sheets A1-A3. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. Landscaping shall be provided in substantial conformance with the location, size, quality, quantity and design as depicted on Sheet C2 of the Special Exception Plat. Large deciduous trees shall have a minimum caliper of 2.5 inches at the time of planting, medium evergreens shall have a minimum height of 6-8 feet at the time of planting, ornamental trees shall have a minimum caliper of 1.5 inches at the time of planting, and shrubs shall be a minimum of 18-24 inches in height at the time of planting. The applicant shall acquire permission from the adjacent owner (Dulles Corner, Tax Map 15-4 ((1)) 13) to plant the proposed evergreen trees south of the SE site, along the northern property line of the southern portion of Tax Map 15-4 ((1)) 13, as depicted on the SE plat. The proposed landscaping shall be installed to the satisfaction of

the Urban Forester prior to the issuance of a non-residential use permit (Non-RUP), weather permitting.

However, if Dulles Corner or the adjacent owner of the property described as Tax Map 15-4 ((1)) 13 does not grant permission to the applicant to plant the proposed evergreens, this condition shall be deemed satisfied and shall not preclude the applicant from obtaining a Non-RUP. Prior to issuance of the Non-RUP the applicant shall demonstrate to the satisfaction of DPWES that substantial effort was made to secure the easement.

5. Prior to the issuance of a non-residential use permit the applicant shall contribute the sum of \$2,500 to the Park Authority for the development of park facilities in the vicinity of the property.
6. A Barrier Type E or F, ten feet in height, shall screen the outdoor equipment located on the south side of the building as shown on the SE Plat, including the above ground fuel tanks, from the parcel to the south.
7. The proposed building shall not exceed 58 feet in height and an FAR of 0.88
8. Signage shall comply with Article 12 of the Zoning Ordinance. The signage shall be consistent with the architecture of the building in terms of materials, style and color, as determined by DPWES. If lighted the sign shall be internally lit. There shall be no freestanding or pole mounted signs.
9. Outdoor lighting fixtures shall be of full cut off, shielded, low intensity design and focused directly on the subject property to minimize glare. Lighting shall meet the Performance Standards set forth in Article 14 of the Zoning Ordinance. Pole mounted lights shall be designed to match the pedestrian style lights approved for Dulles Corner, as determined by DPWES.
10. There shall be no outdoor storage of materials or equipment, or the repair of vehicles for the telecommunication facility.
11. Prior to the release of the bonded improvements, all utilities shall be placed underground.
12. The applicant shall provide best management practices (BMPs) either off-site or on-site in accord with the requirements of the Public Facilities Manual and the Chesapeake Bay Preservation Ordinance. The applicant may provide for stormwater management and BMP controls off-site of the subject property. If BMP controls and stormwater management are provided off-site in the proposed BMP pond on Tax Map 15-4 ((1)) 13 (Dulles Corner), the applicant will obtain a waiver for on-site stormwater management and BMP controls. In the event that the waiver is not successfully obtained, the applicant shall provide stormwater management and BMP controls onsite.



13. Prior to site plan approval, the applicant shall establish an ingress/egress easement with Dulles Corner (Tax Map 15-4 ((1) 13) for a two way access to Dulles View Drive.

If the applicant is unable to obtain the ingress/egress easement from Dulles Corner prior to site plan approval, as an interim measure, the applicant shall use the existing southern access to the property, subject to approval by the Virginia Department of Transportation (VDOT) and the establishment of an ingress/egress easement from Dulles View (Tax Map 15-4 ((1)) 25A) to Dulles View Drive, for construction and site plan approval. Prior to the issuance of the Non-RUP for Phase 1, if the applicant has proceeded in good faith and made diligent efforts, as determined by DPWES, and is still unable to secure the ingress/egress easement from Dulles Corner, a driveway will be built, subject to VDOT approval and the establishment of an ingress/egress easement from Dulles View to Dulles View Drive, as shown on the attached exhibit, for interim access which will not require an amendment to the special exception.

Prior to the issuance of a Non-RUP for Phase 2 and Phase 3, the applicant shall demonstrate to DPWES that good faith and diligent efforts have been made to acquire the ingress/egress easement from Dulles Corner. If the applicant is still unable to secure the ingress/egress easement from Dulles Corner, the driveway as shown on the attached exhibit shall act as an interim access and will not require an amendment to the special exception.

Landscaping shall be provided in conformance with the landscape plan on Sheet C2 as modified by the attachment and subject to approval by the Urban Forester. At the time the ingress/egress easement is established with Dulles Corner the applicant shall remove the interim access and replace with landscaping that is consistent with the proposed landscaping on Sheet C2, as determined by the Urban Forester.

14. Prior to site plan approval the applicant shall diligently attempt to acquire an ingress/egress easement from Dulles View (Tax Map 15-4 ((1)) 25A) for a one-way exit to Dulles View Drive. Failure to establish the ingress/egress easement for the one-way exit shall not prohibit the applicant from obtaining site plan or any other approvals or require an amendment to the special exception. However, if unable to obtain prior to issuance of the Non-RUP the applicant shall demonstrate to the satisfaction of DPWES that substantial effort was made to secure the easement.
15. The applicant shall construct the required number of parking for each phase of the development as determined by DPWES, based upon the requirement of 1.5 spaces per employee and 1 space per company vehicle, which may ultimately result in fewer than 19 spaces as shown on the SE plat.

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



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

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