



APPLICATION ACCEPTED: March 24, 2009  
PLANNING COMMISSION: September 9, 2009  
BOARD OF SUPERVISORS: September 14, 2009

# County of Fairfax, Virginia

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SEPTEMBER 2, 2009

## STAFF REPORT

### SPECIAL EXCEPTION AMENDMENT APPLICATION SEA 89-L-080

#### LEE DISTRICT

# CRD

**APPLICANT:** Sunoco, Inc. (R&M)

**ZONING:** C-6, CRD, HC, SC

**PARCEL(S):** 80-4 ((1)) 9B

**ACREAGE:** 42,967 square feet

**FAR:** .07

**OPEN SPACE:** 35.8%

**PLAN MAP:** Retail and other

**SE CATEGORY:** Category 5, Service Station and Quick Service Food Store

**PROPOSAL:** The applicant proposes to amend SE 89-L-080, which was previously approved for a service station with three (3) service bays and two (2) pump islands with a canopy to modify the development conditions and site layout. The existing service station structure, canopy and pumps will be demolished and a new service station/quick service food store and six (6) pumps with a canopy will be built.

**WAIVERS AND MODIFICATIONS:** The applicant requests a modification of trail and on-road bike lane requirements along Backlick Rd.

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Brenda J Cho

Department of Planning and Zoning  
Zoning Evaluation Division  
12055 Government Center Parkway, Suite 801  
Fairfax, Virginia 22035-5509  
Phone 703-324-1290 FAX 703-324-3924  
[www.fairfaxcounty.gov/dpz/](http://www.fairfaxcounty.gov/dpz/)



## **STAFF RECOMMENDATION:**

Staff recommends denial of SEA 89-L-080. However, if it is the intent of the Board of Supervisors to approve SEA 89-L-080, staff recommends that the approval be made subject to the development conditions contained in Appendix 1.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Supervisors.

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

For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.

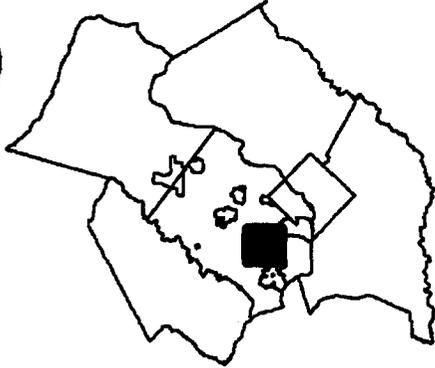
O:\bcho00\SEA\SEA 89\_L\_080\Report Documents\Draft\_Cover



Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice.  
For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

# Special Exception Amendment

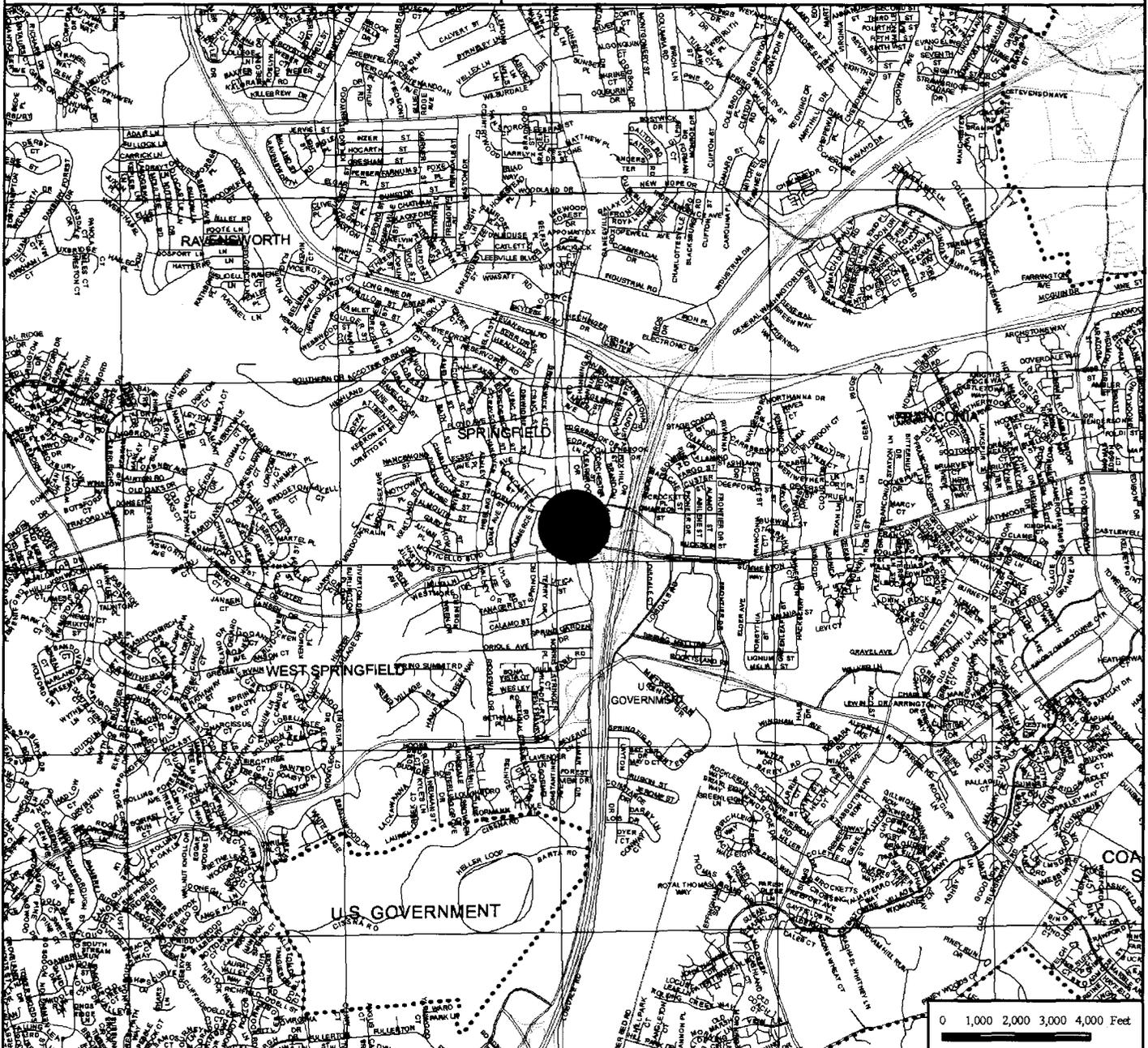
SEA 89-L-080



**Applicant:** SUNOCO, INC. (R & M)  
**Accepted:** 03/24/2009  
**Proposed:** AMEND SE 89-L-080 PREVIOUSLY APPROVED FOR A SERVICE STATION AND WAIVER OF THE MINIMUM LOT WIDTH TO PERMIT THE ADDITION OF A QUICK SERVICE FOOD STORE MODIFICATIONS OF DEVELOPMENT CONDITIONS AND SITE MODIFICATIONS

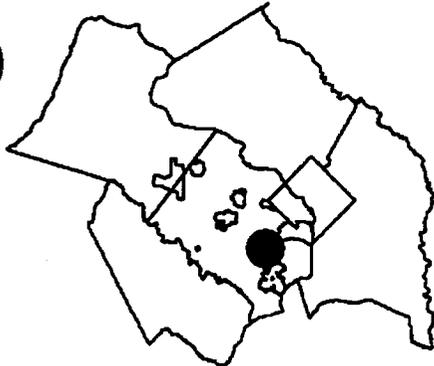
**Area:** 42,967 SF OF LAND; DISTRICT - LEE  
**Zoning Dist Sect:** 07-0607 04-0604 09-0610 09-0622  
**Art 9 Group and Use:** 6-08 5-20 5-21  
6-06 6-19

**Located:** 6400 BACKLICK ROAD  
**Zoning:** C-6  
**Plan Area:** 4,  
**Overlay Dist:** HC CRD SC  
**Map Ref Num:** 080-4 /01/ /0009B



# Special Exception Amendment

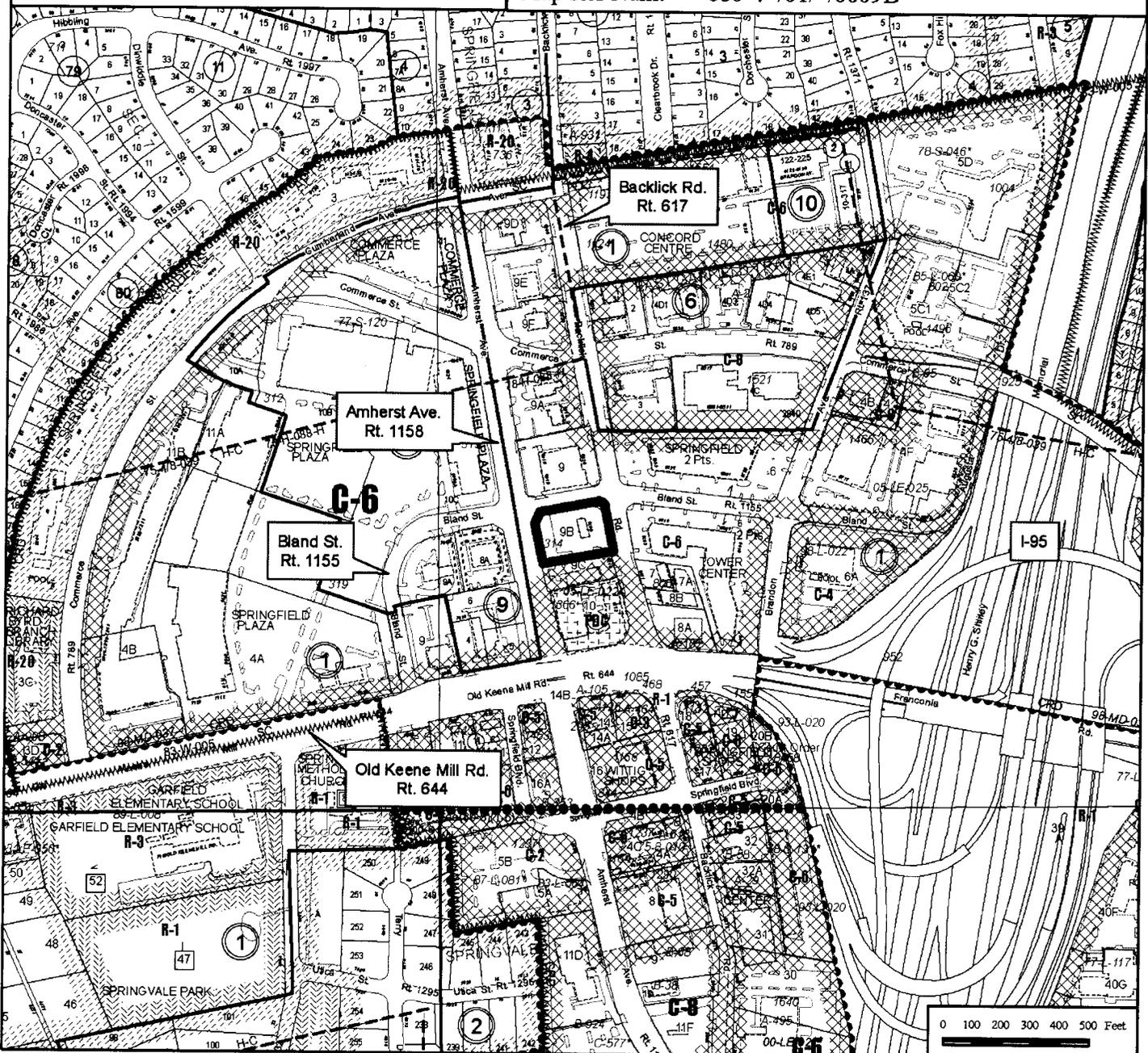
SEA 89-L-080



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Plan Area: 4,  
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# PROPOSED SUNOCO

## Special Exception Amendment Plat

### UTILITY COMPANIES

STORM & SANITARY SEWER  
FAIRFAX COUNTY DEPARTMENT OF  
PUBLIC WORKS AND ENVIRONMENTAL SERVICES  
12055 GOVERNMENT CENTER PKWY, SUITE 659  
FAIRFAX, VA 22035-5502  
703-877-2800 (STORM)  
703-324-5030 (SANITARY)

ELECTRIC  
DOMINION VIRGINIA POWER  
120 TREDEGER STREET  
RICHMOND, VA 23219  
1-888-667-3000

TELEPHONE  
VERIZON  
1-800-660-2215

FAIRFAX COUNTY HEALTH DEPARTMENT  
KELLY SQUARE ADMINISTRATION BUILDING  
10777 MAIN STREET  
FAIRFAX, VA 22030-6903  
703-246-2411

FAIRFAX WATER  
8570 EXECUTIVE PARK AVENUE  
FAIRFAX, VA 22031  
703-698-5600

### GOVERNMENTAL AGENCIES

VIRGINIA DEPARTMENT OF ENVIRONMENTAL  
QUALITY  
629 EAST MAIN STREET  
P.O. BOX 1105  
RICHMOND VIRGINIA, 23218  
804-698-4000

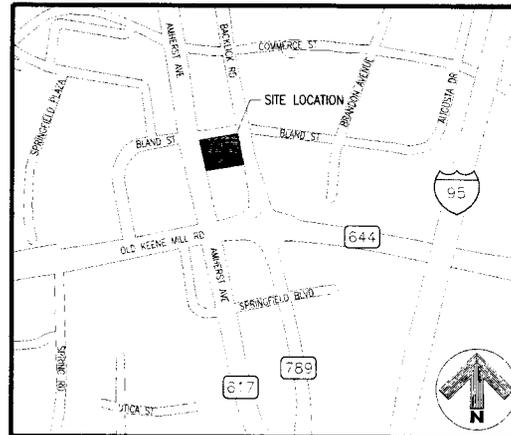
NORTHERN VIRGINIA SOIL & WATER  
CONSERVATION DISTRICT  
HERRITY BUILDING, SUITE 905  
12055 GOVERNMENT CENTER PKWY  
FAIRFAX, VA 22035  
703-324-1460

VIRGINIA DOT  
1401 E. BROAD STREET  
RICHMOND, VA 23219  
804-786-2801



## Store #0057-2800

Tax Map #: 0804-01-0009B  
6400 Backlick Road  
Springfield  
Fairfax County  
Virginia



LOCATION MAP  
NOT TO SCALE

### INDEX OF DRAWINGS

DRAWING NO.	TITLE
C-1	COVER SHEET
SV-1	SURVEY (EXISTING CONDITIONS)
D-1	SPECIAL EXCEPTION PLAT
DM-1	DEMOLITION PLAN
G-1	GRADING PLAN
ES-1	EROSION AND SEDIMENT CONTROL PLAN
U-1	UTILITY PLAN
LG-1	LIGHTING PLAN
LS-1	LANDSCAPING/EXISTING VEGETATION PLAN
DE-1	MISCELLANEOUS DETAILS (NOT INCLUDED IN THIS SET)
DE-2	MISCELLANEOUS DETAILS
DE-3	MISCELLANEOUS DETAILS (NOT INCLUDED IN THIS SET)
DE-4	MISCELLANEOUS DETAILS (NOT INCLUDED IN THIS SET)
DE-5	MISCELLANEOUS DETAILS
T-1	TRUCK TURNING PLAN
EL-1	ELEVATION DETAILS
SN-1	SIGNAGE PLAN

### PREPARED FOR

SUNOCO, INC.  
350 EAGLEVIEW BLVD.  
EXTON, PA 19341  
(610) 450-5382

### PREPARED BY

**Bergmann**  
associates

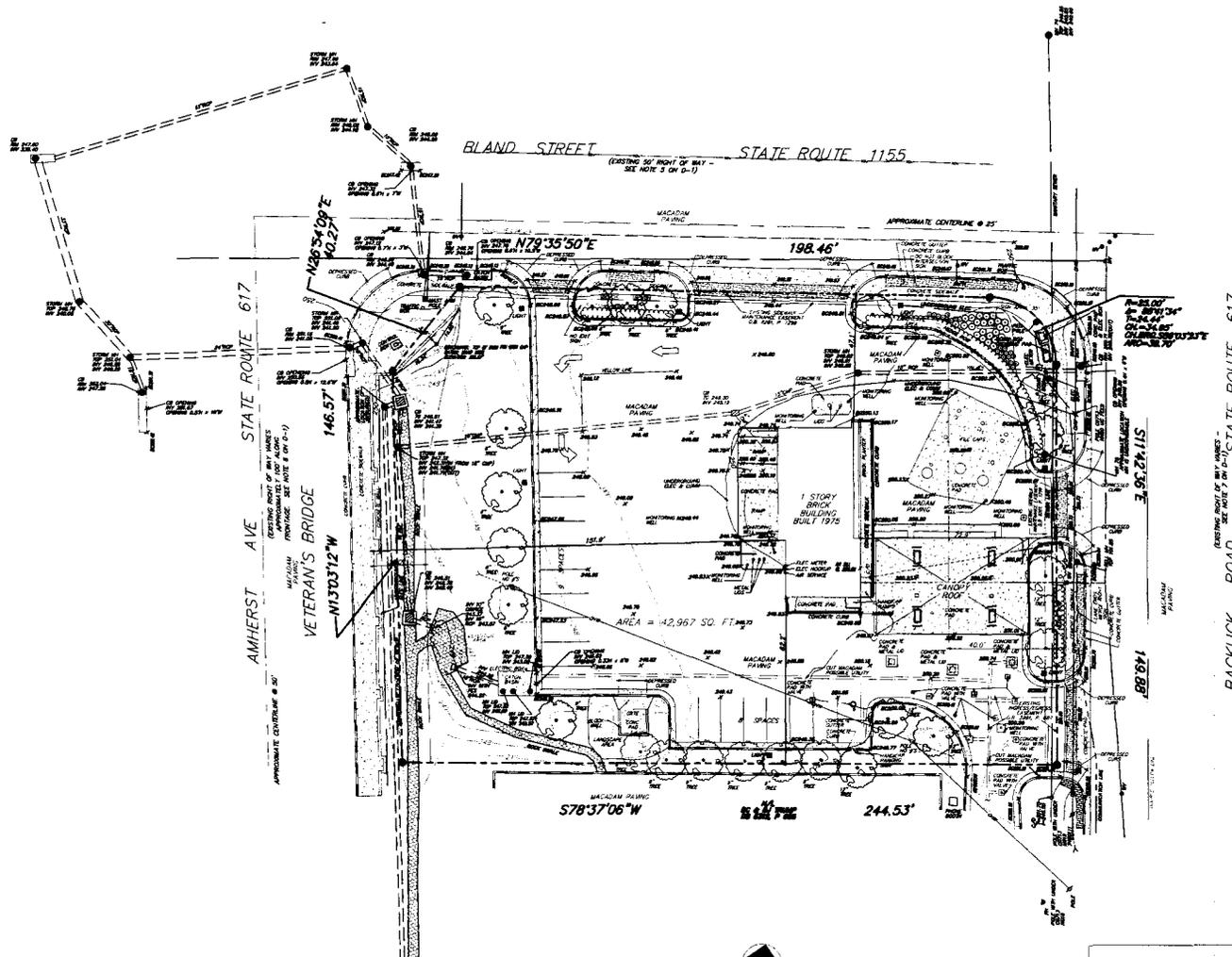
www.bergmannppc.com

1040 First Ave. Suite 430  
King of Prussia, PA 19406  
610.783.1420 / 610.783.1425 fax

Engineers / Architects / Planners / Surveyors



# C-1



**CAUTION - BIDDING INSTRUCTIONS**  
 THE CONTRACTOR IS SPECIFICALLY ADVISED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH DO NOT COMPLY WITH THE PROPOSED APPROXIMATIONS SHOWN ON THE PLANS.

DATE: 06/15/10  
 DRAWN BY: J. B. BIRK  
 CHECKED BY: C. B. BIRK  
 SCALE: 1" = 30'-0"



CALL BEFORE YOU DIG  
 THE "NO-DIG" LAW (VIRGINIA ASSESSMENT ACT) REQUIRES THAT YOU NOTIFY THE LOCAL UTILITY LOCATOR AT LEAST 3 WORKING DAYS IN ADVANCE OF THE PLANNED WORK TO OBTAIN THE COORDINATE DATA THAT IS NECESSARY TO AVOID THE UTILITIES. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH DO NOT COMPLY WITH THE PROPOSED APPROXIMATIONS SHOWN ON THE PLANS.

CALL 811  
 OR  
 1-800-552-7001  
 www.mspg11.org/virginia.com

**Bergmann associates**  
 Engineers / Architects / Planners / Surveyors

1040 First Ave, Suite 430  
 King of Prussia, PA, 19406  
 610.783.1420 / 610.783.1425 fax  
 www.bergmannpa.com



NOTE: EXISTING CONDITIONS FROM FIELD RUN TOPOGRAPHIC AND BOUNDARY SURVEY BY MCCARTHY ENGINEERING ASSOCIATES DATED JUNE 2009. REVISIONS TO THIS PLAN ARE SHOWN IN RED.

NO.	DATE	REVISIONS	BY	CHKD.	APP'D.
4	06/15/10	REVISED FOR FAIRFAX COUNTY SPECIAL EXEMPTION APPLICATION	JLB	JLB	MS
3	06/15/10	REVISED FOR FAIRFAX COUNTY SPECIAL EXEMPTION APPLICATION	JLB	JLB	MS
2	06/15/10	REVISED FOR FAIRFAX COUNTY SPECIAL EXEMPTION APPLICATION	JLB	JLB	MS
1	06/15/10	REVISED FOR C.A. REVISION NO. 0	JLB	JLB	MS

**SUNOCO, INC.**  
 Retail Engineering  
 Exton, PA

LOCATION: 6400 BACKLICK ROAD, SPRINGFIELD, VA, FAIRFAX COUNTY  
 PROJECT NO: E-69153

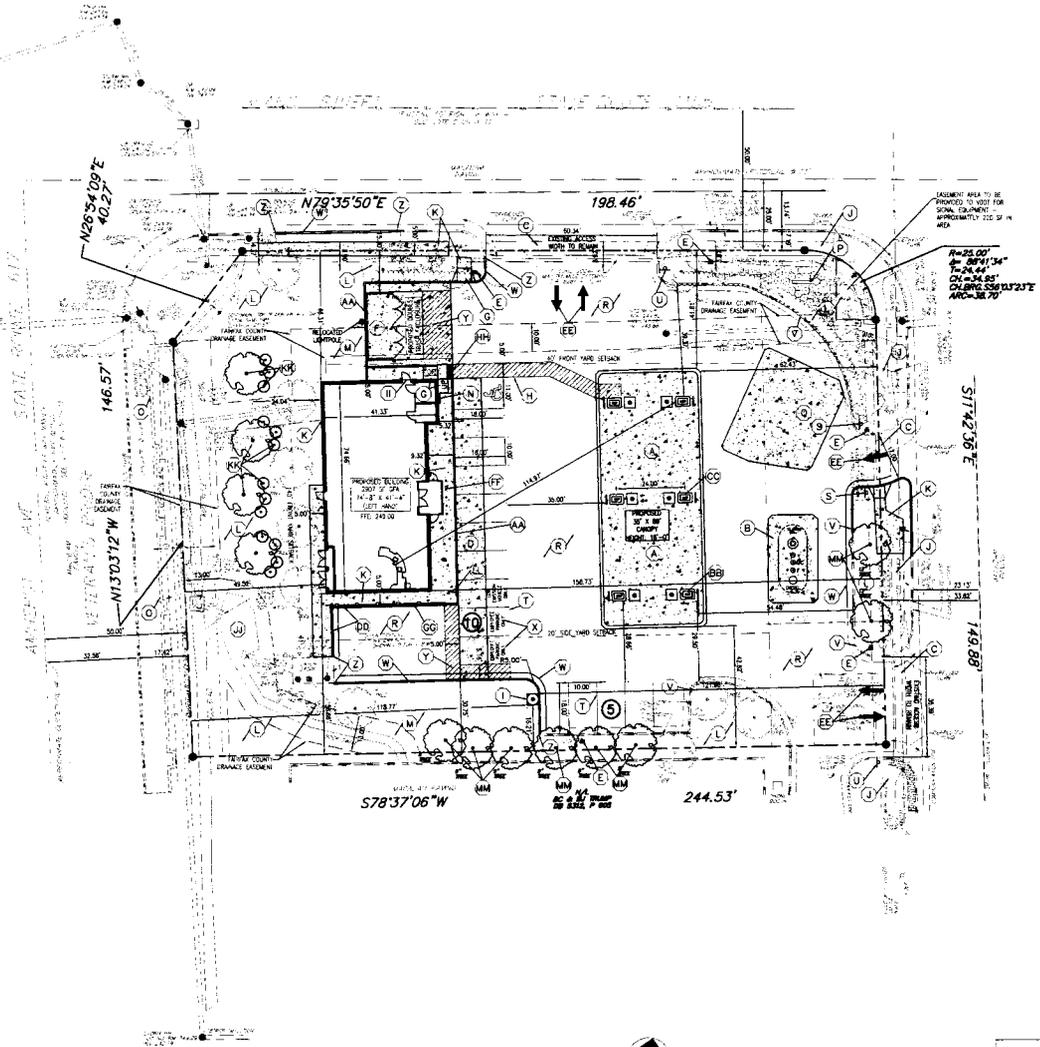
SURVEY PLAN  
 EXISTING CONDITIONS

APPROVED: [Signature] DATE: 06/15/10  
 CHECKED: [Signature] DATE: 06/15/10  
 SCALE: 1" = 30'-0"

DATE: 7/14/08  
 SHEET: 2 OF 4

# SITE LEGEND

- (A) PROPOSED CHIMNEY (16'-4" HEIGHT) AND GAS DEPRESSIONS
- (B) PROPOSED UNDERDRAINING 12,000 GALLON DIESEL TANK
- (C) EXISTING PESTHOLEN CROSSWALL (TO REMAIN) - ANY AREAS DAMAGED BY CONSTRUCTION SHALL BE RESTORED
- (D) CONCRETE PAD FOR PARKING SPACES - STEEL CONCRETE TO BE USED FOR SANITARY STOWAWAYS
- (E) EXISTING LOTCUTLINE TO REMAIN
- (F) PROPOSED TRASH ENCLOSURE WITH CONCRETE PAD AND 6' HIGH CHAIN LINK FENCE (SEE DETAIL SHEET DE-2)
- (G) CURB RAMP (SEE DETAIL SHEET DE-1)
- (H) PESTHOLEN CROSSING STRIPING (SEE ACCESSIBLE CROSS WALK DETAIL SHEET DE-1)
- (I) PROPOSED AIR PUMP/WATERLIFT ON CONCRETE PAD (SEE DETAIL SHEET DE-3)
- (J) EXISTING SIDEWALK (TO REMAIN, REPAIR IF NECESSARY)
- (K) PROPOSED SIDEWALK
- (L) EXISTING LANDSCAPE AREA (TO REMAIN, REPAIR IF NECESSARY)
- (M) PROPOSED LANDSCAPE AREA (SEE SHEET LS-1)
- (N) HANDICAPPED PARKING SIGN - TO BE PLACED ON BUILDING FACE
- (O) EXISTING FENCE WALL TO REMAIN
- (P) EXISTING FREE-STANDING SIGN (30' HIGH, 11' WIDE) TO REMAIN - CONSTRUCTED APPROXIMATELY 1975
- (Q) PROPOSED SIGN TOP UPGRADE - EXISTING SIGN FIELD TO REMAIN
- (R) STANDARD DUTY ASPHALT PAVEMENT
- (S) TOO HOT EXIST' SIGN
- (T) 4" WIDE PARKING STRIPE PAINTED WHITE
- (U) 7500' SIGN
- (V) EXISTING CONCRETE CURB AND GUTTER (TO REMAIN, REPAIR IF NECESSARY)
- (W) PROPOSED CONCRETE CURB AND GUTTER
- (X) EMPLOYEE PARKING ONLY TO BE PAINTED IN SPACE
- (Y) 4" WIDE YELLOW PARKING STRIPE FOR NO PARKING AREAS
- (Z) MATCH EXISTING CURB IN ALIGNMENT AND ELEVATION
- (AA) PROPOSED VERTICAL CONCRETE CURB 4" IF REMAIN
- (BB) 441 DISPENSER (3 TYP.)
- (CC) 440 DISPENSER (3 TYP.)
- (DD) RETAINING WALL
- (EE) DIRECTIONAL ARROWS
- (FF) PIPE BOLLARDS (3 TYP. - SEE DETAIL SHEET DE-2)
- (GG) PROPOSED HANDRAIL, 3'-2" HEIGHT (SEE DETAIL SHEET DE-1)
- (HH) 2'x6" TRANSCURED ROOF SURFACE
- (II) CHIMNEY CURB FOR SALES AREA
- (JJ) EXISTING RETENTION AREA TO REMAIN
- (KK) PROPOSED UNSPECIFIED - SEE SHEET LS-1
- (LL) LOW EMISSION VEHICLE PARKING ONLY SIGN
- (MM) EXISTING TREE TO BE REPLACED (SEE LS-1)
- CONCRETE PADS, SIDEWALKS AND PAVEMENT AREAS
- STANDARD DUTY ASPHALT PAVEMENT



BUILDING S.F. AND PARKING RATIO			
TOTAL AREA SQ. FT.	PARKING SPACES REQUIRED	PARKING SPACES PROVIDED	RATIO
PROPOSED BUILDING 2007 SF GFA TOTAL 1942 SF GFA RETAIL	11	15	1.36 SF OF GFA PER SPACE

- ALL CALCULATIONS BASED ON GROSS FLOOR AREA IDENTIFIED TO RETAIL USE.
- THE FAIRFAX COUNTY ZONING ORDINANCE REQUIRED PARKING: 2 SPACES PER SPACE RATIO OF SPACE RATIO = 0.75 (BASED ON 11 SPACES) 1464 SQUARE FEET PER SPACE RATIO TO RETAIL USE (1464 SF = 11 SPACES) 132 SPACES PER SPACE RATIO
- SMALL REQUIREMENTS: 8.5 FT X 18 FT - PROPOSED SIZE = 10' X 18'
- INCLUDES 1 HANDICAP SPACE FOR TOTAL SITE AREA.

ZONING, CP-4 COMMUNITY RETAIL CENTER	FARFAX COUNTY REQUIREMENTS	PROPOSED
MINIMUM LOT AREA:	40,000 SF	42,867 SF
MINIMUM LOT WIDTH:	200 FT	175 FT, 256 FT
MINIMUM BUILDING HEIGHT:	40 FT	17.5 FT
MINIMUM BUILDING REQUIREMENTS FROM TRUCK:	40 FT	48 FT, 130 FT, 50 FT
MIN. YARD:	30 FT	50 FT
MINIMUM FLOOR AREA RATIO:	0.40	0.07
MINIMUM UNDEVELOPED OPEN SPACE:	15%	EXISTING = 33.7% PROPOSED = 13.2% TOTAL = 25.8%

- ### SITE NOTES:
- GRASS AREAS IN POOR CONDITION SHALL BE RESTORED UPON COMPLETION OF PROPOSED WORK.
  - THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
  - THIS SITE CONTAINS NO RESOURCE PROTECTION AREAS, ENVIRONMENTAL QUALITY CORRIDORS, OR FLOODPLAINS.
  - A MODIFICATION OF THE FINAL AND MORE LATE REQUIREMENTS IS REQUESTED.
  - THERE ARE NO KNOWN SHAKES LOCATED ON THIS PROPERTY.
  - NOTICE-OF-WAY INFORMATION ON BLANK STREET (STATE ROUTE 1155) OBTAINED FROM SHEET NO. EDC OF 1-85A-365/1-85 INTERMEDIATE APPROVED RIGHT-OF-WAY PLAN FOR PROJECT NO. 2005-038-FDL-89-202.
  - NOTICE-OF-WAY INFORMATION ON AMHURST AVENUE (STATE ROUTE 817) OBTAINED FROM SHEET NO. EDC OF 1-85A-365/1-85 INTERMEDIATE APPROVED RIGHT-OF-WAY PLAN FOR PROJECT NO. 2005-038-FDL-89-202. THE RIGHT-OF-WAY LINES ALONG AMHURST AVENUE BUT IS APPROXIMATELY 100' ALONG THE FRONTAGE OF SANDED PROPERTY.
  - NOTICE-OF-WAY INFORMATION FOR BACKLICK ROAD (STATE ROUTE 817) WAS NOT AVAILABLE FROM THE VIRGINIA DEPARTMENT OF TRANSPORTATION. RIGHT-OF-WAY LINES ALONG BACKLICK ROAD WERE PROVIDED FROM THE PAINTED YELLOW STRIPES.
  - ALL EXISTING CURB RAMP SHALL BE UPGRADED BY CONTRACTOR, IF NEEDED, TO BE COMPLIANT WITH CURRENT ADA REQUIREMENTS.

- ### GENERAL NOTES:
- THE CONTRACTOR'S ATTENTION IS DIRECTED TO LOCAL LAW 8 OF 1971 REQUIRING LIABILITY INSURANCE THROUGHOUT THE DURATION OF THE PROJECT. THE CONTRACTOR SHALL MAINTAIN LOCAL, STATE, FEDERAL, AND FEDERAL CONTRACT AND RIGHT-OF-WAY REQUIREMENTS IN AREAS OF CONSTRUCTION.
  - THE LOCATION OF ALL UTILITY EASEMENTS HAVE A WIDTH OF THIRTY-FIVE (35) FEET OR MORE AND ALL KNOWN UNDERGROUND UTILITY LOCATIONS ARE SHOWN ON THE PLAN. THE UNDERGROUND STRUCTURES AND UTILITIES SHOWN ON THIS MAP HAVE BEEN PLOTTED FROM AVAILABLE SURVEY AND RECORD MAPS. THEY ARE NOT GUARANTEED TO THE ACCURACY OF THEIR LOCATION AND/OR COMPLETENESS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND DEPTH OF ALL UNDERGROUND STRUCTURES AND UTILITIES PRIOR TO ANY WORKS OF CONSTRUCTION ACTIVITIES IN THESE AREAS. THE CONTRACTOR SHALL HAVE ALL EXISTING UTILITIES FIELD STAKED BEFORE STARTING WORK BY CALLING 811 OR 1-800-552-7001.
  - THE CONTRACTOR SHALL PROVIDE ALL WORK IN COMPLIANCE WITH TITLE 28 OF FEDERAL REGULATIONS, PART 1926 SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION.
  - ADDITIONAL SIGNAGE ALONG ALL ROADS AND PRIVATE DRIVES SHALL BE KEPT CLEAR OF SIGNS, DEBRIS, ETC. AT ALL TIMES.
  - NOTES TO ARCHITECTURAL DRAWINGS FOR PROPOSED BUILDING CHANGES.
  - THE CONTRACTOR SHALL CONSULT THE DESIGN ENGINEER BEFORE CARRYING OUT THESE PLANS.
  - IN ALL BENCH MARKS, CONTRACTOR MUST PUT THE BENCH MARK SLOPES BACK TO A SAFE SLOPE, USE A TRENCH SHIELD OR PROTECT BENCH MARKS AND SIGNAGE.
  - IF SIGNAGE AND/OR HANDICAPPED SIGNAGE IS ENCOUNTERED DURING CONSTRUCTION, ALL WORK SHALL STOP AND THE FAIRFAX COUNTY HEALTH DEPARTMENT AND THE VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY SHALL BE NOTIFIED IMMEDIATELY. WORK SHALL NOT RESTART UNTIL THE SIGNAGE HAS BEEN REMOVED AND APPROVED ACTION FOR SIGNAGE WITH THE WHITE WORKERS AND THE DEVELOPMENT PLANS ARE REQUIRED AS MAY BE NECESSARY.
  - EXISTING UNDER UTILITIES LOCATED FROM THE SITE SHALL BE PLACED AT A LOCATION ACCEPTABLE TO THE VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY.
  - THE CONTRACTOR SHALL TAKE PRECAUTIONS TO MAINTAIN A MINIMUM OF 1' OF COVER OVER ALL EXISTING AND NEW STEAM AND SANITARY PIPES.
  - ALL EXISTING SURFACE IMPROVEMENTS (E.G. WALKWAYS, DRIVE DRIVE PAVEMENTS AND GRASSES, MANHOLE COVERS) WITHIN THE PROJECT LIMITS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
  - AREAS DESTROYED OR DAMAGED AS PART OF THIS PROJECT'S CONSTRUCTION THAT ARE OUTSIDE OF THE PRIMARY WORK AREA SHALL BE RESTORED AT THE CONTRACTOR'S DISCRETION, TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
  - UNLESS NOTED BY THE CONTRACT SPECIFICATIONS OR AS NOTED ON THE PLANS, ALL WORK SHALL CONFORM TO THE VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.

NO.	DATE	REVISION	BY	CHKD.	APP'D.
1	1/2/22	REVISED FOR FAIRFAX COUNTY STAFF COMMENTS	JLV	MSJ	MSJ
2	1/2/22	REVISED FOR FAIRFAX COUNTY STAFF COMMENTS	JLV	MSJ	MSJ
3	1/2/22	REVISED FOR FAIRFAX COUNTY STAFF COMMENTS	JLV	MSJ	MSJ
4	1/2/22	REVISED FOR FAIRFAX COUNTY STAFF COMMENTS	JLV	MSJ	MSJ
5	1/2/22	REVISED FOR FAIRFAX COUNTY STAFF COMMENTS	JLV	MSJ	MSJ
6	1/2/22	REVISED FOR FAIRFAX COUNTY STAFF COMMENTS	JLV	MSJ	MSJ
7	1/2/22	REVISED FOR FAIRFAX COUNTY STAFF COMMENTS	JLV	MSJ	MSJ
8	1/2/22	REVISED FOR FAIRFAX COUNTY STAFF COMMENTS	JLV	MSJ	MSJ
9	1/2/22	REVISED FOR FAIRFAX COUNTY STAFF COMMENTS	JLV	MSJ	MSJ
10	1/2/22	REVISED FOR FAIRFAX COUNTY STAFF COMMENTS	JLV	MSJ	MSJ

CALL BEFORE YOU DIG!  
THE "MISS A UTILITY" 48" DIAMETER UNDERGROUND UTILITY DAMAGE PREVENTION (MUD) PROGRAM HAS BEEN ESTABLISHED IN ALL AREAS OF THE COMMONWEALTH OF VIRGINIA. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CALL 811 AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REQUEST ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

CALL 811  
OR  
1-800-552-7001  
www.missutility.org

**Bergmann associates**  
Engineers / Architects / Planners / Surveyors

1040 First Avenue, Suite 430  
King of Prussia, PA, 19406  
610.783.1420 / 610.783.1425 fax  
www.bergmannpp.com

COMMONWEALTH OF VIRGINIA  
CONTRACTOR'S & ARCHITECT'S  
LICENSE NO. 45068  
CHRISTOPHER S. BERK  
VIRGINIA PROFESSIONAL ENGINEER  
LICENSE # 45068

**SUNOCO, Inc.**  
Retail Engineering  
Exton, PA

8400 BACKLICK ROAD  
SPRINGFIELD, VA  
FAIRFAX COUNTY

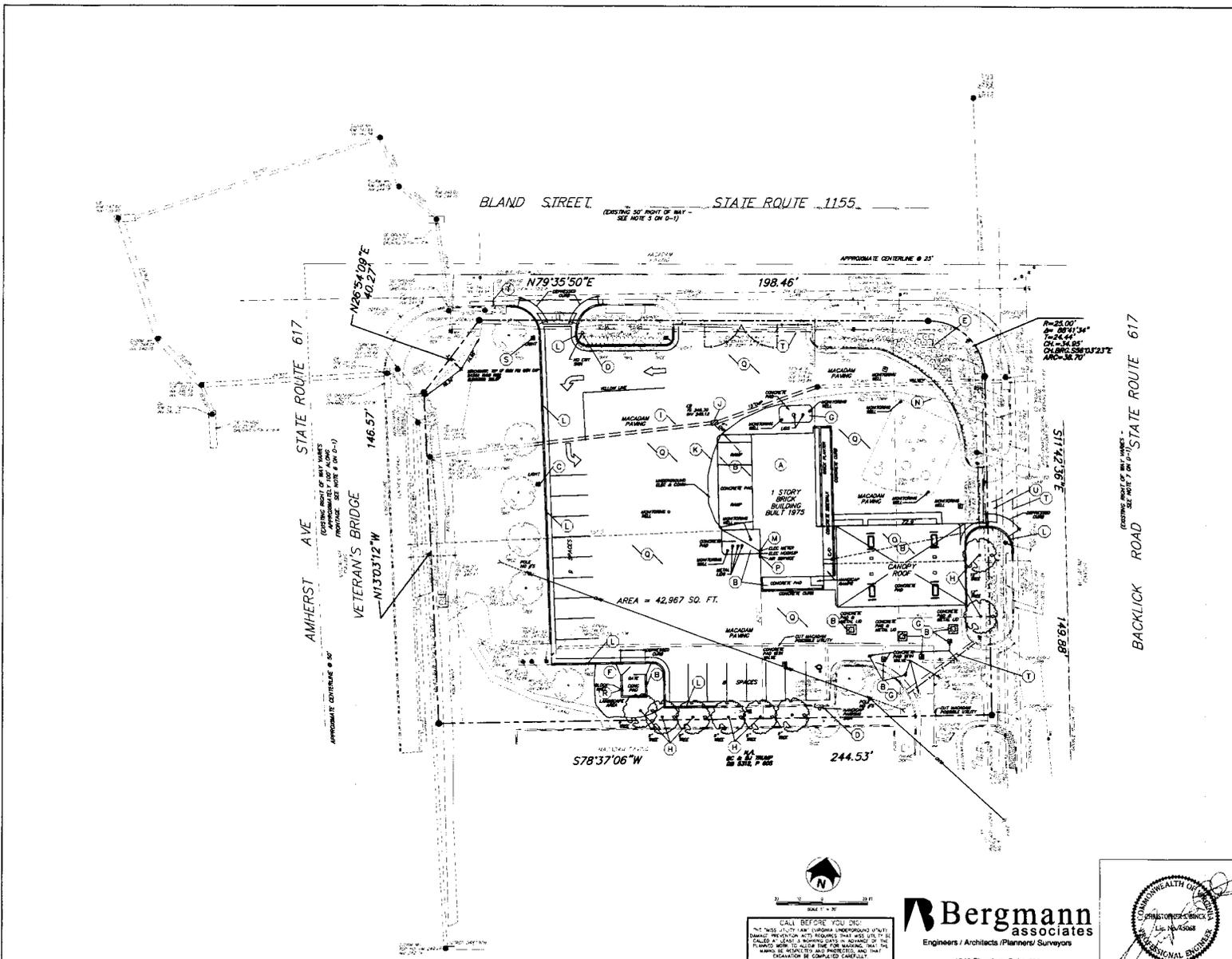
PROJECT NO. E-69153

SPECIAL EXCEPTION PLAN  
(BASED ON CP-4, REV. 12)

APPROVED: MSJ  
CHECKED: MSJ  
DATE: 1/2/22

SCALE: 1" = 30'-0"

DATE: 1/2/22



### LEGEND

- (A) EXISTING 1-STORY BUILDING AND APPOINTMENTS TO BE REMOVED
  - (B) EXISTING CONCRETE PAD AND/OR CONCRETE WALL TO BE REMOVED
  - (C) EXISTING WIND LIGHT TO BE REMOVED
  - (D) EXISTING SIGN TO BE REMOVED
  - (E) EXISTING PAVEN STON TO REMAIN - SIGN PANELS TO BE REPLACED (SEE SIGNAGE PLAN)
  - (F) EXISTING PLANTS AND LANDSCAPING TO BE REMOVED
  - (G) EXISTING MONITORING WELLS TO BE REMOVED
  - (H) EXISTING TREE TO BE REMOVED AND REPLACED (SEE L.S.-1)
  - (I) 1/2\"/>
  - (J) EXISTING CATCH BASIN TO BE REMOVED IN CONNECTION WITH INSTALLATION OF NEW STORMWATER APPOINTMENTS
  - (K) EXISTING ELECTRIC LINE TO BE REMOVED
  - (L) EXISTING CLUMB TO BE REMOVED
  - (M) EXISTING ELECTRIC METER TO BE REMOVED. COORDINATE NEW METER LOCATION WITH ELECTRIC COMPANY
  - (N) EXISTING ELECTRIC LINE TO REMAIN - PROPOSED SERVICE TO BE EXTENDED OFF EXISTING ELECTRIC LINE
  - (O) EXISTING DEPENDENCIES, OVERHEAD CANOPY, COLUMN AND BOLLARDS TO BE REMOVED
  - (P) EXISTING HVAC EQUIPMENT TO BE REMOVED
  - (Q) EXISTING PAVEMENT TO BE REMOVED - EXISTING ASPHALT MAY BE MAILED AND REPAID UPON GRADING AND ENGINEER'S APPROVAL
  - (R) EXISTING TRUNK ENCLOSURE TO BE REMOVED
  - (S) LIGHT TO BE RELOCATED
  - (T) SHORT LIMITS/LIMITS OF PAVEMENT REMOVAL
  - (U) EXISTING PEDESTRIAN BRICK CROSSWALK TO BE REMOVED
- CONSTRUCTION FENCE - TO BE PLACED ALONG EXISTING ACCESS POINTS - SEE NOTE 4 BELOW

- DEMOLITION NOTES:**
- CONTRACTOR SHALL NOTIFY ANY AND ALL RELEVANT REGULATORY AGENCIES FROM ALL RELEVANT AGENCIES PRIOR TO COMMENCEMENT OF WORK.
  - ANY ASBESTOS REMOVAL MUST BE DONE BY A CERTIFIED ASBESTOS REMOVAL CONTRACTOR.
  - ALL UTILITY COMPANIES MUST BE NOTIFIED A MINIMUM OF 48 HOURS IN ADVANCE OF DEMOLITION. PROPER RECORDS OF PUBLIC PROTECTION SERVICES MUST BE MAINTAINED AND MAINTAINED THROUGHOUT THE DEMOLITION OF THE SITE AT ALL TIMES DURING DEMOLITION PHASE.
  - IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTROL DUST, SMOKE AND ODORS DURING DEMOLITION AND CONSTRUCTION PHASES.
  - ALL REMOVED EXCESS MATERIALS SHALL BE MAILED OFF SITE TO AN APPROVED FACILITY.

NOTE: EXISTING CONDITIONS FROM FIELD RUN TOPOGRAPHIC AND BOUNDARY SURVEY BY MCCARTHY ENGINEERING ASSOCIATES DATED JUNE 2005. ~~2006~~ **FIELD SURVEY** BY MCCARTHY ENGINEERING ASSOCIATES.

NO.	DATE	REVISION	BY	CHKD	APP'D
1	11/11/06	REVISED FOR FAIRFAX COUNTY SPECIAL EXCEPTION	S.W.	SSJ	WPS
2	12/11/06	REVISED FOR FAIRFAX COUNTY SPECIAL EXCEPTION	S.W.	WPS	WPS
3	12/11/06	REVISED FOR FAIRFAX COUNTY SPECIAL EXCEPTION	S.W.	WPS	WPS
4	11/11/06	REVISED PER CH-4 REVISION NO. 2	S.W.	WPS	WPS

<b>STUNOCO, INC.</b> Retail Engineering Exton, PA	
LOCATION 6400 BACKLICK ROAD SPRINGFIELD, VA FAIRFAX COUNTY	PROJECT NO. <b>E-69153</b>
<b>DEMOLITION PLAN</b> EXISTING CONDITIONS	
APPROVED: <b>WPS</b> CHECKED: <b>WPS</b> DRAWN: <b>WPS</b> DATE: <b>7/24/08</b>	FACILITY NO. <b>0057-2800</b>
DRAWING NO. <b>DM-1</b>	SCALE: <b>1" = 20'-0"</b> SHEET NO. <b>4</b>

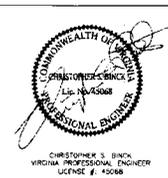
THIS PLAN IS THE PROPERTY OF STUNOCO, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF STUNOCO, INC.

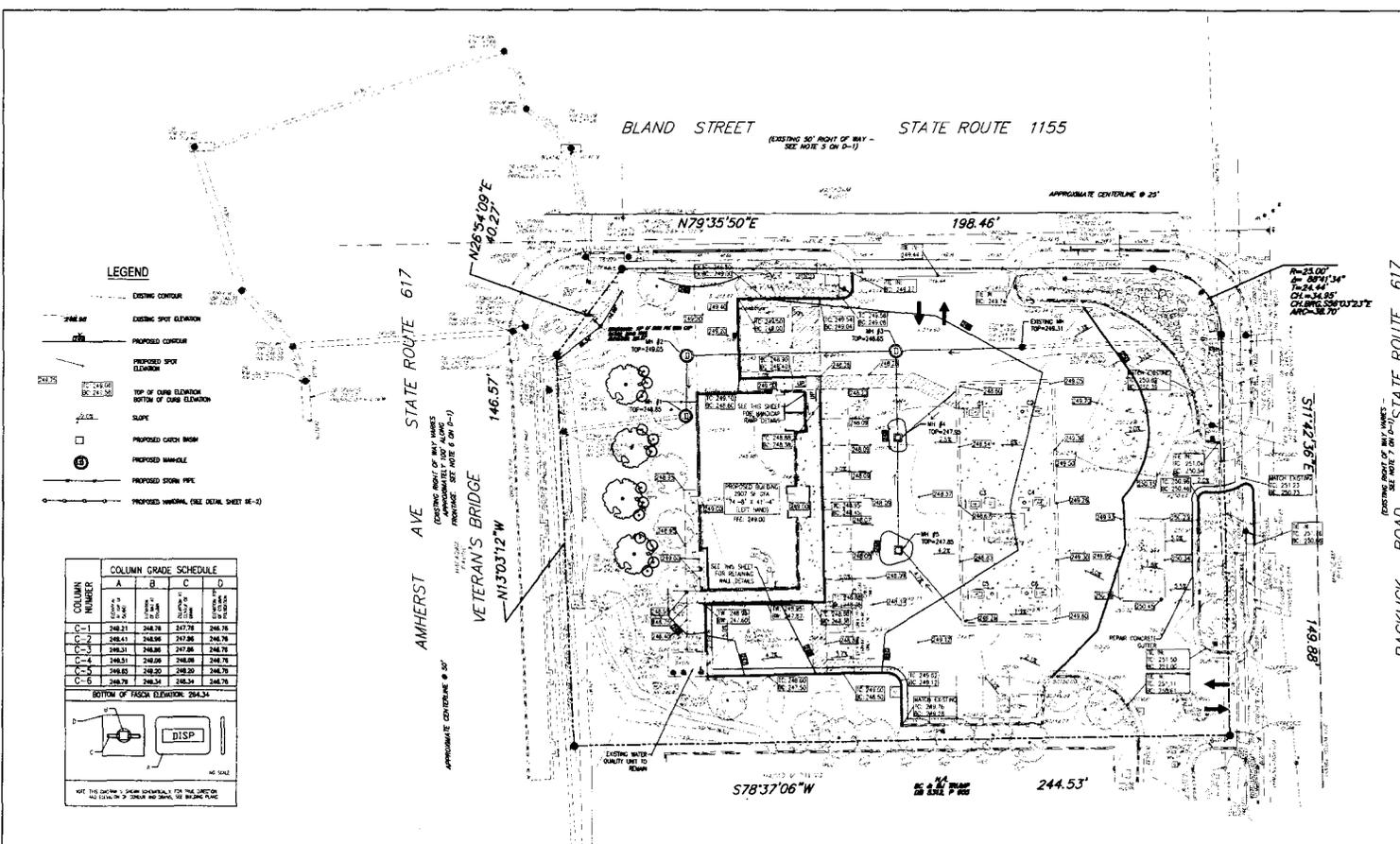
CALL BEFORE YOU DIG!  
 THE STATE OF VIRGINIA UNDERSTANDS THAT DAMAGE TO UTILITIES AND/OR STRUCTURES THAT ARE NOT TO BE DEMOLISHED OR EXCAVATED MAY BE CAUSED BY A CARELESS DIGGING OPERATION. THE PENALTY FOR SUCH DAMAGE IS \$100 PER FOOT OF DAMAGE. THE PENALTY FOR SUCH DAMAGE IS \$100 PER FOOT OF DAMAGE. THE PENALTY FOR SUCH DAMAGE IS \$100 PER FOOT OF DAMAGE. THE PENALTY FOR SUCH DAMAGE IS \$100 PER FOOT OF DAMAGE.

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- GRADING NOTES:**
1. REMOVE AND STOCKPILE TOPSOIL AS DIRECTED BY THE CONSTRUCTION MANAGER. REPLACE TOPSOIL TO A MINIMUM 4" DEPTH. ALL DISTURBED AREAS TO BE RESEED/RESTORED AS DIRECTED BY THE CONSTRUCTION MANAGER.
  2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REMOVAL OF ALL TEMPORARY SEDIMENTATION CONTROLS. EROSION CONTROL MEASURES SHALL NOT BE REMOVED BEFORE VEGETATION HAS OCCURRED AND COMPLETED.
  3. ALL SEDIMENT BARRIERS AND FILTER BAGS TO BE REPLACED WHENEVER THEY BECOME CLOGGED OR INOPERABLE AND SHALL BE REPLACED AT A MINIMUM OF EVERY 3 MONTHS.
  4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESEEDING OF TOPSOIL TO ALL DISTURBED AREAS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN EROSION CONTROL MEASURES AT ALL TIMES.
  5. EROSION CONTROL MEASURES WILL BE IMPLEMENTED IN ACCORDANCE WITH THE NORTHERN VIRGINIA SOIL AND WATER CONSERVATION DISTRICT.
  6. EROSION CONTROL MEASURES OR EROSION CONTROL STRUCTURES WILL BE USED ON STEEP SLOPES AND AREAS NECESSARY TO CONTROL EROSION AND STABILIZATION OF EXISTING DRAINAGE SYSTEMS AS DIRECTED BY THE DISTRICT.
  7. THE CONTRACTOR SHALL MAINTAIN A MEMBER OF HIS/HER FIRM TO BE RESPONSIBLE FOR MONITORING EROSION CONTROL, EROSION CONTROL STRUCTURES, TREE PROTECTION AND PREVENTION ROADWAY CONSTRUCTION.
  8. ALL DISTURBED AREAS SHALL BE PROTECTED FROM EROSION EITHER BY MULCH OR TEMPORARY SEEDING WITHIN 2 WEEKS OF DISTURBANCE.

- SEQUENCE OF CONSTRUCTION:**
1. PRE-CONSTRUCTION MEETING WILL BE HELD BY THE PROJECT MANAGER AND THE OPERATOR'S ENGINEER PRIOR TO LAND PERFORMING ACTIVITIES.
  2. HAVE A QUALIFIED PROFESSIONAL CONDUCT AN ASSESSMENT OF THE SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALSO HAVE THE PROFESSIONAL CERTIFY AN ASSESSMENT REPORT. THE ASSESSMENT REPORT SHALL ACCURATELY REFLECT THE PROPOSED CONSTRUCTION AND THE EXISTING AND PROPOSED UTILITIES. THE PLAN SHALL BE WITHIN THE REQUIREMENTS OF THE DISTRICT AND THE NORTHERN VIRGINIA SOIL AND WATER CONSERVATION DISTRICT.
  3. INSTALL CONSTRUCTION ENTRANCE, SILT PROTECTION AND TEMPORARY CONSTRUCTION FENCING AS INDICATED ON THE PLAN.
  4. BEGIN GRADING WORK. THE EXISTING ON-SITE PAVEMENT CAN BE MAILED AND REUSED PROVIDING THE USE IS COORDINATE WITH THE DESIGN ENGINEER.
  5. CLEAR AND GRUB THE SITES OF CLEARING. FENCING OF PROJECT SITE. ALL TREES ARE TO REMAIN AND SHALL BE PROTECTED BY THE CONTRACTOR.
  6. STAKE TOPSOIL AND STOCKPILE FOR LATER USE. SEED TOPSOIL STOCKPILE ONCE COMPLETE WITH 100% PERMANENT PERENNIAL MIXTURE AT A RATE OF 2.00 LB PER 1000 S.F. APPLY 80-100 LB PER 1000 S.F. WEED FREE STRAW AS MULCH. AVOID USE OF PAV.
  7. ROAD GRAD AND STABILIZE IMPROVEMENT AREAS WITHIN PROJECT SITE. ALL SITE ROUGH GRADING SHALL BE COMPLETE BEFORE PUBLIC CONSTRUCTION CAN PROCEED.
  8. CONTRACT THE PROPOSED ALLEYS AND PAVEMENT PROTECTION ON ALLEYS AS THEY ARE INSTALLED.
  9. INSTALL UTILITIES AND STABILIZE STORM PAVING SHOULD BE CONSTRUCTED FROM A DOWN SLOPE TO UP SLOPE, WHERE.
  10. REMOVE EXISTING STORM PIPE WITH CONSTRUCTION OF NEW STRUCTURES AND DRAINAGE PIPES. CONNECT NEW PIPES AND SYSTEM THE SAME DAY THAT THE EXISTING PIPES ARE DISCONNECTED. THIS SHOULD BE PERFORMED ON A LATE DATE.
  11. COMPLETE BUILDING FND AND FOUNDATION.
  12. CONTRACT CURB AND PAVEMENT, DRIVEWAYS AND DRIVEWAYS AND TRAILS SHALL BE ONLY TO BE CONSTRUCTED BY A VENDOR REPRESENTATION OF ENVIRONMENTAL QUALITY COUNCIL TREE PROTECTING COMPANY.
  13. FINAL GRAD AND INSTALL CURBS, PAVEMENT, SIDEWALKS AND LANDSCAPING.
  14. ALL EROSION CONTROL MEASURES CAN BE REMOVED ONCE 70% OF EACH SOURCE (70% OF DISTURBED AREA IS STABILIZED) AND A PERMANENT COVER OF VEGETATION OR PROTECTION, IF APPROVED IN WRITING BY THE FEDERAL COUNTY DISTRICT.
  15. IMMEDIATELY AFTER BARRIERS ACTIVITIES CEASE, THE CONTRACTOR SHALL STOCKPILE ANY SOIL OBTAINED BY THE ACTIVITIES. DURING NON-CONSTRUCTION PERIOD, MULCH MUST BE APPLIED AT THE SPECIFIED RATES. MULCH SHALL NOT BE APPLIED ONCE AND SHALL BE REAPPLIED WITHIN 1 YEAR. MULCH MUST BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY VEGETATION STABILIZATION SPECIFICATIONS. DISTURBED AREAS WHICH ARE STABILIZED SHALL NOT BE RESEED/RESTORED WITHIN 1 YEAR MUST BE SEED/RESTORED IN ACCORDANCE WITH THE PERMANENT VEGETATION STABILIZATION SPECIFICATIONS.
  16. AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM UNIFORM 10% PERMANENT VEGETATION COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCUMULATED SURFACE EROSION AND SUBSTRATE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER MOVEMENTS.

**NOTE: EXISTING CONDITIONS FROM FIELD RUN TOPOGRAPHIC AND BOUNDARY SURVEY BY MCCARTHY ENGINEERING ASSOCIATES DATED JUNE 30, 2004 AND UPDATED ON NOVEMBER 18, 2008.**

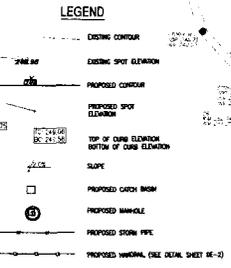
NO.	DATE	REVISION	BY	CHK	APP
1	06/30/04	REVISED PER FARRAS COUNTY STAFF COMMENTS	SL	SL	MS
2	02/20/05	REVISED PER FARRAS COUNTY SPECIAL INSPECTION APPLICATION	SL	SL	MS
3	02/20/05	REVISED PER FARRAS COUNTY SPECIAL INSPECTION APPLICATION	SL	SL	MS
4	02/20/05	REVISED PER FARRAS COUNTY SPECIAL INSPECTION APPLICATION	SL	SL	MS
5	02/20/05	REVISED PER FARRAS COUNTY SPECIAL INSPECTION APPLICATION	SL	SL	MS

**SUNOCO, INC.**  
Retail Engineering  
Exton, PA

LOCATION: 6400 BACKLICK ROAD, SPRINGFIELD, VA, FARRAS COUNTY  
PROJECT NO: E-69153

GRADING PLAN  
PROPOSED CONDITIONS

APPROVED: [Signature] DATE: 05/14/09  
CHECKED: [Signature] DATE: 05/14/09  
DRAWN: [Signature] DATE: 05/14/09  
SCALE: 1"=40'

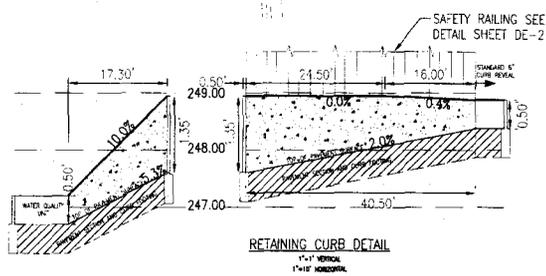
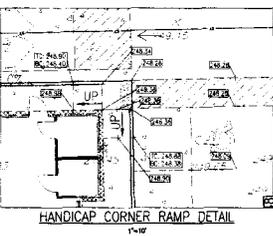


**COLUMN GRADE SCHEDULE**

COLUMN NUMBER	A	B	C	D
C-1	248.21	248.78	247.78	248.78
C-2	248.41	248.98	247.98	248.78
C-3	248.21	248.88	247.88	248.78
C-4	248.31	248.88	248.00	248.78
C-5	248.30	248.30	248.30	248.78
C-6	248.78	248.34	248.34	248.78

BOTTOM OF FASION ELEVATION: 254.34

NOTE: THIS SCHEDULE IS BASED ON THE DATA FOR THE SECTION AS SHOWN ON SHEET DE-2 AND SHALL BE SUBJECT TO CHANGE.



**CAUTION - REFER TO CONDITIONS:**  
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BASIS FOR THE COMPLETE THE CONTRACTOR SHOULD CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO LOCATE EXISTING UTILITIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

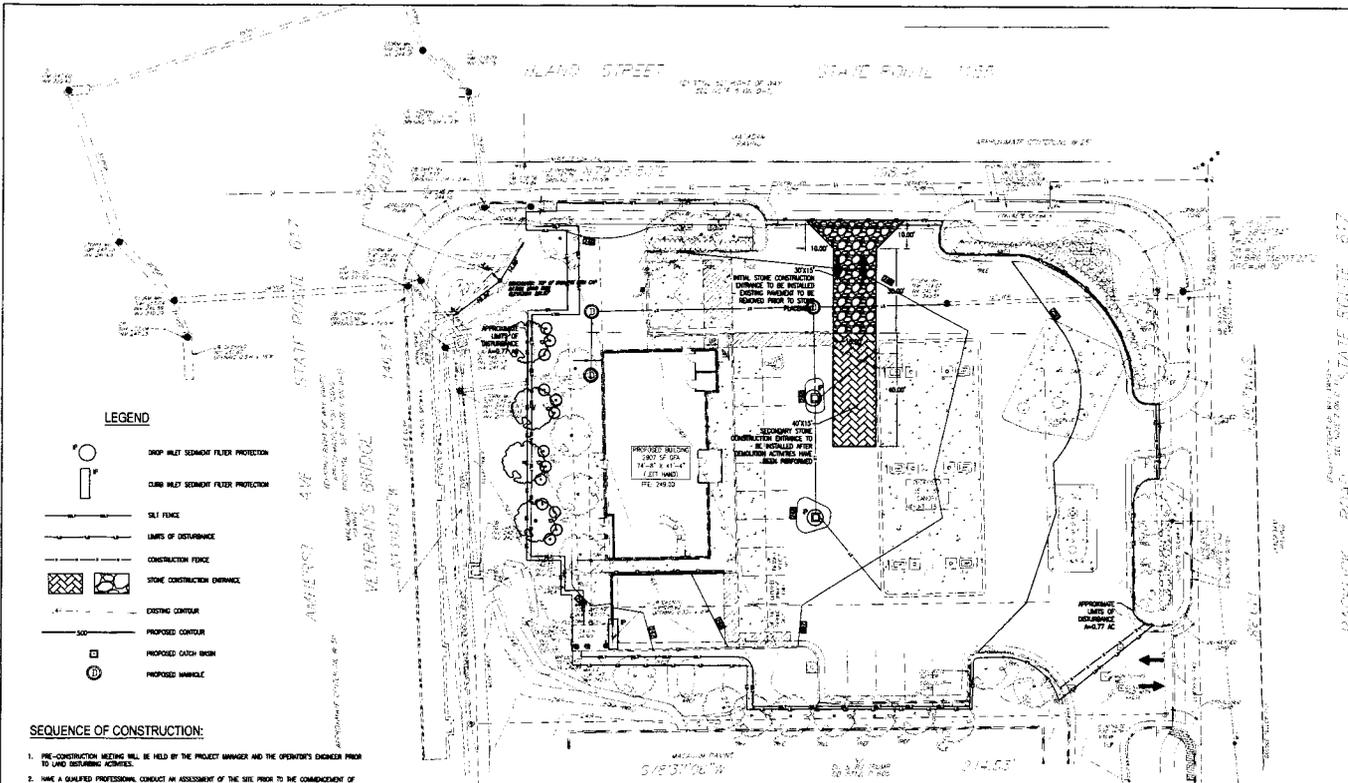
CALL BEFORE YOU DIG  
THE 1-800-4-A-SHIELD (472-7433) NATIONAL UNDERGROUND UTILITY LOCATION SERVICE IS A FREE SERVICE AVAILABLE TO ALL HOMEOWNERS AND CONTRACTORS. CALL AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO LOCATE EXISTING UTILITIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

OR  
CALL 811  
1-800-552-7001  
www.811.org

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**SEQUENCE OF CONSTRUCTION:**

1. PRE-CONSTRUCTION MEETING WILL BE HELD BY THE PROJECT MANAGER AND THE OPERATOR'S ENGINEER PRIOR TO LAND DISTURBANCE ACTIVITIES.
2. HAVE A QUALIFIED PROFESSIONAL CONDUCT AN ASSESSMENT OF THE SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALSO, HAVE THE PROFESSIONAL CERTIFY IN AN INSPECTION REPORT THAT THE APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES IN THE EROSION AND SEDIMENT CONTROL PLAN HAVE BEEN ADEQUATELY INSTALLED OR UNLARGED TO ENSURE ORIGINAL PREPARATIONS OF THE SITE FOR THE COMMENCEMENT OF CONSTRUCTION.
3. INSTALL CONSTRUCTION ENTRANCE, INLET PROTECTION AND TEMPORARY CONSTRUCTION FENCING AS INDICATED ON THE PLAN.
4. BEGIN SEEDLATION WORK. THE EXISTING ON-SITE PAVEMENT CAN BE MILLED AND REUSED PROVIDED THE USE IS COMPATIBLE WITH THE SEEDLATION WORK.
5. CLEAR AND GRADE THE "LIMITS OF CLEARING" PORTIONS OF PROJECT SITE. ALL TREES ARE TO REMAIN AND SHALL BE PROTECTED BY THE CONTRACTOR.
6. TEMPORARY AND PERMANENT POND LATER USE. SEED SPECIAL SEEDLATION ONCE COMPLETE WITH LEGAL PERMANENT PONDING MATERIAL AT A RATE OF 3-4 TONS PER 1000 SF. APPLY 80-100 TONS PER 1000 SF. SEED FERTILIZER AS INDICATED AND USE OF APP.
7. BOUND CONCRETE AND STABILIZE APPROXIMATE AREAS WITHIN PROJECT SITE. ALL SITE ROUGH GRADING SHALL BE COMPLETE BEFORE PIPELINE CONSTRUCTION CAN PROCEED.
8. CONSTRUCT THE PROPOSED WEIETS AND INSTALL PROTECTION ON WEIETS AS THEY ARE INSTALLED.
9. INSTALL UTILITIES AND STABILIZE STORM PIPING SHOULD BE CONSTRUCTED FROM A DOWN SLOPE TO UP SLOPE SLOPES.
10. REMOVE EXISTING STORM PIPES AFTER CONSTRUCTION OF NEW STRUCTURES AND DRAINAGE PIPES. CONNECT NEW PIPES INTO SYSTEM THE SAME DAY THAT THE EXISTING PIPES ARE DISCONNECTED. THIS SHOULD BE PERFORMED ON A DRY DAY.
11. CONSTRUCT BUILDING PAD AND FOUNDATION.
12. CONSTRUCT CANOPY PAD, PAW PAD, CANOPY, DISPENSERS AND LAUNDS. LAUNDS ARE ONLY TO BE CONSTRUCTED BY A VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY CERTIFIED TANK HANDLING COMPANY.
13. FINAL GRASS SEED AND INSTALL CURBLES, PAVED, SIDEWALKS AND LANDSCAPING.
14. ALL EROSION CONTROL MEASURES CAN BE REMOVED ONE YEAR OF EACH SQUARE FOOT OF ASSURED AREA IS STABILIZED WITH A PERMANENT STAND OF VEGETATION OR PAVEMENT, IF APPROVED IN WRITING BY THE FEDERAL COURT ENGINEER.
15. IMMEDIATELY AFTER DAILY DISTURBANCE ACTIVITIES CEASE THE OPERATOR SHALL STABILIZE ANY AREAS IDENTIFIED BY THE CONTRACTOR DURING HIGH-CONCENTRATION PERIODS. WHICH MUST BE APPLIED AT THE SPECIFIED RATES. RESTORED AREAS WHICH ARE NOT TO BE SEEDLATION SHALL BE RESTORED WITHIN 1 YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY VEGETATION STABILIZATION SPECIFICATIONS. RESTORED AREAS WHICH ARE NOT TO BE SEEDLATION SHALL BE RESTORED WITHIN 1 YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE PERMANENT VEGETATION STABILIZATION SPECIFICATIONS.
16. AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM VEGETATION THE PERMANENT VEGETATION COVER OR OTHER PERMANENT HIGH-RETENTIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCIDENTAL SURFACE EROSION AND SUBSEQUENT CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER HAZARDS.

**WET WEATHERING NOTE:**

1. WEIETS SHOULD BE INSPECTED AND CLEANED OUT AFTER EACH STORMWATER INFLOW EVENT.

EROSION AND SEDIMENT CONTROL MATERIALS	
SILT FENCE	327 LF
DROP INLET PROTECTION	2
CURB INLET PROTECTION	1
CONSTRUCTION FENCE W/ GATE AT ENTRANCES ONLY - CONSTRUCTION NOT INSTALLED, FENCE REMOVE PERMITTER AS PER CONSTRUCTION PLAN	103 LF

CALL BEFORE YOU DIG  
 THE MARYLAND UTILITY LOCATING AND MARKING SERVICE (MULL) PROVIDES A FREE SERVICE TO HELP YOU IDENTIFY THE LOCATION OF EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION PROJECT. CALL 811 TO REQUEST A FREE SERVICE. MULL WILL VISIT YOUR SITE TO LOCATE AND MARK ALL UTILITIES IN ACCORDANCE WITH THE MARYLAND UTILITY LOCATING AND MARKING ACT. MULL WILL PROVIDE YOU WITH A LOCATION MAP AND A DIGGING PERMIT. MULL WILL ALSO PROVIDE YOU WITH A DIGGING PERMIT. MULL WILL ALSO PROVIDE YOU WITH A DIGGING PERMIT. MULL WILL ALSO PROVIDE YOU WITH A DIGGING PERMIT.

OR  
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**STANDARD EROSION AND SEDIMENT CONTROL PLAN NOTES:**

1. UNLESS OTHERWISE INDICATED, ALL VEGETATION AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CONSTRUCTED AND MAINTAINED ACCORDING TO MINIMUM COVERAGES AND SPECIFICATIONS OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK AND VIRGINIA REGULATIONS WHICH IS EROSION AND SEDIMENT CONTROL REGULATIONS.
2. THE PLAN APPROVING AUTHORITY MUST BE NOTIFIED ONE WEEK PRIOR TO THE PRE-CONSTRUCTION CONFERENCE, ONE WEEK PRIOR TO THE COMMENCEMENT OF LAND DISTURBANCE ACTIVITIES, AND ONE WEEK PRIOR TO THE FINAL INSPECTION.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP IN CLEARING.
4. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
5. PRIOR TO COMMENCING LAND DISTURBANCE ACTIVITIES IN AREAS OTHER THAN INDICATED ON THESE PLANS (INCLUDING, BUT NOT LIMITED TO, OFF-SITE BARRIERS OR BUFFER AREAS), THE CONTRACTOR SHALL SUBMIT A SUPPLEMENTARY EROSION CONTROL PLAN TO THE OWNER FOR REVIEW AND APPROVAL BY THE PLAN APPROVING AUTHORITY.
6. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY THE PLAN APPROVING AUTHORITY.
7. ALL SEEDING AREAS ARE TO BE SEEDLATION APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES DURING LAND DISTURBANCE ACTIVITIES AND DURING SITE DEVELOPMENT UNTIL FINAL STABILIZATION IS ACHIEVED.
8. DURING SEEDING OPERATIONS, WATER WILL BE PLACED INTO AN APPROVED SEEDING DEVICE.
9. THE CONTRACTOR SHALL RESPECT ALL EROSION CONTROL MEASURES PERIODICALLY AND AFTER EACH RAINFALL-PRODUCING INFLOW EVENT. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES SHALL BE MADE IMMEDIATELY.
10. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO EXPOSED AREAS WITHIN SEVEN DAYS AFTER FINAL GRADING IS COMPLETED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN DAYS TO EXPOSED AREAS THAT WILL NOT BE AT FINAL GRADE BUT WILL REMAIN EXPOSED FOR LONGER THAN 30 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT EXPOSED FOR MORE THAN ONE YEAR.
11. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCK PILES AND BARRIERS SHALL BE STABILIZED OR PROTECTED WITH PROTECTED TRAPPING MEASURES. THE APPLICABLE IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS BARRIERS AREAS AND SOIL STOCKPILES TRANSPORTED FROM THE PROJECT SITE.
12. A PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED ON EXPOSED AREAS NOT OTHERWISE PERMANENTLY STABILIZED. PERMANENT VEGETATION SHALL NOT BE CONSIDERED ESTABLISHED UNTIL A GROUND COVER IS ACHIEVED THAT IS CAPABLE, MAINTAIN ENOUGH TO SURVIVE AND WILL NOT ERODE.
13. FERTILIZER AND PESTICIDES SHALL BE APPLIED TO EXPOSED AREAS AND OTHER MEASURES APPLIED TO THAT SEEDING SHALL BE CONSIDERED AS A FIRST STEP IN ANY LAND-USE RESTORATION PROJECT AND SHALL BE MADE FUNCTIONAL BEFORE ANY LAND-USE RESTORATION TAKES PLACE.
14. STABILIZATION MEASURES SHALL BE APPLIED TO DAMAGED STRUCTURES SUCH AS DRAIN LINES AND OVERSIGHTS IMMEDIATELY AFTER INSTALLATION.
15. CUT AND FILL SLOPES SHALL BE REIGNED AND CONSTRUCTED IN A MANNER THAT WILL MINIMIZE EROSION. SLOPES THAT ARE FOUND TO BE ERODING EXCESSIVELY WITHIN ONE YEAR OF PERMANENT STABILIZATION SHALL BE PROVIDED WITH ADDITIONAL SLOPE STABILIZATION MEASURES UNTIL THE PROBLEM IS CORRECTED.
16. CONFINEMENT BARRIERS SHALL NOT FLOW DOWN CUT OR FILL SLOPES UNLESS CONTAINED WITHIN AN ADEQUATE TEMPORARY OR PERMANENT COVER, FENCE OR SOFT BERM STRUCTURE.
17. WINDROW BERM DEEPS FROM A SLOPE FACE, ADEQUATE CHAINAGE OR OTHER PROTECTION SHALL BE PROVIDED.
18. ALL STORM SEWER WEIETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEEDMENT-LADEN WATER CANNOT ENTER THE CONDUITANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.
19. BEFORE ANY UNCONTROLLED STORMWATER CONDUITANCE CHANNELS OF PIPES ARE MADE OPERATIONAL, ADEQUATE OUTLET PROTECTION AND ANY REQUIRED TYPING OF PERMANENT CHANNELS, LAUNCH SHALL BE INSTALLED TO BURN THE CONDUITANCE CHANNELS AND REDUCING CHANNELS.
20. UNDERGROUND UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING STANDARDS IN ADDITION TO OTHER APPLICABLE CRITERIA.
  - a. NO MORE THAN 500 LINEAR FEET OF TRENCH MAY BE OPENED AT ONE TIME.
  - b. DESIGNATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES.
  - c. EFFLUENT FROM SEWERING OPERATIONS SHALL BE FILTERED OR PASSED THROUGH AN APPROVED SEDIMENT TRAPPING DEVICE, OR BOTH, AND DISCHARGED IN A MANNER THAT DOES NOT ADVERSELY AFFECT FLOWING OR OFF-SITE PROPERTY.
  - d. MATERIAL USED FOR BACKFILLING TRENCHES SHALL BE PROPERLY COMPACTED IN ORDER TO MINIMIZE EROSION AND PROMOTE STABILIZATION.
  - e. REINSTALLATION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THIS CHAPTER.
  - f. APPLICABLE SAFETY CHAINAGE SHALL BE COMPLETED WITH.
21. WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE IMPACT OF SEDIMENT BY CLEANING TRUCKS AND EQUIPMENT PRIOR TO THE ROAD SURFACE. THESE SPECIFICATIONS SHALL BE ENFORCED PRIOR TO THE ROAD SURFACE SHALL BE CLEANED THROUGHOUT AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROAD BY HOVING OR DRUMMING AND TRANSPORTED TO A REMEDIATION FACILITY. SEDIMENT SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION SHALL APPLY TO REMEDIATION FACILITIES AS WELL AS TO LAND-USE RESTORATION ACTIVITIES.
22. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES NO LONGER MEET THE PERFORMANCE CRITERIA AS SET BY THE LOCAL PERMITTING AGENCY. THE LOCAL PERMITTING AGENCY AND THE SEEDING SOIL AREAS RESULTING FROM THE COMPLETION OF TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED TO PREVENT FURTHER EROSION AND SEDIMENTATION.

**MAINTENANCE PROGRAM NOTES:**

- UNLESS THE SITE IS STABILIZED, ALL WEIETS MUST BE MAINTAINED PROPERLY. MAINTENANCE SHALL INCLUDE INSPECTIONS OF ALL WEIETS AFTER EACH STORM EVENT AND ON A REGULAR BASIS. ALL PREVENTIVE AND MAINTENANCE OPERATIONS, INCLUDING CLEANING, REPAIR, REPLACEMENT, REBUILDING AND REJECTION, MUST BE PERFORMED IMMEDIATELY.
- SHOULD ANY WEIETS CONTAINED WITHIN THIS PLAN PROVE INCAPABLE OF ADEQUATELY REMOVING SEDIMENT FROM EXPOSED FLOOD PRONE TO DEGRADE OR STABILIZING THE SURFACE INCLUDED. ADDITIONAL WEIETS MUST BE IMMEDIATELY IMPLEMENTED BY THE PERMITTEE TO MAINTAIN THE ADEQUATE MAINTENANCE. ALL WEIETS MUST BE MAINTAINED IMMEDIATELY.
- AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY BARRIERS MUST BE REMOVED. AREAS DESTROYED DURING REMOVAL OF THE BARRIERS MUST BE STABILIZED. SEDIMENT MUST BE REMOVED WHERE ACCUMULATIONS REACH ONE-TWO THE ABOVE GROUND HEIGHT OF SILT FENCE BARRIERS.
- STORMWATER WEIETS MUST BE PROTECTED UNTIL THE TEMPORARY AREAS ARE STABILIZED AND CONTROL MEASURES MAINTAINED AFTER EACH STORM EVENT.
- ROCK CONSTRUCTION ENTRANCES WILL BE MAINTAINED IN A MANNER SO THAT CLEAN STONE IS ALWAYS VISIBLE ON THE SURFACE. SOIL ENRICHED ROCK CONSTRUCTION ENTRANCES MUST BE REMOVED AND REPLACED.

**TEMPORARY/PERMANENT SEEDING**

AREAS DESTROYED BY ON-SITE GRADING AND/OR THAT WILL NOT BE CONSTRUCTED IMMEDIATELY SHALL BE STABILIZED WITH A PERMANENT VEGETATIVE COVER USING THE FOLLOWING SEEDING SCHEDULE:

	SEED PER 1000 SQ. FT.	FERTILIZER PER 1000 SQ. FT.
KENTUCKY BLUE GRASS	2.00	2.00
HOAR FESCUE	2.00	2.00
PERENNIAL RYE GRASS	3.00	3.00

AREAS TO BE LEFT EXPOSED FOR LONGER THAN ONE YEAR SHALL BE TEMPORARILY STABILIZED WITH PERENNIAL RYE GRASS APPLIED AT THE RATE OF 100 LBS PER ACRE OR 1 LB PER 1000 SQ. FT.

ALL SEEDING AREAS ARE TO HAVE AN APPLICATION OF THE FOLLOWING:  
 1. 100 LBS PER ACRE OF 10-10-10 FERTILIZER AT A MINIMUM RATE OF 1 TON PER ACRE (100 LBS PER 1000 SQ. FT.)  
 2. 100 LBS PER ACRE OF 10-10-10 FERTILIZER OR APPROVED EQUIV.

MAINTENANCE - WEIETS SHALL BE KEPT FREE OF WEEDS AND GRASS OR SOIL MAY BE APPLIED AT A MINIMUM RATE OF 1 TON PER ACRE (100 LBS PER 1000 SQ. FT.) TO MAINTAIN WEIETS DURING APPLICATION. WEIETS SHALL BE MAINTAINED IMMEDIATELY.

REVISIONS

NO.	DATE	DESCRIPTION	BY	CHKD	APP'D
1	7/1/08	REVISED PER FAIRFAX COUNTY STAFF COMMENTS	SLV	MSJ	MSJ
2	7/1/08	REVISED PER FAIRFAX COUNTY STAFF COMMENTS	SLV	MSJ	MSJ
3	7/1/08	REVISED PER FAIRFAX COUNTY STAFF COMMENTS	SLV	MSJ	MSJ
4	7/1/08	REVISED PER FAIRFAX COUNTY STAFF COMMENTS	SLV	MSJ	MSJ
5	7/1/08	REVISED PER CH-4 REVISION NO. 2	SLV	MSJ	MSJ

DESIGNER: SLV  
 CHECKED: MSJ  
 DATE: 7/1/08

**SUNOCO, INC.**  
 Retail Engineering  
 Exton, PA

LOCATION: 6400 BACKLICK ROAD, SPRINGFIELD, VA, FAIRFAX COUNTY

PROJECT NO: E-69153

**EROSION AND SEDIMENT CONTROL PLAN**

APPROVED: MSJ  
 CHECKED: MSJ  
 DATE: 7/1/08

FACILITY NO: 0057-2800  
 DRAWING NO: ES-1  
 REV: 5

**STORMWATER MANAGEMENT NARRATIVE**

AS REFLECTED ON THE "EXISTING CONDITIONS" SHEET, THIS SITE IS CURRENTLY A GRADE-LEVEL LOT WITH NO IMPROVEMENTS. THE PROPOSED DEVELOPMENT IS A RECONSTRUCTION OF THE EXISTING 10,000 SQ. FT. BUILDING AND AN ADDITIONAL 10,000 SQ. FT. OF OFFICE SPACE. THIS DEVELOPMENT WILL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION (PA DEP) REGULATIONS FOR STORMWATER MANAGEMENT. THIS NARRATIVE PROVIDES A SUMMARY OF THE DESIGN AND CONSTRUCTION REQUIREMENTS FOR THE STORMWATER MANAGEMENT SYSTEM AND THE REQUIRED IMPROVEMENTS.

IN ACCORDANCE WITH THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION (PA DEP) REGULATIONS, THIS PROJECT IS CONSIDERED A "RECONSTRUCTION" AND DOES NOT REQUIRE A STORMWATER MANAGEMENT PLAN. HOWEVER, THE PROJECT WILL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE PA DEP REGULATIONS FOR STORMWATER MANAGEMENT. THIS NARRATIVE PROVIDES A SUMMARY OF THE DESIGN AND CONSTRUCTION REQUIREMENTS FOR THE STORMWATER MANAGEMENT SYSTEM AND THE REQUIRED IMPROVEMENTS.

THE PROPERTY IS NOT WITHIN THE WATERSHED PROTECTION ORDER DISTRICT AND THERE ARE NO REGULATORY PROTECTION AREAS ON SITE. ALL SWAMP, WETLANDS AND POND SHALL BE PROPERLY MAINTAINED. A DRAINAGE EXISTENCE HAS BEEN IDENTIFIED TO FLOW EAST ALONG THE EXISTING DRAINAGE CANAL, EXTENDING FROM THE 12' C&D PIPE THAT RUNS THROUGH THE SITE. SINCE THESE DRAINAGE CARRY FLOWS FROM THE SITE, THESE DRAINAGE CARRY FLOWS SHALL BE MAINTAINED THROUGH THE EXISTING PROPERTY.

PRECEDENT: THE SITE HAS AN ELEVATION CHANGE OF APPROXIMATELY 7 FEET. THE SITE SLOPES FROM WEST TO EAST. THE EXISTING DRAINAGE CANAL IS LOCATED ON THE WEST SIDE OF THE SITE. THE PROPOSED DEVELOPMENT WILL BE CONSTRUCTED ON THE EAST SIDE OF THE SITE. THE PROPOSED DEVELOPMENT WILL BE CONSTRUCTED ON THE EAST SIDE OF THE SITE. THE PROPOSED DEVELOPMENT WILL BE CONSTRUCTED ON THE EAST SIDE OF THE SITE.

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**Pre-construction/Post-construction Stormwater Discharge Schedule Table:**

Year	Peak Flow (cfs)	Reduction (%)
1 Year	5.47	11.7%
2 Year	5.47	11.7%
5 Year	5.47	11.7%
10 Year	5.47	11.7%
25 Year	5.47	11.7%
50 Year	5.47	11.7%
100 Year	5.47	11.7%

These calculations reflect the discharge for the entire site and show a full control of flows from this property for the 1, 2, 5, 10, 25, 50, and 100 year storms.

**Pre-construction/Post-construction Stormwater Volume Summary Table:**

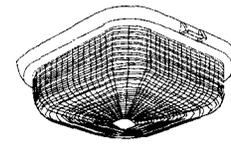
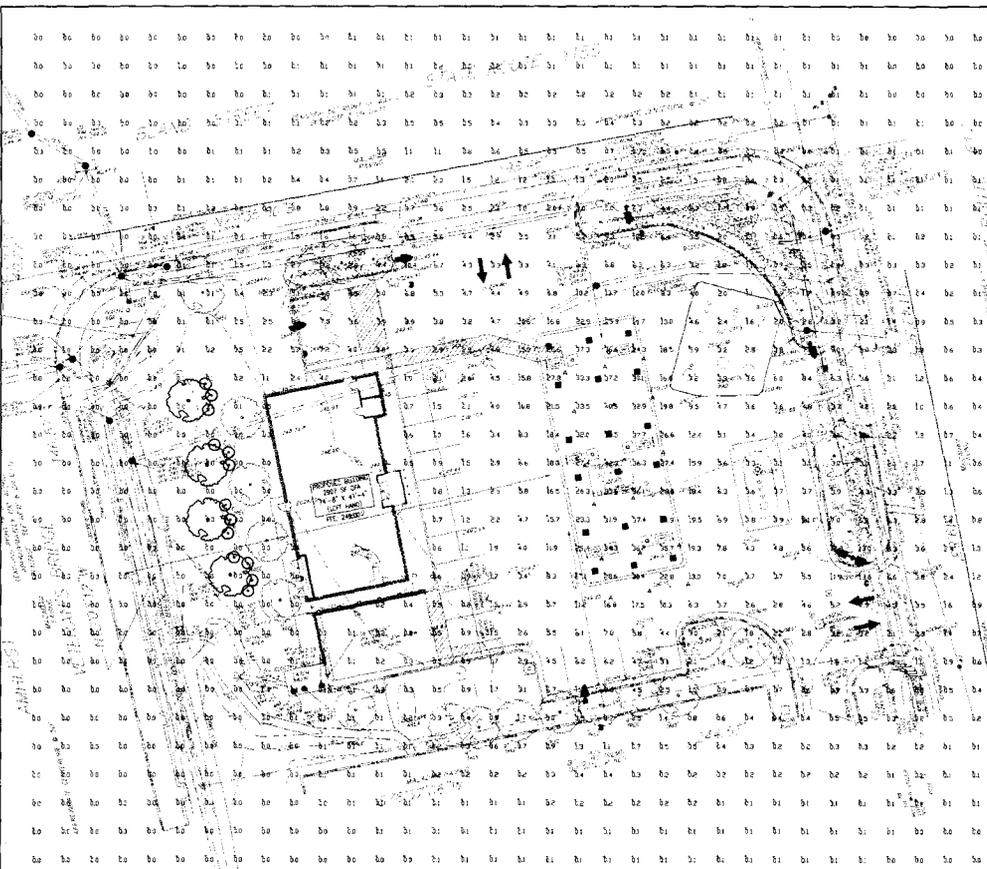
Year	Peak Flow (cfs)	Reduction (%)
1 Year	264	13.2%
2 Year	264	13.2%
5 Year	264	13.2%
10 Year	264	13.2%
25 Year	264	13.2%
50 Year	264	13.2%
100 Year	264	13.2%

These calculations reflect the discharge for the entire site and show a full control of flows from this property for the 1, 2, 5, 10, 25, 50, and 100 year storms.

**MINIMUM STORMWATER INFORMATION FOR RECONSTRUCTION, SPECIAL EXCEPTION PERMIT AND DEVELOPMENT PLAN APPLICATIONS**

The following information is required to be shown or provided in all zoning applications, or a waiver request of the information requirement with justification shall be obtained. These measures will be taken upon receipt. Failure to adequately address the required information may result in a delay in processing this application.

The information is required to include the following zoning ordinance paragraphs:  
 Special Permit (S-1) 2.1, 2.2, 2.3  
 Chapter 101 (S-1) 10.1, 10.2  
 Development Plans (S-1) 10.3, 10.4, 10.5  
 Flood Protection (S-1) 10.6, 10.7, 10.8, 10.9, 10.10, 10.11, 10.12, 10.13, 10.14, 10.15, 10.16, 10.17, 10.18, 10.19, 10.20, 10.21, 10.22, 10.23, 10.24, 10.25, 10.26, 10.27, 10.28, 10.29, 10.30, 10.31, 10.32, 10.33, 10.34, 10.35, 10.36, 10.37, 10.38, 10.39, 10.40, 10.41, 10.42, 10.43, 10.44, 10.45, 10.46, 10.47, 10.48, 10.49, 10.50, 10.51, 10.52, 10.53, 10.54, 10.55, 10.56, 10.57, 10.58, 10.59, 10.60, 10.61, 10.62, 10.63, 10.64, 10.65, 10.66, 10.67, 10.68, 10.69, 10.70, 10.71, 10.72, 10.73, 10.74, 10.75, 10.76, 10.77, 10.78, 10.79, 10.80, 10.81, 10.82, 10.83, 10.84, 10.85, 10.86, 10.87, 10.88, 10.89, 10.90, 10.91, 10.92, 10.93, 10.94, 10.95, 10.96, 10.97, 10.98, 10.99, 10.100, 10.101, 10.102, 10.103, 10.104, 10.105, 10.106, 10.107, 10.108, 10.109, 10.110, 10.111, 10.112, 10.113, 10.114, 10.115, 10.116, 10.117, 10.118, 10.119, 10.120, 10.121, 10.122, 10.123, 10.124, 10.125, 10.126, 10.127, 10.128, 10.129, 10.130, 10.131, 10.132, 10.133, 10.134, 10.135, 10.136, 10.137, 10.138, 10.139, 10.140, 10.141, 10.142, 10.143, 10.144, 10.145, 10.146, 10.147, 10.148, 10.149, 10.150, 10.151, 10.152, 10.153, 10.154, 10.155, 10.156, 10.157, 10.158, 10.159, 10.160, 10.161, 10.162, 10.163, 10.164, 10.165, 10.166, 10.167, 10.168, 10.169, 10.170, 10.171, 10.172, 10.173, 10.174, 10.175, 10.176, 10.177, 10.178, 10.179, 10.180, 10.181, 10.182, 10.183, 10.184, 10.185, 10.186, 10.187, 10.188, 10.189, 10.190, 10.191, 10.192, 10.193, 10.194, 10.195, 10.196, 10.197, 10.198, 10.199, 10.200, 10.201, 10.202, 10.203, 10.204, 10.205, 10.206, 10.207, 10.208, 10.209, 10.210, 10.211, 10.212, 10.213, 10.214, 10.215, 10.216, 10.217, 10.218, 10.219, 10.220, 10.221, 10.222, 10.223, 10.224, 10.225, 10.226, 10.227, 10.228, 10.229, 10.230, 10.231, 10.232, 10.233, 10.234, 10.235, 10.236, 10.237, 10.238, 10.239, 10.240, 10.241, 10.242, 10.243, 10.244, 10.245, 10.246, 10.247, 10.248, 10.249, 10.250, 10.251, 10.252, 10.253, 10.254, 10.255, 10.256, 10.257, 10.258, 10.259, 10.260, 10.261, 10.262, 10.263, 10.264, 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10.390, 10.391, 10.392, 10.393, 10.394, 10.395, 10.396, 10.397, 10.398, 10.399, 10.400, 10.401, 10.402, 10.403, 10.404, 10.405, 10.406, 10.407, 10.408, 10.409, 10.410, 10.411, 10.412, 10.413, 10.414, 10.415, 10.416, 10.417, 10.418, 10.419, 10.420, 10.421, 10.422, 10.423, 10.424, 10.425, 10.426, 10.427, 10.428, 10.429, 10.430, 10.431, 10.432, 10.433, 10.434, 10.435, 10.436, 10.437, 10.438, 10.439, 10.440, 10.441, 10.442, 10.443, 10.444, 10.445, 10.446, 10.447, 10.448, 10.449, 10.450, 10.451, 10.452, 10.453, 10.454, 10.455, 10.456, 10.457, 10.458, 10.459, 10.460, 10.461, 10.462, 10.463, 10.464, 10.465, 10.466, 10.467, 10.468, 10.469, 10.470, 10.471, 10.472, 10.473, 10.474, 10.475, 10.476, 10.477, 10.478, 10.479, 10.480, 10.481, 10.482, 10.483, 10.484, 10.485, 10.486, 10.487, 10.488, 10.489, 10.490, 10.491, 10.492, 10.493, 10.494, 10.495, 10.496, 10.497, 10.498, 10.499, 10.500, 10.501, 10.502, 10.503, 10.504, 10.505, 10.506, 10.507, 10.508, 10.509, 10.510, 10.511, 10.512, 10.513, 10.514, 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10.640, 10.641, 10.642, 10.643, 10.644, 10.645, 10.646, 10.647, 10.648, 10.649, 10.650, 10.651, 10.652, 10.653, 10.654, 10.655, 10.656, 10.657, 10.658, 10.659, 10.660, 10.661, 10.662, 10.663, 10.664, 10.665, 10.666, 10.667, 10.668, 10.669, 10.670, 10.671, 10.672, 10.673, 10.674, 10.675, 10.676, 10.677, 10.678, 10.679, 10.680, 10.681, 10.682, 10.683, 10.684, 10.685, 10.686, 10.687, 10.688, 10.689, 10.690, 10.691, 10.692, 10.693, 10.694, 10.695, 10.696, 10.697, 10.698, 10.699, 10.700, 10.701, 10.702, 10.703, 10.704, 10.705, 10.706, 10.707, 10.708, 10.709, 10.710, 10.711, 10.712, 10.713, 10.714, 10.715, 10.716, 10.717, 10.718, 10.719, 10.720, 10.721, 10.722, 10.723, 10.724, 10.725, 10.726, 10.727, 10.728, 10.729, 10.730, 10.731, 10.732, 10.733, 10.734, 10.735, 10.736, 10.737, 10.738, 10.739, 10.740, 10.741, 10.742, 10.743, 10.744, 10.745, 10.746, 10.747, 10.748, 10.749, 10.750, 10.751, 10.752, 10.753, 10.754, 10.755, 10.756, 10.757, 10.758, 10.759, 10.760, 10.761, 10.762, 10.763, 10.764, 10.765, 10.766, 10.767, 10.768, 10.769, 10.770, 10.771, 10.772, 10.773, 10.774, 10.775, 10.776, 10.777, 10.778, 10.779, 10.780, 10.781, 10.782, 10.783, 10.784, 10.785, 10.786, 10.787, 10.788, 10.789, 10.790, 10.791, 10.792, 10.793, 10.794, 10.795, 10.796, 10.797, 10.798, 10.799, 10.800, 10.801, 10.802, 10.803, 10.804, 10.805, 10.806, 10.807, 10.808, 10.809, 10.810, 10.811, 10.812, 10.813, 10.814, 10.815, 10.816, 10.817, 10.818, 10.819, 10.820, 10.821, 10.822, 10.823, 10.824, 10.825, 10.826, 10.827, 10.828, 10.829, 10.830, 10.831, 10.832, 10.833, 10.834, 10.835, 10.836, 10.837, 10.838, 10.839, 10.840, 10.841, 10.842, 10.843, 10.844, 10.845, 10.846, 10.847, 10.848, 10.849, 10.850, 10.851, 10.852, 10.853, 10.854, 10.855, 10.856, 10.857, 10.858, 10.859, 10.860, 10.861, 10.862, 10.863, 10.864, 10.865, 10.866, 10.867, 10.868, 10.869, 10.870, 10.871, 10.872, 10.873, 10.874, 10.875, 10.876, 10.877, 10.878, 10.879, 10.880, 10.881, 10.882, 10.883, 10.884, 10.885, 10.886, 10.887, 10.888, 10.889, 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11.015, 11.016, 11.017, 11.018, 11.019, 11.020, 11.021, 11.022, 11.023, 11.024, 11.025, 11.026, 11.027, 11.028, 11.029, 11.030, 11.031, 11.032, 11.033, 11.034, 11.035, 11.036, 11.037, 11.038, 11.039, 11.040, 11.041, 11.042, 11.043, 11.044, 11.045, 11.046, 11.047, 11.048, 11.049, 11.050, 11.051, 11.052, 11.053, 11.054, 11.055, 11.056, 11.057, 11.058, 11.059, 11.060, 11.061, 11.062, 11.063, 11.064, 11.065, 11.066, 11.067, 11.068, 11.069, 11.070, 11.071, 11.072, 11.073, 11.074, 11.075, 11.076, 11.077, 11.078, 11.079, 11.080, 11.081, 11.082, 11.083, 11.084, 11.085, 11.086, 11.087, 11.088, 11.089, 11.090, 11.091, 11.092, 11.093, 11.094, 11.095, 11.096, 11.097, 11.098, 11.099, 11.100, 11.101, 11.102, 11.103, 11.104, 11.105, 11.106, 11.107, 11.108, 11.109, 11.110, 11.111, 11.112, 11.113, 11.114, 11.115, 11.116, 11.117, 11.118, 11.119, 11.120, 11.121, 11.122, 11.123, 11.124, 11.125, 11.126, 11.127, 11.128, 11.129, 11.130, 11.131, 11.132, 11.133, 11.134, 11.135, 11.136, 11.137, 11.138, 11.139, 11.140, 11.141, 11.142, 11.143, 11.144, 11.145, 11.146, 11.147, 11.148, 11.149, 11.150, 11.151, 11.152, 11.153, 11.154, 11.155, 11.156, 11.157, 11.158, 11.159, 11.160, 11.161, 11.162, 11.163, 11.164, 11.165, 11.166, 11.167, 11.168, 11.169, 11.170, 11.171, 11.172, 11.173, 11.174, 11.175, 11.176, 11.177, 11.178, 11.179, 11.180, 11.181, 11.182, 11.183, 11.184, 11.185, 11.186, 11.187, 11.188, 11.189, 11.190, 11.191, 11.192, 11.193, 11.194, 11.195, 11.196, 11.197, 11.198, 11.199, 11.200, 11.201, 11.202, 11.203, 11.204, 11.205, 11.206, 11.207, 11.208, 11.209, 11.210, 11.211, 11.212, 11.213, 11.214, 11.215, 11.216, 11.217, 11.218, 11.219, 11.220, 11.221, 11.222, 11.223, 11.224, 11.225, 11.226, 11.227, 11.228, 11.229, 11.230, 11.231, 11.232, 11.233, 11.234, 11.235, 11.236, 11.237, 11.238, 11.239, 11.240, 11.241, 11.242, 11.243, 11.244, 11.245, 11.246, 11.247, 11.248, 11.249, 11.250, 11.251, 11.252, 11.253, 11.254, 11.255, 11.256, 11.257, 11.258, 11.259, 11.260, 11.261, 11.262, 11.263, 11.264, 11.265, 11.266, 11.267, 11.268, 11.269, 11.270, 11.271, 11.272, 11.273, 11.274, 11.275, 11.276, 11.277, 11.278, 11.279, 11.280, 11.281



# SCOTTSDALE

Maintained footcandle levels

Label	Calc type	Units	Avg	Max	Min	Avg/Min	Max/Min
LOF	Illuminance	Fc	2.80	42.7	0.0	N.A.	N.A.
PAVED AREA SUMMARY	Illuminance	Fc	6.16	26.6	0.5	12.32	53.20
CANOPY SUMMARY	Illuminance	Fc	31.89	42.7	21.5	1.48	1.99

Symbol	Qty	Label	Arrangement	No. Lamps	Lumens	Total Lumens	I.L.F.	Description	Total Watts
⊠	28	A	SINGLE	1	23750	23750	0.700	SC-S-250-PSMV-PC	291
⊠	15	B	SINGLE	1	36000	36000	0.650	EXISTING 400W FIXTURES BY OTHERS ON 16' POLE	458
⊠	1	C	0:90°	1	36000	72000	0.650	EXISTING 400W FIXTURES BY OTHERS ON 16' POLE DOUBLE	916

NOTE: ALL C AND D FIXTURES ARE EXISTING AND TO BE REUSED

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer/owner/architect must determine appropriateness of the layout for existing or future field conditions.

This lighting pattern represents illumination areas calculated from laboratory data taken under controlled conditions listing current industry standard amp ratings in accordance with Illuminating Engineering Society approved methods. Actual performance of any manufacturer's luminaire may vary due to variation in electrical voltage, clearance in ramps and other various field conditions.

INFORMATION OBTAINED FROM PHOTOMETRIC PLAN CALCULATED BY:



CALL BEFORE YOU DIG!  
 THE MISSISSIPPI VALLEY REGIONAL ENGINEERING UNIT HAS BEEN DESIGNATED AS THE AUTHORITY FOR THE PROVISION OF PUBLIC UTILITY RECORDS. ANY WORK TO BE PERFORMED IN THIS AREA MUST BE IN ACCORDANCE WITH THE REGULATIONS OF THE MISSISSIPPI VALLEY REGIONAL ENGINEERING UNIT. ALL EXCAVATION IS TO BE COMPLETED CAREFULLY.  
 CALL 811  
 OR  
 1-800-552-7001  
 www.mississippivalleyregion.com

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 King of Prussia, PA, 19406  
 610.783.1420 / 610.783.1425 fax  
 www.bergmannpc.com



REV	DATE	REVISIONS	BY	CHKD	APP'D
1	7/15/08	REVISED PER TOWN ENGINEER COMMENTS	SLV	APL	APL
2	7/15/08	REVISED PER TOWN ENGINEER SPECIAL EXCEPTION APPLICATION COMMENTS	SLV	APL	APL
3	7/15/08	REVISED PER TOWN ENGINEER SPECIAL EXCEPTION APPLICATION COMMENTS	SLV	APL	APL
4	7/15/08	REVISED PER TOWN ENGINEER SPECIAL EXCEPTION APPLICATION COMMENTS	SLV	APL	APL
5	7/15/08	REVISED PER TOWN ENGINEER SPECIAL EXCEPTION APPLICATION COMMENTS	SLV	APL	APL

**SUNOCO, INC.**  
 Retail Engineering  
 Exton, PA

LOCATION: 6400 BACKLICK ROAD  
 SPRINGFIELD, VA  
 FAIRFAX COUNTY

PROJECT NO: E-69153

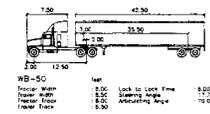
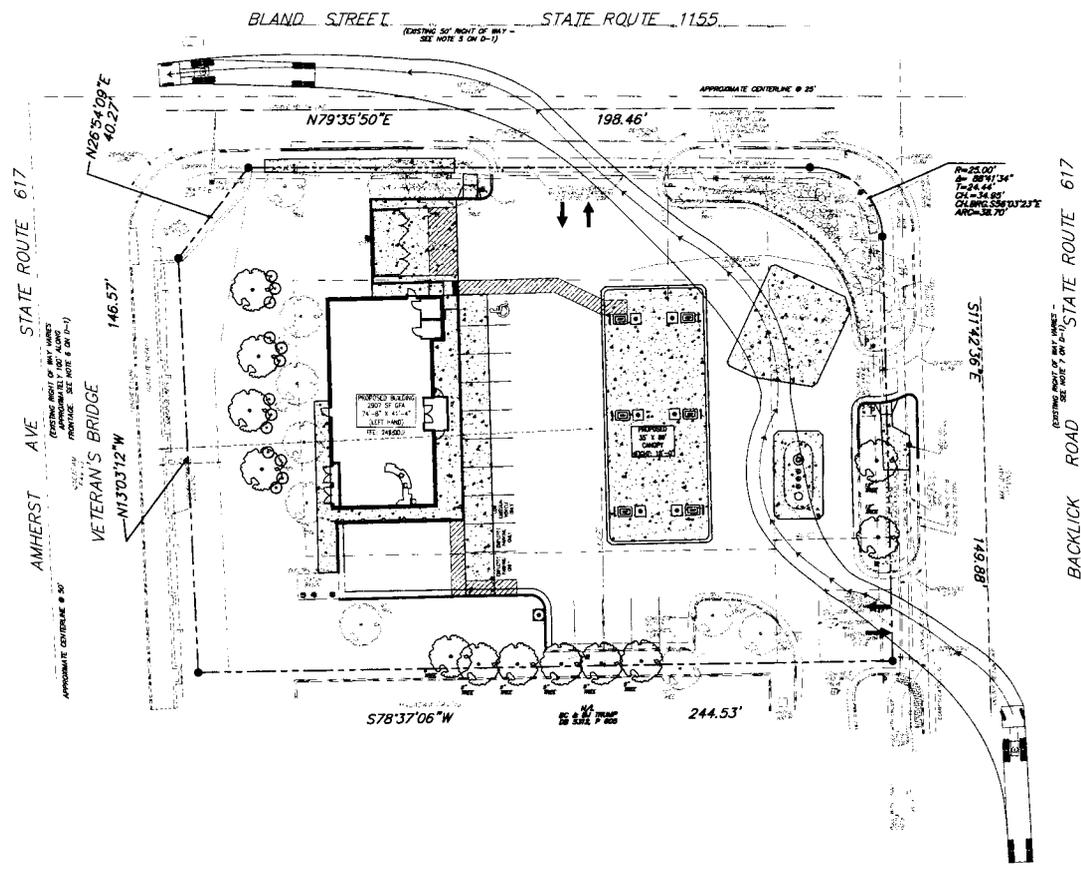
LIGHTING PLAN

APPROVED: RPS FACILITY NO: DRAWING NO: SCALE: REV. NO:  
 CHECKED: RPS DATE: 0057-2800 LG-1 4  
 DATE: 7/15/08









1	2/15/11	REVISED FOR FAIRFAX COUNTY SPECIAL COMMENTS	SL	PL	MS
2	2/15/11	REVISED FOR FAIRFAX COUNTY SPECIAL COMMENTS	SL	PL	MS
3	2/22/11	REVISED FOR FAIRFAX COUNTY SPECIAL EXEMPTION APPLICATION COMMENTS	SL	PL	MS
4	2/22/11	REVISED FOR FAIRFAX COUNTY SPECIAL EXEMPTION APPLICATION COMMENTS	SL	PL	MS
5	2/22/11	REVISED FOR OP-4 REVISION NO. 2	SL	PL	MS

**SUNOCO, INC.**  
Retail Engineering  
Extn. PA

LOCATION: 6400 BACKLICK ROAD  
SPRINGFIELD, VA  
FAIRFAX COUNTY

PROJECT NO.  
E-69153

TRUCK TURNING PLAN

APPROVED: [Signature] DATE: 3/7/11

CHECKED: [Signature] DATE: 3/7/11

DRAWN: [Signature] DATE: 3/7/11

SCALE: 1" = 20' ±

FACILITY NO: 0057-2800

DRIVING NO: T-1

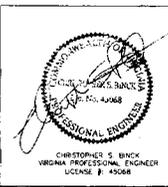
REV NO: 5

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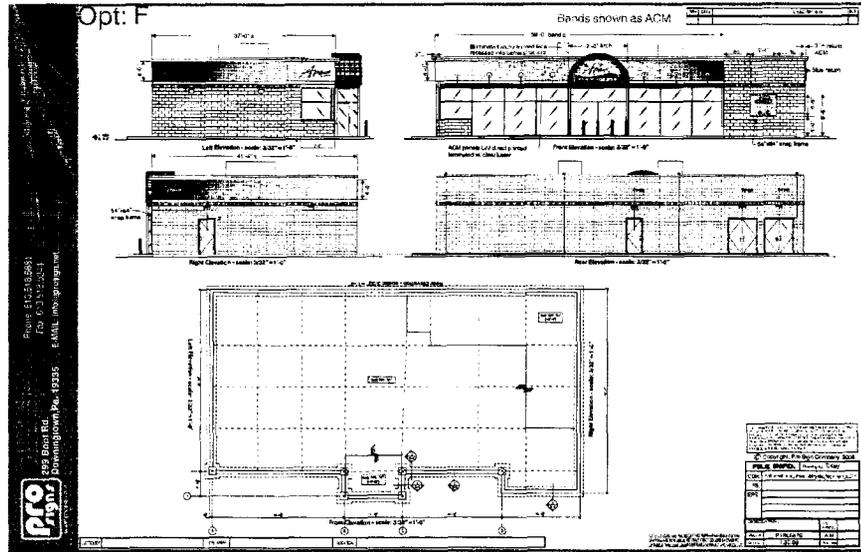
CALL 811  
OR  
1-800-552-7001  
www.massutility.org

**Bergmann associates**  
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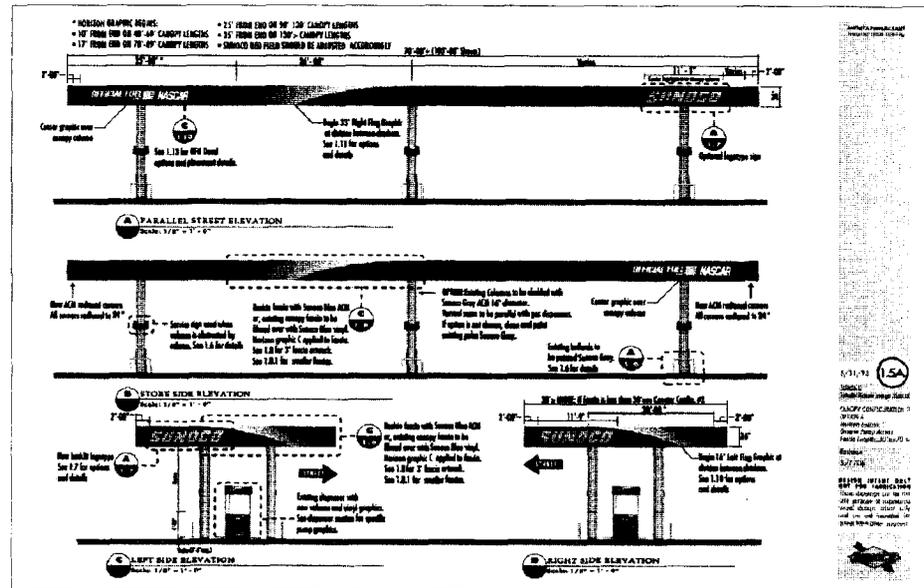
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CANOPY ELEVATIONS  
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PRO RING INC. 1100 W. 10TH STREET, SUITE 200  
SPRINGFIELD, VA 22154  
PHONE: 541-518-8881 FAX: 541-518-2424  
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COMMONWEALTH OF VIRGINIA  
REGISTERED PROFESSIONAL ENGINEER  
CHRISTOPHER S. BIRCK  
VIRGINIA PROFESSIONAL ENGINEER  
LICENSE # 40068

NO.	DATE	REVISIONS	SCALE	DATE	BY	CHKD.
1	11/11/09	REVISED PER FAIRFAX COUNTY STAFF COMMENTS	1/8" = 1'-0"	11/11/09	MM	MM
2	11/11/09	REVISED PER FAIRFAX COUNTY SPECIAL EXCEPTION APPLICATION	1/8" = 1'-0"	11/11/09	MM	MM
3	11/11/09	REVISED PER FAIRFAX COUNTY SPECIAL EXCEPTION APPLICATION	1/8" = 1'-0"	11/11/09	MM	MM
4	11/11/09	REVISED PER FAIRFAX COUNTY SPECIAL EXCEPTION APPLICATION	1/8" = 1'-0"	11/11/09	MM	MM
5	11/11/09	REVISED PER CHA REVISION NO. 2	1/8" = 1'-0"	11/11/09	MM	MM

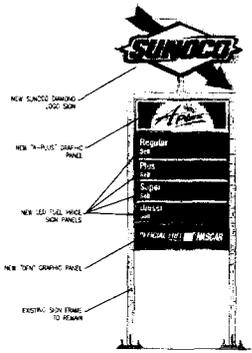
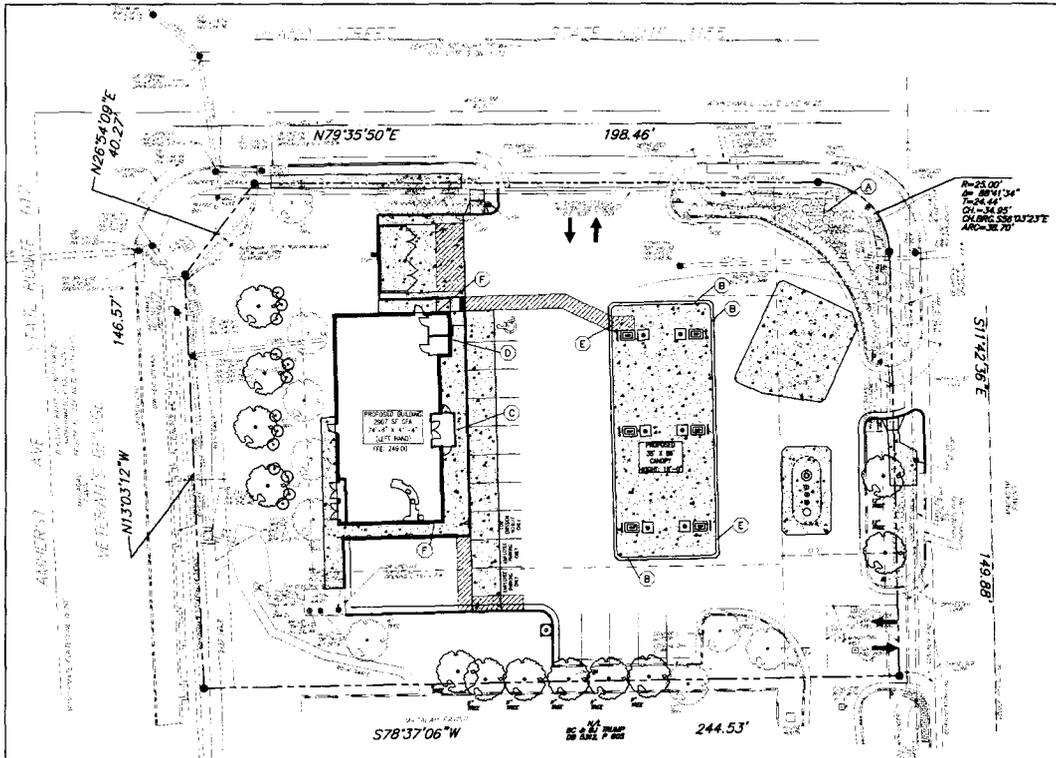
SUNOCO, INC.  
Retail Engineering  
Exton, PA

LOCATION: 6400 BACKLICK ROAD, SPRINGFIELD, VA, FAIRFAX COUNTY PROJECT NO: E-69153

ELEVATION PLAN

SCALE: 1" = 20'-0"

DESIGNED BY: MM	FACILITY NO: 0057-2800	DRAWING NO: EL-1	REV. NO: 4
DRAWN BY: MM			
DATE: 7/1/09			



EXISTING SIGN SCHEDULE						
NO.	DESCRIPTION	SIZE	AREA	QTY	TOTAL SF	ALLOWED
1	BUILDING - SIGN TRUCK EXPRESS	11'00" x 15'-07"	13.75 SF	1	13.75	YES
2	BUILDING - SIGN TOPON 24 HOURS	4'-07" x 5'-07"	24.00 SF	1	24.00	YES
3	CANOPY - FISCAL SIGN	1'-07" x 11'-37"	19.00 SF	2	38.04	YES
4	Pylon - LOAD SIGN	4'-07" x 17'-17"	24.00 SF	1	24.00	YES
5	Pylon - PRICE SIGN	5'-17" x 5'-07"	28.81 SF	1	28.81	YES

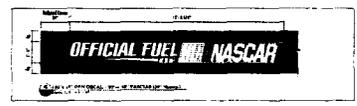
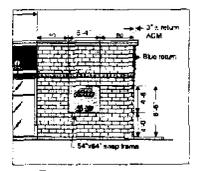
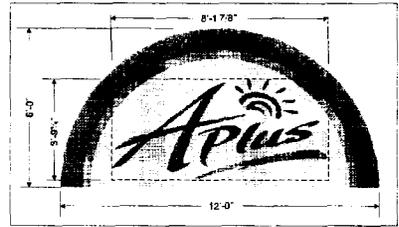
TOTAL BUILDING & CANOPY = 76.56 SF  
TOTAL Pylon SIGN (NOT INCLUDING FUEL PRICE SIGN) = 34.00 SF

PROPOSED SIGN SCHEDULE						
MARK	DESCRIPTION	SIZE	AREA	QTY	TOTAL SF	ALLOWED
A	Pylon - LOAD SIGN	4'-18"(0) x 5'-16"(0)	13.10 SF	1	13.10	YES
A	Pylon - "A-PLUS" GRAPHIC	1'-16"(0) x 5'-07"(0)	9.20 SF	1	9.20	YES
A	Pylon - "TYPICAL FUEL OF NASCAR" GRAPHIC	1'-37"(0) x 5'-07"(0)	7.25 SF	1	7.25	YES
B	CANOPY - BUCKLE UP/TYPE SIGN	1'-07" x 11'-37"	20.00 SF	3	60.00	YES
C	BUILD - ILLUMINATED AREA LEFT-WING CONFIGURATION	17'-07" WIDE	31.08 SF	1	31.08	YES
D	BUILD - SHOP FRAMED SIGN	54"x64"	34.56 SF	1	34.56	YES
E	CANOPY - "TYPICAL FUEL OF NASCAR" SIGN	1'-07" x 11'-37"(0)	23.36 SF	2	46.72	YES
F	BUILD - "A-PLUS" GRAPHIC	2'-37" x 5'-07"	12.89 SF	2	25.78	YES

TOTAL BUILDING & CANOPY = 182.88 SF  
TOTAL Pylon SIGN (NOT INCLUDING FUEL PRICE SIGN) = 31.17 SF

NET SIGNING SQUARE FEET = 40 SF (DOES NOT INCLUDE TRUCK SIGNAGE)  
 BUILDING & CANOPY SQUARE FEET = 211.88 SF (1307.12' x 63.88' x 1.0)  
 PROPOSED = 182.88 SF (80.00' x 21.00' + 24.00' x 25.00')

SEE ELEVATION PLAN FOR FURTHER CLARIFICATION OF SIGN LOCATIONS



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 THE "MISSOURI STATE" ORIGINAL PROFESSIONAL UTILITY DAMAGE PREVENTION ACT REQUIRES THAT ANY PARTY BE CALLED AT LEAST 48 HOURS IN ADVANCE OF THE WORKING HOURS TO ALLOW THE "MISSOURI STATE" ORIGINAL PROFESSIONAL UTILITY DAMAGE PREVENTION ACT REQUIRES AND THAT LOCATION BE COMPLETED CORRECTLY.  
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CHRISTOPHER S. BINCK  
 VIRGINIA PROFESSIONAL ENGINEER  
 LICENSE # 49066

NO.	DATE	REVISIONS	DRAWN	CHECKED	APPROVED
1	1/22/08	PROVIDED FOR FAIRFAX COUNTY STAFF COMMENTS	SLV	APL	MSJ
2	1/22/08	REVISED FOR FAIRFAX COUNTY STAFF COMMENTS	SLV	APL	MSJ
3	1/22/08	REVISED FOR FAIRFAX COUNTY SPECIAL EXCEPTION APPLICATION COMMENTS	SLV	APL	MSJ
4	1/22/08	REVISED FOR FAIRFAX COUNTY SPECIAL EXCEPTION APPLICATION COMMENTS	SLV	APL	MSJ
5	1/22/08	REVISED PER COPY 4, REVISION NO 2	SLV	APL	MSJ

**SUNOCO, INC.**  
 Retail Engineering  
 Exton, PA

6400 BACKLICK ROAD  
 SPRINGFIELD, VA  
 FAIRFAX COUNTY

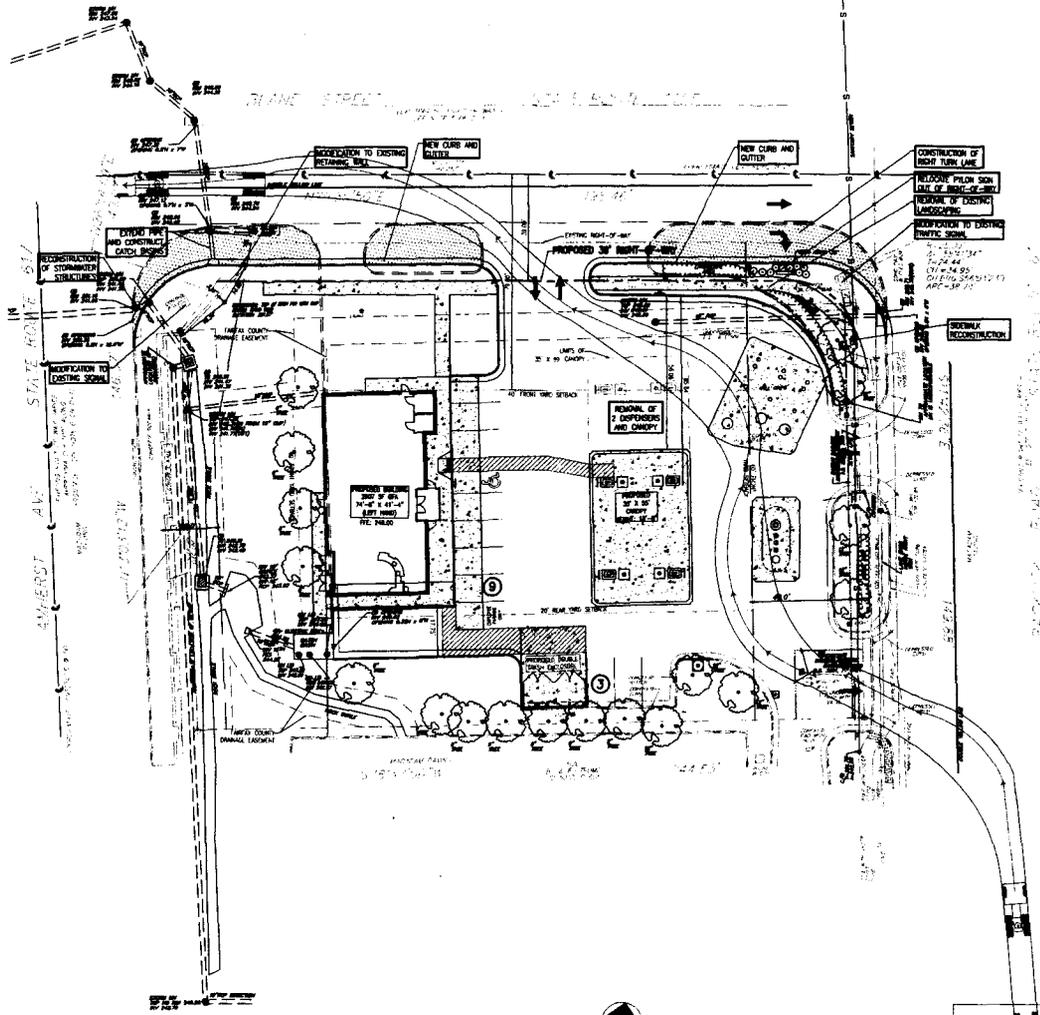
PROJECT NO: E-69153

SIGNAGE PLAN

SCALE: 1" = 30'-0"

APPROVED: MSJ  
 CHECKED: APL  
 DRAWN: SLV  
 DATE: 2/16/08

FACILITY NO: 0057-2800  
 DRAWING NO: SN-1  
 REV. NO: 4

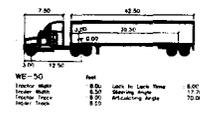


BUILDING S.F. AND PARKING RATIO			
TOTAL AREA SQ. FT.	PARKING SPACES REQUIRED	PARKING SPACES PROVIDED	RATIO
PROPOSED BUILDING	2071 SQ. FT. NET	11	1.1
1421 SQ. FT. NET	12		1.1

- ALL CALCULATIONS BASED ON GROSS FLOOR AREA DIVIDED BY NETAL. USE
- THE PARKING COUNTY ZONING ORDINANCE REQUIRES PARKING:
  - 2 SPACES PER 1000 SQ. FT. OF GROSS AREA - 8 SPACES
  - 1.5 SPACES PER 1000 SQ. FT. OF NETAL. USE (BASED ON 11.11 SPACES)
- SMALL PASSENGER VEHICLES 12 FT. X 18 FT. - PROPOSED SIZE - 11' X 18'
- INCLUDES 1 BICYCLE SPACE FOR TOTAL NETAL.

**ZONING REQUIREMENTS**

MINIMUM LOT AREA	MINIMUM LOT WIDTH	MINIMUM FRONT SETBACK	MINIMUM SIDE SETBACK	MINIMUM REAR SETBACK	MINIMUM FLOOR AREA PER 1000	MINIMUM LANDSCAPED OPEN SPACE
40,000 SQ. FT.	200 FT.	40 FT.	40 FT.	20 FT.	0.40	10%
28,771 SQ. FT.	146 FT. 224 FT.	17.5 FT.	40 FT. 43 FT. 50 FT.	5 FT.	0.07	13%



**NOTICE - RETAIL DEVELOPMENT**  
 THE CONTRACTOR IS SPECIFICALLY ADVISED THAT THE LICENSED ARCHITECT, ENGINEER OR SURVEYOR HAS REVIEWED THESE PLANS AND HAS ISSUED HIS OR HER PROFESSIONAL SEAL AND SIGNATURE THEREON. THE CONTRACTOR SHALL CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO VERIFY EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

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 THE 811 SERVICE IS A FREE, NATIONAL, 24-HOUR SERVICE THAT PROVIDES THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES. CALL 811 AT LEAST 48 HOURS BEFORE ANY EXCAVATION. THE SERVICE WILL PROVIDE YOU WITH THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES. CALL 811 OR 1-800-552-7001

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CHRISTOPHER S. BRACK  
 VIRGINIA PROFESSIONAL ENGINEER  
 LICENSE # 45068

SUNOCO, INC. Retail Engineering Exton, PA	
LOCATION: 6400 BACKLICK ROAD SPRINGFIELD, VA FAIRFAX COUNTY	PROJECT NO.: E-69153
SPECIAL EXCEPTION PLAT W/ TAKINGS	
APPROVED BY: [Signature]	FACILITY NO: 0057-2800
DATE: 7/29/06	EXHIBIT A

TAX PARCEL: 80-4-01-0009  
 LOT SIZE BEFORE DEDICATION: 51,158 SF  
 LOT SIZE AFTER DEDICATION: 43,356 SF

TAX PARCEL:  
 80-4-01-0009B  
 LOT SIZE: 42,967 SF

BLAND STREET

AMHERST AVENUE

BACKLICK ROAD

578.3706' W

244.53'

N28°34'04"E  
 40.27'

146.57'

N13°03'12"W

N79°35'50"E

198.46'

3.61' 24.11'

188.63'



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CHRISTOPHER S. BIRCK  
 VARIOUS PROFESSIONAL ENGINEER  
 LICENSE # 45906

SUNOCO, INC. Retail Engineering Exton, PA	
LOCATION: 6400 BACKLICK ROAD SPRINGFIELD, VA FARFAX COUNTY	PROJECT NO: E-69153
BLAND STREET R.O.W./ IMPROVEMENTS EXHIBIT	
APPROVED BY: CHECKED BY: DRAWN BY: DATE: 7/22/09	FACILITY NO: 0057-2800
SHEET NO: EXHIBIT B	

Exhibit B



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

**DESCRIPTION OF THE APPLICATION**

**Proposal:** The applicant, Sunoco, Inc. (R&M), requests to amend SEA 89-L-080, previously approved for a service station with three (3) service bays and two (2) pump islands (as approved by the Board of Supervisors) with a canopy to permit a service station/quick service food store and six (6) pump islands with a canopy. The existing service bays will be removed. Like the current service station, the applicant seeks to continue the current operating hours of twenty-four (24) hours a day, seven (7) days a week for the proposed service station/quick service food store. A maximum of four (4) employees will be on site at any time.

**Waivers and Modifications:**

- Modification of trail and on-road bike lane requirements along Backlick Road

**LOCATION AND CHARACTER**

**Site Description:**

The site is located at 6400 Backlick Road between Amherst Avenue (Veterans Bridge), Bland Street and Backlick Road in the Springfield Community Business Center. The subject property measures 42,967 square feet and is zoned C-6 (Community Retail Commercial) District. The site is developed with an existing service station with four (4) pump islands and a canopy for a FAR of .04. The 1,946 square feet building on the site has three (3) service bays and an office. There are 17 parking spaces. Around the perimeter of the site, there are numerous mature trees and other plantings as well as street furnishings including benches and trash cans. There is a dry retention pond on the southwest portion of the site.

<b>SURROUNDING AREA DESCRIPTION</b>			
<b>Direction</b>	<b>Use</b>	<b>Zoning</b>	<b>Plan</b>
<b>North</b>	Commercial (Paper Moon)	C-6	Retail and other
<b>South</b>	Commercial (Midas Muffler Shop)	C-6	Retail and other
<b>East</b>	Commercial (Tower Center)	C-6	Retail and other
<b>West (across Amherst)</b>	Commercial (FedEx Kinko's)	C-6	Retail and other

## BACKGROUND

### Site History:

The use was originally established by a special permit for a service station granted by the Board of Zoning Appeals (BZA) on October 19, 1954. On January 6, 1992, the Board of Supervisors approved SE 89-L-080 for a Special Exception application for an existing service station with two (2) pump islands and three (3) service bays and a canopy, subject to conformance with nine (9) development conditions, including provisions for the maximum number of employees permitted on site per shift, landscaping review, and stormwater runoff measures.

## COMPREHENSIVE PLAN PROVISIONS

**Plan Area:** Area IV

**Planning District:** Springfield Planning District

**Planning Sector:** S2 - Crestwood Community Planning Sector and Springfield Community Business Center

**Plan Map:** Retail and Other

On Pages 66 – 69 of the Fairfax County Comprehensive Plan, 2007 Edition, Area IV, Franconia-Springfield Area, as amended through January 26, 2009, the Plan states:

*Land Unit A is approximately 56 acres in size, and is bounded by Amherst Avenue, I-95, and Old Keene Mill Road. It is located in the northeastern portion of the Springfield Community Business Center (CBC). The Comprehensive Plan recommendations encourage the creation of an urban, pedestrian-oriented area comprised of a mix of medium to high intensity office, retail, hotel, civic, arts, and residential uses.*

*Currently Land Unit A is developed with approximately 360,000 square feet of retail use, 205,000 square feet of office use and 165,000 square feet of hotel use. The Comprehensive Plan assumes redevelopment of much of this space and the addition of approximately 600,000 square feet of office, 350,000 square feet of retail and 280,000 square feet of hotel uses for a total of approximately 2.0 million square feet of non-residential uses and 800 dwelling units. In total, this amount of development equates to an overall intensity of approximately 1.1 FAR.*

*A "main street area" treatment is planned for areas south of Commerce Street and Tax Map Parcels 80-4 ((1)) 5C1 and 5C2. Figure 17 shows the location of the core, or "main street" area within Land Unit A, which is approximately 31 acres. Like all areas in the CBC, the main street should incorporate the streetscape design*

*features recommended by the Springfield Streetscape Conceptual Design. Street level retail uses are an integral aspect of the main street approach and are intended to help create an urban, people-oriented place that provides convenient retail services and encourages pedestrian movement.*

*Building facades and entrances should be oriented to the streets with parking located toward the rear of buildings, or below ground. The main street area should have wide sidewalks fronting retail shopping and restaurants on the lower floors of the office and/or residential buildings. Streetscape design should include corner plaza entry features at the intersections of Commerce Street/Backlick Road, Commerce Street/Brandon Avenue, Backlick Road/Bland Street and Bland Street/Brandon Avenue. Plazas at these locations will create an aesthetically pleasing streetscape environment and encourage pedestrian activity.*

*The main street area will function as the core area of the Community Business Center and will be characterized by multi-story buildings with a mix of street level-retail, hotel, civic, arts, residential, and/or office uses developed with a common design or architectural theme. The portion of a building above three stories should be stepped back from the street-side façade to avoid creating a canyon-like streetscape.*

*To implement this vision, a unified development plan demonstrating logical and substantial redevelopment of the core area is required with the initial rezoning, including a site for a public building or space for public use to house cultural, performing and visual arts, community and/or governmental use.*

*A major objective of the redevelopment of Land Unit A is the creation of a visually and functionally cohesive community. In addition to the implementation of urban design and architectural guidelines, land consolidation is necessary to physically unify freestanding buildings and for parking to be located to the rear of buildings or in the center of blocks. Where development intensity greater than .35 FAR is proposed, consolidation of at least 2 contiguous acres is encouraged, except as otherwise specifically recommended. When a consolidation is less than two acres, development should provide for vehicular and pedestrian access with abutting properties. As an alternative, coordinated development plans and concurrent processing of the development applications with a combined land area of at least 2 acres may be appropriate. In any instance, it must be demonstrated that any unconsolidated parcels are able to develop in conformance with the Plan.*

*All such development proposals in Land Unit A should also meet the following criteria:*

- Multi-story buildings should have retail and service uses primarily located on the ground level. Retail and service uses are intended to serve both the needs of the office workers and residents;*

- *To the extent possible, parking facilities should be located in the center of the block, behind buildings or otherwise screened from view;*
- *Development should be transit-friendly: i.e. buildings should be located close to the street and streetscape amenities such as benches and bus shelters should be provided;*
- *As consistent with County Policy, a detailed traffic impact analysis should be prepared to determine any additional improvements required to mitigate the impacts of the proposed development on the street network in the vicinity of the development. Development under this option should mitigate the incremental traffic impact of the proposed development. Examples of mitigation may include but not be limited to making contributions to alternative traffic mitigation projects that benefit the greater Springfield area;*
- *Buildings and ground floor retail uses should have street level public access. Display windows oriented towards the street should be provided;*
- *Pedestrian circulation and the use of public transit should be encouraged through site design and connections to sidewalk and trails;*
- *Building design should reduce the effect of building height and bulk;*
- *Shared parking is encouraged;*
- *Curb cuts should be minimized; and*
- *Urban design elements such as the pedestrian plaza, pedestrian amenities, and landscaping should be provided.*

On Page 20 of the Fairfax County Comprehensive Plan, 2007 Edition, Policy Plan, Land Use – Appendix, as amended through September 22, 2008, the Plan states:

#### **GUIDELINES FOR INTERIM IMPROVEMENT OF COMMERCIAL ESTABLISHMENTS**

*In some areas of the County, the Comprehensive Plan envisions a substantial change in land use that is expected to come about in connection with eventual redevelopment. In such areas, it may be immediately beneficial and further the overall principles of the Plan to allow changes in existing uses that do not strictly conform with the long-term recommendations of the Comprehensive Plan. Such changes in use may be allowed, on a case-by-case basis, if:*

- 1. They result in significant public benefits, for example, improvements in circulation or access, parking, landscaping, site design or building design;*
- 2. Those public benefits outweigh any adverse effects of the change in use; and*

3. *Allowing the change in use will not delay or interfere with the achievement of the long-range objectives of the Comprehensive Plan.*

## ANALYSIS

**Special Exception Amendment (SEA) Plat** (Copy at front of staff report)

**Title of SEA Plat:** Proposed Sunoco Special Exception Amendment Plat

**Prepared By:** Bergmann Associates

**Original and Revision Dates:** July 14, 2008, as revised through May 22, 2009

### Description of SEA Plat:

The SEA Plat consists of fourteen (14) sheets.

SEA PLAT INDEX	
Sheet #	Contents
1	Cover Sheet
2	Survey (Existing Conditions)
3	Special Exception Plat
4	Demolition Plan
5	Grading Plan
6	Erosion and Sediment Control Plan
7	Utility Plan
8	Lighting Plan
9	Landscaping/Existing Vegetation Plan
10	Miscellaneous Details (Screening, Signs, Tree Plantings)
11	Miscellaneous Details (Canopy Details)
12	Truck Turning Plan
13	Elevation Details
14	Signage Plan

- **Site Layout:** The subject property is located between Amherst Avenue, Bland Street and Backlick Road. The existing building, which measures 1,946 square feet, is located near the corner of Bland Street and Backlick Road, and the four (4) pump islands and canopy are located perpendicular to the building along Backlick Road. The service bays, which face Amherst Avenue, are in the rear of the existing building.

The applicant proposes to demolish the existing service station structure (which contains an office and three (3) service bays), four (4) pump islands and canopy to build a new 2,097 square feet quick service food store, six (6)

pump islands and canopy. The proposed service station/quick service food store will be set further west on the site, approximately 50 feet from Amherst Avenue. The new canopy will measure 35 feet in width, 89 feet in length and 18 feet in height. Fifteen (15) parking spaces will be provided on site, including two (2) designated spaces for employees and one (1) space for a low emission vehicle only. No service bays are proposed. A new diesel underground tank will be constructed near the existing underground tank along Backlick Road, which will remain.

- Access: Access to the site is currently facilitated by four (4) ingress and egress points along Bland Street and Backlick Road. There is also interparcel access with the adjoining property (Midas) to the south of the subject site. Under this proposal, an existing access point at the northwest corner of the site along Bland Street will be closed. One (1) existing two-way access point along Backlick Road and Bland Street each will remain, and a new one-way ingress point along Backlick Road will be constructed. There are five (5) feet wide concrete sidewalks along Bland Street and Backlick Road, including brick pavers between the curb cuts to indicate a pedestrian walkway. On some portions of the site, there are brick pavers between the sidewalk and curb. These existing sidewalks are proposed to remain.

As depicted in exhibits located behind the reduction of the SE Plat at the front of this report, under the new layout, fuel trucks will access the site by going northbound on Backlick Road and turning into the two-way access point. Since the underground tanks will be located along Backlick Road, the truck does not have to circulate around the site. After filling the tanks, the truck will exit to the north and turn left (west) along Bland Street.

- Landscaping: The applicant proposes to retain most of the existing hedges, shrubs and other plantings on site. At the corner of Bland Street and Backlick Road, there is a large existing landscape island with hedges, trees, shrubs and other plantings which will remain. Around the perimeter of the site, there are other smaller landscaped islands, and around the proposed building, the green area will be expanded from the existing layout. The applicant also proposes to plant or replace approximately twelve (12) trees along the eastern, southern and western boundaries of the site.
- Stormwater Management: There is an existing dry detention pond maintained by the property owner on the site, located in the rear of the proposed building along Amherst Avenue. A catch basin is located south of the proposed building. Under this proposal, the applicant will install a Stormceptor device to improve the onsite drainage. In addition, the applicant proposes to dedicate easements for the rock swale and storm drains to Fairfax County prior to site plan.
- Lighting: Six (6) existing light poles, which measure sixteen (16) feet in height, will remain on the site. No new poles are proposed. The new canopy will have 18 fixtures.

- o Signage: The existing pylon sign's frame at the northeast corner of Bland Street and Backlick Road will remain, but new graphic and LED illuminated sign panels will be installed on the freestanding pylon sign. Other signage related to the use of the site will be placed on the building and canopy. Two (2) directional signs that state "Do Not Enter" will be placed on both sides of the ingress point at the northeast corner of the site.

### **Land Use and Environmental Analysis (Appendix 5)**

The applicant's request to convert an existing service station with service bays to a service station/quick service food store on the subject property is generally consistent with the land use recommendations of the Comprehensive Plan. The property is located within the core of the Springfield CBC. The applicant has agreed to improve landscaping to make it more consistent with general guidance for this area regarding streetscaping and Urban Forest Management (UFM) recommendations for the property. Specifically, the applicant will increase the amount of green space on the site, replace and supplant trees in fair to poor condition and provide additional plantings prior to site plan, as approved by UFM.

Policy Plan guidance regarding development involving a change in use from a permitted use under existing zoning within a mixed use center of the County (such as this case) recommends that new structures be LEED certified, at a minimum. The applicant has agreed that the building will be LEED certified as part of the proposed site improvements. While the Comprehensive Plan recommends a variety of uses for this area of the Springfield CBC, such as high intensity office, retail, hotel, civic, arts and residential use, the proposed service station/quick service food store at this proposed redevelopment is being viewed as interim in nature until broader redevelopment occurs in the area. However, in staff's opinion, the proposed expansion of the service station/quick service food store and two (2) additional pump islands is an expansion of the current use, which will further prolong the use on this site.

Staff concludes that a continuation of an existing use is generally in harmony with the land use recommendations of the Comprehensive Plan. However, due to the intensification of the site, lack of consolidation and future road improvements in the area, staff does not consider the proposed service station/quick service food store to be interim in nature (see OCRR and Department of Transportation Analyses in Appendices 7 and 8). It is recognized that the proposed intensification does not reach the maximum potential of .40 FAR, as recommended by the Plan. Nevertheless, as a single parcel in the middle of broader redevelopment plans for the Community Business Center, the site's proposed redevelopment conflicts with the long-term objectives of the area. This issue remains unresolved.

**Urban Forestry Analysis (Appendix 6)****Issue: Tree Preservation Target and 10-Year Tree Canopy Calculations**

Several of the existing trees, which are in poor to fair condition, were included for preservation and in the 10-Year Tree Canopy Calculations.

**Resolution:**

The applicant will replace the trees in fair and poor condition with twelve (12) new White Pine, London Planetree and Goldenrain trees. The applicant also revised their Tree Preservation Target and 10-Year Tree Canopy Calculations to the satisfaction of the Urban Forestry Management Division. With these provisions, this issue has been addressed.

**Office of Community Revitalization and Reinvestment (OCRR) Analysis**  
(see Appendix 7)

The applicant's proposed addition of a quick service food store and two (2) additional pump islands is an intensification of the site and does not address land consolidation, which is not in conformance with the Comprehensive Plan. Within the Land Unit A Core Area, urban, pedestrian-oriented uses are encouraged, including office, retail, hotel, civic, arts and residential uses. Service stations and drive-thru uses within the Springfield Community Business Center are discouraged in the Plan's General Land Use Recommendations. The lack of consolidation on the site further broadens the redevelopment's nonconformance with the Comprehensive Plan's long-term recommendations and redevelopment objectives for this area. In order to promote increased density in the area, low-density freestanding buildings should be consolidated with adjoining sites for the maximum higher density redevelopment potential.

Currently, there are two key proposals for the petitioned area, and consolidation is a key aspect of the site's future redevelopment. As noted in the Transportation Analysis (see Appendix 8), the pending Springfield Connectivity Study recommends that Backlick Road be "bridged" over Old Keene Mill Road, which will limit access along the eastern portion of the petitioned site. The site can only be accessed from the north (Bland Street) and east (Backlick Road), so the proposed bridge will limit site access to one point along Bland Street. Additionally, the adjoining site to the south (Midas on Parcel C) will not have direct access to an arterial, and traffic to the adjoining site must be accessed through the applicant's site. There is an existing interparcel access, but there is no access easement across the petitioned site. Also, there are several Base Realignment and Closure (BRAC) Area Plans Review (APR) nominations which involve the applicant's site. Nominations include BRAC APR 08-IV-5FS, which proposes to increase the intensity of the core area to 3.0 FAR with options up to 4.0 FAR, and BRAC APR S09-IV-FS1 is currently under review.

Though the applicant proposes to retain existing streetscape benefits such as street furniture and brick paved sidewalks, the application lacks other key elements recommended in the Comprehensive Plan such as a corner plaza entry feature at the intersection of Backlick Road and Bland Street and a street friendly building. Overall, the applicant has not successfully satisfied most of the Land Unit A recommendations, and this issue remains unresolved.

### **Transportation Analysis (see Appendix 8)**

#### **Issue: Right-of-way Dedication and Frontage Improvements Along Bland Street**

The Fairfax County Department of Transportation (FCDOT) originally requested that the applicant dedicate 59 feet from centerline along Bland Street per the Comprehensive Plan for future plans for a road expansion and other improvements. Since the issuance of its original memo, FCDOT has reduced its request to 49 feet from centerline to face-of-curb along Bland Street, which does not include an additional 16 feet of proposed frontage improvements. The difference between the two recommendations is attributed by a request for a five (5) foot wide sidewalk, rather than the recommendation contained in the Springfield Connectivity Study, which recommends a seven (7) feet wide utility or landscape strip, eight (8) feet wide sidewalk/trail and a one (1) foot buffer. As a result of the reduced landscaping and sidewalk width, FCDOT has now requested a minimum of 49 feet of right-of-way.

#### **Resolution:**

Currently, there are three (3) lanes along Bland Street between Amherst Avenue and Backlick Road, including two (2) westbound lanes and one (1) eastbound lane. There is a left-turn only dedicated westbound lane, and the other lane is for through westbound traffic or right turns onto northbound Amherst Avenue (see Exhibit C in the front of the report). Eastbound traffic is currently limited to one (1) through and right turn lane, which can be congested at peak hours. FCDOT estimates that PM peak hour trips will increase from approximately 110 trips to 160 trips for the redeveloped site. The addition of two (2) pumping islands and a quick service food store will intensify the existing service station use with four (4) pumps. For that reason, FCDOT recommends the construction of a right-turn only eastbound lane and a bike lane, as well as other frontage improvements, to address the added traffic.

Bland Street is currently planned for an expansion to four (4) lanes, which includes the dedicated right-turn only eastbound lane between Amherst Avenue and Backlick Road. There is currently 50 feet of ROW along Bland Street, and the centerline is located 25 feet from the petitioned site, which includes a portion (approximately five feet) of the left-turn only westbound lane. In response to FCDOT's request, the applicant provided Exhibit A (located at the front of this staff report) which depicted a dedication of 39 feet of ROW (35 feet plus a four-foot wide bike lane) and how an increased dedication would adversely impact the proposed development. The

building could remain the same size (2,907 square feet), but the two (2) proposed pumping islands would be eliminated as well as three (3) parking spaces to accommodate the relocated dumpster. The additional pumping islands would have to be removed to allow the fueling truck to access the underground tanks.

The applicant notes that though the service station/quick service food store could be operable, the lot width (which is already below the minimum) and lot area would decrease below the minimum requirements with any additional ROW. The updated recommendation of 55 feet of ROW would not permit the existing or proposed uses to operate successfully without seeking many waivers and modifications. The applicant responded directly to the issue of future expansion of Bland Street by showing an alternative configuration of the planned four (4) lanes (see Exhibit B at the front of the report). The applicant indicates that there is enough room from the petitioned site across Bland Street for additional ROW to be dedicated without adverse impact to the site. However, FCDOT does not endorse this proposal submitted by the applicant because the proposed misalignment of contiguous lanes on Bland Street to the east and west of the site.

Also, the applicant noted that the Veterans Bridge (Amherst Avenue) runs along the site to the west, and the planned expansion of Bland Street may require reconstructing or reconfiguring the bridge. However, a field inspection by FCDOT staff recommended that an additional eastbound lane could be constructed with some grading challenges. There appears to be approximately 20 feet from the existing eastbound lane on Bland Street to the bridge abutment. At this time, no approved engineering plans by Fairfax County have been presented for Bland Street, but the pending Springfield Connectivity Study as well as BRAC APR nominations involving this site may directly address this issue. The County has not formally studied the impact of the planned Bland Street expansion on the Veterans Bridge yet and cannot respond to the applicant's exhibits affirmatively. The applicant proposes no dedication or reservation of ROW with this application. The applicant has committed to a contribution to the Transportation Association of Greater Springfield (TAGS) in lieu of the dedication to help support plans for the future redevelopment of the area. This issue remains unresolved.

#### **Issue: Existing Bland Street Traffic and Access**

A recent Traffic Impact Study (TIS) demonstrated relatively high traffic volumes for the westbound left-turn traffic on Bland Street, which impacts visitors exiting westbound from the service station onto Bland Street.

#### **Resolution:**

The applicant proposes to consolidate the two (2) existing access points along Bland Street into one (1) ingress/egress point. Visitors to the site will still be able to turn left (westbound) onto Bland Street, and the applicant does not plan to change the access point into a one-way entrance. FCDOT staff is concerned about the ability of any additional vehicles turning left out of the site at Backlick Road to merge in with the existing northbound queue on Backlick Road.

Therefore, this issue remains unresolved.

**Issue: One-way Access Point Along Backlick Road**

A consolidated access point along Backlick Road is recommended for one-way access.

**Resolution:**

To help manage site circulation and queuing at the northeast corner of the site, the closest access point to the corner of Bland Street and Backlick Road will be designed to function as a one-way ingress point. In addition, two (2) "Do Not Enter" signs will be placed on each side of the curb cut to preclude drivers from attempting to exit through this one-way ingress point. Staff believes this issue is resolved.

**Issue: On-Road Bike Lane and Trail Improvements Along Backlick Road and Bland Street**

An on-road bike lane (5 feet wide) and major paved trail (asphalt or concrete with a minimum width of 8 feet) is recommended for Backlick Road as part of the Countywide Trails Plan. The Fairfax County Bicycle Route Map identifies both Bland Street and Backlick Road as bicycle routes.

**Resolution:**

The applicant proposes to retain the existing five (5) foot wide concrete sidewalks, which are in good condition. The applicant has also committed to signage for the portion of Backlick Road adjacent to the site to promote shared use of the road with bicyclists in coordination with the nearby Residence Inn by Marriott's proposed bicycle signage (RZ/FDP 2005-LE-022). A dedicated bike lane does not currently exist along Backlick Road, and proposed signage will help direct bicyclists and alert drivers along Backlick Road between Bland Street and Old Keene Mill Road. The Fairfax County Bicycle Route Map indicates both Backlick Road and Bland Street to be "less preferred" bicycle routes. There is currently no space along Bland Street between Amherst Avenue and Backlick Road for bicycles and cars to share the road safely, and bicyclists may instead use the sidewalk along this stretch of road. As of the publication of this staff report, FCDOT, which now handles the waiver requests for on-road bike lanes and trails, has not yet received a waiver request from the applicant for review. Therefore, this issue remains unresolved.

**Stormwater Analysis (see Appendix 9)**

The Department of Public Works and Environmental Services (DPWES) noted that the water quality controls must meet PFM requirements at site plan, as will the site's oil and grease separator and Stormceptor devices. At site plan, the existing dry pond must meet the current standards or show the necessary upgrades to meet these standards. Additionally, DPWES notes that, at the time of site plan, the high

density polyethylene pipe (HDPE), outfall analysis calculations and a narrative description must meet PFM requirements. Easements along the rock swales and the storm drains on the property must be dedicated before site plan, and an accessway between the paved area and the embankment should be indicated on the site plan.

**ZONING ORDINANCE PROVISIONS**

<b>Bulk Standards C-6</b>		
<b>Standard</b>	<b>Required</b>	<b>Provided</b>
Lot Size	40,000 square feet	42,967 square feet*
Lot Width	200 feet	178.92 feet – Amherst** 174.31 feet – Backlick**
Max. Building Height	40 feet	17.5 feet
Front Yard	45° angle of bulk plane, but not less than 40 feet	61 feet – Amherst 47 feet – Bland 157 feet – Backlick
Side	No requirement	N/A
Rear Yard	20 feet	57 feet
FAR	.40	.07
Open Space	15%	35.8%
Parking Spaces	Two (2) spaces per service bay, plus six and one half (6.5) spaces per 1000 square feet of gross floor area devoted to the retail use (1,624 GFA) = 11 spaces	15 spaces

\* The previous Special Exception report listed 44,696 square feet for the lot area, and previously approved plats listed 44,697 and 44,569 square feet. The applicant notes that the change in lot size is due to an additional easement taken from the site in the last couple of years that affected the total calculation.

\*\* Previously, the applicant did not request nor did staff require a waiver of the minimum lot width requirement because the property was recorded prior to the adoption of the current Zoning Ordinance and met the regulations at that time.

**Waiver and Modifications**

- o Modification of trail and on-road bike lane requirements along Backlick Road

The applicant requests a modification of the Countywide Trails Plan which shows an eight (8) feet wide asphalt or concrete major trail and on-road bike trail along Backlick Road. The applicant proposes to retain the existing five (5) feet wide concrete sidewalks and brick pavers, as well as provide signage along Backlick Road for shared bike usage. As noted in the Transportation Analysis, FCDOT has not yet received a waiver request from the applicant for review. Therefore, this issue remains unresolved.

## **Zoning Ordinance Requirements (Appendix 12)**

### General Special Exception Standards (Sect. 9-006)

General Standards 1 and 2 require that the proposed use be in harmony with the adopted Comprehensive Plan and with the general purpose and intent of the applicable zoning district regulations. The proposed addition of a quick service food store to the existing service station generally complies with the Comprehensive Plan as a continuation of an existing use, but the proposed redevelopment of the site conflicts with the long-term recommendations of the Springfield Community Business Center (CBC). The application's lack of consolidation and right-of-way dedication, as well as the intensification of the existing use, are not in harmony with the Comprehensive Plan. These standards are not addressed satisfactorily.

The redevelopment of the existing use will affect the use or development of neighboring properties, as recommended by General Standard 3. Due to the lack of consolidation and access easement on the petitioned site, the neighboring parcel (Parcel C) will lose its only direct access point along Backlick Road, which impacts its long-term viability. General Standard 4 recommends that pedestrian and vehicular activity associated with the use will not be hazardous or conflict with the existing or anticipated traffic in the neighborhood. Removing the service bays on the subject property and automobiles stored on site helps improve the onsite circulation, especially since the existing service station and canopy are in the middle of the site. However, the additional traffic, which may be up to 50% additional traffic during PM peak hour trips, will adversely impact the existing and anticipated traffic in the area, especially along Bland Street. These standards are not addressed satisfactorily.

Landscaping and open space recommendations for General Standards 5 and 6 are generally addressed by the applicant, but the Urban Design and Streetscape Guidelines for the Springfield CBC are only partially satisfied. The existing landscaping will be preserved and fortified by the replacement of trees in fair to poor condition, and over 35% of the site meets the open space requirement, which is 15%. The applicant is also decreasing the amount of impervious surface on the site. Nevertheless, as noted above, the application is missing several key elements. The Urban Design and Streetscape Guidelines for the Springfield Community Business Center state that new development should include such elements as: landscaping to shade sidewalks and parking lots on all land units; seating areas; distinctive paving materials or patterns to indicate focal points or building entrances; coordinated light fixtures; and coordinated signage. There are existing brick paved sidewalks and street furniture on the site, but generally, the applicant does not plan to replace the existing lighting and signage, as well as provide other key design elements such as a corner entry plaza feature. These standards are not addressed satisfactorily.

Adequate utility, drainage, and parking will be provided for the existing service station with a new quick service food store and six (6) pump islands, as required by General Standard 7. The applicant is seeking LEED certification for the new building, and the applicant will be required to complete various criteria, including sustainable drainage and construction guidelines, in order to successfully obtain certification. Staff believes that this condition has been satisfied.

Any signage provided on site will be required to meet the signage regulations of the Zoning Ordinance, as required by General Standard 8. The existing pole sign at the corner of Backlick Road and Bland Street should be replaced with a ground-mounted sign to meet Springfield CBC Urban Design and Streetscape Guidelines. This standard is not addressed satisfactorily.

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

Standard 1 states that all uses shall comply with the lot size and bulk regulations of the applicable zoning district. Generally, the subject property complies with the lot size and bulk regulations, including the minimum lot width. Since the subject property was recorded before the adoption of the current Zoning Ordinance and met the provisions at that time, this standard is satisfactorily resolved.

Standard 2 notes that all uses shall comply with the performance standards for the specified zoning district, including the submission of a photometric plan. The applicant submitted a photometric plan as required by Sect. 14-903. Specifically, service station and service station/mini-mart canopy lighting shall not exceed a maintained lighting level of thirty (30) footcandles (Fc) under the canopy as measured horizontally at grade. According to the applicant's lighting plan, the average calculation of the canopy's proposed lighting measures 31.89 Fc, which exceeds the recommended lighting level. The Board may specify a higher maintained lighting level no greater than 50 Fc in conjunction with a special exception approval, but in order to minimize the visual impact of the site's lighting on nearby properties, the applicant should revise the lighting plan to be in compliance. Staff has proposed a development condition that limits the maintained lighting level to 30 Fc, which satisfies the requirement.

Standard 3 states that before establishment, all uses, including modification or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans. A development condition that requires meeting the provisions of Article 17 will be included by staff, which satisfies the requirement.

#### Additional Standards for .....Quick-Service Food Stores, Service Stations (Sect. 9-505)

Generally, the proposed redevelopment of the existing service station will be architecturally compatible with surrounding commercial buildings and will not impact existing pedestrian or vehicular circulation. Parking spaces will be provided near the new quick service food store, which will be developed further west on the site, and existing interparcel access to the adjoining property to the south will remain. Consolidated access points on the site will also help improve traffic direction from the existing configuration. Additionally, no outdoor storage or display of goods will be offered for sale, except for those permitted at a service station. With the removal of the existing service bays, the services station/quick service food store will not be permitted for major repairs and outdoor storage of abandoned, wrecked, and inoperable vehicles for more than seventy-two (72) hours. Pedestrians will be able to access the new quick service food store safely from Bland Street without crossing any drive aisles, but vehicular circulation, even with the consolidated access points, will be impacted by the increased visits on site. The applicant

proposes to retain the access point along Bland Street as an ingress/egress point, which will further impact Bland Street traffic, especially for the westbound (left turn) lane. With adoption of the proposed development conditions, these standards will be met.

Provisions for Approving...Service Stations...in a Highway Corridor Overlay District (Sect. 9-611)

The Board may approve a special exception for the establishment of a service station in a Highway Corridor Overlay District, but only in accordance with the provisions of Part 6 of Article 7.

Highway Corridor Overlay District Use Limitations (Sect. 7-608)

These standards require that the use be designed so that pedestrian and vehicular circulation is coordinated with that on adjacent properties, that access be designed to not impede traffic on a public street intended to carry through traffic, and no outdoor storage or display of goods offered for sale. Development conditions that help mitigate impacts of the existing service station with the addition of a quick service food store are proposed and satisfactorily address the regulations.

## **CONCLUSIONS AND RECOMMENDATIONS**

### **Staff Conclusions**

While staff finds that a continuation of this existing use is in general harmony with the Comprehensive Plan, unfortunately, this proposal does not address several key guidelines of the Springfield Community Business Center's long-term recommendations, including consolidation, right-of-way dedication, urban design and streetscape guidelines, and other revitalization goals. Existing traffic in the area, especially along Bland Street, is already problematic, and the addition of a quick service food store and two (2) additional pump islands will negatively impact existing and anticipated traffic in the area. As such, staff finds that the proposed redevelopment does not further the goals of the Springfield CBC. Therefore, staff cannot recommend approval of this application.

### **Recommendation**

Staff recommends denial of SEA 89-L-080. However, if it is the intent of the Board of Supervisors to approve SEA 89-L-080, staff recommends that the approval be made subject to the development conditions contained in Appendix 1.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Supervisors.

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

## **APPENDICES**

1. Proposed Development Conditions
2. Affidavit
3. Statement of Justification
4. SEA 79-V-073-03 Approved Plat and Development Conditions
5. Land Use and Environmental Analysis
6. Urban Forestry Management Analysis
7. Office of Community Revitalization and Reinvestment (OCRR) Analysis
8. Transportation Analysis
9. Stormwater Management Analysis
10. Fairfax County Park Authority Analysis
11. Sanitary Sewer Analysis
12. Applicable Zoning Ordinance Provisions
13. Glossary

## PROPOSED DEVELOPMENT CONDITIONS

SEA 89-L-080

September 2, 2009

If it is the intent of the Board of Supervisors to approve SEA 89-L-080 located at 6400 Backlick Rd (Tax Map 80-4 ((1)) 9B) to permit a service station/quick service food store and deletion of service bays, pursuant to Sections 4-604, 7-607, 9-610 and 9-622 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions. These development conditions incorporate and supersede all previous development conditions for the subject property. Previously approved conditions or those slightly modified are marked with an asterisk (\*).

- \*1. This Special Exception Amendment is granted for and runs with the land indicated in this application and is not transferable to other land.
- \*2. This Special Exception Amendment is granted only for the purpose(s), structure(s), and/or use(s) indicated on the Special Exception Plat approved with this application, as qualified by these development conditions.
- \*3. A copy of this Special Exception Amendment and the Non-Residential Use Permit shall be posted in a conspicuous space on the property of the use and be made available to all departments of Fairfax County during the hours of operation of the permitted use.
- \*4. This Special Exception Amendment is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this Special Exception Amendment shall be in substantial conformance with the approved Special Exception Plat entitled "Proposed Sunoco Special Exception Amendment Plat" prepared by Bergmann Associates, consisting of 12 sheets dated July 14, 2008 as revised through May 22, 2009, and these conditions. Minor modifications to the approved Special Exception Amendment may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
- \*5. The maximum number of employees shall be limited to four (4) per shift.
6. A landscape plan shall be submitted concurrent with site plan review and shall provide for the number and sizes of trees and plantings consistent

with that shown on the SEA plat and shall be subject to the review and approval of Urban Forest Management Division (UFMD), DPWES.

7. Supplemental planting shall be provided within the area to be seeded as approved by UFM.
8. All individual trees to be preserved and all areas designated to be left undisturbed shall be protected by tree protection fencing and signage. Tree protection fencing shall be erected at the drip line of individual trees to be preserved and at the limits of clearing and grading, and shall be shown on the demolition and phase I and II erosion and sediment control sheets.
9. Unless waived or modified by DPWES, SWM/BMPs shall be provided on site in accordance with Public Facilities Manual (PFM) requirements. Easements along the rock swales and the storm drains on the property shall be dedicated prior to site plan. An accessway between the paved area and the embankment shall be indicated on the site plan.
10. Architectural elevations shall be in substantial conformance with those shown on the Special Exception Amendment Plat as determined by DPWES.
11. Existing lighting, including streetlights, canopy lighting, security, pedestrian, and/or other incidental lighting, may remain. All new and replacement lighting fixtures shall be in accordance with the Performance Standards contained in Part 9 of Article 14 of the Zoning Ordinance. The applicant shall demonstrate that the canopy's maintained lighting level is limited to thirty (30) Footcandles (Fc) and provided internally or through down-lighting prior to site plan approval.
12. A contribution of \$4,300 shall be contributed by the applicant to the Springfield Transportation Fund for providing offsite transportation improvements in the Springfield CRD, at the time of site plan approval.
13. Appropriate signage for the portion of Backlick Road shall be installed adjacent to the subject site for possible use by bicyclists. The signage and location of said signage shall be subject to the review and approval of Fairfax County Department of Transportation (FC DOT).
14. Trash dumpsters shall be screened out of public view with wood, masonry or other opaque enclosures.
15. Off-street parking for the service station and quick-service food store uses shall be provided on-site in accordance with Article 11 of the Zoning Ordinance.

16. Abandoned, wrecked, or inoperable vehicles shall not be stored outdoors for a period exceeding seventy-two (72) hours.
17. The brick sidewalk along all street frontages of the application property and the brick crosswalks at the entrances to the application property shall be maintained by the applicant.
18. All signage shall meet the requirements of Article 12 of the Zoning Ordinance. Should the existing pole sign be replaced, it shall be replaced with a ground-mounted sign only. Signs will be provided to designate parking spaces for employees and low emission vehicles.
19. Temporary promotional banners, balloons, flags, or rooftop displays shall not be permitted on site. No promotional signage shall be permitted on any poles. However, this shall not preclude the display of seasonal banners, including advertisement of local community events.
20. The service station shall consist of a maximum of six (6) pump islands as shown on the SEA Plat.
21. To ensure protection of groundwater quality, all existing and future underground storage tanks on the site shall be maintained or installed in accordance with federal, state, and local regulations as may be determined by the State Water Quality Control Board, DPWES, and the Fire and Rescue Department.
22. Registration with the United States Green Building Council (USGBC) shall be completed by the applicant and LEED (Leadership in Energy and Environmental Design) certification shall be applied for by the applicant.
23. A LEED®-accredited professional shall be included as a member of the design team. This professional will also be a professional engineer or architect licensed to practice in the Commonwealth of Virginia. The LEED-accredited professional will work with the team to incorporate sustainable design elements and innovative technologies into the project so that the project will attain LEED certification. At the time of site plan submission, documentation shall be provided by the applicant to the Environment and Development Review Branch of the Department of Planning and Zoning (DPZ) demonstrating compliance with the commitment to engage such a professional.
24. Prior to approval of the site plan for this building , a separate agreement shall be provided for this building, a "green building escrow," in the form of cash or a letter of credit from a financial institute acceptable to DPWES as defined in the PFM, in the amount of \$33,000. This escrow shall be in addition to and separate from other bond requirements and will be

released upon demonstration of attainment of certification, by the U. S. Green Building Council, under the most current version of the U.S. Green Building Council 's Leadership in Energy and Environmental Design-New Construction (LEED ®-NC) rating system or other LEED rating system determined, by the U.S. Green Building Council, to be applicable to the building. The provision to the Environment and Development Review Branch of DPZ of documentation from the U .S. Green Building Council that the building has attained LEED certification shall be sufficient to satisfy this commitment. The provision to the Environment and Development Review Branch of DPZ, within one year of issuance of the Non-Residential Use Permit (Non-RUP) for the building, of documentation from the U.S. Green Building Council that the building has attained LEED certification shall be sufficient to satisfy this commitment.

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 Amendment shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this Special Exception Amendment shall automatically expire, without notice, thirty (30) months after the date of approval unless, at a minimum, 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 Amendment. 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.



# County of Fairfax, Virginia

## MEMORANDUM

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

**DATE:** August 6, 2009

**TO:** Brenda Cho, Staff Coordinator  
Zoning Evaluation Division  
Department of Planning and Zoning

**FROM:** Bette R. Crane, Paralegal   
Office of the County Attorney

**SUBJECT:** Revised Affidavit  
SEA 89-L-080  
Applicant: Sunoco, Inc. (R&M)  
PC Hearing Date: 9/9/09  
BOS Hearing Date: 9/14/09

**REF.:** 104106

Attached is an affidavit which has been approved by the Office of the County Attorney for the above-referenced case. Please include this affidavit dated 8/3/09, which bears my initials and is numbered 104106a, when you prepare the staff report.

Thank you for your cooperation.

Attachment

cc: (w/attach) Meredith Amonson, Planning Technician  
Zoning Evaluation Division  
Department of Planning and Zoning

**SPECIAL EXCEPTION AFFIDAVIT**

DATE: August 3, 2009  
(enter date affidavit is notarized)

I, Sara V. Mariska, attorney/agent, do hereby state that I am an  
(enter name of applicant or authorized agent)

(check one)       applicant  
                          applicant's authorized agent listed in Par. 1(a) below      104106a

in Application No.(s): SEA 89-L-080  
(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.)

<b>NAME</b> (enter first name, middle initial, and last name)	<b>ADDRESS</b> (enter number, street, city, state, and zip code)	<b>RELATIONSHIP(S)</b> (enter applicable relationships listed in <b>BOLD</b> above)
Sunoco, Inc. (R&M)  Agents: Clayton L. McCane Jeffrey J. Bauer	1735 Market Street, Suite LL Philadelphia, PA 19103	Applicant/Title Owner of Tax Map 80-4 ((1)) 9B
Bergmann Associates, Inc.  Agents: Robert P. Switala Tom J. Davis Erin M. McCloskey Nathan C. Clymer	1040 First Avenue, Suite 430 King of Prussia, PA 19406	Engineer/Agent

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

\* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.  
\*\* List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

**Special Exception Attachment to Par. 1(a)**

DATE: August 3, 2009  
(enter date affidavit is notarized)

104106e

for Application No. (s): SEA 89-L-080  
(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.)

<b>NAME</b> (enter first name, middle initial, and last name)	<b>ADDRESS</b> (enter number, street, city, state, and zip code)	<b>RELATIONSHIP(S)</b> (enter applicable relationships listed in <b>BOLD</b> above)
--	---	--

Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.  Agents: Martin D. Walsh Lynne J. Strobel Timothy S. Sampson M. Catharine Puskar Sara V. Mariska G. Evan Pritchard Elizabeth D. Baker Inda E. Stagg Kara M. Whisler Megan C. Shilling Elizabeth A. McKeeby	2200 Clarendon Boulevard 13th Floor Arlington, Virginia 22201	Attorneys/Planners/Agent
---	---	--------------------------

The Traffic Group, Inc.  Agent: Carl R. Wilson, Jr.	9900 Franklin Square Drive, Suite H Baltimore, Maryland 21236	Traffic Consultant/Agent
--	--	--------------------------

✓ (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: August 3, 2009
(enter date affidavit is notarized)

104106 a

for Application No. (s): SEA 89-L-080
(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) Sunoco, Inc. (R&M)
1735 Market Street, Suite LL
Philadelphia, PA 19103

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)
Publicly traded.

(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: August 3, 2009  
(enter date affidavit is notarized)

104106a

for Application No. (s): SEA 89-L-080  
(enter County-assigned application number (s))

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

Bergmann Associates, Inc.  
1040 First Avenue, Suite 430  
King of Prussia, PA 19406

**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)

Brian M. Dougherty  
Gary B. Olin

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

Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.  
2200 Clarendon Boulevard, 13th Floor  
Arlington, Virginia 22201

**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)

David J. Bomgardner, E. Andrew Burcher	William A. Fogarty, John H. Foote	M. Catharine Puskar, John E. Rinaldi
Thomas J. Colucci	H. Mark Goetzman	Lynne J. Strobel
Peter M. Dolan, Jr.	Bryan H. Guidash	Garth M. Wainman
Jay du Von	Michael D. Lubeley	Nan E. Walsh
Jerry K. Emrich	J. Randall Minchew	Martin D. Walsh

(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 Attachment to Par. 1(b)**

DATE: August 3, 2009  
(enter date affidavit is notarized)

104106a

for Application No. (s): SEA 89-L-080  
(enter County-assigned application number (s))

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

The Traffic Group, Inc.  
9900 Franklin Square Drive, Suite H  
Baltimore, Maryland 21236

**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)

John W. Guckert	Shulin Li
Mickey A. Cornelius	Joseph J. Caloggero
Donald W. Hayes	Nancy F. Krupp
Lisa M. Kielian	
Anthony R. Guckert	

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

**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)

(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: August 3, 2009
(enter date affidavit is notarized)

104106a

for Application No. (s): SEA 89-L-080
(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)
None

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

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

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

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: August 3, 2009  
(enter date affidavit is notarized)

10/10/09 a

for Application No. (s): SEA 89-L-080  
(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: August 3, 2009  
(enter date affidavit is notarized)

104106a

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:

*Sara V. Mariska*

(check one)

Applicant

Applicant's Authorized Agent

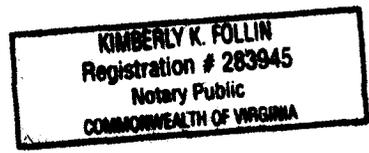
Sara V. Mariska, attorney/agent

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

Subscribed and sworn to before me this 3 day of August 2009, in the State/Comm. of Virginia, County/City of Arlington.

*Kimberly K. Follin*  
Notary Public

My commission expires: 11/30/2011





Sara V. Mariska  
(703) 528-4700 Ext. 5419  
smariska@arl.thelandlawyers.com

**WALSH COLUCCI  
LUBELEY EMRICH  
& WALSH PC**

December 1, 2008

**RECEIVED**  
Department of Planning & Zoning  
**DEC 02 2008**  
Zoning Evaluation Division

**Via Hand Delivery**

Regina C. Coyle, Director  
Fairfax County Department of Planning & Zoning  
Zoning Evaluation Division  
12055 Government Center Parkway, Suite 801  
Fairfax, Virginia 22035

Re: Proposed Special Exception Amendment Application  
Applicant: Sunoco, Inc. (R&M)

Dear Ms. Coyle:

Please accept this letter as a statement of justification for a special exception amendment application on property identified among the Fairfax County tax map records as 80-4 ((1)) 9B (the "Subject Property").

The Subject Property is located on the south side of Bland Street with Amherst Avenue to the west and Backlick Road to the east in the Lee Magisterial District. Zoned to the C-6, Sign Control Overlay District, Highway Corridor Overlay District, and the Springfield Commercial Revitalization District, the Subject Property has been the subject of a prior land use approval granted by the Fairfax County Board of Supervisors (the "Board"). On January 6, 1992, the Board approved special exception SE 89-L-080 to allow continued use of the Subject Property as a service station and a waiver of the minimum lot width subject to nine (9) development conditions.

The Applicant proposes to replace the existing service station bays with a quick service food store that contains a total of 2,868 square feet of gross floor area ("GSF"). The existing pump island and canopy will remain but will be relocated. A quick service food store will better serve customer demands and provide sufficient retail space to offer a wide range of products in a convenient location. Additionally, due to changing market conditions, service bays are no longer economically feasible at this location.

The Applicant is proposing to locate the quick service food store at the rear of the Subject Property with the pump island and canopy parallel to the store's orientation. This reconfiguration will allow for six double-sided multiple product dispensers. Parking will be provided directly in front of the store and to the south of the proposed canopy. The improvements will not necessitate the removal or relocation of the existing underground storage tanks. The existing layout is difficult for vehicles to navigate and does not fully utilize the

Subject Property. The existing points of access will be modified to eliminate the westernmost access on Bland Street. The northernmost access on Backlick Road will be modified to allow only entrance to the Subject Property. The proposed layout provides for more convenient site access and on-site circulation. While the Applicant's proposal will eliminate the existing service bays on the Subject Property, interparcel access will continue to be provided to an adjoining auto repair use to the south of the Subject Property. The Applicant's proposal will result in a reduction of the existing impervious surface area. The proposed improvements result in an overall site intensity of 0.07 floor area ratio ("FAR") that is well below the .40 FAR permitted in the C-6 District. The Applicant also wishes to reaffirm the previously approved waiver of the minimum lot width requirement.

The Subject Property is located within Area III of the Fairfax County Comprehensive Plan (the "Plan"). More specifically, the Subject Property is located within the Springfield Community Business Center, in Land Unit A. The Plan map designates the Subject Property as appropriate for retail and other uses. The Plan text for this area describes a detailed, Comprehensive Plan for the core of the Springfield Community Business Center. Based on the scope of the Plan language, implementing the Plan's guidance will take many years to occur and should not preclude redevelopment, renovation and improvement of an existing use. Additionally, the Plan's general language discouraging new auto-oriented uses does not prohibit such uses, nor should it be applicable to the improvement of an existing use. Finally, improving the existing service station is in keeping with the revitalization goals of the Springfield Commercial Revitalization District.

In accordance with Section 9-011 of the Fairfax County Zoning Ordinance (the "Ordinance") please accept the following information:

- The type of operation proposed is a service station with a quick service food store.
- Hours of operation:  
  
The service station and quick service food store will be open twenty-four hours a day, seven days a week.
- The estimated number of patrons is approximately 600 persons per day.
- The estimated number of employees is a maximum of four (4) on site at any one time.
- The proposed use will generate approximately 1500 trips per day, with approximately 105 trips during the peak A.M. hour and 130 trips during the peak P.M. hour.
- The general area to be served by the use is the greater Springfield/Franconia area.

December 1, 2008

Page 3

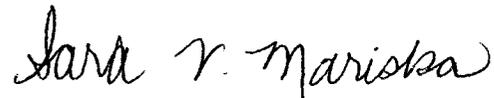
- The proposed use results in approximately 2,868 GSF in building improvements. The building design utilizes materials that include glass and vinyl siding.
- Petroleum products, as defined in Title 40, Code of Federal Regulations, are the only known hazardous or toxic substances to be utilized and stored on the Subject Property.
- The proposed use conforms to the provision of all applicable ordinances, regulations, adopted standards and conditions.

In conclusion, the Applicant's proposal of a service station and quick service food store will allow the Subject Property to continue to serve as a community-serving use that is convenient for area residents, workers, and visitors to the Springfield Community Business Center. The Applicant's proposal also retains recently added landscaping and proposes high-quality architecture that is consistent with the revitalization goals of the area.

Should you have any questions regarding this proposal, or require additional information, please do not hesitate to contact me. I would appreciate the acceptance of this application and the scheduling of a public hearing before the Fairfax County Planning Commission at your convenience.

Very truly yours,

WALSH, COLUCCI, LUBELEY, EMRICH & WALSH, P.C.



Sara V. Mariska

Enclosures

cc: Jeff Bauer  
Clayton McCane  
Robert Switala  
Martin D. Walsh



COMMONWEALTH OF VIRGINIA  
COUNTY OF FAIRFAX

4100 Chain Bridge Road  
Fairfax, Virginia 22030



January 16, 1992

Lynne J. Strobel, Esquire  
Walsh, Colucci, Stackhouse,  
Emrich, and Lubeley PC  
2200 Clarendon Boulevard  
Thirteenth Floor  
Arlington, Virginia 22201

Re: Special Exception  
Number SE 89-L-080

Dear Ms. Strobel:

At a regular meeting of the Board of Supervisors held on January 6, 1992, the Board approved Special Exception Number SE 89-L-080, in the name of Mobil Oil Corporation, located at Tax Map 80-4 ((1)) 9B for use as a service station with three (3) service bays and two (2) pump islands with a canopy pursuant to Section 7-604 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), 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. Any plan submitted pursuant to this Special Exception shall be in conformance with the approved Special Exception Plat entitled Mobil Oil Service Station #16-E82 and prepared by Matthews, Wheatley & Allison which is dated May 17, 1991 as revised through August 12, 1991 and these conditions.

-2-

4. The maximum number of employees shall be limited to four (4) per shift.
5. Landscaping shall be provided as shown on the Special Exception Plat subject to review and approval of the Urban Forester prior to site plan approval in order to ensure the species are compatible with the streetscape design for the Central Springfield Revitalization Area.
6. Hydrocarbon runoff removal measures shall be provided on site as determined by the Department of Environmental Management (DEM) to mitigate the adverse impacts of the proposed auto-oriented uses on water quality.

If an oil-grit separator is the selected measure, stormwater runoff from the parking lot surfaces shall be conveyed through an oil/grit separator, as determined by DEM. The oil/grit separator shall be designed in accord with the document Controlling Urban Runoff or as approved by the Department of Environmental Management. Maintenance of oil/grit separator shall be the responsibility of the applicant. The Oil/Grit separator maintenance should be cleaned via vacuum pumping at least four times per year. The qualifications of the maintenance operator should be reviewed and approved by the appropriate Fairfax County Agency as determined by DEM. Oil/Grit separator maintenance records should be kept on site and should be made available to county officials upon request.

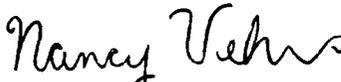
7. The location and paving of all sidewalks along the frontages of the site shall be compatible with the streetscape design for the Central Springfield Revitalization Area as determined by DEM.
8. Landscaping shall be provided as shown on the Special Exception Plat entitled Mobil Oil Service Station #16-E82 and prepared by Mathews, Wheatley & Allison which is dated May 17, 1991 and revised through August 12, 1991. Storage facilities, storage tanks, pump islands, parking and other physical structures shall not be constructed within the landscaped open space adjacent to Amherst Avenue without an amendment to the approved Special Exception.
9. All landscaping which is disrupted or damaged as a result of future road improvements to Bland Street shall be replaced by the applicant in coordination with the Urban Forestry Branch, DEM.

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

Pursuant to Section 9-015 of the Zoning Ordinance, this Special Exception shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established or construction has commenced and been diligently prosecuted. 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.

If you have questions regarding the expiration of this Special Exception or filing a request for additional time, they should be directed to the Zoning Evaluation Division of the Office of Comprehensive Planning at 703-246-1290. The mailing address for the Zoning Evaluation Division is Suite 700, 7040 Legato Road, Fairfax, Virginia.

Sincerely,



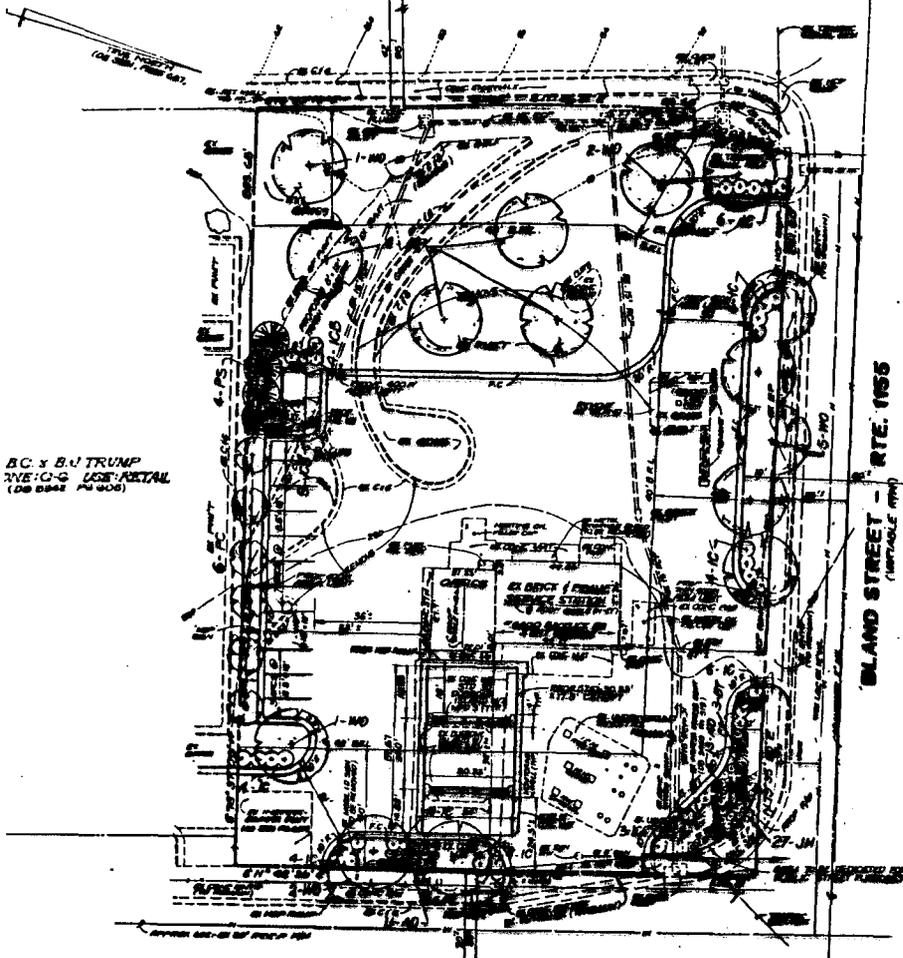
Nancy Vehrs  
Clerk to the Board of Supervisors

NV/ns

cc: Dena M. Siri, Real Estate Dvsn., Assessments  
Melinda M. Artman, Deputy Zoning Administrator  
Frank Jones, Assistant Chief, PPRB, OCP  
Audrey Clark, Chief, Inspection Svcs., BPRD, DEM  
Barbara A. Byron, Director, Zoning Evaluation Dvsn., OCP  
Robert Moore, Trnsprt'n. Planning Dvsn., Office of Transportation  
Kathy Ichter, Trnsprt'n. Road Bond Dvsn., Office of Transportation  
Department of Environmental Management  
A. V. Bailey, Resident Engineer, VDOT  
Land Acq. & Planning Dvsn., Park Authority

MAP ZONE LEGIS. PROVISIONS  
 ZONE: CG USE: RETAIL  
 (DB 5254 PG 677)

AMHERST AVENUE - ROUTE #617  
 (MARKABLE ROAD)

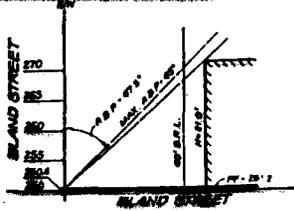
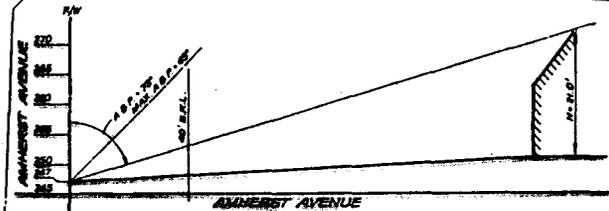
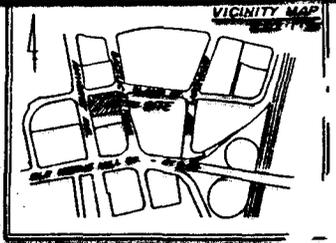
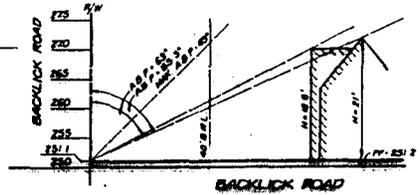


BC & BU TRUMP  
 215 E. G. S. USE: RETAIL  
 (DB 5254 PG 606)

BACKLICK ROAD - ROUTE #617  
 (MARKABLE ROAD)

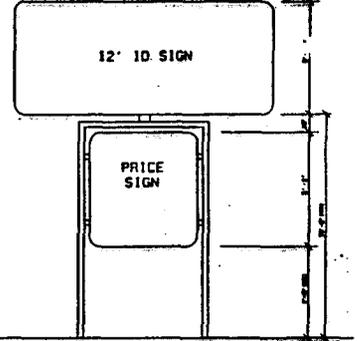
BLAND STREET - RTE. 1055  
 (MARKABLE ROAD)

FEET



ANGLE OF BULK PLANE DETAILS SCALE 1"=20'

C. J. CONROY  
 215 E. G. S. USE: RETAIL  
 (DB 5254 PG 606)



DETAIL  
 STANDARD 12FT ID/PRICE SIGN  
 - NO SCALE -

ITEM	DESCRIPTION	QTY	UNIT PRICE	TOTAL
1	12ft ID/PRICE SIGN	1	1,200	1,200
2	12ft ID/PRICE SIGN	1	1,200	1,200
3	12ft ID/PRICE SIGN	1	1,200	1,200
4	12ft ID/PRICE SIGN	1	1,200	1,200
5	12ft ID/PRICE SIGN	1	1,200	1,200
6	12ft ID/PRICE SIGN	1	1,200	1,200
7	12ft ID/PRICE SIGN	1	1,200	1,200
8	12ft ID/PRICE SIGN	1	1,200	1,200
9	12ft ID/PRICE SIGN	1	1,200	1,200
10	12ft ID/PRICE SIGN	1	1,200	1,200

1. No other signs are permitted on this site.
2. No other signs are permitted on this site.
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- SPECIAL EXCEPTION PLAN**
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  20. No other signs are permitted on this site.



## County of Fairfax, Virginia

## MEMORANDUM

DATE: July 31, 2009

**TO:** Regina Coyle, Director  
Zoning Evaluation Division, DPZ

**FROM:** Pamela G. Nee, Chief *P#N*  
Environment and Development Review Branch, DPZ

**SUBJECT:** **Land Use Analysis & Environmental Assessment:** SEA 89-L-080  
Sunoco – 6400 Backlick Road

The memorandum, prepared by John Bell, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the special exception amendment (SEA) plat dated July 14, 2008 revised through May 4, 2009. The extent to which the application conforms to the applicable guidance contained in the Comprehensive Plan is noted. Possible solutions to remedy identified issues are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

**DESCRIPTION OF THE APPLICATION**

The applicant, Sunoco, Inc., is requesting a special exception amendment approval to permit the development of a quick service food store with site modifications and modifications of existing development conditions. The subject property contains approximately 42,967 square feet of land. The site is currently developed with a service station. The proposed service station with quick service food store would result in 2,907 gross floor area at a floor area ratio (FAR) of 0.07. The development plan indicates that the existing building will be completely removed. A new building is proposed to be located on the western portion of the property parallel to Amherst Avenue. The new structure is proposed to be certified under the U.S. Green Building Council Leadership in Energy and Environmental Design (LEED) rating system.

**LOCATION AND CHARACTER OF THE AREA**

The property is located on a narrow block of land adjacent to Amherst Avenue, Bland Street and Backlick Road just north of Old Keene Mill Road. The subject property is zoned C-6 with surrounding properties zoned C-6 and PDC. The subject property is located in a portion of Land Unit A of the Springfield Central Business Community (CBC) of the Area IV volume of the Comprehensive Plan.

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



enhanced streetscape amenities that create a focal point and gateway to the CBC are provided in addition to meeting the development criteria for Land Unit A. Additionally, to offset the effects of impervious surfaces the installation of rooftop vegetation and/or rain gardens is encouraged.

As discussed in the Transportation section and depicted on Figure 18, a commuter parking facility is planned in the area adjacent to Amherst Avenue and Old Keene Mill Road. The facility will complement a commuter staging area for car pool formation and bus/van service located on the south side Old Keene Mill Road.

A major objective of the redevelopment of Land Unit A is the creation of a visually and functionally cohesive community. In addition to the implementation of urban design and architectural guidelines, land consolidation is necessary to physically unify freestanding buildings and for parking to be located to the rear of buildings or in the center of blocks. Where development intensity greater than .35 FAR is proposed, consolidation of at least 2 contiguous acres is encouraged, except as otherwise specifically recommended. When a consolidation is less than two acres, development should provide for vehicular and pedestrian access with abutting properties. As an alternative, coordinated development plans and concurrent processing of the development applications with a combined land area of at least 2 acres may be appropriate. In any instance, it must be demonstrated that any unconsolidated parcels are able to develop in conformance with the Plan.

All such development proposals in Land Unit A should also meet the following criteria:

- Multi-story buildings should have retail and service uses primarily located on the ground level. Retail and service uses are intended to serve both the needs of the office workers and residents;
- To the extent possible, parking facilities should be located in the center of the block, behind buildings or otherwise screened from view;
- Development should be transit-friendly: i.e. buildings should be located close to the street and streetscape amenities such as benches and bus shelters should be provided;
- As consistent with County Policy, a detailed traffic impact analysis should be prepared to determine any additional improvements required to mitigate the impacts of the proposed development on the street network in the vicinity of the development. Development under this option should mitigate the incremental traffic impact of the proposed development. Examples of mitigation may include but not be limited to making contributions to alternative traffic mitigation projects that benefit the greater Springfield area;
- Buildings and ground floor retail uses should have street level public access. Display windows oriented towards the street should be provided;
- Pedestrian circulation and the use of public transit should be encouraged through site design and connections to sidewalk and trails;
- Building design should reduce the effect of building height and bulk;

- Shared parking is encouraged;
- Curb cuts should be minimized; and
- Urban design elements such as the pedestrian plaza, pedestrian amenities, and landscaping should be provided.”

## **Environment**

In the Fairfax County Comprehensive Plan, Policy Plan, 2007 Edition, Environment section as amended through February 25, 2008, on page 7-9, the Plan states:

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

- Policy a. Maintain a best management practices (BMP) program for Fairfax County and ensure that new development and redevelopment complies with the County’s best management practice (BMP) requirements. . . .
- Policy j. Regulate land use activities to protect surface and groundwater resources.
- Policy k. For new development and redevelopment, apply better site design and low impact development (LID) techniques. . . .

Development proposals should implement best management practices to reduce runoff pollution and other impacts. Preferred practices include: those which recharge groundwater when such recharge will not degrade groundwater quality; those which preserve as much undisturbed open space as possible; and, those which contribute to ecological diversity by the creation of wetlands or other habitat enhancing BMPs, consistent with State guidelines and regulations. . . .”

Fairfax County Comprehensive Plan, Policy Plan, Environment, 2007 Edition, as amended through February 25, 2008, on page 17, the Plan states:

**“Objective 13: Design and construct buildings and associated landscapes to use energy and water resources efficiently and to minimize short- and long-term negative impacts on the environment and building occupants.**

- Policy a. Consistent with other Policy Plan objectives, encourage the application of energy conservation, water conservation and other green building practices in the design and construction of new development and redevelopment projects. These practices can include, but are not limited to:
- Environmentally-sensitive siting and construction of development.

- Application of low impact development practices, including minimization of impervious cover (See Policy k under Objective 2 of this section of the *Policy Plan*).
- Optimization of energy performance of structures/energy-efficient design.
- Use of renewable energy resources.
- Use of energy efficient appliances, heating/cooling systems, lighting and/or other products.
- Application of water conservation techniques such as water efficient landscaping and innovative wastewater technologies.
- Reuse of existing building materials for redevelopment projects.
- Recycling/salvage of non-hazardous construction, demolition, and land clearing debris.
- Use of recycled and rapidly renewable building materials.
- Use of building materials and products that originate from nearby sources.
- Reduction of potential indoor air quality problems through measures such as increased ventilation, indoor air testing and use of low-emitting adhesives, sealants, paints/coatings, carpeting and other building materials.

Encourage commitments to implementation of green building practices through certification under established green building rating systems (e.g., the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED<sup>®</sup>) program or other comparable programs with third party certification). Encourage commitments to the attainment of the ENERGY STAR<sup>®</sup> rating where applicable and to ENERGY STAR qualification for homes. Encourage the inclusion of professionals with green building accreditation on development teams. Encourage commitments to the provision of information to owners of buildings with green building/energy efficiency measures that identifies both the benefits of these measures and their associated maintenance needs.

Policy b. Ensure that zoning proposals for nonresidential development and zoning proposals for multifamily residential development of four or more stories within the Tysons Corner Urban Center, Suburban Centers, Community Business Centers and Transit Station Areas as identified on the Concept Map for Future Development incorporate green building practices sufficient to attain certification through the LEED program or its equivalent, where applicable, where these zoning proposals seek at least one of the following:

- Development in accordance with Comprehensive Plan Options;
  - Development involving a change in use from what would be allowed as a permitted use under existing zoning;
  - Development at the Overlay Level; or
  - Development at the high end of planned density/intensity ranges. For nonresidential development, consider the upper 40% of the range between by-right development potential and the maximum Plan intensity to constitute the high end of the range. . . .
- Policy d. Promote implementation of green building practices by encouraging commitments to monetary contributions in support of the county's environmental initiatives, with such contributions to be refunded upon demonstration of attainment of certification under the applicable LEED rating system or equivalent rating system.
- Policy e. Encourage energy conservation through the provision of measures which support nonmotorized transportation, such as the provision of showers and lockers for employees and the provision of bicycle parking facilities for employment, retail and multifamily residential uses."

#### **COMPREHENSIVE PLAN MAP: Mixed Use**

#### **LAND USE ANALYSIS**

The applicant's request to convert an existing service station with service bays to a service station with quick service food store on the subject property is generally consistent with the land use recommendations of the Comprehensive Plan. The property is located within the core of the Springfield CBC. The applicant has agreed to improve landscaping to make it more consistent with general guidance for this area regarding streetscaping and Urban Forestry Management (UFM) recommendations for the property. The proposed development includes a new building location on the site which will include the proposed quick service food store. Policy Plan guidance regarding development involving a change in use from what would be allowed as a permitted use under existing zoning within a mixed use center (such as this case) of the County recommends that new structures be LEED certified, at a minimum. The applicant has agreed that the building will be LEED certified as part of the proposed site improvements. While the Comprehensive Plan recommends a variety of uses for this area of the Springfield CBC, such as high intensity office, retail, hotel, civic, arts and residential use, the proposed use at this site is being viewed as interim in nature. The Plan also notes a number of substantial road improvements which will ultimately be required to facilitate the future vision for this area. Right-of-way dedications along Backlick Road and Bland Street will affect the subject property. While there are outstanding issues related to the application, staff concludes that the use is generally a continuation of an existing use with the addition of a quick food store on the subject property that is in harmony with the land use recommendations of the Comprehensive Plan.

## **ENVIRONMENTAL ANALYSIS**

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed development. Solutions are suggested to remedy the concerns that have been identified by staff. There may be other acceptable solutions. Particular emphasis is given to opportunities provided by this application to conserve the county's remaining natural amenities.

### **Green Building**

#### **Issue:**

The subject property is located within the Springfield Community Business Center (CBC), a mixed use center as depicted on the Comprehensive Plan's Concept Map for Future Development. The green building policy of the Comprehensive Plan calls for new buildings developed in areas like the Springfield CBC that are seeking a change in use from what would be allowed as a permitted use under existing zoning be LEED certified.

#### **Resolution:**

In accordance with the green building policy in the Comprehensive Plan, the applicant is committing to LEED certification for the new building.

PGN: JRB



## County of Fairfax, Virginia

## MEMORANDUM

May 18, 2009

**TO:** Brenda J. Cho, Planner II  
Zoning Evaluation Division, DPZ

**FROM:** Todd Nelson, Urban Forester II   
Forest Conservation Branch, DPWES

**SUBJECT:** Proposed Sunoco Store #0057-2800; SEA 89-L-080

**RE:** Request for assistance dated May 11, 2009

This review is based upon the Special Exception Amendment Plat (SEA) 89-L-080 date stamped by the submitting engineer on May 4, 2009. A site visit was conducted on April 13, 2009, as part of the review of the SEA stamped "Received, Department of Planning and Zoning, February 5, 2009." A site visit was conducted on April 13, 2009."

- 1. Comment:** There is existing vegetation along the southern property line consisting primarily of Bradford Pear and white pine trees. These trees appear to be in poor to fair condition and should not be considered for preservation. The existing vegetation map (EVM) does not include information relating to the existing Bradford pear trees.

**Recommendation:** An EVM should be provided that includes information relating to the existing Bradford pear trees along the southern property line.

- 2. Comment:** The Tree Inventory and Condition Analysis table indicates goldenrain trees and white pine trees, in poor to fair condition, are proposed for preservation and are included in the 10-year Tree Canopy Calculations as canopy area meeting the standards of the PFM. In accordance with PFM 12-0403.3 Pre-Development Tree Condition Standards, trees designated to be preserved shall be in fair to excellent condition at the time of plan submission. In addition, in accordance with PFM 12-0403.2B, trees that do not meet the pre-development standards for structural integrity and health shall not be afforded tree canopy cover credits for purposes of meeting 10-year canopy requirements.

**Recommendation:** A revised "Tree Preservation Target Calculation and Statement" table and a "10-year Tree Canopy Calculation" worksheet should be provided to include only those trees meeting the pre-development standards of PFM 12-0400. If the proposed percentages of 10-year tree canopy can not be met through preservation (line E of Table 12.3), a deviation from the tree preservation target should be provided on the SEA that



Proposed Sunoco Store #0057-2800  
SEA 89-L-080  
May 18, 2009  
Page 2 of 2

states one or more of the justifications listed in PFM 12-0507.3 along with a narrative that provides a site-specific explanation of why the Tree Preservation Target can not be met.

In addition, language containing a directive from the Board of Supervisors to the Urban Forest Management Division, DPWES, or Director of DPWES to permit a deviation from the tree preservation target percentage should be provided.

Please contact me at 703-324-1770 if you have any questions.

TLN/  
UFMID #: 145129

cc: RA File  
DPZ File



## County of Fairfax, Virginia

## MEMORANDUM

**DATE:** August 30, 2009

**TO:** Regina Coyle, Director,  
Zoning Evaluation Division  
Department of Planning & Zoning

**FROM:**   
Barbara A. Byron, Director  
Office of Community Revitalization and Reinvestment

**SUBJECT:** Sunoco - Comments on SEA 89-L-080

The Office of Community Revitalization and Reinvestment (OCRR) has reviewed the above referenced Special Exception Amendment plat dated July 14, 2008 as revised through May 22, 2009.

From OCRR's perspective, the primary issues with this application are the lack of consolidation with tax map parcel 80-4 ((1)) 9C ("Parcel C") and the intensification of land uses which are not in conformance with the Comprehensive Plan major objectives for the area and discouraged within the Springfield Community Business Center ( Springfield CBC).

SEA 89-L-080 and Parcel C are both located within the Land Unit A Core area, which is recommended to develop as "*an urban, pedestrian-oriented area comprised of a mix of medium to high intensity office, retail, hotel, civic, arts, and residential uses*". In addition, within the Land Unit A Core area, "*freestanding single-use retail, hotel or office uses are only appropriate along Old Keene Mill Road and close to I-95*". The Plan's General Land Use Recommendations also discourage service stations and drive-through uses within the Springfield CBC. The intensification of land uses oriented towards Bland Street which are automotive-oriented, drive-through, and single-use may serve to inhibit the redevelopment objectives as expressed within the Plan.

The applicant has not adequately demonstrated how Parcel C would be able to develop in conformance with the Comprehensive Plan absent consolidation. As noted in the Plan, "*land consolidation is necessary to physically unify freestanding buildings*", if approved SEA 89-L-080 would create a new permanent freestanding building and would likely perpetuate the existing freestanding building and use on Parcel C. Land consolidation is necessary to achieve the major redevelopment objectives within Springfield CBC Land Unit A. The lack of coordinated development plans between the existing and proposed uses for SEA 89-L-080 and Parcel C does not conform to the long-term recommendations of the Plan.



Office of Community Revitalization and Reinvestment  
12055 Government Center Parkway, Suite 1048  
Fairfax, VA 22035  
703-324-9300, TTY 711  
www.fcrevit.org

The lack of consolidation becomes critical when viewed with the Transportation Impact Addendum memo dated August 21, 2009 from the Fairfax County Department of Transportation and the Springfield Connectivity Study transportation and placemaking recommendations currently under review in Comprehensive Plan Amendment S09-IV-FS1. If the Springfield Connectivity Study recommendation to develop Backlick Road as a one way road “bridged” over Old Keene Mill is accepted, direct access to Backlick Road from Parcel C may not be available. Coordinated or consolidated development between SEA 89-L-080 and Parcel C would be necessary to ensure that access to Bland Street from Parcel C would be possible. In addition, the proposed access locations along Backlick Road, as proposed in SEA 89-L-080, also may be impacted. The loss of these ingress/egress points may compromise the proposed development, reducing the point of access to a single ingress/egress point along Bland Street and/or significantly impacting vehicular traffic flows proposed in SEA 89-L-080.

Land use changes proposed in several BRAC APR nominations are also under review in S09-IV-FS1. The area included in SEA 89-L-080 and Parcel C are located within an area under review for land use changes within S09-IV-FS1, as they were included in BRAC APR 08-IV-5FS. BRAC APR 08-IV-5FS proposed to increase the intensity of the core area up to a 3.0 FAR, with options up to 4.0 FAR. This proposal would be a mixed use town center development of office, residential, hotel, and retail uses. The BRAC APR 08-IV-5FS application notes “*commercial development...will be a catalyst in the revitalization of the Springfield Commercial Business Center*” and “*a mixed-use town center will stimulate economic development and create a focal point in downtown Springfield.*” While at this time we cannot fully speak to the merits of the changes proposed in BRAC APR 08-IV-5FS, it would be premature to allow a permanent redevelopment of a portion of this area prior to completion of review of S09-IV-FS1.

Finally with regard to streetscape and urban design;

- The Plan identifies a corner plaza entry feature at the intersection of Backlick Road and Bland Street where “*plazas at these locations will create an aesthetically pleasing streetscape environment and encourage pedestrian activity*”. The proposed planting strip and refurbished pylon sign do not adequately meet plan recommendations.
- The application proposes to refurbish the existing pylon sign at the northeast corner of Bland Street and Backlick Road. While this proposal would improve the existing sign condition, the Plan encourages ground-mounted signage incorporated within planting strips. The pylon-logo sign (‘A’ on Sheet 14) should be replaced by a monument scale sign integrated within the planting strip.



- The application relocates the building farther away from Backlick Road to allow for the expanded travel ways and move parking from the rear of the building to the front. The Plan recommends, *“to the extent possible, parking facilities should be located in the center of the block, behind buildings or otherwise screened from view”*. The proposed development counters this recommendation by moving the parking from a screened position behind the existing service station to the front of the building along Backlick road at the end of the block.

The applicant has not complied with the Land Unit A recommendations in the Plan sufficiently to further revitalization efforts within the Springfield CBC.



**Office of Community Revitalization and Reinvestment**  
12055 Government Center Parkway, Suite 1048  
Fairfax, VA 22035  
703-324-9300, TTY 711  
[www.fcrevit.org](http://www.fcrevit.org)



## County of Fairfax, Virginia

## MEMORANDUM

DATE: August 27, 2009

**TO:** Regina Coyle, Director  
Zoning Evaluation Division,  
Department of Comprehensive Planning

**FROM:** Angela Kadar Rodeheaver, Chief *AKR by CAA*  
Site Analysis Section  
Department of Transportation

**FILE:** 3- 5 (SE 89-L-080)

**SUBJECT:** Transportation Impact Addendum # 2

**REFERENCE:** SEA 89-L-080; Sunoco, Inc. (R & M)  
Traffic Zone: 1496  
Land Identification Map: 80-4 ((01)) 9B

Transmitted herewith are comments from the Department of Transportation with respect to the referenced application. These comments are based on the applicant's statement of justification of use dated December 1, 2008, the revised plat dated June 22, 2009 and the applicant's submitted memorandum with exhibits dated July 23, 2009.

This department provides the following comments:

**Existing Bland Street traffic and Access**

A recent Traffic Impact Study (TIS) related to the BRAC APR nominations provide existing traffic counts that show a tempered or evenly distributed pm peak hour traffic from 4 pm to 6 pm along Bland Street, where the site access exists and is proposed. The study demonstrates relatively high traffic volumes for the westbound left-turn traffic on Bland Street.

Another, less recent TIS\* (2005), described the intersection of Amherst Drive @ Bland Street with existing unacceptable levels of service (LOS F) for the westbound approach for the am, pm and Saturday peak hours. This study demonstrated theoretical vehicle queuing that goes beyond the Backlick Road intersection to the east of Amherst Avenue.

A most recent field visit during the pm peak hour verified these existing conditions with the westbound left-turn lane on Bland Street with traffic consistently queuing up to Backlick Road and beyond. Thus, in most observed cases, the site exiting left turns onto Bland Street did not have the necessary gap to enter the westbound traffic flow.

**Existing Bland Street traffic and Access (cont.)**

Most had to wait for a courtesy gap, where queued vehicles let the turning vehicle into the traffic when the queue began to move on the green light. The vehicles that did not get a courtesy gap, gave up, and turned around on site to exit left out of the site exit onto Backlick Road, where the majority of existing vehicles appear to exit.

FCDOT has concerns that the proposed additional site traffic may exacerbate the egress issue on Bland Street and may degrade the predominant site egress onto Backlick Road.

**Other Issues**

- The right-of-way issue along the site on Bland Street still remains unresolved.
- Revised proffers or plans should confirm the vehicular travel easement for the interparcel access to the south.

\*- TIS-"A Revised TIA for MidTown Springfield (August 2006)"

AKR/AK C:SEA89L080SunocoIncADD2

CC: Michelle Brickner, Director, Design Review, DPW & ES



## County of Fairfax, Virginia

## MEMORANDUM

DATE: August 21, 2009

TO: Regina Coyle, Director  
Zoning Evaluation Division,  
Department of Comprehensive Planning

FROM: Angela Kadar Rodeheaver, Chief  
Site Analysis Section  
Department of Transportation

FILE: 3- 5 (SE 89-L-080)

SUBJECT: Transportation Impact Addendum

REFERENCE: SEA 89-L-080; Sunoco, Inc. (R & M)  
Traffic Zone: 1496  
Land Identification Map: 80-4 ((01)) 9B

Transmitted herewith are comments from the Department of Transportation with respect to the referenced application. These comments are based on the applicant's statement of justification of use dated December 1, 2008, the revised plat dated June 22, 2009 and the applicant's submitted memorandum with exhibits dated July 23, 2009.

This department provides the following comments:

**Bland Street R/W dedication**

FCDOT's original request for right-of-way dedication along the site on Bland Street was at 59-ft. from centerline per the Comprehensive Plan recommendation for a four lane roadway. In re-evaluating this particular site, a lesser right-of-way requirement of 49-ft. from centerline which included improvement beyond the face-of-curb for a sidewalk and utility strip would be acceptable.

The applicant submitted a memorandum with exhibits which demonstrated that 39-ft. of right-of-way was the maximum dedication that they possibly provide for their site. However, as discussed above, 49-ft of right-of-way is the minimum that would be acceptable in this location. Note: The applicant's Special Exception plat shows no additional dedication beyond the existing 25-ft from centerline.

## **Springfield Connectivity Study**

The Springfield Connectivity Study is moving forward for public hearings for an amendment to the Comprehensive Plan. As part of that amendment the following are changes that if approved by the Board of Supervisors would affect this site:

- the cross-section for a street such as Bland Street would result in a different cross-section than today. The change recommended in the Connectivity Study/ Plan Amendment would require the following "changes" beyond the face-of-curb; a 7-ft. wide utility or Landscape Strip (lawn panel), an 8-ft. wide Sidewalk/ trail and approximately a 1-ft. buffer (not shown on the enclosed pdf-page three). This would result in an ADDITIONAL 6- ft. of right-of-way from centerline from our CURRENT request of 49-ft for a total of 55-ft. from centerline . (The attachment shows this cross-section.)

- a review of the trails and on-road bike lanes would need to be re-evaluated for any possible waiver and/or modifications requirements along both Backlick Road and Bland Street with respect to recommendations contained in the Connectivity Study

- The Springfield Connectivity Study recommends Bland Street for four lanes. The study also evaluated the roadway network if all relevant APR Nominations, in cluster, were to be approved, and concluded that Bland Street would then need to be recommended for a 6 -lane facility to handle these proposed densities. This would also increase the right-of-way dedication that would be needed from the site.

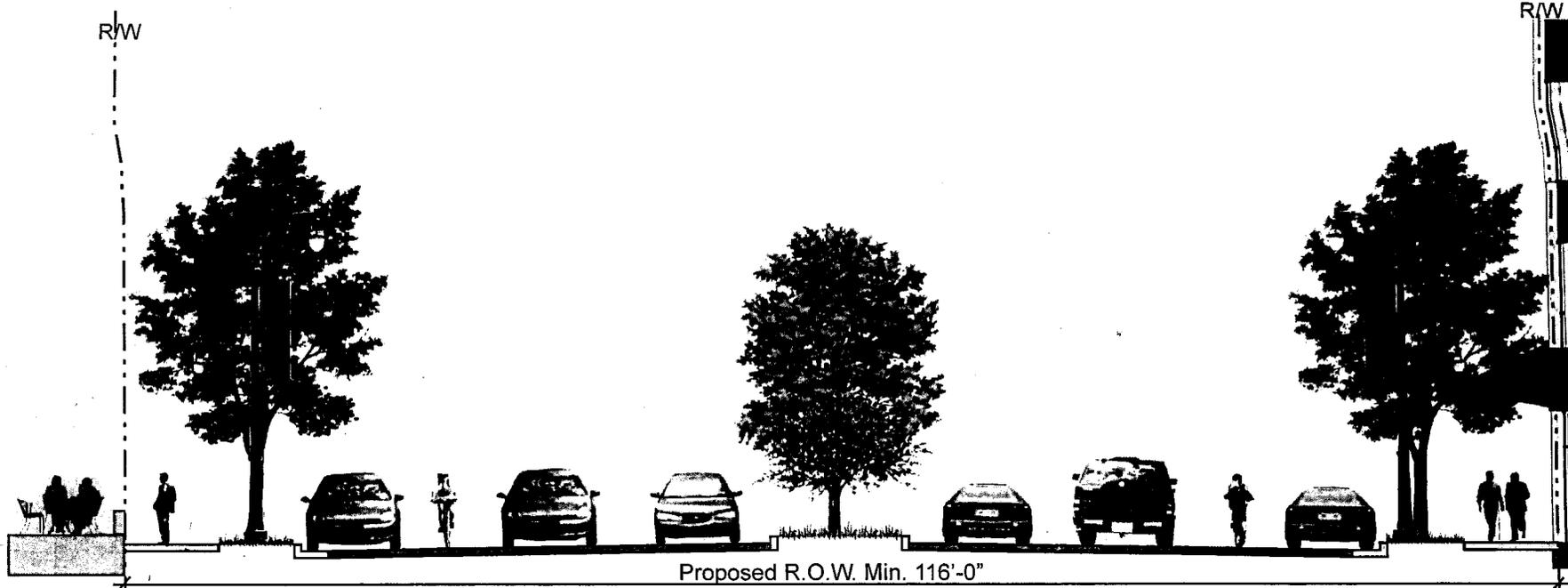
- The Springfield Connectivity Study also suggested to re-configure and construct Amhurst Drive and Backlick Road as one way pairs keeping Bland Street as a four lanes facility. With this recommendation is the proposal to "bridge" Backlick Road over Old Keene Mill Road. (Basically a bridge such as Amherst.)

AKR/AK C:SEA89L080SunocoInc

Enclosure (page three)

CC: Michelle Brickner, Director, Design Review, DPW & ES

TYPICAL EXISTING CONDITION



**Commercial/  
Offices**  
Office with  
commercial/  
restaurants at  
street level

**Sidewalk**  
Min. 8' with min.  
7' lawn panel

**Roadway**  
2 travel lanes @ 11'-0" each,  
with 5' bike lane,  
and 8'-0" parallel parking

**Center  
Median**  
Shade trees/  
ornamental  
trees and  
understory  
planting,  
min 8'-0"  
max 20'-0"

**Roadway**  
2 travel lanes @ 11'-0" each,  
with 5'-0" bike lane  
and 8'-0" parallel parking

**Sidewalk**  
Min. 8' with  
min. 7' lawn  
panel

Proposed R.O.W. Min. 116'-0"

PROPOSED ROADWAY SECTION - TYPICAL

URBAN DESIGN RECOMMENDATIONS - MINOR ARTERIAL  
SPRINGFIELD CONNECTIVITY STUDY



# COMMONWEALTH of VIRGINIA

DAVID S. EKERN, P.E.  
COMMISSIONER

## DEPARTMENT OF TRANSPORTATION

14685 Avion Parkway  
Chantilly, VA 20151  
(703) 383-VDOT (8368)

June 5, 2009

Ms. Regina Coyle  
Director of Zoning Evaluation  
Department of Planning and Zoning  
12055 Government Center Parkway, Suite 801  
Fairfax, Virginia 22035-5511

Re: SEA 89-L-080, Sunoco, Inc. (R & M)  
(2nd Submission Special Exception Amendment Plat)  
Tax Map No.: 80-4 ((1)) 9B

Dear Ms. Coyle:

This office has reviewed the referenced special exception amendment plat and offers the following comments:

1. Our first submission comments dated May 5, 2009 were not addressed in the applicant's response letter. Our first submission comment letter is attached to this second submission comment letter for your reference and should be responded to item-by-item.

Note: We have amended our first submission comments as follows:

2. Previous comment # 5 dated May 5, 2009 should be revised to read "Ensure that any existing or proposed landscaping does not hinder sight distance from any of the entrances or adjacent intersections."

New Comment:

3. The County may wish to consider pursuing a monetary contribution from the applicant to be applied towards area transportation and/or transit improvements in this area.

If you have any questions, please call me at (703) 383-2061.

Sincerely,

A handwritten signature in black ink, appearing to read "J Bassett". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

John Bassett, P.E.  
Transportation Engineer

Attachment – Previous VDOT comment letter dated May 5, 2009

cc: Ms. Angela Rodeheaver



# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** June 10, 2009

**TO:** Brenda Cho, Staff Coordinator  
Zoning Evaluation Division  
Department of Planning and Zoning

**FROM:** Beth Forbes, Stormwater Engineer *BF*  
Environmental and Site Review Division  
Department of Public Works and Environmental Services

**SUBJECT:** Special Exception Amendment Application #SEA 89-L-080, Sunoco, Plat dated May 1, 2009, LDS Project #8532-ZONA-001-2, Tax Map #80-4-01-0009B, Lee District

We have reviewed the subject application and offer the following comments.

### Chesapeake Bay Preservation Ordinance (CBPO)

There is no Resource Protection Area (RPA) on this site.

The proposed project qualifies as redevelopment in the Resource Management Area. Water quality controls must meet the requirements in PFM 6-0401.2B & C and 6-0402 at site plan. The existing oil and grease separator was submitted before the Chesapeake Bay Protection Ordinance was promulgated and may not meet current standards. Stormceptor devices are considered an innovative BMP and should follow PFM 6-0402.4 and LTI 01-11 at site plan submission.

### Floodplain

There are no regulated floodplains on the property.

### Downstream Drainage Complaints

There are no downstream drainage complaints on file. There has been, however, a drainage concern filed for this property after a car entered the dry pond.

### Stormwater Management

The extent of the existing dry pond is now shown on the plat. The site plan must show that the pond meets current standards or show the upgrades necessary to meet the standards (PFM 6-1306 and 6-1600). The pond is owned and maintained by the property owner.

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



At site plan submission, high density polyethylene pipe (HDPE) must meet the requirements of the PFM (Section 6-0902.2O).

Easements along the rock swales and the storm drains on the property must be dedicated before the site plan can be approved (PFM 6-0201.3). An accessway between a paved area and the embankment should be indicated on the site plan (PFM 6-1606.2G).

Site Outfall

An outfall analysis has been included with this submission. Calculations and a narrative description demonstrating adequate outfall meeting the PFM requirements will be required with the site plan submission (PFM 6-0203 & 6-0204).

Please contact me at 703-324-1720 if you have any questions or require additional information.

BF/

cc: Craig Carinci, Director, Stormwater Planning Division  
Jeremiah Stonefield, Chief, Stormwater & Geotechnical Section, ESRD, DPWES  
Zoning Application File



# FAIRFAX COUNTY PARK AUTHORITY



## M E M O R A N D U M

**TO:** Regina M. Coyle, Director  
Zoning Evaluation Division  
Department of Planning and Zoning

**FROM:** Sandy Stallman, Manager,  
Park Planning Branch, PDD

A handwritten signature in black ink, appearing to be "S. Stallman".

**DATE:** April 16, 2009

**SUBJECT:** SEA 89-L-080, Sunoco  
Tax Map Number: 80-4 ((1)) 9B

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

FCPA Reviewer: Andi Dorlester  
DPZ Coordinator: Brenda Cho

Copy: Cindy Walsh, Director, Resource Management Division  
Chron Binder  
File Copy



# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** April 10, 2009

**TO:** Staff Coordinator  
Zoning Evaluation Division  
Department of Planning & Zoning

**FROM:** Lana Tran (Tel: 703 324-5008)  
Wastewater Planning & Monitoring Division  
Department of Public Works & Environmental Services

**SUBJECT:** Sanitary Sewer Analysis Report

**REFERENCE:** Application No. SEA89-L-080  
Tax Map No. 080-4-/01/ /0009 B

The following information is submitted in response to your request for a sanitary sewer analysis for above referenced application:

1. The application property is located in the Cameron Run (I-3) watershed. It would be sewered into the Alexandria Sanitation Authority (ASA).
2. Based upon current and committed flow, there is excess capacity in the ASA at this time. For purposes of this report, committed flow shall be deemed that for which fees have been paid, building permits have been issued, or priority reservations have been established by the Board of Supervisors. No commitment can be made, however, as to the availability of treatment capacity for the development of the subject property. Availability of treatment capacity will depend upon the current rate of construction and the timing for development of this site.
3. An existing 8 inch line located in the street is adequate for the proposed use at this time.
4. The following table indicates the condition of all related sewer facilities and the total effect of this application.

Sewer Network	Existing Use + Application		Existing Use + Application <u>Previous Rezoning</u>		Existing Use + Application <u>+ Comp Plan</u>	
	<u>Adeq.</u>	<u>Inadeq.</u>	<u>Adeq.</u>	<u>Inadeq.</u>	<u>Adeq.</u>	<u>Inadeq.</u>
Collector	<u>X</u>	—	<u>X</u>	—	<u>X</u>	—
Submain	<u>X</u>	—	<u>X</u>	—	<u>X</u>	—
Main/Trunk	<u>X</u>	—	<u>X</u>	—	<u>X</u>	—
Interceptor	—	—	—	—	—	—
Outfall	—	—	—	—	—	—

5. Other pertinent information or comments:

Department of Public Works and Environmental Services  
Wastewater Planning & Monitoring Division  
12000 Government Center Parkway, Suite 358  
Fairfax, VA 22035-0052  
Phone: 703-324-5030, Fax: 703-324-3946



## **Zoning Ordinance Requirements**

### General Special Exception Standards (Sect. 9-006)

In addition to the specific standards set forth hereinafter with regard to particular special exception uses, all such uses shall satisfy the following general standards:

1. The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.
2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.
3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.
4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.
5. In addition to the standards which may be set forth in this Article for a particular category or use, the Board shall require landscaping and screening in accordance with the provisions of Article 13.
6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.
7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.
8. Signs shall be regulated by the provisions of Article 12; however, the Board may impose more strict requirements for a given use than those set forth in this Ordinance.

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

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

1. Except as qualified in the following Sections, all uses shall comply with the lot size and bulk regulations of the zoning district in which located.

2. All uses shall comply with the performance standards specified for the zoning district in which located, including the submission of a sports illumination plan or photometric plan as may be required by Part 9 of Article 14.

3. Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans.

Additional Standards for Additional Standards for Automobile-Oriented Uses, Car Washes, Drive-In Financial Institutions, Drive-Through Pharmacies, Fast Food Restaurants, Quick-Service Food Stores, Service Stations and Service Stations/Mini-Marts (Sect. 9-505)

1. In all districts where permitted by special exception:

A. Such a use shall have on all sides the same architectural features or shall be architecturally compatible with the building group or neighborhood with which it is associated.

B. Such a use shall be designed so that pedestrian and vehicular circulation is coordinated with that on adjacent properties.

C. The site shall be designed to minimize the potential for turning movement conflicts and to facilitate safe and efficient on-site circulation. Parking and stacking spaces shall be provided and located in such a manner as to facilitate safe and convenient vehicle and pedestrian access to all uses on the site.

D. In reviewing such a use or combination of uses, it shall be determined that the lot is of sufficient area and width to accommodate the use and that any such use will not adversely affect any nearby existing or planned residential areas as a result of the hours of operation, noise generation, parking, glare or other operational factors.

E. For a drive-through pharmacy, signs shall be required to be posted in the vicinity of the stacking area stating the limitations on the use of the window service and/or drive-through lane. Such signs shall not exceed two (2) square feet in area or be located closer than five (5) feet to any lot line.

3. In the C-5 and C-6 Districts, in addition to Par. 1 above:

A. There shall be no outdoor storage or display of goods offered for sale except for the outdoor storage or display of goods permitted at a service station or service station/mini-mart.

B. Service stations and service station/mini-marts shall not be used for the performance of major repairs, and shall not include the outdoor storage of more than two (2) abandoned, wrecked or inoperable vehicles on the site for more than seventy-two (72) hours, subject to the limitation that there shall be no dismantling, wrecking or sale of said vehicles or parts thereof. In addition, in no event shall any one (1) abandoned, wrecked or inoperable vehicle be stored outdoors for a period exceeding seventy-two hours.

Provisions for Approving Drive-In Financial Institutions, Fast Food Restaurants, Quick-Service Food Stores, Service Stations and Service Station/Mini-Marts in a Highway Corridor Overlay District (Sect. 9-611)

The Board may approve a special exception for the establishment or for the enlargement, extension, relocation or increase in intensity of a drive-in financial institution, fast food restaurant, quick-service food store, service station or service station/mini-mart in a Highway Corridor Overlay District, but only in accordance with the provisions of Part 6 of Article 7.

Highway Corridor Overlay District Use Limitations (Sect. 7-608)

All uses shall be subject to the use limitations set forth in the underlying zoning district(s), and, in addition, drive-in financial institutions, fast food restaurants, quick-service food stores, service stations and service station/mini-marts shall be subject to the following use limitations:

1. In any Highway Corridor Overlay District:

A. Such a use shall be designed so that pedestrian and vehicular circulation is coordinated with that on adjacent properties.

B. Such a use shall have access designed so as not to impede traffic on a public street intended to carry through traffic. To such end, access via the following means may be given favorable consideration:

(1) Access to the site is provided by a public street other than one intended to carry through traffic, and/or

(2) Access to the site is provided via the internal circulation of a shopping center, which center contains at least six (6) other commercial uses, or an office complex having a limited number of well-designed access points to the public street system and no additional direct access is provided to the site from a public street intended to carry through traffic over and above those entrances which may exist to provide access to the shopping center, and/or

(3) Access to the site is provided by a functional service drive, which provides controlled access to the site.

C. There shall be no outdoor storage or display of goods offered for sale except for the outdoor storage or display of goods permitted at a service station or service station/mini-mart.

3. Where the underlying district is C-5 or C-6, in addition to Par. 1 above:

A. Service stations and service station/mini-marts shall not be used for the performance of major repairs, and shall not include the outdoor storage of more than two (2) abandoned, wrecked or inoperable vehicles on the site for more than seventy-two (72) hours, subject to the limitation that there shall be no dismantling, wrecking or sale of said vehicles or parts thereof. In addition, in no event shall any one (1) abandoned, wrecked or inoperable vehicle be stored outdoors for a period exceeding seventy-two (72) hours.

## GLOSSARY

This Glossary is provided to assist the public in understanding the staff evaluation and analysis of development proposals. It should not be construed as representing legal definitions. Refer to the Fairfax County Zoning Ordinance, Comprehensive Plan or Public Facilities Manual for additional information.

**ABANDONMENT:** Refers to road or street abandonment, an action taken by the Board of Supervisors, usually through the public hearing process, to abolish the public's right-of-passage over a road or road right-of way. Upon abandonment, the right-of-way automatically reverts to the underlying fee owners. If the fee to the owner is unknown, Virginia law presumes that fee to the roadbed rests with the adjacent property owners if there is no evidence to the contrary.

**ACCESSORY DWELLING UNIT (OR APARTMENT):** A secondary dwelling unit established in conjunction with and clearly subordinate to a single family detached dwelling unit. An accessory dwelling unit may be allowed if a special permit is granted by the Board of Zoning Appeals (BZA). Refer to Sect. 8-918 of the Zoning Ordinance.

**AFFORDABLE DWELLING UNIT (ADU) DEVELOPMENT:** Residential development to assist in the provision of affordable housing for persons of low and moderate income in accordance with the affordable dwelling unit program and in accordance with Zoning Ordinance regulations. Residential development which provides affordable dwelling units may result in a density bonus (see below) permitting the construction of additional housing units. See Part 8 of Article 2 of the Zoning Ordinance.

**AGRICULTURAL AND FORESTAL DISTRICTS:** A land use classification created under Chapter 114 or 115 of the Fairfax County Code for the purpose of qualifying landowners who wish to retain their property for agricultural or forestal use for use/value taxation pursuant to Chapter 58 of the Fairfax County Code.

**BARRIER:** A wall, fence, earthen berm, or plant materials which may be used to provide a physical separation between land uses. Refer to Article 13 of the Zoning Ordinance for specific barrier requirements.

**BEST MANAGEMENT PRACTICES (BMPs):** Stormwater management techniques or land use practices that are determined to be the most effective, practicable means of preventing and/or reducing the amount of pollution generated by nonpoint sources in order to improve water quality.

**BUFFER:** Graduated mix of land uses, building heights or intensities designed to mitigate potential conflicts between different types or intensities of land uses; may also provide for a transition between uses. A landscaped buffer may be an area of open, undeveloped land and may include a combination of fences, walls, berms, open space and/or landscape plantings. A buffer is not necessarily coincident with transitional screening.

**CHESAPEAKE BAY PRESERVATION ORDINANCE:** Regulations which the State has mandated must be adopted to protect the Chesapeake Bay and its tributaries. These regulations must be incorporated into the comprehensive plans, zoning ordinances and subdivision ordinances of the affected localities. Refer to Chesapeake Bay Preservation Act, Va. Code Section 10.1-2100 et seq and VR 173-02-01, Chesapeake Bay Preservation Area Designation and Management Regulations.

**CLUSTER DEVELOPMENT:** Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted by the applicable zoning district. See Sect. 2-421 and Sect. 9-615 of the Zoning Ordinance.

**COUNTY 2232 REVIEW PROCESS:** A public hearing process pursuant to Sect. 15.2-2232 (Formerly Sect. 15.1-456) of the Virginia Code which is used to determine if a proposed public facility not shown on the adopted Comprehensive Plan is in substantial accord with the plan. Specifically, this process is used to determine if the general or approximate location, character and extent of a proposed facility is in substantial accord with the Plan.

**dBA:** The momentary magnitude of sound weighted to approximate the sensitivity of the human ear to certain frequencies; the dBA value describes a sound at a given instant, a maximum sound level or a steady state value. See also Ldn.

**DENSITY:** Number of dwelling units (du) divided by the gross acreage (ac) of a site being developed in residential use; or, the number of dwelling units per acre (du/ac) except in the PRC District when density refers to the number of persons per acre.

**DENSITY BONUS:** An increase in the density otherwise allowed in a given zoning district which may be granted under specific provisions of the Zoning Ordinance when a developer provides excess open space, recreation facilities, or affordable dwelling units (ADUs), etc.

**DEVELOPMENT CONDITIONS:** Terms or conditions imposed on a development by the Board of Supervisors (BOS) or the Board of Zoning Appeals (BZA) in connection with approval of a special exception, special permit or variance application or rezoning application in a "P" district. Conditions may be imposed to mitigate adverse impacts associated with a development as well as secure compliance with the Zoning Ordinance and/or conformance with the Comprehensive Plan. For example, development conditions may regulate hours of operation, number of employees, height of buildings, and intensity of development.

**DEVELOPMENT PLAN:** A graphic representation which depicts the nature and character of the development proposed for a specific land area: information such as topography, location and size of proposed structures, location of streets trails, utilities, and storm drainage are generally included on a development plan. A development plan is a submission requirement for rezoning to the PRC District. A **GENERALIZED DEVELOPMENT PLAN (GDP)** is a submission requirement for a rezoning application for all conventional zoning districts other than a P District. A development plan submitted in connection with a special exception (SE) or special permit (SP) is generally referred to as an SE or SP plat. A **CONCEPTUAL DEVELOPMENT PLAN (CDP)** is a submission requirement when filing a rezoning application for a P District other than the PRC District; a CDP characterizes in a general way the planned development of the site. A **FINAL DEVELOPMENT PLAN (FDP)** is a submission requirement following the approval of a conceptual development plan and rezoning application for a P District other than the PRC District; an FDP further details the planned development of the site. See Article 16 of the Zoning Ordinance.

**EASEMENT:** A right to or interest in property owned by another for a specific and limited purpose. Examples: access easement, utility easement, construction easement, etc. Easements may be for public or private purposes.

**ENVIRONMENTAL QUALITY CORRIDORS (EQCs):** An open space system designed to link and preserve natural resource areas, provide passive recreation and protect wildlife habitat. The system includes stream valleys, steep slopes and wetlands. For a complete definition of EQCs, refer to the Environmental section of the Policy Plan for Fairfax County contained in Vol. 1 of the Comprehensive Plan.

**ERODIBLE SOILS:** Soils that wash away easily, especially under conditions where stormwater runoff is inadequately controlled. Silt and sediment are washed into nearby streams, thereby degrading water quality.

**FLOODPLAIN:** Those land areas in and adjacent to streams and watercourses subject to periodic flooding; usually associated with environmental quality corridors. The 100 year floodplain drains 70 acres or more of land and has a one percent chance of flood occurrence in any given year.

**FLOOR AREA RATIO (FAR):** An expression of the amount of development intensity (typically, non-residential uses) on a specific parcel of land. FAR is determined by dividing the total square footage of gross floor area of buildings on a site by the total square footage of the site itself.

**FUNCTIONAL CLASSIFICATION:** A system for classifying roads in terms of the character of service that individual facilities are providing or are intended to provide, ranging from travel mobility to land access. Roadway system functional classification elements include Freeways or Expressways which are limited access highways, Other Principal (or Major) Arterials, Minor Arterials, Collector Streets, and Local Streets. Principal arterials are designed to accommodate travel; access to adjacent properties is discouraged. Minor arterials are designed to serve both through traffic and local trips. Collector roads and streets link local streets and properties with the arterial network. Local streets provide access to adjacent properties.

**GEOTECHNICAL REVIEW:** An engineering study of the geology and soils of a site which is submitted to determine the suitability of a site for development and recommends construction techniques designed to overcome development on problem soils, e.g., marine clay soils.

**HYDROCARBON RUNOFF:** Petroleum products, such as motor oil, gasoline or transmission fluid deposited by motor vehicles which are carried into the local storm sewer system with the stormwater runoff, and ultimately, into receiving streams; a major source of non-point source pollution. An oil-grit separator is a common hydrocarbon runoff reduction method.

**IMPERVIOUS SURFACE:** Any land area covered by buildings or paved with a hard surface such that water cannot seep through the surface into the ground.

**INFILL:** Development on vacant or underutilized sites within an area which is already mostly developed in an established development pattern or neighborhood.

**INTENSITY:** The magnitude of development usually measured in such terms as density, floor area ratio, building height, percentage of impervious surface, traffic generation, etc. Intensity is also based on a comparison of the development proposal against environmental constraints or other conditions which determine the carrying capacity of a specific land area to accommodate development without adverse impacts.

**Ldn:** Day night average sound level. It is the twenty-four hour average sound level expressed in A-weighted decibels; the measurement assigns a "penalty" to night time noise to account for night time sensitivity. Ldn represents the total noise environment which varies over time and correlates with the effects of noise on the public health, safety and welfare.

**LEVEL OF SERVICE (LOS):** An estimate of the effectiveness of a roadway to carry traffic, usually under anticipated peak traffic conditions. Level of Service efficiency is generally characterized by the letters A through F, with LOS-A describing free flow traffic conditions and LOS-F describing jammed or grid-lock conditions.

**MARINE CLAY SOILS:** Soils that occur in widespread areas of the County generally east of Interstate 95. Because of the abundance of shrink-swell clays in these soils, they tend to be highly unstable. Many areas of slope failure are evident on natural slopes. Construction on these soils may initiate or accelerate slope movement or slope failure. The shrink-swell soils can cause movement in structures, even in areas of flat topography, from dry to wet seasons resulting in cracked foundations, etc. Also known as slippage soils.

**OPEN SPACE:** That portion of a site which generally is not covered by buildings, streets, or parking areas. Open space is intended to provide light and air; open space may function as a buffer between land uses or for scenic, environmental, or recreational purposes.

**OPEN SPACE EASEMENT:** An easement usually granted to the Board of Supervisors which preserves a tract of land in open space for some public benefit in perpetuity or for a specified period of time. Open space easements may be accepted by the Board of Supervisors, upon request of the land owner, after evaluation under criteria established by the Board. See Open Space Land Act, Code of Virginia, Sections 10.1-1700, et seq.

**P DISTRICT:** A "P" district refers to land that is planned and/or developed as a Planned Development Housing (PDH) District, a Planned Development Commercial (PDC) District or a Planned Residential Community (PRC) District. The PDH, PDC and PRC Zoning Districts are established to encourage innovative and creative design for land development; to provide ample and efficient use of open space; to promote a balance in the mix of land uses, housing types, and intensity of development; and to allow maximum flexibility in order to achieve excellence in physical, social and economic planning and development of a site. Refer to Articles 6 and 16 of the Zoning Ordinance.

**PROFFER:** A written condition, which, when offered voluntarily by a property owner and accepted by the Board of Supervisors in a rezoning action, becomes a legally binding condition which is in addition to the zoning district regulations applicable to a specific property. Proffers are submitted and signed by an owner prior to the Board of Supervisors public hearing on a rezoning application and run with the land. Once accepted by the Board, proffers may be modified only by a proffered condition amendment (PCA) application or other zoning action of the Board and the hearing process required for a rezoning application applies. See Sect. 15.2-2303 (formerly 15.1-491) of the Code of Virginia.

**PUBLIC FACILITIES MANUAL (PFM):** A technical text approved by the Board of Supervisors containing guidelines and standards which govern the design and construction of site improvements incorporating applicable Federal, State and County Codes, specific standards of the Virginia Department of Transportation and the County's Department of Public Works and Environmental Services.

**RESOURCE MANAGEMENT AREA (RMA):** That component of the Chesapeake Bay Preservation Area comprised of lands that, if improperly used or developed, have a potential for causing significant water quality degradation or for diminishing the functional value of the Resource Protection Area. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

**RESOURCE PROTECTION AREA (RPA):** That component of the Chesapeake Bay Preservation Area comprised of lands at or near the shoreline or water's edge that have an intrinsic water quality value due to the ecological and biological processes they perform or are sensitive to impacts which may result in significant degradation of the quality of state waters. In their natural condition, these lands provide for the removal, reduction or assimilation of sediments from runoff entering the Bay and its tributaries, and minimize the adverse effects of human activities on state waters and aquatic resources. New development is generally discouraged in an RPA. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

**SITE PLAN:** A detailed engineering plan, to scale, depicting the development of a parcel of land and containing all information required by Article 17 of the Zoning Ordinance. Generally, submission of a site plan to DPWES for review and approval is required for all residential, commercial and industrial development except for development of single family detached dwellings. The site plan is required to assure that development complies with the Zoning Ordinance.

**SPECIAL EXCEPTION (SE) / SPECIAL PERMIT (SP):** Uses, which by their nature, can have an undue impact upon or can be incompatible with other land uses and therefore need a site specific review. After review, such uses may be allowed to locate within given designated zoning districts if appropriate and only under special controls, limitations, and regulations. A special exception is subject to public hearings by the Planning Commission and Board of Supervisors with approval by the Board of Supervisors; a special permit requires a public hearing and approval by the Board of Zoning Appeals. Unlike proffers which are voluntary, the Board of Supervisors or BZA may impose reasonable conditions to assure, for example, compatibility and safety. See Article 8, Special Permits and Article 9, Special Exceptions, of the Zoning Ordinance.

**STORMWATER MANAGEMENT:** Engineering practices that are incorporated into the design of a development in order to mitigate or abate adverse water quantity and water quality impacts resulting from development. Stormwater management systems are designed to slow down or retain runoff to re-create, as nearly as possible, the pre-development flow conditions.

**SUBDIVISION PLAT:** The engineering plan for a subdivision of land submitted to DPWES for review and approved pursuant to Chapter 101 of the County Code.

**TRANSPORTATION DEMAND MANAGEMENT (TDM):** Actions taken to reduce single occupant vehicle automobile trips or actions taken to manage or reduce overall transportation demand in a particular area.

**TRANSPORTATION SYSTEM MANAGEMENT (TSM) PROGRAMS:** This term is used to describe a full spectrum of actions that may be applied to improve the overall efficiency of the transportation network. TSM programs usually consist of low-cost alternatives to major capital expenditures, and may include parking management measures, ridesharing programs, flexible or staggered work hours, transit promotion or operational improvements to the existing roadway system. TSM includes Transportation Demand Management (TDM) measures as well as H.O.V. use and other strategies associated with the operation of the street and transit systems.

**URBAN DESIGN:** An aspect of urban or suburban planning that focuses on creating a desirable environment in which to live, work and play. A well-designed urban or suburban environment demonstrates the four generally accepted principles of design: clearly identifiable function for the area; easily understood order; distinctive identity; and visual appeal.

**VACATION:** Refers to vacation of street or road as an action taken by the Board of Supervisors in order to abolish the public's right-of-passage over a road or road right-of-way dedicated by a plat of subdivision. Upon vacation, title to the road right-of-way transfers by operation of law to the owner(s) of the adjacent properties within the subdivision from whence the road/road right-of-way originated.

**VARIANCE:** An application to the Board of Zoning Appeals which seeks relief from a specific zoning regulation such as lot width, building height, or minimum yard requirements, among others. A variance may only be granted by the Board of Zoning Appeals through the public hearing process and upon a finding by the BZA that the variance application meets the required Standards for a Variance set forth in Sect. 18-404 of the Zoning Ordinance.

**WETLANDS:** Land characterized by wetness for a portion of the growing season. Wetlands are generally delineated on the basis of physical characteristics such as soil properties indicative of wetness, the presence of vegetation with an affinity for water, and the presence or evidence of surface wetness or soil saturation. Wetland environments provide water quality improvement benefits and are ecologically valuable. Development activity in wetlands is subject to permitting processes administered by the U.S. Army Corps of Engineers

**TIDAL WETLANDS:** Vegetated and nonvegetated wetlands as defined in Chapter 116 Wetlands Ordinance of the Fairfax County Code: includes tidal shores and tidally influenced embayments, creeks, and tributaries to the Occoquan and Potomac Rivers. Development activity in tidal wetlands may require approval from the Fairfax County Wetlands Board.

#### Abbreviations Commonly Used in Staff Reports

A&F	Agricultural & Forestal District	PDH	Planned Development Housing
ADU	Affordable Dwelling Unit	PFM	Public Facilities Manual
ARB	Architectural Review Board	PRC	Planned Residential Community
BMP	Best Management Practices	RC	Residential-Conservation
BOS	Board of Supervisors	RE	Residential Estate
BZA	Board of Zoning Appeals	RMA	Resource Management Area
COG	Council of Governments	RPA	Resource Protection Area
CBC	Community Business Center	RUP	Residential Use Permit
CDP	Conceptual Development Plan	RZ	Rezoning
CRD	Commercial Revitalization District	SE	Special Exception
DOT	Department of Transportation	SEA	Special Exception Amendment
DP	Development Plan	SP	Special Permit
DPWES	Department of Public Works and Environmental Services	TDM	Transportation Demand Management
DPZ	Department of Planning and Zoning	TMA	Transportation Management Association
DU/AC	Dwelling Units Per Acre	TSA	Transit Station Area
EQC	Environmental Quality Corridor	TSM	Transportation System Management
FAR	Floor Area Ratio	UP & DD	Utilities Planning and Design Division, DPWES
FDP	Final Development Plan	VC	Variance
GDP	Generalized Development Plan	VDOT	Virginia Dept. of Transportation
GFA	Gross Floor Area	VPD	Vehicles Per Day
HC	Highway Corridor Overlay District	VPH	Vehicles per Hour
HCD	Housing and Community Development	WMATA	Washington Metropolitan Area Transit Authority
LOS	Level of Service	WS	Water Supply Protection Overlay District
Non-RUP	Non-Residential Use Permit	ZAD	Zoning Administration Division, DPZ
OSDS	Office of Site Development Services, DPWES	ZED	Zoning Evaluation Division, DPZ
PCA	Proffered Condition Amendment	ZPRB	Zoning Permit Review Branch
PD	Planning Division		
PDC	Planned Development Commercial		