

BAILEYS CROSSROADS TEMPORARY VOLUNTEER FIRE STATION

SPECIAL EXCEPTION AMENDMENT PLAT

MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

SEPTEMBER 15, 2011

REVISED NOVEMBER 21, 2011. REVISED DECEMBER 12, 2011



VICINITY MAP
SCALE: 1" = 2,000'

APPLICANT

FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS
AND ENVIRONMENTAL SERVICES
12000 Government Center Parkway
Suite 449
Fairfax, VA 22035

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6	ELEVATIONS

ENGINEER/LANDSCAPE ARCHITECT/PLANNER

THE BC CONSULTANTS
12600 Fair Lakes Circle
Suite 100
Fairfax, VA 22033
Telephone 703.449.8100
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Application No: SEA 87-1-103 Staff: Krasner

APPROVED (SE) SP PLAN

SEE DEV CONDS DATED: 1/4/12

Date of (BOS) (BZA) Approval: 2/28/12

Comments: Sheet: 1 of 6

OWNER

FAIRFAX COUNTY BOARD OF SUPERVISORS
12000 Government Center Parkway
Suite 533
Fairfax, VA 22035

ARCHITECT

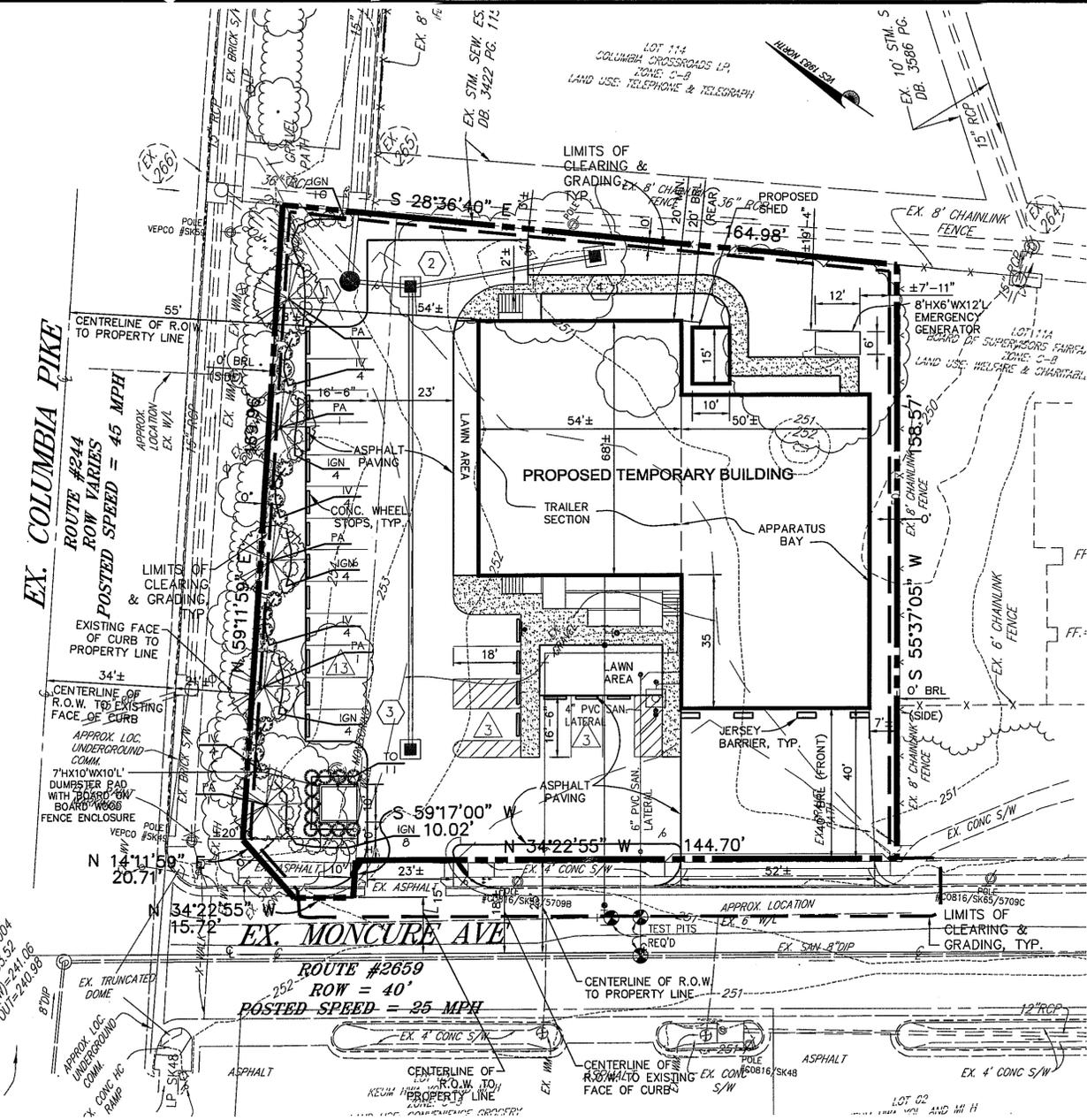
THE LUKMIRE PARTNERSHIP
2700 South Quincy Street
Suite 300
Arlington, VA 22206-2226
Telephone 703.998.0101
Fax 703.998.7798

RECEIVED
Department of Planning & Zoning
DEC 14 2011
Zoning Evaluation Division

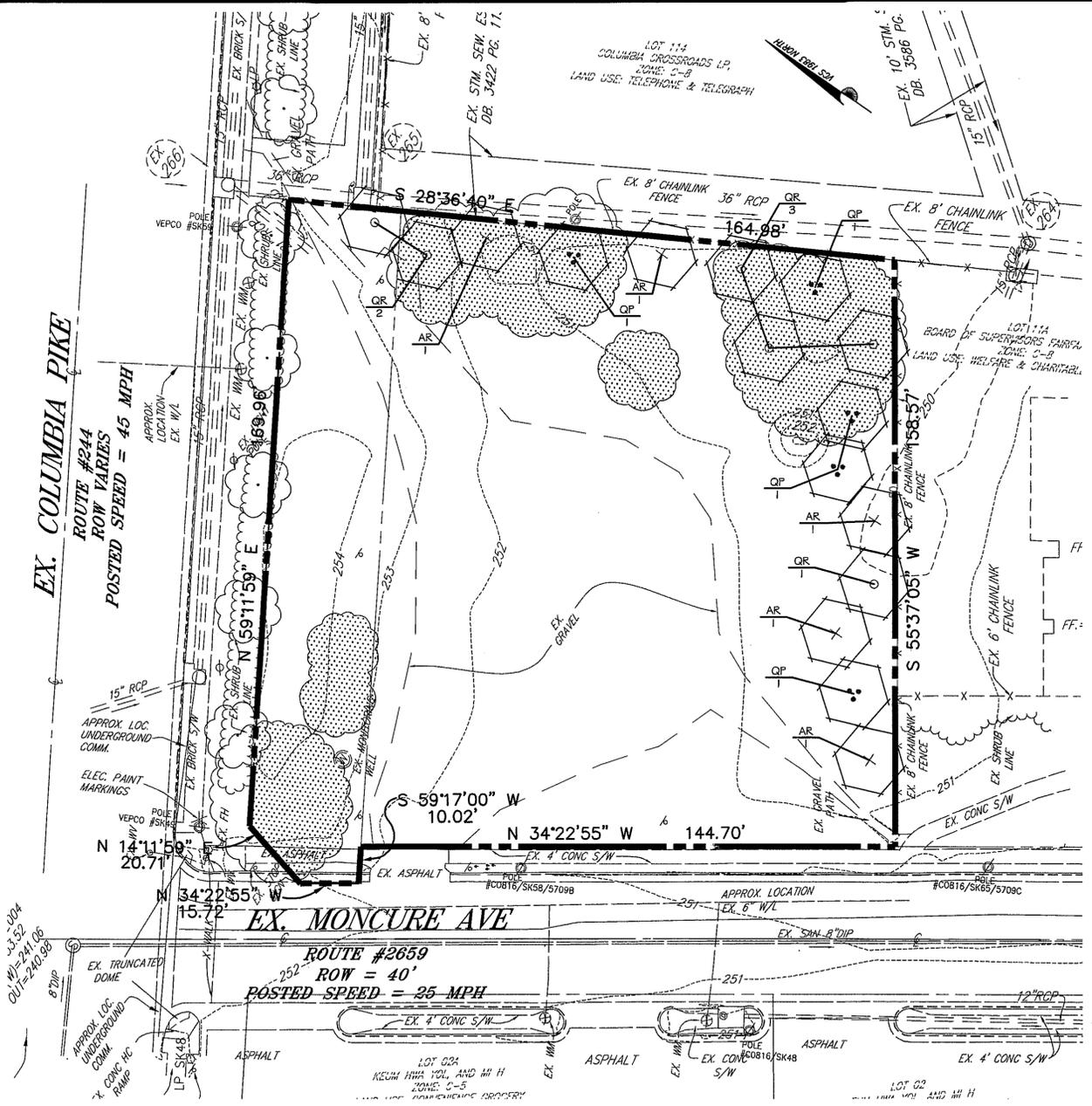
BC Consultants
Planners • Engineers • Surveyors • Landscape Architects
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SHEET 1 OF 6
PROJECT # 10521.01
DATE: OCTOBER 3, 2011
REVISED NOVEMBER 21, 2011
REVISED DECEMBER 12, 2011



SPECIAL EXCEPTION PLAN: SCALE: 1"=20'



EXISTING/PROPOSED VEGETATION AND EXISTING CONDITIONS PLAN: SCALE: 1"=20'

LEGEND:

- EXISTING TREELINE
- EXISTING PRE-DEVELOPMENT TREE CANOPY (6,012 s.f.±)
- DESIGNATED SIDEWALK (ASPHALT PAVING)
- APPROXIMATE LIMITS OF CLEARING AND GRADING
- PROPOSED STORM DRAIN STRUCTURE NUMBER
- PROPOSED STORM DRAIN STRUCTURE
- PROPOSED STORM DRAIN
- PROPOSED (WITH SITE RESTORATION) CATEGORY IV, 2" CAL. DECIDUOUS TREE *
- PROPOSED (WITH THIS SEA) CATEGORY IV, 2" CAL. DECIDUOUS TREE
- PROPOSED DECIDUOUS AND/OR EVERGREEN SHRUB
- PROPOSED UPRIGHT EVERGREEN SHRUB

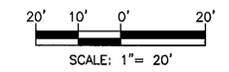
* APPROXIMATE LOCATIONS SHOWN ON THE EXISTING VEGETATION AND EXISTING CONDITIONS PLAN FOR CLARITY. FINAL LOCATIONS MAY BE REVISED AS DIRECTED BY THE URBAN FOREST MANAGEMENT DIVISION WHEN THE TREES ARE PLANTED AT SITE RESTORATION.

EXISTING VEGETATION NARRATIVE:
 THE SITE IS A VACANT LOT. APPROXIMATELY 34% OF THE SITE IS COVERED WITH A GRAVEL/BARE GROUND SURFACE. THE REMAINING 66% OF THE SITE CONSISTS OF MAINTAINED LAWN AREAS. THE EXISTING ON-SITE TREE CANOPY TOTALS APPROXIMATELY 6,012 SQUARE FEET OR 21.1% OF THE GROSS SITE AREA.
 THERE ARE INDIVIDUAL STANDS OF RED MAPLE, SILVER MAPLE AND ELM TREES LOCATED NEAR THE NORTHEASTERN PROPERTY LINE. ALMOST ALL OF THESE TREES ARE IN POOR CONDITION. MANY HAVE BROKEN OR DEAD BRANCHES. SEVERAL OF THE TREES HAVE LARGE TRUNK WOUNDS WITH SOME EVIDENCE OF DECAY. THE ELM TREES ARE CLUSTERED IN A SMALL, TIGHTLY SPACED GROUP WITH EXPOSED ROOTS AND COMPACTED SOIL. A 24" CALIPER RED MAPLE IS LOCATED NEAR THE CORNER OF COLUMBIA PIKE AND MONCURE AVENUE. THIS TREE HAS SOME DAMAGED BRANCHES BUT IS IN GENERALLY GOOD CONDITION. ADJACENT TO THE RED MAPLE IS A MULBERRY TREE AND A CHERRY TREE. BOTH ARE IN POOR CONDITION WITH MAJOR BRANCH AND TRUNK DAMAGE. ALL OF THESE TREES HAVE COMPACTED SOIL. ALL ON-SITE TREES WILL BE REMOVED WITH DEVELOPMENT OF THE SITE.
 NOTE: SEE SHEET 3 FOR TREE CONSERVATION PLAN MODIFICATION AND PROPOSED TREE CANOPY COVER CALCULATIONS.

SITE TABULATIONS:

EXISTING ZONES:	C-8, CRD, HC, SC (1)	PARKING SPACES REQUIRED:	19 (3)
PROPOSED USE:	TEMPORARY FIRE STATION (LIGHT PUBLIC USE)	PARKING SPACES PROVIDED:	19
GROSS SITE AREA (GSA):	28,540 s.f.± or 0.655 Ac.±	LOADING SPACES REQUIRED:	NOT APPLICABLE
MINIMUM LOT SIZE REQUIRED:	40,000 s.f. (C-8 ZONE)	LOADING SPACES PROVIDED:	NOT APPLICABLE
MINIMUM LOT SIZE PROVIDED:	28,540 s.f.± or 0.655 Ac.± (2)	OPEN SPACE REQUIRED:	4,281 s.f.± (15.0% OF GSA)
MAXIMUM GROSS FLOOR AREA (GFA) ALLOWED:	14,270 s.f.±	OPEN SPACE PROVIDED:	7,040 s.f.± (24.7% OF GSA)
MAXIMUM GFA PROPOSED:	7,920 s.f.±	MAXIMUM BUILDING HEIGHT ALLOWED:	40 feet
MAXIMUM FLOOR AREA RATIO (FAR) ALLOWED:	0.50	BUILDING HEIGHT PROPOSED:	SHED: 10 feet ± (4) TRAILER SECTION: 18 feet ± (4) APPARATUS BAY: 28 feet ± (4)
MAXIMUM FAR PROPOSED:	0.28		

- OVERLAY DISTRICTS: COMMERCIAL REVITALIZATION DISTRICT (CRD), HIGHWAY CORRIDOR (HC) AND SIGN CONTROL (SC).
- A WAIVER OF THE MINIMUM LOT AREA AND MINIMUM LOT WIDTH WAS GRANTED WITH SPECIAL EXCEPTION SE 87-M-103 CONCURRENT WITH SPECIAL EXCEPTION SE-M-104, BOTH APPROVED BY THE BOARD OF SUPERVISORS ON JANUARY 11, 1987.
- PARKING SPACE REQUIREMENT OF 19 PARKING SPACES IS BASED ON PREVIOUSLY APPROVED FIRE STATIONS OF SIMILAR SIZE AND ALLOWED WITH APPROVAL BY THE DIRECTOR.
- MEASURED FROM FINISHED GRADE.



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SPECIAL EXCEPTION AMENDMENT PLAT
BAILEYS CROSSROADS
TEMPORARY VOLUNTEER FIRE STATION
 MASON DISTRICT
 FAIRFAX COUNTY, VIRGINIA

BC REVISIONS	DESIGNED BY: PLR
REVISED 11-21-11	DRAFTED BY: CAD
REVISED 12-12-11	CHECKED BY: DDD
	DATE: OCTOBER 3, 2011
	SCALE: HOR 1"= 20'
	VERT. N/A
	SHEET 2 OF 6
	CO. NO.
	CAD NAME: 10521-SE
	LAYOUT: SE
	FILE NO. 10521.01-00

Application No: SEA 87-M-103
 APPROVED SE/SP PLAN
 SEE DEV CONDS DATED: 7/4/12
 Date of (BOS) (BZA) Approval: 2/29/12
 Comments: Sheet: 2 of 6

GENERAL NOTES:

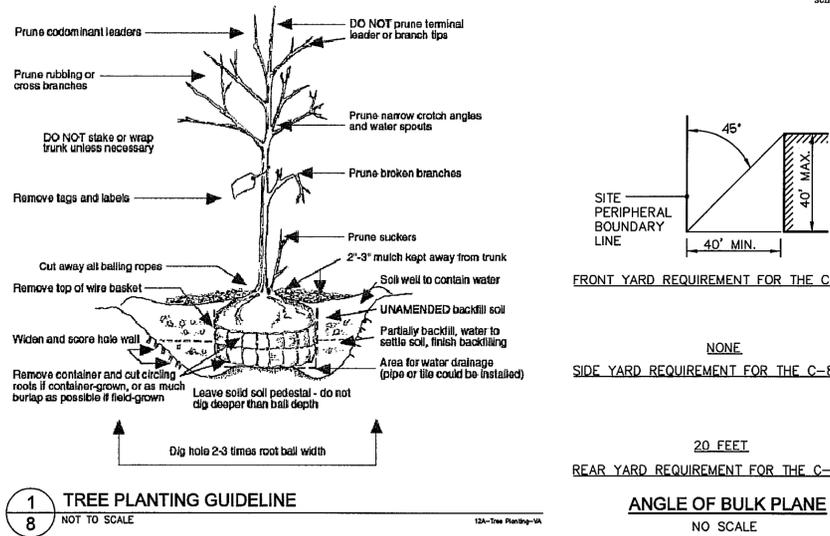
- THE PROPERTIES DELINEATED ON THIS SPECIAL EXCEPTION AMENDMENT PLAT (SEA) ARE IDENTIFIED ON FAIRFAX COUNTY TAX ASSESSMENT MAP #061-2 (119), PARCEL 5A AND IS ZONED C-8 AND PART OF A PARCEL OF LAND DEDICATED FOR PUBLIC STREET PURPOSES AND RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA IN DEED BOOK 1476, PAGE 560 AND DEED BOOK 7305, PAGE 1004 AND HAS NO ZONING CLASSIFICATION. THE PARCEL DEDICATED FOR PUBLIC STREET PURPOSES IS OWNED BY THE FAIRFAX COUNTY BOARD OF SUPERVISORS (B.O.S.). THE B.O.S. HAS NOT YET DEDICATED THIS PARCEL TO THE VIRGINIA DEPARTMENT OF TRANSPORTATION OR THE FAIRFAX COUNTY DEPARTMENT OF TRANSPORTATION FOR THEIR USE.
- THE BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON A FIELD SURVEY PERFORMED BY BC CONSULTANTS AND DATED APRIL 1, 2011. THE SITE SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983 AS COMPUTED FROM A GPS SURVEY WHICH TIES THIS BOUNDARY TO THE FAIRFAX COUNTY GEOGRAPHIC INFORMATION SYSTEM.
- THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS TAKEN FROM A FIELD SURVEY PERFORMED BY BC CONSULTANTS AND DATED APRIL 1, 2011. THE TOPOGRAPHY IS SHOWN AT TWO (2) FEET CONTOUR INTERVALS.
- THE PROPERTY SHOWN ON THIS SEA IS IN THE MASON MAGISTERIAL DISTRICT, THE CAMERON RUN SEWER-SHED AND THE CAMERON RUN WATERSHED.
- TO THE BEST OF OUR KNOWLEDGE THIS DEVELOPMENT IS IN CONFORMANCE WITH THE FAIRFAX COUNTY COMPREHENSIVE PLAN FOR THIS PARCEL AND WILL CONFORM TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS AND CONDITIONS WITH THE EXCEPTION OF THE FOLLOWING REQUESTS:
 - REQUEST RE-APPROVAL OF THE WAIVER OF THE MINIMUM LOT AREA AND MINIMUM LOT WIDTH REQUIREMENTS AS PREVIOUSLY APPROVED WITH SPECIAL EXCEPTIONS SE 87-M-103 AND SE 87-M-104.
 - REQUEST A WAIVER OF THE SERVICE DRIVE REQUIREMENT FOR COLUMBIA PIKE.
 - REQUEST A WAIVER OF THE WIDENING OF COLUMBIA PIKE AS INDICATED ON THE ADOPTED COMPREHENSIVE PLAN.
 - REQUEST A WAIVER OF THE STORM WATER MANAGEMENT/BEST MANAGEMENT PRACTICES REQUIREMENTS FOR THIS SITE. REFER TO SHEET 5 FOR ADDITIONAL INFORMATION.
 - REQUEST A WAIVER FOR THE INSTALLATION OF STREET LIGHTS.
 - REQUEST A WAIVER OF THE PROXIMITY OF CURB CUTS TO INTERSECTIONS, SIDE LINES AND DISTANCE BETWEEN CURB CUTS.
 - REQUEST A MODIFICATION OF THE FAIRFAX COUNTY COUNTY-WIDE TRAILS PLAN AND THE COUNTY'S COMPREHENSIVE PLAN STREETScape GUIDELINES FOR THE BAILEYS CROSSROADS COMMUNITY BUSINESS DISTRICT TO USE THE EXISTING FIVE FEET WIDE BRICK SIDEWALK ALONG COLUMBIA PIKE AND THE EXISTING FOUR FEET WIDE CONCRETE SIDEWALK ALONG MONCURE AVENUE IN LIEU OF THE REQUIRED MAJOR PAVED TRAIL (EIGHT FEET OR MORE IN WIDTH) ALONG COLUMBIA PIKE AND A SIX FEET WIDE SIDEWALK ALONG MONCURE AVENUE.
 - REQUEST A MODIFICATION OF THE BARRIER REQUIREMENTS TO USE AN EXISTING FOUR (4) FEET TO SIX (6) FEET CHAIN LINK FENCE IN LIEU OF THE REQUIRED FOUR (4) FEET CHAIN LINK FENCE.
 - REQUEST A MODIFICATION OF THE TREE CONSERVATION PLAN REQUIREMENTS AS OUTLINE ELSEWHERE ON THIS SHEET.
 - REQUEST A DEVIATION/MODIFICATION OF THE COMPREHENSIVE PLAN'S RECOMMENDED LOT SIZE AND BUILDING GUIDELINES FOR A FIRE AND RESCUE FACILITY.
- THE SITE IS SERVED BY PUBLIC WATER AND SANITARY SEWER. THE FAIRFAX COUNTY WATER AUTHORITY IS THE PUBLIC WATER SUPPLY AGENCY FOR THIS DEVELOPMENT. THE COUNTY OF FAIRFAX IS THE SANITARY SEWER SUPPLY AGENCY FOR THIS DEVELOPMENT.
- THIS PLAN SHOWS ALL KNOWN EXISTING UNDERGROUND UTILITIES AND ALL EXISTING UTILITY EASEMENTS OF 25' OR MORE. THE LOCATIONS OF THE EASEMENTS SHOWN ARE FROM TAX RECORDS AND/OR DEEDS AND INFORMATION OF RECORD AND SHOULD NOT BE REGARDED AS CORRECT AND FINAL. NO TITLE REPORT WAS FURNISHED.
- THIS PLAN DOES NOT SHOW PROPOSED UTILITIES. ALL NECESSARY PUBLIC UTILITIES ARE READILY ACCESSIBLE TO THE SITE AND WILL BE EXTENDED BY THE DEVELOPER OR UTILITY COMPANY. UTILITY PLANS AND PROFILES WILL BE SUBMITTED IN THE FUTURE FOR CONSTRUCTION PURPOSES.
- THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON THIS SITE. IF ANY SUBSTANCES ARE FOUND, THE METHODS FOR DISPOSAL SHALL ADHERE TO COUNTY, STATE AND/OR FEDERAL LAW.
- THERE ARE NO KNOWN GRAVES OR PLACES OF BURIAL ON SITE.
- THE PROPOSED LIMITS OF CLEARING AND GRADING ARE SHOWN ON THE PLAN. THESE LIMITS ARE APPROXIMATE AND SUBJECT TO ADJUSTMENT AT THE TIME OF FINAL GRADING, ENGINEERING AND LOCATION OF PROPOSED UTILITIES. WHERE THE LIMITS OF CLEARING AND GRADING ARE SHOWN ADJACENT TO A PROPERTY LINE, IT SHOULD BE ASSUMED THAT THE LIMITS EXTEND TO THE PROPERTY LINE.
- ANY AND ALL OFF-SITE GRADING, PARKING, ACCESS, UTILITY CROSSINGS, ETC. SHALL BE ALLOWED WITH THE PERMISSION OF THE ADJACENT HOMEOWNERS AND/OR THEIR ASSOCIATED HOMEOWNER'S ASSOCIATION.
- IN ACCORDANCE WITH PROVISIONS OF ARTICLE 9, PART 0, SECTION 9-004, PARAGRAPH 4 OF THE FAIRFAX COUNTY ZONING ORDINANCE, MINOR MODIFICATIONS TO AN APPROVED SPECIAL EXCEPTION MAY BE PERMITTED WHEN IT IS DETERMINED BY THE ZONING ADMINISTRATOR THAT SUCH ARE IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED SPECIAL EXCEPTION OR OFFERED CONDITIONS AND THAT SUCH ARE IN RESPONSE TO ISSUES OF TOPOGRAPHY, DRAINAGE, UNDERGROUND UTILITIES, STRUCTURAL SAFETY, LAYOUT, DESIGN, VEHICULAR CIRCULATION OR REQUIREMENTS OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION OR FAIRFAX COUNTY.

ZONING ORDINANCE, ARTICLE 9, SECTION 9-011 COMMENTS:

- APPLICATION TO BE SUBMITTED WITH THIS PLAN.
- 23 SIGNED COPIES OF THE PLAN WILL BE SUBMITTED TO THE COUNTY.
 - BOUNDARY INFORMATION AS SHOWN ON THE PLAN.
 - REFER TO THE SITE TABULATIONS ON SHEET 2 FOR SITE AREA.
 - SCALE AND NORTH ARROW AS SHOWN ON THE PLAN.
 - THE LOCATION, DIMENSIONS AND MAXIMUM HEIGHT OF THE PROPOSED BUILDING ARE SHOWN ON THE PLAN OR INCLUDED IN THE SITE TABULATIONS ON SHEET 2. THERE ARE NO EXISTING STRUCTURES ON THE SITE. EXISTING CONDITIONS AND EXISTING VEGETATION ARE SHOWN ON SHEET 2. THE LOCATION, DIMENSIONS AND LIGHTING OF ANY SIGNS, IF PROVIDED, ARE NOT KNOWN.
 - THE ANGLE OF BULK PLANE IS SHOWN BELOW. A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENTS IS REQUESTED. REFER TO GENERAL NOTE 5 FOR ADDITIONAL INFORMATION.
 - PUBLIC RIGHT-OF-WAY INFORMATION IS SHOWN ON THE PLAN. NO PUBLIC IMPROVEMENTS ARE PROPOSED WITH THIS PLAN. REFER TO GENERAL NOTE 5 FOR ADDITIONAL INFORMATION. THE REQUIRED DIMENSIONS ARE SHOWN ON THE PLAN.
 - MEANS OF INGRESS AND EGRESS ARE AS SHOWN ON THE PLAN.
 - PROPOSED PARKING SPACE INFORMATION IS SHOWN ON THE PLAN AND INCLUDED IN THE SITE TABULATIONS ON SHEET 2. NO EXISTING PARKING SPACES ARE LOCATED ON THE SITE.
 - THE SITE IS SERVED BY PUBLIC WATER AND SANITARY SEWER.
 - A WAIVER FOR STORM WATER MANAGEMENT/ BMP REQUIREMENTS IS REQUESTED. REFER TO GENERAL NOTE 5 ON THIS SHEET FOR THE SWM/BMP WAIVER REQUEST. SEE SHEET 5 FOR ADDITIONAL SWM/BMP INFORMATION.
 - REFER TO THE SITE TABULATIONS ON SHEET 2 FOR THE PROPOSED GROSS FLOOR AREA AND THE PROPOSED FLOOR AREA RATIO.
 - REFER TO GENERAL NOTE 3 FOR TOPOGRAPHIC INFORMATION.
 - THE LIMITS OF CLEARING AND GRADING ARE AS SHOWN ON THE PLAN. MODIFICATIONS AND/OR WAIVERS OF THE REQUIREMENTS OF ZONING ORDINANCE ARTICLE 13, LANDSCAPING AND SCREENING, IS REQUESTED. REFER TO GENERAL NOTE 5 FOR ADDITIONAL INFORMATION. REFER TO SHEET 2 FOR ALL EXISTING VEGETATION INFORMATION.
 - THE SITE IS NOT LOCATED WITHIN OR NEAR A FEMA, USGS OR FAIRFAX COUNTY DELINEATED FLOODPLAIN, NOR IS IT WITHIN A RESOURCE PROTECTION AREA OR ENVIRONMENTAL QUALITY CORRIDOR. THE ENTIRE SITE IS WITHIN A RESOURCE MANAGEMENT AREA.
 - NOT APPLICABLE.
 - REFER TO GENERAL NOTE 7 FOR INFORMATION CONCERNING EXISTING UTILITY EASEMENTS.
 - REFER TO GENERAL NOTE 5 FOR INFORMATION CONCERNING COMPREHENSIVE PLAN TRAILS REQUIREMENTS.
 - THERE ARE NO KNOWN GRAVES OR PLACES OF BURIAL ON SITE.
 - SEAL AND SIGNATURE AS SHOWN ON THE PLAN.
- ZONING MAP WILL BE SUBMITTED WITH THIS PLAN.
- SITE PHOTOGRAPHS ARE SHOWN ON SHEET 4.
- SOILS MAP IS NOT REQUIRED.
- AFFIDAVIT WILL BE SUBMITTED WITH THIS PLAN.
- WRITTEN STATEMENT DESCRIBING THE PROPOSED USE GIVING ALL PERTINENT INFORMATION WILL BE SUBMITTED WITH THIS PLAN.
- APPLICANT:

FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES (DPWES)
12000 GOVERNMENT CENTER PARKWAY
SUITE 449
FAIRFAX, VA 22035
- OWNER:

FAIRFAX COUNTY BOARD OF SUPERVISORS
12000 GOVERNMENT CENTER PARKWAY
SUITE 533
FAIRFAX, VA 22035
- THE SITE IS NOT WITHIN A HISTORICAL OVERLAY DISTRICT.
- AS A COUNTY AGENCY, DPWES IS NOT REQUIRED TO PAY AN APPLICATION FEE.



URBAN FOREST MANAGEMENT POLICY ON LANDSCAPE IMPLEMENTATION
November 17, 2010

This compilation of selected portions of the Public Facilities Manual is intended to summarize and clarify regulations pertaining to the implementation of landscape plans on development sites subject to review and inspection by the County. Included are regulations governing the most common areas of noncompliance experienced by staff in the course of conducting landscape inspections, and a brief summary of the policy regarding seasonal landscape deferrals.

- Tree Species and Size**
- Trees and shrubs that are planted shall be of the species and size specified on the approved plans. There shall be no deviations from the approved sizes specified except as approved by Fairfax County Urban Forest Management (UFMD). (PFM 12-0705.1A)
 - All trees and shrubs shall meet the standards for sizes and quality specified in the American Association of Nurserymen's American Standard for Nursery Stock, (ANSI Z60.1-1996). See attachment #1. (PFM 12-0705.1B)

- Species Substitutions**
- Species substitutions within the tree categories listed in Table 12.17 are generally accepted unless otherwise specified by proffered conditions, development conditions, special exceptions, or special permits. Any tree substitution shall also be in conformance with the following. (PFM 12-0705.1C)
 - Plant Diversity** - The use of substitutions shall not result in any species making up more than 10 percent, and shall not result in any one genus making up more than 33 percent, of the total number of trees required to be planted on the site. (PFM 12-0515.11)
 - Authorization** - A letter signed by the permittee shall be provided to UFMD acknowledging any proposed substitutions to trees and shrubs shown on the approved plans. (PFM 12-0705.1C(2))
 - Substitutions Outside of Tree Category** - Substitution of a tree shown on the approved plan from one tree category, as listed in PFM Table 12.17, with a tree from a different category shall require a revision to the approved plan. (PFM 12-0705.1C(3))
 - Species Suitability** - Substituted species must be suited to the post-development conditions of the planting location for which it is intended. (PFM 12-0601.1B)
 - Additional Tree Cover Credit** - In cases where additional tree cover credit has been given, no tree substitutions shall be made except as approved by the Urban Forest Management. Examples of additional credit include the following:
 - Air Quality, PFM 12-0510.4B(1)
 - Water Quality, PFM 12-0510.4B(3)
 - Energy Conservation, PFM 12-0510.4B(2)
 - Native Trees, PFM 12-0510.4B(4)
 - Wildlife Benefits, PFM 12-0510.4B(4)

- Planting Locations**
- Planting locations of all trees on the site shall be in substantial conformance with the approved plan. UFMD acknowledges that not all trees may be optimally located, as shown on the plan, and encourage input from Permittees and their landscape professionals regarding proposed improvements that might be implemented. Any substantive deviations from the approved plan that are made in the field must be approved by UFMD and shall be in conformance with the following:
 - Planting Area** - At least the minimum size planting area shall be provided for each tree according to its projected 10-year tree cover area as found in Table 12.7. (PFM 12-0601.1B)
 - Environmental Conditions** - Light, moisture, and other conditions affecting the health and viability of the tree at the field location shall be suitable for the species. (PFM 12-0601.1E)
 - Compacted Soil** - If planting in areas that have been previously compacted, the soil shall be properly prepared (tiled and amended as needed based on soil samples) to a depth of 12 inches, prior to installation of landscape material. Soil within individual planting holes shall not be amended. (PFM 12-0705.3B)
 - Restrictive Barriers** - Trees shall be planted no closer than four feet from any restrictive barrier. (PFM 12-0510.4E(5))
 - Spacing** - Trees shall be spaced so that the outer limit of their projected 10-year tree cover areas, as indicated in Table 12.19, does not significantly overlap; or as determined appropriate by UFMD for site conditions and to promote long-term survival. (PFM 12-0510.4E(5))
 - Easements** - Trees for tree cover credit shall not be planted within any existing or proposed public utility easement or within five feet of storm drainage easements that contain pipes. In addition, trees shall not be planted in an area that will interfere with existing or proposed utilities or with maintenance of the utility, as determined by the Director of DPWES. (PFM 12-0515.6B)

Staking and Guying

5. Staking and guying should only be implemented where site conditions warrant their use. Planted trees should be assessed individually and staking and guying installed only as required. Conditions where staking and guying may be necessary to ensure stability include: windy locations, steep slopes, or where vandalism may be a concern. All staking and guying material must be removed within one year of plant installation. (PFM 12-0705.3C)

Seasonal Landscape Deferrals

6. A Seasonal Landscape Deferral may be granted when seasonal or weather-related conditions, such as excessively wet soil, extended periods of drought, or frozen ground, substantially reduce the survivability of the plant material, as determined by the Urban Forest Management. A request for a landscape deferral will not be granted for landscaping required prior to the issuance of a RUP or Non-RUP when seasonal or weather-related conditions on the site plan do not preclude planting. Lack of species availability may justify the approval of a Seasonal Landscape Deferral when specific plant species are required by proffers or conditions.

7. The party responsible for the placement of the performance bond and conservation deposit for the project shall act as the Applicant for this seasonal deferral. Seasonal Landscape Deferral request forms can be obtained from the Environmental and Facilities Inspections Division or the Urban Forest Management.

8. At the time of final inspection for release of performance bond and conservation deposit, all of the plant material is inspected. Plant material previously inspected, as part of the process to release any deferral deposit that may have existed, is not exempt from this final inspection. All plant material must be healthy and in good condition.

Requirements Prior to Approval of RUP/Non-RUP

9. The landscaping and screening requirements of Article 13 or of any approved proffered condition, special permit, special exception or variance must be completed prior to approval of any Residential or Non-Residential Use Permit; provided, however, that completion of the requirements may be delayed when justification satisfactory to the Director is provided; such justification shall include an agreement and bond with surety satisfactory to the Director for completion in accordance with a firm schedule for timely completion. (ZO 18-704.3) See Seasonal Landscape Deferrals above.

TREE CONSERVATION PLAN MODIFICATION:

A MINOR SITE PLAN (7385-MSP-001-1) IS BEING PROCESSED CONCURRENTLY WITH THIS SPECIAL EXCEPTION AMENDMENT (SEA). IN ACCORDANCE WITH THE PROVISIONS OF PUBLIC FACILITIES MANUAL, SECTION 12-0503, MODIFICATIONS TO TREE CONSERVATION PLAN SUBMISSION REQUIREMENTS, A MINOR SITE PLAN IS NOT REQUIRED TO PROVIDE AN EXISTING VEGETATION MAP, TREE PRESERVATION TARGET CALCULATIONS AND NARRATIVE, 10-YEAR TREE CANOPY CALCULATIONS, TREE INVENTORY AND CONDITION ANALYSIS, AND TREE PRESERVATION PLAN AND NARRATIVE. CONSEQUENTLY, A MODIFICATION OF THE TREE CONSERVATION PLAN REQUIREMENTS IS REQUESTED.

THE SEA AS PROPOSED WILL ALLOW THE USE OF THE SITE FOR A TEMPORARY VOLUNTEER FIRE STATION UNTIL THE CONSTRUCTION OF A PERMANENT (OFFSITE) FACILITY IS COMPLETED (APPROXIMATELY 16 TO 24 MONTHS). APPROVAL OF THIS SEA WILL ALLOW CONTINUING AND UNINTERRUPTED FIRE EMERGENCY AND RESCUE SERVICE FOR THE SURROUNDING COMMUNITY. WHEN THE PERMANENT FACILITY IS COMPLETED, THE SITE WILL BE RESTORED TO ITS PRE-DEVELOPMENT CONDITIONS. PRE-DEVELOPMENT TREE CANOPY COVER AND A GRASS/LAWN SURFACE WILL BE ESTABLISHED.

TREE AND SHRUB PLANTINGS PROPOSED WITH THIS SEA HAVE BEEN LOCATED TO BE A COMPLEMENTARY PART OF THE EXISTING COLUMBIA PIKE STREETScape AND WILL REMAIN IN PLACE WHEN THE SITE IS VACATED AND RESTORED TO ITS PRE-DEVELOPMENT CONDITIONS. AT THAT TIME, ADDITIONAL TREES WILL BE PLANTED TO PROVIDE THE EQUIVALENT PRE-DEVELOPMENT TREE CANOPY COVER. THE BOARD OF SUPERVISORS (BOS) WILL RETAIN OWNERSHIP OF THE SITE AND WILL BE RESPONSIBLE FOR ITS CONTINUED MAINTENANCE. AT SOME TIME IN THE FUTURE, THE BOS MAY DEVELOP THE SITE FOR A PERMANENT USE AND WILL BE RESPONSIBLE TO FULFILL ANY PERTINENT REQUIREMENTS OF THE TREE CONSERVATION PLAN AT THAT TIME.

SITE RESTORATION GRASS/LAWN ESTABLISHMENT:

PRIOR TO SEEDING OR SODDING, THE ONSITE SOIL SHALL BE REMEDIATED AND PREPARED ACCORDING TO THE 'SOILS' SPECIFICATIONS OF THE LANDSCAPE SPECIFICATION GUIDELINES (LSG), 5TH EDITION PUBLISHED BY THE LANDSCAPE CONTRACTORS ASSOCIATION OF MD, DC AND VA (WWW.LCAMDDCVA.ORG). SEEDING AND SODDING SHALL BE INSTALLED AND MAINTAINED ACCORDING TO THE SUBGRADE SOIL PREPARATION, SOIL PRODUCTS AND PROCEDURES AND SOD: PRODUCTS AND PROCEDURES SPECIFICATIONS OF THE LSG. THE OPTION TO SEED OR SOD SHALL BE AT THE DISCRETION OF THE OWNER PROVIDED THAT THE APPROPRIATE SPECIFICATIONS ARE ADHERED TO. SEED OR SOD SHALL BE VIRGINIA CERTIFIED AND SHALL BE APPROVED BY THE URBAN FOREST MANAGEMENT DIVISION PRIOR TO INSTALLATION.

PRIOR TO PLANTING, SEEDING AND/OR SODDING, THE LANDSCAPE CONTRACTOR SHALL PROVIDE PROOF THAT THEY HAVE OBTAINED COPY OF THE LSG. ALL RESTORATION WORK SHALL BE CONDUCTED IN STRICT CONFORMANCE WITH THE LSG.

TRANSITIONAL SCREENING:

NONE REQUIRED ALL PROPERTY BOUNDARIES

PROPOSED SITE USE: 12 (QUASI-PUBLIC USE)

EXISTING NORTHWESTERN BOUNDARY USE: 9 (SERVICE STATION)
8 (EATING ESTABLISHMENT)

EXISTING SOUTHWESTERN BOUNDARY USE: 8 (RETAIL SALES ESTABLISHMENT)
WITHOUT OUTSIDE DISPLAY

EXISTING SOUTHEASTERN BOUNDARY USE: 4 (COMMUNITY USES)

EXISTING NORTHEASTERN BOUNDARY USE: 16 (VEHICLE MAJOR SERVICE ESTABLISHMENT)

BARRIERS:

NORTHWESTERN: NONE REQUIRED

SOUTHWESTERN: NONE REQUIRED

SOUTHEASTERN: TYPE D, E OR F REQUIRED
EXISTING 4 FT. TO 6 FT. CHAIN LINK FENCE PROVIDED

NORTHEASTERN: NONE REQUIRED

INTERIOR PARKING LOT LANDSCAPING CALCULATIONS:

NONE REQUIRED (LESS THAN 20 PARKING SPACES)

PERIPHERAL PARKING LOT LANDSCAPING CALCULATIONS:

NORTHWESTERN ADJACENT TO R.O.W.: 112 l.f.

REQUIRED AT ONE TREE PER 4.0 I.F.: 3 TREES

NUMBER OF SHADE TREES PROVIDED ALONG ADJACENT R.O.W.: 3 TREES

SOUTHWESTERN, SOUTHEASTERN AND NORTHEASTERN BOUNDARIES: NONE REQUIRED

Application No. SEA 87-M-103

APPROVED BY SP PLAN

SEE DEV CONDS DATED: 1/4/12

Date of (BOS) (BZA) Approval: 2/28/12

TREE CANOPY COVER CALCULATIONS:

EXISTING PRE-DEVELOPMENT TREE CANOPY COVER: 6,012 s.f.

PROPOSED TREE CANOPY COVER: 6,300 s.f.

PROPOSED TREE CANOPY COVER TABULATIONS:

TREE CANOPY COVER PROPOSED WITH THIS SEA: 1,500 s.f.

FUTURE TREE CANOPY COVER WITH SITE RESTORATION: 4,800 s.f.

Comments: 6,012 s.f. Sheet: 3 of 6

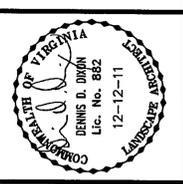
PLANT LIST AND TREE CANOPY CALCULATIONS:

Delivery	Key	Quantity	Botanical Name	Common Name	Container	Caliper	Size	10 yr. Tree Canopy (s.f.)	Total 10 Yr. Tree Canopy (s.f.)	Bonus Multiplier	Multiplier Code	Final Tree Canopy Subtotal (s.f.)
Proposed With This SEA	PA	5	Platanus acerifolia 'Bloodgood'	Bloodgood London Planetree	B & B	2" Cal	18"-24"	200	1,000	1.5	IC	1,500
Subtotal									1,000			1,500
Proposed With This SEA	IGN	30	Ilex glabra 'Nigra'	Nigra Inkberry Holly			18"-24"					
Proposed With This SEA	IV	16	Itea virginica 'Henry's Garnet'	Henry's Garnet Sweetshrub			18"-24"					
Proposed With This SEA	TO	11	Thuja occidentalis	American Arborvitae			4'-5"					
Subtotal									200			200
Proposed With Site Restoration	AR	5	Acer rubrum 'October Glory'	October Glory Red Maple	B & B	2" Cal		200	1,000	1.5	W	1,500
Proposed With Site Restoration	QR	5	Quercus phellos	Willow Oak	B & B	2" Cal		200	1,000	1.5	W	1,500
Proposed With Site Restoration	QP	6	Quercus rubra	Red Oak	B & B	2" Cal		200	1,200	1.5	W	1,800
Subtotal									3,200			4,800
Total									4,200			6,300

MULTIPLIER CODE: W = Wildlife Benefit; IC = Improved Cultivar*

AN IMPROVED CULTIVAR MULTIPLIER OF 1.5 HAS BEEN TAKEN FOR THE BLOODGOOD LONDON PLANETREE AS LISTED IN TABLE 12.17. (TREE SELECTION AND CANOPY COVER GUIDE) OF SECTION 12-0000 (TREE CONSERVATION) OF THE PUBLIC FACILITIES MANUAL. THE BLOODGOOD LONDON PLANETREE HAS GREATER RESISTANCE TO ANTHRACNOSE THAN THE SPECIES. IT TOLERATES SOIL COMPACTION, DROUGHT, AIR POLLUTION, AND SEVERE PRUNING. THE BLOODGOOD LONDON PLANETREE IS CONSIDERED A GOOD STREET TREE DUE TO ITS ADAPTABILITY TO HIGH PH CONDITIONS AND POLLUTANTS.

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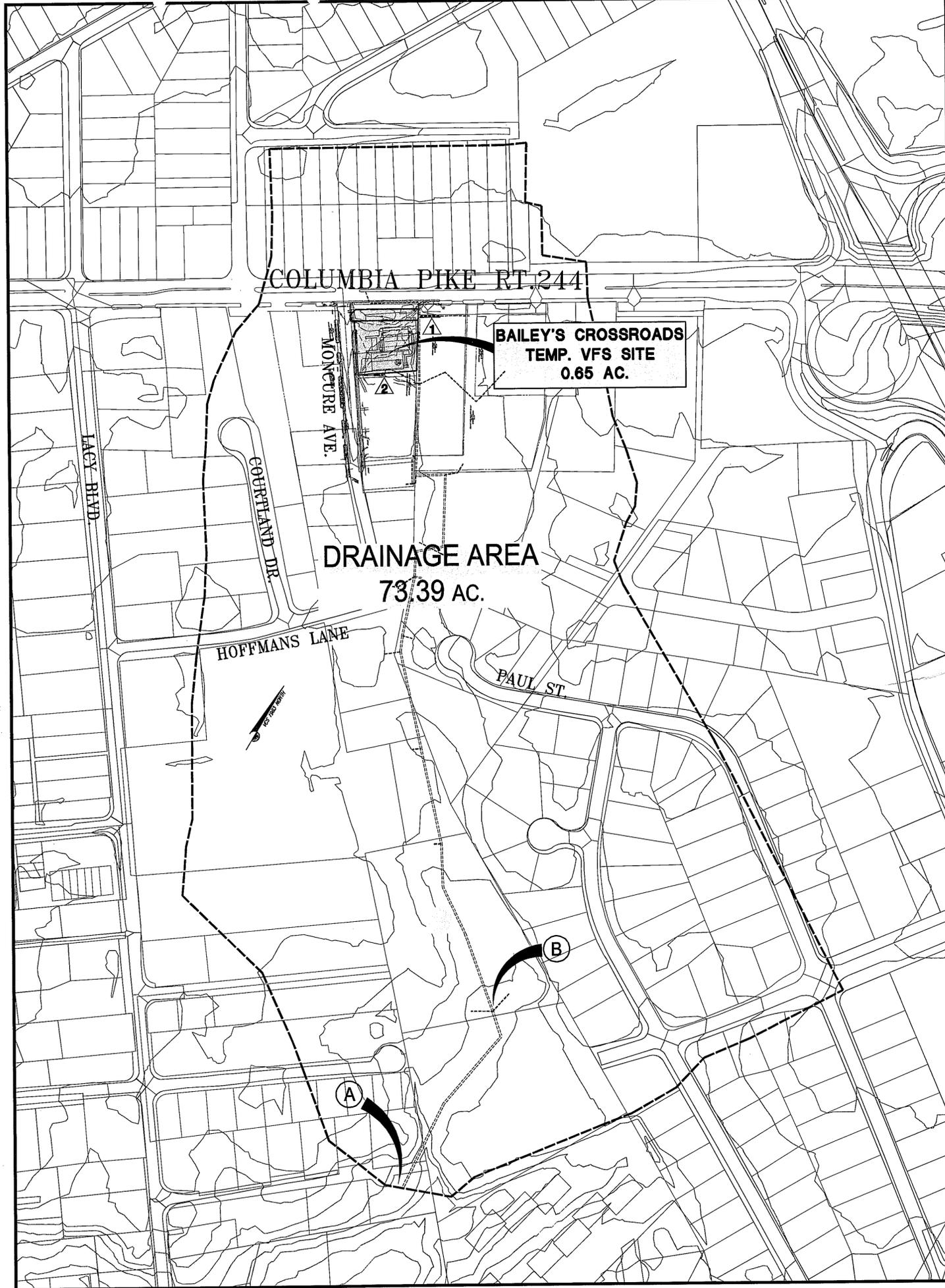
SPECIAL EXCEPTION AMENDMENT PLAT
GENERAL NOTES AND COMMENTS
BAILEYS CROSSROADS
TEMPORARY VOLUNTEER FIRE STATION
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

BC REVISIONS
REVISED 11-21-11
REVISED 12-12-11

DESIGNED BY: PLR
DRAFTED BY: CAD
CHECKED BY: DDD
DATE: OCTOBER 3, 2011
SCALE: HOR. N/A
VERT. N/A

SHEET 3 OF 6

CO. NO.
CAD NAME: 10521-NOT
LAYOUT: NOTES
FILE NO. 10521.01-00



ADEQUATE OUTFALL AND EXTENT OF REVIEW NARRATIVE

THERE IS ONE OUTFALL FOR WHICH IMPROVEMENTS ARE BEING PROPOSED. THE EXISTING STORMWATER SYSTEM ONSITE LEAVES THE PROPERTY AT EXISTING INLET 264. THE DEVELOPMENT OF THE CURRENTLY VACANT LOT WILL INCREASE RUNOFF AND THE CLOSED SYSTEM IS ADEQUATE TO CONVEY THE 10-YEAR STORM DISCHARGE THAT RESULTS FROM THESE IMPROVEMENTS.

AT THE POINT THE IMPROVEMENTS TO THIS OUTFALL STOP, THE TOTAL ONSITE AND OFFSITE DRAINAGE AREA IS 11.73 ACRES. THE RUNOFF FROM THE SITE CURRENTLY FLOWS OVERLAND AND IS CONVEYED THROUGH AN EXISTING STORM SEWER SYSTEM TO THE EAST OF THE SITE. THIS SYSTEM CONTINUES SOUTH-EAST OF THE SITE AND ULTIMATELY OUTFALLS INTO A TRIBUTARY OF HOLMES RUN. THE DRAINAGE AREA OF THE SYSTEM AT WHICH OUR DRAINAGE ANALYSES STOP IS 73.39 ACRES. AT POINT B, THE CONTRIBUTING DRAINAGE AREA OF THE TWO PIPES ENTERING THE SYSTEM IS AT LEAST 90% OF THE SITE AREA. IN ACCORDANCE WITH 6-0203.2A, THE EXTENT OF REVIEW ENDS 150' DOWNSTREAM OF THIS POINT. IT IS THE OPINION OF THE ENGINEER THAT THE CLOSED SYSTEM PROVIDE AN ADEQUATE OUTFALL FOR THE PROPOSED IMPROVEMENTS.

DESCRIPTION OF OUTFALL NARRATIVE

OUTFALLS 1 AND 2 REACH POINT A THROUGH A CLOSED STORM SEWER SYSTEM. THE DRAINAGE AREA HAS BEEN CALCULATED TO BE ABOUT 73.39 ACRES, WHICH IS MORE THAN 100 TIMES THE SITE AREA OF 0.65 ACRES. THERE ARE NO KNOWN DOWNSTREAM DRAINAGE COMPLAINTS AND THE EXISTING SYSTEM APPEARS ADEQUATE.

STORMWATER MANAGEMENT NARRATIVE

A WAIVER FOR STORMWATER MANAGEMENT REQUIREMENTS HAS BEEN REQUESTED. THE EXISTING DOWNSTREAM STORM SEWER SYSTEM REMAINS ADEQUATE FOR THE POST-DEVELOPMENT 10-YEAR STORM. IT IS THE OPINION OF THE ENGINEER THAT A DETENTION SYSTEM IS NOT NEEDED FOR THE TEMPORARY USE OF THE SITE BECAUSE THE SYSTEM REMAINS ADEQUATE FOR THE TEMPORARY INCREASE IN RUNOFF.

BEST MANAGEMENT PRACTICES NARRATIVE

A WAIVER FOR BEST MANAGEMENT PRACTICE (BMP) REQUIREMENTS HAS BEEN REQUESTED. THE BENEFITS OF A BMP FACILITY WILL BE TEMPORARY SINCE THE FACILITY IS TEMPORARY. THE SURROUNDING AREA OF THIS PROPERTY IS HIGHLY DEVELOPED AND IT IS THE OPINION OF THE ENGINEER THAT THE PROPOSED FIRE STATION WILL NOT SIGNIFICANTLY IMPACT THE WATER QUALITY OF THE OUTFALL.

- ▲ PIPED OUTFALL TO EAST
- ▲ SHEET FLOW OUTFALL TO SOUTH
- Ⓐ POINT AT WHICH CONTRIBUTING DRAINAGE AREA IS 100 TIMES THE SITE AREA
- Ⓑ POINT AT WHICH THE CONTRIBUTING DRAINAGE AREA IS 90% OF THE SITE AREA

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Fairfax - Winchester

September 13, 2011

Ms. Michelle A. Brickner, P.E.
Deputy Director for Land Development Services
Fairfax Co. DPWES-Environmental and Site Review Division
12055 Government Center Parkway
Suite #405
Fairfax, VA 22035

Re: Stormwater Detention and Best Management Practice Waiver
Baileys Crossroads Temporary VFS
County Map #: 061-2 (1) Parcel 0005A
BC Project #: 10521.02

Dear Ms. Brickner:

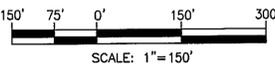
On behalf of our client, Fairfax County Department of Public Works and Environmental Services, we hereby request a waiver of storm water management (SWM) detention and best management practice (BMP) requirements for the referenced project as stated in Chapter 118, Section 6-0301.3 of the Fairfax County Code. This proposed volunteer fire station is a temporary facility that will ultimately be removed from the site and the site will be restored back to an undeveloped state.

The proposed site consists of 0.53 acres of the parcel 5A identified above and 0.12 acres of right-of-way controlled by the Board of Supervisors and maintained by Fairfax County Facilities Management Department. The two (2) properties combined for total site area of 0.65 acres. The area within the right-of-way will be utilized for parking and restored once the operating use of the facility has expired.

The existing site is generally cleared and consists of gravel, bare ground and grass with some tree and shrub vegetation located around the perimeter of the site. There is a gravel entrance ramp from Moncure Avenue on the west side of the property and the gravel surface extends to the middle of the site. The site drains east toward adjacent properties and to existing storm sewer located in a storm easement along the east of the property. Runoff also collects towards the center of the property and the only apparent relief is an exposed pipe.

The proposed site consists of a commercial concrete entrance, an apparatus bay on slab, modular buildings, asphalt parking lot and underground storm sewer and utility infrastructure. After the temporary use has been fulfilled, the proposed site will ultimately be restored back to existing conditions with an improved terrain and vegetation.

The BC Consultants, Inc.
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MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EXCEPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS

The following information is required to be shown or provided in all zoning applications, or a waiver request of the submission requirement with justification shall be attached. Note: Waivers will be acted upon separately. Failure to adequately address the required submission information may result in a delay in processing this application.

This information is required under the following Zoning Ordinance paragraphs:

- Special Permits (8-011 2J & 2L)
- Cluster Subdivision (9-615 1G & 1N)
- Development Plans PRC District (16-302 2 & 4L)
- FDDP P Districts (except PRC) 916-502 1F & 1Q)
- Special Exceptions (9-011 2J & 2L)
- Commercial Revitalization Districts (9-622 2A (12)& (14))
- PRC Plan (16-303 1E & 10)
- Amendments (18-202 10F & 10J)

- 1. Plat is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100).
- 2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet 2.
- 3. Provide:

Facility Name/ Type & No.	On-Site area served (acres)	Off-Site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage Volume (cf.)	If pond, dam height (ft.)
(e.g. 60' deep A. wall, trench, underground vault, etc.)	N/A	N/A	N/A	N/A	N/A	N/A
Totals						
- 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet 2.
- 5. Maintenance accesses (road) to stormwater management facility(ies) are shown on Sheet N/A.
- 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet N/A.
- 7. A "stormwater management narrative" which contains a description of how detention and best management practices requirements will be met is provided on Sheet 5.
- 8. A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet 5.
- 9. A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet 5.
- 10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets.
- 11. A submission waiver is requested for storm water management and best management practices.
- 12. Stormwater management is not required because the proposed site is temporary and the site has an adequate outfall.

UTILITIES LEGEND

- ⊗ EX. STM. SEW. STRUCTURE NO.
- ⊙ PROP. STM. SEW. STRUCTURE NO.
- EX. STORM SEWER

Baileys Crossroads Temporary VFS
September 13, 2011
Page 2

The proposed features are temporary (the facility is anticipated to be in service for 16 to 24 months) and this site will ultimately be restored to its original pre-development condition. The benefits of providing a BMP will be temporary since the facility is temporary. The surrounding area of this property is highly developed and it is the opinion of the engineer that the proposed fire station will not significantly impact the water quality of the outfall. Thus, for these reasons, we believe a BMP waiver is justified.

The pre-development 2- and 10-year peak flows are 1.78 cfs and 2.38 cfs, respectively. The post-developed 2- and 10-year peak flows are 2.53 cfs and 3.37 cfs, respectively. Thus, the increase is approximately 1 cfs for both 2- and 10- year storm events. The existing downstream storm sewer remains adequate during the post-development 10-year storm. Since the system remains adequate for the temporary increase in runoff from proposed conditions, it is the opinion of the engineer that a detention system is not needed for the temporary use.

It is our opinion that this temporary fire department facility does not pose a substantial detriment to water quality given the size of the property, the developed nature of the surrounding area and the fact the use is temporary. Additionally, the downstream system is adequate to handle the increase in runoff. We respectfully request the requirements for stormwater detention and Best Management Practices be waived.

If you have any questions or need additional information, please do not hesitate to contact me.

Sincerely,
THE BC CONSULTANTS, INC.

Matthew Lawrence, P.E.
Project Manager

MSL

(W:\project_2010\10521\Eng\Documents\Waivers & Modifications\10521 SWM Waiver-rev.doc)

Application No: SEA 87-M-103 Staff: Krasner

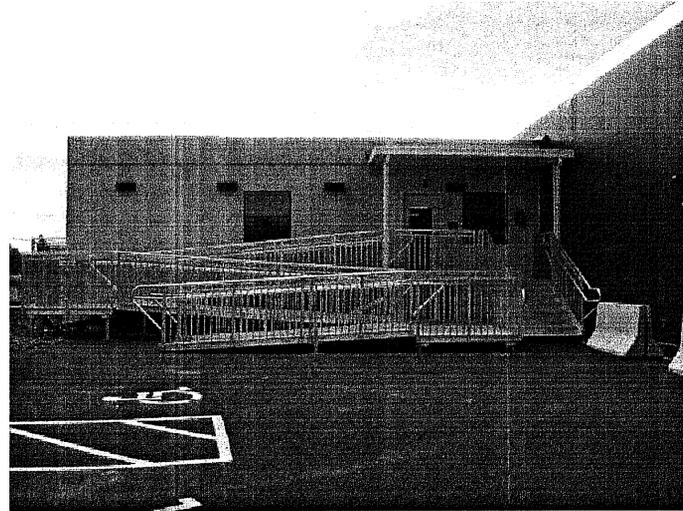
APPROVED / SP PLAN
SEE DEV CONDS DATED: 1/4/12
Date of (BOS) (BZA) Approval: 2/23/12
Comments: Sheet: 5 of 6

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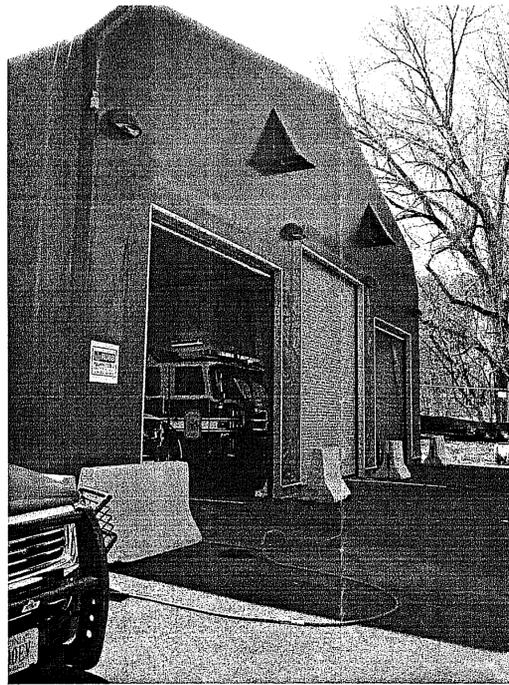


EXTENT OF REVIEW & ADEQUATE OUTFALL ANALYSIS
BAILEYS CROSSROADS
TEMPORARY VOLUNTEER FIRE STATION
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

BC REVISIONS	DESIGNED BY: PLR
REVISED 11-21-11	DRAFTED BY: CAD
REVISED 12-12-11	CHECKED BY: DDD
	DATE: OCTOBER 3, 2011
	SCALE: HOR. 1"= 150'
	VERT. N/A
	SHEET 5 OF 6
	CO. NO.
	CAD NAME: S10521-SWM_OUT
	LAYOUT: OUTFALL ANALYSIS
	FILE NO. 10521.01-00



1 FRONT ELEVATION - TRAILER SECTION
6 (PROPOSED TEMPORARY BUILDING) NO SCALE

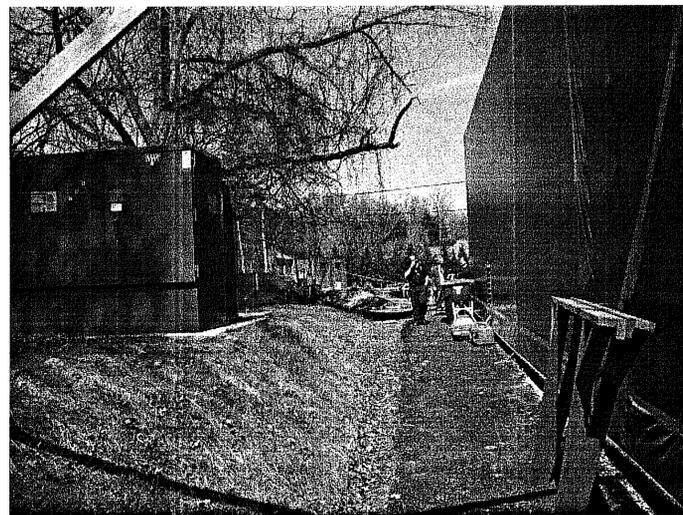


2 FRONT ELEVATION - APPARATUS BAY
6 (PROPOSED TEMPORARY BUILDING) NO SCALE

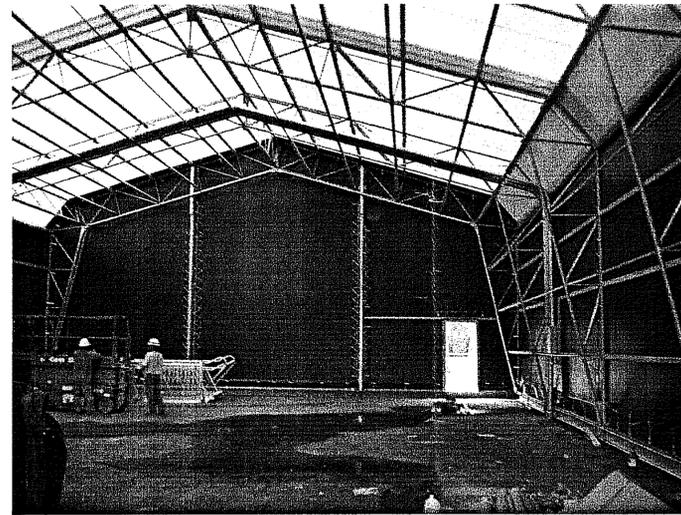


3 SIDE ELEVATION - TRAILER SECTION
6 (PROPOSED TEMPORARY BUILDING) NO SCALE

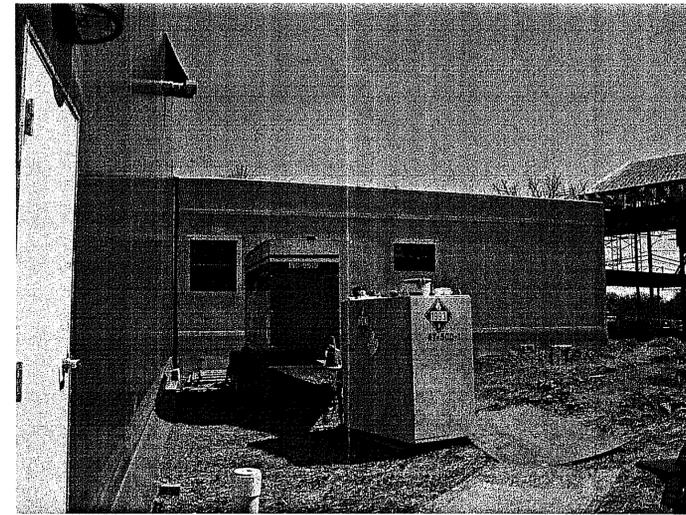
NOTE:
 THE IMAGES SHOWN ON THIS SHEET ARE FOR INFORMATIONAL PURPOSES TO SHOW THE ARCHITECTURAL STYLE OF A BUILDING PREVIOUSLY USED FOR THE TEMPORARY FACILITY. THE FINAL BUILDING PROVIDED MAY CHANGE BUT SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THAT SHOWN HEREON.



4 SIDE ELEVATION - APPARATUS BAY
6 (PROPOSED TEMPORARY BUILDING) NO SCALE



5 INTERIOR ELEVATION - APPARATUS BAY
6 (PROPOSED TEMPORARY BUILDING) NO SCALE



6 REAR ELEVATION - APPARATUS BAY (TRAILER SECTION BEYOND)
6 (PROPOSED TEMPORARY BUILDING) NO SCALE

Application No: SFA 87-M-103 Staff: Krasner
 APPROVED SE / SP PLAN
 SEE DEV CONDS DATED: 1/4/12
 Date of (BOS) (BZA) Approval: 2/23/12
 Sheet: 6 of 6
 Comments:

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SPECIAL EXCEPTION AMENDMENT PLAT
 ELEVATIONS
BAILEYS CROSSROADS
TEMPORARY VOLUNTEER FIRE STATION
 MASON DISTRICT
 FAIRFAX COUNTY, VIRGINIA

BC REVISIONS	DESIGNED BY: PLR
REVISED 11-21-11	DRAFTED BY: CAD
REVISED 12-12-11	CHECKED BY: DDD
APPLICANT:	DATE: OCTOBER 3, 2011
FAIRFAX CO. DPWES	SCALE: HOR. N/A
12000 GOVERNMENT CENTER PKWY	VERT. N/A
SUITE 449	SHEET 6 OF 6
FAIRFAX, VA 22035	CO. NO.
	CAD NAME: S10521-ELE
	LAYOUT: ELEVATIONS
	FILE NO. 10521.01-00