



APPLICATION ACCEPTED: June 30, 2011  
PLANNING COMMISSION: December 8, 2011  
BOARD OF SUPERVISORS: not scheduled

# County of Fairfax, Virginia

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November 22, 2011

# WS

## STAFF REPORT

APPLICATION SEA 2007-SP-001

### SPRINGFIELD DISTRICT

**APPLICANT:** Costco Wholesale Corporation

**ZONING:** C-8, WS

**PARCEL(S):** 56-1((1)) 5C

**ACREAGE:** 16.06 acres

**OPEN SPACE:** Option A: 21%  
Option B: 18%

**FAR:** Option A: 0.22  
Option B: 0.20

**PLAN MAP:** Retail

**SE CATEGORY:** Category 5 - Service Station

**PROPOSAL:** To amend a previously approved special exception to permit the addition of a second option for a 16-pump service station which could be selected in lieu of the previously approved building addition.

Brent Krasner

## **STAFF RECOMMENDATIONS:**

Staff recommends approval of SEA 2007-SP-001, subject to the proposed development conditions contained in Appendix 1.

Staff recommends a reaffirmation of the approval of the modification of the transitional screening to the east in favor of the existing vegetation as shown on the SEA Plat.

Staff recommends a reaffirmation of the approval of a waiver of the barrier requirements to the east in favor of berm shown on the SEA Plat.

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 recommendation 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:\bkrasner\ZED\Applications\Special Exceptions\Costco SEA 2007-SP-001\Report\SEA 2007-SP-001\_Costco\_Staff\_Report\_Cover.doc



Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

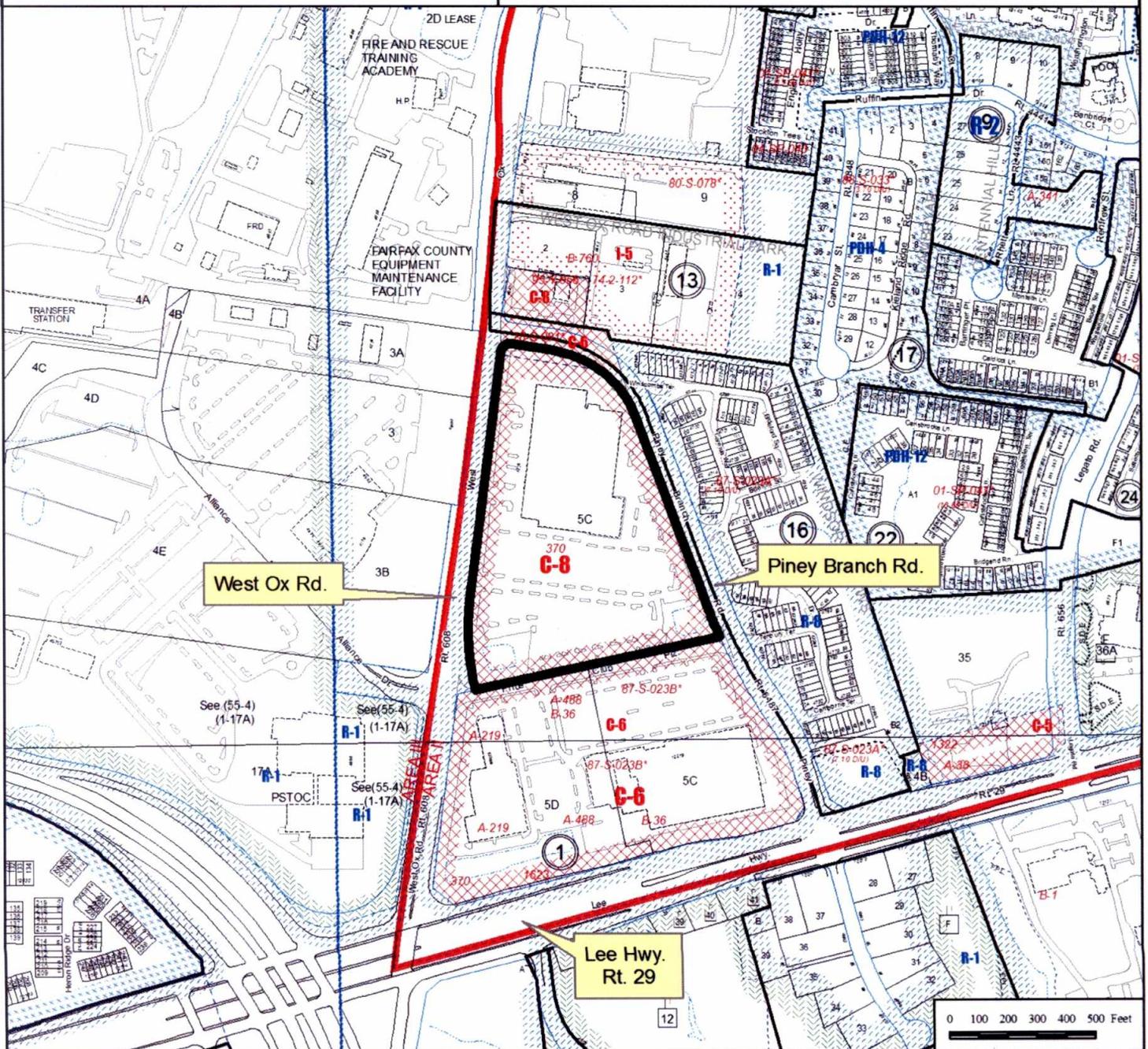
# Special Exception Amendment

SEA 2007-SP-001



Applicant: COSTCO WHOLESALE CORPORATION  
Accepted: 06/30/2011  
Proposed: AMEND SE 2007-SP-001 PREVIOUSLY APPROVED FOR RETAIL SALES ESTABLISHMENT - LARGE TO PERMIT SERVICE STATION

Area: 16.06 AC OF LAND; DISTRICT - SPRINGFIELD  
Zoning Dist Sect: 04-0804  
Art 9 Group and Use: 5-21  
Located: 4725 WEST OX ROAD  
Zoning: C-8 *WS*  
Plan Area: 2  
Map Ref Num: 056-1- /01/ /0005C









**EXISTING VEGETATION MAP (EVM) - COSTCO  
FOR WAREHOUSE EXPANSION**

AREA	COVER TYPE	PRIMARY SPECIES	SUCCESSION STAGE	ACREAGE	COMMENTS
A	EARLY SUCCESSIONAL FOREST	RED MAPLE, SPICE WHITE PINE	POWERS PAST SUCCESSION	584.6 AC	SEE DESCRIPTION BELOW
B	COMMUNITY SUCCESSIONAL FOREST	HARDWOOD BIRCH, WHITE PINE, RED CEDAR AND BLACK LOCUST OR RED OAK	POWERS PAST SUCCESSION	541.6 AC	SEE DESCRIPTION BELOW
C	MAINTAINED GRASSLANDS	MAINTAINED GRASSLAND	MA	578.4 AC	SEE DESCRIPTION BELOW
D	DEVELOPED LAND	IMP. RED MAPLE AND PIN OAK	MA	411.4 AC	SEE DESCRIPTION BELOW
				TOTAL ACRES: 2116.0 AC	

**DESCRIPTION:**  
 1. AREA CONTAINS CULTIVATED TREES PLANTED AT TIME OF PAST LAND DEVELOPMENT. POWERLINE SPACES SUCH AS LATERAL LINE SPACES, POWERLINE ROWS, POWERLINE ROWS AND C&G ROWS, TOP ROWS, AND SOME WAREHOUSE PAVED AREAS ARE NOT INCLUDED IN THIS AREA.  
 2. PERMITS LANDSCAPE AREA SURROUNDING PARKING LOT. THESE AREAS CONTAIN CULTIVATED TREES AND MAINTAINED LAWNS.  
 3. THIS MAP SHOWS THE EXISTING VEGETATION AND MAINTAINED AREAS. THE MAINTAINED AREAS ARE MAINTAINED BY THE PROPERTY OWNER.  
 4. THIS MAP SHOWS THE EXISTING VEGETATION AND MAINTAINED AREAS. THE MAINTAINED AREAS ARE MAINTAINED BY THE PROPERTY OWNER.  
 5. THIS MAP SHOWS THE EXISTING VEGETATION AND MAINTAINED AREAS. THE MAINTAINED AREAS ARE MAINTAINED BY THE PROPERTY OWNER.

**EXISTING VEGETATION MAP LEGEND:**

- COVER TYPE BOUNDARY**
- A EARLY SUCCESSIONAL FOREST
  - B COMMUNITY SUCCESSIONAL FOREST
  - C MAINTAINED GRASSLANDS
  - D DEVELOPED LAND
- EXISTING TREE LINE**

**BOHLER ENGINEERING**

OWNER: COSTCO  
 PROJECT: WAREHOUSE EXPANSION  
 DATE: 10/20/11

PROJECT MANAGER: BOHLER ENGINEERING  
 CHECKED BY: BOHLER ENGINEERING  
 DATE: 10/20/11

PROJECT MANAGER: BOHLER ENGINEERING  
 CHECKED BY: BOHLER ENGINEERING  
 DATE: 10/20/11

NO.	DATE	DESCRIPTION
1	10/20/11	ISSUED FOR PERMIT
2	10/27/11	CORRECTED
3	11/19/11	CORRECTED

NOT APPROVED FOR CONSTRUCTION

SPECIAL EXCEPTION AMENDMENT PLAT

**Costco WHOLESALE**  
 OPTION A  
 PROPOSED WAREHOUSE EXPANSION

4715 WEST OX ROAD  
 FARMINGTON, ARIZONA 85114

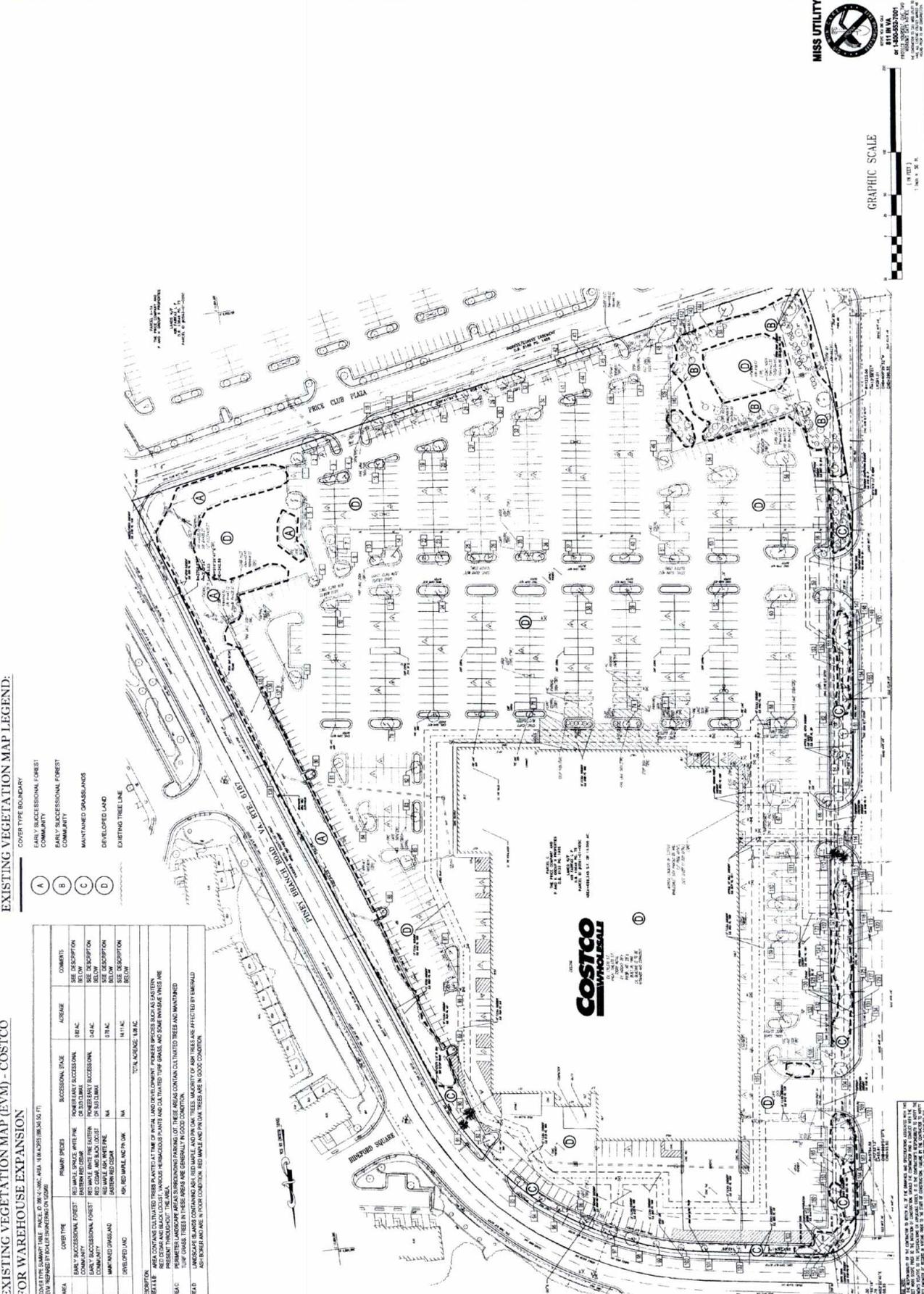
**BOHLER ENGINEERING**  
 22832 JAMES STREET  
 TULSA, OKLAHOMA 74114  
 PHONE: (918) 759-4000  
 FAX: (918) 759-4000  
 WWW.BOHLERENGINEERING.COM

STATE OF ARIZONA  
 DEPARTMENT OF LAND AND WATER  
 DIVISION OF LAND CONSERVATION

EXISTING VEGETATION MAP  
 SHEET NUMBER 4  
 OF 33

**MISS UTILITY**

GRAPHIC SCALE  
 1" = 100' S.F.



**NOTICE:** THIS MAP IS A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE WITHOUT NOTICE. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION SHOWN ON THIS MAP. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



NO.	DATE	DESCRIPTION
1	01/21/11	CONCEPT PLAN
2	02/27/11	REVISED PLAN
3	07/01/11	REVISED PLAN

NOT APPROVED FOR CONSTRUCTION

PROJECT NO. 1100-0001

DATE: 07/01/11

SCALE: AS SHOWN

SPECIAL EXCEPTION AMENDMENT FLAT

BOHLER ENGINEERING

**COSTCO WHOLESALE**

OPTION A

PROPOSED WAREHOUSE EXPANSION

**BOHLER**

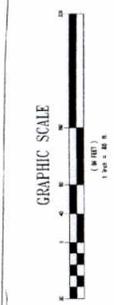
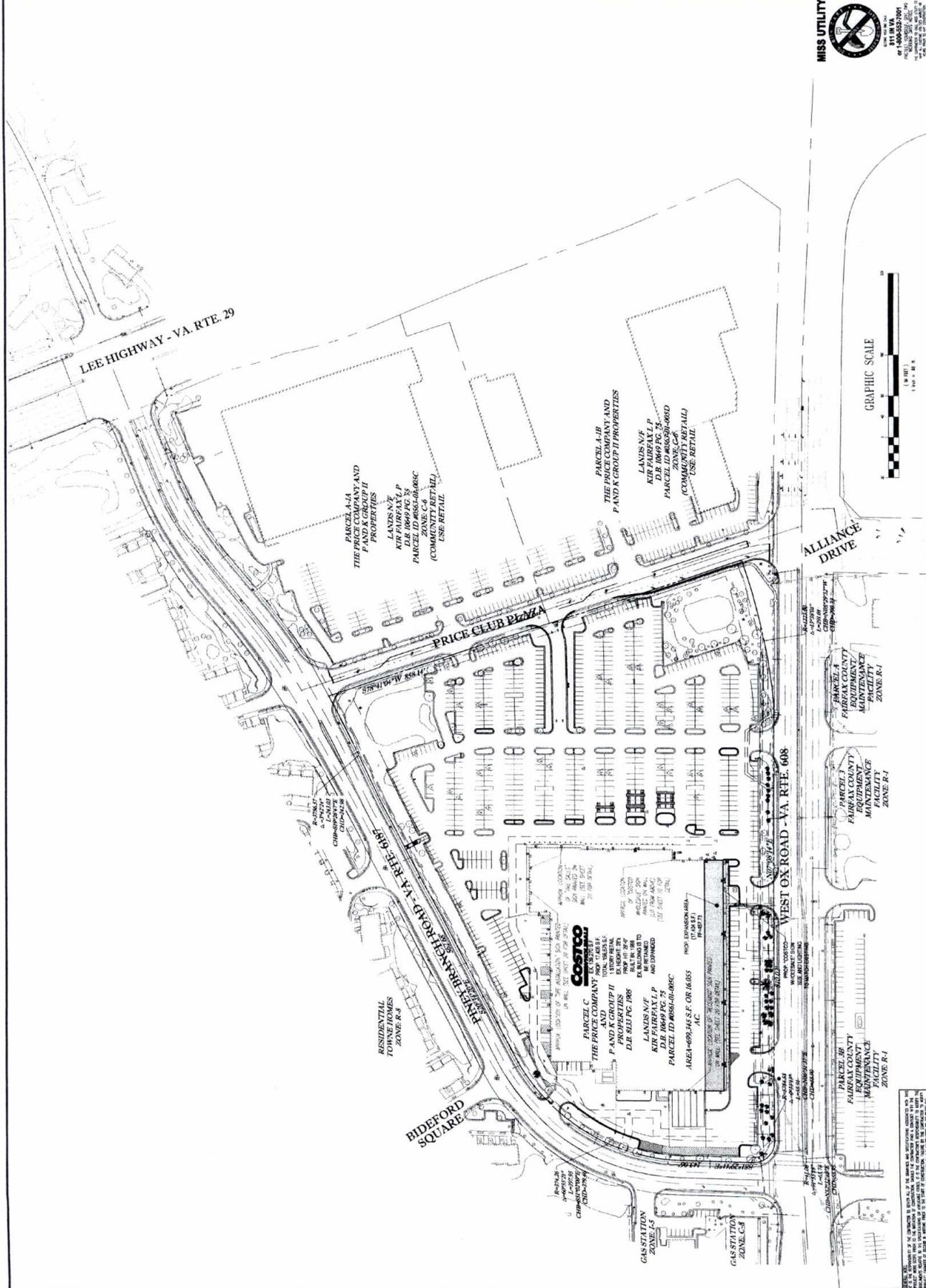
2242 DAVE DRIVE  
STERLING, VIRGINIA 20154  
PH (703) 799-7000  
FAX (703) 799-7000  
WWW.BOHLENERG.COM



SHEET TITLE: OVERALL SITE PLAN

SHEET NUMBER: 6

OF 33



THIS PLAN IS THE PROPERTY OF BOHLER ENGINEERING, 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 BOHLER ENGINEERING, INC. THE USER ASSUMES ALL LIABILITY FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE USE OF THIS PLAN.







NO.	REVISIONS	DATE
1	ISSUE FOR PERMIT	08/15/2014
2	REVISED TO REFLECT COMMENTS	09/15/2014
3	REVISED TO REFLECT COMMENTS	10/15/2014

**NOT APPROVED FOR CONSTRUCTION**

**SPECIAL EXCEPTION AMENDMENT PLAN**

**COSTCO WHOLESALE**  
**OPTION A**  
 PROPOSED WAREHOUSE EXPANSION

4725 WEST OX ROAD  
 FARMINGTON, VT 05475



**COMPLIANCE CHART FOR THE FAIRFAX COUNTY ZONING ORDINANCE**

SECTION	REQUIREMENTS	COMMENTS
13.000 PROFESSIONAL LANDSCAPE	1. THE LANDSCAPE DESIGN SHALL BE THE RESPONSIBILITY OF A LICENSED LANDSCAPE ARCHITECT OR ARCHITECTURAL FIRM. 2. THE LANDSCAPE DESIGN SHALL BE SUBMITTED TO THE PLANNING BOARD FOR REVIEW AND APPROVAL. 3. THE LANDSCAPE DESIGN SHALL BE SUBMITTED TO THE PLANNING BOARD FOR REVIEW AND APPROVAL. 4. THE LANDSCAPE DESIGN SHALL BE SUBMITTED TO THE PLANNING BOARD FOR REVIEW AND APPROVAL. 5. THE LANDSCAPE DESIGN SHALL BE SUBMITTED TO THE PLANNING BOARD FOR REVIEW AND APPROVAL.	COMPLIES

**COMPLIANCE CHART FOR THE PUBLIC FACILITIES MANUAL**

SECTION	REQUIREMENTS	COMMENTS
13.000 PROFESSIONAL LANDSCAPE	1. THE LANDSCAPE DESIGN SHALL BE THE RESPONSIBILITY OF A LICENSED LANDSCAPE ARCHITECT OR ARCHITECTURAL FIRM. 2. THE LANDSCAPE DESIGN SHALL BE SUBMITTED TO THE PLANNING BOARD FOR REVIEW AND APPROVAL. 3. THE LANDSCAPE DESIGN SHALL BE SUBMITTED TO THE PLANNING BOARD FOR REVIEW AND APPROVAL. 4. THE LANDSCAPE DESIGN SHALL BE SUBMITTED TO THE PLANNING BOARD FOR REVIEW AND APPROVAL. 5. THE LANDSCAPE DESIGN SHALL BE SUBMITTED TO THE PLANNING BOARD FOR REVIEW AND APPROVAL.	COMPLIES

**TABLE 12.13 INTERIOR PARKING LOT LANDSCAPING CALCULATIONS**

AREA TO BE CONSIDERED	100,000 S.F.
MINIMUM LANDSCAPING REQUIRED PERCENT	15.00%
TOTAL ESCAPE CANOPY PROVIDED	15,000 S.F.
TOTAL ESCAPE CANOPY REQUIRED	15,000 S.F.
TOTAL AREA PROVIDED	15,000 S.F.
TOTAL AREA REQUIRED	15,000 S.F.
TO FINAL REQUIREMENT	15,000 S.F.

**LANDSCAPE SCHEDULE**

NO.	ITEM	QUANTITY	UNIT	PRICE	TOTAL
1	GRASS SEED	100,000	SQ. YD.	0.10	10,000
2	SOIL	100,000	SQ. YD.	1.00	100,000
3	IRRIGATION	100,000	SQ. YD.	0.50	50,000
4	PLANTING	100,000	SQ. YD.	0.20	20,000
5	MAINTENANCE	100,000	SQ. YD.	0.10	10,000

**MISS UTILITY**  
 1-800-852-7000  
 815 N.W. 11th Ave.  
 MIAMI, FL 33136

**LANDSCAPE SPECIFICATIONS**

1. THE LANDSCAPE DESIGN SHALL BE THE RESPONSIBILITY OF A LICENSED LANDSCAPE ARCHITECT OR ARCHITECTURAL FIRM.  
 2. THE LANDSCAPE DESIGN SHALL BE SUBMITTED TO THE PLANNING BOARD FOR REVIEW AND APPROVAL.  
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 5. THE LANDSCAPE DESIGN SHALL BE SUBMITTED TO THE PLANNING BOARD FOR REVIEW AND APPROVAL.

**GENERAL RANGE OF SOIL MODIFICATIONS & VOLUMES FOR VARIOUS SOIL CONDITIONS**

1. THE SOIL MODIFICATIONS SHALL BE THE RESPONSIBILITY OF A LICENSED LANDSCAPE ARCHITECT OR ARCHITECTURAL FIRM.  
 2. THE SOIL MODIFICATIONS SHALL BE SUBMITTED TO THE PLANNING BOARD FOR REVIEW AND APPROVAL.  
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**IRRIGATION NOTES:**

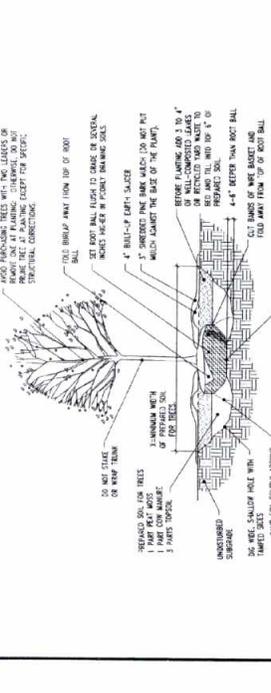
1. THE IRRIGATION SYSTEM SHALL BE THE RESPONSIBILITY OF A LICENSED LANDSCAPE ARCHITECT OR ARCHITECTURAL FIRM.  
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 5. THE IRRIGATION SYSTEM SHALL BE SUBMITTED TO THE PLANNING BOARD FOR REVIEW AND APPROVAL.

**SEEDING SPECIFICATIONS**

1. THE SEEDING SHALL BE THE RESPONSIBILITY OF A LICENSED LANDSCAPE ARCHITECT OR ARCHITECTURAL FIRM.  
 2. THE SEEDING SHALL BE SUBMITTED TO THE PLANNING BOARD FOR REVIEW AND APPROVAL.  
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**LANDSCAPE SCHEDULE**

NO.	ITEM	QUANTITY	UNIT	PRICE	TOTAL
1	GRASS SEED	100,000	SQ. YD.	0.10	10,000
2	SOIL	100,000	SQ. YD.	1.00	100,000
3	IRRIGATION	100,000	SQ. YD.	0.50	50,000
4	PLANTING	100,000	SQ. YD.	0.20	20,000
5	MAINTENANCE	100,000	SQ. YD.	0.10	10,000



**GENERAL RANGE OF SOIL MODIFICATIONS & VOLUMES FOR VARIOUS SOIL CONDITIONS**

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**LANDSCAPE SCHEDULE**

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2	SOIL	100,000	SQ. YD.	1.00	100,000
3	IRRIGATION	100,000	SQ. YD.	0.50	50,000
4	PLANTING	100,000	SQ. YD.	0.20	20,000
5	MAINTENANCE	100,000	SQ. YD.	0.10	10,000









NO.	DATE	REVISION
1	8/10/09	ISSUE FOR PERMIT
2	8/17/09	ISSUE FOR PERMIT
3	8/17/09	ISSUE FOR PERMIT

NOT APPROVED FOR CONSTRUCTION

PROJECT: COSTCO WHOLESALE  
 LOCATION: 4725 WEST OX ROAD  
 COUNTY: FAIRFAX COUNTY, VA  
 SHEET NO.: 15 OF 33

**COSTCO WHOLESALE**  
 OPTION A

PROPOSED WAREHOUSE EXPANSION

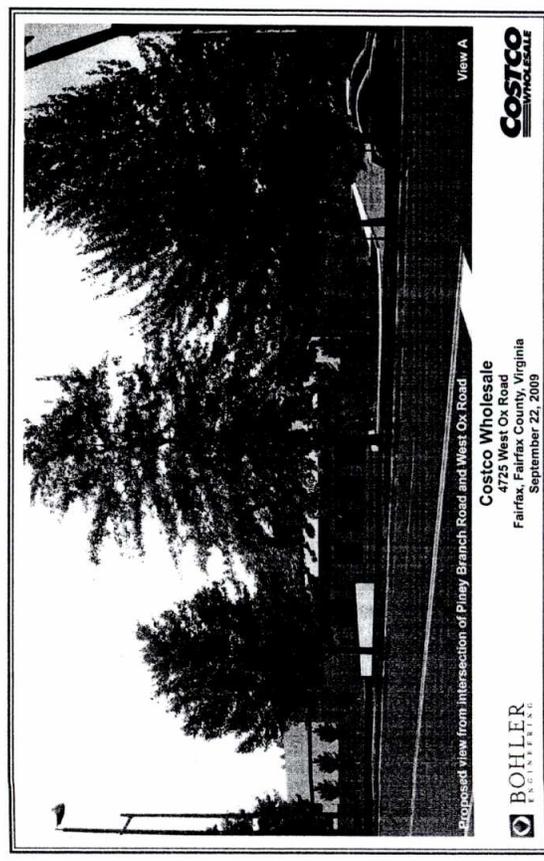
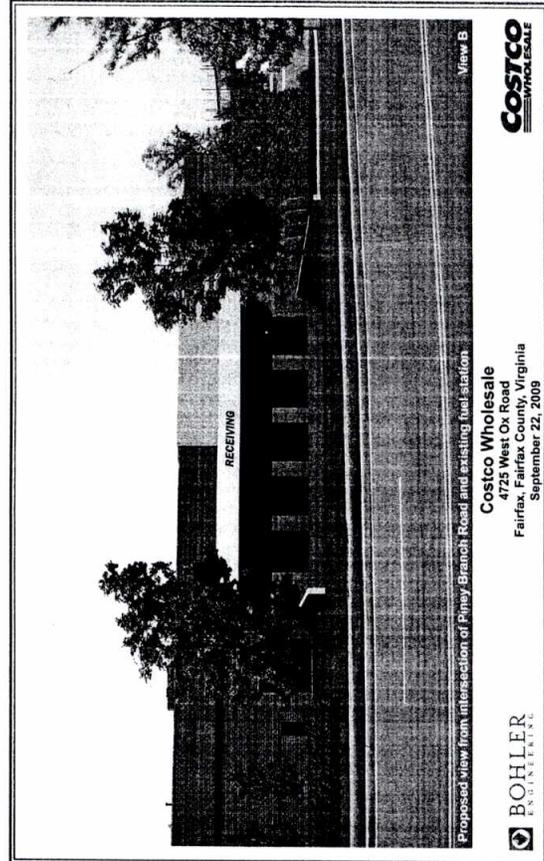
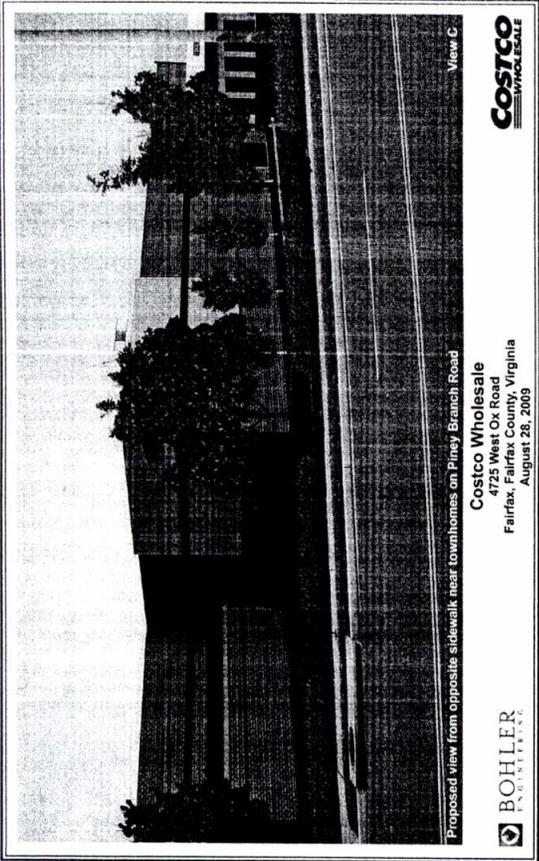
4725 WEST OX ROAD  
 FAIRFAX COUNTY  
 FAIRFAX, VIRGINIA

**BOHLER ENGINEERING**

2240 SHAW DRIVE  
 SUITE 200  
 FARMERSVILLE, VA 22434  
 TEL: (703) 796-8000  
 FAX: (703) 796-8001

DAVID B. LUTZ  
 3333 WOODBURN DRIVE  
 SUITE 100  
 FARMERSVILLE, VA 22434  
 TEL: (703) 796-8000  
 FAX: (703) 796-8001

SHEET TITLE: PHOTO RENDERINGS  
 SHEET NUMBER: 15  
 OF 33



MISS UTILITY

FOR INFORMATION ONLY

NOTE: EXISTING POINTS ARE PROVIDED ONLY TO ILLUSTRATE CHARACTER OF EXISTING CONDITIONS. ALL DIMENSIONS AND SPACING ARE TO BE VERIFIED BY THE CONTRACTOR.

THESE PHOTO RENDERINGS ARE NOT TO BE USED AS A BASIS FOR ANY DECISIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND SPACING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND SPACING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND SPACING.



NO.	DATE	DESCRIPTION
1	08/15/17	ISSUED FOR PERMITS
2	08/27/17	ISSUED FOR PERMITS
3	10/10/17	ISSUED FOR PERMITS

**NOT APPROVED FOR CONSTRUCTION**

PROJECT NO: [Number]

DATE: [Date]

**SPECIAL EXCEPTION AMENDMENT PLAN**

**COSTCO WHOLESALE**

**OPTION B**

PROPOSED GASOLINE FACILITY

4725 WEST OX ROAD  
FARRIS, VIRGINIA

**BOHLER**

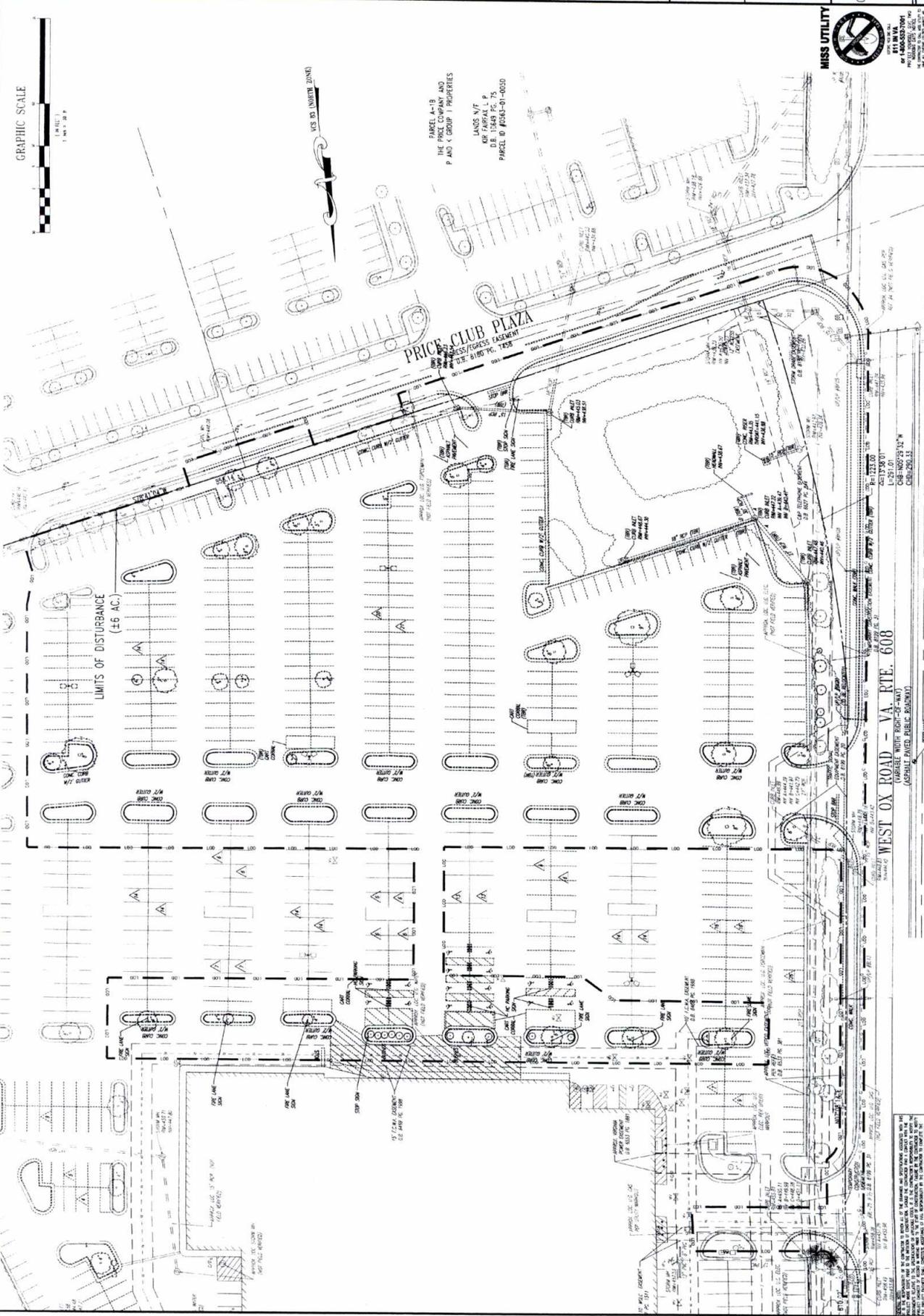
25100 STATE STREET  
SUITE 200  
STERLING, VIRGINIA 20164  
TEL: 703.709.8500  
WWW.BOHLERENGINEERING.COM

**DAVID B. JOHNSON**

REGISTERED PROFESSIONAL ENGINEER  
No. 1000000000

SHEET TITLE: **DETAILED EXISTING CONDITIONS/DEMOLITION PLAN**

17 OF 13



DATE: 10/10/17

PROJECT NO: [Number]

DATE: [Date]

**SPECIAL EXCEPTION AMENDMENT PLAN**

PROJECT MANAGER: [Name]

CIVIL & CONSTRUCTION ENGINEERING

DATE: [Date]

**COSTCO WHOLESALE**

**OPTION B**

PROPOSED GASOLINE FACILITY

4725 WEST OX ROAD  
FARRIS, VIRGINIA

**BOHLER**

25100 STATE STREET  
SUITE 200  
STERLING, VIRGINIA 20164  
TEL: 703.709.8500  
WWW.BOHLERENGINEERING.COM

**DAVID B. JOHNSON**

REGISTERED PROFESSIONAL ENGINEER  
No. 1000000000

SHEET TITLE: **DETAILED EXISTING CONDITIONS/DEMOLITION PLAN**

17 OF 13

**MISS UTILITY**

**WEST OX ROAD - VA RTE. 608**  
(ASPHALT PAVED PUBLIC ROADWAY)

**LIMITS OF DISTURBANCE (±6 AC.)**

**DEMOLITION AREAS:** [Detailed annotations for various structures and parking areas to be demolished]



REV	DATE	DESCRIPTION
1	06/07/11	ISSUED FOR PERMITS
2	06/27/11	REVISED FOR COMMENTS
3	11/07/11	ISSUED FOR CONSTRUCTION

**NOT APPROVED FOR CONSTRUCTION**  
 SPECIAL EXCEPTION AMENDMENT PLAN



**BOHLER**  
 4700 WEST 20th ROAD  
 FAIRFAX COUNTY, VIRGINIA  
 PHONE: (703) 708-8601  
 FAX: (703) 708-8601  
 WWW.BOHLENER.COM



**Tree Condition Analysis for Costco (Fairfax County Parcel ID: 0081-01-005C)**  
 Tree Condition Analysis Performed by Michael Geopline, ISA, Certified Arborist M-5061A on 11/28/10

Tree #	Common Name	DBH (inches)	Height (ft)	Species	Health	Structure	Roots	Soil	Water	Light	Wind	Other	Recommendation
171	Red Maple	13	75%	70%	13	Remove	Remove	Remove	Remove	Remove	Remove	Remove	Remove
172	Cherry	6	80%	65%	8	Remove	Remove	Remove	Remove	Remove	Remove	Remove	Remove
173	Cherry	7	80%	65%	8	Remove	Remove	Remove	Remove	Remove	Remove	Remove	Remove
174	Cherry	10	50%	55%	10	Remove	Remove	Remove	Remove	Remove	Remove	Remove	Remove
175	Sugar Maple	11	30%	70%	11	Remove	Remove	Remove	Remove	Remove	Remove	Remove	Remove
176	Red Maple	9	65%	70%	9	Remove	Remove	Remove	Remove	Remove	Remove	Remove	Remove
177	Black Locust	9	65%	50%	9	Remove	Remove	Remove	Remove	Remove	Remove	Remove	Remove
178	Red Maple	21	60%	70%	21	Remove	Remove	Remove	Remove	Remove	Remove	Remove	Remove
179	Red Maple	22	70%	70%	22	Remove	Remove	Remove	Remove	Remove	Remove	Remove	Remove
180	Red Maple	22	60%	42%	22	Remove	Remove	Remove	Remove	Remove	Remove	Remove	Remove
181	White Pine	4	40%	60%	4	Remove	Remove	Remove	Remove	Remove	Remove	Remove	Remove
182	White Pine	24	60%	30%	24	Remove	Remove	Remove	Remove	Remove	Remove	Remove	Remove
183	Ash	16	50%	30%	16	Remove	Remove	Remove	Remove	Remove	Remove	Remove	Remove
184	Spindle	10	60%	40%	10	Remove	Remove	Remove	Remove	Remove	Remove	Remove	Remove
185	Black Locust	20	60%	40%	20	Remove	Remove	Remove	Remove	Remove	Remove	Remove	Remove
186	Spindle	9	60%	70%	9	Remove	Remove	Remove	Remove	Remove	Remove	Remove	Remove
187	White Pine	16	100%	60%	16	Remove	Remove	Remove	Remove	Remove	Remove	Remove	Remove
188	White Pine	29	70%	60%	29	Remove	Remove	Remove	Remove	Remove	Remove	Remove	Remove
189	White Pine	19	60%	50%	19	Remove	Remove	Remove	Remove	Remove	Remove	Remove	Remove
190	Spindle	8	65%	65%	8	Remove	Remove	Remove	Remove	Remove	Remove	Remove	Remove
191	Spindle	8	50%	65%	8	Remove	Remove	Remove	Remove	Remove	Remove	Remove	Remove
192	Eastern Red Cedar	8	65%	75%	8	Remove	Remove	Remove	Remove	Remove	Remove	Remove	Remove
193	Eastern Red Cedar	9	65%	75%	9	Remove	Remove	Remove	Remove	Remove	Remove	Remove	Remove
194	Black Locust	12	65%	50%	12	Remove	Remove	Remove	Remove	Remove	Remove	Remove	Remove
195	Fr	24	65%	50%	24	Remove	Remove	Remove	Remove	Remove	Remove	Remove	Remove
196	Fr	10	65%	50%	10	Remove	Remove	Remove	Remove	Remove	Remove	Remove	Remove
197	Fr	16	55%	40%	16	Remove	Remove	Remove	Remove	Remove	Remove	Remove	Remove
198	White Pine	29	70%	60%	29	Remove	Remove	Remove	Remove	Remove	Remove	Remove	Remove
199	White Pine	19	60%	50%	19	Remove	Remove	Remove	Remove	Remove	Remove	Remove	Remove
200	Spindle	8	65%	65%	8	Remove	Remove	Remove	Remove	Remove	Remove	Remove	Remove
201	Spindle	8	50%	65%	8	Remove	Remove	Remove	Remove	Remove	Remove	Remove	Remove
202	Eastern Red Cedar	8	65%	75%	8	Remove	Remove	Remove	Remove	Remove	Remove	Remove	Remove
203	Spindle	9	65%	65%	9	Remove	Remove	Remove	Remove	Remove	Remove	Remove	Remove
204	Fr	11	60%	45%	11	Remove	Remove	Remove	Remove	Remove	Remove	Remove	Remove
205	Eastern Red Cedar	7	65%	75%	7	Remove	Remove	Remove	Remove	Remove	Remove	Remove	Remove
206	Fr	11	65%	60%	11	Remove	Remove	Remove	Remove	Remove	Remove	Remove	Remove
207	Eastern Red Cedar	8	60%	75%	8	Remove	Remove	Remove	Remove	Remove	Remove	Remove	Remove
208	Eastern Red Cedar	9	65%	75%	9	Remove	Remove	Remove	Remove	Remove	Remove	Remove	Remove

**Tree Condition Analysis for Costco (Fairfax County Parcel ID: 0081-01-005C)**  
 Tree Condition Analysis Performed by Michael Geopline, ISA, Certified Arborist M-5061A on 11/28/10

Tree #	Common Name	DBH (inches)	Height (ft)	Species	Health	Structure	Roots	Soil	Water	Light	Wind	Other	Recommendation
80	Spindle	12	75%	50%	12	Remove	Remove	Remove	Remove	Remove	Remove	Remove	Remove
81	Spindle	7	75%	65%	7	Remove	Remove	Remove	Remove	Remove	Remove	Remove	Remove
82	Spindle	10	75%	65%	10	Remove	Remove	Remove	Remove	Remove	Remove	Remove	Remove
83	Sugar Maple	6	60%	50%	6	Remove	Remove	Remove	Remove	Remove	Remove	Remove	Remove
84	Sugar Maple	5	72%	30%	5	Remove	Remove	Remove	Remove	Remove	Remove	Remove	Remove
85	Sugar Maple	6	78%	30%	6	Remove	Remove	Remove	Remove	Remove	Remove	Remove	Remove
86	Sugar Maple	6	78%	30%	6	Remove	Remove	Remove	Remove	Remove	Remove	Remove	Remove
87	Fr. Oak	13	65%	70%	13	Remove	Remove	Remove	Remove	Remove	Remove	Remove	Remove
88	Fr. Oak	11	65%	70%	11	Remove	Remove	Remove	Remove	Remove	Remove	Remove	Remove
89	Fr. Oak	6	75%	30%	6	Remove	Remove	Remove	Remove	Remove	Remove	Remove	Remove
90	Sugar Maple	6	75%	30%	6	Remove	Remove	Remove	Remove	Remove	Remove	Remove	Remove
91	Fr. Oak	6	75%	30%	6	Remove	Remove	Remove	Remove	Remove	Remove	Remove	Remove
92	Fr. Oak	14	65%	70%	14	Remove	Remove	Remove	Remove	Remove	Remove	Remove	Remove
93	Fr. Oak	10	75%	30%	10	Remove	Remove	Remove	Remove	Remove	Remove	Remove	Remove
94	Eastern Red Cedar	8	60%	75%	8	Remove	Remove	Remove	Remove	Remove	Remove	Remove	Remove
95	Eastern Red Cedar	8	60%	75%	8	Remove	Remove	Remove	Remove	Remove	Remove	Remove	Remove
96	Eastern Red Cedar	8	60%	75%	8	Remove	Remove	Remove	Remove	Remove	Remove	Remove	Remove
97	Green Ash	12	72%	30%	12	Remove	Remove	Remove	Remove	Remove	Remove	Remove	Remove
98	Green Ash	8	65%	30%	8	Remove	Remove	Remove	Remove	Remove	Remove	Remove	Remove
99	Green Ash	11	75%	30%	11	Remove	Remove	Remove	Remove	Remove	Remove	Remove	Remove
100	Green Ash	10	75%	30%	10	Remove	Remove	Remove	Remove	Remove	Remove	Remove	Remove
101	Green Ash	10	75%	30%	10	Remove	Remove	Remove	Remove	Remove	Remove	Remove	Remove
102	Spindle	10	75%	65%	10	Remove	Remove	Remove	Remove	Remove	Remove	Remove	Remove
103	Eastern Red Cedar	7	65%	75%	7	Remove	Remove	Remove	Remove	Remove	Remove	Remove	Remove
104	Eastern Red Cedar	8	75%	75%	8	Remove	Remove	Remove	Remove	Remove	Remove	Remove	Remove
105	Eastern Red Cedar	8	75%	75%	8	Remove	Remove	Remove	Remove	Remove	Remove	Remove	Remove
106	Eastern Red Cedar	8	75%	75%	8	Remove	Remove	Remove	Remove	Remove	Remove	Remove	Remove
107	Eastern Red Cedar	8	75%	75%	8	Remove	Remove	Remove	Remove	Remove	Remove	Remove	Remove
108	Spindle	25	75%	60%	25	Remove	Remove	Remove	Remove	Remove	Remove	Remove	Remove
109	Spindle	11	65%	65%	11	Remove	Remove	Remove	Remove	Remove	Remove	Remove	Remove
110	Eastern Red Cedar	7	75%	75%	7	Remove	Remove	Remove	Remove	Remove	Remove	Remove	Remove
111	Eastern Red Cedar	7	75%	75%	7	Remove	Remove	Remove	Remove	Remove	Remove	Remove	Remove
112	Eastern Red Cedar	7	75%	75%	7	Remove	Remove	Remove	Remove	Remove	Remove	Remove	Remove
113	Spindle	10	75%	65%	10	Remove	Remove	Remove	Remove	Remove	Remove	Remove	Remove
114	Spindle	10	75%	65%	10	Remove	Remove	Remove	Remove	Remove	Remove	Remove	Remove
115	Eastern Red Cedar	7	65%	75%	7	Remove	Remove	Remove	Remove	Remove	Remove	Remove	Remove
116	Black Locust	4	75%	60%	4	Remove	Remove	Remove	Remove	Remove	Remove	Remove	Remove
117	Black Locust	4	75%	60%	4	Remove	Remove	Remove	Remove	Remove	Remove	Remove	Remove
118	Black Locust	4	75%	60%	4	Remove	Remove	Remove	Remove	Remove	Remove	Remove	Remove
119	Eastern Red Cedar	8	75%	75%	8	Remove	Remove	Remove	Remove	Remove	Remove	Remove	Remove
120	Eastern Red Cedar	8	75%	75%	8	Remove	Remove	Remove	Remove	Remove	Remove	Remove	Remove
121	Eastern Red Cedar	8	75%	75%	8	Remove	Remove	Remove	Remove	Remove	Remove	Remove	Remove
122	Eastern Red Cedar	8	75%	75%	8	Remove	Remove	Remove	Remove	Remove	Remove	Remove	Remove
123	Spindle	7	60%	65%	7	Remove	Remove	Remove	Remove	Remove	Remove	Remove	Remove
124	White Pine	25	75%	60%	25	Remove	Remove	Remove	Remove	Remove	Remove	Remove	Remove
125	Spindle	11	65%	65%	11	Remove	Remove	Remove	Remove	Remove	Remove	Remove	Remove
126	Eastern Red Cedar	7	75%	75%	7	Remove	Remove	Remove	Remove	Remove	Remove	Remove	Remove
127	Eastern Red Cedar	7	75%	75%	7	Remove	Remove	Remove	Remove	Remove	Remove	Remove	Remove
128	Eastern Red Cedar	7	75%	75%	7	Remove	Remove	Remove	Remove	Remove	Remove	Remove	Remove
129	Eastern Red Cedar	7	75%	75%	7	Remove	Remove	Remove	Remove	Remove	Remove	Remove	Remove
130	Eastern Red Cedar	7	75%	75%	7	Remove	Remove	Remove	Remove	Remove	Remove	Remove	Remove
131	Eastern Red Cedar	7	75%	75%	7	Remove	Remove	Remove	Remove	Remove	Remove	Remove	Remove
132	Spindle	10	65%	60%	10	Remove	Remove	Remove	Remove	Remove	Remove	Remove	Remove
133	Eastern Red Cedar	7	75%	75%	7	Remove	Remove	Remove	Remove	Remove	Remove	Remove	Remove
134	Eastern Red Cedar	7	75%	75%	7	Remove	Remove	Remove	Remove	Remove	Remove	Remove	Remove
135	Eastern Red Cedar	11	75%	70%	11	Remove	Remove	Remove	Remove	Remove	Remove	Remove	Remove
136	Eastern Red Cedar	8	65%	70%	8	Remove	Remove	Remove	Remove	Remove	Remove	Remove	Remove
137	Sugar Maple	8	72%	70%	8	Remove	Remove	Remove	Remove	Remove	Remove	Remove	Remove
138	Sugar Maple	9	65%	70%	9	Remove	Remove	Remove	Remove	Remove	Remove	Remove	Remove
139	Black Locust	11	70%	50%	11	Remove	Remove	Remove	Remove	Remove	Remove	Remove	Remove
140	Black Locust	10	65%	50%	10	Remove	Remove	Remove	Remove	Remove	Remove	Remove	Remove
141	Black Locust	10	65%	50%	10	Remove	Remove	Remove	Remove	Remove	Remove	Remove	Remove
142	Black Locust	10	65%	50%	10	Remove	Remove</						



DATE	DESCRIPTION
1/18/2017	CONTRACT SIGNATURE
2/09/2017	CONTRACT SIGNATURE
3/10/2017	CONTRACT SIGNATURE

**NOT APPROVED FOR CONSTRUCTION**  
SPECIAL EXCEPTION AMENDMENT PLAN

**COSTCO WHOLESALE**  
OPTION B  
PROPOSED GASOLINE FACILITY

4725 WEST OX ROAD  
FARFAX COUNTY  
VA 22031

**BOHLER**  
2740 BAYVIEW DR  
STONING, VIRGINIA 20144  
PH (703) 798-1000  
WWW.BOHLENERG.COM

DAVID B. LOUGHRAN  
REGISTERED PROFESSIONAL ENGINEER  
No. 23706  
EXPIRES 12/31/2018

4725 WEST OX ROAD  
FARFAX COUNTY  
VA 22031

**MISS UTILITY**  
NO MISS UTILITY

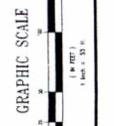
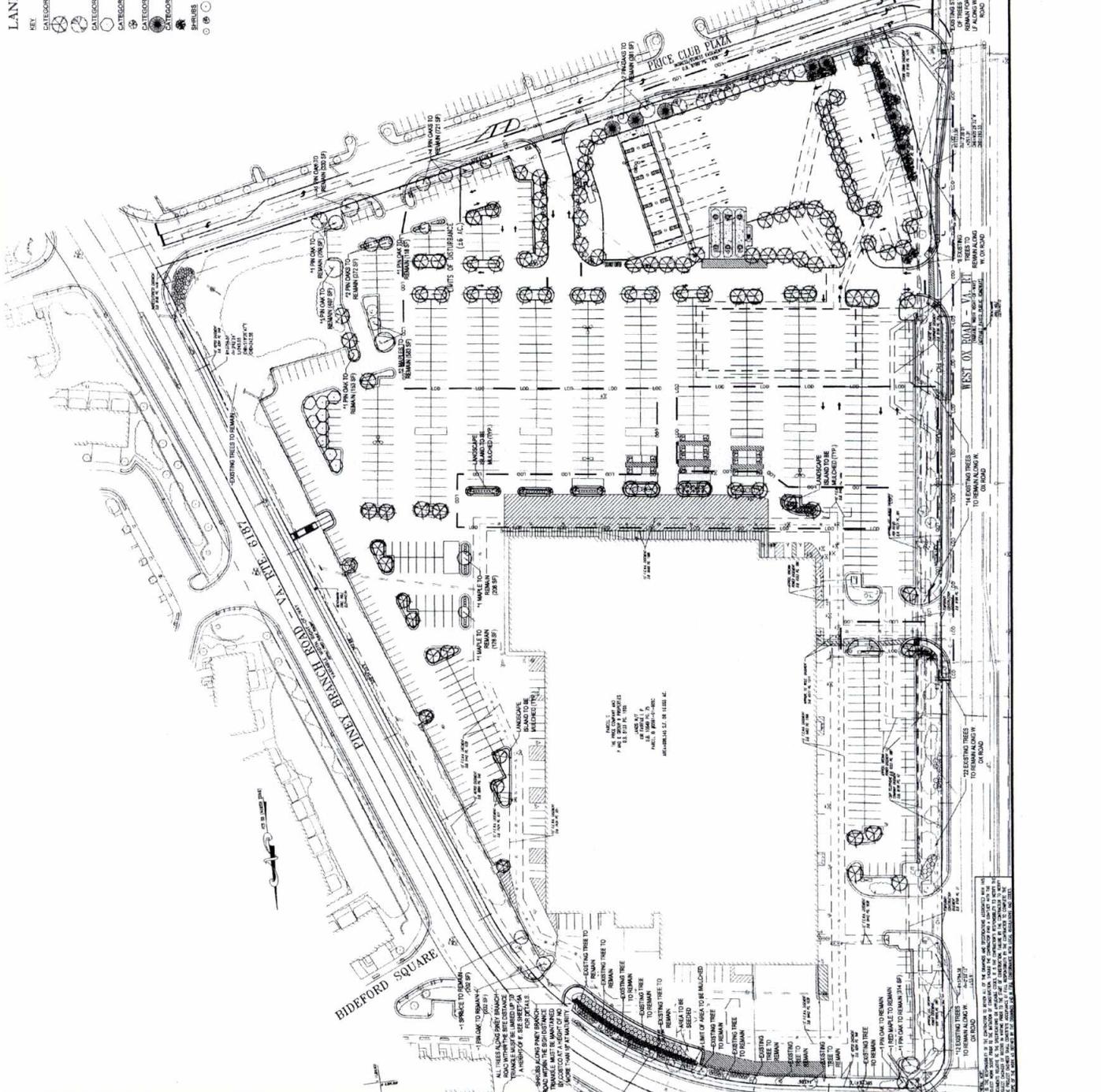
4725 WEST OX ROAD  
FARFAX COUNTY  
VA 22031

4725 WEST OX ROAD  
FARFAX COUNTY  
VA 22031

**LANDSCAPE SCHEDULE**

KEY	QTY	STOCK SIZE	STOCK TYPE	REMARKS	10-YR TREE CANOPY	TOTAL
1	101	2.2 1/2" CAL.	B+B	REMAINS	200	20,200
2	12	2.2 1/2" CAL.	B+B		200	2,400
3	12	2.2 1/2" CAL.	B+B		150	1,800
4	6	2.2 1/2" CAL.	B+B		100	1,200
5	9	2.2 1/2" CAL.	B+B	NATIVE	200	1,800
6	17	2.2 1/2" CAL.	B+B	NATIVE	180	2,550

TO BE DETERMINED AT SITE PLAN (EVERGREEN AND/OR DECIDUOUS SHRUBS WILL BE PROVIDED)



**MISS UTILITY**  
NO MISS UTILITY

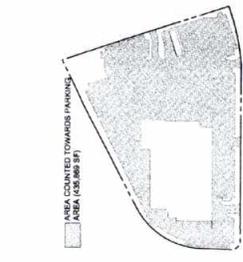
4725 WEST OX ROAD  
FARFAX COUNTY  
VA 22031

### COMPLIANCE CHART FOR THE FAIRFAX COUNTY ZONING ORDINANCE

SECTION	REQUIREMENTS	CALCULATIONS REQUIRED (PROPOSED)	COMPLIANCE
15-407 RESIDENTIAL PARKING LOT LANDSCAPING	IF ANY PARKING LOT, SPACES AND TRANSITIONAL SCREENING IS NOT BOUNDARIES AND 300 FEET WIDE PLANTED WITH MEDIUM EVERGREEN TREES SHALL BE PROVIDED AS FOLLOWS: PROPOSED CATEGORY: LINE CATEGORY: A: 10' B: 10' C: 10' D: 10' E: 10' F: 10' G: 10' H: 10' I: 10' J: 10' K: 10' L: 10' M: 10' N: 10' O: 10' P: 10' Q: 10' R: 10' S: 10' T: 10' U: 10' V: 10' W: 10' X: 10' Y: 10' Z: 10'	REQUIRED: 10' X 10' = 100 SF PER 40' LINARY FEET WEST SIDE: 48' L.F. 30' WIDE EAST SIDE: 30' WIDE TOTAL: 78' WIDE TOTAL AREA: 78' X 10' = 780 SF TOTAL AREA PROVIDED: 780 SF TOTAL AREA REQUIRED: 780 SF TOTAL AREA PROVIDED: 780 SF TOTAL AREA REQUIRED: 780 SF	COMPLIES
15-407 RESIDENTIAL PARKING LOT LANDSCAPING	IF ANY PARKING LOT, SPACES AND TRANSITIONAL SCREENING IS NOT BOUNDARIES AND 300 FEET WIDE PLANTED WITH MEDIUM EVERGREEN TREES SHALL BE PROVIDED AS FOLLOWS: PROPOSED CATEGORY: LINE CATEGORY: A: 10' B: 10' C: 10' D: 10' E: 10' F: 10' G: 10' H: 10' I: 10' J: 10' K: 10' L: 10' M: 10' N: 10' O: 10' P: 10' Q: 10' R: 10' S: 10' T: 10' U: 10' V: 10' W: 10' X: 10' Y: 10' Z: 10'	REQUIRED: 10' X 10' = 100 SF PER 40' LINARY FEET WEST SIDE: 48' L.F. 30' WIDE EAST SIDE: 30' WIDE TOTAL: 78' WIDE TOTAL AREA: 78' X 10' = 780 SF TOTAL AREA PROVIDED: 780 SF TOTAL AREA REQUIRED: 780 SF TOTAL AREA PROVIDED: 780 SF TOTAL AREA REQUIRED: 780 SF	COMPLIES

### TABLE 12.13 INTERIOR PARKING LOT LANDSCAPING CALCULATIONS

AREA TO BE COUNTED:	425,869 S.F.
INTERIOR LANDSCAPING REQUIRED (S/N):	21,704 S.F.
10' AL EXISTING CANOPY PROVIDED:	3,247 S.F.
TOTAL SHADE TREE CANOPY PROVIDED:	20,000 S.F.
12 TREES @ 100 S.F. EACH:	27,600 S.F.
TOTAL:	47,600 S.F.
TOTAL AREA PROVIDED:	21,704 S.F.
TOTAL AREA REQUIRED:	21,704 S.F.
** INDICATES PLANT MATERIAL UTILIZED TO FULFILL REQUIREMENT	



**BOHLER ENGINEERING**

3212E 24th ST. #200  
FAIRFAX, VA 22031  
TEL: (703) 708-4500  
FAX: (703) 708-5001

REV	DATE	DESCRIPTION
1	8/20/11	CONSTRUCTION
2	8/20/11	CONSTRUCTION
3	8/20/11	CONSTRUCTION

NOT APPROVED FOR CONSTRUCTION

SPECIAL EXCEPTION AMENDMENT PLAN

**COSTCO WHOLESALE**

OPTION B

PROPOSED GASOLINE FACILITY

4725 WEST OX ROAD  
FAIRFAX COUNTY  
FAIRFAX, VIRGINIA

**BOHLER**

3212E 24th ST. #200  
FAIRFAX, VA 22031



LANDSCAPE NOTES

22 OF 33



### TABLE 12.12

A. TREE PRESERVATION TARGET AND STATEMENT

STEP	TOTAL
A. TREE PRESERVATION TARGET AND STATEMENT	
STATEMENT HERE PRECEDING THE 10-YEAR TREE CANOPY CALCULATION	
A1	SEE ABOVE
B. TREE CANOPY REQUIREMENT	
B1	IDENTIFY GROSS SITE AREA = 699,245
B2	SUBTRACT AREA DEDICATED TO PAVES AND ROAD FRONTAGES = 0
B3	SUBTRACT AREA OF EXEMPTIONS = 0
B4	ADJUSTED GROSS SITE AREA (B1-B2) = 699,245
B5	IDENTIFY SITES ZONING AND OR USE = COMMERCIAL
B6	PERCENTAGE OF 10-YEAR TREE CANOPY REQUIRED = 12.1%
B7	AMOUNT OF 10-YEAR TREE CANOPY REQUIRED (B4-B5) = 85,205
B8	ADJUSTMENT OF 10-YEAR TREE CANOPY REQUIRED (B7) = 10,830
B9	IF YES, THEN LIST PLAN SHEET WHERE MODIFICATION REQUESTED = NA
C. TREE PRESERVATION	
C1	TREE PRESERVATION TARGET AREA = 8,451
C2	TOTAL CANOPY AREA MEETING STANDARDS FOR 12,000' = 23,091
C3	TOTAL CANOPY AREA PROVIDED THROUGH TREE PRESERVATION (C1-C2) = 14,640
C4	TOTAL CANOPY AREA PROVIDED THROUGH TREE PRESERVATION (C1-C2) = 14,640
C5	TOTAL CANOPY AREA PROVIDED THROUGH TREE PRESERVATION (C1-C2) = 14,640
C6	TOTAL CANOPY AREA PROVIDED THROUGH TREE PRESERVATION (C1-C2) = 14,640
C7	TOTAL CANOPY AREA PROVIDED THROUGH TREE PRESERVATION (C1-C2) = 14,640
C8	TOTAL CANOPY AREA PROVIDED THROUGH TREE PRESERVATION (C1-C2) = 14,640
C9	TOTAL OF C3, C4, C5, C6, C7, C8 AND C9 = 42,486
D. TREE PLANTING	
D1	AREA OF CANOPY TO BE MET THROUGH TREE PLANTING (B10-C9) = 0
D2	AREA OF CANOPY PLANTED FOR AIR QUALITY BENEFITS = 0
D3	AREA OF CANOPY PLANTED FOR ENERGY CONSERVATION = 0
D4	AREA OF CANOPY PLANTED FOR WATER QUALITY BENEFITS = 0
D5	AREA OF CANOPY PROVIDED BY NATIVE TREES = 0
D6	AREA OF CANOPY PROVIDED BY IMPROVED CULTIVATION METHODS = 0
D7	AREA OF CANOPY PROVIDED THROUGH TREE SEEDLINGS = 0
D8	AREA OF CANOPY PROVIDED THROUGH TREE SEEDLING AND WOODY SEED MAT. = 0
D9	PERCENTAGE OF D14 REPRESENTED BY D15 = 0
D10	CANOPY AREA NOT ELIGIBLE FOR MULTIPLE = 28,150
D11	IS AN OFFSET PLANTING REFINISHED? = NO
D12	TREE BANK OR TREE JUMP BANKING OR TREE PLANT = NA
D13	AMOUNT TO BE DEPOSITED INTO THE TREE PRESERVATION AND PLANTING FUND = 50
E. TOTAL OF 10-YEAR TREE CANOPY PROVIDED	
E1	TOTAL OF CANOPY AREA PROVIDED THROUGH TREE PRESERVATION AND PLANTING = 42,486
E2	TOTAL OF CANOPY AREA PROVIDED THROUGH TREE PLANTING (D11) = 28,150
E3	TOTAL OF 10-YEAR TREE CANOPY PROVIDED = 0
E4	TOTAL OF 10-YEAR TREE CANOPY PROVIDED = 70,636
	PERCENTAGE OF 10-YEAR TREE CANOPY PROVIDED = 10.10%

### TABLE 12.3

A. PREVIOUS EXISTING AREA OF EXISTING TREE CANOPY (FROM EXISTING VEGETATION MAP)	699,245
B. PERCENTAGE OF GROSS SITE AREA COVERED BY EXISTING TREE CANOPY	12.1%
C. TABLE 12.4	10%
D. SHOULD BE MET THROUGH TREE PRESERVATION	48.8%
E. MET THROUGH TREE PRESERVATION	YES
F. IF NO FOR LINE F, THEN A REQUEST TO DEVIATE FROM THE PRESERVATION TARGET SHALL BE PROVIDED ON THE PLAN THAT ALONG WITH A WARRANT THAT PROVIDES A SPECIFIC AND LOCATED REASON FOR THE VARIANCE. IT SHALL BE PREPARED IN ACCORDANCE WITH TABLE 4	NA
G. PLACE THIS INFORMATION PRIOR TO THE 10-YEAR TREE CANOPY CALCULATION APPROPRIATIONS IN LINE 7.7.2	NA

### LANDSCAPE SCHEDULE

REV	QTY	TREESIZE	EESPECIES	REMARKS	10-YEAR TREE CANOPY BENEFIT (TOTAL)
B-6	200	24 1/2" CAL.	B-6	200	20,000
B-6	200	32 1/2" CAL.	B-6	200	2,400
B-4	150	32 1/2" CAL.	B-4	150	1,800
B-6	100	32 1/2" CAL.	B-6	100	1,000
B-4	200	NATIVE	B-4	200	1,800
B-6	150	NATIVE	B-6	150	2,850

15-407  
RESIDENTIAL  
PARKING LOT  
LANDSCAPING

COMPLIES

IF ANY PARKING LOT, SPACES AND TRANSITIONAL SCREENING IS NOT BOUNDARIES AND 300 FEET WIDE PLANTED WITH MEDIUM EVERGREEN TREES SHALL BE PROVIDED AS FOLLOWS: PROPOSED CATEGORY: LINE CATEGORY: A: 10' B: 10' C: 10' D: 10' E: 10' F: 10' G: 10' H: 10' I: 10' J: 10' K: 10' L: 10' M: 10' N: 10' O: 10' P: 10' Q: 10' R: 10' S: 10' T: 10' U: 10' V: 10' W: 10' X: 10' Y: 10' Z: 10'

REQUIRED: 10' X 10' = 100 SF PER 40' LINARY FEET  
WEST SIDE: 48' L.F. 30' WIDE  
EAST SIDE: 30' WIDE  
TOTAL: 78' WIDE  
TOTAL AREA: 78' X 10' = 780 SF  
TOTAL AREA PROVIDED: 780 SF  
TOTAL AREA REQUIRED: 780 SF  
TOTAL AREA PROVIDED: 780 SF  
TOTAL AREA REQUIRED: 780 SF

\*\* INDICATES PLANT MATERIAL UTILIZED TO FULFILL REQUIREMENT

THE CITY ENGINEER IS NOT TO BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE CITY ENGINEER'S REVIEW OF THIS PLAN IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE AN ENDORSEMENT OF THE PROJECT OR A GUARANTEE OF THE INFORMATION PROVIDED HEREIN.



NO.	DATE	DESCRIPTION	BY	CHKD.
1	11/15/11	ISSUED FOR PERMIT	BOHLER	BOHLER
2	11/15/11	ISSUED FOR PERMIT	BOHLER	BOHLER
3	11/15/11	ISSUED FOR PERMIT	BOHLER	BOHLER

NOT APPROVED FOR CONSTRUCTION

SPECIAL EXCEPTION AMENDMENT PLAN

**COSTCO WHOLESALE**

OPTION B

PROPOSED GASOLINE FACILITY

**BOHLER**

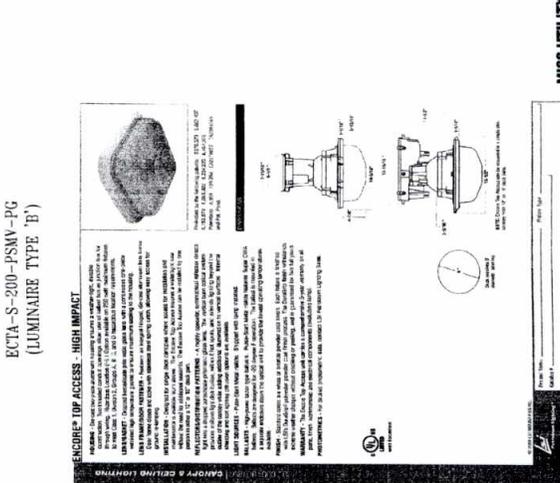
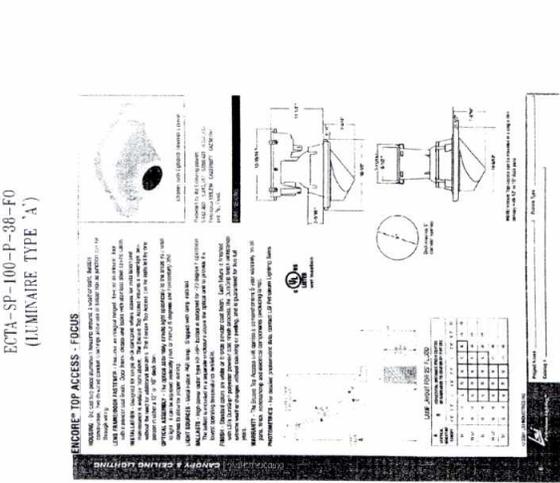
4725 WEST OX ROAD  
FAIRFAX, VIRGINIA



SHEET TITLE: DETAILED LIGHTING PLAN

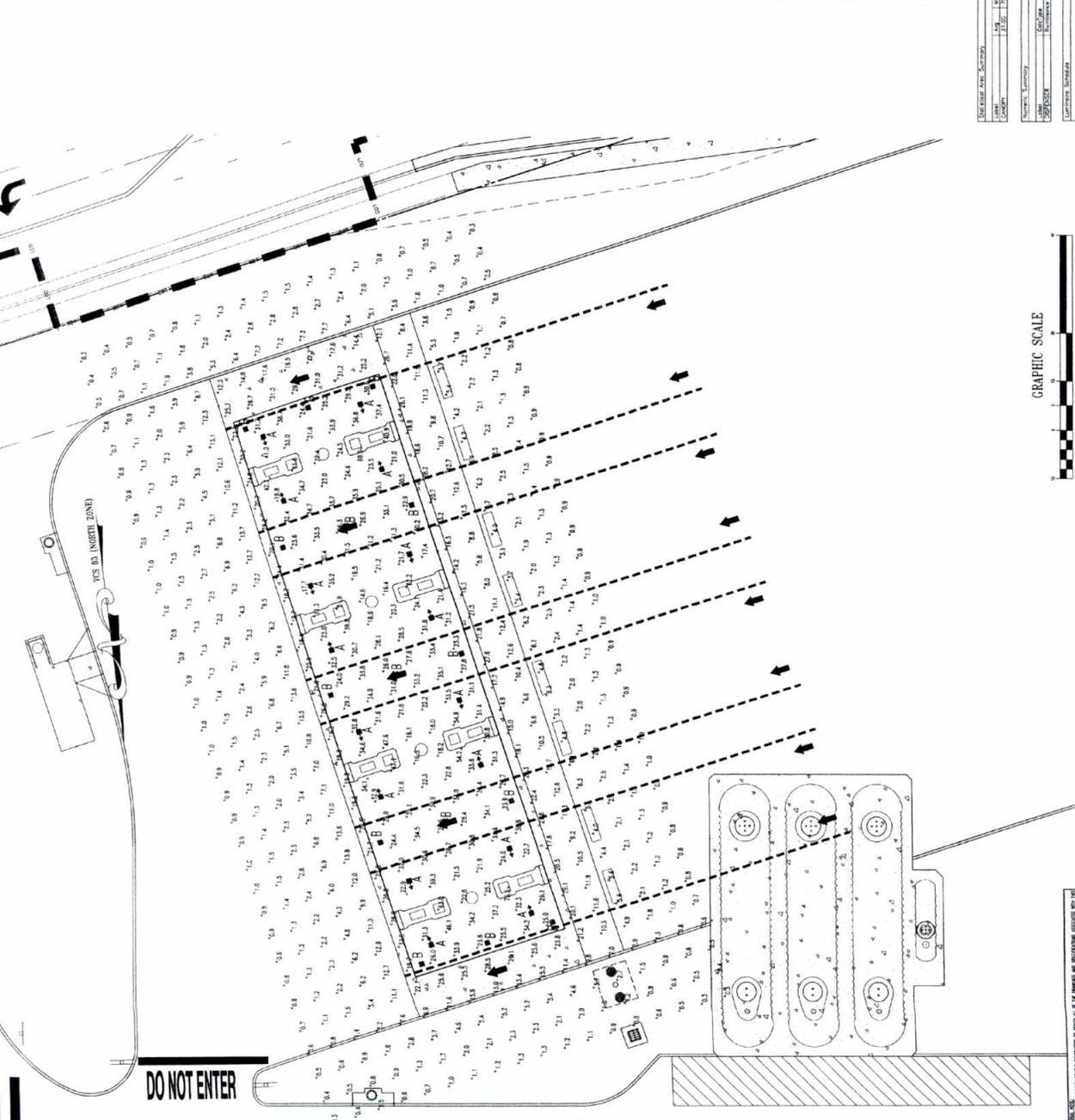
STREET NUMBER: 24

OF 33



**MISS UTILITY**

MISS UTILITY: This symbol indicates the location of a missing utility. The utility is located at the intersection of the proposed facility and the existing utility line. The utility is located at the intersection of the proposed facility and the existing utility line.



PROJECT INFORMATION

PROJECT NO.	11-001
DATE	11/15/11
SCALE	AS SHOWN
PROJECT NAME	COSTCO WHOLESALE FACILITY
CLIENT	COSTCO WHOLESALE
DESIGNER	BOHLER ENGINEERING, INC.
DATE	11/15/11

PROJECT SCHEDULE

DATE	DESCRIPTION
11/15/11	ISSUED FOR PERMIT
11/15/11	ISSUED FOR PERMIT
11/15/11	ISSUED FOR PERMIT

PROJECT LOCATION

PROJECT NO.	11-001
DATE	11/15/11
SCALE	AS SHOWN
PROJECT NAME	COSTCO WHOLESALE FACILITY
CLIENT	COSTCO WHOLESALE
DESIGNER	BOHLER ENGINEERING, INC.
DATE	11/15/11

NOTED: THE LIGHTING DESIGN IS BASED ON THE ASSUMPTIONS LISTED BELOW. THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE LIGHTING DESIGN. THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE LIGHTING DESIGN.

NOTED: THE LIGHTING DESIGN IS BASED ON THE ASSUMPTIONS LISTED BELOW. THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE LIGHTING DESIGN. THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE LIGHTING DESIGN.

NOTED: THE LIGHTING DESIGN IS BASED ON THE ASSUMPTIONS LISTED BELOW. THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE LIGHTING DESIGN. THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE LIGHTING DESIGN.

**BOHLER ENGINEERING**

Civil & Consulting Engineers

- Surveying
- Traffic Engineering
- Stormwater Management
- Road Design
- Site Planning
- Landscape Architecture
- Environmental Engineering
- Land Use Planning
- Construction Management
- Surveying
- Traffic Engineering
- Stormwater Management
- Road Design
- Site Planning
- Landscape Architecture
- Environmental Engineering
- Land Use Planning
- Construction Management

Office: 21000 S.W. 11th St., Suite 100, Palm Beach Gardens, FL 33418  
 Phone: (561) 850-1100  
 Fax: (561) 850-1101  
 Website: www.bohler-engineering.com

REV.	DATE	DESCRIPTION
1	08/27/14	CONTRACT DOCUMENTS
2	08/27/14	REV. PER COMMENTS
3	10/20/14	REV. PER COMMENTS

NOT APPROVED FOR CONSTRUCTION

PROJECT NO.: 14-0001  
 SHEET NO.: 14-0001-005  
 SPECIAL EXCEPTION AMENDMENT PLAN

**COSTCO WHOLESALE**  
 OPTION B  
 PROPOSED GASOLINE FACILITY

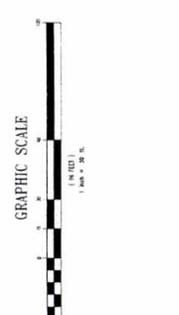
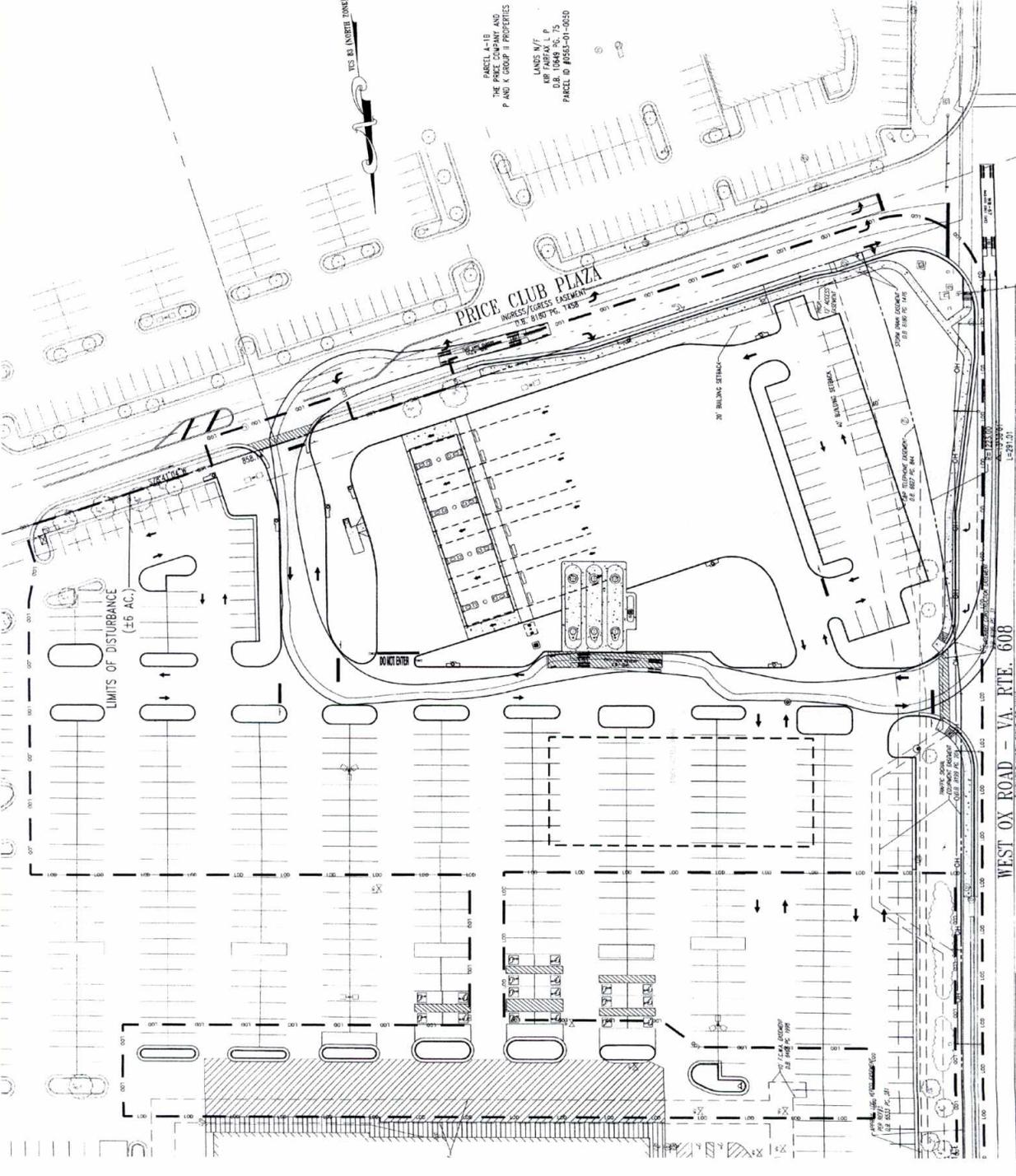
4723 WEST OX ROAD  
 TARAFAZ COUNTY  
 PALM BEACH, FLORIDA

**BOHLER**

21000 S.W. 11th St., Suite 100  
 Palm Beach Gardens, FL 33418  
 Phone: (561) 850-1100  
 Fax: (561) 850-1101  
 Website: www.bohler-engineering.com

TRUCK ACCESS ROUTE PLAN

SHEET NUMBER: **25**  
 OF 25

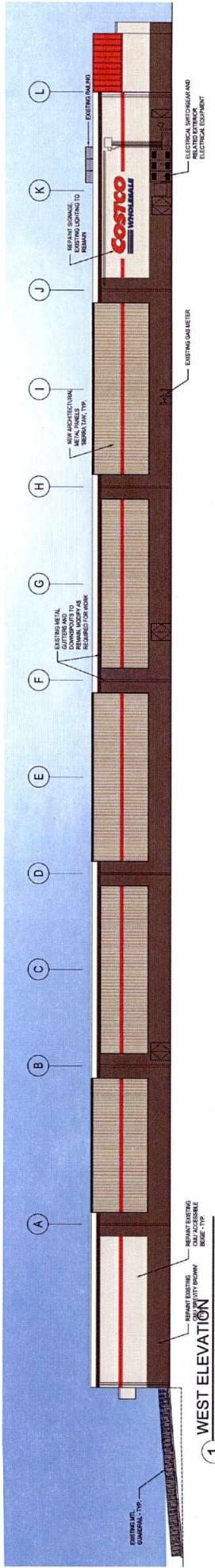


MISS UTILITY

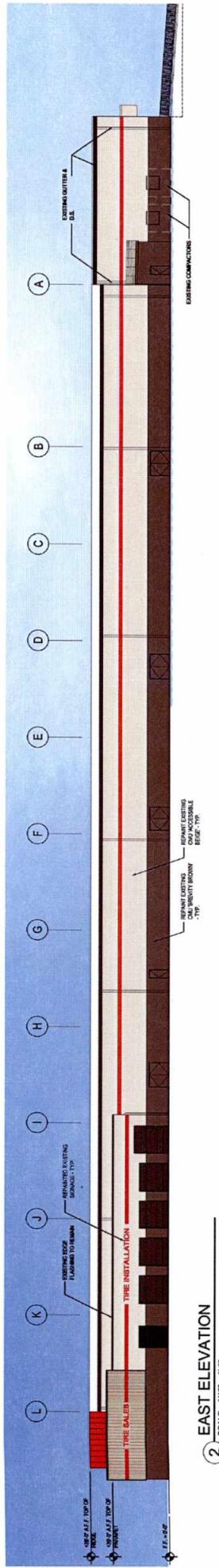
CALL 811  
 BEFORE YOU DIG

WEST OX ROAD - VA RTE. 608

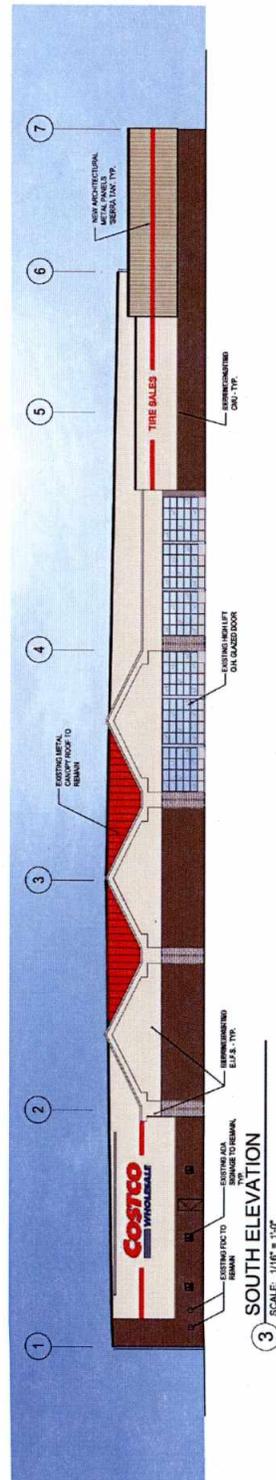
THIS DOCUMENT IS TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED IN THE TITLE BLOCK. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BOHLER ENGINEERING, INC. © BOHLER ENGINEERING, INC. 2014



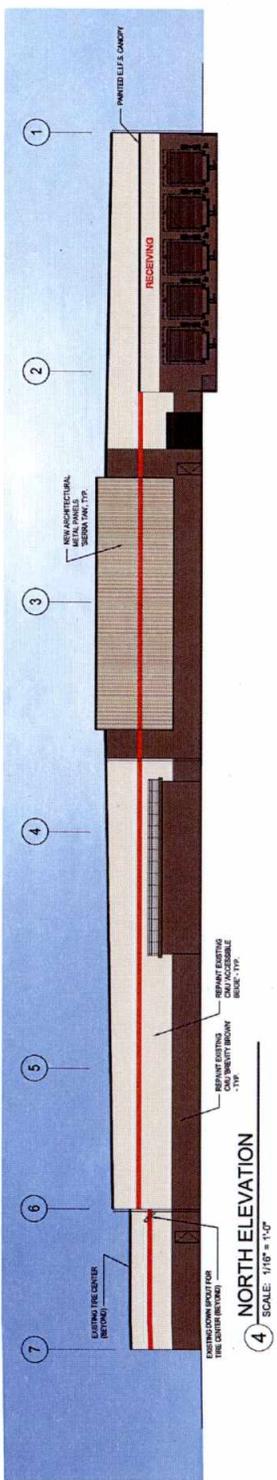
1 WEST ELEVATION  
SCALE: 1/16" = 1'-0"



2 EAST ELEVATION  
SCALE: 1/16" = 1'-0"



3 SOUTH ELEVATION  
SCALE: 1/16" = 1'-0"



4 NORTH ELEVATION  
SCALE: 1/16" = 1'-0"

# COSTCO WHOLESale

FAIRFAX, VIRGINIA

# ELEVATIONS

OCTOBER 20, 2011



**COSTCO WHOLESale**  
FAIRFAX, VA #204  
4728 WEST OX ROAD  
FAIRFAX, VA, 22030

**MULVANNY G2**

11111 VISTA DRIVE, SUITE 100  
BELLEVUE, WA 98004  
1-425-482-2000 | 1-425-482-2000  
MulvannyG2.com

64-0540-02  
OCTOBER 20, 2011  
PROPOSED  
ELEVATION  
UPGRADES

DD3.1-03

Sheet 05A

**KEY NOTES**

1. PAINTED METAL, FASCIA PANELS, METAL FINISH, GENERAL SUPPLY AND FINISHES TO BE DETERMINED BY MANUFACTURER'S SPECIFICATIONS.
2. METAL FINISH TO BE DETERMINED BY MANUFACTURER'S SPECIFICATIONS.
3. METAL FINISH TO BE DETERMINED BY MANUFACTURER'S SPECIFICATIONS.
4. METAL FINISH TO BE DETERMINED BY MANUFACTURER'S SPECIFICATIONS.
5. METAL FINISH TO BE DETERMINED BY MANUFACTURER'S SPECIFICATIONS.
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9. METAL FINISH TO BE DETERMINED BY MANUFACTURER'S SPECIFICATIONS.
10. METAL FINISH TO BE DETERMINED BY MANUFACTURER'S SPECIFICATIONS.
11. METAL FINISH TO BE DETERMINED BY MANUFACTURER'S SPECIFICATIONS.
12. METAL FINISH TO BE DETERMINED BY MANUFACTURER'S SPECIFICATIONS.
13. METAL FINISH TO BE DETERMINED BY MANUFACTURER'S SPECIFICATIONS.
14. METAL FINISH TO BE DETERMINED BY MANUFACTURER'S SPECIFICATIONS.
15. METAL FINISH TO BE DETERMINED BY MANUFACTURER'S SPECIFICATIONS.
16. METAL FINISH TO BE DETERMINED BY MANUFACTURER'S SPECIFICATIONS.
17. METAL FINISH TO BE DETERMINED BY MANUFACTURER'S SPECIFICATIONS.
18. METAL FINISH TO BE DETERMINED BY MANUFACTURER'S SPECIFICATIONS.
19. METAL FINISH TO BE DETERMINED BY MANUFACTURER'S SPECIFICATIONS.
20. METAL FINISH TO BE DETERMINED BY MANUFACTURER'S SPECIFICATIONS.

**GENERAL NOTES**

- A. SEE SHEET #11 FOR ADDITIONAL GENERAL NOTES.
- B. REFER TO SHEET #12 FOR ADDITIONAL DETAIL.



1 EAST AND WEST SIDE ELEVATIONS  
SCALE: 1/8"=1'-0"

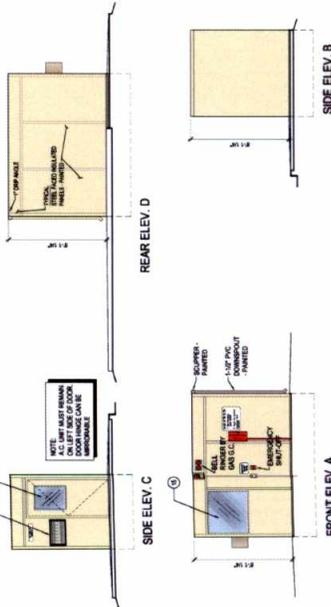
**SIGNAGE AREA TABULATION (CANOPY SIGNS)**

QTY.	SIGN	DETAIL	SIZE	AREA (S.F.)	TOTAL S.F.
1	COSTCO GASOLINE (EAST FACADE)	6-D04-2-01	1'-8 1/2" x 17'-1 1/2"	28.86 S.F.	28.86 S.F.
1	COSTCO GASOLINE (WEST FACADE)	6-D04-2-01	1'-8 1/2" x 17'-1 1/2"	28.86 S.F.	28.86 S.F.
1	COSTCO GASOLINE (NORTH FACADE)	6-D04-2-01	1'-8 1/2" x 17'-1 1/2"	28.86 S.F.	28.86 S.F.
1	COSTCO GASOLINE (SOUTH FACADE)	6-D04-2-01	1'-8 1/2" x 17'-1 1/2"	28.86 S.F.	28.86 S.F.
4					115.44 S.F.

2 NORTH AND SOUTH END ELEVATIONS  
SCALE: 1/8"=1'-0"



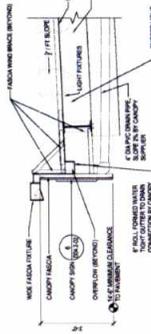
3 CONTROLLER ENCLOSURE LAYOUT  
SCALE: 1/8"=1'-0"



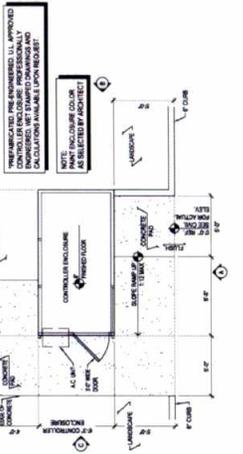
4 CONTROLLER ENCLOSURE ELEVATIONS  
SCALE: 1/8"=1'-0"

**EXTERIOR FINISH SCHEDULE**

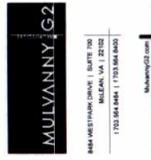
#	ITEM	MATERIAL	FINISH	COLOR	MANUFACTURER / NOTES
1	FASCIA	METAL	POWDER COATED	POLYMER	SPRINKLE
2	COLUMN	CAST	SPRIT FACE	RETICULATED	SPRINKLE
3	CONTROLLER	METAL	POWDER COATED	PRIMER	SPRINKLE
4	CANOPY GLASS	METAL	ENAMEL	WHITE	SPRINKLE



5 CANOPY FASCIA LIGHTING  
SCALE: 1/2"=1'-0"



6 CANOPY SIGN DETAIL (S.O.I.C.)  
SCALE: 3/8"=1'-0"



94-0540-02  
JANUARY 21, 2011  
CONCEPT ELEVATIONS

DD4.2-03



**FAIR CHASE**  
 SECTION ONE

STORMWATER MANAGEMENT COMPUTATIONS-POND 2

DESIGNED BY: M.A. GARDNER  
 CHECKED BY: M.A. GARDNER  
 DATE: 04/01/03  
 SCALE: NOT SHOWN  
 SHEET NO. OF 165  
 SHEET TOTAL OF 201  
 PROJECT NO. 0300000000  
 CLIENT: FAIR CHASE DEVELOPMENT, LLC  
 CHARTER: VA 2001  
 COUNTY: VA 2001

POST-DEVELOPMENT RAINFALL CURVE NUMBER DATA

Surface Description	CN	Area (Acres)	Weighted C.N.
Asph/Concrete	95	1.50	90.75
Grass (mowed)	55	15.00	82.50
Grass (unmowed)	55	15.00	82.50
Other			
<b>COMPOSITE C.N. (WEIGHTED CN)</b>		<b>25.400</b>	<b>84.750</b>

**EMPERICAL DESIGN CALCULATIONS-POND 2**  
 PLANNING (SWM) (MAY 19, 2003)  
 (SHEET NO. 000)

**I. WATER QUALITY TREATMENT**  
 This project will meet the requirements of the Virginia Stormwater Management Manual (VSM) for a 10-year return period storm event. A total of 100,000 gallons of stormwater will be treated. The treatment will be provided by a stormwater pond. The pond will be designed to meet the requirements of the VSM. The pond will be designed to meet the requirements of the VSM. The pond will be designed to meet the requirements of the VSM.

**II. WATER RESOURCES INFORMATION**

Subarea	Area (Acres)	Runoff (CFS)	Peak (CFS)
A1	1.50	1.50	1.50
A2	15.00	15.00	15.00
A3	15.00	15.00	15.00
<b>TOTAL</b>	<b>31.50</b>	<b>31.50</b>	<b>31.50</b>

**TABLE 1: UNWEIGHTED AVERAGE C.N. CALCULATIONS**

Subarea	Area (Acres)	C.N.	Weighted C.N.
A1	1.50	95	142.50
A2	15.00	55	825.00
A3	15.00	55	825.00
<b>TOTAL</b>	<b>31.50</b>		<b>1792.50</b>

**TABLE 2: WEIGHTED AVERAGE C.N. CALCULATIONS**

Subarea	Area (Acres)	C.N.	Weighted C.N.
A1	1.50	95	142.50
A2	15.00	55	825.00
A3	15.00	55	825.00
<b>TOTAL</b>	<b>31.50</b>		<b>1792.50</b>

**TABLE 3: UNWEIGHTED AVERAGE C.N. CALCULATIONS**

Subarea	Area (Acres)	C.N.	Weighted C.N.
A1	1.50	95	142.50
A2	15.00	55	825.00
A3	15.00	55	825.00
<b>TOTAL</b>	<b>31.50</b>		<b>1792.50</b>

**TABLE 4: WEIGHTED AVERAGE C.N. CALCULATIONS**

Subarea	Area (Acres)	C.N.	Weighted C.N.
A1	1.50	95	142.50
A2	15.00	55	825.00
A3	15.00	55	825.00
<b>TOTAL</b>	<b>31.50</b>		<b>1792.50</b>

**TABLE 5: UNWEIGHTED AVERAGE C.N. CALCULATIONS**

Subarea	Area (Acres)	C.N.	Weighted C.N.
A1	1.50	95	142.50
A2	15.00	55	825.00
A3	15.00	55	825.00
<b>TOTAL</b>	<b>31.50</b>		<b>1792.50</b>

**TABLE 6: WEIGHTED AVERAGE C.N. CALCULATIONS**

Subarea	Area (Acres)	C.N.	Weighted C.N.
A1	1.50	95	142.50
A2	15.00	55	825.00
A3	15.00	55	825.00
<b>TOTAL</b>	<b>31.50</b>		<b>1792.50</b>

**TABLE 7: UNWEIGHTED AVERAGE C.N. CALCULATIONS**

Subarea	Area (Acres)	C.N.	Weighted C.N.
A1	1.50	95	142.50
A2	15.00	55	825.00
A3	15.00	55	825.00
<b>TOTAL</b>	<b>31.50</b>		<b>1792.50</b>

**TABLE 8: WEIGHTED AVERAGE C.N. CALCULATIONS**

Subarea	Area (Acres)	C.N.	Weighted C.N.
A1	1.50	95	142.50
A2	15.00	55	825.00
A3	15.00	55	825.00
<b>TOTAL</b>	<b>31.50</b>		<b>1792.50</b>

**TABLE 9: UNWEIGHTED AVERAGE C.N. CALCULATIONS**

Subarea	Area (Acres)	C.N.	Weighted C.N.
A1	1.50	95	142.50
A2	15.00	55	825.00
A3	15.00	55	825.00
<b>TOTAL</b>	<b>31.50</b>		<b>1792.50</b>

**TABLE 10: WEIGHTED AVERAGE C.N. CALCULATIONS**

Subarea	Area (Acres)	C.N.	Weighted C.N.
A1	1.50	95	142.50
A2	15.00	55	825.00
A3	15.00	55	825.00
<b>TOTAL</b>	<b>31.50</b>		<b>1792.50</b>

**TABLE 11: UNWEIGHTED AVERAGE C.N. CALCULATIONS**

Subarea	Area (Acres)	C.N.	Weighted C.N.
A1	1.50	95	142.50
A2	15.00	55	825.00
A3	15.00	55	825.00
<b>TOTAL</b>	<b>31.50</b>		<b>1792.50</b>

**TABLE 12: WEIGHTED AVERAGE C.N. CALCULATIONS**

Subarea	Area (Acres)	C.N.	Weighted C.N.
A1	1.50	95	142.50
A2	15.00	55	825.00
A3	15.00	55	825.00
<b>TOTAL</b>	<b>31.50</b>		<b>1792.50</b>

**TABLE 13: UNWEIGHTED AVERAGE C.N. CALCULATIONS**

Subarea	Area (Acres)	C.N.	Weighted C.N.
A1	1.50	95	142.50
A2	15.00	55	825.00
A3	15.00	55	825.00
<b>TOTAL</b>	<b>31.50</b>		<b>1792.50</b>

**TABLE 14: WEIGHTED AVERAGE C.N. CALCULATIONS**

Subarea	Area (Acres)	C.N.	Weighted C.N.
A1	1.50	95	142.50
A2	15.00	55	825.00
A3	15.00	55	825.00
<b>TOTAL</b>	<b>31.50</b>		<b>1792.50</b>

**TABLE 15: UNWEIGHTED AVERAGE C.N. CALCULATIONS**

Subarea	Area (Acres)	C.N.	Weighted C.N.
A1	1.50	95	142.50
A2	15.00	55	825.00
A3	15.00	55	825.00
<b>TOTAL</b>	<b>31.50</b>		<b>1792.50</b>



**OPTION B FOR INFORMATIONAL PURPOSES ONLY**  
 10/19/11

2 YEAR STORM EVENT

INITIAL CONDITIONS  
 Starting W. Elev. = 425.00 FT  
 Starting Water = 120.00 CFS  
 Starting Tailw. = 0.00 CFS  
 Starting Time = 0.00 Hrs  
 Time Increment = 0.003 Hrs

UNFLOODED HYDROGRAPH SUMMARY  
 Peak Inflow = 11.913 CFS  
 Peak Outflow = 11.913 CFS  
 Peak Storage = 0.000 CFS  
 Peak Storage = 0.000 CFS

HYDROGRAPH SUMMARY - CFS

Time (hrs)	Inflow (CFS)	Outflow (CFS)
0.00	0.00	0.00
0.04	0.00	0.00
0.08	0.00	0.00
0.12	0.00	0.00
0.16	0.00	0.00
0.20	0.00	0.00
0.24	0.00	0.00
0.28	0.00	0.00
0.32	0.00	0.00
0.36	0.00	0.00
0.40	0.00	0.00
0.44	0.00	0.00
0.48	0.00	0.00
0.52	0.00	0.00
0.56	0.00	0.00
0.60	0.00	0.00
0.64	0.00	0.00
0.68	0.00	0.00
0.72	0.00	0.00
0.76	0.00	0.00
0.80	0.00	0.00
0.84	0.00	0.00
0.88	0.00	0.00
0.92	0.00	0.00
0.96	0.00	0.00
1.00	0.00	0.00
1.04	0.00	0.00
1.08	0.00	0.00
1.12	0.00	0.00
1.16	0.00	0.00
1.20	0.00	0.00
1.24	0.00	0.00
1.28	0.00	0.00
1.32	0.00	0.00
1.36	0.00	0.00
1.40	0.00	0.00
1.44	0.00	0.00
1.48	0.00	0.00
1.52	0.00	0.00
1.56	0.00	0.00
1.60	0.00	0.00
1.64	0.00	0.00
1.68	0.00	0.00
1.72	0.00	0.00
1.76	0.00	0.00
1.80	0.00	0.00
1.84	0.00	0.00
1.88	0.00	0.00
1.92	0.00	0.00
1.96	0.00	0.00
2.00	0.00	0.00
2.04	0.00	0.00
2.08	0.00	0.00
2.12	0.00	0.00
2.16	0.00	0.00
2.20	0.00	0.00
2.24	0.00	0.00
2.28	0.00	0.00
2.32	0.00	0.00
2.36	0.00	0.00
2.40	0.00	0.00
2.44	0.00	0.00
2.48	0.00	0.00
2.52	0.00	0.00
2.56	0.00	0.00
2.60	0.00	0.00
2.64	0.00	0.00
2.68	0.00	0.00
2.72	0.00	0.00
2.76	0.00	0.00
2.80	0.00	0.00
2.84	0.00	0.00
2.88	0.00	0.00
2.92	0.00	0.00
2.96	0.00	0.00
3.00	0.00	0.00

10 YEAR STORM EVENT

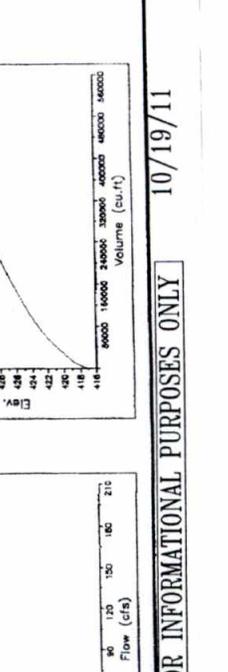
INITIAL CONDITIONS  
 Starting W. Elev. = 425.00 FT  
 Starting Water = 120.00 CFS  
 Starting Tailw. = 0.00 CFS  
 Starting Time = 0.00 Hrs  
 Time Increment = 0.003 Hrs

UNFLOODED HYDROGRAPH SUMMARY  
 Peak Inflow = 11.913 CFS  
 Peak Outflow = 11.913 CFS  
 Peak Storage = 0.000 CFS  
 Peak Storage = 0.000 CFS

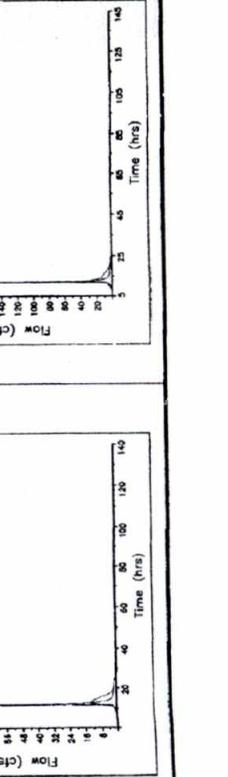
HYDROGRAPH SUMMARY - CFS

Time (hrs)	Inflow (CFS)	Outflow (CFS)
0.00	0.00	0.00
0.04	0.00	0.00
0.08	0.00	0.00
0.12	0.00	0.00
0.16	0.00	0.00
0.20	0.00	0.00
0.24	0.00	0.00
0.28	0.00	0.00
0.32	0.00	0.00
0.36	0.00	0.00
0.40	0.00	0.00
0.44	0.00	0.00
0.48	0.00	0.00
0.52	0.00	0.00
0.56	0.00	0.00
0.60	0.00	0.00
0.64	0.00	0.00
0.68	0.00	0.00
0.72	0.00	0.00
0.76	0.00	0.00
0.80	0.00	0.00
0.84	0.00	0.00
0.88	0.00	0.00
0.92	0.00	0.00
0.96	0.00	0.00
1.00	0.00	0.00
1.04	0.00	0.00
1.08	0.00	0.00
1.12	0.00	0.00
1.16	0.00	0.00
1.20	0.00	0.00
1.24	0.00	0.00
1.28	0.00	0.00
1.32	0.00	0.00
1.36	0.00	0.00
1.40	0.00	0.00
1.44	0.00	0.00
1.48	0.00	0.00
1.52	0.00	0.00
1.56	0.00	0.00
1.60	0.00	0.00
1.64	0.00	0.00
1.68	0.00	0.00
1.72	0.00	0.00
1.76	0.00	0.00
1.80	0.00	0.00
1.84	0.00	0.00
1.88	0.00	0.00
1.92	0.00	0.00
1.96	0.00	0.00
2.00	0.00	0.00
2.04	0.00	0.00
2.08	0.00	0.00
2.12	0.00	0.00
2.16	0.00	0.00
2.20	0.00	0.00
2.24	0.00	0.00
2.28	0.00	0.00
2.32	0.00	0.00
2.36	0.00	0.00
2.40	0.00	0.00
2.44	0.00	0.00
2.48	0.00	0.00
2.52	0.00	0.00
2.56	0.00	0.00
2.60	0.00	0.00
2.64	0.00	0.00
2.68	0.00	0.00
2.72	0.00	0.00
2.76	0.00	0.00
2.80	0.00	0.00
2.84	0.00	0.00
2.88	0.00	0.00
2.92	0.00	0.00
2.96	0.00	0.00
3.00	0.00	0.00

2 YEAR HYDROGRAPH INFLOW / OUTFLOW CURVES



10 YEAR HYDROGRAPH INFLOW / OUTFLOW CURVES



POND ROUTING COMPUTATIONS - NORMAL CONDITIONS

INLET CONTROL DATA  
 Structure No. 1  
 Structure Type 1  
 Inlet Control 1  
 Inlet Control 2  
 Inlet Control 3  
 Inlet Control 4  
 Inlet Control 5  
 Inlet Control 6  
 Inlet Control 7  
 Inlet Control 8  
 Inlet Control 9  
 Inlet Control 10  
 Inlet Control 11  
 Inlet Control 12  
 Inlet Control 13  
 Inlet Control 14  
 Inlet Control 15  
 Inlet Control 16  
 Inlet Control 17  
 Inlet Control 18  
 Inlet Control 19  
 Inlet Control 20

STRUCTURE DATA

Structure No.	Structure Type	Structure Length (ft)	Structure Depth (ft)	Structure Width (ft)	Structure Height (ft)	Structure Area (sq ft)	Structure Volume (cu ft)
1	1	100	10	10	10	1000	10000
2	2	100	10	10	10	1000	10000
3	3	100	10	10	10	1000	10000
4	4	100	10	10	10	1000	10000
5	5	100	10	10	10	1000	10000
6	6	100	10	10	10	1000	10000
7	7	100	10	10	10	1000	10000
8	8	100	10	10	10	1000	10000
9	9	100	10	10	10	1000	10000
10	10	100	10	10	10	1000	10000
11	11	100	10	10	10	1000	10000
12	12	100	10	10	10	1000	10000
13	13	100	10	10	10	1000	10000
14	14	100	10	10	10	1000	10000
15	15	100	10	10	10	1000	10000
16	16	100	10	10	10	1000	10000
17	17	100	10	10	10	1000	10000
18	18	100	10	10	10	1000	10000
19	19	100	10	10	10	1000	10000
20	20	100	10	10	10	1000	10000

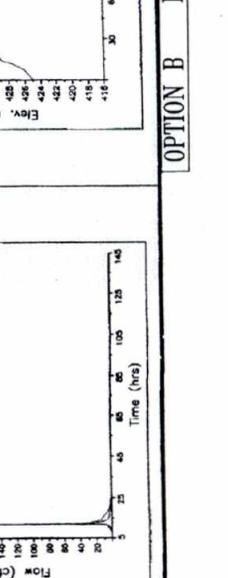
ROUTING COMPUTATIONS

Time (hrs)	Inflow (CFS)	Outflow (CFS)	Storage (cu ft)
0.00	0.00	0.00	0.00
0.04	0.00	0.00	0.00
0.08	0.00	0.00	0.00
0.12	0.00	0.00	0.00
0.16	0.00	0.00	0.00
0.20	0.00	0.00	0.00
0.24	0.00	0.00	0.00
0.28	0.00	0.00	0.00
0.32	0.00	0.00	0.00
0.36	0.00	0.00	0.00
0.40	0.00	0.00	0.00
0.44	0.00	0.00	0.00
0.48	0.00	0.00	0.00
0.52	0.00	0.00	0.00
0.56	0.00	0.00	0.00
0.60	0.00	0.00	0.00
0.64	0.00	0.00	0.00
0.68	0.00	0.00	0.00
0.72	0.00	0.00	0.00
0.76	0.00	0.00	0.00
0.80	0.00	0.00	0.00
0.84	0.00	0.00	0.00
0.88	0.00	0.00	0.00
0.92	0.00	0.00	0.00
0.96	0.00	0.00	0.00
1.00	0.00	0.00	0.00
1.04	0.00	0.00	0.00
1.08	0.00	0.00	0.00
1.12	0.00	0.00	0.00
1.16	0.00	0.00	0.00
1.20	0.00	0.00	0.00
1.24	0.00	0.00	0.00
1.28	0.00	0.00	0.00
1.32	0.00	0.00	0.00
1.36	0.00	0.00	0.00
1.40	0.00	0.00	0.00
1.44	0.00	0.00	0.00
1.48	0.00	0.00	0.00
1.52	0.00	0.00	0.00
1.56	0.00	0.00	0.00
1.60	0.00	0.00	0.00
1.64	0.00	0.00	0.00
1.68	0.00	0.00	0.00
1.72	0.00	0.00	0.00
1.76	0.00	0.00	0.00
1.80	0.00	0.00	0.00
1.84	0.00	0.00	0.00
1.88	0.00	0.00	0.00
1.92	0.00	0.00	0.00
1.96	0.00	0.00	0.00
2.00	0.00	0.00	0.00

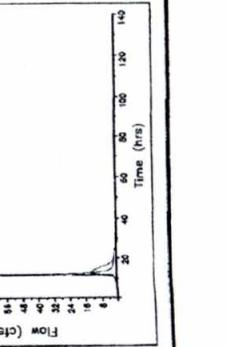
STORMWATER MANAGEMENT COMPUTATIONS - POND 2

Time (hrs)	Inflow (CFS)	Outflow (CFS)	Storage (cu ft)
0.00	0.00	0.00	0.00
0.04	0.00	0.00	0.00
0.08	0.00	0.00	0.00
0.12	0.00	0.00	0.00
0.16	0.00	0.00	0.00
0.20	0.00	0.00	0.00
0.24	0.00	0.00	0.00
0.28	0.00	0.00	0.00
0.32	0.00	0.00	0.00
0.36	0.00	0.00	0.00
0.40	0.00	0.00	0.00
0.44	0.00	0.00	0.00
0.48	0.00	0.00	0.00
0.52	0.00	0.00	0.00
0.56	0.00	0.00	0.00
0.60	0.00	0.00	0.00
0.64	0.00	0.00	0.00
0.68	0.00	0.00	0.00
0.72	0.00	0.00	0.00
0.76	0.00	0.00	0.00
0.80	0.00	0.00	0.00
0.84	0.00	0.00	0.00
0.88	0.00	0.00	0.00
0.92	0.00	0.00	0.00
0.96	0.00	0.00	0.00
1.00	0.00	0.00	0.00
1.04	0.00	0.00	0.00
1.08	0.00	0.00	0.00
1.12	0.00	0.00	0.00
1.16	0.00	0.00	0.00
1.20	0.00	0.00	0.00
1.24	0.00	0.00	0.00
1.28	0.00	0.00	0.00
1.32	0.00	0.00	0.00
1.36	0.00	0.00	0.00
1.40	0.00	0.00	0.00
1.44	0.00	0.00	0.00
1.48	0.00	0.00	0.00
1.52	0.00	0.00	0.00
1.56	0.00	0.00	0.00
1.60	0.00	0.00	0.00
1.64	0.00	0.00	0.00
1.68	0.00	0.00	0.00
1.72	0.00	0.00	0.00
1.76	0.00	0.00	0.00
1.80	0.00	0.00	0.00
1.84	0.00	0.00	0.00
1.88	0.00	0.00	0.00
1.92	0.00	0.00	0.00
1.96	0.00	0.00	0.00
2.00	0.00	0.00	0.00

ELEVATION VS. DISCHARGE



ELEVATION VS. VOLUME





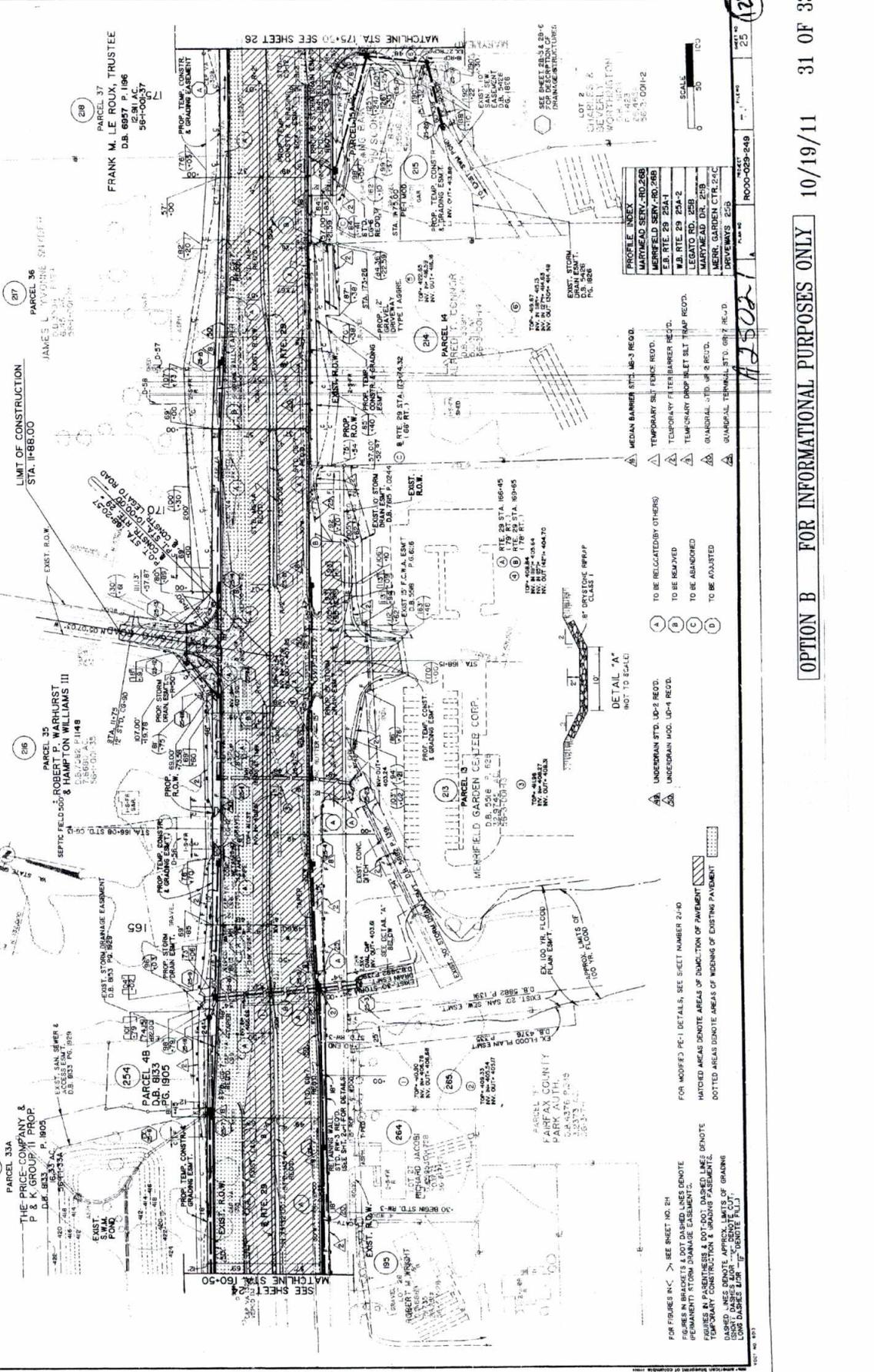




DESIGN FEATURES RELATING TO CONSTRUCTION OR MAINTENANCE OF THIS PROJECT ARE SUBJECT TO CHANGE AS DEEMED NECESSARY BY THE DEPARTMENT.	DATE	BY	REVISION
9-30-83	VA	3	VA
5-18-84	VA	3	VA
4-19-85	VA	3	VA

RO00-029-249  
RW-225, C-525  
25

LIMITED ACCESS HIGHWAY By Resolution of State Highway and Transportation Board, 4944 (2nd) (4), 1987



DESIGNED BY	DATE
CHECKED BY	DATE
IN CHARGE BY	DATE
APPROVED BY	DATE
DATE	

PREPARED BY  
W.S.A. FALLS CHURCH, VIRGINIA  
W.S.A. SMITH ASSOCIATES

PLAN  
NOTES  
1. ALL DIMENSIONS ARE IN FEET AND INCHES.  
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
4. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
5. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
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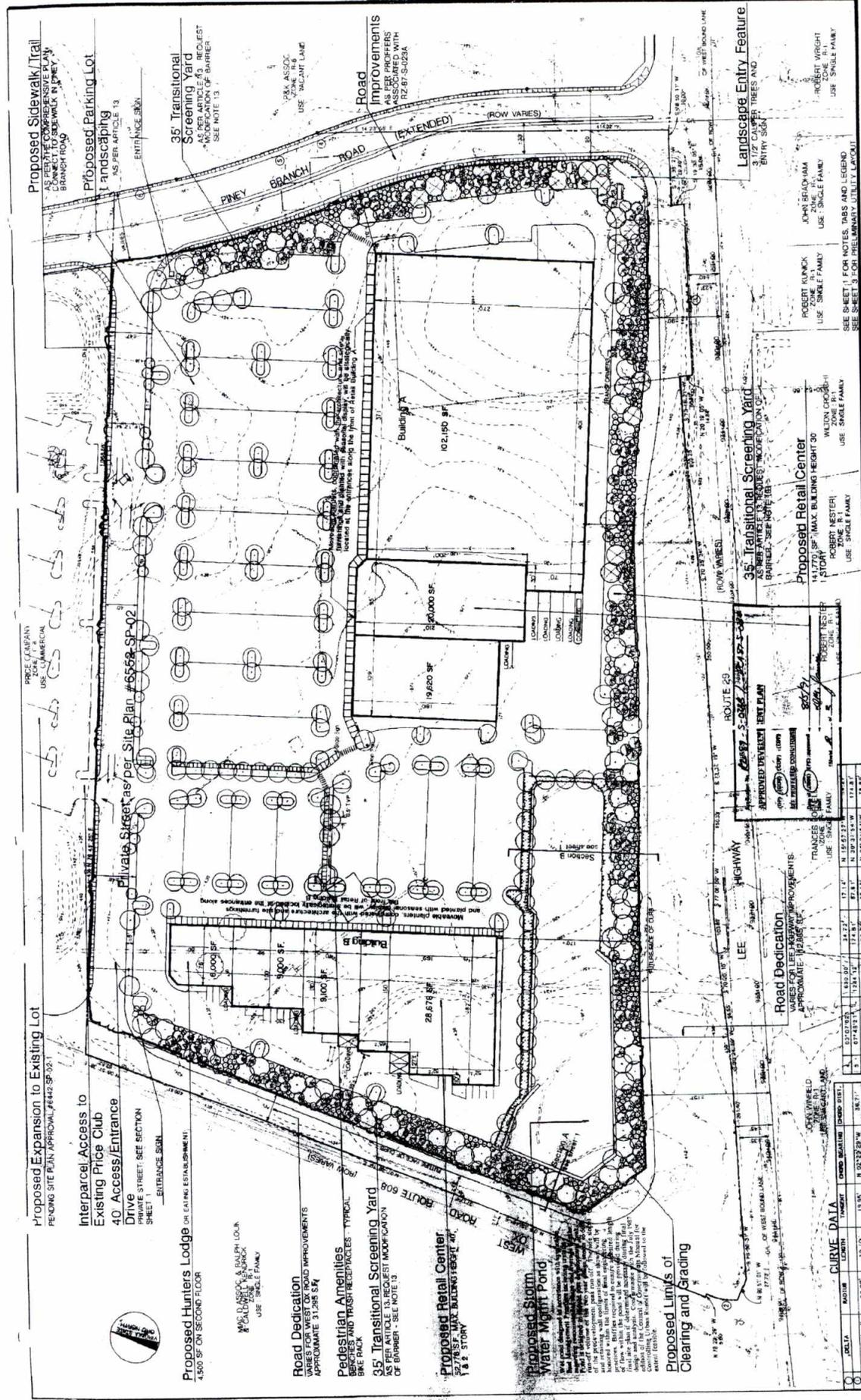
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OPTION B FOR INFORMATIONAL PURPOSES ONLY 10/19/11 31 OF 33



Proposed Expansion to Existing Lot  
 PENDING SITE PLAN APPROVAL #4442-SP-02.1

Interparcel Access to Existing Price Club  
 40. Access/Entrance Drive  
 PRIVATE STREET; SEE SECTION SHEET 1

Proposed Hunters Lodge OR LEASING ESTABLISHMENT  
 1,500 SF ON SECOND FLOOR

PAK ASSOC. & RAULPH LOUN.  
 100% OWNED BY RAULPH LOUN.  
 USE SINGLE FAMILY

Road Dedication  
 VALUES FOR WEST OF ROAD IMPROVEMENTS  
 APPROXIMATE 31,295 S.F.

Pedestrian Amenities  
 BENCHES AND TRASH RECEPTACLES - TYPICAL  
 BIKE RACK

35. Transitional Screening Yard  
 AS PER ARTICLE 13.1 REQUEST MODIFICATION OF BARRIER - SEE NOTE 13

Proposed Retail Center  
 1 & 2 STORY

Proposed Storm Water Mgmt Pond

Proposed Limits of Clearing and Grading

Proposed Sidewalk Trail  
 CONNECT TO SIDEWALK ON PINEY BRANCH ROAD

Proposed Parking Lot Landscaping  
 AS PER ARTICLE 13

35. Transitional Screening Yard  
 AS PER ARTICLE 43.1 REQUEST MODIFICATION OF BARRIER

Road Improvements  
 AS PER PROFESSIONAL ENGINEER'S REPORT RZ-87-S-023A

Landscape Entry Feature  
 3.1/2 CALIFERN TREES AND ENTRY SIGN

Proposed Retail Center  
 14,177.0 SF, MAX BUILDING HEIGHT 30 STORY  
 ROBERT NESTER, USE SINGLE FAMILY

Proposed Retail Center  
 19,620 SF  
 ROBERT NESTER, USE SINGLE FAMILY

Proposed Retail Center  
 28,678 SF  
 ROBERT NESTER, USE SINGLE FAMILY

Proposed Retail Center  
 32,000 SF  
 ROBERT NESTER, USE SINGLE FAMILY

Proposed Retail Center  
 62,150 SF  
 ROBERT NESTER, USE SINGLE FAMILY

APPROVED DEVELOPMENT PERT PLAN  
 APPROVED BY THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA  
 DATE: 08/27/2013

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMITTING	08/27/2013	PHR/A
2	REVISED PER PLAN APPROVAL #4442-SP-02.1	09/19/2013	PHR/A
3	REVISED PER PLAN APPROVAL #4442-SP-02.1	09/19/2013	PHR/A
4	REVISED PER PLAN APPROVAL #4442-SP-02.1	09/19/2013	PHR/A
5	REVISED PER PLAN APPROVAL #4442-SP-02.1	09/19/2013	PHR/A
6	REVISED PER PLAN APPROVAL #4442-SP-02.1	09/19/2013	PHR/A
7	REVISED PER PLAN APPROVAL #4442-SP-02.1	09/19/2013	PHR/A
8	REVISED PER PLAN APPROVAL #4442-SP-02.1	09/19/2013	PHR/A
9	REVISED PER PLAN APPROVAL #4442-SP-02.1	09/19/2013	PHR/A
10	REVISED PER PLAN APPROVAL #4442-SP-02.1	09/19/2013	PHR/A

CURVE DATA

NO.	CHORD	CHORD BEARING	CHORD DIST.	ANGLE	ANGLE BEARING	ANGLE DIST.	ANGLE BEARING
1	118.22'	S 89° 57' 00" W	118.22'	90.00°	S 0° 00' 00" W	118.22'	0° 00' 00"
2	118.22'	S 0° 00' 00" W	118.22'	90.00°	S 89° 57' 00" W	118.22'	89° 57' 00"
3	118.22'	S 89° 57' 00" W	118.22'	90.00°	S 0° 00' 00" W	118.22'	0° 00' 00"

**PHR/A**  
 PROFESSIONAL ENGINEER  
 1000 LEE HIGHWAY, SUITE 200  
 FALLS CHURCH, VA 22044  
 (703) 271-1111  
 WWW.PHRVA.COM

PROJECT: PRICE CLUB COMMERCIAL SITE  
 TITLE: GENERALIZED DEVELOPMENT PLAN  
 PRELIMINARY LAYOUT  
 SHEET 2 OF 3  
 DATE: 10/19/11

**PRICE CLUB COMMERCIAL SITE**  
 SPRINGFIELD DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

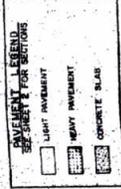
RZ-87-S-023 B  
 GENERALIZED DEVELOPMENT PLAN  
 PRELIMINARY LAYOUT

OPTION B FOR INFORMATIONAL PURPOSES ONLY 10/19/11 32 OF 33

P&M ASSOCIATES  
 2001 N. 10TH ST.  
 SUITE 100  
 FAYETTEVILLE, VA 22801

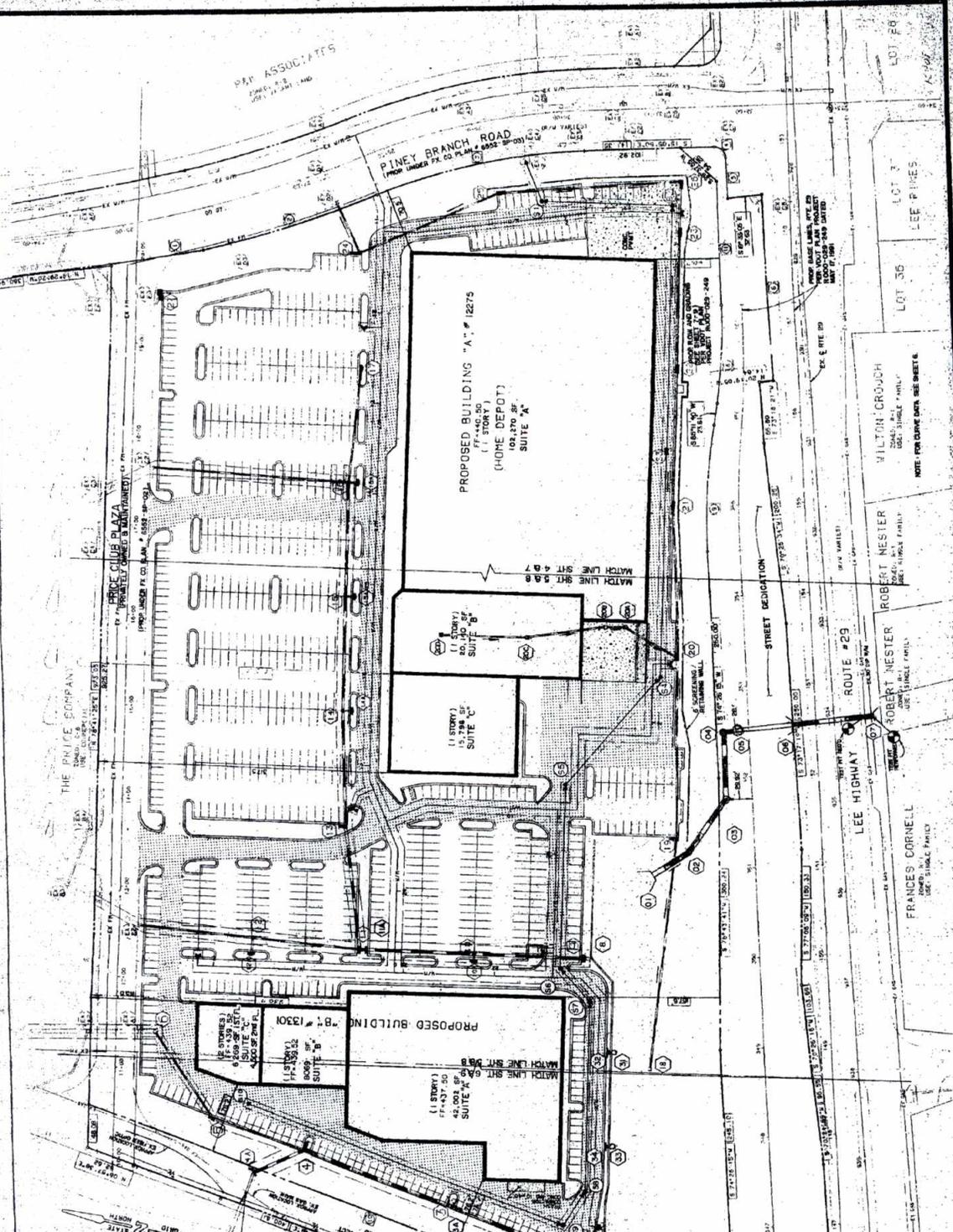
**SANITARY SENDER TABLE**

NO.	TYPE	SIZE	DEPTH	LOCATION	REMARKS
1	W.C.	6" x 6"	18"	1ST FLOOR	
2	W.C.	6" x 6"	18"	1ST FLOOR	
3	W.C.	6" x 6"	18"	1ST FLOOR	
4	W.C.	6" x 6"	18"	1ST FLOOR	
5	W.C.	6" x 6"	18"	1ST FLOOR	
6	W.C.	6" x 6"	18"	1ST FLOOR	
7	W.C.	6" x 6"	18"	1ST FLOOR	
8	W.C.	6" x 6"	18"	1ST FLOOR	
9	W.C.	6" x 6"	18"	1ST FLOOR	
10	W.C.	6" x 6"	18"	1ST FLOOR	
11	W.C.	6" x 6"	18"	1ST FLOOR	
12	W.C.	6" x 6"	18"	1ST FLOOR	
13	W.C.	6" x 6"	18"	1ST FLOOR	
14	W.C.	6" x 6"	18"	1ST FLOOR	
15	W.C.	6" x 6"	18"	1ST FLOOR	
16	W.C.	6" x 6"	18"	1ST FLOOR	
17	W.C.	6" x 6"	18"	1ST FLOOR	
18	W.C.	6" x 6"	18"	1ST FLOOR	
19	W.C.	6" x 6"	18"	1ST FLOOR	
20	W.C.	6" x 6"	18"	1ST FLOOR	
21	W.C.	6" x 6"	18"	1ST FLOOR	
22	W.C.	6" x 6"	18"	1ST FLOOR	
23	W.C.	6" x 6"	18"	1ST FLOOR	
24	W.C.	6" x 6"	18"	1ST FLOOR	
25	W.C.	6" x 6"	18"	1ST FLOOR	
26	W.C.	6" x 6"	18"	1ST FLOOR	
27	W.C.	6" x 6"	18"	1ST FLOOR	
28	W.C.	6" x 6"	18"	1ST FLOOR	
29	W.C.	6" x 6"	18"	1ST FLOOR	
30	W.C.	6" x 6"	18"	1ST FLOOR	
31	W.C.	6" x 6"	18"	1ST FLOOR	
32	W.C.	6" x 6"	18"	1ST FLOOR	
33	W.C.	6" x 6"	18"	1ST FLOOR	
34	W.C.	6" x 6"	18"	1ST FLOOR	
35	W.C.	6" x 6"	18"	1ST FLOOR	
36	W.C.	6" x 6"	18"	1ST FLOOR	
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39	W.C.	6" x 6"	18"	1ST FLOOR	
40	W.C.	6" x 6"	18"	1ST FLOOR	
41	W.C.	6" x 6"	18"	1ST FLOOR	
42	W.C.	6" x 6"	18"	1ST FLOOR	
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44	W.C.	6" x 6"	18"	1ST FLOOR	
45	W.C.	6" x 6"	18"	1ST FLOOR	
46	W.C.	6" x 6"	18"	1ST FLOOR	
47	W.C.	6" x 6"	18"	1ST FLOOR	
48	W.C.	6" x 6"	18"	1ST FLOOR	
49	W.C.	6" x 6"	18"	1ST FLOOR	
50	W.C.	6" x 6"	18"	1ST FLOOR	
51	W.C.	6" x 6"	18"	1ST FLOOR	
52	W.C.	6" x 6"	18"	1ST FLOOR	
53	W.C.	6" x 6"	18"	1ST FLOOR	
54	W.C.	6" x 6"	18"	1ST FLOOR	
55	W.C.	6" x 6"	18"	1ST FLOOR	
56	W.C.	6" x 6"	18"	1ST FLOOR	
57	W.C.	6" x 6"	18"	1ST FLOOR	
58	W.C.	6" x 6"	18"	1ST FLOOR	
59	W.C.	6" x 6"	18"	1ST FLOOR	
60	W.C.	6" x 6"	18"	1ST FLOOR	
61	W.C.	6" x 6"	18"	1ST FLOOR	
62	W.C.	6" x 6"	18"	1ST FLOOR	
63	W.C.	6" x 6"	18"	1ST FLOOR	
64	W.C.	6" x 6"	18"	1ST FLOOR	
65	W.C.	6" x 6"	18"	1ST FLOOR	
66	W.C.	6" x 6"	18"	1ST FLOOR	
67	W.C.	6" x 6"	18"	1ST FLOOR	
68	W.C.	6" x 6"	18"	1ST FLOOR	
69	W.C.	6" x 6"	18"	1ST FLOOR	
70	W.C.	6" x 6"	18"	1ST FLOOR	
71	W.C.	6" x 6"	18"	1ST FLOOR	
72	W.C.	6" x 6"	18"	1ST FLOOR	
73	W.C.	6" x 6"	18"	1ST FLOOR	
74	W.C.	6" x 6"	18"	1ST FLOOR	
75	W.C.	6" x 6"	18"	1ST FLOOR	
76	W.C.	6" x 6"	18"	1ST FLOOR	
77	W.C.	6" x 6"	18"	1ST FLOOR	
78	W.C.	6" x 6"	18"	1ST FLOOR	
79	W.C.	6" x 6"	18"	1ST FLOOR	
80	W.C.	6" x 6"	18"	1ST FLOOR	
81	W.C.	6" x 6"	18"	1ST FLOOR	
82	W.C.	6" x 6"	18"	1ST FLOOR	
83	W.C.	6" x 6"	18"	1ST FLOOR	
84	W.C.	6" x 6"	18"	1ST FLOOR	
85	W.C.	6" x 6"	18"	1ST FLOOR	
86	W.C.	6" x 6"	18"	1ST FLOOR	
87	W.C.	6" x 6"	18"	1ST FLOOR	
88	W.C.	6" x 6"	18"	1ST FLOOR	
89	W.C.	6" x 6"	18"	1ST FLOOR	
90	W.C.	6" x 6"	18"	1ST FLOOR	
91	W.C.	6" x 6"	18"	1ST FLOOR	
92	W.C.	6" x 6"	18"	1ST FLOOR	
93	W.C.	6" x 6"	18"	1ST FLOOR	
94	W.C.	6" x 6"	18"	1ST FLOOR	
95	W.C.	6" x 6"	18"	1ST FLOOR	
96	W.C.	6" x 6"	18"	1ST FLOOR	
97	W.C.	6" x 6"	18"	1ST FLOOR	
98	W.C.	6" x 6"	18"	1ST FLOOR	
99	W.C.	6" x 6"	18"	1ST FLOOR	
100	W.C.	6" x 6"	18"	1ST FLOOR	



M&C ASSOC. & RALPH LUK  
 CALDWELL KENRICK  
 1001 N. 10TH ST.  
 SUITE 100  
 FAYETTEVILLE, VA 22801

NO-BUILT LINES  
 SEE SHEET P-10-34



DATE: OCTOBER 1991  
 SHEET: 3 OF 34  
 FILE NO: 03-19-25-0

**PHRA**  
 PROFESSIONAL ENGINEERS  
 1001 N. 10TH ST., SUITE 100  
 FAYETTEVILLE, VA 22801  
 PHONE: (540) 873-1111  
 FAX: (540) 873-1112

**"NO-BUILT" OVERALL LAYOUT PLAN**

**PRICE CLUB PLAZA**  
 SULLY DISTRICT  
 FAIRFAX COUNTY, VIRGINIA



PROJECT: PRICE CLUB PLAZA  
 SHEET: 3 OF 34

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	10/19/91
2	ISSUED FOR CONSTRUCTION	10/19/91
3	ISSUED FOR RECORD	10/19/91
4	ISSUED FOR AS-BUILT	10/19/91
5	ISSUED FOR ARCHIVE	10/19/91
6	ISSUED FOR CLOSURE	10/19/91

OPTION B FOR INFORMATIONAL PURPOSES ONLY 10/19/91 33 OF 33

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

**DESCRIPTION OF THE APPLICATION**

The applicant seeks to amend SE 2007-SP-001 previously approved in 2010 for an expansion to a "Retail Sales Establishment-Large" (Category 5 special exception) to create two discrete development options for the property. Option A would include the previously approved 17,405 sf. addition to the existing Costco building, yielding a total FAR of 0.22. Option B would include a 16 pump service station (Category 5 special exception) with a 72 square foot control booth and covered by a 3,840 sf. canopy. The FAR for Option B is 0.20 (139,343 square feet). No auto maintenance or repair work is proposed and no additional goods would be sold. The gas station would be for the exclusive use of Costco members, and not open to the general public.

A reduced copy of the Special Exception Amendment plat is included at the front of this report. The proposed development conditions, the Applicant's Affidavit, and the Statement of Justification are contained in Appendices 1, 2 and 3, respectively.

**Waivers and Modifications:**

- Reaffirmation of a modification of the transitional screening to the east in favor of the vegetation as shown on the SEA Plat.
- Reaffirmation of a waiver of the barrier requirements to the east in favor of the berm shown on the SEA Plat.

**LOCATION AND CHARACTER**

**Location:**

The subject property is located at the intersection of West Ox Road and Price Club Plaza, just north of Lee Highway. The site is surrounded by roadways on all sides. Piney Branch Road abuts the site to the east and north. West Ox Road and Price Club Plaza are located to the west and south, respectively.

**Site Description:**

This property is developed with the existing 139,271 sf. Costco retail warehouse building located at the northern end of the lot and a large accessory parking area. Two stormwater detention facilities are located at the southeast and southwest corners of the site. A line of deciduous and evergreen vegetation rings the perimeter of the parking areas on the north and east sides. The property has a

total of six access points onto Price Club Plaza, West Ox Road, and Piney Branch Road.

### Surrounding Area Description:

A multi-tenant retail center (including the adjacent Home Depot) consisting of two buildings totaling 199,048 square feet and associated parking are located to the south, across Price Club Plaza. The Windsor Mews townhouses are located to the east, across Piney Branch Road and a Sunoco service station is located just north, along West Ox Road. VDOT's northern Virginia headquarters and the County's West Ox Road facilities are located to the west, along Alliance Drive. Alliance Drive forms the fourth leg of Price Club Plaza's intersection with West Ox Road. A summary of the surrounding uses, zoning, and comprehensive plan recommendations are provided in the following table:

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan
North	Sunoco Gas Station	C-6 I-5	Fairfax Center (Sub-unit O3): Office @ 0.25 FAR at the overlay level with specific office and retail conditions.
South	Shopping Center (Home Depot)	C-6	Fairfax Center (Sub-unit O4): Retail
East	Townhouses	R-8	Fairfax Center (Sub-unit O4): Retail and Residential @ 0.23 FAR at the overlay level with specific residential guidelines
West	Fairfax County Public Facilities	R-1	Fairfax Center (Sub-unit N3): Public Facilities

### BACKGROUND

The existing Costco retail warehouse building was originally built by-right as a Price Club warehouse in the mid-1980s and totaled 106,000 square feet at the time of initial construction. Several additions to the building were added in the late 1980s which increased the size of the building to the current 139,271 square feet. The Costco property was originally part of a larger parcel land and has been subject to the following zoning applications:

- On May 22, 1989, the Board of Supervisors approved RZ 87-S-023A which rezoned 21 acres to the R-8 zoning district to allow for the development of 130 townhouses at a density of 7.1 du/ac.

- On August 5, 1991, the Board of Supervisors approved RZ 87-S-023B which rezoned 22.08 acres to the C-6 zoning district to allow for development of a community retail shopping center with a total gross floor area of 199,048 sf. (Home Depot Shopping Center) at a 0.21 FAR (after right of way dedication for West Ox Road, Piney Branch Road and Price Club Plaza Drive).
- In 1997, Costco requested a special exception to allow a service station in the southwestern portion of the site, just north of the existing stormwater management pond, which resulted in a loss of approximately 50 parking spaces. On October 6, 1997, the Board of Supervisors denied SE 97-Y-023. A copy of this application is on file with the Zoning Evaluation Division of the Department of Planning and Zoning.
- On January 12, 2010, the Board of Supervisors approved SE 2007-SP-001 and PCA 87-S-023-03 to permit an expansion of the existing Costco retail warehouse building by 17,404 square feet. In addition, other site modifications were approved, including a shift in the location of the western access point onto Price Club Plaza to the east and restriping of existing travel lanes on Price Club Plaza. (The development conditions are attached to this report as Appendix 4).

#### **COMPREHENSIVE PLAN PROVISIONS (Appendix 5)**

<b>Plan Area:</b>	III
<b>Planning District:</b>	Fairfax Center Area, Land Unit O, Sub-Unit O4
<b>Plan Map:</b>	Retail
<b>Plan Text:</b>	

The Fairfax County Comprehensive Plan, 2011 Edition, Area III, Fairfax Center Area, as amended through April 26, 2011, Sub-unit O4, p. 92-3, provides land use recommendations, which state:

“Sub-unit O4 At the overlay level, this sub-unit is planned for community level retail and single-family, attached residential uses. Retail uses within Sub-unit O4 should not exceed 367,000 square feet, or an overall FAR of .23, including the existing retail warehouse building. Retail use should be generally oriented to the western portion of Sub-unit O4, while residential use should be generally located on the eastern portion of Sub-unit O4. Residential use within Sub-unit O4 should be single-family attached units at a density not to exceed 8 dwelling units per acre.

Any retail development in Sub-unit O4 should be designed to complement and not adversely impact the low density residential character of neighborhoods south of the shopping center. The retail development in Sub-unit O4 should be

designed as a single, integrated center and not appear as a strip commercial center.

Parking areas should be sufficiently landscaped. This should be accomplished through a combination of appropriate building orientation and sufficient berming and landscaping to adequately screen the retail center from Route 29 and complement the low density residential character planned and established along the Route 29 corridor in the Fairfax Center Area.

Free-standing retail pads are discouraged but if approved must be well integrated with the larger retail center and with one another in terms of scale, materials and overall architectural and site design. Free-standing retail uses must also have a buffer area of sufficient width, berming and landscaping to adequately screen and buffer these retail uses from views along Route 29, be clustered around centralized parking, and be accessed internally to avoid the appearance of strip commercial use along Route 29 and West Ox Road. Retail signage, lighting and planting should be well integrated and not impact the surrounding residential neighborhoods to the east and south.

A retail center should be approved only if the following transportation needs are met: retail use should be allowed only if it can be demonstrated that access can be provided to and from West Ox Road without impeding the operation of the Fairfax County Parkway interchange; traffic generated by the proposed use should not impact adversely the operation of the area road system; any proposed access design must be approved by VDOT and the Office of Transportation."

The current proposal to include a service station option in lieu of the building addition is generally consistent with the comprehensive plan. This is discussed in greater detail in the land use analysis section below.

## **SEA PLAT ANALYSIS**

### **Special Exception Amendment Plat (SEA Plat)**

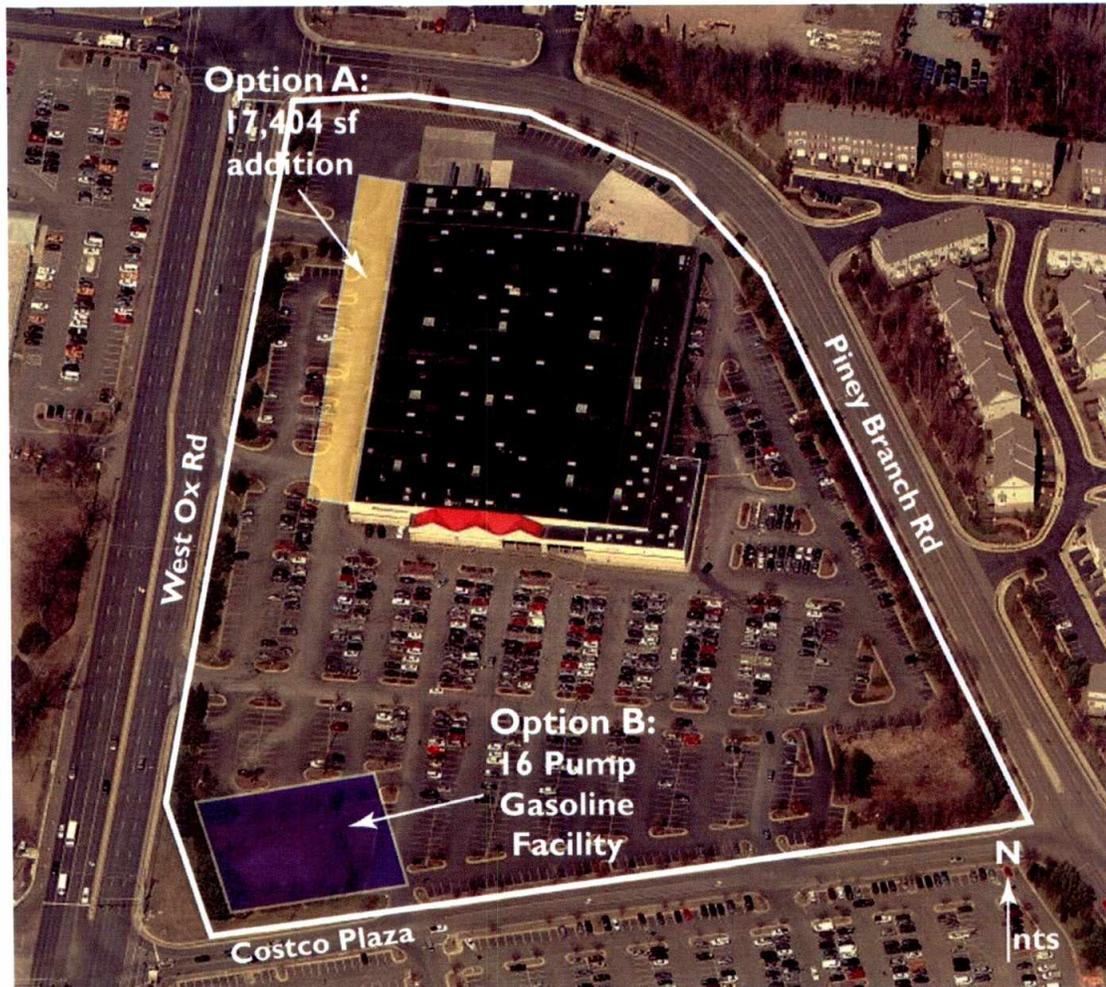
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Title of SEA Plat: "Costco Special Exception Amendment Plat"  
Prepared By: David Logan, PE of Bohler Engineering  
Original and Revision Dates: December 15, 2010, revised through  
October 19, 2011

### **Description of SEA Plat:**

The amended Special Exception Plat now includes two development options: Option A ( which depicts the previously approved building addition to the Costco Warehouse) and Option B (a proposed gasoline service station). Figure 1, below, provides an aerial view of the existing Costco site and highlights the general

areas affected by Options A and B. The applicant is also proposing a number of general site improvements, some of which are specific to each option and others that are included in both proposals. The following discussion analyzes the proposed layout and site elements for each option:



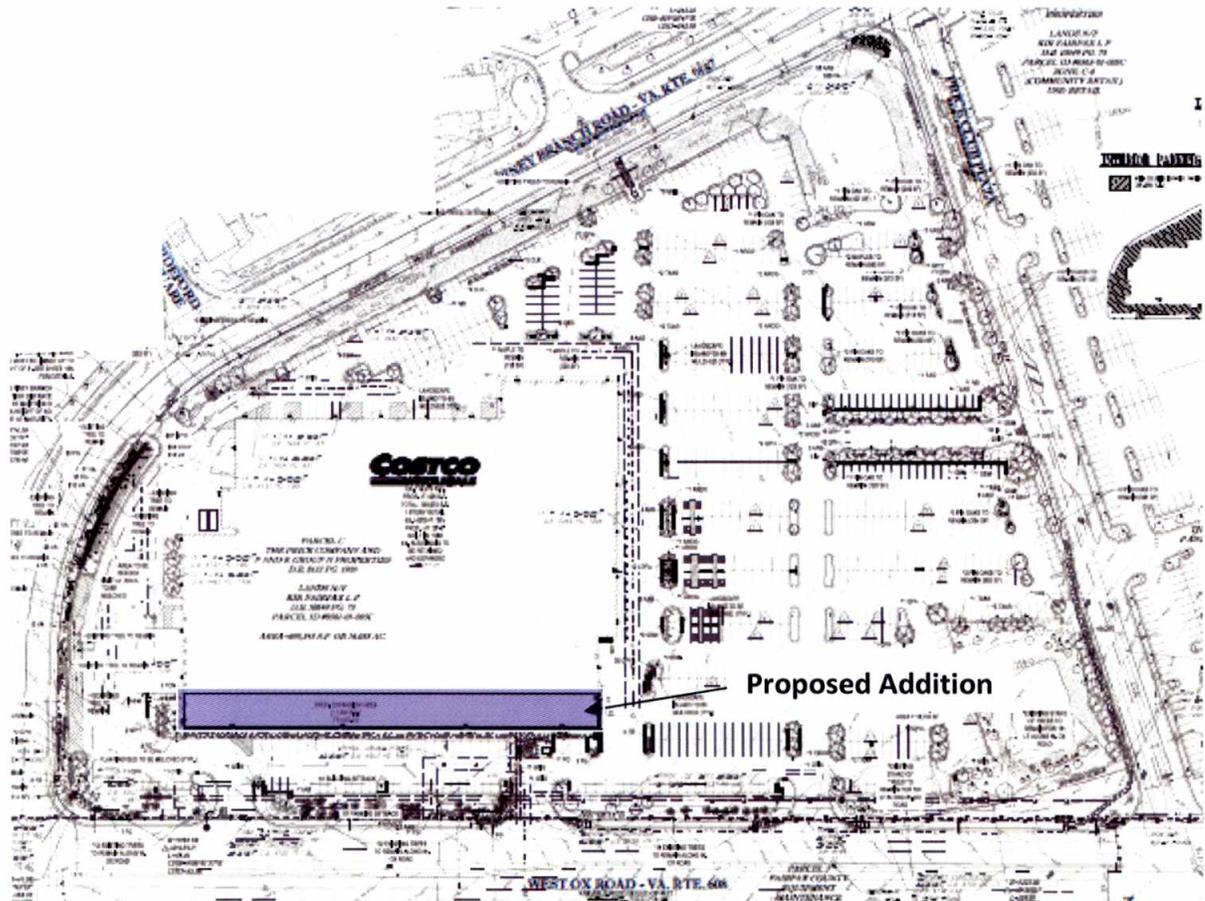
**Figure 1: Aerial View of Costco Site showing locations for Options A and B**

### ***Proposed Layout***

#### **Option A – Warehouse Expansion**

Option A remains unchanged from the building expansion shown in the 2009 application. The applicant proposes to add 17,404 square feet of retail warehouse space to the existing 139,271 square foot building, which would result in an increase of floor area ratio from 0.19 to 0.22. The proposed rectangular-shaped addition would occur along the full length of the western side of the building. In conjunction with the addition, the applicant proposes a significant upgrade of the entire building façade including an accent course of masonry, new paint scheme, wall lighting, and signage. Option A also includes improvements

to the parking areas and vehicular circulation that would shift the location of the western access point on Price Club Plaza to the east and restripe existing travel lanes. Figure 2 shows the layout plan for Option A with the proposed addition highlighted.



**Figure 2: Option A Site Layout**

Option A does not alter the number of access points on the site, the existing landscaped berm along Piney Branch Road, or the existing stormwater management ponds. The most significant changes are to the building's façade and the interior parking area landscaping. Sheets 14 and 15 of the SEA Plat show building elevations and photo renderings. The proposed design elements modulate the building and help to break up the long, monotonous building façade. The façade improvements and updated exterior color scheme are shown on all four sides of the building, which is appropriate given that the building is visible from public right-of-ways on all sides. The applicant has also agreed to utilize green building practices which include consulting with a LEED accredited professional and providing high-efficiency mechanical systems.

### **Option B – Service Station (new option)**

Option B shows a 16 pump gasoline fueling station located in the southwest corner of the site, roughly in the location of the existing stormwater detention facility. A 3,840 sf. rectangular-shaped canopy is proposed along with a 72 sf. control booth. Cars are designed to move through the pump area from west to east after entering at a point adjacent to the relocated southern access from West Ox Road. A large area to the west of the pumps has been set aside for vehicle stacking. A development condition has been proposed limiting station operation to members only from 5:30 am to one hour after the main store closes (9:30 pm weekdays, 7:00 pm weekends). One employee would be stationed at the control booth to assist customers using the pumps. The design of the canopy shows a 17.5' tall structure supported by masonry-finished columns with a color scheme that will complement the main building. The existing surface stormwater facility would be replaced with an underground structure located in the southwest portion of the parking area about 55 feet from the gasoline storage tanks. Figure 3 shows the proposed layout of the service station.

### **Figure 3: Option B Site Layout**

Option B also includes improvements and upgrades to the remainder of the site and the main building. Although not as substantial as with the Option A, the applicant has agreed to make a series of façade improvements with Option B including a new paint scheme, new architectural metal panels, and repainted building signage. These are shown on Sheet 25A of the SEA plat. As with Option A, the same upgrades to the perimeter and interior plantings are being carried forward with Option B, as is the channelization of the main entrance from Price Club Plaza. However, the addition of the gas station to the site results in a major reorganization of the parking area and vehicle circulation pattern. These changes are discussed more fully below.

### ***Roads and Access***

#### **Option A – Warehouse Expansion**

The circulation pattern with Option A is identical to what was previously approved in 2009. No new roads or additional access points are proposed. The site has six access points: three from West Ox Road, two from Price Club Plaza and one from Piney Branch Road. The applicant proposes to shift the location of the western access point on Price Club Plaza to the east and to restripe existing travel lanes on Prince Club Plaza.

#### **Option B – Service Station**

The addition of the gas station requires careful siting in order to successfully integrate this use with the main retail warehouse. The applicant has worked with staff to develop a design that minimizes internal vehicular and pedestrian

conflicts between the users of each portion of the site. The proposed design would shift the southernmost access point on West Ox Road approximately 50 feet to the south, aligned with a new east-west aisleway through the parking area. Access to the station would be from a point approximately 75 feet inward from West Ox road at the relocated southern access point. Vehicles exiting the gas station would also utilize the new central aisleway which then connects with a proposed new channelized access from Price Club Plaza which is nearly identical, although slightly shorter, than what is shown in Option A. The applicant also proposes to restripe the existing travel and turn lanes on Price Club Plaza similar to what is shown in Option A.

### ***Parking***

#### **Option A – Warehouse Expansion**

With the proposal to expand the existing Costco retail warehouse building by 17,404 square feet, the Zoning Ordinance requires a total of 627 parking spaces to be provided on site. The applicant proposes to provide 830 parking spaces on the site (686 spaces provided at the Costco site and 144 spaces reserved at the Home Depot Shopping Center, based on a previously approved shared parking agreement). Staff has written a development condition that requires the submission of a parking tabulation to the Department of Public Works and Environmental Services (DPWES) that demonstrates adequate parking would be available.

#### **Option B – Service Station**

With the addition of the gas station, the overall number of parking spaces is reduced slightly, but by less than in Option A. A total of 957 parking spaces are provided (813 spaces provided for Costco, and 144 reserved at Home Depot, per the shared parking agreement). This amounts to only a three space reduction from current conditions and continues to comply with the Zoning Ordinance requirement for 771 spaces. The applicant's reorganization of the parking area also includes an increase in the number of 10 foot wide parking spaces at the front of the warehouse, including 21 ADA accessible spaces.

### ***Landscaping and Open Space***

#### **Options A and B**

The Zoning Ordinance requires a minimum of 15% open space for the 16.06 acre site. Under Option A, 21% open space would be provided while under Option B, 18% of the lot area is maintained as open space. Existing healthy vegetation is located along the eastern property boundary along Piney Branch Road. Under both options the applicant is proposing to maintain this vegetation and replace and/or improve interior plantings that are dead or in poor condition. More specifically, under both options the applicant proposes:

1) to provide supplemental landscaping on either side of the access points from Price Club Plaza, and along the northwest corner of the site to help screen the existing loading and proposed expansion areas, (subject to sight distance regulations), and 2) to provide upgraded and improved interior parking lot landscaping throughout all areas of the parking lot. Sheet 15 of the SEA Plat provides a rendering of the proposed plantings under Option A with the proposed building expansion and loading areas in the background. Sheet 21 of the SEA plat shows the proposed plantings under Option B and includes enhanced perimeter plantings at the southwest corner of the lot to screen the service station from West Ox Road.

The applicant has also agreed to carry forward three previously approved development conditions that require: 1) tree plantings with a minimum caliper of tree ranging from 2.5" – 3.0" along the subject property's perimeter, 2) replacement of all interior parking lot landscaping that is dead, dying, or otherwise in poor condition and 3) coordination with Urban Forest Management in the determination of the most appropriate size and species of plantings on the site.

#### **Stormwater Management:**

##### **Option A – Warehouse Expansion**

The Costco site falls within the Rocky Run Watershed. The stormwater management (SWM) narrative for Option A on Sheet 11 of the SEA Plat indicates that the stormwater management for the site is accommodated by two existing dry ponds located on the southeast and southwest corners of the site. No additional impervious surface is proposed. According to the stormwater narrative and adequate outfall analysis, the existing ponds remove 40% of the phosphorous from stormwater and ultimately outfall to an existing wet pond located on the southwest corner of the Home Depot Shopping Center site. Final determination of the adequacy of the existing system would be made by DPWES at the time of site plan review.

##### **Option B – Service Station**

The Stormwater management for Option B is shown on Sheet 23 of the SEA plat. The most notable difference is that the existing southwest detention basin would be replaced by an underground storage structure. The SWM and BMP narrative predict a phosphorous removal rate of 51% which will comply with the 50% ordinance requirement in the WS overlay district. Final determination of the adequacy of the proposed system would be made by DPWES at the time of site plan review.

## STAFF ANALYSIS

As Option A is unchanged from what was previously approved, the agency comments were focused on the new gas station proposal in Option B. Accordingly, the following analysis pertains to Option B but also addresses several modifications to the planting plan and site circulation for Option A that are different from what was previously approved in 2010.

### **Land Use** (Appendix 6)

The subject property is located in Sub-Unit O4 of the Fairfax Center Area and is planned at the overlay level for retail use not to exceed 367,000 square feet and single-family attached residential uses. Both the proposed 17,404 square foot expansion and the gas station are consistent with the Comprehensive Plan recommendation.

### ***Issue: Landscaping/Screening/Open Space***

Staff feels that the existing and proposed landscaping on the Costco site should be improved to mitigate the visual impact of development and to provide better compatibility with surrounding uses. Staff is specifically concerned about the lack of quality landscaping along the northwest portion of the site where the proposed expansion, under Option A, and existing loading areas are located. Staff is also concerned about the quality of the existing interior parking lot landscaping, which has either been removed or has died, and recommends that this landscaping should be restored based upon recommendations from Urban Forest Management (UFM). Staff also commented that the open space for Option B should ideally be maintained at 21%, where it does not affect internal circulation.

### ***Resolution:***

The applicant has revised the SEA Plat and now proposes to provide supplemental landscaping on either side of the access point from Price Club Plaza, and along the northwest corner of the site to help screen the existing loading and proposed expansion areas, subject to sight distance limitations. The applicant also proposes to significantly upgrade and supplement the existing interior parking lot landscaping. Sheet 15 of the SEA Plat also provides a rendering of the proposed plantings with the proposed building expansion and loading areas in the background to show that the visual impact of these areas is screened to the extent possible. The applicant also agreed to the imposition of three development conditions that require: 1) the planting of a minimum caliper of tree ranging from 2.5" – 3.0" along the subject property's perimeter, 2) the replacement of all interior parking lot landscaping that is dead, dying, or otherwise in poor condition and 3) coordination with Urban Forest Management in the determination of the most appropriate size and species of plantings on the site. While the open space on the site for Option B is being reduced by 3% from Option A, the development conditions would address staff's concerns.

**Environmental Analysis (Appendix 6)*****Issue: Green Building Practices***

The Policy Plan supports the application of energy conservation, water conservation, and other green building practices in the design and construction of new development and redevelopment. At a minimum, the applicant was encouraged to incorporate green building practices for the proposed addition.

***Resolution:***

The applicant had previously agreed to a development condition that commits the proposed Costco retail warehouse to incorporate environmentally sustainable attributes in the building program. This condition is being carried forward with the amended application for both the building expansion and the service station options. Imposition of this development condition would ensure compliance with the Policy Plan.

**Fairfax Center Area Design Guidelines (Appendix 7)**

In the Fairfax Center Area, a checklist tool assists in evaluating development applications for conformance with the design guidelines in the Comprehensive Plan. The checklist includes transportation, environmental, site design, land use and public facilities elements.

In order to justify development at the Overlay Level, these applications should satisfy all applicable basic elements; all major transportation elements; all essential elements; three-fourths of the applicable minor elements; and one-half of the applicable major elements. The proposal to add a 16 pump service station to the existing retail warehouse is at the overlay level. Based on staff's analysis (found in Appendix 7), the application satisfies 93% of the applicable basic elements, 100% of the major transportation elements, 100% of the essential elements, 100% of the applicable minor elements, and 100% of the applicable major elements. In staff's opinion, these applications have satisfied the necessary elements to justify development at the overlay level.

**Urban Forest Management (Appendix 8)**

The Urban Forest Management Branch of DPWES reviewed the application and indicated the following: 1) Many trees in the parking area are in poor condition and some parking lot islands do not meet the minimum planting area, 2) Category II trees proposed for planting in the parking area are not well suited for that location, 3) If native tree credit is being claimed, verification is required prior to planting.

In response to these concerns, the applicant has agreed to replace any dead or dying tree in the parking area and to loosen and add compost to islands to improve soil conditions. Newly proposed islands will be larger than the older original ones, and native credit is no longer being claimed to justify the 1.5 canopy credit multiplier; instead, the applicant is claiming air quality benefits. The applicant has agreed to development conditions that will memorialize these changes and require review and approval at the time of site plan submission. A previously approved development condition has been carried forward which requires that any shrub removed due to sight distance requirements at site plan review stage would be replaced elsewhere. These conditions satisfy staff's concerns.

### **Transportation Analysis (Appendix 9)**

The proposal to add a 16 pump service station results in significant changes to the internal circulation patterns at the site. In order to successfully integrate this use with the existing retail warehouse, the applicant is proposing modifications to the southern access point from West Ox Road, the internal circulation through the parking areas, and to Price Club Plaza that include:

- Shifting the southern access on West Ox Road approximately 50 feet to the south.
- Rearranging the internal parking area circulation to provide a new east-west central aisleway that will connect the southern access from West Ox Rd., the entrance and exit from the gas station and new channelized entrance from Price Club Plaza.
- Shifting the western access point Price Club Plaza to the east to create a more centralized entrance while shifting the cross traffic between the Home Depot Shopping Center and Costco further away from the West Ox Road traffic signal and allowing more left turn stacking onto West Ox Road (this improvement is essentially the same as Option A, but with a slightly shorter channelized entrance to Costco)
- Restriping the turning lanes on Price Club Plaza

All of the previously approved transportation-related development conditions including upgrades to Price Club Plaza (mentioned above), upgrades to the intersection of West Ox Road and Price Club Plaza, upgrades to the intersection of Piney Branch Road and West Ox Road, pedestrian and bus shelter improvements, and Fairfax Center Area Road Fund contributions are being carried forward with the current application. The Fairfax County Department of Transportation (FCDOT) and VDOT reviewed the service station proposal and identified several issues. The applicant agreed to revise the design of station to address all of the transportation-related concerns. The following discussion summarizes the major issues and their resolution:

***Issue: Closing of southern access from West Ox Road***

Staff had serious concerns about closing the southern access point from West Ox Road. This would force all traffic entering and exiting from West Ox Road to utilize the access point adjacent to the front of the main building, where pedestrian activity is the highest.

***Resolution:***

In the latest revision to the proposed plan for Option B, the applicant has kept the southern access point open, but set the entrance to the service station 75 feet in from the right-of-way. This access will be aligned with a new east-west aisleway that will provide the main access to the service station. The issue has been satisfactorily addressed.

***Issue: Access to the Service Station from West Ox Road***

Staff had concerns that the proposed orientation of the service station could result in vehicles queuing for gasoline and spilling out onto West Ox Road.

***Resolution:***

The revised plans now show a significant stacking area to west of the pumps. Staff is satisfied that this area will be sufficient to accommodate the cars waiting for gasoline, even at high-volume times. Accordingly, this issue has been resolved.

***Issue: Internal Vehicle and Pedestrian Conflicts***

Staff commented on potential vehicle and pedestrian conflict points throughout the parking area. Of particular concern was the southern access from West Ox Road and the area along the front of the main building.

***Resolution:***

The applicant's revised plan for Option B has made significant changes to parking area layout that has improved or removed potential conflict points. Specifically, the entrance to the gas station has been moved further inward from the right-of-way. The entrance/loading area at the front of the main building has been enlarged and will be set off by pavement markings and bollards. Accordingly, this issue has been addressed.

***Issue: Fuel Delivery***

Staff requested that the applicant provide details on fuel delivery for the proposed station, including a vehicle turning template.

***Resolution:***

The revised plans show that an area adjacent to the proposed gas station has been reserved for fuel delivery vehicles. In addition, a truck template has been provided on the plans showing that fuel trucks will enter from West Ox Road and exit onto Price Club Plaza. Transportation staff is satisfied with the fuel delivery layout. A development condition will be imposed that regulates fuel deliveries.

**Stormwater Management (Appendix 10)**

Under Option A, no changes to the existing stormwater management system are proposed. According to the stormwater narrative and adequate outfall analysis for Option B on Sheet 23 of the SEA Plat, the proposed subsurface Stormwater structure and the existing ponds remove 51% of the phosphorous from stormwater and ultimately outfall to an existing wet pond located on the southwest corner of the Home Depot Shopping Center site. Final determination of the adequacy of the existing and proposed system would be made by DPWES at the time of site plan review. Any changes to the layout or location of the Stormwater facilities may require a special exception amendment.

**Park Authority (Appendix 11)**

The Park Authority reviewed the application and recommended that no invasive, non-native plants be installed due to the site's proximity to Piney Branch Stream Valley Park and Dixie Hill Park. The applicant has revised the planting plan to remove invasive, non-native species from the planting list.

**Sanitary Sewer (Appendix 12)**

The application property is located within the Rocky Run Watershed, and would be sewered into the Upper Occoquan Sanitation Authority (UOSA) Treatment Plant. There is an existing 8-inch line located on the property which is deemed adequate for the proposed use at this time.

**ZONING ORDINANCE PROVISIONS** (Appendix 13)

The chart below compares the required bulk standards and the proposed improvements for Options A and B:

<b>Bulk Standards (C-8 Zoning)</b>		
<b>Standard</b>	<b>Required</b>	<b>Provided</b>
Lot Size	40,000 square feet	699,345 square feet (16.05 ac)
Lot Width	200 feet	Greater than 200 feet each frontage
Building Height	40 feet	28 feet
Front Yard <sup>1</sup>	45 degree ABP <sup>2</sup> , but not less than 40 ft	Option A: 99 feet (West Ox Road), 54 feet (Piney Branch Rd) Option B: 276 feet (West Ox Road)
Rear Yard <sup>1</sup>	20 feet	Option A: 54 feet (E) Piney Branch Road Option B: 553 feet
FAR	0.50	Option A: 0.22 Option B: 0.20
Open Space	15% of land area	Option A: 21% Option B: 18%
Parking Spaces	Shopping Center: 4 spaces per 1,000 sq. ft = 627 spaces  Previous Home Depot Agreement = 144 spaces  <b>Total = 771</b>	Option A: 830 spaces Option B: 813 spaces
Loading Spaces	Shopping Center: 1 space per 10,000 sq ft plus 1 space for each additional 15,000 sq ft  Or  Maximum of 5 spaces	5 spaces

1. Lot considered a "through-lot" under Zoning Ordinance

2. ABP = Angle Bulk Plan

As shown in the chart above, the both Options A and B conform to all of the minimum bulk regulations for the C-8 District.

<b>Transitional Screening and Barrier Requirement</b>		
<b>Direction</b>	<b>Required</b>	<b>Provided</b>
<b>East (R-8)</b>	Type 2 <sup>1</sup> Barrier E, F or G <sup>2</sup>	40ft landscape buffer and berm along Piney Branch Road and the eastern property line that tapers down to approximately 20 ft as the boundary line approaches the adjacent I-5 and C-6 uses. <sup>3</sup>

1. Transitional Screening 2 shall consist of an unbroken strip of open space a minimum of thirty-five (35) feet wide and planted with all of the following: (1) A mixture of large and medium evergreen trees that achieves a minimum ten (10) year tree canopy of seventy-five (75) percent or greater; (2) A mixture of trees consisting of at least seventy (70) percent evergreen trees, and consisting of no more than thirty-five (35) percent of any single species of evergreen or deciduous tree; and (3) A mixture of predominately medium evergreen shrubs at a rate of three (3) shrubs for every ten (10) linear feet for the length of the transition yard area. The shrubs shall generally be located away from the barrier and staggered along the outer boundary of the transition yard.
2. Barrier E shall consist of a 6 foot tall wall, brick or architectural block faced on the side facing the existing use and may be required to be so faced on both sides as determined by the Director. Barrier F shall consist of a 6 foot high solid wood or otherwise architecturally solid fence. Barrier G shall consist of a 6 foot tall chain link fence and may be required by the Director to have inserts in the fence fabric or to be coated.
3. The applicant previously received approval for a modification of the transitional screening and a waiver of the barrier requirement. The applicant is requesting a reaffirmation of those waivers in favor of the existing and proposed landscaping shown on the SEA Plat.

### **Waivers/Modifications:**

Reaffirmation of the Transitional Screening and Barrier Requirements to the east in favor of the existing vegetation and berm shown on the SEA Plat.

The Zoning Ordinance requires Transitional Screening Type II (35 feet depth) and a Barrier Type D, E or F for the both Option A or B as the existing Costco retail warehouse is located adjacent to existing townhouses to the east. A waiver of the transitional screening requirements was approved in the previous SE application.

Staff continues to support the requested modification and waiver because no changes are proposed to the existing landscaping and berm and the applicant proposes to supplement the north and northeast perimeter with additional landscaping shown on the SEA Plat. The proposed gas station would be located at the southwest corner of the site away from the residences. It will not increase

the visual intensity of the existing use or create any negative effects on the adjacent residential properties beyond what exists currently.

### **Special Exception Requirements**

As stated, the applicant will choose only one option to implement; in no event will both options be permitted. As the proposal for the building expansion in Option A previously received special exception approval, the following discussion focuses on the new proposal in Option B for the service station.

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

General Standard 1 states *that the proposed use at the specified location shall be in harmony with the adopted Comprehensive Plan*. As stated in the Land Use Analysis, staff believes that the gas station proposal in Option B is in harmony with the Plan, as it is integrated with the main retail warehouse through the use of compatible architectural and site design.

General Standard 2 states that *the proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations*. The proposed gas station is consistent with the general purpose and intent of the C-8 District. This standard is satisfied.

General Standard 3 requires that the proposed use *shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof*. As previously discussed, the existing landscaping along the eastern property line and at the northeast corner of the site adequately screens the retail warehouse from adjacent residential properties. It is staff's opinion that the proposed location of the gas station, away from the nearby residential use, coupled with the proposed additional landscaping along West Ox Road, would not hinder future development of adjacent parcels or impair the value of existing uses.

General Standard 4 states that *the proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood*. Access to the site will continue to be from six access points: three from West Ox Road, two from Price Club Plaza and one from Piney Branch Road. Pedestrian access to the proposed development would be provided through existing sidewalks along West Ox Road, Price Club Plaza and Piney Branch Road. A pedestrian connection is also proposed over the existing landscaped berm near the existing stormwater management pond located at the southeast corner of the site to serve residents in

Windsor Mews. The reorganization of the parking area will improve circulation through and around the site. With these improvements, and with the carrying forward of the development conditions requiring turn lanes and a bus pad, staff feels that this standard is satisfied.

General Standard 5 requires *that landscaping and screening be provided in accordance with the provisions of Article 13*. The proposed landscape plan is in conformance with Article 13 with respect to tree cover and peripheral and interior lot landscaping. Additional screening is proposed with Option B to screen the service station from West Ox Road. Staff feels that this standard has been addressed.

General Standard 6 requires that *open space be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located*. The Costco site is within the C-8 Zoning District, which requires 15% open space. The applicant proposes 18% open space with Option B.

General Standard 7 requires that *adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements are proposed to be in accordance with the provisions of Article 11*. The proposed underground Stormwater facility on option B has been reviewed by staff from DPWES and is anticipated to improve stormwater management over existing conditions.

General Standard 8 requires that *signs 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*. Note 11 on Sheet 2 of the SEA Plat indicates that all signage would be in conformance with Article 12 of the Zoning Ordinance. A development condition has been written to ensure that all signage for both development options is in conformance with Article 12.

#### Standards for all Category 5 uses (Sect. 9-503)

Standard 1 for Category 5 Uses states that *all uses shall comply with the lot size and bulk regulations of the zoning district in which located*. The subject site is within the C-8 Zoning District. The proposed use complies with all of the bulk regulations of this zoning district.

Standard 2 for Category 5 Uses states that *all uses shall comply with the performance standards specified for the zoning district in which it is located*. The applicant has provided a lighting plan for Option B on Sheet 24 of the SEA Plat. A development condition has been written to ensure that the proposed lighting is in conformance with Part 9 of Article 14 of the Zoning Ordinance. All other performance standards have been met.

Standard 3 for Category 5 Uses states that *before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans*. Staff has proposed a development condition that requires conformance with this provision; thus, this standard is satisfied.

Additional Standards for Service Stations (Sect 9-505)

Par. 1 requires that service stations comply with the following additional standards 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 residential neighborhood with which it is associated.* The proposed gas station canopy has been designed with metal panels, masonry-faced supports, and signage that is consistent with the main building. The submitted elevations of both structures show that all proposed improvements with Option B have consistent color, materials, and signage. Staff believed this standard has been met.
- B. *Such a use shall be designed so that pedestrian and vehicular circulation is coordinated with that on adjacent properties.* The design and layout of the service station has been reviewed by FCDOT, VDOT, and DPZ with careful attention paid to pedestrian and vehicular circulation. The layout depicted on the latest SEA plat reflects the collective input of staff and the applicant and has attempted to improve the pedestrian and vehicular circulation from existing conditions. The realignment and modifications to the access points from Price Club Plaza and West Ox Road will improve circulation. The expanded loading area in the front of the warehouse will improve pedestrian safety. Staff believes this standard has been met.
- 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.* Stacking for the proposed gas station will be accommodated by a large open area to the west of the pumps. Staff and the applicant are in agreement that the design of the station and the improvements to the access points from West Ox road and Price Club Plaza will minimize turning movement conflicts and improve circulation. Staff believes this standard has been met.
- 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.* The 16 acre site is of sufficient size to accommodate the service station. The proposed location in the southwest corner of the lot is at the farthest point from the adjacent Windsor Mews townhouses. The existing berm and screening along Piney Branch Road should prevent any light from affecting the residences. A development condition will be imposed to limit

the hours of operation to 5:30 am to one hour after store closing (9:30 pm on weekdays and 7:00pm on weekends). No other operational factors are anticipated to affect the residences beyond what is experienced from the existing warehouse today.

E. This standard is not applicable to service stations

Par. 4 requires that service stations in the C-7, C-8, or C-9 districts comply with the following additional standards:

A. This standard is not applicable to uses in the C-8 district.

B. *Service stations and service station/mini-marts shall not be used for the performance of major repairs, and no wrecked, inoperative or abandoned vehicles may be temporarily stored outdoors for a period in excess of 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, there shall be no more than four (4) such vehicles on site at any one time. As no auto repair or service of any kind is proposed, this standard is met.*

C. *The outdoor area devoted to any use such as vehicle or tool rental shall be limited to the area so designated on an approved special exception plat. No outdoor activity other than the fueling of vehicles is proposed. A development condition is being imposed that limits the station to operating as a fueling-only facility, with no retail sales or mini-mart allowed. This standard is met.*

### **Overlay District Requirements**

#### Water Supply Protection (WSPOD) (Sect. 7-808)

The Water Supply Protection Overlay District requires that developments provide water quality control measures designed to reduce by one-half the projected phosphorus runoff pollution for the proposed use. In Option B, the applicant proposes to construct a new subsurface stormwater facility to replace the southwest surface dry-pond. According to the stormwater narrative and adequate outfall analysis on Sheet 23 of the SEA Plat, the proposed system will remove 51% of the phosphorous from the stormwater and ultimately outfall to an existing wet pond located on the southwest corner of the Home Depot Shopping Center site. Final determination of the adequacy of the proposed system would be made by DPWES at the time of site plan review.

## **CONCLUSIONS AND RECOMMENDATIONS**

### **Staff Conclusions**

The application seeks an amendment to the previously approved special exception from 2010 to allow for two development options at the subject property; only one will be selected by the applicant. Option A would allow the previously approved expansion of the existing Costco retail warehouse building by 17,404 square feet (from 139,271 gross square feet to 156,675 square feet at an FAR of 0.22). Option B would allow a 16 pump gasoline service station located in the southwest corner of the site with 3,840 sf. canopy and 72 sf. control booth. Both options also include modifications and upgrades to the parking area, site access, plantings, and main building façade. It is the opinion of Staff that, with the adoption of development conditions, the proposed amendment to the Special Exception to allow the option for a service station is in harmony with the comprehensive Plan and zoning ordinance.

### **Staff Recommendations**

Staff recommends approval of SEA 2007-SP-001, subject to the proposed development conditions contained in Appendix 1.

Staff recommends a reaffirmation of a modification of the transitional screening to the east in favor of the existing vegetation as shown on the SEA Plat.

Staff recommends a reaffirmation of a waiver of the barrier requirements to the east in favor of berm shown on the SEA Plat.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any development conditions, 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 recommendation of staff; it does not reflect the position of the Board of Supervisors.

The approval of this special exception amendment 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 SEA 2007-SP-001
2. Affidavit for SEA 2007-SP-001
3. Statement of Justification
4. Previously approved Development Conditions for SE 2007-SP-001
5. Comprehensive Plan Citations
6. Land Use and Environmental Analysis
7. Fairfax Center Area Checklist

**APPENDICES** (Continued)

8. Urban Forest Management Analysis
9. Transportation (FCDOT and VDOT) Analysis
10. Stormwater Management Analysis
11. Park Authority Analysis
12. Sanitary Sewer Analysis
13. Zoning Ordinance Provisions
14. Glossary

## DEVELOPMENT CONDITIONS

## SEA 2007-SP-001

November 16, 2011

If it is the intent of the Board of Supervisors to approve SEA 2007-SP-001 located on 4725 West Ox Road [Tax Map 56-1 ((1)) 5C] previously approved pursuant to SE 2007-SP-001 for an expansion to an existing Retail Establishment-Large, to permit the option for either the previously approved addition OR a 16 pump service station pursuant to Sect. 4-804, Sect. 9-533, and Sect. 9-505 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions. Previously approved conditions from SE 2007-SP-001 are marked with an asterisk (\*). New conditions and changes to previous conditions are underlined.

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.\*
2. A copy of this Special Exception and the Non-Residential Use Permit (Non-RUP) SHALL BE POSTED in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.\*
3. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception amendment plat approved with the application, as qualified by these development conditions.\*
4. This Special Exception is subject to the provisions of Article 17, Site Plans. Any plan submitted pursuant to the special exception amendment shall be in substantial conformance with the approved Special Exception Amendment (SEA) Plat entitled "Costco Special Exception Amendment Plat.", prepared by Bohler Engineering dated December 15, 2010, as revised through October 19, 2011, and these conditions. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.\*
5. If the building addition option is implemented, the final architectural design of the addition and existing retail warehouse shall be in substantial conformance with the general type, quality, and proportion of materials depicted in the illustrative perspectives, elevations, and sections shown on the approved SEA/PGA Plat. The Applicant shall incorporate design elements to break up the facades of the building, and the exterior design, building materials and colors used shall be

consistent on all four (4) sides of the building. If the option for the service station is implemented, the architectural design of the station canopy and the façade improvements to the existing retail warehouse shall be in substantial conformance with the general type, quality, and proportion of the materials depicted in the illustrative perspectives, elevations, and sections, under "Concept Elevations" in the approved SEA Plan.

6. With either option, parking spaces shall meet the provisions of Article 11 of the Zoning Ordinance and the geometric design standards in the Public Facilities Manual, as determined by DPWES; a parking tabulation which demonstrates that parking requirements are met shall be submitted to DPWES prior to issuance of a Non-Residential Use Permit (Non-Rup).\*
7. With either option, all signs shall conform to Article 12 of the Zoning Ordinance.\*
8. With either option, the applicant shall contribute to the Fairfax Center Area Road Fund in accordance with the Procedural Guidelines adopted by the Board of Supervisors on November 22, 1982, as amended, subject to credit for all creditable expenses as determined by the County Department of Transportation and/or DPWES.\*
9. With either option, a concrete bus shelter pad, and any necessary concrete loading pad (between curb and sidewalk), as well as any pedestrian connection to the bus shelter pad from the existing sidewalk along the West Ox Road site frontage shall be installed. Final locations shall be determined in consultation with FCDOT and VDOT at the time of site plan review. This bus shelter pad shall be installed prior to issuance of a Non-RUP; provided, however, that the Zoning Administrator may approve a later date for completion of the improvement without requiring an SEA upon demonstration by the Applicant that despite diligent efforts and due to factors beyond the Applicant's control, the required improvements have been delayed.\*
10. With either option, landscaping shall be consistent with that shown on the SEA Plat. A minimum caliper ranging from 2.5" – 3.0" shall be provided for all newly planted trees along the property's perimeter.
11. With either option, any interior parking lot landscaping that is dead, dying, or otherwise in poor condition shall be replaced as determined by Urban Forest Management (UFM). The applicant shall work with Urban Forest Management in determining the most appropriate size and species in order to ensure survivability.
12. With either option, all landscaping shall be maintained in good condition and include regular maintenance. This maintenance includes, but is not limited to, removal of dead/diseased plantings and their prompt

replacement to maintain the required landscaping of this Special Exception.\*

13. If the building addition option is implemented, the retail warehouse shall incorporate environmentally sustainable attributes into its building program, that may include, but not necessarily be limited to the following strategies: a) high-efficiency mechanical systems; b) use of materials with recycled content; c) a high performance and insulated building envelope; d) water efficient fixtures; e) CO2 sensors and air filters; f) low volatile organic compounds in paints, sealants and finish materials; g) construction waste management; h) recycling/reuse of materials; i) prohibition of smoking in the interior public areas of the building and provision of designated smoking areas away from entries and operable windows; and j) consultation with a LEED accredited professional in the design of the addition. The Applicant shall provide the Environmental Development Review Branch (EDRB) of the Department of Planning and Zoning with evidence of satisfaction of at least five (5) of the above strategies prior to issuance of building permits for the proposed addition to the retail warehouse.\*
14. With either option, if not already provided, a crosswalk and pedestrian directional signal shall be installed on existing poles for the crosswalk across Piney Branch Road at the intersection of Piney Branch Road and West Ox Road as may be approved by VDOT. These facilities shall be constructed prior to issuance of a Non-RUP; provided, however, that the Zoning Administrator may approve a later date for completion of the improvement without requiring an SEA upon demonstration by the Applicant that, despite diligent efforts and due to factors beyond the Applicant's control, the required improvements have been delayed. If it is determined that construction of these pedestrian improvements is beyond the Applicant's control, the applicant shall contribute the sum of \$15,000.00 to Fairfax County for future installation of these facilities by others. If a cash contribution is pursued, the amount of the cash contribution shall escalate on a yearly basis from the base year of 2010 and change effective each January 1 thereafter based on the Consumer Price Index as published by the Bureau of Labor Statistics, U.S. Department of Labor, for the Washington-Baltimore, MD-VA-DC-WV Consolidated Metropolitan Statistical Area (the "CPI").\*
15. With either option, no permanent storage of tractor trailers shall be allowed on the Costco site.\*
16. With either option, existing lighting, including streetlights, security lighting, signage lighting, and pedestrian or other incidental lighting may remain. All new and replacement outdoor lighting fixtures shall be in accordance with the Performance Standards contained in Part 9 (Outdoor Lighting Standards) of Article 14 of the Zoning Ordinance.\*

17. If the building addition option is implemented, an exclusive right turn lane with a taper shall be constructed on westbound Costco Plaza Drive (formerly Price Club Plaza Drive) at the intersection with West Ox Road (which results in three separate lanes: an exclusive right turn lane, a shared left/ through lane and a left turn lane) prior to the issuance of a Non-Rup. The exact design and location of the right turn lane shall be determined based upon final design and engineering, subject to approval Fairfax County Department of Transportation (FCDOT) and the Department of Public Works and Environmental Services (DPWES). This road improvement shall also be aligned with Alliance Drive to the extent possible and include related traffic signal modifications subject to approval by VDOT and FCDOT. The Zoning Administrator may approve a later date for the completion of the road improvement without requiring an SEA application upon demonstration by the Applicant that, despite diligent efforts and due to factors beyond the Applicant's control, the required road improvements have been delayed.
18. If the service station option is implemented, dual exclusive left turn lanes shall be constructed on westbound Costco Plaza Drive (formerly Price Club Plaza Drive) at the intersection with West Ox Road (which results in three separate lanes: dual left turn lanes and a shared right/ through lane) prior to the issuance of a Non-Rup. The exact design and location of the lanes shall be determined based upon final design and engineering, subject to approval Fairfax County Department of Transportation (FCDOT) and the Department of Public Works and Environmental Services (DPWES). This road improvement shall also be aligned with Alliance Drive to the extent possible and include related traffic signal modifications subject to approval by VDOT and FCDOT. The Zoning Administrator may approve a later date for the completion of the road improvement without requiring an SEA application upon demonstration by the Applicant that, despite diligent efforts and due to factors beyond the Applicant's control, the required road improvements have been delayed.
19. With either option, adequate sight distance from the Piney Branch Road access point shall be demonstrated as determined by VDOT prior to the issuance of a Non-Rup. Any landscaping located near this access point shall be provided as approved by UFM in consultation with VDOT in order to avoid any interference with adequate sight distance. Any tree or shrub determined to impact the sight distance shall be replaced with an appropriate size or relocated elsewhere on the site with equal size and quality, as determined by UFM.\*
20. With either option, two "inverted U style" bicycle racks (or the equivalent, as determined by FCDOT) shall be installed in a location and manner to be coordinated with and approved by FCDOT at the time of site plan review. \*

21. With either option, in order to minimize the loss and damage of existing vegetation along the eastern boundary line, the design of the pedestrian connection located to the north of the intersection of Piney Branch Road and Price Club Plaza shall be reviewed and approved by UFM. \*
22. With either option, the stormwater management system shall be reviewed for adequacy by DPWES at the time of site plan review; if any inadequacies are identified, appropriate corrective measures shall be employed to the satisfaction of DPWES, prior to final site plan approval.\*
23. If the service station option is implemented, to buffer views of the gas station the Applicant shall work with the Windsor Mews Owners Associations (Tax Map 56-1-((16))-B1) to install additional landscaping and other improvements on the common association property, or make an in-kind contribution toward the same. The quantity, location, species and type of such landscaping or improvements will be coordinated with the Windsor Mews Home Owners Association prior to installation. Such landscaping and/or improvements shall not exceed \$7,500.00 in value, as determined by the bond unit cost for such proposed landscaping and/or improvements. Prior to site plan approval, the Applicant shall provide DPWES a written agreement between the Applicant and Windsor Mews demonstrating compliance with this development condition.
24. All existing trees to be preserved shall meet tree condition standards as required in PFM 12-0403. At the time of site plan submission, any trees shown to be preserved on the SEA Plat that do not meet tree condition standards, as determined by Fairfax County Urban Forest Management Division staff, shall be replaced with new nursery stock. Soils in islands where new material is to be planted, in accordance with the approved site plan, shall be loosened to a depth of one foot and compost or humus incorporated into the soil prior to replanting. All trees shall be planted in areas where minimum planting area requirements are met.
25. Trees planted in parking lot islands shall be sun tolerant and suited to the harsh environment of parking lots.
26. In order to provide sufficient water for plantings in parking islands, a drip irrigation system shall be installed; or, the islands shall be designed to allow surface runoff to enter the planting areas.
27. A northbound right-turn lane shall be provided on West Ox Road at the site's right turn in/right turn out access nearest the proposed service station, subject to approval from VDOT.
28. The hours of operation for the service station shall not occur outside of the following times: 5:30 am to one (1) hour after the Costco Warehouse closing time, seven (7) days per week.

29. With the exception of retail fuel sales to Costco Wholesale members only, the sale of any other goods or services including automobile repairs, inspections, or washings, shall not be conducted at the service station.
30. Other than fuel, no goods or services shall be displayed or advertised outdoors at or in the vicinity of the service station.
31. Fuel delivery shall occur at a time and in a manner that is compatible with efficient vehicle circulation to and through the site and that does not negatively affect the adjacent residences. In no instance shall fuel delivery vehicles idle excessively at the site, impede traffic flow, or cause traffic to overflow out onto the public right-of-way.

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

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

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless, at a minimum, the use has been established or construction has commenced and been diligently prosecuted for one of the proposed buildings. 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.

**SPECIAL EXCEPTION AFFIDAVIT**

DATE: NOV 2 2011  
 (enter date affidavit is notarized)

I, David R. Gill, 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

112603a

in Application No.(s): SEA 20007-SP-001  
 (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.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in <b>BOLD</b> above)
Costco Wholesale Corporation Agent: Renee (nmi) Hanson Margaret C. McCulla	999 Lake Drive Issaquah, WA 98027	Applicant/Lessee of Tax Map No. 56-1-((1))-5C
KIR Fairfax L.P. Agent: Stuart W. Cox Wilbur E. Simmons, III	3333 New Hyde Park Road, Suite 100 New Hyde Park, NY 11040	Title Owner/Lessor of Tax Map No. 56-1-((1))-5C
Bohler VA, LLC Agent: David B. Logan Aaron M. Bodenschatz	22630 Davis Drive, Suite 200 Sterling, VA 20164	Engineers/Agent
M.J. Wells & Associates, Inc. Agent: Robin L. Antonucci Kevin R. Fellin	1420 Spring Hill Road, Suite 600 McLean, VA 22102	Traffic Consultants/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: NOV 2 2011  
(enter date affidavit is notarized)

112603a

for Application No. (s): SEA 2007-SP-001  
(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)
McGuireWoods LLP Agents: Scott E. Adams Carson Lee Fifer, Jr. David R. Gill Jonathan P. Rak Gregory A. Riegle Mark M. Viani Kenneth W. Wire Sheri L. Akin Lisa M. Chiblow Lori R. Greenlief	1750 Tysons Boulevard, Suite 1800 Tysons Corner, VA 22102	Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Planner/Agent Planner/Agent Planner/Agent
MulvannyG2 Architecture Corporation Agent: Brian (nmi) Kendell	1110 112th Avenue, NE Suite 500 Bellevue, WA 98004-4573	Architect/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: NOV 2 2011  
(enter date affidavit is notarized)

112603a

for Application No. (s): SEA 20007-SP-001  
(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)  
Costco Wholesale Corporation  
999 Lake Drive  
Issaquah, WA 98027

**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 on the New York Stock Exchange and having more than 500 shareholders.

(check if applicable)  There is more corporation information and Par. 1(b) is continued on a "Special Exception Affidavit Attachment 1(b)" form.

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

Special Exception Attachment to Par. 1(b)

DATE: NOV 2 2011  
(enter date affidavit is notarized)

112603a

for Application No. (s): SEA 2007-SP-001  
(enter County-assigned application number (s))

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

KJR Fairfax 547, Inc.  
3333 New Hyde Park Road, Suite 100  
New Hyde Park, NY 11040

**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)

Kimco Realty Corporation, sole shareholder

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

Kimco Realty Corporation  
3333 New Hyde Park Road, Suite 100  
New Hyde Park, NY 11040

**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)

This corporation is publicly traded on the  
New York Stock Exchange

(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: NOV 2 2011  
(enter date affidavit is notarized)

112603a

for Application No. (s): SEA 2007-SP-001  
(enter County-assigned application number (s))

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

Bohler VA, LLC  
22630 Davis Drive, Suite 200  
Sterling, VA 20164

**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)

Ludwig H. Bohler  
Adam J. Volanth  
Mark R. Joyce  
Daniel M. Duke

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

M.J. Wells & Associates, Inc.  
1420 Spring Hill Road, Suite 600  
McLean, VA 22102

**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)

M.J. Wells & Associates, Inc. Employee  
Stock Ownership Trust (ESOT): All  
employees are eligible plan participants.  
However, no one employee owns more than  
10% of any class of stock.

(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: NOV 2 2011  
(enter date affidavit is notarized)

112603a

for Application No. (s): SEA 2007-SP-001  
(enter County-assigned application number (s))

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

MulvannyG2 Architecture Corporation  
1110 112th Avenue, NE  
Suite 500  
Bellevue, WA 98004-4573

**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)

Mitchell C. Smith	Theodore M. Caloger
Ming (nmi) Zhang	Justin A. Hill
Brian R. Fleener	James T. Hillier
Russell H. Hazzard	Gary H. Larson
Gregory J. Krape	Gary J. Edmonds

**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: NOV 2 2011  
(enter date affidavit is notarized)

112603a

for Application No. (s): SEA 20007-SP-001  
(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)

McGuireWoods LLP  
1750 Tysons Boulevard, Suite 1800  
Tysons Corner, VA 22102

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

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

Equity Partners of McGuireWoods LLP

Adams, John D.	Beil, Marshall H.	Burk, Eric L.
Alphonso, Gordon R.	Belcher, Dennis I.	Busch, Stephen D.
Anderson, Arthur E., II	Bell, Craig D.	Cabaniss, Thomas E.
Anderson, Mark E.	Beresford, Richard A.	Cacheris, Kimberly Q.
Andre-Dumont, Hubert	Bilik, R. E.	Cairns, Scott S.
Bagley, Terrence M.	Blank, Jonathan T.	Capwell, Jeffrey R.
Barger, Brian D.	Boland, J. W.	Cason, Alan C.
Barnum, John W.	Brenner, Irving M.	Chaffin, Rebecca S.
Becker, Scott L.	Brooks, Edwin E.	Cobb, John H.
Becket, Thomas L.	Brose, R. C.	Cogbill, John V., III

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

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

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

DATE: NOV 2 2011  
(enter date affidavit is notarized)

112603a

for Application No. (s): SEA 2007-SP-001  
(enter County-assigned application number (s))

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

McGuireWoods LLP  
1750 Tysons Boulevard, Suite 1800  
Tysons Corner, VA 22102

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

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

- |                        |                           |                            |
|------------------------|---------------------------|----------------------------|
| Covington, Peter J.    | Gibson, Donald J., Jr.    | Kilpatrick, Gregory R.     |
| Cramer, Robert W.      | Glassman, Margaret M.     | King, Donald E.            |
| Cromwell, Richard J.   | Glickson, Scott L.        | King, Sally D.             |
| Culbertson, Craig R.   | Gold, Stephen (nmi)       | Kittrell, Steven D.        |
| Cullen, Richard (nmi)  | Goldstein, Philip (nmi)   | Kobayashi, Naho (nmi)      |
| Cutler, Christopher M. | Grant, Richard S.         | Kratz, Timothy H.          |
| Daglio, Michael R.     | Greenberg, Richard T.     | Krueger, Kurt J.           |
| De Ridder, Patrick A.  | Grieb, John T.            | Kutrow, Bradley R.         |
| Dickerman, Dorothea W. | Harmon, Jonathan P.       | La Fratta, Mark J.         |
| DiMattia, Michael J.   | Harmon, T. C.             | Lias-Booker, Ava E.        |
| Dooley, Kathleen H.    | Hartsell, David L.        | Lieberman, Richard E.      |
| Downing, Scott P.      | Hatcher, J. K.            | Little, Nancy R.           |
| Edwards, Elizabeth F.  | Hayden, Patrick L.        | Long, William M.           |
| Ensing, Donald A.      | Hayes, Dion W.            | Manning, Amy B.            |
| Ey, Douglas W., Jr.    | Heberton, George H.       | Marianes, William B.       |
| Farrell, Thomas M.     | Hedrick, James T., Jr.    | Marks, Robert G.           |
| Feller, Howard (nmi)   | Horne, Patrick T.         | Marshall, Gary S.          |
| Fennebresque, John C.  | Hosmer, Patricia F.       | Marshall, Harrison L., Jr. |
| Foley, Douglas M.      | Hutson, Benne C.          | Marsico, Leonard J.        |
| Fox, Charles D., IV    | Isaf, Fred T.             | Martin, Cecil E., III      |
| France, Bonnie M.      | Jackson, J. B.            | Martin, George K.          |
| Franklin, Ronald G.    | Jarashow, Richard L.      | Martinez, Peter W.         |
| Fratkin, Bryan A.      | Jordan, Hilary P.         | Mason, Richard J.          |
| Freedlander, Mark E.   | Kanazawa, Sidney K.       | Mathews, Eugene E., III    |
| Freeman, Jeremy D.     | Kannensohn, Kimberly J.   | Mayberry, William C.       |
| Fuhr, Joy C.           | Katsantonis, Joanne (nmi) | McCallum, Steven C.        |
| Gambill, Michael A.    | Kerr, James Y., II        | McDonald, John G.          |

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

Special Exception Attachment to Par. 1(c)

DATE: NOV 2 2011  
(enter date affidavit is notarized)

112603a

for Application No. (s): SEA 2007-SP-001  
(enter County-assigned application number (s))

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

McGuireWoods LLP  
1750 Tysons Boulevard, Suite 1800  
Tysons Corner, VA 22102

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

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

- |                            |                         |                           |
|----------------------------|-------------------------|---------------------------|
| McElligott, James P.       | Rakison, Robert B.      | Steen, Bruce M.           |
| McFarland, Robert W.       | Reid, Joseph K., III    | Stein, Marta A.           |
| McIntyre, Charles W.       | Richardson, David L.    | Stone, Jacquelyn E.       |
| McLean, J. D.              | Riegle, Gregory A.      | Swan, David I.            |
| McRill, Emery B.           | Riley, James B., Jr.    | Tackley, Michael O.       |
| Moldovan, Victor L.        | Riopelle, Brian C.      | Tarry, Samuel L., Jr.     |
| Muckenfuss, Robert A.      | Roberts, Manley W.      | Thornhill, James A.       |
| Muir, Arthur B.            | Robinson, Stephen W.    | Van der Mersch, Xavier G. |
| Murphy, Sean F.            | Rogers, Marvin L.       | Vaughn, Scott P.          |
| Natarajan, Rajsekhar (nmi) | Rohman, Thomas P.       | Vick, Howard C., Jr.      |
| Neale, James F.            | Rosen, Gregg M.         | Viola, Richard W.         |
| Nesbit, Christopher S.     | Rust, Dana L.           | Wade, H. L., Jr.          |
| Nickens, Jacks C.          | Satterwhite, Rodney A.  | Walker, John T., IV       |
| O'Grady, Clive R.          | Scheurer, P. C.         | Walker, W. K., Jr.        |
| O'Grady, John B.           | Schewel, Michael J.     | Walsh, James H.           |
| O'Hare, James P.           | Schill, Gilbert E., Jr. | Watts, Stephen H., II     |
| Oakey, David N.            | Schmidt, Gordon W.      | Westwood, Scott E.        |
| Oostdyk, Scott C.          | Sellers, Jane W.        | Whelpley, David B., Jr.   |
| Padgett, John D.           | Shelley, Patrick M.     | White, H. R., III         |
| Parker, Brian K.           | Simmons, L. D., II      | White, Walter H., Jr.     |
| Phears, H. W.              | Simmons, Robert W.      | Wilburn, John D.          |
| Phillips, Michael R.       | Skinner, Halcyon E.     | Williams, Steven R.       |
| Plotkin, Robert S.         | Slone, Daniel K.        | Wren, Elizabeth G.        |
| Pryor, Robert H.           | Spahn, Thomas E.        | Young, Kevin J.           |
| Pusateri, David P.         | Spitz, Joel H.          |                           |
| Rak, Jonathan P.           | Stallings, Thomas J.    |                           |

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

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

DATE: NOV 2 2011  
(enter date affidavit is notarized)

112603a

for Application No. (s): SEA 2007-SP-001  
(enter County-assigned application number (s))

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

KIR Fairfax L.P.  
3333 New Hyde Park Road, Suite 100  
New Hyde Park, NY 11040

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

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

General Partner:

KIR Fairfax 547, Inc.

Limited Partner:

Kimco Income Operating Partnership, L.P.

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

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

DATE: NOV 2 2011  
(enter date affidavit is notarized)

112603a

for Application No. (s): SEA 2007-SP-001  
(enter County-assigned application number (s))

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

Kimco Income Operating Partnership, L.P.  
3333 New Hyde Park Road, Suite 100  
New Hyde Park, NY 11040

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

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

General Partner:

Kimco Income REIT\*

Limited Partner:

Kimco Realty Corporation  
New York Common Retirement Fund  
Knights of Columbus\*  
State Farm Capital\*

\*Does not own 10% or more of KIR Fairfax L.P., the Title Owner of Tax Map 56-1 ((1)) parcel 5C.

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

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

DATE: NOV 2 2011  
(enter date affidavit is notarized)

112603a

for Application No. (s): SEA 2007-SP-001  
(enter County-assigned application number (s))

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

New York Common Retirement Fund  
633 Third Avenue, 31st Floor  
New York, NY 10017

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

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

Controller of the State of New York, sole  
Trustee

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: NOV 2 2011  
(enter date affidavit is notarized)

112603a

for Application No. (s): SEA 20007-SP-001  
(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: NOV 2 2011  
(enter date affidavit is notarized)

112603a

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.

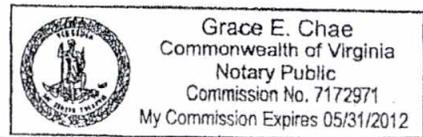
WITNESS the following signature:

(check one) [ ] Applicant [x] Applicant's Authorized Agent  
David R. Gill, Esquire  
(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 2nd day of November 2011, in the State/Comm. of Virginia, County/City of Fairfax

Grace E. Chae  
Notary Public

My commission expires: 5/31/2012



STATEMENT OF JUSTIFICATION  
FOR  
SPECIAL EXCEPTION AMENDMENT APPLICATION

Costco Wholesale Corporation – Optional Service Station or Warehouse Expansion  
4725 West Ox Road

January 7, 2011  
*Revised June 16, 2011*

Pursuant to Sections 9-014, 4-804(4)(R), and 9-505 of the Fairfax County Zoning Ordinance, dated August 14, 1978, as amended (the "Ordinance"), Costco Wholesale Corporation ("Costco"), hereby requests approval of a Special Exception Amendment to permit an optional gasoline service station at 4725 West Ox Road in Fairfax, Virginia. The property is further identified as Tax Map Reference Numbers 56-1-((1))-5C and is developed with an existing 139,270 square foot Costco retail warehouse and associated parking lot (the "Property"). The Property is located in the Springfield District and is zoned C-8, Highway Commercial District.

DESCRIPTION OF APPLICATION:

**Special Exception Amendment Application:**

Costco is requesting an amendment to its previously approved and valid special exception in order to allow an optional gasoline service station at the subject property. On January 12, 2010, Costco received special exception approval by the Board of Supervisors to permit expansion of its existing warehouse. To date, the warehouse expansion has not occurred. Costco wishes to retain its right to expand the warehouse, and the previously approved expansion is shown as **Option A** on the Special Exception Amendment Plat. However, as market conditions continue to evolve, Costco is assessing what improvements will most benefit Costco members, and, therefore, is requesting that a gasoline service station be allowed as an optional use. The gasoline service station is shown as **Option B** on the Special Exception Amendment Plat. These options are exclusive, meaning either the expansion or the service station would be permitted. Under no circumstances would both an expansion and service station be permitted.

**OPTION A – Warehouse Expansion:**

The specifics of the warehouse expansion option remain unchanged from the previously approved special exception except for minor revisions described below. The 17,404 square foot expansion continues to be proposed on the western side of the building, along West Ox Road. However, minor changes have been made to the site layout as shown on the Option A sheets of the SEA Plat. First, the landscaping has been revised and five (5) parallel parking spaces were removed along Piney Branch Road in order to meet site distance requirements pursuant to VDOT's Access Management Guidelines. In addition, four (4) handicap ramps along West Ox Road were updated in order to ensure that the path of travel from the bus shelter to the Costco warehouse entrance were ADA compliant. Other than these changes, the previously approved warehouse expansion remains unchanged.

RECEIVED  
Department of Planning & Zoning  
JUN 20 2011  
Zoning Evaluation Division

## **OPTION B – Gasoline Service Station:**

Should Costco elect to construct the gasoline service station, it will develop the property as shown on the Option B sheets of the SEA Plat. The proposed facility will be similar to existing Costco gas stations nationwide which provide reduced price gasoline to its members. Local examples of Costco stores which provide gasoline services include Sterling and Manassas. Both have been well-received in their respective communities.

The gasoline facility will be located in the southwest corner of the property at the corner of West Ox Road and Price Club Plaza. This strategic location allows the gas facility to be better integrated into the existing commercial center and has the added benefit of being located furthest away from the residential townhomes to the east across Piney Branch Road. There will be little if no visual impact on the townhomes based upon site topography, existing landscaped screening, and distance.

The existing SWM pond located in the southwest corner of the Property will be laced underground to accommodate the gas facility and minimize the loss of on-site parking spaces. It will consist of sixteen (16) fuel pumps covered by an island canopy and small control booth. No maintenance or repair work will be conducted at the service station. Further, only gasoline will be sold at the station; no additional products will be available. This facility is practically identical to a previous application for gas pumps on the site which was endorsed by staff in the staff report dated September 22, 1997, in relation to application SE 97-Y-023.

## **APPLICATION BENEFITS:**

As approved in the previous application to expand the warehouse, Costco continues to plan to make improvements to the overall property whether it chooses the warehouse expansion option or gas facility option.

### **Internal Circulation Improvements:**

Costco continues to plan to make circulation improvements to Costco Plaza Drive, which is the existing private road separating the Costco and Home Depot sides of the shopping center. It proposes to add a dedicated right-turn lane at the West Ox Road intersection, as well as close the existing westernmost entrance into the Costco parking lot in order to create a more centralized and delineated primary entrance. The benefits of these critical circulation improvements are multi-fold:

First, adding a dedicated right-turn lane at the West Ox Road intersection will reduce vehicle stacking and the overall congestion at this intersection. Those vehicles wanting to make right-turns onto West Ox Road will no longer conflict with vehicles going straight through the intersection or making left-turns.

Second, closing the westernmost entrance will eliminate the cross traffic that currently exists between the Costco and Home Depot sides of the shopping center. This traffic pattern exists too close to the West Ox Road signal which is one of the main entrances to the shopping center. By eliminating this conflict, customers will be able to better circulate between the two halves of the shopping center.

Third, closing the westernmost entrance will allow for the creation of a longer stacking lane for vehicles waiting to make left turns at the West Ox Road signal. Currently, this left-turn stacking lane backs up to a point which blocks circulation movements for those vehicles wanting to make a right turn onto West Ox Road and further blocks circulation movements for the westernmost entrance between Costco and Home Depot. Providing room for additional stacking is critical for making the center function better.

Fourth, the proposed entrance changes will establish efficient vehicular circulation within the gas station facility itself, as well as the Costco parking lot, creating better and clearly defined circulation movements. The improved circulation will mitigate the loss of parking spaces by allowing patrons to find available parking more easily and efficiently.

**Landscaping Maintenance and Improvements:**

Costco will landscape the changes to the Property beyond the requirements of the Ordinance in order to make the gas station “invisible.” On the eastern portion of the Property along Piney Branch Road, Costco will retain the existing dense vegetation. This vegetation, along with the existing topography of the area, make the gasoline service station or building expansion virtually invisible to the residential townhomes to the east across Piney Branch Road. Additionally, both the gasoline service station and the western portion of the Property along West Ox Road will be landscaped to prevent and minimize any possible adverse visual impacts.

**Limited Impact on Residential Areas:**

The gas facility will be located at the corner of West Ox Road and Costco Plaza Drive. This strategic location allows the gas facility to better integrate into the existing commercial center and has the added benefit of being located furthest away from the residential townhomes to the east across Piney Branch Road. There will be little if no visual impact on the townhomes based upon site topography, existing landscaped screening, and distance.

Additionally, there will be little to no noise impact from the changes to the property. Any additional noise from the gasoline service station will be mitigated by its limited hours of operation and the limited number of additional patrons not already using the shopping center.

**SECTION 9-011 OF THE FAIRFAX COUNTY ZONING ORDINANCE:**

The following information is provided pursuant to Section 9-011 of the Fairfax County Zoning Ordinance:

- A. Type of operation: Service Station
  
- B. Hours of operation:
  - Warehouse: M – F: 10:00 am to 8:30 pm  
Saturday: 9:30 am to 6:00 pm  
Sunday: 10:00 am to 6:00 pm
  
  - Gas Station: 5:30 am to 1 hour after store closing  
(7 days/wk)

- C. Estimated number of patrons: Based on Costco's experience with similar stations in the area, approximately 2,000 patrons per day will use the gasoline services, a significant portion of which will be existing patrons to the shopping center.
- D. Proposed number of employees: The Applicant anticipates up to one (1) employee at any one time for the Service Station. The Applicant does not anticipate any additional employees for the expansion.
- E. Estimate of traffic impact: Traffic impact is expected to be minimal based upon the number of daily trips that currently visit the shopping center and those that are expected to combine visits to the gas facility and the various retail stores. Additionally, the expansion will result in a minimal increase in daily trips because the improvements are targeted towards current patrons.
- F. Vicinity or general area to be served by the use: The use will serve the surrounding area within an approximate 15 mile radius and is co-extensive with Costco's membership as only members may use the pumps.
- G. Architectural compatibility: The design of the canopy and associated service booth will be the typical prototype Costco incorporates with its service stations and will be compatible with the existing architecture and color scheme of the Costco warehouse. The design of the expansion will be compatible with the existing Costco warehouse.
- H. Hazardous and toxic substances: Three (3) underground storage tanks are proposed for the service station, which will fully comply with all state and federal environmental regulations.
- I. Statement of conformance: To the best of the Applicant's knowledge, the proposed use conforms to the provisions of all applicable ordinances, regulations, adopted standards, and any applicable conditions.

SECTION 9-505 OF THE FAIRFAX COUNTY ZONING ORDINANCE:

- 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 or group or neighborhood with which it is associated.**

**RESPONSE:** The existing Costco warehouse (formerly Price Club) was constructed in the mid-1980's and is an important and vibrant retail destination for Fairfax County residents. The site is located within an existing and established shopping center. In fact, the store pre-dates much of the existing commercial and residential development in the surrounding area. If the Applicant chooses to construct the gas facility, the design of the canopy and associated service booth will be the typical prototype Costco incorporates with its service stations and will be compatible with the existing architecture and color scheme of the Costco warehouse.

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

**RESPONSE:** There are no changes proposed to the pedestrian circulation system currently existing within the shopping center. However, at the request of Windsor Mews HOA, a pedestrian connection was added through the landscape buffer along Piney Branch Road (closer to the Costco warehouse) for easier access by its residents. In addition, the Applicant has made improvements to the Costco entrance to include painted strips and bollards for additional pedestrian safety at the entrance to the store including creating dedicated “loading” areas. Further, the Applicant will be adding “ped-heads” at the Pine Branch Road/West Ox Road signal to improve off-site pedestrian safety. Vehicular circulation is greatly improved with the changes to the entrances as described above.

- 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.**

**RESPONSE:** There are several circulation improvements proposed with this application as thoroughly described above that minimize vehicular turning movements and conflicts. In addition, with the gas facility placed in the far southwestern corner of the property - which is the least used portion of the property – the new on-site circulation will allow for the gas facility stacking spaces to be oriented away from the warehouse entrance. Further, the gas facility will serve only Costco members. As such, trip generation will be minimal since Costco customers tend to purchase gasoline as a combined trip to the warehouse (“internal capture”). There will be pass-by stops to the gas facility, but the Wells & Associates study dated August 7, 2008, demonstrates that pass-by trips will be minimal due to the member-only nature of the facility, combined with the expected internal capture.

- 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 result of the hours of operation, noise generation, parking, glare or other operational factors.**

**RESPONSE:** The proposed gas facility is located in the far, southwestern corner of the property which is currently utilized as a stormwater management pond. A new gas facility in this location will minimally affect the dynamic of the shopping center since this corner of the property currently is the least used portion of the property. In addition, the Costco parcel is 16.16 acres. The Applicant believes the Costco property is of sufficient area to accommodate a new gas facility since it currently and successfully operates a warehouse and gas facility on a 16.23 acre parcel in Sterling, Virginia. Further, there will be little if no visual or sound impact on the townhomes based upon site topography, existing landscaped screening, and distance.

- 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 (20 square feet in area or be located closer than five (5) feet to any lot line.

2. n/a

3. n/a

4. In the C-7, C-8 and C-9 Districts, in addition to Par. 1 above;

A. In the C-7 or C-9 District, 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.

**RESPONSE:** n/a. The Property is not located in the C-7 or C-9 District.

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 four (4) 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.

**RESPONSE:** No auto repairs or outdoor storage of vehicles are conducted at Costco gas facilities.

C. The outdoor area devoted to any use such as vehicle or tool rental shall be limited to the area so designated on an approved special exception plat.

**RESPONSE:** Neither vehicle, nor tool rental is available at Costco gas facilities.

5. n/a

6. n/a

7. n/a

WATER SUPPLY PROTECTION OVERLAY DISTRICT:

The subject property is located within the Water Supply Protection Overlay District. The Applicant does not propose any waivers or modifications related to water quality control measures or Best Management Practices. Further, any applicable requirements of the overlay district (if any) will be met by the Applicant.

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

The subject Property is located within the Fairfax Center Area, Sub-Unit O-4, in Area III of the Fairfax County Comprehensive Plan, dated 1991, as amended (the "Plan"). The Plan notes that

Sub-Unit O-4 is planned for community level retail and single-family, attached residential uses. Retail uses in this sub-unit should not exceed 367,000 sf or an FAR of .23. The Plan further recommends that retail uses should be oriented to the western portion of the sub-unit away from the residential uses to the east, and should complement and not adversely impact residential properties to the south. In addition, retail development should be designed as a single, integrated center, have sufficiently landscaped parking areas, and retail pads should be well-integrated within the larger retail center.

Costco's gasoline service station or building expansion meet the recommendations and underlying intent of the Comprehensive Plan. The minimal square footage added to the shopping center will not exceed the maximum square footage and FAR requirements noted above. The sub-unit currently contains 338,318 square feet of retail development with an overall FAR of .20. The addition of the approximately 17,404 square foot expansion or a 6 x 12 controller booth minimally adjusts this figure, with an increase of a maximum of 5%.

In addition, the gas facility and expansion are strategically placed away from the residential townhomes to the east and will have a minimal impact on views from Piney Branch Road and West Ox Road. Further, the gas facility is interior to the Costco parking lot and will be well-integrated within the larger retail center. The expansion, as an extension of the existing building, is also fully integrated into the site. As recommended, landscaping will surround the gas facility or sufficiently screen the building expansion.

Costco's gas facility or building expansion will complement the existing shopping center and provide a valued service to its members. Based upon minimal on-site impact within an existing shopping center, either the gas facility or building expansion will make a positive addition to this area.

As such, Costco's proposed use is in accord with the intent of the adopted Plan for this area.

CONCLUSION:

With approval of the requested Special Exception Amendment, the proposal will conform to the provisions of all applicable ordinances, regulations, standards, and conditions. Furthermore, the proposed use conforms to the spirit of the Zoning Ordinance and the recommendations of the Comprehensive Plan. Therefore, for the reasons set forth herein, the Applicant respectfully requests the approval of this Special Exception Amendment application.

Respectfully submitted,

McGUIREWOODS LLP



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David R. Gill, Esquire  
Agent for Applicant

**DEVELOPMENT CONDITIONS**

SE 2007-SP-001

November 24, 2009

If it is the intent of the Board of Supervisors to approve SE 2007-SP-001 located on 4725 West Ox Road (Tax Map 56-1 ((1)) 5C to permit a Retail Establishment-Large by an expansion of an existing retail warehouse establishment (Costco) pursuant to Sect. 4-804 and Sect. 9-533 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. A copy of this Special Exception and the Non-Residential Use Permit (Non-RUP) SHALL BE POSTED in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
3. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception amendment plat approved with the application, as qualified by these development conditions.
4. This Special Exception is subject to the provisions of Article 17, Site Plans. Any plan submitted pursuant to the special exception amendment shall be in substantial conformance with the approved Special Exception (SE) Plat entitled "Costco Special Exception and PCA Plan", prepared by Bohler Engineering dated September 25, 2006, as revised through October 7, 2009, and these conditions. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
5. The final architectural design of the addition and existing retail warehouse shall be in substantial conformance with the general type, quality, and proportion of materials depicted in the illustrative perspectives, elevations, and sections shown on the approved SE/PCA Plan. The Applicant shall incorporate design elements to break up the facades of the building, and the exterior design, building materials and colors used shall be consistent on all four (4) sides of the building.
6. Parking spaces shall meet the provisions of Article 11 of the Zoning Ordinance and the geometric design standards in the Public Facilities Manual, as determined by DPWES; a parking tabulation which

demonstrates that parking requirements are met shall be submitted to DPWES prior to issuance of a Non-Residential Use Permit (Non-Rup).

7. All signs shall conform to Article 12 of the Zoning Ordinance.
8. The Applicant shall contribute to the Fairfax Center Area Road Fund in accordance with the Procedural Guidelines adopted by the Board of Supervisors on November 22, 1982, as amended, subject to credit for all creditable expenses as determined by the County Department of Transportation and/or DPWES.
9. A concrete bus shelter pad, and any necessary concrete loading pad (between curb and sidewalk), as well as any pedestrian connection to the bus shelter pad from the existing sidewalk along the West Ox Road site frontage shall be installed. Final locations shall be determined in consultation with FCDOT and VDOT at the time of site plan review. This bus shelter pad shall be installed prior to issuance of a Non-RUP; provided, however, that the Zoning Administrator may approve a later date for completion of the improvement without requiring an SEA upon demonstration by the Applicant that despite diligent efforts and due to factors beyond the Applicant's control, the required improvements have been delayed.
10. Landscaping shall be consistent with that shown on the GDP/ SE Plat. A minimum caliper ranging from 3" – 3.5" shall be provided for all newly planted trees along the property's perimeter.
11. Any interior parking lot landscaping that is dead, dying, or otherwise in poor condition shall be replaced as determined by Urban Forest Management (UFM). The applicant shall work with Urban Forest Management in determining the most appropriate size and species in order to ensure survivability.
12. All landscaping shall be maintained in good condition and include regular maintenance. This maintenance includes, but is not limited to, removal of dead/diseased plantings and their prompt replacement to maintain the required landscaping of this Special Exception.
13. The retail warehouse shall incorporate environmentally sustainable attributes into its building program, that may include, but not necessarily be limited to the following strategies: a) high-efficiency mechanical systems; b) use of materials with recycled content; c) a high performance and insulated building envelope; d) water efficient fixtures; e) CO2 sensors and air filters; f) low volatile organic compounds in paints, sealants and finish materials; g) construction waste management; h) recycling/reuse of materials; i) prohibition of smoking in the interior public areas of the building and provision of designated smoking areas away from entries and operable windows; and j) consultation with a

LEED accredited professional in the design of the addition. The Applicant shall provide the Environmental Development Review Branch (EDRB) of the Department of Planning and Zoning with evidence of satisfaction of at least five (5) of the above strategies prior to issuance of building permits for the proposed addition to the retail warehouse.

14. If not already provided, a crosswalk and pedestrian directional signal shall be installed on existing poles for the crosswalk across Piney Branch Road at the intersection of Piney Branch Road and West Ox Road as may be approved by VDOT. These facilities shall be constructed prior to issuance of a Non-RUP; provided, however, that the Zoning Administrator may approve a later date for completion of the improvement without requiring an SEA upon demonstration by the Applicant that, despite diligent efforts and due to factors beyond the Applicant's control, the required improvements have been delayed. If it is determined that construction of these pedestrian improvements is beyond the Applicant's control, the applicant shall contribute the sum of \$15,000.00 to Fairfax County for future installation of these facilities by others. If a cash contribution is pursued, the amount of the cash contribution shall escalate on a yearly basis from the base year of 2010 and change effective each January 1 thereafter based on the Consumer Price Index as published by the Bureau of Labor Statistics, U.S. Department of Labor, for the Washington-Baltimore, MD-VA-DC-WV Consolidated Metropolitan Statistical Area (the "CPI").
15. No permanent storage of tractor trailers shall be allowed on the Costco site.
16. Existing lighting, including streetlights, security lighting, signage lighting, and pedestrian or other incidental lighting may remain. All new and replacement outdoor lighting fixtures shall be in accordance with the Performance Standards contained in Part 9 (Outdoor Lighting Standards) of Article 14 of the Zoning Ordinance.
17. An exclusive right turn lane with a taper shall be constructed on westbound Costco Plaza Drive (formerly Price Club Plaza Drive) at the intersection with West Ox Road (which results in three separate lanes: an exclusive right turn lane, a shared left/ through lane and a left turn lane) prior to the issuance of a Non-Rup. The exact design and location of the right turn lane shall be determined based upon final design and engineering, subject to approval Fairfax County Department of Transportation (FCDOT) and the Department of Public Works and Environmental Services (DPWES). This road improvement shall also be aligned with Alliance Drive to the extent possible and include related traffic signal modifications subject to approval by VDOT and FCDOT. The Zoning Administrator may approve a later date for the completion of the road improvement without requiring an SEA application upon demonstration by the Applicant that, despite diligent efforts and due to

factors beyond the Applicant's control, the required road improvements have been delayed.

18. Adequate sight distance from the Piney Branch Road access point shall be demonstrated as determined by VDOT prior to the issuance of a Non-Rup. Any landscaping located near this access point shall be provided as approved by UFM in consultation with VDOT in order to avoid any interference with adequate sight distance. Any tree or shrub determined to impact the sight distance shall be replaced with an appropriate size or relocated elsewhere on the site with equal size and quality, as determined by UFM.
19. Two "inverted U style" bicycle racks (or the equivalent, as determined by FCDOT) shall be installed in a location and manner to be coordinated with and approved by FCDOT at the time of site plan review.
20. In order to minimize the loss and damage of existing vegetation along the eastern boundary line, the design of the pedestrian connection located to the north of the intersection of Piney Branch Road and Price Club Plaza shall be reviewed and approved by UFM.
21. The stormwater management system shall be reviewed for adequacy by DPWES at the time of site plan review; if any inadequacies are identified, appropriate corrective measures shall be employed to the satisfaction of DPWES, prior to final site plan approval.

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

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

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless, at a minimum, the use has been established or construction has commenced and been diligently prosecuted for one of the proposed buildings. 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.

## Comprehensive Plan Citations

Fairfax County Comprehensive Plan, Area III, 2011 edition, the Fairfax Center Area, as amended through April 26, 2011, Sub-Unit O4, Land Use Recommendations, pages 92-93:

### Land Use

At the overlay level, this sub-unit is planned for community level retail and single-family, attached residential uses. Retail uses within Sub-unit O4 should not exceed 367,000 square feet, or an overall FAR of .23, including the existing retail warehouse building. Retail use should be generally oriented to the western portion of Sub-unit O4, while residential use should be generally located on the eastern portion of Sub-unit O4. Residential use within Sub-unit O4 should be single-family attached units at a density not to exceed 8 dwelling units per acre.

Any retail development in Sub-unit O4 should be designed to complement and not adversely impact the low density residential character of neighborhoods south of the shopping center. The retail development in Sub-unit O4 should be designed as a single, integrated center and not appear as a strip commercial center.

Parking areas should be sufficiently landscaped. This should be accomplished through a combination of appropriate building orientation and sufficient berming and landscaping to adequately screen the retail center from Route 29 and complement the low density residential character planned and established along the Route 29 corridor in the Fairfax Center Area.

Free-standing retail pads are discouraged but if approved must be well integrated with the larger retail center and with one another in terms of scale, materials and overall architectural and site design. Free-standing retail uses must also have a buffer area of sufficient width, berming and landscaping to adequately screen and buffer these retail uses from views along Route 29, be clustered around centralized parking, and be accessed internally to avoid the appearance of strip commercial use along Route 29 and West Ox Road. Retail signage, lighting and planting should be well integrated and not impact the surrounding residential neighborhoods to the east and south.

A retail center should be approved only if the following transportation needs are met: retail use should be allowed only if it can be demonstrated that access can be provided to and from West Ox Road without impeding the operation of the Fairfax County Parkway interchange; traffic generated by the proposed use should not impact adversely the operation of the area road system; any proposed access design must be approved by VDOT and the Office of Transportation.



# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** October 14, 2011

**TO:** Barbara Berlin, Director  
Zoning Evaluation Division, DPZ

**FROM:** Pamela G. Nee, Chief *pgn*  
Environment and Development Review Branch, DPZ

**SUBJECT:** **Land Use Analysis & Environmental Assessment:**  
SEA 2007-SP-001, Costco Wholesale Warehouse (West Ox Road)

The memorandum, prepared by Scott Brown, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the development plan dated July 8, 2011 and revised through September 27, 2011. 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, Costco Wholesale Corporation, is proposing an amendment to a special exception approved in 2007 (SE 2007-SP-001) that permitted a 17,404 square-foot expansion of an existing Costco wholesale warehouse zoned C-8, located on Price Club Plaza in Fairfax. The special exception amendment proposes two options:

Option A would permit the warehouse expansion as previously approved in SEA 2007-SP-001, with no changes except minor modifications to landscaping, the removal of five parallel parking spaces, and updates to handicap ramps to achieve ADA compliance.

Option B proposes a gasoline service station to be built on the southwest corner of the property adjacent to Price Club Plaza and West Ox Road. The gasoline facility will include 16 fuel pumps under an island canopy and a small kiosk building. The station would replace one of the existing stormwater ponds and eliminate some of the existing parking spaces. Parking lot modifications and improvements to the intersection of West Ox Road and Price Club Plaza are proposed that would help improve internal circulation and traffic impacts generated by the station.

## **LOCATION AND CHARACTER OF THE AREA**

The subject property is 16.05 acres and is situated along the east side of West Ox Road, just north of Lee Highway (Route 29) in the Fairfax Center Area. The property is bounded by West Ox Road on its east side, Piney Branch Road on its north and east sides, and Price Club Plaza on the south side. The existing 139,270 square foot Costco warehouse is located on the northern part of the property, while the surface parking lot occupies the southern half of the lot, with two stormwater dry ponds occupying the southeast and southwest corners.

The immediate surroundings of the property include a mix of commercial and residential uses. To the east on the opposite side of Piney Branch Road are townhomes zoned R-8. Across Price Club Plaza to the south are big-box commercial uses zoned C-6, including a Home Depot home improvement store. The west side of West Ox Road across from the subject property is occupied by office/institutional uses, including a Fairfax County Police station. Across Piney Branch Road on the north side, there is a Sonoco gas station (zoned C-8), and small industrial park zoned I-5.

## **COMPREHENSIVE PLAN CITATIONS:**

### **Land Use**

Fairfax County Comprehensive Plan, 2011 Edition, AREA III, Fairfax Center Area, Land Unit O, Subunit O4, as amended through April 26, 2011, pages 92-94:

#### “Sub-unit O4

At the overlay level, this sub-unit is planned for community level retail and single-family, attached residential uses. Retail uses within Sub-unit O4 should not exceed 367,000 square feet, or an overall FAR of .23, including the existing retail warehouse building. Retail use should be generally oriented to the western portion of Sub-unit O4, while residential use should be generally located on the eastern portion of Sub-unit O4. Residential use within Sub-unit O4 should be single-family attached units at a density not to exceed 8 dwelling units per acre. Any retail development in Sub-unit O4 should be designed to complement and not adversely impact the low density residential character of neighborhoods south of the shopping center. The retail development in Sub-unit O4 should be designed as a single, integrated center and not appear as a strip commercial center.

Parking areas should be sufficiently landscaped. This should be accomplished through a combination of appropriate building orientation and sufficient berming and landscaping to adequately screen the retail center from Route 29 and complement the low density residential character planned and established along the Route 29 corridor in the Fairfax Center Area. Free-standing retail pads are discouraged but if approved must be well integrated with the larger retail center and with one another in terms of scale, materials and overall architectural and site design. Free-standing retail uses must also have a buffer area of sufficient width, berming and landscaping to adequately screen and buffer these retail uses from views along Route 29, be

clustered around centralized parking, and be accessed internally to avoid the appearance of strip commercial use along Route 29 and West Ox Road. Retail signage, lighting and planting should be well integrated and not impact the surrounding residential neighborhoods to the east and south.

A retail center should be approved only if the following transportation needs are met: retail use should be allowed only if it can be demonstrated that access can be provided to and from West Ox Road without impeding the operation of the Fairfax County Parkway interchange; traffic generated by the proposed use should not impact adversely the operation of the area road system; any proposed access design must be approved by VDOT and the Office of Transportation.”

### **Environment**

The Comprehensive Plan is the basis for the evaluation of this application. The assessment of the proposal for conformity with the environmental recommendations of the Comprehensive Plan is guided by the following citations from the Plan:

Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, Environment, as amended through July 27, 2010, pages 8-9.

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

Policy k: For new development and redevelopment, apply better site design and low impact development (LID) techniques such as those described below, and pursue commitments to reduce stormwater runoff volumes and peak flows, to increase groundwater recharge, and to increase preservation of undisturbed areas. In order to minimize the impacts that new development and redevelopment projects may have on the County’s streams, some or all of the following practices should be considered where not in conflict with land use compatibility objectives: The concentration of growth in mixed-use, transit-oriented centers in a manner that will optimize the use of transit and non-motorized trips and minimize vehicular trips and traffic congestion.

- Minimize the amount of impervious surface created.
- Site buildings to minimize impervious cover associated with driveways and parking areas and to encourage tree preservation.
- Where feasible, convey drainage from impervious areas into pervious areas.
- Encourage cluster development when designed to maximize protection of ecologically valuable land.
- Encourage the preservation of wooded areas and steep slopes adjacent to stream valley EQC areas.
- Encourage fulfillment of tree cover requirements through tree preservation instead of replanting where existing tree cover permits. Commit to tree preservation thresholds that exceed the minimum Zoning Ordinance requirements.
- Where appropriate, use protective easements in areas outside of private residential lots as a mechanism to protect wooded areas and steep slopes.
- Encourage the use of open ditch road sections and minimize subdivision street lengths, widths, use of curb and gutter sections, and overall impervious cover within cul-de-sacs, consistent with County and State requirements.
- Encourage the use of innovative BMPs and infiltration techniques of stormwater management where site conditions are appropriate, if consistent with County requirements.
- Apply nonstructural best management practices and bioengineering practices where site conditions are appropriate, if consistent with County requirements.
- Encourage shared parking between adjacent land uses where permitted.
- Where feasible and appropriate, encourage the use of pervious parking surfaces in low-use parking areas.

- Maximize the use of infiltration landscaping within streetscapes consistent with County and State requirements. . . .

Policy o: Ensure that development and redevelopment sites that have been subject to contamination by toxic substances or other hazardous materials are remediated to the extent that they will not present unacceptable health or environmental risks for the specific uses proposed for these sites and that unacceptable health or environmental risks will not occur as a result of contamination associated with nearby properties.”

Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, Environment, as amended through July 27, 2010, page 18:

**“Objective 10: Conserve and restore tree cover on developed and developing sites. Provide tree cover on sites where it is absent prior to development.**

Policy a: Protect or restore the maximum amount of tree cover on developed and developing sites consistent with planned land use and good silvicultural practices.

Policy b: Require new tree plantings on developing sites which were not forested prior to development and on public rights of way.”

Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, Environment, as amended through July 27, 2010, pages 19-21:

**“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®) program or other comparable programs with third party certification). Encourage commitments to the attainment of the ENERGY STAR® 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 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."

## **COMPREHENSIVE PLAN MAP: Fairfax Center Area**

### **LAND USE ANALYSIS**

#### Option A (Warehouse Expansion):

##### **Use & Intensity**

The subject property is located in Subunit O4 of the Fairfax Center Area, which is planned at the overlay level for community level retail and single-family attached residential uses. Retail uses should not exceed 367,000 square feet or an overall floor-area ratio (FAR) of 0.23. The warehouse expansion option increases the area of the warehouse by 17,404 square feet to a total floor area of 156,675 square feet with an FAR of 0.22. The intensity is in conformance with the Comprehensive Plan and has already been approved per SE 2007-SP-001. The development plan under Option A was approved in 2007 as special exception, and the applicant proposes only minor modifications that do not impact the land use or intensity of the

proposed use from the previously approved plans. Therefore there are no land use or intensity issues with Option A.

### **Landscaping/Screening**

The majority of the property is well-screened around the perimeter of the site; however, the landscaping along the north end of the property is sparse and does not provide adequate screening. Screening is particularly important around this area of the site because it would help shield the loading dock area of the warehouse from view, particularly from the nearby townhomes. It is strongly recommended that the applicant work with Urban Forestry Management to strategically add new tree plantings along the north end of the property to adequately screen the rear of the warehouse (including the loading docks) from external view.

### Option B (Gasoline Service Station):

The proposed gas station would add only a negligible amount of square foot area to the development and would still be an acceptable intensity of development. Free-standing retail pads are discouraged in this land unit, but if approved must be well integrated with the larger retail center and be well-buffered. Although this is a free-standing retail pad, it is associated with the Costco warehouse, and provides services that will be used by Costco customers. The proposed gas station would be appropriately situated on the site at the furthest corner from the adjacent residential develop, and it would be screened and buffered adequately from the public rights of way. Staff suggests the applicant provide design details of the gas station kiosk, canopy and signage to verify that the design and character of the station will be well-integrated and compatible with the existing site and warehouse.

### **Open Space**

Under Option B, the open space on site would be reduced from 21% of the lot area to 18% of the lot area due to the elimination of the dry pond area under this option. The minimum requirement of 15% open space for the site would still be met; however, the applicant was encouraged to provide an offset to the open space that would be lost with the removal of the southwest stormwater pond, so that there would be no increase to impervious areas on the site. The resubmitted development plan does not indicate a means to offset the loss of open space. Staff recommends the applicant find opportunities to further increase open space within or around the perimeter of the parking lot to maintain the overall open space at 21%, particularly where it does not impact internal circulation.

### **Landscaping/Screening**

Although the lack of screening on the north end of the property (mentioned in Option A analysis) pertains more to the existing warehouse rather than the service station, the conditions along the north end of the property should be improved under either scenario as a general improvement to the site conditions.

Landscaping within the parking lot should be enhanced as well. There are islands located throughout the parking lot that are in need of replanting or replacing. Staff is encouraging the applicant to also consider integrating low-impact development (LID) features within these

islands to improve the onsite stormwater management. This is especially encouraged under the gas station scenario to help offset the added impervious surface areas generated by the station's construction.

## **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.

### **Stormwater**

The subject property is located in the Popes Head Creek watershed. Stormwater is managed onsite by two dry ponds located at the southwest and southeast corners of the property. Under the warehouse expansion scenario (Option A), stormwater would continue to be managed as it currently is, and there would be no additional impervious surface areas added.

Under Scenario B, the gasoline service station would be built where an existing stormwater dry pond is currently located. The capacity of the dry pond would be accommodated by a new underground tank that will be located below the service station. While this is still a best management practice for stormwater management, the construction of the station will add impervious surface area where open space currently exists. Staff recommends providing additional pervious areas within or along the perimeter of the parking lot to offset the increase in impervious area introduced by the service station construction.

Staff also encouraged the applicant to expand some of the landscape islands throughout the parking lot to create additional open space and areas for planting, and that the applicant should also consider using some of these islands as low-impact development (LID) features. The resubmitted plans do not propose any changes to the landscape islands to increase open space or provide LID features.

### **Green Buildings**

The applicant is encouraged to provide green building practices in the design and construction of non-residential buildings. The approved special exception for the warehouse expansion includes a development condition for the applicant to provide green building measures for the addition. This condition should be carried forward with the approval of this development plan amendment for the warehouse expansion. If there are opportunities to utilize green building practices in the design and construction of the service station proposed in Option B, the applicant is encouraged to do so.

PGN/STB

**FAIRFAX CENTER CHECKLIST**

*Transportation Systems*

Case Number:

Costco

Plan Date:

10/19/2011

**APPENDIX 7**

I. AREA WIDE BASIC DEVELOPMENT ELEMENTS		Not Applicable	Applicable	Essential	Satisfied	Comments
<b>A. Roadways</b>						
1. Minor street dedication and construction		x				
2. Major street R.O.W. dedication		x				
<b>B. Transit</b>						
1. Bus loading zones with necessary signs and pavement; Bus pull-off lanes		x				
2. Non-motorized access to bus or rail transit stations		x				
3. Land dedication for transit and commuter parking lots		x				
<b>C. Non-motorized Transportation</b>						
1. Walkways for pedestrians			x	x	x	A major paved trail is shown along Route 29. Contribution was made from the previously approved proffers on the Home depot site.
2. Bikeways for cyclists		x				
3. Secure bicycle parking facilities			x		x	Development Condition for the provision bike racks

II. AREA WIDE MINOR DEVELOPMENT ELEMENTS		Not Applicable	Applicable	Essential	Satisfied	Comments
<b>A. Roadways</b>						
1. Major roadway construction of immediately needed portions			x	x	x	An exclusive right turn lane on Costco Plaza Drive (formerly Price Club Plaza) onto West Ox Road. Development Condition.
<b>B. Transit</b>						
2. Signs		x				

FAIRFAX CENTER CHECKLIST

Case Number: Costco  
 Plan Date: 10/19/2011

	Not Applicable	Applicable	Essential	Satisfied	Comments
1. Bus shelters		x		x	Bus Shelter on West Ox Road. FCDOT requested the provision of a bus shelter for future bus service on West Ox Road
2. Commuter parking	x				
C. Non-motorized transportation					
1. Pedestrian activated signals		x	x	x	A traffic light and pedestrian signal is requested by FCDOT at the intersection of Piney Branch Road and West Ox Road. Development Condition.
2. Bicycle support facilities (showers, lockers)	x				
D. Transportation Strategies					
1. Ridesharing programs	x				
2. Subsidized transit passes for employees	x				
<b>III. AREA WIDE MAJOR DEVELOPMENT ELEMENTS</b>					
A. Roadways					
1. Contribution towards major (future) roadway improvements		x	x	x	A contribution to the Fairfax Center Road Fund is requested. Development Condition.
2. Construct and/or contribute to major roadway improvements		x	x	x	A contribution to the Fairfax Center Road Fund is requested. Development Condition.
3. Traffic signals as required by VDOT		x	x	x	A traffic light and pedestrian signal is requested by FCDOT at the intersection of Piney Branch Road and West Ox Road. Development Condition.
B. Transit					
1. Bus or rail transit station parking lots	x				
C. Transportation Strategies					

FAIRFAX CENTER CHECKLIST

Case Number:

Costco

Plan Date:

10/19/2011

	Not Applicable	Applicable	Essential	Satisfied	Comments
1. Local shuttle service	X				
2. Parking fees	X				
D. Non-motorized Circulation					
1. Grade separated road crossings	X				

**FAIRFAX CENTER CHECKLIST**

**Environmental Systems**

Case Number:  
Plan Date:

Costco  
10/19/2011

Not Applicable    Applicable    Essential    Satisfied    Comments

**I. AREA-WIDE BASIC DEVELOPMENT ELEMENTS**

	Not Applicable	Applicable	Essential	Satisfied	Comments
<b>A. Environmental Quality Corridors (EQC)</b>					
1. Preservation of EQCs as public or private open space	x				
<b>B. Stormwater Management (BMP)</b>					
1. Stormwater detention/retention		x	x	x	Adequacy determined at Site Plan Review
2. Grassy swales/vegetative filter areas		x			not satisfied
<b>C. Preservation of Natural Features</b>					
1. Preservation of quality vegetation		x	x	x	Existing good quality landscaping along Piney Branch Road is proposed to be retained.
2. Preservation of natural landforms	x				
3. Minimize site disturbance as a result of clearing or grading limits		x	x	x	Existing good quality landscaping near the existing swm ponds is proposed to be retained.
<b>D. Other Environmental Quality Improvements</b>					
1. Mitigation of highway-related noise impacts	x				
2. Siting roads and buildings for increased energy conservation (Including solar access)	x				

**II. AREA-WIDE MINOR DEVELOPMENT ELEMENTS**

	Not Applicable	Applicable	Essential	Satisfied	Comments
<b>A. Increased Open Space</b>					
1. Non-stream valley habitat EQCs	x				
2. Increased on-site open space		x		x	15% required, 18% provided for Option B
<b>B. Protection of Ground Water Resources</b>					
1. Protection of aquifer recharge areas	x				
<b>C. Stormwater Management (BMP)</b>					
1. Control of off-site flows		x	x	x	

**FAIRFAX CENTER CHECKLIST**

*Environmental Systems*

Case Number:  
Plan Date:

Costco  
10/19/2011

	Not Applicable	Applicable	Essential	Satisfied	Comments
2. Storage capacity in excess of design storm requirements	x				
D. Energy Conservation					
1. Provision of energy conscious site plan		x		x	Green Building Practice Development Condition
<b>III. AREA-WIDE MAJOR DEVELOPMENT ELEMENTS</b>					
A. Innovative Techniques					
1. Innovative techniques in stormwater management	x				
2. Innovative techniques in air or noise pollution control and reduction	x				
3. Innovative techniques for the restoration of degraded environments	x				

**FAIRFAX CENTER CHECKLIST**

*Provision of Public Facilities*

Case Number:  
Plan Date:

Costco  
10/19/2011

Not  
Applicable    Applicable    Essential    Satisfied    Comments

<b>I. AREA-WIDE BASIC DEVELOPMENT ELEMENTS</b>					
A. Park Dedications					
1. Dedication of stream valley parks in accordance with Fairfax County Park Authority policy	x				
B. Public Facility Site Dedications					
1. Schools	x				
2. Police/fire facilities	x				

<b>II. AREA-WIDE MINOR DEVELOPMENT ELEMENTS</b>					
A. Park Dedications					
1. Dedication of parkland suitable for a neighborhood park	x				
B. Public Facility Site Dedication					
1. Libraries	x				
2. Community Centers	x				
3. Government offices/facilities	x				

<b>III. AREA-WIDE MAJOR DEVELOPMENT ELEMENTS</b>					
A. Park Dedications					
1. Community Parks	x				
2. County Parks	x				
3. Historic and archeological parks	x				
B. Public Indoor or Outdoor Activity Spaces					
1. Health clubs	x				
2. Auditoriums/theaters	x				
3. Athletic fields/major active recreation facilities	x				

**FAIRFAX CENTER CHECKLIST**

**Land Use - Site Planning**

Case Number:

Costco

Plan Date: 10/19/2011

	Not Applicable	Applicable	Essential	Satisfied	Comments
<b>I. AREA-WIDE BASIC DEVELOPMENT ELEMENTS</b>					
<b>A. Site Considerations</b>					
1. Coordinated pedestrian and vehicular circulation systems		x	x	x	Crosswalks and pedestrian signals are needed at WOR & PBR intersections and through parking lot. Development Condition.
2. Transportation and sewer infrastructure construction phased to development construction	x				
3. Appropriate transitional land uses to minimize the potential impact on adjacent sites	x				
4. Preservation of significant historic resources	x				
<b>B. Landscaping</b>					
1. Landscaping within street rights-of-way	x				
2. Additional landscaping of the development site where appropriate		x	x	x	Additional landscaping provided at the northwest and northeast corners of the Costco site and in parking area. Replacement of dead trees. Development Conditions.
3. Provision of additional screening and buffering		x	x	x	Additional landscaping provided at the northwest and northeast corners of the Costco site. Replacement of dead trees. Development Conditions.

**FAIRFAX CENTER CHECKLIST**

*Land Use - Site Planning*

Case Number:

Costco

Plan Date:

10/19/2011

		Not Applicable	Applicable	Essential	Satisfied	Comments
<b>II. AREA-WIDE MINOR DEVELOPMENT ELEMENTS</b>						
A. Land Use/Site Planning						
1. Parcel consolidation		X				
2. Low/Mod income housing		X				
B. Mixed Use Plan						
1. Commitment to construction of all phases in mixed-use plans		X				
2. 24-hour use activity cycle encouraged through proper land use mix		X				
3. Provision of developed recreation area or facilities		X				

<b>III. AREA-WIDE MAJOR DEVELOPMENT ELEMENTS</b>						
A. Extraordinary Innovation						
1. Site design		X				
2. Energy conservation		X				

**FAIRFAX CENTER CHECKLIST**

*Detailed Design*

*Case Number:*

Costco

10/19/2011

*Plan Date:*

Not

Applicable      Applicable      Essential      Satisfied      Comments

<b>I. AREA-WIDE BASIC DEVELOPMENT ELEMENTS</b>					
A. Site Entry Zone					
1. Signs		x	x	x	Development Condition.
2. Planting		x	x	x	SEA Plat and Development Condition.
3. Lighting		x	x	x	SEA Plat and Development Condition.
4. Screened surface parking		x	x	x	SEA Plat and Development Condition.
<b>B. Street Furnishings</b>					
1. Properly designed elements such as lighting, signs, trash receptacles, etc.		x	x	x	SEA Plat and Development Condition.

<b>II. AREA WIDE MINOR DEVELOPMENT ELEMENTS</b>					
A. Building Entry Zone					
1. Signs		x		x	Development Condition.
2. Special planting		x		x	SEA Plat and Development Condition.
3. Lighting		x		x	SEA Plat and Development Condition.
<b>B. Structures</b>					
1. Architectural design that complements the site and adjacent developments		x	x	x	Option B will still provide for façade upgrades to main building including new paint, metal panels, and new signage
2. Use of energy conservation techniques		x		x	Development Condition.

**FAIRFAX CENTER CHECKLIST**

*Detailed Design*

Case Number:

Costco

10/19/2011

Plan Date:

Not

	Applicable	Essential	Satisfied	Comments
<b>C. Parking</b>				
1. Planting - above ordinance requirements				
2. Lighting				
D. Other Considerations				
1. Street furnishing such as seating, drinking fountains	x			
2. Provision of minor plazas	x			

**III. AREA WIDE MAJOR DEVELOPMENT ELEMENTS**

<b>A. Detailed Site Design</b>				
1. Structured parking with appropriate landscaping	x			
2. Major plazas	x			
3. Street furnishings to include structures (special planters, trellises, kiosks, covered pedestrian areas (arcades, shelters, etc.), Water features/pools, ornamental fountains, and special surface treatment	x			
4. Landscaping of major public spaces	x			

# FAIRFAX CENTER CHECKLIST

Summary

Case Number:

Costco

Plan Date:

10/19/2011

## I. BASIC DEVELOPMENT ELEMENTS

- |                        |             |
|------------------------|-------------|
| 1. Applicable Elements | 14          |
| 2. Elements Satisfied  | 13          |
| 3. Ratio               | <b>0.93</b> |

## II. MINOR DEVELOPMENT ELEMENTS

- |                        |             |
|------------------------|-------------|
| 1. Applicable Elements | 13          |
| 2. Elements Satisfied  | 13          |
| 3. Ratio               | <b>1.00</b> |

## III. MAJOR DEVELOPMENT ELEMENTS

- |                        |             |
|------------------------|-------------|
| 1. Applicable Elements | 3           |
| 2. Elements Satisfied  | 3           |
| 3. Ratio               | <b>1.00</b> |

## IV. ESSENTIAL DEVELOPMENT ELEMENTS

- |                        |             |
|------------------------|-------------|
| 1. Applicable Elements | 19          |
| 2. Elements Satisfied  | 19          |
| 3. Ratio               | <b>1.00</b> |

## V. MAJOR TRANSPORTATION DEVELOPMENT ELEMENTS

- |                        |             |
|------------------------|-------------|
| 1. Applicable Elements | 3           |
| 2. Elements Satisfied  | 3           |
| 3. Ratio               | <b>1.00</b> |

## VI. LOW/MODERATE INCOME HOUSING ELEMENT

yes

no



# County of Fairfax, Virginia

## MEMORANDUM

November 4, 2011

**TO:** Brent Krasner, Staff Coordinator  
Zoning Evaluation Division, DPZ

**FROM:** Hugh Whitehead, Urban Forester II  
Forest Conservation Branch, DPWES

**SUBJECT:** Costco Fairfax Warehouse Expansion (including Gas Station)  
SEA 2007-SP-001

I have reviewed the above referenced Special Exception Amendment and Statement of Justification, stamped as received by the Zoning Evaluation Division (ZED) on October 26, 2011. The following comments and recommendations are based on this review and a site visit conducted on August 2, 2011.

1. **Comment:** Some of the trees shown to be preserved in the parking lot are in poor condition and some parking lot islands do not meet the minimum requirements for planting area based on the existing trees shown to be preserved. Soils are also compacted in the islands. Trees proposed for preservation should be in good condition and located in areas where soils and growing conditions will support the health of the tree.

**Recommendation:** The following development condition is recommended: "ALL EXISTING TREES TO BE PRESERVED SHALL MEET TREE CONDITION STANDARDS AS REQUIRED IN PFM 12-0403. AT THE TIME OF SITE PLAN SUBMISSION, ANY TREES SHOWN TO BE PRESERVED ON THE SEA PLAT THAT DO NOT MEET TREE CONDITION STANDARDS, AS DETERMINED BY FAIRFAX COUNTY URBAN FOREST MANAGEMENT DIVISION STAFF, SHALL BE REPLACED WITH NEW NURSERY STOCK. SOILS IN ISLANDS WHERE NEW MATERIAL IS TO BE PLANTED, IN ACCORDANCE WITH THE APPROVED SITE PLAN, SHALL BE LOOSENED TO A DEPTH OF ONE FOOT AND COMPOST OR HUMUS INCORPORATED INTO THE SOIL PRIOR TO REPLANTING. ALL TREES SHALL BE PLANTED IN AREAS WHERE MINIMUM PLANTING AREA REQUIREMENTS ARE MET."

2. **Comment:** Category II trees proposed for planting in the parking lot are inappropriate for this use. The trees proposed (redbud) are understory trees and will not adapt well to the harsh environment of a parking lot. Their form is rounded and low which will conflict with parking spaces.

Department of Public Works and Environmental Services  
Land Development Services, Urban Forest Management Division  
12055 Government Center Parkway, Suite 518  
Fairfax, Virginia 22035-5503  
Phone 703-324-1770, TTY: 703-324-1877, Fax: 703-803-7769  
[www.fairfaxcounty.gov/dpwes](http://www.fairfaxcounty.gov/dpwes)



**Recommendation:** The following development condition is recommended: PARKING LOT ISLANDS LESS THAN EIGHT FEET WIDE AND LESS THAN 90 SQUARE FEET SHALL BE INCREASED IN SIZE TO SATISFY PLANTING AREA REQUIREMENTS FOR THE TREES PROPOSED (90 SQ. FT. FOR CATEGORY III TREES AND 130 SQ. FT. FOR CATEGORY IV TREES). TREES PLANTED IN THESE AREAS SHOULD BE TOLERANT OF FULL SUN EXPOSURE AND THE HARSH ENVIRONMENT OF PARKING LOTS. A DRIP IRRIGATION SYSTEM SHALL BE INSTALLED TO PROVIDE SUPPLEMENTAL WATER OR ISLANDS DESIGNED TO ALLOW SURFACE WATER TO ENTER PLANTING AREAS.

3. **Comment:** Wildlife benefit credit is being claimed and a multiplier of 1.5 times the 10-year tree canopy credit has been applied to the canopy area for designated species proposed on the landscape plan. Wildlife benefit is not warranted in a parking lot environment that will likely be unattractive to wildlife for many other reasons.

**Recommendation:** Alternatively, additional credit can be taken for trees that area eligible for air quality benefits. The proposed species should be checked for eligibility or other trees selected for which air quality credit can be taken.

4. **Comment:** Development Condition 10 requires a minimum caliper of 3.0-3.5 inch for all newly planted trees along the perimeter of the property. Trees 2.5-3.0 inches in caliper will become established more quickly and as a result will typically outgrow and surpass trees planted at 3.0-3.5 inches in caliper.

**Recommendation:** Specify 2.5-3.0 inch caliper trees for perimeter areas of the property.

If there are any questions, please contact me at (703)324-1770.

HCW/  
UFMID #: 162620

cc: RA File  
DPZ File





County of Fairfax, Virginia

**MEMORANDUM**

**DATE:** November 3, 2011

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

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

**FILE:** 3-5 (SE 2007-SP-001)

**SUBJECT:** Transportation Impact Addendum # 2

**REFERENCE:** SEA 2007-SP-001; RZ 1987-S-023-3: Costco Wholesale Corporation  
Traffic Zone: 1688  
Land Identification Map: 56-1 ((01)) 5C, 5D

Transmitted herewith are comments from the Department of Transportation with respect to the referenced application. These comments are based on the revised plat dated October 19, 2011 and proposed development conditions October 31, 2011.

The special exception request is for an amendment to its previously approved special exception to allow a gasoline service station at the subject property. Costco proposes to retain its right to expand the warehouse as option A, and proposes an option B to provide a 16-hose gasoline service station. The proposed options are either A or B, but not both options.

**Trip Generation -7<sup>th</sup> edition (Number of Vehicular Trips) per**

	Am Peak Hour	PM Peak Hour	Saturday Peak Hour
<b><u>Option A--Proposed Site</u></b>			
Warehouse expansion from			
139,270 square feet to			
156,674 Sq. ft. (Net new trips).....			
	10	55	89
Or			
Option B			
16 hose gasoline refueling			
station ... (Net new trips).....			
	120	160	212



Barbara Berlin  
November 3, 2011  
Page two

This department has reviewed the submitted application and recommends the following.

- All previous comments on the previous Transportation Impact Addendum (dated September 23, 2009) for the approved warehouse expansion have been resolved.
- The development conditions should also mention that the Applicant is to provide a northbound right-turn deceleration lane (per VDOT approval) on West Ox Road at the site's right turn in/ right turn out access nearest the proposed refueling pumps.
- The development conditions should also mention that the proposed property shall be in substantial conformance with the SEA plat.

AKR/AK:SEA2007SP001CostcoWholesaleServiceStationAdd2



# COMMONWEALTH of VIRGINIA

## DEPARTMENT OF TRANSPORTATION

4975 Alliance Drive  
Fairfax, VA 22030

September 21, 2011

GREGORY A. WHIRLEY  
COMMISSIONER

Ms. Barbara Berlin  
Director of Planning and Zoning  
Office of Comprehensive Planning  
12055 Government Center Parkway, Suite 801  
Fairfax, Virginia 22035-5511

Re: SEA 2007-SP-001 Costco Wholesale Corporation  
Tax Map # 56-1((01)) 0005C  
Fairfax County

Dear Ms. Berlin:

In accordance with the Virginia Traffic Impact Analysis Regulations, 24 VAC 30-155, your proposed plan was submitted to the Virginia Department of Transportation (VDOT) for review on February 18, 2011, and received on August 11, 2011.

We have evaluated the plan and prepared comments on the results of our evaluation. The comments present our key findings as well as detailed comments on the future transportation improvements which will be needed to support the current and planned development in the study area.

Our comments are attached to assist the Planning Department, the Planning Commission and the Board of Supervisors in their decision making process regarding the rezoning.

Please arrange to have these comments included in the official public records, and to have both this letter and the VDOT comments placed in the official file for this rezoning. VDOT will make these documents available to the public through various means, and may post them to the VDOT website.

Please contact me if you have any further questions regarding these comments.

Sincerely,

A handwritten signature in red ink that reads 'Kevin Nelson'.

Kevin Nelson  
Transportation Engineer

cc: Ms. Angela Rodeheaver

527Info2007-PR-001sea1Costco9-21-11BB



# COMMONWEALTH of VIRGINIA

## DEPARTMENT OF TRANSPORTATION

4975 Alliance Drive  
Fairfax, VA 22030

September 21, 2011

GREGORY A. WHIRLEY  
COMMISSIONER

Ms. Barbara Berlin  
Director of Planning and Zoning  
Office of Comprehensive Planning  
12055 Government Center Parkway, Suite 801  
Fairfax, Virginia 22035-5511

Re: SEA 2007-SP-001 Costco Wholesale Corporation  
Tax Map # 56-1((01)) 0005C  
Chapter 527 Comments  
Fairfax County

Dear Ms. Berlin:

VDOT has reviewed the above plan and traffic impact study submitted on February 18, 2011, and received on August 11, 2011. A previous Costco Wholesale proposal to expand the existing warehouse building with an additional 17,404 square feet and a member's only gasoline station (with 16 fueling positions) was submitted and deemed acceptable on September 29, 2009. The existing Costco Wholesale is bounded on the west by West Ox Road, on the south by Costco Plaza Drive (Price Club Plaza Drive), and on the north by Piney Branch Road. The applicant has now filed a supplemental study for the property in further consideration of a fueling facility without the store expansion. Due to the recent submission of the August 2009 TIA which was deemed acceptable for the same number of fuel pumps with the store expansion, certain additional data was requested in order to validate the previous study's recommendations and conclusions. The updated weekday PM and Saturday mid-day traffic counts were collected in 2010 at all 14 key study intersections to determine if a significant change in area traffic had occurred when compared to conditions analyzed in the August 2009 TIA. The results generally show the traffic volumes at most of these intersections have decreased from 2009.

The methodologies and assumptions used in the supplemental traffic impact analysis are based upon the result of a scope of work meeting held with VDOT and the locality. It should be noted the County and VDOT staff required updated intersection turning movement counts at all of the 2009 study intersections to verify the validity of the previous study to the current date. These new traffic counts are summarized in the supplemental study.

The following similar comments were part of the previous evaluation report:

1. VDOT supports the additional westbound right turn lane at the West Ox Road/Costco Plaza Drive/Alliance Drive intersection though it is not included in recommendations in section 8 of the report. It is shown in the site plan and various figures in the report and also used in Synchro analysis.

2. The above mentioned additional westbound right turn lane at the West Ox Road/Costco Plaza Drive/Alliance Drive intersection would reduce the corner radius of north east corner of intersection from existing condition. The new corner radius should meet VDOT's design guidelines for truck turning movements.
3. Retiming of individual signals can be an option; however, the impact of such an action should be analyzed for the entire corridor or network. Also, it is not clear why the study is recommending split phasing the West Ox Road/Costco Plaza Drive/Alliance Drive intersection when it shows a decreased level of service.

**Additional VDOT Recommendations/Comments:**

1. We suggest closing the north site driveway along West Ox Road as the traffic using the driveway is minimal during all of the analysis periods. Closing the driveway would help smooth the northbound through traffic on West Ox Road.
2. VDOT's turn lane length and taper requirements need to be followed for the proposed right turn lane along West Ox Road since it is a minor arterial.
3. Proposed geometric changes at the West Ox Road/Costco Plaza Drive/Alliance Drive intersection involve signal operation changes and will require signal modification plans.
4. We suggest providing a northbound right turn lane at the West Ox Road/Costco Plaza Drive/Alliance Drive intersection due to heavy right turn volumes.

In general, we concur with the supplemental TIA conclusion the original TIA remains valid. Please contact me if you have any further questions regarding these comments.

Sincerely,



Kevin Nelson  
Transportation Engineer

cc: Ms. Angela Rodeheaver  
527Info2007-PR-001sea1CostcoComments9-21-11BB



# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** November 03, 2011

**TO:** Billy O'Donnell, Staff Coordinator  
Zoning Evaluation Division  
Department of Planning and Zoning

**FROM:** Elfatih Salim, Senior Engineer III  
Stormwater and Geotechnical Section  
Site Development and Inspections Division  
Department of Public Works and Environmental Services

**SUBJECT:** Special Exception Amendment Application #SEA 2007-SP-001, COSTCO,  
Special Exception Amendment Plat dated June 03, 2011, LDS Project #6552-  
ZONA-002-1, Tax Map #56-3-01-0005C & -0005D, Springfield 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.

Water quality controls are currently being provided by 2 onsite dry ponds and an offsite wet pond. The projected phosphorous runoff pollution load after redevelopment cannot exceed the current load (PFM § 6-0401.2C) or additional water quality control BMP measures are required. Provide on the plat site specific water quality control BMP computations to demonstrate that this project provides at least 40% phosphorus reduction.

Floodplain

There are no regulated floodplains on the property.

Downstream Drainage Complaints

There are no unresolved downstream drainage complaints on file.

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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



Stormwater Detention

Stormwater detention is currently being provided by 2 onsite dry ponds and an offsite wet pond. Because the plat proposes no net increase in impervious area, the abbreviated stormwater detention waiver procedure (Letter to Industry #21-88) needs to be incorporated in the plat.

Site Outfall

The applicant does not show stormwater outfall narrative and description following the Zoning Ordinance requirements. For each watercourse into which drainage from the property is discharged, a description of the existing outfall conditions, including any existing ponds or structures in the outfall area. The outfall area shall include all land located between the point of discharge from the property that is located farthest upstream, down to the point where the drainage area of the receiving watercourse exceeds 100 times the area of that portion of the property that drains to it or to a floodplain that drains an area of at least 1 square mile, whichever comes first. {ZO § 16-501-2-K (6) (b) (iii) and (iv)}

A demonstration of adequate outfall meeting PFM requirements must be a part of the site plan submission (PFM 6-0203 & 6-0204).

Please contact me at 703-324-1720 if you require additional information.

cc: Don Demetrius, Chief, Watershed Projects Evaluation Branch, Stormwater Planning Division  
Jeremiah Stonefield, Chief, Stormwater and Geotechnical Section, SDID, LDS, DPWES  
Zoning Application File



# FAIRFAX COUNTY PARK AUTHORITY



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

**TO:** Barbara Berlin, AICP, Director  
Zoning Evaluation Division  
Department of Planning and Zoning

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

**DATE:** August 8, 2011

**SUBJECT:** SEA 2007-SP-001, Costco Wholesale Corporation  
Tax Map Number: 56-1 ((1)) 5C

### **BACKGROUND**

The Park Authority staff has reviewed the proposed Development Plan dated December 15, 2010 as revised through June 3, 2011, for the above referenced application. The Special Exception Amendment seeks approval of an option to construct a gasoline service station at the southwest corner of the property. The request seeks to retain the option of the previously approved warehouse expansion. These options, however, are exclusive, meaning either the service station or the warehouse expansion would be permitted – not both.

### **COMPREHENSIVE PLAN GUIDANCE**

The County Comprehensive Plan includes both general and specific guidance regarding parks and resources. The Policy Plan describes the need to mitigate adverse impacts to park and recreation facilities caused by growth and development; it also offers a variety of ways to offset those impacts, including contributions, land dedication, development of facilities, and others (Parks and Recreation, Objective 6, p.8). Resource protection is addressed in multiple objectives, focusing on protection, preservation, and sustainability of resources (Parks and Recreation Objectives 2 and 5, p.5-7).

### **ANALYSIS AND RECOMMENDATIONS**

#### Natural Resources Impact:

The Park Authority owns and operates Piney Branch Stream Valley Park less than 1000 ft. from the applicant's property. Dixie Hill Park is also within ½ mile of the applicant's property. Due to the proximity to parkland, staff strongly urges that no non-native invasive species be planted on the property so as to prevent spread outside of the site to natural areas. The non-native invasive species that should be removed from the plan is *Ulmus parvifolia* "Dynasty". In addition, the Park Authority recommends that the applicant consider replacing the following

species that are not native to our region or county with native species, in order to improve local habitat and the blending of the site with surrounding natural areas. Consider replacing: *Plantanus x acerifolia* "Bloodgood" (a native alternative is *Plantanus occidentalis*), *Zelkova serrata* "Green Vase", *Tilia cordata*, *Chamaecyparis pisifera 'filifera aurea nana'*, and *Taxus x media*.

Please note the Park Authority would like to review and comment on development conditions related to park and recreation issues. We request that draft and final development conditions be submitted to the assigned reviewer noted below for review and comment prior to completion of the staff report and prior to final Board of Supervisors approval.

FCPA Reviewer: Gayle Hooper  
DPZ Coordinator: William O'Donnell

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



## County of Fairfax, Virginia

**MEMORANDUM**

**DATE:** August 2, 2011

**TO:** Billy O'Donnell  
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. SEA2007-SP-001  
Tax Map No. 056-1- /01/0005C

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 Greenbriar (T-4) watershed. It would be sewered into the Upper Occoquan Sanitation Authority (UOSA).
2. Based upon current and committed flow, there is excess capacity in the (UOSA). 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.

<u>Sewer Network</u>	<u>Existing Use + Application</u>		<u>Existing Use + Application Previous Rezonings</u>		<u>Existing Use + Application + 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>—</u>	<u>X</u>	<u>—</u>	<u>X</u>	<u>—</u>
Submain	<u>X</u>	<u>—</u>	<u>X</u>	<u>—</u>	<u>X</u>	<u>—</u>
Main/Trunk	<u>X</u>	<u>—</u>	<u>X</u>	<u>—</u>	<u>X</u>	<u>—</u>
Interceptor	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
Outfall	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>

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



## SPECIAL EXCEPTIONS

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.

9-007

**Conditions and Restrictions**

In addition to those standards set forth in this Article, the Board, in approving a special exception, may impose such conditions and restrictions upon the proposed use as it may deem necessary in the public interest to secure compliance with the provisions of this Ordinance and to protect the viability of the implementation of the adopted comprehensive plan. Such conditions or restrictions may include but need not be limited to a time limitation on the length of the exception in accordance with the provisions of Sect. 008 below and may require the posting of a guarantee or bond in a reasonable amount by the applicant.

9-008

**Time Limitations, Extensions, Renewals**

In addition to the time limits set forth in this Article, the Board may require, as a condition of the approval of any special exception, that it shall be approved for a specified period of time; that it may be subsequently extended for a designated period by the Zoning Administrator; or that it

## FAIRFAX COUNTY ZONING ORDINANCE

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.

### 9-504

#### **Additional Standards for Amusement Arcades**

1. Such a use shall not be located closer than 1000 feet to any school. In addition, except when located under the roof of a shopping center, such a use shall not be located within 100 feet of any adjoining property which is in an R district.
2. Such use shall be established only after approval by the Board of a plan setting forth acceptable rules for the operation of the establishment. Such plan shall specify (a) procedures to preclude gambling and loitering; (b) regulations regarding the use of the establishment by school age children; and (c) procedures for the enforcement of the rules.
3. In addition, the Board shall impose such conditions and restrictions as it may deem necessary to assure that the use will be compatible with and will not adversely impact the adjacent area. Such conditions and restrictions may include, but need not be limited to, the following:
  - A. Hours of operation.
  - B. Number of adult attendants required to be on the premises at all times.
  - C. Size of the establishment and the number of amusement machines.

### 9-505

#### **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**

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.

## SPECIAL EXCEPTIONS

- 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.
2. In the C-3 and C-4 Districts, in addition to Par. 1 above:
- A. All such uses, except drive-in financial institutions, shall be an integral design element of a site plan for an office building or office building complex containing not less than 35,000 square feet of gross floor area.
  - B. Such a use shall have no separate and exclusive curb cut access to the abutting highway.
  - C. There shall be no outside storage or display of goods offered for sale.
  - D. Service stations shall not include any ancillary use such as vehicle or tool rental, and shall be limited to the servicing and retail sales of products used primarily by passenger vehicles.
  - E. Service stations shall not be used for the performance of major repairs, and no wrecked, inoperative or abandoned vehicles may be temporarily stored outdoors for a period in excess of 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, there shall be no more than (2) such vehicles on site at any one time.
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 no wrecked, inoperative or abandoned vehicles may be temporarily stored outdoors for a period in excess of 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, there shall be no more than two (2) such vehicles on site at any one time.
4. In the C-7, C-8 and C-9 Districts, in addition to Par. 1 above:
- A. In the C-7 or C-9 District, 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.

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- B. Service stations and service station/mini-marts shall not be used for the performance of major repairs, and no wrecked, inoperative or abandoned vehicles may be temporarily stored outdoors for a period in excess of 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, there shall be no more than four (4) such vehicles on site at any one time.
  - C. The outdoor area devoted to any use such as vehicle or tool rental shall be limited to the area so designated on an approved special exception plat.
5. In the I-3, I-4, I-5 and I-6 Districts, in addition to Par. 1 above:
- A. All such uses, except drive-in financial institutions, shall be an integral design element of a site plan for an industrial building or building complex containing not less than 30,000 square feet of gross floor area.
  - B. In an I-3 or I-4 District, 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.
  - C. In an I-3 or I-4 District, service stations shall not be used for the performance of major repairs, and no wrecked, inoperative or abandoned vehicles may be temporarily stored outdoors for a period in excess of 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, there shall be no more than four (4) such vehicles on site at any one time.
  - D. No Building Permit shall be approved for such a use unless a Building Permit has been approved for the related industrial building(s).
  - E. The outdoor area devoted to any use such as vehicle or tool rental shall be limited to that area so designated on an approved special exception plat.
6. In the PDH and PDC Districts, in addition to Par. 1 above:
- A. In the PDH District, fast food restaurants may be permitted only in accordance with the provisions of Sect. 6-106 and the following:
    - (1) Such use may be permitted only upon a finding by the Board that the planned development is of sufficient size to support the proposed use, and that the use is designed to serve primarily the needs of the residents of the development.
    - (2) Such use shall be designed and located so as to maintain the intended secondary nature of the use, and so that the associated impacts, including but not limited to associated on-site and off-site vehicular traffic, noise, odors, and visual impact, will not adversely affect the residential character of the development and surrounding properties.

## SPECIAL EXCEPTIONS

- (3) All direct vehicular access to the use shall be provided via the internal circulation system of a commercial area of the PDH development, which commercial area shall contain not less than three (3) non-automobile-related commercial establishments.
- (4) The proposed development shall provide clearly designated pedestrian facilities for safe and convenient access from surrounding residential and commercial uses.

B. In the PDC District, fast food restaurants may be permitted only in accordance with the provisions of Sect. 6-206.

7. In the PTC District, car washes, drive-in financial institutions, drive-through pharmacies, fast food restaurants, quick-service food stores, service stations and service stations/mini-marts may only be permitted in accordance with the provisions of Sect. 6-505.

### 9-506

#### **Additional Standards for Commercial Recreation Restaurants**

1. All such uses shall be designed and operated as a combined use for family-oriented recreation and on-premise dining.
2. No person under 18 years of age shall be permitted to frequent the premises unless accompanied by a parent or guardian.
3. The sale and consumption of food, frozen deserts or beverages shall be limited to the premises. Notwithstanding the above, the establishment may provide a carry-out service provided that such carry-out service is clearly not the principal business of that portion of the establishment devoted to the sale and consumption of food, frozen desserts or beverages.
4. The recreation portion of the establishment shall not be advertised or operated as a separate facility.
5. Any areas devoted primarily to mechanical and/or electronic operated games shall encompass no more than twenty-five (25) percent of the total gross floor area of the establishment.

### 9-507

#### **Additional Standards for Convenience Centers**

1. No convenience center shall be approved in a neighborhood or subdivision which has been recorded or recorded in part prior to the effective date of this Ordinance. In addition, no convenience center shall be located on a lot adjacent to existing dwellings, unless such center was represented on an approved development plan.
2. The approval of a special exception for a convenience center shall be subject to the approval of a development plan prepared in accordance with the provisions of Sect. 16-502.

## SPECIAL EXCEPTIONS

### **9-532 Additional Standards for Veterinary Hospitals**

1. All such facilities shall be within a completely enclosed building, such building being adequately soundproofed and constructed so that there will be no emission of odor or noise detrimental to other property in the area.
2. The construction and operation of all such facilities shall be approved by the Health Department prior to issuance of any Building Permit or Non-Residential Use Permit.
3. In the R-A, R-P, R-C, R-E and R-1 Districts, there shall be a minimum lot size requirement of one (1) acre and veterinary hospitals shall be subject to the standards presented in Paragraphs 1, 2, 3 and 4 of Sect. 8-907.
4. No off-street parking or loading space shall be located within fifty (50) feet of any adjoining property which is in an R district.

### **9-533 Additional Standards for Retail Sales Establishments-Large**

In the C-6, C-7, C-8, C-9, PDC, PRC and PTC Districts, the Board may approve a special exception to allow a retail sales establishment containing 80,000 square feet or more of gross floor area which is not otherwise permitted by right subject to the following standards:

1. The Board shall determine that a retail sales establishment-large will be compatible with and not adversely impact adjacent properties and the local area road system. The Board may impose such conditions and restrictions which it may deem necessary to ensure compatibility and to mitigate adverse impacts, which may include, but not be limited to the following:
  - A. Hours of operation and other operational restrictions;
  - B. Site development or design standards; and
  - C. Transitional screening and landscaping requirements.
2. The Board shall determine that parking as required by Article 11 is provided and is designed in such a manner as to minimize impacts on adjacent properties through the use of methods which may include, but are not limited to, structured parking, location and distribution of parking, and landscaping techniques. All required parking shall be provided on-site.
3. Such use shall be designed so that pedestrian and bicycle circulation is coordinated on-site and on adjacent properties for the purpose of maximizing ease of inter-parcel and intra-parcel movement.
4. Such use shall be designed to provide safe and convenient access, to minimize any potential conflicts between service and delivery vehicles, passenger vehicles and pedestrian traffic.

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5. Such use shall be designed in such a manner as to minimize noise from impacting adjacent properties.
6. Outdoor lighting associated with such uses shall be designed to minimize the impacts of glare, light trespass and overlighting and to promote a safe and secure environment for pedestrian and vehicular traffic; such lighting shall be subject to the provisions of Part 9 of Article 14.
7. The structures shall be designed to protect the character of the neighborhood in which located through the use of architectural design and site design methods. The layout and architecture shall be designed in such a manner that reduces monotonous effects and impacts caused by building bulk through the use of techniques that may include, but are not limited to, variations in roof lines, variations in building setbacks, landscaping and by enhanced architectural treatments to all sides of a building. In cases where there is a significant contrast in topography between the subject property and adjacent properties, appropriate mitigation methods, such as screening, shall be considered in order to mitigate potential noise and/or visual impacts. All rooftop mechanical structures shall be screened or fully enclosed within a structure so they are not visible from the ground level of adjacent properties.
8. All business, service, storage, and display of goods shall be conducted within a completely enclosed building, and all refuse shall be contained in completely enclosed facilities, with the exception of outdoor seating, service, storage and display that is clearly subordinate to the retail sales use and which may be allowed subject to the following conditions:
  - A. The area and extent of all outdoor seating areas and outdoor areas for the service, storage and display of goods shall be designated on the approved plat. The Board may condition the location, size and extent of any such areas or associated structures. No such storage, display or sales area shall be located in any required minimum yard.
  - B. All outdoor service, storage and display, with the exception of outdoor seating, and up to 250 square feet of display area, shall be fully screened using structures and materials and design elements that are compatible with those used in the principal structure. Screening methods shall include solid fences, walls, berms, evergreen hedges or a fence, wall, berm and/or landscaping combination.
9. All signs shall be in scale and harmony with the development and shall be located and sized as to ensure convenience to the visitor, user or occupant while not adding to street clutter or detracting from the character of the surrounding properties.
10. Notwithstanding Par. 8 above, in the PTC District outdoor activities shall be limited to outdoor seating.

### 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		