

APPROVED DEVELOPMENT CONDITIONS

SE 2006-SU-006

July 31, 2006

If it is the intent of the Board of Supervisors to approve SE 2006-SU-006, located at Tax Map 25-3 ((4)) B1 part and 25-3 ((10)) C part, to permit the construction of an above-ground petroleum product distribution station and an associated 1,570-foot long, 20-inch diameter underground transmission pipeline pursuant to Sections 3-304 and 6-105 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions.

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s), and/or use(s) indicated on the Special Exception Plat (SE 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 Environmental Services (DPWES). Any plan submitted pursuant to this Special Exception shall be in substantial conformance with the approved SE Plat entitled, "Special Exception Plat for Willbros Engineers, Inc., Dulles Junction General Layout, Centreville District, Fairfax County, Virginia" prepared by Donaldson Garrett & Associates, Inc., consisting of two (2) sheets, dated January 9, 2006 as revised through June 26, 2006. Minor modifications to the approved Special Exception may be permitted pursuant to Par. 4 of Section 9-004 of the Zoning Ordinance.
4. Approval of this Special Exception shall be contingent upon Park Authority approval of the necessary easements depicted on Sheets #1 and 2 of the Special Exception Plat.
5. Unless waived or modified, Stormwater Management (SWM) and Best Management Practices (BMP) shall be provided in accordance with the requirements of the Public Facilities Manual as determined by the Department of Public Works and Environmental Services.
6. The Environmental Quality Corridor and Resource Protection Area shall remain as undisturbed open space. In the EQC and RPA there shall be no structures, except for utilities and stormwater management ponds and any required barriers, as generally depicted on the Special Exception Plat or in such other manner as may be determined necessary by DPWES that minimizes the disturbance to the

EQC and RPA to the maximum extent feasible. Any additional disturbance areas which are determined by DPWES to be necessary shall be re-vegetated with indigenous species, subject to the approval of the Urban Forester.

7. As determined by DPWES, in order to minimize detrimental environmental impacts, no more land within the floodplain than is necessary for the construction of the pipeline shall be disturbed.
8. Site plan requirements and erosion and sediment control measures approved by the Virginia Department of Conservation Resources and specified by the Virginia Erosion and Sediment Control Regulations and the Virginia Erosion and Sediment Control Handbook shall be met, as determined by DPWES.
9. Prior to construction, the project's limits of clearing will be clearly flagged and trees located outside of the limits of clearing will be protected with orange safety fencing installed at the drip line of the tree canopy, in conformance with Plan recommendations to protect tree cover consistent with good silvicultural practices.
10. Landscape screening for the proposed distribution station shall be provided in the form of 15-foot wide buffer of evergreen trees along the northern, southern and western sides of the facility, as generally shown on the Special Exception Plat. A landscape plan, utilizing indigenous plant species where possible, shall be submitted concurrent with site plan review and shall be subject to review and approval of Urban Forest Management of the Department of Public Works and Environmental Services.
11. Prior to site plan approval, a restoration plan for the site using upland meadow species and including a two-year maintenance agreement to replace dying plants and control invasive species, shall be approved by Urban Forest Management and the Park Authority and implemented as approved.
12. Prior to site plan approval, plans for the proposed pipeline shall be submitted to Fairfax Water for review and approval. Such plan shall include a corrosion report evaluating the effect of the proposed pipeline on all of the Water Authority's existing mains, with recommendations for their possible remediation. Recommendations for remediation shall be implemented as approved by Fairfax Water.
13. There shall be no outdoor storage of materials, equipment, or vehicles within the distribution station compound.
14. In order to screen the property from the facility, a total of fifteen (15) evergreen trees subject to the approval of the Urban Forester shall be installed by the applicant along the rear property line of Tax Map Parcel 25-3 ((04)) 931. Such trees shall be installed during the optimal planting season in the fall of 2006. The

owner of Parcel 25-3 ((4)) 931 shall be responsible for maintenance of such trees, and the applicant shall not be required to bond or to maintain them.

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

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, are adopted standards. The applicant shall be himself responsible for obtaining the required nonresidential use permit (non-RUP) 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, the special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless at least one of the uses 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.