



APPLICATION ACCEPTED: May 29, 2012
PLANNING COMMISSION: November 15, 2012
BOARD OF SUPERVISORS: November 20, 2012 @ 3:30 P.M.

County of Fairfax, Virginia

November 8, 2012

STAFF REPORT

APPLICATIONS RZ 2012-MA-012 AND SE 2012-MA-011

MASON DISTRICT

APPLICANT: Titan America, LLC

PRESENT ZONING: R-2 (Residential; 2 du/ac), C-8 (Highway Commercial), and I-6 (Heavy Industrial)

REQUESTED ZONING: I-6 (Heavy Industrial District)

PARCELS: 80-2 ((1)) 33 and 33A

RZ ACREAGE: R-2 (0.59 acres)
C-8 (0.68 acres)
Total: 1.28 acres

SE ACREAGE: R-2 (0.59 acres)
C-8 (0.68 acres)
I-6 (8.16 acres)
Total: 9.43 acres

FLOOR AREA RATIO: 0.05

OPEN SPACE: 12%

PLAN MAP: Industrial

RZ PROPOSAL: Rezone from the R-2 (0.592 acres) and C-8 Districts (0.683 acres) to the I-6 District.

SE PROPOSAL: To permit a Concrete Mixing and Batching Plant and an increase in building height.

STAFF RECOMMENDATIONS:

Staff recommends approval of RZ 2012-MA-012, subject to the execution of proffers consistent with those contained in Appendix 1.

St.Clair Williams

Staff recommends approval of SE 2012-MA-011, subject to the development conditions contained in Appendix 2.

Staff recommends approval of a waiver of the transitional screening and barrier requirements along all sides of the subject property subject to the treatments on the GDP/SE Plat and as conditioned.

Staff recommends approval of a waiver of the requirements for right-of-way dedication and construction of curb, gutter, and sidewalk along Industrial Drive, Electronic Drive, and Iron Place, in favor of that shown on the GDP/SE Plat and as conditioned.

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 standard.

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

The approval of this application does not interfere with, abrogate or annul any easements, 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.

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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).

Rezoning Application

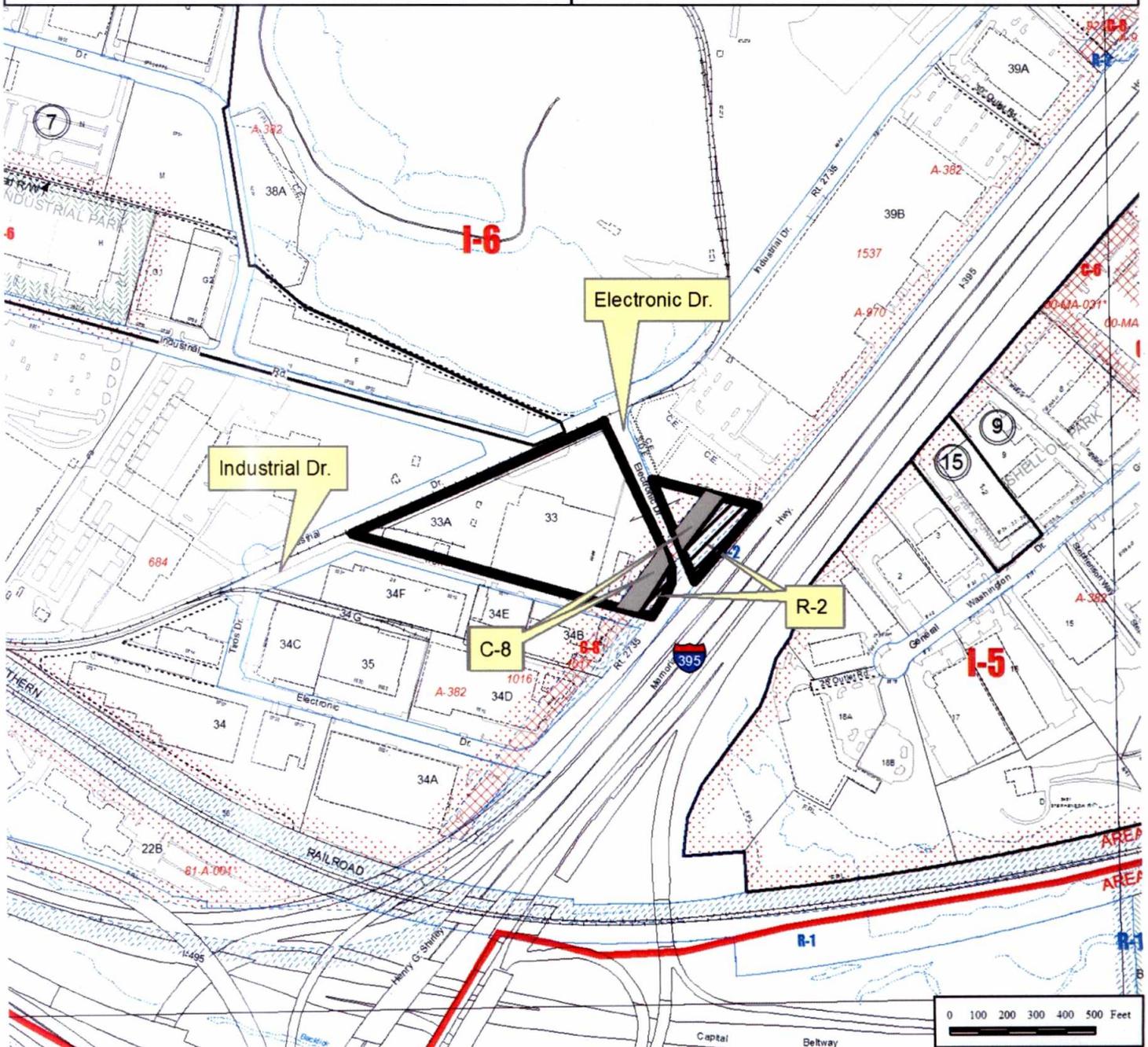
RZ 2012-MA-012

Applicant: TITAN AMERICA LLC
Accepted: 05/29/2012
Proposed: INDUSTRIAL
Area: 1.28 AC OF LAND; DISTRICT - MASON
ZIP - 22151
Located: EAST SIDE OF INDUSTRIAL DRIVE, NORTH
OF IRON PLACE, NORTH AND SOUTH SIDE
OF ELECTRONIC DRIVE
Zoning: FROM C- 8 TO I- 6, FROM R- 2 TO I- 6
Map Ref Num: 080-2- /01/ /0033 pt.

Special Exception

SE 2012-MA-011

Applicant: TITAN AMERICA LLC
Accepted: 05/29/2012
Proposed: CONCRETE MIXING AND BATCHING PLANT AND
INCREASE IN BUILDING HEIGHT
Area: 9.431 AC OF LAND; DISTRICT - MASON
Zoning Dist Sect: 09-060705-0604
Art 9 Group and Use: 6-03 5-13
Located: 6600 ELECTRONIC DRIVE,
SPRINGFIELD, VA 22151
Zoning: I- 6
Plan Area: 1
Map Ref Num: 080-2- /01/ /0033 /01/ /0033A



SPECIAL EXCEPTION PLAT / GENERALIZED DEVELOPMENT PLAN

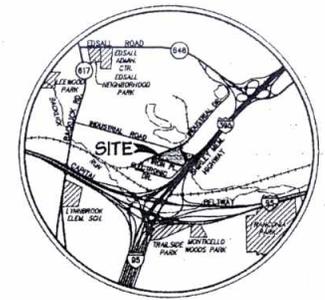
6600 ELECTRONIC DRIVE

MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

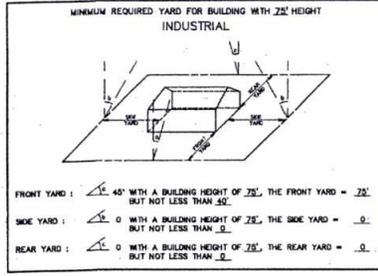
SE 2012-MA-012 / RZ 2012-MA-011

NOTES

- THE PROPERTY DELINEATED ON THIS PLAN IS LOCATED ON FAIRFAX COUNTY TAX ASSESSMENT MAP NUMBER 80-2(1)1333 & 33A. THE SITE IS CURRENTLY ZONED C-6, I-6 & R-2. THE PROPOSED ZONE IS I-6.
- THE PROPERTIES HEREON ARE CURRENTLY UNDER THE OWNERSHIP OF CASTLE PROPERTY HOLDINGS L.L.C. IN DEED BOOK 21970 AT PAGE 241 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
- BOUNDARY AND TOPOGRAPHIC INFORMATION ARE BASED ON A FIELD SURVEY PREPARED BY CHARLES P. JOHNSON & ASSOCIATES, DATED FEBRUARY 2012. CONTOUR INTERVAL, EQUALS TWO FEET NAVD 1929.
- THERE IS A 100-YEAR FLOODPLAIN ON-SITE. FLOODPLAIN STUDY #2083-17-002 HAS BEEN SUBMITTED.
- THERE IS A RESOURCE PROTECTION AREA (RPA) ON THIS SITE. A WATER QUALITY IMPACT ASSESSMENT WILL NOT BE REQUIRED. NO ENVIRONMENTAL QUALITY CORRIDORS (EQCA) ARE LOCATED ON THE SITE.
- TO THE BEST OF OUR KNOWLEDGE, THE SITE HAS NO SOILS ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION AND PRESERVATION.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO KNOWN GRAVES, OBJECTS, OR STRUCTURES MARKING A PLACE OF BURIAL.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITY EASEMENTS HAVING A WIDTH OF 25 FEET OR GREATER, NOR ANY MAJOR UNDERGROUND UTILITY EASEMENTS LOCATED WITHIN THE SITE.
- ANY EXISTING WELLS ON-SITE ARE TO BE CAPPED AND ABANDONED IN ACCORDANCE WITH HEALTH DEPARTMENT REGULATIONS. ADDITIONAL WELLS MAY BE PROVIDED FOR A NON-POTABLE WATER SUPPLY.
- SEE SHEET 3 FOR A DESCRIPTION OF THE EXISTING VEGETATION. A TREE PRESERVATION PLAN IS NOT REQUIRED FOR THIS PROJECT SINCE THERE IS NO LAND DISTURBANCE WITHIN 25 FEET OF ANY TREES OF 12" OR GREATER IN SIZE PROPOSED.
- EXISTING STRUCTURES ARE TO BE REMOVED, UNLESS OTHERWISE NOTED. THE EXISTING BUILDINGS WERE CONSTRUCTED IN 1955 (BROWNS/WAREHOUSE) AND 1973 (OFFICE).
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 116.4, 302.4, AND 303; ALL HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA DEPARTMENT OF WASTE MANAGEMENT 18-272-10-1 - VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS; AND/OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 200; TO BE GENERATED, UTILIZED, STORED, TREATED, AND/OR DISPOSED OF ON-SITE, AND THE SIZE AND CONTENTS OF ANY EXISTING OR PROPOSED STORAGE TANKS OR CONTAINERS.
- THE SUBJECT PROPERTIES DO NOT LIE WITHIN ANY ZONING OVERLAY DISTRICTS.
- PROPOSED PUBLIC IMPROVEMENTS:
 - WATER SERVICE TO BE PROVIDED BY AN EXISTING 8" MAIN LOCATED IN IRON PLACE.
 - SANITARY SERVICE TO BE PROVIDED BY AN EXISTING 8" MAIN LOCATED IN IRON PLACE.
- PARKING SPACES WILL BE PROVIDED AS GENERALLY SHOWN ON THE GENERALIZED DEVELOPMENT PLAN. THE NUMBER OF PARKING SPACES MAY BE INCREASED OR DECREASED FROM THAT NUMBER REPRESENTED IN THAT TABULATION AS LONG AS THE MINIMUM NUMBER OF SPACES IS PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE. THE DIMENSIONS OF EXISTING PARKING SPACES MAY VARY FROM CURRENT REQUIREMENTS.
- THIS DEVELOPMENT SHALL COMPLY WITH THE APPLICABLE PERFORMANCE STANDARDS OF ARTICLE 14 OF THE ZONING ORDINANCE.
- SPECIAL AMENITIES ARE NOT PROPOSED WITH THIS PLAN.
- A DEVELOPMENT SCHEDULE HAS NOT BEEN DETERMINED AT THIS TIME.
- ARCHITECTURAL SKETCHES ARE NOT AVAILABLE AT THIS TIME.
- MINOR MODIFICATIONS TO THE BUILDING FOOTPRINTS, LOT AREAS, DIMENSIONS, UTILITY LAYOUT, AND LIMITS OF CLEANING AND GRADING MAY OCCUR WITH THE FINAL ENGINEERING DESIGN, IN SUBSTANTIAL CONFORMANCE WITH THE GEP, PROVIDED SUCH ARE IN ACCORDANCE WITH THE MINOR MODIFICATIONS PROVISION IN SECTION 18-204 OF THE ZONING ORDINANCE.



VICINITY MAP
SCALE: 1" = 200'



REVISIONS		
NO.	SHEET NUMBER AND REVISION DESCRIPTION	DATE
1.	(1) REVISED MAJOR REQUEST (NOTE 17); REVISED SITE TABS. REVISION NOTE 4. (2) ADDED FLOODPLAIN LINE, UPDATED RPA LIMIT (3) REVISED LHM, ADDED FLOODPLAIN LINE, UPDATED RPA LIMIT (4-6) REVISED SITE LAYOUT, DIMENSIONS, REVISED PARKING LOT, ADDED LANDSCAPING, ADDED FLOODPLAIN LINE, UPDATED RPA LIMIT, REVISED ENTRANCE. (7) REVISED AS PER SHEETS I-6 & R-2, ADDED LANDSCAPING, REVISED PARKING LOT LANDSCAPING COMPUTATIONS, ADDED TREE PRESERVATION PLAN, REVISED TREE SAVE & RESTRICTION AREAS. (8) ADDED TREE RESTRICTION/PROHIBITIVE SPECIES NOTES; REVISED 10-YEAR TREE CROPPY CALCULATIONS (10-11) ADDED ADDITIONAL DETAIL INFORMATION, UPDATED TREE & SHIP MAPS; REVISED TREE COMPUTATIONS.	8-16-12
2.	(4) SAVED LOADING SPACE LOCATIONS	10-15-12
3.	(2-4) REVISED DL, 20' R/W INDICATION	10-18-12

NO CHANGES, OTHER THAN THOSE SPECIFIED ABOVE, HAVE BEEN MADE TO THIS PLAN FROM WHAT WAS PREVIOUSLY SUBMITTED OR APPROVED.

SITE AREA :			
PARCEL 33	370,864.6	(8,517 Ac)	
PARCEL 33A	39,900.0	(0,916 Ac)	
TOTAL	410,864.6	(9,433 Ac)	

SITE TABULATIONS

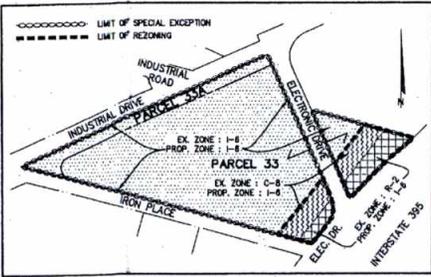
	I-6 ZONE		
	REQUIRED	EXISTING	PROVIDED
MINIMUM LOT AREA	20,000.0	39,900.0	
MINIMUM LOT WIDTH	100'	284'	
MINIMUM YARDS :			
FRONT	45'/40' MINIMUM	45'/40' MINIMUM	
SIDE	N/A	N/A	
REAR	N/A	N/A	
	REQUIRED	EXISTING	PROPOSED
GROSS FLOOR AREA			
EXISTING OFFICE		10,068.0	10,068.0
EXISTING WAREHOUSE		64,177.0	
(OFFICE, MAINTENANCE, SHOP & MISC)			5,400.0
PROPOSED OFFICE/RESTROOMS/MISC			400.0
TOTAL		74,245.0	15,868.0
MAXIMUM FLOOR AREA RATIO	0.50	0.18	0.04
MAXIMUM BUILDING HEIGHT:			
EXISTING OFFICE	75'	28'	28'
EXISTING WAREHOUSE	75'	35'	35'
(OFFICE, MAINTENANCE, SHOP & MISC)			
PROPOSED OFFICE/RESTROOMS/MISC	75'	N/A	15'a
MECHANICAL EQUIPMENT	75'	N/A	60' (SEE NOTE 17)
LANDSCAPED OPEN SPACE	10% (10.94 Ac)	12% (11.33 Ac)	12% (11.33 Ac)

PARCEL OR ZONE	EXISTING ZONING:				TOTAL ACRES	TOTAL ACRES
	IR	CA	RES	IND		
PARCEL 33P	316,279	7,240	25,968	0,688	25,968	6,517
PARCELS 33A	0	0	0	0	0	0
TOTAL	316,279	7,240	25,968	0,688	25,968	6,517

NOTE: PARCEL #33 IS SPLIT BY ELECTRONIC DRIVE	
PART OF PARCEL 33 CURRENTLY ZONED C-6	6,883 ACRES
PART OF PARCEL 33 CURRENTLY ZONED R-2	3,765 ACRES
TOTAL AREA OF GEP	10,648 ACRES

	REQUIRED	PROVIDED
PARKING		
MANUFACTURING ESTABLISHMENT :		
1 space/employee on major shift		
+ 1 space/optional vehicle and place of equipment	26 spaces	26 spaces
OFFICE :		
3.8 spaces/1,000 GFA	38 spaces	70 spaces
TOTAL :	64 spaces	96 spaces

	REQUIRED	PROVIDED
LOADING		
MANUFACTURING ESTABLISHMENT :		
1 space/10,000 GFA		
+ 1 space/acre/30,000 GFA, or major fraction thereof	1 space	1 space
OFFICE :		
1 space/1st 10,000 GFA		
+ 1 space/acre/30,000 GFA, or major fraction thereof	1 space	1 space
TOTAL :	2 spaces	2 spaces



ZONING MAP
SCALE: 1" = 200'



DEVELOPER
TITAN VIRGINIA READY-MIX L.L.C.
1151 AZALEA GARDENS ROAD
NOXLOK, VIRGINIA 23062
(757) 858-6500

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9	DETAILS
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11	OVERALL DRAINAGE MAP

CPI Charles P. Johnson & Associates, Inc.
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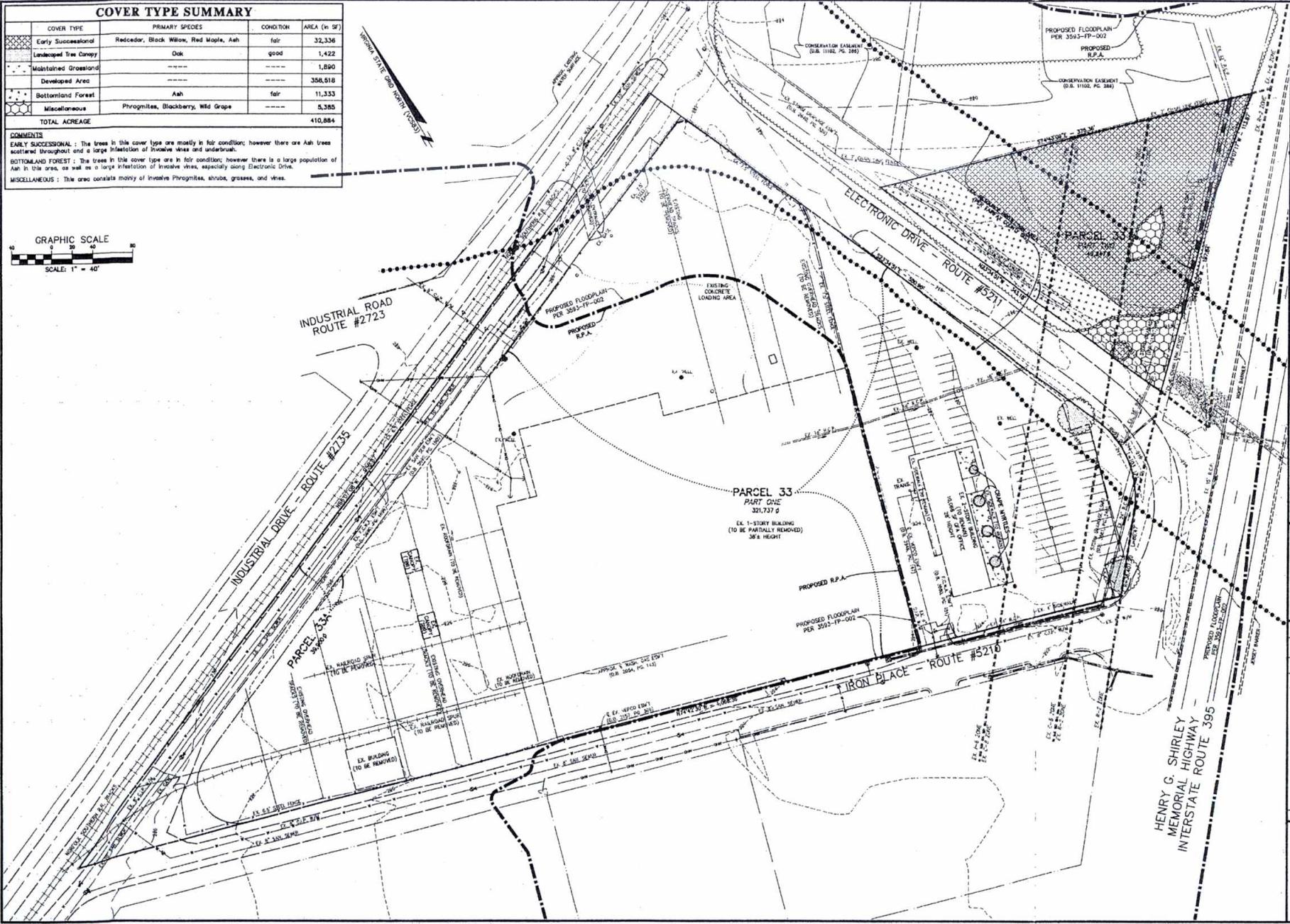
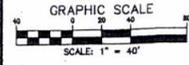
DATE: MAY 4, 2012
REVISED: AUGUST 16, 2012
OCTOBER 15, 2012
OCTOBER 18, 2012

SHEET 1 OF 11

6600 ELECTRONIC DRIVE

COVER TYPE SUMMARY			
COVER TYPE	PRIMARY SPECIES	CONDITION	AREA (in SF)
Early Successional	Redcedar, Black Willow, Red Maple, Ash	fair	32,336
Landskaped Tree Canopy	Oak	good	1,422
Maintained Grassland	-----	-----	1,890
Developed Area	-----	-----	356,618
Bottomland Forest	Ash	fair	11,333
Miscellaneous	Phragmites, Blackberry, Wild Grape	-----	5,385
TOTAL ACREAGE			410,864

COMMENTS
EARLY SUCCESSIONAL : The trees in this cover type are mostly in fair condition; however there are Ash trees scattered throughout and a large infestation of invasive vines and underbrush.
BOTTOMLAND FOREST : The trees in this cover type are in fair condition; however there is a large population of Ash in this area, as well as a large infestation of invasive vines, especially along Electronic Drive.
MISCELLANEOUS : This area consists mostly of invasive Phragmites, shrubs, grasses, and vines.



REVISION: PREPARED TO APPROVAL
 DATE: _____
 DRAWN BY: _____
 CHECKED BY: _____
 PROJECT NO.: 12-503
 SHEET NO.: 11 OF 47
 DATE: MAY 2012
 SCALE: AS SHOWN
 PROJECT: SE PLAT/2008

CPJ Charles P. Johnson & Associates, Inc.
 10000 WOODBRIDGE BLVD., SUITE 200, WOODBRIDGE, VA 22192
 TEL: 703-595-1100 FAX: 703-595-1101
 WWW.CPJ-VA.COM

6600 ELECTRONIC DRIVE
 EXISTING VEGETATION MAP
 MASON DISTRICT
 FAIRFAX COUNTY, VIRGINIA

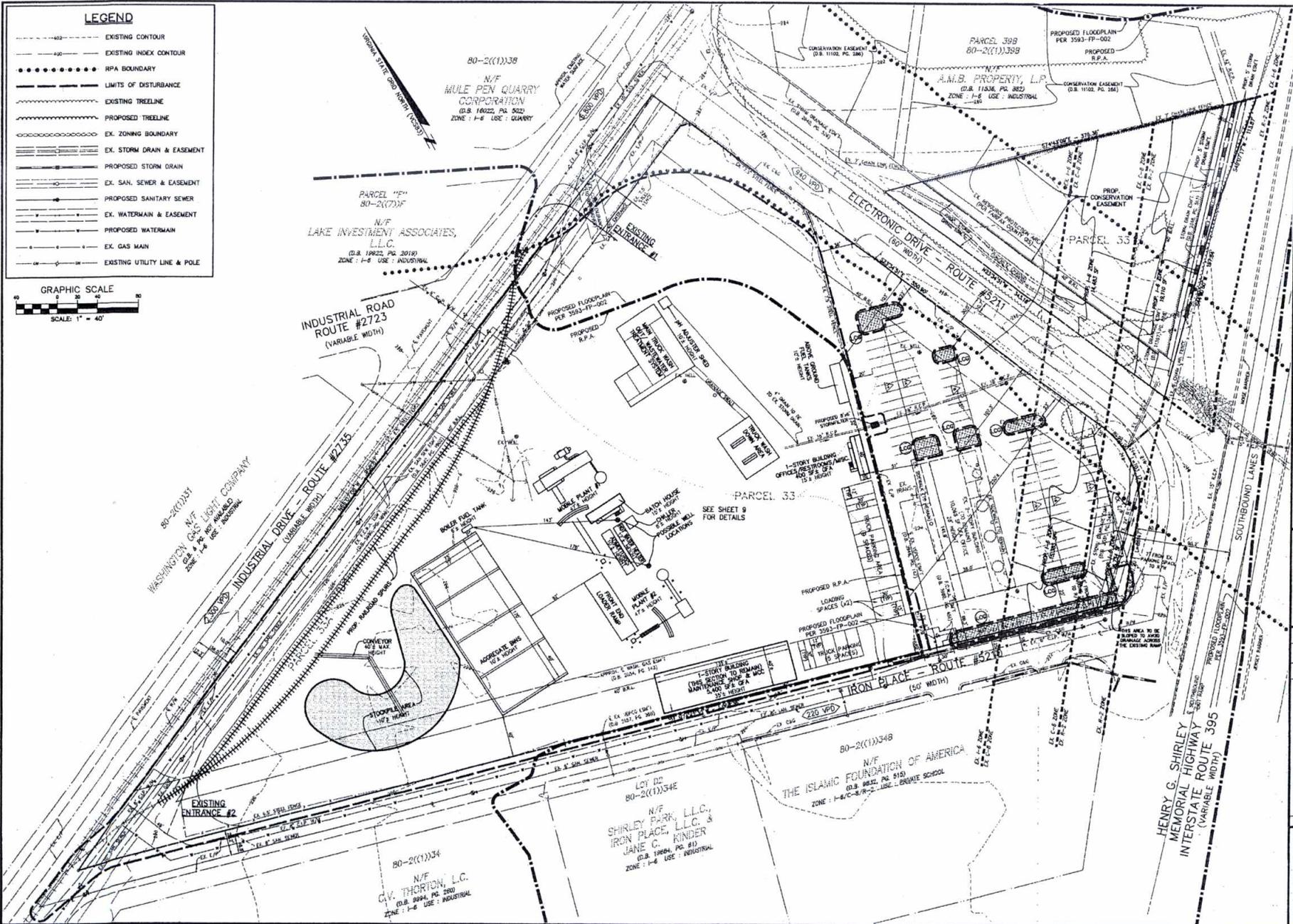
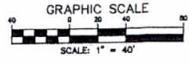
PREPARED BY: _____
 CHECKED BY: _____
 DATE: _____
 SCALE: _____
 PROJECT: _____

DESIGN: _____
 KEY: _____
 DATE: _____
 SCALE: _____
 PROJECT: _____

SHEET 3 OF 11
 PROJ NO: 12-503
 TYPE: SE PLAT/2008

LEGEND

- EXISTING CONTOUR
- EXISTING INDEX CONTOUR
- RPA BOUNDARY
- LIMITS OF DISTURBANCE
- EXISTING TREELINE
- PROPOSED TREELINE
- EX. ZONING BOUNDARY
- EX. STORM DRAIN & EASEMENT
- PROPOSED STORM DRAIN
- EX. SAN. SEWER & EASEMENT
- PROPOSED SANITARY SEWER
- EX. WATERMAIN & EASEMENT
- PROPOSED WATERMAIN
- EX. GAS MAIN
- EXISTING UTILITY LINE & POLE



**SPECIAL EXCEPTION PLAN
GENERALIZED DEVELOPMENT PLAN
PHASE ONE**

6600 ELECTRONIC DRIVE

MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE: _____ REVISION: _____ TO: _____

PROJECT NO: 12-503

SHEET NO: 4 OF 11

TYPE: SE PLAT/ODP

DESIGN: _____

CHECK: _____

DATE: MAY 2012

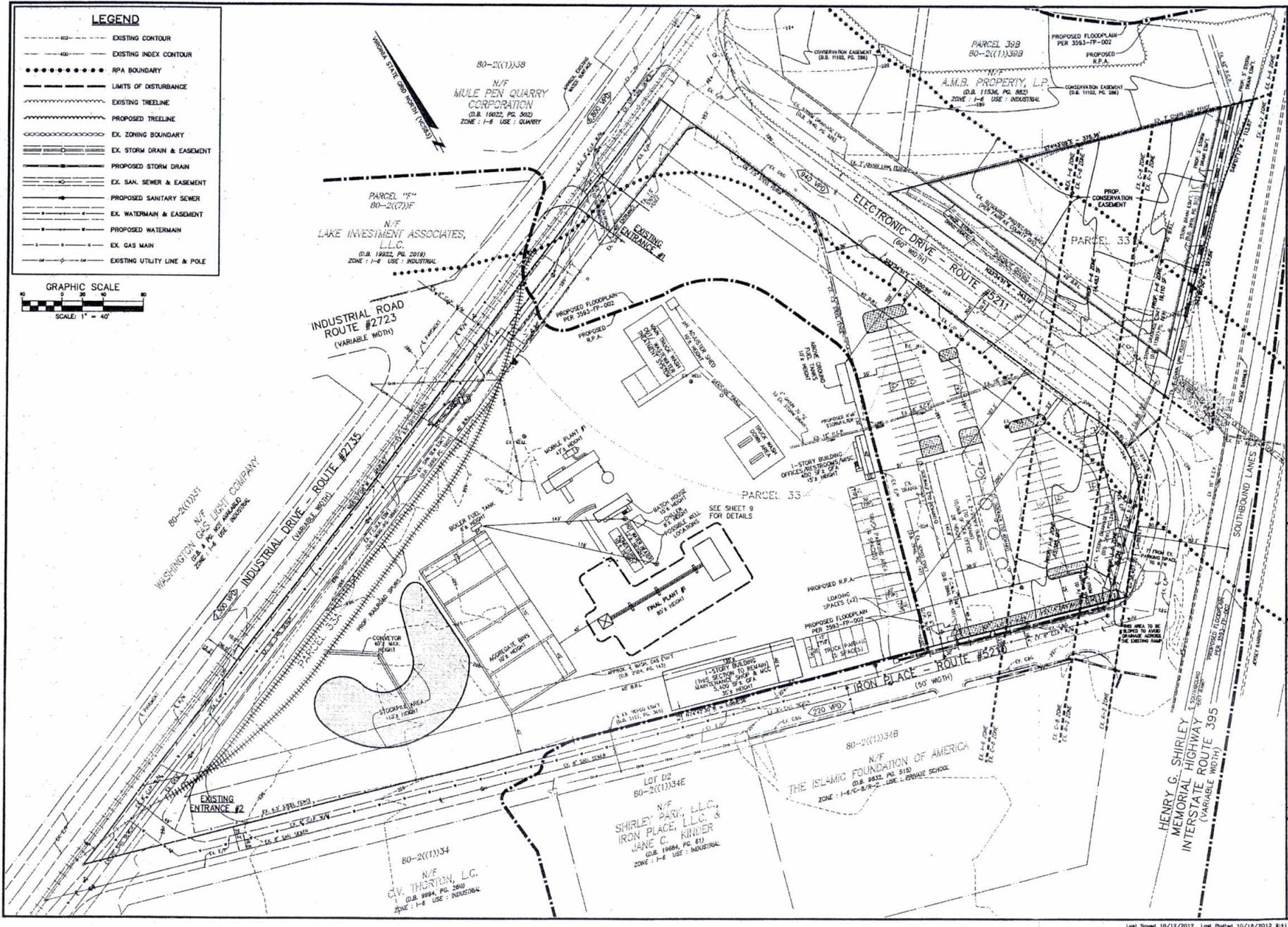
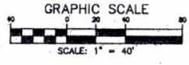
SCALE: _____

NOTES: _____

CPJ Charles P. Johnson & Associates, Inc.
 10000 Lee Blvd., Suite 217, Fairfax, VA 22030
 (703) 261-4800
 www.cpj.com

LEGEND

- 60' --- EXISTING CONTOUR
- 40' --- EXISTING INDEX CONTOUR
- RPA BOUNDARY
- LIMITS OF DISTURBANCE
- EXISTING TREELINE
- PROPOSED TREELINE
- EX. ZONING BOUNDARY
- EX. STORM DRAIN & EASEMENT
- PROPOSED STORM DRAIN
- EX. SAN. SEWER & EASEMENT
- PROPOSED SANITARY SEWER
- EX. WATERMAIN & EASEMENT
- PROPOSED WATERMAIN
- EX. GAS MAIN
- EXISTING UTILITY LINE & POLE



**SPECIAL EXCEPTION PLAN
GENERALIZED DEVELOPMENT PLAN
PHASE TWO**

6600 ELECTRONIC DRIVE

MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE: 10/12/2012
 REVISION: PRELIMINARY
 APPROVAL: [Signature]

REVISED BY	REVISED DATE	REVISED DESCRIPTION	REVISED BY	REVISED DATE

PROJECT NO: 12-503
 SHEET NO: 5 OF 11
 DATE: 10/12/2012
 MARKET: 47
 TYPE: SE PLAT/GDP

Laid: 10/12/2012 10:12 AM
 Plotted: 10/12/2012 9:41 AM
 Sheet: N:\12503\DWG\00-10002

CPJ Charles P. Johnson & Associates, Inc.
 10000 WOODBURN AVENUE
 SUITE 200
 FAIRFAX, VA 22033
 (703) 271-1100
 www.cpjva.com

TREE REFORESTATION & INVASIVE SPECIES REMOVAL CONDITIONS:

- AT THE TIME OF SITE PLAN, AN INVASIVE SPECIES MANAGEMENT PROGRAM WILL BE SUBMITTED AS PART OF THE SITE FOR THE TREE CONSERVATION ORDINANCE TO INCLUDE ALL TREE SAVE AREAS THAT MAY CONTAIN INVASIVE PLANT MATERIAL THAT CLEARLY IDENTIFIES TARGETED SPECIES, DETAILS REMOVAL AND TREATMENT TECHNIQUES, POSSIBLY REPLANTING WITH HERBACEOUS AND WOODY MATERIAL, MONITORING, AND PROGRAM DURATION, AS DETERMINED NECESSARY BY THE URBAN FORESTRY MANAGEMENT DIVISION. IT SHOULD BE NOTED THAT ANY LARGE SCALE REMOVAL (OTHER THAN SEVERING AND TREATING VINE REGROWTH ON AND AROUND TREES OF INVASIVE SPECIES WITHIN THE IPA WILL LIKELY REQUIRE ADDITIONAL PERMITTING (MOA) THROUGH THE SITE DEVELOPMENT AND INSPECTIONS DIVISION AT SITE PLAN SUBMISSION.
- TREE REFORESTATION PLAN SHALL DELINEATE THE LOCATION, SPECIES AND PLANT SIZE FOR THE NEW PLANTINGS.
- THE TREE REFORESTATION PLAN SHALL FOLLOW THE GUIDELINES PER THE CHEESAPEAKE BAY PRESERVATION ORDINANCE, FAIRFAX COUNTY PUBLIC FACILITIES MANUAL, AND CURRENT ANSI STANDARDS.

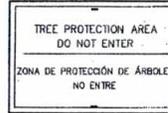
TREE PRESERVATION NARRATIVE:

Trees as referred to in this document are considered those trees that are protected by limits of clearing and grading and shown for preservation on approved plans.

- Tree Protection Approval:** Selective tree removal, root pruning, and tree protection fence installation should be completed prior to any parking lot tree island construction operations. An UFMD, DPWES, representative shall be contacted a minimum of three (3) days prior to any site clearing, grading or demolition activities so to begin, to inspect the site to insure that the tree protection has been installed.
- Protection of Existing Understory Vegetation and Soil Conditions in Tree Preservation Areas:** All tree preservation-related work occurring in or adjacent to tree preservation areas shall be accomplished in a manner that minimizes damage to vegetation to be preserved in the lower canopy environment, and to the existing top soil and leaf litter layers that provide nourishment and protection to that vegetation. Any removal of any vegetation or soil disturbance in tree preservation areas including the removal of plant species that may be protected as nuisance or invasive, such as poison ivy, greenstern, multi-stemmed rose, etc. shall be subject to the review and approval of UFMD, DPWES
- Use of Equipment:** Except as qualified herein, the use of motorized equipment in tree preservation areas will be limited to hand-operated equipment such as chainsaws, wheel barrows, rakes and shovels. Any work that requires the use of motorized equipment, such as tree transplanting spades, skid loaders, tractors, trucks, stump-grinders, etc., or any accessory or attachment connected to this type of equipment shall not occur unless pre-approved by UFMD.
- Root Pruning:** Tree preservation Areas shall be root pruned along the limits of clearing adjacent to significant trees 20" dbh and greater or as noted by the project arborist in the Tree Inventory and Activity Schedule. Root pruning shall be a minimum of 18" deep and shall be accomplished using a small walk behind trencher or air spade. The root pruning trench shall be back-filled immediately. Sit fence/soil fence installation utilizing walk behind trencher can be substituted for root pruning as long as a minimum depth of 18" is achieved.
- Mulching:** Mulch shall be placed in areas as indicated on approved plans. Trees/areas indicated will be mulched with wood chips generated from on site clearing or tree removal and pruning operations when possible. Shredded hardwood mulch from other sites may be utilized if approved by project arborist. Mulch shall be spread in a uniform depth of three (3") inches by hand.
- Tree Protection Fencing:** Tree Preservation Areas shall be protected per the attached Tree Protection Detail. Fencing shall be erected at the limits of clearing and grading as shown on the demolition, and erosion and sediment control sheets. The installation of all tree protection fence types should be performed under the supervision of a certified arborist, and accomplished in a manner that does not harm existing vegetation that is to be preserved. Tree preservation signs shall be clearly visible to all construction personnel. Bilingual signs stating "TREE PRESERVATION AREA - KEEP OUT" shall be affixed to the tree preservation fence at least every 30 feet, and three (3) working days prior to the commencement of any parking lot tree island construction work, but subsequent to the installation of the tree protection devices including fencing. UFMD and the district supervisor staff shall be notified and given the opportunity to inspect the site to assure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities in the parking lot adjacent to the tree save areas shall occur until the fencing is installed correctly, as determined by UFMD.
- Tree Protection Maintenance:** Fencing shall be maintained in an upright position for the duration of the parking lot tree island construction and planting of the trees in the new islands. Tree protection fencing that is damaged as a result of parking lot tree island and tree installation operations shall be repaired prior to the end of the workday that the damage occurred.
- Pruning:** All pruning shall conform to current ANSI pruning standards. Trees designated for pruning shall be crown cleaned of deadwood 2" and greater unless otherwise specified by the project arborist. The interior of trees shall not be stripped of live tissue, suckers, or epicormic branches. Damaged, crossing, and rubbing branches may be removed at the arborist's discretion. Debris from pruning operations may be chipped and deposited into the Tree Preservation Areas and spread by hand to a uniform depth. Chips shall not be removed from the site.
- Site Monitoring:** During any clearing or tree/vegetation structure removal or translocation of vegetation on the subject site, a representative of the applicant shall be present to monitor the process and ensure that the activities are conducted as approved by UFMD. The applicant should retain the services of a certified arborist to monitor all construction work and tree preservation efforts in order to ensure conformance with all tree preservation conditions, and UFMD approvals. Monitoring inspections to ensure compliance with tree preservation plans and other jurisdictional requirements shall be conducted daily during fence installation and then monthly until the parking lot tree island construction is completed. The district supervisor shall be notified of the same and contact information of the Applicant's representative responsible for site monitoring at the tree preservation walk-through meeting.

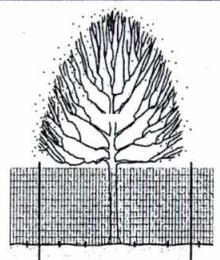
TREE INVENTORY AND ACTIVITIES SPREADSHEET

Tree #	COMMON NAME	SCIENTIFIC BINOMIAL	DBH (IN)	HEIGHT (FT)	COMMENTS	STATUS	MOOT PRUNE	REMOVAL	REPLANT	ACTIVITIES
2	Red Oak	Quercus rubra	18	62	Little detail Canopy & into detack, epicormic pruning, tree is beginning to decline and therefore is recommended for removal.	Remove				



NOTES: 1. TREE PROTECTION SIGNS SHOULD BE MAINTAINED THROUGHOUT CONSTRUCTION.
2. BILINGUAL SIGNS WILL BE POSTED ON THE TREE PROTECTION FENCE AT LEAST EVERY 30 FEET.
3. SIGN SHOWN IS FOR INFORMATIONAL PURPOSES ONLY AND ACTUAL SIGNS MAY DIFFER IN APPEARANCE AND WORDING. CONTENT SHALL BE EQUAL.

TREE PROTECTION SIGN DETAIL
NOT TO SCALE

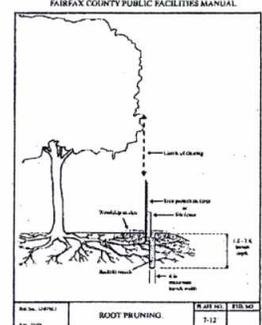


NOTE: TREE PROTECTION FENCING SHOULD BE MAINTAINED THROUGHOUT CONSTRUCTION

TREE PROTECTION FENCE DETAIL
NOT TO SCALE

Table 12.10 10-YEAR TREE CANOPY CALCULATION WORKSHEET

A. Tree Preservation Target Calculations and Summary (Table 12.3)		
A	Pre-development area of existing tree canopy	47,265 SF
B	Percentage of gross site area covered by existing tree canopy	11.3 %
C	Percentage of 10-year canopy required for site	10 %
D	Percentage of 10-year canopy requirement that should be met through tree preservation	11.3 %
E	Proposed percentage of canopy requirement that will be met through tree preservation	24.4 %
F	Has the Tree Preservation Target minimum been met?	YES
G	If no, provide those number where deviation request is located	NA
B. Tree Canopy Requirement		
1	Identify gross site area	410,884 SF
2	Subtract area dedicated to road footage and parks	0 SF
3	Subtract area of exemptions	0 SF
4	Adjusted gross site area (B1 - B2 - B3)	410,884 SF
5	Identify site's zoning and/or use	IC
6	Percentage of 10-year canopy required	10 %
7	Area of 10-year canopy required (A x B6)	41,088 SF
8	Is a modification of canopy requirements being requested?	NO
9	If so, provide sheet number where modification request is located	NA
C. Tree Preservation		
1	Tree Preservation Target Area	4,727 SF
2	Total canopy area meeting standards of 10-2000	0 SF
3	Total canopy area of unique or valuable forest or wooded communities	0 SF
4	Total canopy area of unique or valuable forest or wooded communities	0 SF
5	Total canopy area of heritage, Memorial, Specimen or Street Trees	0 SF
6	Total canopy area of heritage, Memorial, Specimen or Street Trees	0 SF
7	Canopy area of trees within Resource Protection Areas and 100-year Rootguards	33,366 SF
8		0 SF
9	Total of C1, C4, C7, and C8	33,366 SF
D. Tree Planting		
1	Area of canopy to be met through tree planting (B7 - C9)	7,722 SF
2	Area of canopy to be planted for air quality benefits	3,200 SF
3	Area of canopy to be planted for water quantity	1,800 SF
4	Area of canopy to be planted for water quantity	0 SF
5	Area of canopy to be planted for water quality benefits	0 SF
6	Area of canopy to be planted for water quality benefits	0 SF
7	Area of canopy to be planted for wildlife benefits	400 SF
8	Area of canopy to be planted for wildlife benefits	600 SF
9	Area of canopy provided by native trees	0 SF
10	Area of canopy provided by native trees	1,500 SF
11	Area of canopy provided by other trees	0 SF
12	Area of canopy provided by other trees	0 SF
13	Area of canopy provided by improved outdoors and walkways	0 SF
14	Area of canopy provided by improved outdoors and walkways	25% credit
15	Area of canopy provided through tree planting	2,450 SF
16	Area of canopy provided through native shrubs or woody seed mix	2,450 SF
17	Area of canopy provided through native shrubs or woody seed mix	0 SF
18	Area of canopy provided through native shrubs or woody seed mix	0 SF
19	Percentage of the D15 represented by the D16 (must not exceed 32% of D16)	7.8% %
20	Total canopy area to be provided through tree planting	7,800 SF
21	Is official planting rate requested?	NO
22	Canopy area requested to be provided through offset banking or tree land	0 SF
23	Amount to be deposited into the Tree Preservation and Planting Fund	0 SF
E. Total of 10-year Tree Canopy Provided		
1	Total canopy area provided through tree preservation (C10)	33,366 SF
2	Total canopy area provided through tree planting (D16)	7,800 SF
3	Total canopy area provided through offset banking (D20)	NA SF
4	Total 10-year tree canopy provided	41,166 SF
Total 10-year tree canopy provided (% of net site area)		10.2 %



ROOT PRUNING
NOT TO SCALE

LIST OF APPROVED TREES FOR PARKING LOT AREA						
SYN	BOTANICAL NAME	COMMON NAME	SIZE	10-YEAR CROP	CREDIT TAKEN	CREDIT AMOUNT
SHADE TREES						
AR	ACER RUBRUM	RED MAPLE	2" CAL	200	AD	1.50 300
AS	ACER SACCHARINUM	SUGAR MAPLE	2" CAL	200	AD	1.50 300
CI	CARYA BLANDESIANA	PECAN	2" CAL	200	AD	1.50 300
CO	CARYA OVATA	SHAGBARK HICKORY	2" CAL	200	AD	1.50 300
FG	FAGUS GRANDIFOLIA	AMERICAN BEECH	2" CAL	200	AD	1.50 300
GD	QUERCUS BILBOA (MALE ONLY)	GRASSO	2" CAL	200	AD	1.50 300
LT	LIRIODENDRON TULIPIFERA	TULIP POPLAR	2" CAL	200	AD	1.50 300
DA	QUERCUS ALBA	WHITE OAK	2" CAL	200	WL	1.50 300
DB	QUERCUS BICOLOR	SWAMP WHITE OAK	2" CAL	200	WL	1.50 300
DC	QUERCUS COCCINEA	SCARLET OAK	2" CAL	200	WL	1.50 300
DB	QUERCUS IMBRICARIA	SHINGLE OAK	2" CAL	200	WL	1.50 300
GP	QUERCUS PALustris	PIN OAK	2" CAL	200	WL	1.50 300
GP	QUERCUS PELLIERI	WILLOW OAK	2" CAL	200	WL	1.50 300
QR	QUERCUS RUBRA (BORNEALS)	NORTHERN RED OAK	2" CAL	200	WL	1.50 500
TA	TILIA AMERICANA	BASSWOOD	2" CAL	200	AD	1.50 300
UP	ULMUS PARVIFOLIA	CHINESE ELM	2" CAL	200	AD	1.50 300
ZS	ZELKOVA SERBATA	JAPANESE ZELKOVA	2" CAL	200	AD	1.50 300

AD = AIR QUALITY WL = WILDLIFE
TREES FROM THE ABOVE LIST TAKEN FROM THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL SHALL BE USED FOR THE PARKING LOT ISLAND PLANTINGS. TREES MAY BE ADDED OR SUBSTITUTED WITH WRITTEN PERMISSION FROM THE FAIRFAX COUNTY URBAN FORESTRY MANAGEMENT DIVISION.

THIS SHEET IS FOR LANDSCAPE & TREE PRESERVATION PURPOSES ONLY

REVISION: PRIOR TO APPROVAL

DATE: _____

Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers • Planners • Landscape Architects • Arborists
2900 Transit Dr., Ste. 200, Norfolk, VA 23502, Tel: 757-243-1800, Fax: 757-243-1808
www.cpaia.com • Chesapeake, VA • Alexandria, VA • Fairfax, VA • Reston, VA • Tyngsboro, VA

LANDSCAPE & TREE PRESERVATION NOTES & DETAILS

6600 ELECTRONIC DRIVE

MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

PAUL B. JOHNSON, P.E., LEED AP
Professional Engineer
Professional Landscape Architect

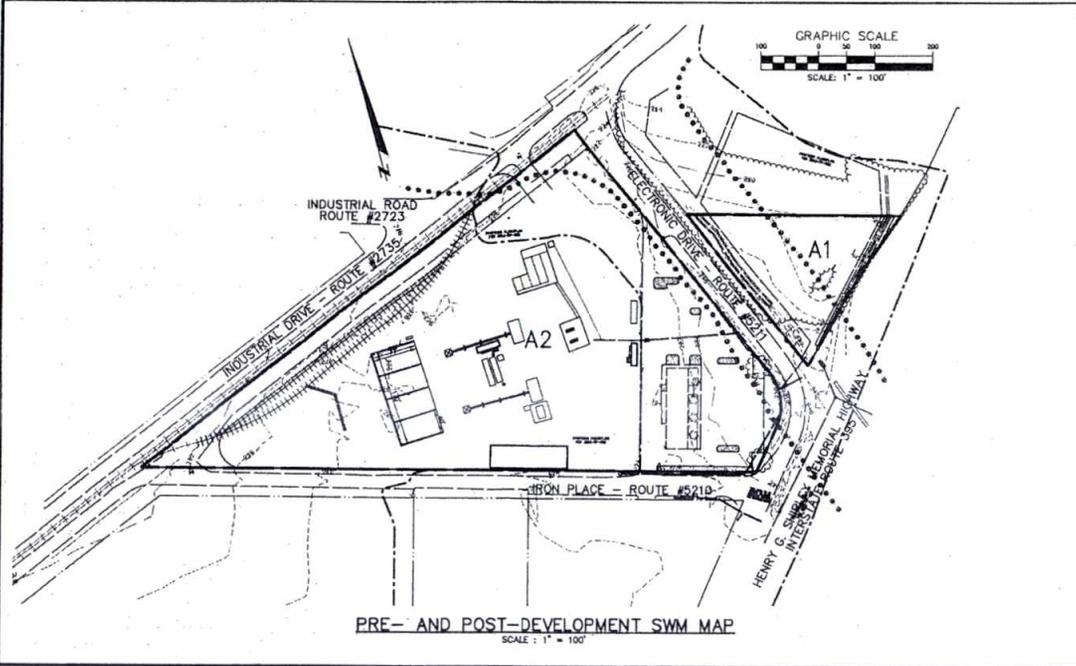
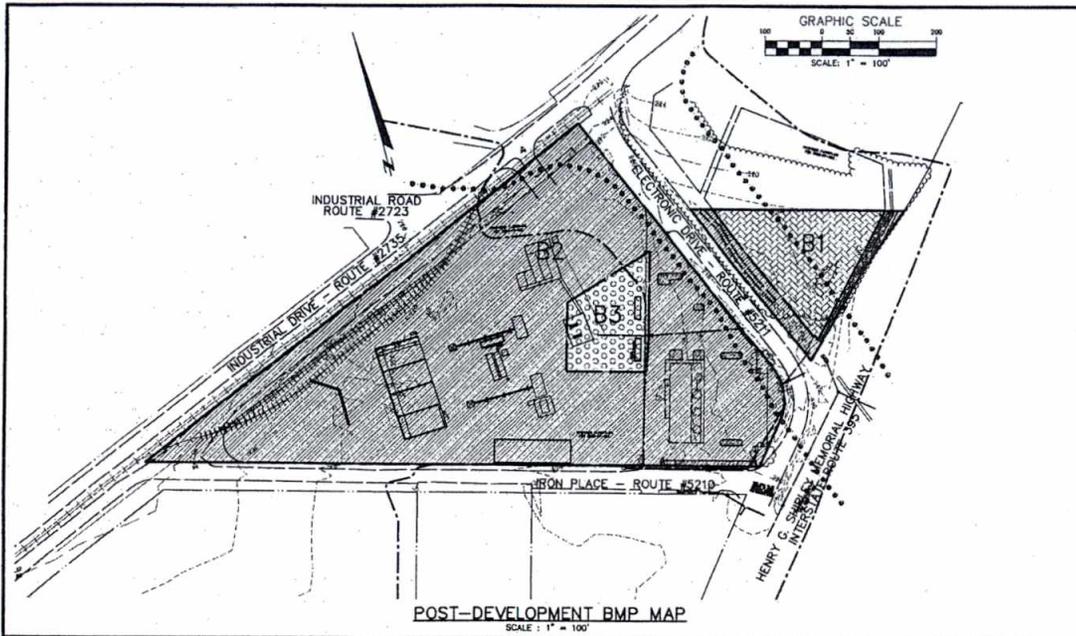
DATE: _____

SCALE: _____

SHEET 8 OF 11

PRJ NO: 12-503
TYPE: SE PLAT/GDR

Printed: 5/16/2012 11:50:00 AM
Last Plotted: 5/16/2012 2:23 PM
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BMP LEGEND

	B1 CONSERVATION EASEMENT
	B2 ONSITE UNCONTROLLED
	B3 ONSITE TO STORMFILTER

BMP COMPUTATIONS

Part 1. List all of the Subareas and "C" Factors used in the BMP Computations

Subarea Designation and Description	"C" (1)	Acres (2)
B1 - Onsite Conservation Easement	0.25	0.81
B2 - Onsite Uncontrolled	0.85	8.06
B3 - Onsite to Storm Filter	0.50	0.26

Part 2. Compute the Weighted Average "C" Factor for the Site

(A) Area of the site	(B) Weighted Average "C" Factor	(C) Total "C" Factor
8.43	0.50	4.215

Part 3. Compute the Total Phosphorus Removal for the Site

Subarea Designator	BMP Type	Removal Eff. (%)	Area (Ac)	"C" Factor Ratio	Product
(1)	(2)	(3)	(4)	(5)	(6)
B1	Conservation	100	0.81	1.00	0.81
B2	Uncontrolled	0	8.06	0.25	0.00
B3	Storm Filter	50	0.26	1.07	0.13
(4) Total =					0.94

SWM COMPUTATIONS

Pre-Development Condition

A1	A2	A3	A4	A5	A6	A7	A8	A9	A10
1.13	0.30	1.13	0.30	1.13	0.30	1.13	0.30	1.13	0.30
0.23	0.87	0.23	0.87	0.23	0.87	0.23	0.87	0.23	0.87
0.43	0.30	0.43	0.30	0.43	0.30	0.43	0.30	0.43	0.30
0.23	0.87	0.23	0.87	0.23	0.87	0.23	0.87	0.23	0.87
0.43	0.30	0.43	0.30	0.43	0.30	0.43	0.30	0.43	0.30
0.23	0.87	0.23	0.87	0.23	0.87	0.23	0.87	0.23	0.87
0.43	0.30	0.43	0.30	0.43	0.30	0.43	0.30	0.43	0.30
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0.23	0.87	0.23	0.87	0.23	0.87	0.23	0.87	0.23	0.87
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0.23	0.87	0.23	0.87	0.23	0.87	0.23	0.87	0.23	0.87
0.43	0.30	0.43	0.30	0.43	0.30	0.43	0.30	0.43	0.30
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0.43	0.30	0.43	0.30	0.43	0.30	0.43	0.30	0.43	0.30
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0.23	0.87	0.23	0.87	0.23	0.87	0.23	0.87	0.23	0.87
0.43	0.30	0.43	0.30	0.43	0.30	0.43	0.30	0.43	0.30
0.23	0.87	0.23	0.87	0.23	0.87	0.23	0.87	0.23	0.87
0.43									

DESCRIPTION OF THE APPLICATION

The application property consists of a total of 9.43 acres, which is split-zoned to the R-2, C-8, and I-6 Districts. The applicant, Titan America, LLC, requests approval to rezone the R-2 (0.592 acres) and C-8 (0.683 acres) portions of the subject property to the I-6 District. The rezoning has been requested to resolve a unique situation, where due to previous takings of land from the subject property for the construction of Interstate 395, there are small strips of residual zoning Districts (R-2 & C-8) within the application property. The rezoning application has been filed only on the 1.28 acres that comprise the R-2 and C-8 portions of the site. The remaining 8.16 acres is currently zoned I-6 and not subject to any proffers and the rezoning application is not proposing proffers that restrict the future use(s) of the 1.28 acres. Any other uses of the site, which are not subject to the special exception application, will be subject to the I-6 District Standards of the Zoning Ordinance. The applicant also seeks approval of a special exception on the entire site to allow for a concrete mixing and batching plant, and an increase in the maximum building height from 75 feet to 85 feet, for the two "smoke stack" structures for the final mixing plants to be constructed on the site (the "smoke stack" structures will occupy a very small area of the central portion of the site). The Concrete Mixing and Batching Plant will include accessory uses such as storage of rock, sand, and gravel. The hours of operation will be 24 hours a day, seven days a week, and a maximum of 12 employees are estimated to be on the site at any one time. The maximum height proposed for the concrete plant is 85 feet for the "smoke stacks", and the proposed floor area ratio (FAR) is 0.05.

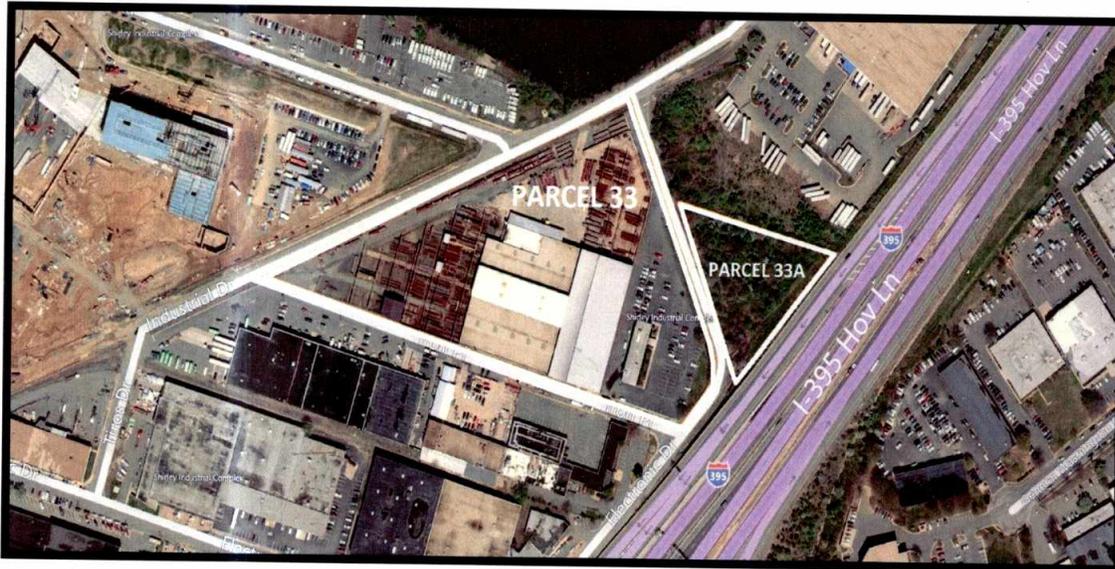
The proposed development would occur in three phases. Phase One would consist of the partial demolition of a majority of the existing metal canopy on the site and the addition of site improvements to accommodate two temporary ready-mix concrete batching plants, restrooms; and a maintenance shop. The existing two-story office building is to be retained and used for administrative offices. During Phase One, the unloading and storage of aggregates (rock, sand, and gavel) would occur either by railroad cars or by truck, and a truck wash down area with a wastewater treatment system will also be installed. The second phase of development would consist of the removal of one of the temporary ready-mix concrete batching plants, and the construction of final mixing plant number one, which would be a maximum of 85 feet in height. The third and final phase would consist of the removal of the last remaining temporary ready-mix concrete batching plant and the construction of the second final mixing plant, which would also be a maximum of 85 feet in height. With the final proposed development, three of the five existing structures on the Subject Property will be removed (the office building will be preserved, as well as an approximately 5,400-square foot portion of the existing 64,177 square foot cinder block building fronting along Iron Place).

The applicant's draft proffers are contained in Appendix 1, and staff's proposed development conditions are contained in Appendix 2. The applicant's affidavit and statement of justification are contained in Appendices 3 and 4, respectively.

LOCATION AND CHARACTER

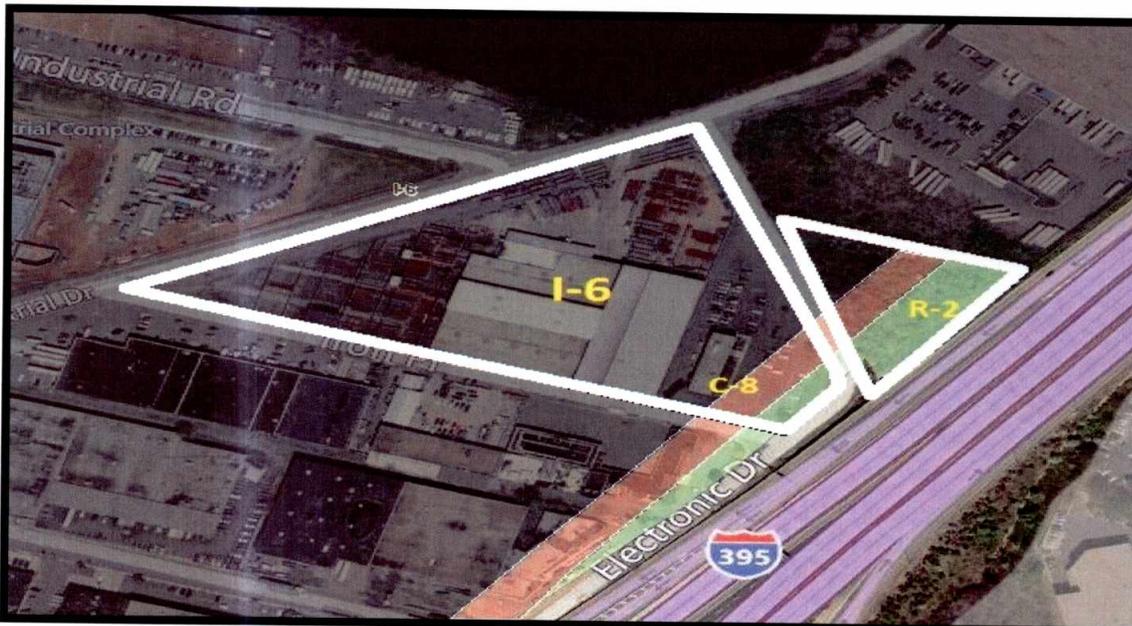
The site is located on the east side of Industrial Drive, north of Iron Place, along the north and south sides of Electronic Drive, within the Shirley Industrial Park (which is immediately west of Interstate 395). The site consists of approximately 9.43 acres zoned R-2 (0.59 acres), C-8 (0.68 acres), and I-6 (8.16 acres). The site is developed with four existing buildings, which were constructed in association with the Southern Iron Works, Inc., a manufacturing facility that operated at this location since the 1950s. The application property is bisected by Electronic

Drive, with Parcel 33 located on the west side of Electronic Drive and Parcel 33A located on the east side of Electronic Drive. The southeastern portion of Parcel 33 and all of Parcel 33A contains RPA and 100-year floodplain. The portion of Parcel 33 located within the RPA and 100-year floodplain currently consists of parking; Parcel 33A is currently vacant and heavily vegetated.



Surrounding Area

The site is surrounded by a variety of industrial uses developed on properties that are zoned I-6.



BACKGROUND

The first of the existing buildings (warehouse building) on the site was built in 1955; a portion of that building will be removed with the proposed development.

On March 9, 1982, the Board of Zoning Appeals approved V-81-A-195 to allow the erection of an overhead crane runway and cover to the front property line of the subject property. That variance is not applicable to the uses or structures associated with this application; copies are on file in the Zoning Evaluation Division.

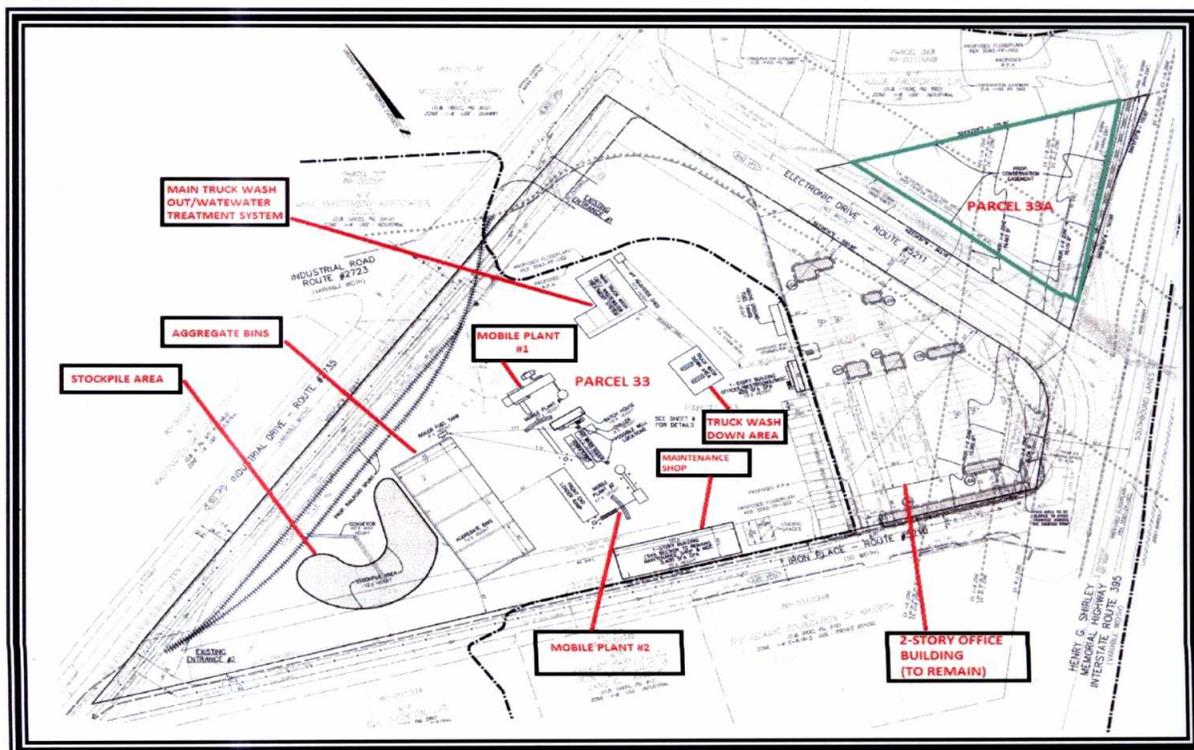
There have been no previous rezoning, special permit, or special exception requests on this property. Portions of the properties along the west side of I-395 were taken (condemned) by the Commonwealth of Virginia for easements and right-of-way required for the construction of I-395.

General Development Plan/Special Exception Plat (GDP/SE Plat) (Copy at front of staff report)

The staff analysis is based on the draft proffers and submitted GDP/SE Plat entitled "660 Electronic Drive" prepared by Charles P. Johnson and Associates, Inc., and dated May 4, 2012, as revised through October 18, 2012; the plan consists of eleven sheets.

As previously discussed, the proposed development would be constructed in three phases. There are currently four access points to the subject property; however, the GDP/SE Plat shows that two of the existing access points will be closed, and during all phases of the development, only two access points will be provided to the site. The two access points to be closed are located along Electronic Drive and Iron Place. Entrance One for the proposed development is depicted in the northeastern portion of the property, along Industrial Drive near its intersection with Electronic Drive. Entrance Two is depicted in the western corner of the site, along Iron Place, near its intersection with Industrial Drive. Proposed railroad spurs are shown to be provided along the site's Industrial Drive frontage, crossing both entrances to the site.

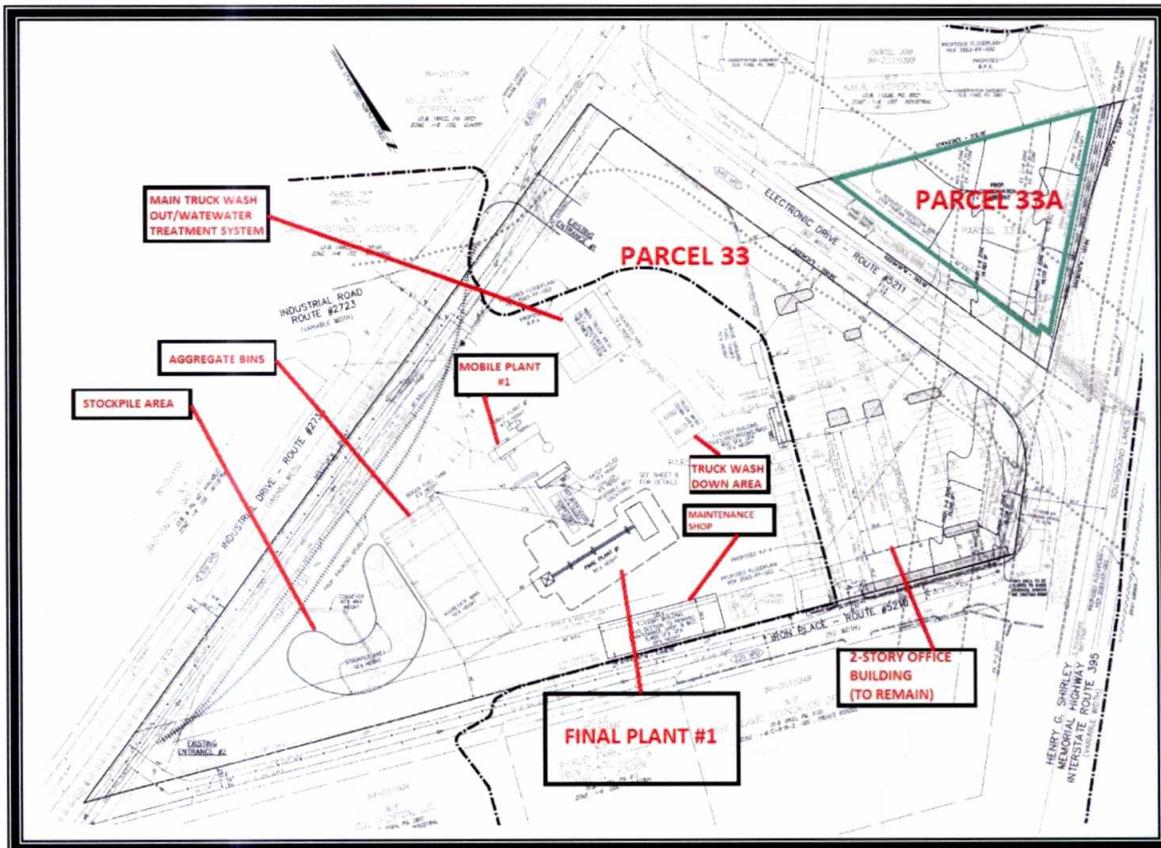
Phase 1



As previously mentioned, Phase One would consist of the partial demolition of a majority of the existing metal canopy on the site, and the addition of site improvements to accommodate two temporary ready-mix concrete batching plants; restrooms; and a maintenance shop. The existing two-story office building located in the southeastern portion of Parcel 33 is to be retained and used for administrative offices. Supplemental plantings, consisting of landscaped islands within the existing parking lot in the eastern portion of the site, are shown to be provided. Additionally, a conservation easement will be established over Parcel 33A.

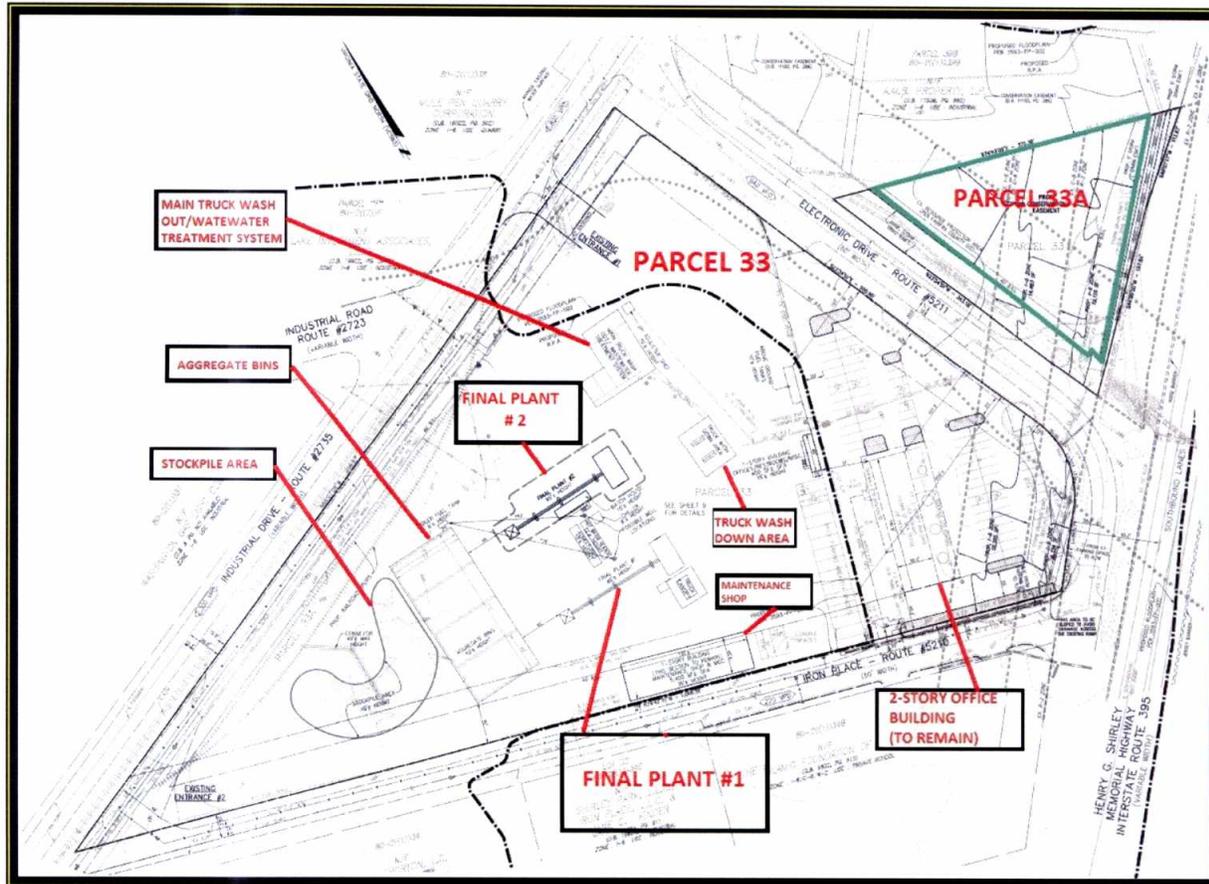
Unloading and storage of aggregates would occur either by railroad cars or by truck, and a truck wash down area with a wastewater treatment system would be installed during Phase One in the central portion of the site. The GDP/SE Plat depicts existing rail spurs on the site being relocated or replaced with new rail spurs, to be used for the unloading of imported aggregates, and an area for aggregate bins (a maximum of 10 feet in height), along with a stockpile area are depicted in the western portion of Parcel 33. A portion of the existing one-story cinder block building along the Iron Place boundary is shown to remain, to be used as a maintenance shop (5,400 square feet). Above ground fuel tanks (maximum of 10 feet in height) are shown in the eastern portion of the site, next to the parking lot.

Phase 2



The second phase of development would consist of the removal of one of the temporary ready-mix concrete batching plants, and the construction of the first final mixing plant, which would be a maximum of 85 feet in height.

Phase 3



The third and final phase would consist of the removal of the last remaining temporary ready-mix concrete batching plant and the construction of the second final mixing plant, which would also be a maximum of 85 feet in height. With the final proposed development, three of the five existing structures on the Subject Property will be removed, while the office building and an approximately 5,400-square foot portion of the existing cinder block building fronting along Iron Place will be preserved. At this time, the applicant has not provided and information regarding the timing of the proposed phases, other than the development of the site will be market driven.

COMPREHENSIVE PLAN PROVISIONS (Appendix 5)

The Fairfax County Comprehensive Plan, 2011 Edition, Annandale Planning District, Amended through June 19, 2012, Beltway South Industrial Area, Land Unit C, states:

“Land Unit C

Land Unit C generally is referred to as the Shirley Industrial Park and it is planned for industrial, office and public facilities uses as shown on the Plan map. The primary uses within this land unit are warehouses, distribution and processing plants. Future development and/or redevelopment of the industrially planned tracts should maintain this overall industrial orientation. Industrial uses are planned for development intensities up to .50 FAR. The existing buffer zone dedicated for public park along the northern boundary of this land unit (providing buffering for the Edsall Park residential community) should be maintained. This linear open

space buffer should be completed and should be considered for a network of pedestrian and bike trails to provide recreation and permit inter-community movement....”

The Comprehensive Plan map show the subject property is planned for Industrial uses.

ANALYSIS

Land Use Analysis (Appendix 5)

Use & Intensity

The subject property is located in an area that is planned for industrial uses at up to a 0.50 FAR. The applicant is proposing to rezone the entire property to the I-6 District, and to develop the entire site with a concrete mixing facility intended to serve the area surrounding the subject property. The proposed use is largely surrounded by existing industrial uses as well as a portion of the I-395 and I-495 interchange. The FAR for the proposed development is 0.05, which is well below the 0.50 maximum permitted. The requested special exception is based on the need for two structures at a maximum of 85 feet in height, which exceeds the maximum building height limit of 75-feet in the I-6 District. The two structures proposed to be a maximum of 85 feet in height are the final concrete mixing plants, which would be constructed in Phase Two and Phase Three. The two mixing plants would only consume a small portion of the central portion of the site and would be setback a minimum of 110 feet from the nearest property line (Iron Place). The requested rezoning is intended to unify the proposed use under a single zoning classification, as small portions of the site are currently zoned C-8 and R-2 and as the majority of the site is currently zoned I-6 with no proffers, staff has agreed that no use restrictions are appropriate with the current RZ request. The current use will be adequately regulated by the SE conditions and any future use(s) will be subject to the I-6 District regulations. Based on the information provided with the GDP/SE Plat and proffers, staff believes that the application is in conformance with the land use and intensity recommendations of the Comprehensive Plan.

Environmental Analysis (Appendix 5)

Buffering

The applicant has requested a waiver of the transitional screening and barrier requirements along all boundaries of the site. As previously mentioned, the subject property is located in a portion of the Shirley Industrial Park. The properties to the north, south and west are all planned and used for industrial purposes, and are zoned I-6 (heavy industrial), and I-395 is located to the east of the subject site. Par. 5 and Par. 6 of Sect. 13-305 of the Zoning Ordinance states that transitional screening and barriers may be waived or modified for the following reasons:

- Where the adjoining land is designated in the adopted comprehensive plan for a use which would not require the provision of transitional screening between the land under site plan and the adjoining property; or

- Where the adjacent property is zoned to allow a use similar to that of the parcel under site plan.

The application property meets both criteria for a waiver of transitional screening and barrier requirements; therefore, staff has no objections to the applicant's requests.

Noise and Dust

During the evaluation of this application, staff raised concerns regarding the amount of dust that may be produced as a result of the proposed activities on the site, and whether dust from the site would have an adverse impact on the site and on the surrounding area. To address the concern, the applicant proposes to install a truck wash down area with a wastewater treatment system on the site, and has indicated that in order to reduce the potential for dust on nearby roadways, all trucks leaving the Subject Property will be rinsed through the proposed truck wash down area. Staff has proposed a development condition to ensure that all trucks leaving the site are rinsed through the truck wash down area at all times. Therefore, this issue has been resolved.

Resource Protection Area (RPA)/100-Year Floodplain (Appendix 6)

The Chesapeake Bay Preservation Ordinance determines areas within the county where land uses are restricted or water quality measures must be provided. The most restrictive areas are within the Resource Protection Areas (RPAs). With few exceptions, development in these areas is restricted to water wells, recreation, infrastructure improvements, water-dependent activities, and redevelopment of permitted uses.

A Resource Protection Area (RPA) is located on the eastern portion of Parcel 33 and all of Parcel 33A; however, no new land disturbance other than supplemental planting is proposed within the RPA area.

Department of Public Works and Environmental Services (DPWES) staff noted that the existing stream to the east of the site has a drainage area of about 360 acres, which constitutes a major floodplain, and which encroaches into the site. In response, the applicant submitted a floodplain study to DPWES, and has shown the RPA/100-year floodplain delineation on the GDP/SE Plat. A final determination on the floodplain study shall be made by DPWES at the time of Site Plan review.

Water Quality

The applicant has indicated that runoff from the site will not be increased because of the proposed development. The GDP/SE Plat depicts one storm filter to be provided on the site for water quality measures for the development. In addition, a conservation easement will be established over the entire area of Parcel 33A. While the proposed measures may meet the water quality requirements for the site, staff does have some concern that due to the nature of the proposed use, a significant amount of dust may be generated and recommends additional water quality controls, such as Low Impact Development (LID) measures for the site. The Department of Public Works and Environmental Services (DPWES) will make the final determination on the adequacy of proposed water quality measures at the time of site plan review.

Transportation Analysis (Appendix 7)

Fairfax County Department of Transportation (FCDOT) staff has reviewed the subject application and made the following comments:

- The applicant should provide frontage improvements along the site's frontages from the site access on Iron Place continuous to site access on Electronic Drive. In lieu of the frontage improvements, the applicant can reduce their site parking significantly to provide more streetscape. Reducing the parking from 96 to approximately 65 to 70 spaces would be adequate.
- Continuous sidewalk should be provided along the site on Electronic Drive and Iron Place all the way to Industrial Drive. Traffic control devices may be needed where the sidewalk/crosswalk approach railroad spurs.
- The applicant should eliminate two access points and improve the remaining two access points.

The GDP/SE Plat has been revised to include the proposed Resource Protection Area (RPA) delineation, based on a floodplain study submitted to DPWES by the applicant. The RPA delineation shows that the site's entire frontage along Electronic Drive and a majority of the frontage along Iron Place is within the RPA. As a result, the applicant is not proposing any improvements or new construction (including sidewalk) within the RPA area. In addition to the comments addressed above, the applicant requested a waiver of the requirements for right-of-way dedication and construction of curb, gutter, and sidewalk along Industrial Drive, Electronic Drive, and Iron Place. FCDOT staff determined that additional right-of-way dedication is not required with this application, due to the location of the site, the surrounding uses, and the RPA and 100-year floodplain, which encroaches onto a significant portion of the application property. However, the application continues to propose 96 parking spaces when only 64 parking spaces are required. Therefore, staff has proposed a development condition to limit the maximum number of parking spaces on the site to 82 spaces. Any parking spaces removed from the site shall be replaced with supplemental plantings, determined by the Urban Forest Management, DPWES. Staff has stipulated the removal and restoration of the 14 eastern-most existing parking spaces on the site, which are within the RPA.

The application proposes to close two of the existing entrances to the site and show two of the existing entrances to remain with the proposed development. Both of the remaining access points will be required to meet the VDOT standards for commercial entrances.

The applicant has also requested a modification of the 10-foot off-street parking lot setback requirement from a right-of-way, in the eastern portion of the Subject Property, near the intersection of Iron Place and Electronic Drive. The existing parking lot is set back less than a foot from the existing right-of-way. The applicant does not propose any improvements in this portion of the site other than the installation of supplemental plantings within islands within the parking lot. Additionally, this area is within the RPA and 100-year floodplain areas on the site. As a result, the applicant is requesting a modification to allow the existing conditions to remain in this area. The imposition of staff's proposed development condition to remove the 14 eastern-most parking spaces on the site will resolve this issue.

Based on the factors discussed above and with the adoption of the proposed staff conditions, staff believes the transportation issues have been resolved.

Special Exception Requirements (See Appendix 8)

General Standards (Sect. 9-006)

Par. 1 and 2 require that the proposed use be in harmony with the Comprehensive Plan, and the purpose and intent of the applicable zoning district regulations. As described in the Land Use Analysis section, the subject property is located in an area that is planned for industrial uses at up to a 0.50 FAR. The proposed concrete mixing and batching plant is an industrial use that is in conformance with the recommendations of the Comprehensive Plan. Staff has proposed development conditions limiting the maximum FAR to 0.05, and the permitted uses to the concrete mixing and batching plant with storage and accessory uses, any other use of the property will require an SEA. Staff believes that with the adoption of the proposed development conditions, this standard will be met.

Par. 3 and 4 require that the proposed use 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; and that pedestrian and vehicular traffic associated with the use will not create hazards or conflict with the existing and anticipated traffic in the neighborhood. No changes to the site are proposed that would negatively impact development of neighboring properties or the existing traffic situation. Staff has proposed a development condition to limit trucks traveling to and leaving the site from using residential streets, except in the event of an emergency. Therefore, staff believes this condition has been met.

Par. 5 requires that landscaping and screening be in accordance with the provisions of Article 13. The applicant has requested a waiver of the transitional and barrier requirements along all boundaries of the site. Staff believes the proposed development will not adversely affect the properties adjacent to the site and has no objections to a waiver of the referenced requirements. Therefore, staff believes this standard will be met.

Par. 6, 7 and 8 require that open space, adequate utilities, drainage, signage, parking and loading spaces to be regulated in accordance with the Zoning Ordinance; however, the Board of Supervisors may impose more strict requirements for a given use than those set forth in this Ordinance. The amount of open space, parking spaces, and loading spaces proposed with the application meet or exceed the requirements of the Zoning Ordinance. Staff has proposed a development condition to ensure that all signage will comply with the Zoning Ordinance requirements, and the applicant will have to demonstrate that there is adequate outfall for the development at the time of site plan review. Therefore, staff believes this standard has been met.

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

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

Par. 1 and 2 require that all uses comply with the lot size, bulk regulations, and the performance standards specified for the zoning district in which located. As shown in the table below, the subject application complies with the lot size requirements, bulk standards, and performance standards for the I-6 District, other than those for which waivers or modifications have been requested, and are discussed elsewhere in this report. Therefore, this standard has been met.

Bulk Standards (I-6 Zoning)		
Standard	Required	Proposed
Min. Lot Area	20,000 square feet	39,900 square feet
Lot Width	100 ft.	294 ft.
Building Height	75 ft.	85 ft.*
Front Yard	45 degree angle of bulk plane, but not less than 40 ft.	3 ft. **
Side Yard	N/A	N/A
Rear Yard	N/A	N/A
F.A.R.	0.50	0.05
Open Space	10%	12%
Parking Spaces	1 per employee+1 per company vehicle & 3.6/1,000 GFA = 26 + 38 = 64 spaces	96 spaces
Loading Spaces	1 per 1 st 5,000 GFA + 1/ add'l 30,000 GFA & 1 per 10,000 GFA + 1 per add'l 20,000 GFA = 1 + 1 = 2 spaces	2 spaces

*SE requested to permit an increase in the maximum building height.

** Modification of the minimum required front yard requested pursuant to Sect. 9-625 of the Zoning Ordinance.

Par. 3 requires that all uses, including modifications or alterations to existing uses, be subject to the provisions of Article 17, Site Plans, prior to establishment. The subject application will be subject to site plan review if approved; therefore, this standard has been met.

Additional Standards for Heavy Industrial Uses (Sect. 9-511)

Par. 1 states that each applicant for a heavy industrial use shall provide with his application an evaluation of his proposed use, by a person or firm qualified to make such evaluations, indicating how the use can be made to comply with the applicable performance standards in Article 14. Such an evaluation has been provided in the applicant's statement of justification. The final determination regarding the application's compliance with the applicable standards of Article 14 shall be made at the time of Site Plan review; therefore, this standard has been met.

Par. 2 states, the Board of Supervisors may, in approving a special exception for a heavy industrial use, establish additional yard requirements, landscaping and screening and other standards that, in the opinion of the Board, will effect compatibility with the surrounding community. The applicant requested waiver of the peripheral parking lot landscaping requirement and a modification of the off-street parking set back requirement; however, staff has proposed a development condition requiring the applicant to remove the 14 eastern-most parking spaces on the site, and to restore that area with supplemental plantings, which will allow the above referenced requirements to be met and will significantly reduce the existing encroachments into the RPA. With the adoption of the proposed development conditions, this standard will be met.

Provisions for Approving an Increase in Building Heights (Sect. 9-607)

In the I-6 District, the Board may approve a special exception for an increase in height above the maximum building height regulations specified for the zoning district or a given use, but only in accordance with the following provisions:

1. An increase in height may be approved only where such will be in harmony with the policies embodied in the adopted comprehensive plan. As previously discussed, the proposed development is in harmony with the Comprehensive Plan recommendations for the site in terms of use and intensity.

2. An increase in height may be approved only in those locations where the resultant height will not be detrimental to the character and development of adjacent lands. As previously discussed, the two structures proposed to be a maximum of 85 feet in height are the final concrete mixing plants, which would be constructed in Phase Two and Phase Three of the development of the site. The two mixing plants would only consume a small portion of the central portion of the site and would be setback a minimum of 110 feet from the nearest property line (Iron Place). The subject property is located within the Shirley Industrial Park, and the properties to the north, south and west are all planned and used for industrial purposes. In addition, the I-395/I-495 interchange is located immediately east of the subject property and the site is at a lower elevation than I-395. Based on those factors, staff believes that the proposed height will not be detrimental to the character and development of adjacent properties.

3. An increase in height may be approved in only those instances where the remaining regulations for the zoning district can be satisfied. The application satisfies all of the remaining regulations except those for which waivers or modifications have been requested, as discussed elsewhere in this report. With the approval of those requests, this standard will be met.

Provisions for Modification of Minimum Yard Requirements for Certain Existing Structures and Uses (Sect. 9-625)

The Applicant has requested a modification of the front yard requirement for the proposed 5400 SF building located approximately three feet from Iron Place, citing this provision of the Zoning Ordinance as the appropriate authority.

This section states that the Board of Supervisors may approve, only in conjunction with the approval of a rezoning or special exception for another use, a modification of any yard requirement for an existing structure or use, including but not limited to principal and accessory structures and off-street parking spaces, but only in accordance with the following:

1. It shall be demonstrated that the existing structure or use complied with the minimum required yards in effect when the use was established and that the yards have not been reduced to less than the yards required by this Ordinance since the effective date of this Ordinance, except by condemnation or by acquisition for public purposes by any governmental agency.

The application proposes to demolish the vast majority of an existing 64,177 square foot, one-story cinder block building on the site. However, a small portion of that building will be retained and renovated to be a 5,400 square foot maintenance shop. The portion of the building that will remain is located along the Iron Place boundary of the site and is set back approximately three feet from the southern property line of the site, which does not meet the minimum front yard setback requirement for the I-6 District, which is 40 feet.

Fairfax County Department of Tax Administration records show that the subject building was constructed on the site in 1955, which predates the effective date of the Zoning Ordinance. In addition, on March 9, 1982, the Board of Zoning Appeals approved Variance application V-81-A-195, which was filed on the subject property by Southern Iron Works to allow the erection of an "overhead crane runway and cover" along the front property line. However, that variance does not apply to the existing one-story warehouse (cinder block) building. Furthermore, due the significant amount of the building that is to be demolished, it is not clear if the resulting 5,400 square foot maintenance shop would be deemed legally non-conforming. Therefore, the criterion for approving a modification of the minimum yard requirements pursuant to Sect. 9-625 has not been met at this time. However, staff has proposed the following development condition:

Prior to the issuance of a Non-RUP for any use involving any portion of the one-story cinder block building that is proposed to be retained in part on the site as a maintenance shop, the applicant shall do one of the following:

- A. *Obtain a formal determination from the Zoning Administrator that the existing one-story cinder block building is legally non-conforming; or*
- B. *Obtain an approved Variance from the Board of Zoning Appeals, permitting the one-story cinder block building as shown on the GDP/SE Plat; or*
- C. *Relocate the proposed maintenance shop building to a location that complies with the setback requirements for the I-6 District, in substantial conformance with the GDP/SE Plat.*

Only with the adoption of this development condition will this issue be resolved.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

Staff believes the proposal is in conformance with the Comprehensive Plan guidelines for the subject property and the applicable Zoning Ordinance standards.

Recommendations

Staff recommends approval of RZ 2012-MA-012, subject to the execution of proffers consistent with those contained in Appendix 1.

Staff recommends approval of SE 2012-MA-011, subject to the development conditions contained in Appendix 2.

Staff recommends approval of a waiver of the transitional screening and barrier requirements along all sides of the subject property subject to the treatments on the GDP/SE Plat and as conditioned.

Staff recommends approval of a waiver of the requirements for right-of-way dedication and construction of curb, gutter, and sidewalk along Industrial Drive, Electronic Drive, and Iron Place, in favor of that shown on the GDP/SE Plat and as conditioned.

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

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

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

APPENDICES

1. Draft Proffers
2. Draft Development Conditions
3. Affidavits
4. Clerk's Letter and Resolution – V-81-A-195
5. Statement of Justification
6. Comprehensive Plan Citation/Land Use/Environmental Analysis
7. Stormwater Management Analysis
8. Transportation Analysis
9. Applicable Zoning Ordinance Standards
10. Glossary

DRAFT PROFFERS**TITAN AMERICA LLC****RZ 2012-MA-012****October 31, 2012**

Pursuant to Section 15.2-2303 (a) of the Code of Virginia, 1950, as amended, and subject to the Board of Supervisors approving a rezoning of the property identified as Tax Map 80-2 ((1)) 33 part (hereinafter referred to as the "Application Property") from the C-8 and R-2 Districts to the I-6 District, Titan America LLC (hereinafter referred to as the "Applicant"), for the owner, itself, and its successors and assigns, hereby proffers to the following conditions. If accepted, these proffers shall replace and supersede any previous proffers approved on the Application Property.

1. GENERALIZED DEVELOPMENT PLAN

- a. Subject to the provisions of Section 18-204 of the Fairfax County Zoning Ordinance (hereinafter referred to as the "Zoning Ordinance"), development of the Application Property shall be in substantial conformance with the special exception plat/generalized development plan ("SE/GDP Plat") consisting of eleven (11) sheets, prepared by Charles P. Johnson & Associates, Inc., dated May 4, 2012 and revised through October 18, 2012.
- b. Minor modifications to the SE/GDP Plat may be permitted as determined by the Zoning Administrator in accordance with the provisions of Section 18-204 of the Zoning Ordinance. The Applicant reserves the right to modify the layout shown on the SE/GDP Plat at time of site plan based on final engineering and design provided that there is no decrease in the amount or location of open space or landscaping, or distances to peripheral lot lines, or increases in limits of clearing and grading or FAR as shown on the SE/GDP Plat.

2. TRANSPORTATION

- a. Density credit is reserved consistent with Section 2-308 of the Zoning Ordinance for all eligible dedications described herein or as may be required by Fairfax County or the Virginia Department of Transportation ("VDOT") pursuant to the Public Facilities Manual ("PFM"), at or prior to time of site plan approval.

3. LANDSCAPING AND OPEN SPACE

- a. The Applicant shall submit a landscape plan in conjunction with the site plan submitted on the Application Property. Plantings shall be installed in general conformance to the SE/GDP Plat and native species shall be incorporated to the extent feasible.

- b. Prior to site plan approval, the Applicant shall grant a conservation easement to Fairfax County, in a form as approved by the County Attorney, for the purpose of conserving and preserving that area depicted on the SE/GDP Plat as "Prop. Conservation Easement." The easement shall be recorded among the land records of Fairfax County. Prior to the granting of the conservation easement, the Applicant, in coordination with the Urban Forest Management Division, shall remove ash trees and/or invasive species from that area that will be subject to the easement.

4. SUCCESSORS AND ASSIGNS

These proffers will bind and inure to the benefit of the Applicant and its successors and assigns.

5. COUNTERPARTS

These proffers may be executed in one or more counterparts, each of which when so executed and delivered shall be deemed an original document and all of which taken together shall constitute but one in the same instrument.

TITLE OWNER OF
Tax Map 80-2 ((1)) 33 part

CARLYLE PROPERTY HOLDINGS LLC

By: _____
Name: _____
Title: _____

[SIGNATURES CONTINUE ON NEXT PAGE]

APPLICANT/LESSEE OF
Tax Map 80-2 ((1)) 33 part

TITAN AMERICA LLC

By: _____

Name: _____

Title: _____

[SIGNATURES END]

DRAFT DEVELOPMENT CONDITIONS

SE 2012-MA-011

November 8, 2012

If it is the intent of the Board of Supervisors to approve SE 2012-MA-011 located at 6600 Electronic Drive Road, Tax Map 80-2 ((1)) 33 and 33A, to allow a concrete mixing and batching plant, and an increase in building height pursuant to Sect. 9-501 and Sect. 9-601 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring, requiring conformance with the following development conditions.

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the Special Exception Plat approved with the application, as qualified by these development conditions.
3. A copy of 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.
4. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this Special Exception shall be in substantial conformance with the approved GDP/SE Plat entitled "6600 Electronic Drive," prepared by Charles P. Johnson and Associates, dated May 4, 2012 as revised through October 18, 2012, containing 11 sheets, and these conditions.
5. Permitted Uses on the site shall be limited to a Concrete Mixing and Batching Plant with storage and accessory uses.
6. The maximum floor area ratio (FAR) permitted on the site shall be up to a 0.05.
7. The maximum building height permitted on the site shall be 85 feet, as depicted on the GDP/SE Plat.
8. A maximum of 82 parking spaces shall be permitted on the site. Any parking spaces removed from the site shall be replaced with supplemental planting, subject to the review and approval of the Urban Forest Management Division (UFM) of DPWES.

9. SWM and BMP facilities shall be provided on-site in accordance with the Public Facilities Manual unless waived by DPWES. If indicated by engineering considerations or site conditions, as reviewed and approved by the Director of DPWES as part of site plan approval, development of the Property may include storm water detention or storm water management measures different from those shown on the SE Plat, without the necessity of further approval by the Board, subject to compliance with Art. 17, Site Plans provided said measures are determined to be in substantial conformance with the GDP/SE Plat.
10. There shall be no storage of herbicides, pesticides, or toxic or hazardous substances as set forth in Title 40, Code of Federal Regulations, Parts 116.4 and 261.30 et seq., within the floodplain.
11. All regularly scheduled truck traffic shall utilize Edsall Road (Route 643), the Edsall Road/Interstate 395 interchange, or the Backlick Road (Route 617)/Industrial Road (Route 2723) intersection for primary access to the Shirley Industrial Park. (Truck operators shall not be prohibited from taking a route through a residential community in the event of an emergency or in those instances where a delivery is scheduled to occur in or near that community).
12. To protect the RPA, erosion and sediment control measures shall be installed at all stages of construction, as determined by DPWES. A "super silt fence" shall be installed where necessary along the clearing and grading limits for the site. If deemed necessary by DPWES, additional controls shall be designed to achieve greater erosion and sediment control than that achieved by the minimum design standards set forth in the Public Facilities Manual and the Virginia Erosion and Sediment Control Handbook.
13. All lighting shall be in conformance with Part 9 of Article 14 of the Zoning Ordinance.
14. All signs shall be in conformance with Article 12 of the Zoning Ordinance.
15. The Property may be developed in phases, as indicated on the GDP/SE Plat as Phase I and Phase II, and Phase III, without any further approval by the Board, subject to compliance of each Phase with Article 17, Site Plans.
16. Prior to the issuance of a Non-Residential Use Permit (Non-RUP) for the concrete mixing and batching plant, a truck wash down area shall be installed and shown on the GDP/SE Plat. All trucks leaving the Subject Property shall be rinsed through the proposed truck wash down area.
17. Prior to the issuance of a Non-RUP for any use involving any portion of the one-story cinder block building that is proposed to be retained in part on the site as a maintenance shop, the applicant shall do one of the following:
 - A. Obtain a formal determination from the Zoning Administrator that the existing one-story cinder block building is legally non-conforming; or
 - B. Obtain an approved Variance from the Board of Zoning Appeals, permitting the one-story cinder block building as shown on the GDP/SE Plat; or

- C. Relocate the proposed maintenance shop building to a location that complies with the setback requirements for the I-6 District and in substantial conformance with the GDP/SE Plat.

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 responsible for obtaining the Non-RUP through established procedures, and this Special Exception shall not be valid until this has been accomplished.

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.

Pursuant to Section 9-015 of the Zoning Ordinance, this Special Exceptions shall automatically expire, without notice, thirty (30) months after the date of approval unless, at a minimum, a Non-RUP has been issued for Phase I as shown on the GDP/SE Plat. The establishment of Phase I shall establish all phases and uses approved by this Special Exception. 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.

REZONING AFFIDAVIT

DATE: September 28, 2012
 (enter date affidavit is notarized)

I, Lynne J. Strobel, attorney/agent, do hereby state that I am an
 (enter name of applicant or authorized agent)

(check one) applicant
 applicant's authorized agent listed in Par. 1(a) below 116500a

in Application No.(s): RZ 2012-MA-012
 (enter County-assigned application number(s), e.g. RZ 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 must 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 BOLD above)
Titan America LLC Agents: Earl G. Losier, III Robert A. Sells Clifford J. Bocchicchio Thomas A. Tichacek Russell A. Fink Lawrence H. Wilt, Jr.	1151 Azalea Garden Road Norfolk, VA 23502	Applicant/Lessee of Tax Map 80-2 ((1)) 33 pt.
Carlyle Property Holdings LLC Agents: Theodore D. Shaw Frank F. Everest, Jr. Randolph A. Sutliff	6600 Electronic Drive Springfield, VA 22151	Title Owner of Tax Map 80-2 ((1)) 33 pt.

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

Rezoning Attachment to Par. 1(a)

DATE: September 28, 2012
 (enter date affidavit is notarized)

116500a

for Application No. (s): RZ 2012-MA-012
 (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.

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 BOLD above)
Walsh, Colucci, Lubeley, Emrich & Walsh, P.C. Agents: Martin D. Walsh Lynne J. Strobel Timothy S. Sampson M. Catharine Puskar Sara V. Mariska G. Evan Pritchard Jonathan D. Puvak Andrew A. Painter Elizabeth D. Baker Inda E. Staggs Elizabeth A. McKeeby Kimberlee Welsh Cummings	2200 Clarendon Boulevard 13th Floor Arlington, Virginia 22201	Attorneys/Planners/Agent
Charles P. Johnson & Associates, Inc. Agents: Paul B. Johnson Allan D. Baken Henry M. Fox, Jr.	3959 Pender Drive, Suite 210 Fairfax, VA 22030	Engineers/Agents
M.J. Wells & Associates, Inc. Agents: Priyatham Konda Robin L. Antonucci Jami L. Milanovich	1420 Spring Hill Road, Suite 600 McLean, Virginia 22102	Transportation Consultant/ Agent
ECS Mid-Atlantic, LLC Agents: Paul D. Agutter John P. Hicks	14026 Thunderbolt Place, Suite 100 Chantilly, Virginia 20151	Geotechnical Consultant/Agent

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

REZONING AFFIDAVIT

DATE: September 28, 2012
(enter date affidavit is notarized)

116500a

for Application No. (s): RZ 2012-MA-012
(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, and if the corporation is an owner of the subject land, all of the OFFICERS and DIRECTORS of such corporation:

(NOTE: Include SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS herein.)

CORPORATION INFORMATION

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

Titan America LLC
1151 Azalea Garden Road
Norfolk, VA 23502

DESCRIPTION OF CORPORATION: (check one statement)

- [x] 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)

Titan Atlantic Cement Industrial and Commercial S.A., Sole Member

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice President, Secretary, Treasurer, etc.)

Aris Papadopoulos, CEO; Robert A. Sells, President, Mid-Atlantic Business Unit; Hardy Johnson, Chief Government & Public Affairs Officer; Russell A. Fink, VP, General Counsel & Secretary; Lawrence H. Wilt, Jr., VP, CFO; Graham K. Fox, VP, Information Systems; Robert M. Thomas, VP, Human Resources & Organizational Development; Daniel Crowley, VP, Corporate Engineering; Karen V. Fittler, Director of Tax; Jane R. Bohrer, former Corporate Controller; Jennifer M. Rafferty, Assistant Secretary

(check if applicable) [x] There is more corporation information and Par. 1(b) is continued on a "Rezoning 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.

Rezoning Attachment to Par. 1(b)

DATE: September 28, 2012

116500a

(enter date affidavit is notarized)

for Application No. (s): RZ 2012-MA-012

(enter County-assigned application number (s))

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

Carlyle Property Holdings LLC
6600 Electronic Drive
Springfield, VA 22151

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 SHAREHOLDER: (enter first name, middle initial, and last name)

Southern Iron Works Incorporated, Sole Member

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g.

President, Vice-President, Secretary, Treasurer, etc.)

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

Southern Iron Works, Incorporated
6600 Electronic Drive
Springfield, VA 22151

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)

Frank F. Everest, III, Martha E. Irvine, Virginia E. Purcell

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g.

President, Vice-President, Secretary, Treasurer, etc.)

Officers: Theodore D. Shaw, former President; Frank F. Everest, Jr., President (former VP & Secretary); J. Garry Spitzer, former VP; Sue E. Peters, VP, Secretary & Treasurer; Barry L. Barger, former VP

Directors: Theodore D. Shaw, Frank F. Everest, Jr., J. Garry Spitzer; Randolph A. Sutliff

(check if applicable) There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

Rezoning Attachment to Par. 1(b)

DATE: September 28, 2012
(enter date affidavit is notarized)

116500a

for Application No. (s): RZ 2012-MA-012
(enter County-assigned application number (s))

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

Charles P. Johnson & Associates, Inc.
3959 Pender Drive, Suite 210
Fairfax, VA 22030

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 SHAREHOLDER: (enter first name, middle initial, and last name)

Charles P. Johnson
Paul B. Johnson

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

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, Virginia 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. All employees are eligible plan participants; however, no one employee owns 10% or more of any class of stock.

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

(check if applicable) There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

Rezoning Attachment to Par. 1(b)

DATE: September 28, 2012
(enter date affidavit is notarized)

116500a

for Application No. (s): RZ 2012-MA-012
(enter County-assigned application number (s))

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

Titan Atlantic Cement Industrial and Commercial S.A.
22A Halkidos Str.
111 43 Athens
Greece

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 SHAREHOLDER: (enter first name, middle initial, and last name)

Titan Cement Company, S/A

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

Chairman: D. Papalexopoulos; Deputy Chairman: E. Paniaras; Managing Director: A. Papadopoulos
Members of the Board: M. Sigalas, E. Voulgaridis, C. Panagopoulos

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

Titan Cement Company, S/A
22A Halkidos Str. 111 43 Athens
Greece

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)

Publicly traded on Athens stock exchange.

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

(check if applicable) There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

Rezoning Attachment to Par. 1(b)

DATE: September 28, 2012
(enter date affidavit is notarized)

116500a

for Application No. (s): RZ 2012-MA-012
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
ECS Mid-Atlantic, LLC
14026 Thunderbolt Place, Suite 100
Chantilly, Virginia 20151

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 SHAREHOLDER: (enter first name, middle initial, and last name)
Engineering Consulting Services, Ltd., Managing Member

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Engineering Consulting Services, Ltd.
14026 Thunderbolt Place, Suite 100
Chantilly, Virginia 20151

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)
Henry L. Lucas

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

(check if applicable) There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

Rezoning Attachment to Par. 1(b)

DATE: September 28, 2012
(enter date affidavit is notarized)

116500a

for Application No. (s): RZ 2012-MA-012
(enter County-assigned application number (s))

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

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

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)

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

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

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)

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

(check if applicable) There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

REZONING AFFIDAVIT

DATE: September 28, 2012
(enter date affidavit is notarized)

116580a

for Application No. (s): RZ 2012-MA-012
(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, number, street, city, state and zip code)
None

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

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

(check if applicable) There is more partnership information and Par. 1(c) is continued on a "Rezoning 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.

REZONING AFFIDAVIT

DATE: September 28, 2012
(enter date affidavit is notarized)

116500a

for Application No. (s): RZ 2012-MA-012
(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 "Rezoning Attachment to Par. 2" form.

REZONING AFFIDAVIT

DATE: September 28, 2012
(enter date affidavit is notarized)

116500 a

for Application No. (s): RZ 2012-MA-012
(enter County-assigned application number(s))

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 "Rezoning 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

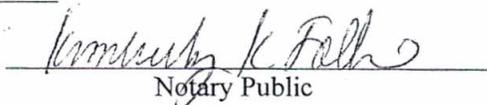


[x] Applicant's Authorized Agent

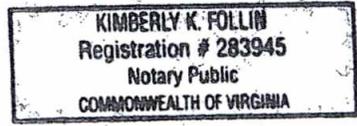
Lynne J. Strobel, attorney/agent

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

Subscribed and sworn to before me this 28 day of September 2012, in the State/Comm. of Virginia, County/City of Arlington.


Notary Public

My commission expires: 11/30/2015



SPECIAL EXCEPTION AFFIDAVIT

DATE: September 28, 2012
(enter date affidavit is notarized)

I, Lynne J. Strobel, attorney/agent, do hereby state that I am an
(enter name of applicant or authorized agent)

(check one) applicant
 applicant's authorized agent listed in Par. 1(a) below *116499a*

in Application No.(s): SE 2012-MA-011
(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 BOLD above)
Titan America LLC Agents: Earl G. Losier, III Robert A. Sells Clifford J. Bocchicchio Thomas A. Tichacek Russell A. Fink Lawrence H. Wilt, Jr.	1151 Azalea Garden Road Norfolk, VA 23502	Applicant/Lessee of Tax Map 80-2 ((1)) 33, 33A
Carlyle Property Holdings LLC Agents: Theodore D. Shaw Frank F. Everest, Jr. Randolph A. Sutliff	6600 Electronic Drive Springfield, VA 22151	Title Owner of Tax Map 80-2 ((1)) 33, 33A

(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: September 28, 2012
(enter date affidavit is notarized)

116499a

for Application No. (s): SE 2012-MA-011
(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.)

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 BOLD above)
Walsh, Colucci, Lubeley, Emrich & Walsh, P.C. Agents: Martin D. Walsh Lynne J. Strobel Timothy S. Sampson M. Catharine Puskar Sara V. Mariska G. Evan Pritchard Jonathan D. Puvak Andrew A. Painter Elizabeth D. Baker Inda E. Stagg Elizabeth A. McKeeby Kimberlee Welsh Cummings	2200 Clarendon Boulevard 13th Floor Arlington, Virginia 22201	Attorneys/Planners/Agent
Charles P. Johnson & Associates, Inc. Agents: Paul B. Johnson Allan D. Baken Henry M. Fox, Jr.	3959 Pender Drive, Suite 210 Fairfax, VA 22030	Engineers/Agents
M.J. Wells & Associates, Inc. Agents: Priyatham Konda Robin L. Antonucci Jami L. Milanovich	1420 Spring Hill Road, Suite 600 McLean, Virginia 22102	Transportation Consultant/ Agent
ECS Mid-Atlantic, LLC Agents: Paul D. Agutter John P. Hicks	14026 Thunderbolt Place, Suite 100 Chantilly, Virginia 20151	Geotechnical Consultant/Agent

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: September 28, 2012
(enter date affidavit is notarized)

116499 a

for Application No. (s): SE 2012-MA-011
(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) Titan America LLC
1151 Azalea Garden Road
Norfolk, VA 23502

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)
Titan Atlantic Cement Industrial and
Commercial S.A., Sole Member

(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: September 28, 2012
(enter date affidavit is notarized)

116499a

for Application No. (s): SE 2012-MA-011
(enter County-assigned application number (s))

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

Carlyle Property Holdings LLC
6600 Electronic Drive
Springfield, VA 22151

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)

Southern Iron Works Incorporated, Sole
Member

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

Southern Iron Works Incorporated
6600 Electronic Drive
Springfield, VA 22151

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)

Frank F. Everest, III, Martha E. Irvine,
Virginia E. Purcell

(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: September 28, 2012
(enter date affidavit is notarized)

for Application No. (s): SE 2012-MA-011
(enter County-assigned application number (s))

116499a

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

Charles P. Johnson & Associates, Inc.
3959 Pender Drive, Suite 210
Fairfax, VA 22030

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)

Charles P. Johnson
Paul B. Johnson

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, Virginia 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. All employees are
eligible plan participants; however, no one
employee owns 10% or more 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: September 28, 2012
(enter date affidavit is notarized)

116499a

for Application No. (s): SE 2012-MA-011
(enter County-assigned application number (s))

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

Titan Atlantic Cement Industrial and Commercial S.A.
22A Halkidos Str.
111 43 Athens
Greece

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)

Titan Cement Company, S/A

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

Titan Cement Company, S/A
22A Halkidos Str.
111 43 Athens
Greece

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)

Publicly traded on Athens 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: September 28, 2012
(enter date affidavit is notarized)

for Application No. (s): SE 2012-MA-011
(enter County-assigned application number (s))

116499a

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

ECS Mid-Atlantic, LLC
14026 Thunderbolt Place, Suite 100
Chantilly, Virginia 20151

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)

Engineering Consulting Services, Ltd.,
Managing Member

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

Engineering Consulting Services, Ltd.
14026 Thunderbolt Place, Suite 100
Chantilly, Virginia 20151

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)

Henry L. Lucas

(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: September 28, 2012
(enter date affidavit is notarized)

116499a

for Application No. (s): SE 2012-MA-011
(enter County-assigned application number (s))

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

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

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

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

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: September 28, 2012
(enter date affidavit is notarized)

116499e

for Application No. (s): SE 2012-MA-011
(enter County-assigned application number(s))

1(c). The following constitutes a listing*** of all of the **PARTNERS**, both **GENERAL** and **LIMITED**, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, and number, street, city, state, and zip code)
None

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

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

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

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: September 28, 2012
(enter date affidavit is notarized)

116499a

for Application No. (s): SE 2012-MA-011
(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: September 28, 2012
(enter date affidavit is notarized)

116499a

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:

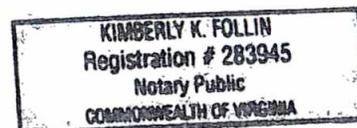
(check one) [] Applicant [X] Applicant's Authorized Agent
Lynne J. Strobel

Lynne J. Strobel, attorney/agent
(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 28 day of September 2012, in the State/Comm. of Virginia, County/City of Arlington.

Kimberly K. Follin
Notary Public

My commission expires: 11/30/2015





COMMONWEALTH OF VIRGINIA
 COUNTY OF FAIRFAX

Office of Comprehensive Planning
 Zoning Administration Division
 10555 Main Street
 Fairfax, Virginia 22030



March 11, 1982

Mr. William E. Donnelly, III
 McCandlish, Lillard, Church & Best
 4069 Chain Bridge Road
 Fairfax, Virginia 22030

RE: SOUTHERN IRON WORKS, INC., appl. under Sect. 18-301 of the Ordinance to appeal Zoning Administrator's decision that a front yard is required along Iron Place and special exception approval is required for crane runway, 80-2((1))33, A-81-A-013.

Dear Mr. Donnelly:

Please be advised that at its meeting of March 9, 1982, the Board of Zoning Appeals overturned the decision of the Zoning Administrator in the above-captioned appeal.

Mr. Yarenchuk moved that the Board grant-in-part the appeal of the Zoning Administrator's decision as far as the special exception was concerned. It was the consensus of the Board that this operation was not an iron works but more like a steel fabricator and because the original application was submitted by metes and bounds and no conditions were set forth, that the special exception was not required at this time. Mrs. Day seconded the motion and it passed by a vote of 3 to 1 (Mr. Smith) with 1 abstention (Mr. DiGiulian).

If you have any questions regarding this matter, please do not hesitate to contact me.

Sincerely,

Sandra L. Hicks
 Clerk to the
 Board of Zoning Appeals

cc: Philip G. Yates
 Zoning Administrator

COUNTY OF FAIRFAX, VIRGINIA

VARIANCE RESOLUTION OF THE BOARD OF ZONING APPEALS

In Application No. V-81-A-195 by SOUTHERN IRON WORKS under Section 18-401 of the Zoning Ordinance to allow erection of overhead crane runway and cover to front property line (40 ft. minimum front yard required by Sect. 5-607) on property located at 6600 Electronic Drive, tax map reference 80-2(1)33, County of Fairfax, Virginia, Mr. Yaremchuk moved that the Board of Zoning Appeals adopt the following resolution:

WHEREAS, the captioned application has been properly filed in accordance with the requirements of all applicable State and County Codes and with the by-laws of the Fairfax County Board of Zoning Appeals; and

WHEREAS, following proper notice to the public, a public hearing was held by the Board on March 9, 1982; and

WHEREAS, the Board has made the following findings of fact:

1. That the owner of the subject property is the applicant.
2. The present zoning is I-6.
3. The area of the lot is 5.75 acres.
4. That the applicant's property is exceptionally irregular in shape being triangular and has an unusual condition in that the interior streets should not require setback. This was built prior to Electronic Drive being taken into the state system. It is actually an interior driveway and not a public street as defined under the Ordinance. The building setback therein has existed since 1954. This is an unusual situation as this type of variance used to be handled administratively.

AND, WHEREAS, the Board of Zoning Appeals has reached the following conclusions of law:

THAT the applicant has satisfied the Board that physical conditions as listed above exist which under a strict interpretation of the Zoning Ordinance would result in practical difficulty or unnecessary hardship that would deprive the user of the reasonable use of the land and/or buildings involved.

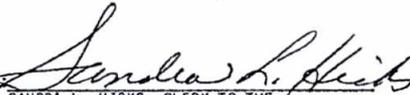
NOW, THEREFORE, BE IT RESOLVED that the subject application is GRANTED with the following limitations:

1. This approval is granted for the location and the specific structure indicated in the plats included with this application only, and is not transferable to other land or to other structures on the same land.
2. This variance shall expire eighteen (18) months from this date unless construction has started and is diligently pursued or unless renewed by action of this Board prior to any expiration. A request for an extension shall be filed in writing thirty (30) days before the expiration date and the variance shall remain valid until the extension is acted upon by the BZA.

Mrs. Day seconded the motion.

The motion passed by a vote of 3 to 1 (Mr. Smith) with 1 abstention (Mr. DiGiulian).

A COPY TESTED


SANDRA L. HICKS, CLERK TO THE
BOARD OF ZONING APPEALS

Andrew A. Painter, Esq.
 (703) 737-3633
 apainter@ldn.thelandlawyers.com



WALSH COLUCCI
 LUBELEY EMRICH
 & WALSH PC

RECEIVED
 Department of Planning & Zoning

MAR 30 2012

Zoning Evaluation Division

March 28, 2012

Via Hand Delivery

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

Re: Titan America LLC (the "Applicant")
 Applications for Rezoning and Special Exception
 Tax Map 80-2 ((1)) 33 and 33A (the "Subject Property")

Dear Ms. Berlin:

On behalf of the Applicant, please accept the following as a statement of justification for two rezoning applications and one special exception application to allow for a concrete mixing or batching plant pursuant to §§ 5-604 (5) (I) and 9-501 (13) (G) of the Zoning Ordinance of Fairfax County, Virginia (the "Zoning Ordinance") on the Subject Property. The Applicant's proposed operation will be located on approximately 9.431 acres and will include accessory uses such as storage of rock, sand, and gravel. The Subject Property is presently developed with the existing Southern Iron Works, Inc. manufacturing facility and four related buildings that have operated at this location since the 1950s. The Applicant is the lessee of the Subject Property, which is owned by Carlyle Property Holdings LLC ("Carlyle"). Titan Virginia Ready-Mix LLC, a subsidiary company of the Applicant, will be the operator of the proposed use.

The Subject Property is currently split-zoned, with approximately 8.156 acres zoned to the I-6 (Heavy Industrial) district; approximately 0.683 acres zoned to the C-8 (Highway Commercial) district; and approximately 0.592 acres zoned to the R-2 (Residential Dwelling, Two Units/Acre) district. At the suggestion of staff, and for the purposes of consistent zoning administration, the Applicant has agreed to request a rezoning of the C-8 and R-2 portions of the Subject Property to the I-6 zoning district pursuant to § 5-600 et seq., such that the entire Subject Property will be brought under the I-6 district zoning provisions.

The Subject Property is located in the northwest quadrant of Interstates 395 and 495, east of Industrial Drive (Route 2735) and north of Iron Place (Route 5210) in the Shirley Industrial Park within the Mason Magisterial District. Tax Map Parcel 80-2-((1)) 33 is approximately 8.515

acres and is bifurcated by Electronic Drive, while Parcel 80-2-((1)) 33A is approximately 0.916 acre and is located along Industrial Drive.

Area I of the Fairfax County Comprehensive Plan, as amended (the "Plan"), includes the Subject Property within the Beltway South Industrial Area of the A4 Edsall Community Planning Sector of the Annandale Planning District; specifically within Land Unit C. Land Unit C is planned for industrial, office, and public uses and future development and/or redevelopment of industrially planned tracts contained therein should maintain an overall industrial orientation at development intensities of 0.50 FAR.

The rising need for a reliable and efficient source of concrete for construction purposes in Fairfax County has proven increasingly difficult to meet given the concurrent rise in traffic volume and the decreasing amount of land available for heavy industrial uses. As shown on the enclosed Special Exception Plat/Generalized Development Plan ("SE/GDP Plat") prepared by Charles P. Johnson & Associates, Inc., the Applicant proposes a special exception to improve the Subject Property to allow for the construction of ready-mix concrete mixing plants with accessory uses such as rock, sand, and gravel storage.

Existing zoning and Plan recommendations permit and encourage the proposed land use. Concrete, which consists of coarse aggregates, fine aggregates, cement, and water, is a perishable material. Typically, concrete should be placed and set no later than ninety minutes after the addition of water and, as such, travel from the batch plant to a site should not take more than 30 to 45 minutes. The time a ready-mix truck may sit in traffic is a significant consideration when scheduling site deliveries. Time must also be added to the truck's delivery cycle to account for finding the site, gaining access to the location for offloading, and testing the mix before placement can start. A concrete plant's operating radius, therefore, tends to be limited based on the nature and condition of the nearby road network.

The Applicant's proposal will provide customers with a reliable source of concrete that can be efficiently transported, and the Subject Property is particularly suitable for the Applicant's proposed use given its location, zoning, and transportation access. The Subject Property offers efficient transportation access via surrounding roads and an existing railway spur, and is located in a historically industrial area. Properties within the vicinity of the Subject Property have been developed and zoned for compatible industrial or institutional purposes. The Subject Property will allow the Applicant to efficiently serve customers within an approximately 15- to 20-mile radius.

The proposed use will be constructed in three phases. The first phase will include the partial demolition of a majority of the existing Southern Iron Works canopy and other related physical improvements to accommodate two temporary ready mix concrete batching plants, restrooms, and a maintenance shop. The existing two-story office building will be retained and used for administrative offices. Unloading and storage of aggregates will occur either by railroad cars or by truck, and a truck wash down area with a wastewater treatment system will

also be installed. All structures constructed on the Subject Property will be industrial in appearance. The existing rail spur may be relocated or replaced with new rail spurs as shown on the SE/GDP Plat. The rail spurs will only be used for the unloading of imported aggregates. To reduce the potential for dust on nearby roadways, all trucks leaving the Subject Property will be rinsed through the proposed truck wash down area.

The second and third phases of development will consist of improvements to the batch mixing operation, as depicted on the "Phase 2 and Phase 3 Construction Plan" of the SE/GDP Plat. These improvements will consist of two permanent ready mix concrete plants with higher volume production. Throughout the development of the proposed project, three of the five structures located on the Subject Property will be removed, while the office building will be preserved, as well as an approximately 11,660-square foot portion of the existing cinder block building fronting along Iron Place.

Pursuant to § 9-607 of the Zoning Ordinance, the Applicant is requesting a modification of the maximum building height in the I-6 district from 75 feet to 85 feet. The Applicant's first and second phases of development will comply with the 75 foot height limitation, but the permanent concrete plants contemplated under the Applicant's third phase of development will necessitate an increased height of the two final plant structures to 85 feet. The character and development of the adjacent properties will not be adversely affected by the proposed increase in height and the requested modification is in accordance with the Plan.

One 10,000-gallon tank will be installed to provide diesel fuel for concrete mixer trucks and one 1,000-gallon tank will be used to supply fuel to an on-site hot water heater. Concrete admixture chemicals will be stored in tanks varying in size from 500 to 1,000-gallons but will be located within a sealed shipping container with cameras to monitor their usage. The Applicant's proposed above-ground combustible liquid tanks will be self-diked and/or double-walled and installed on concrete pads so any discharge of liquids will be prevented. All storage of fuel and chemicals will be done in strict accordance with all state and federal regulations.

There are no known scenic or archaeological features on the Subject Property and the topography is relatively level. The Applicant will preserve as much of the existing vegetation as possible along the periphery of the Subject Property. As shown on the SE/GDP Plat, a substantial portion of the approximately 1.113-acre area of the Subject Property north of Electronic Drive (Route 5211) is vacant and designated as a "Resource Protection Area." The precise area of delineation will be determined during review of this application and the Applicant intends to place the area within a conservation easement.

No noxious fumes or odors will emanate from the Subject Property. As required, workers will keep any stockpiled materials damp, and take all other appropriate and necessary precautions to reduce dust and vapor emissions. The Applicant will periodically conduct visible emissions monitoring and all corrective actions will be taken as needed.

The Applicant's proposal will not result in any increase in impervious area on the Subject Property; therefore, there is no requirement for stormwater management. Best Management Practices ("BMPs") will be provided through low impact development techniques such as the creation of a conservation easement encompassing existing vegetation on the north side of Electronic Drive. The development of the Subject Property will also incorporate the use of a storm filter to treat a portion of the existing paved area. The phosphorous removal will exceed the amount required for a redevelopment site. The Subject Property is mostly in an impervious state and existing storm drainage systems will be used. Wastewater will be collected and treated through the proposed wastewater treatment system.

Demand for concrete fluctuates and, even when the total amount of concrete for a specific placement or a project can be estimated reasonably well, the timing of the needed delivery often remains uncertain because completion of prerequisite work at a construction site is difficult to reliably forecast. Accordingly, the hours of operation for the proposed facility will be variable; however, the Applicant requests operation be permitted 24 hours per day, seven days per week. Night operations will be performed by a small skeleton crew performing concrete production, loading and unloading, and maintenance operations as necessary.

A trip generation letter prepared by Wells & Associates, Inc., accompanies these applications and provides a detailed analysis of the traffic associated with the proposed land uses. As noted in the letter, the trips associated with the proposed use vary by day and time of day. Trips generated by the plant also vary depending on workload. As is typical of a concrete plant operation, the Subject Property will be visited by delivery trucks for both unloading raw materials and loading finished concrete products. The trip generation during a typical weekday is approximately 383 trips per day. During a typical weekday a.m. peak hour, approximately 63 trips are expected, and during the p.m. peak hour approximately 50 trips are expected. Also, as indicated in the Wells & Associates letter, the proposed new plant will only generate three net new a.m. peak hour and 10 net new p.m. peak hour trips in excess of the trips generated by the existing industrial use.

Truck traffic to the Subject Property will enter and exit on an existing access to Industrial Drive. All truck traffic is expected to utilize Edsall Road (Route 643), the Edsall Road/Interstate 395 interchange, or the Backlick Road (Route 617)/Industrial Road (Route 2723) intersection for primary access to the Springfield Industrial Park. Customers, employees, and visitors will visit the Subject Property on an as-needed basis and general parking will be provided in the surface parking area in front of the existing office building along the eastern perimeter of the Subject Property. This parking area will be accessed either via Electronic Drive or Iron Place.

The Subject Property is presently served by public water and such water will be used for sanitary purposes. The primary water supply used in the manufacturing of concrete will be from one or two groundwater wells which will be installed on the Subject Property. The Applicant will obtain all necessary permits from the Fairfax County Health Department.

In accordance with the requirements of §§ 9-011 and 9-607 of the Zoning Ordinance, please accept the following information with regard to the proposed applications:

1. The Applicant proposes concrete mixing and batching plants with accessory uses such as storage of rock, sand, and gravel. The proposed improvements will be constructed in three phases as shown on the GDP/SE Plat.
2. Typical hours of operation will be 24 hours a day, seven days per week.
3. The number of employees on the Subject Property at any given time will depend on the workload. Typically, the Applicant employs 20 to 33 persons; employees will, however, work in shifts, and the largest number of employees present at any one time is estimated to be 12. Employees will arrive and leave on staggered shifts with the greatest number entering at 6:00 a.m. and exiting at 4:00 p.m. Visitors to the Subject Property are infrequent, but would be by appointment and scheduled at intervals during the day.
4. The Applicant's proposed operation will serve customers within an approximately 15- to 20-mile radius.
5. The proposed buildings will be industrial in appearance consistent with surrounding properties. Building materials will likely include cinder block and corrugated metals.
6. The proposed use will meet all noise, debris, particulate dust, and lighting requirements. Any new or additional outdoor lighting will minimize light pollution while maintaining the primary purpose of lighting for public safety and visibility. Lighting will comply with the Zoning Ordinance and will be designed to reduce the amount of glare or light. Lighting will be directed downward toward the interior of the Subject Property and shall be fully shielded in order to prevent lighting from spilling over to adjoining properties.
7. Any hazardous materials on the Subject Property that are customarily used in this type of business, and diesel fuel described herein, will be handled in accordance with all applicable regulations. There are no underground storage facilities located on the Subject Property.
8. With regards to the Applicant's proposed increase in building height, the proposed building height is in harmony with the policies of the adopted Plan, which recommend industrial use. The proposed additional height of 10 feet will not be detrimental to the character and development of adjacent industrially-zoned properties. All other regulations of the zoning district will be satisfied as described herein.

9. The proposed use conforms to all provisions of applicable ordinances, regulations, and adopted standards except as noted on the SE/GDP Plat and as follows:
 - a. The Applicant hereby requests a waiver of transitional screening and barrier requirements along all sides of the Subject Property. Surrounding uses include older industrial, warehouse, wholesale, and institutional uses, which are not inconsistent with the Applicant's proposal. In addition, there is a considerable distance between the proposed use and other lower-intensity industrial uses. These factors support the requested waiver.
 - b. The Applicant hereby requests a waiver of the requirements for right-of-way dedication and construction of curb, gutter and sidewalk along Industrial Drive, Electronic Drive, and Iron Place. Existing conditions are consistent with surrounding development.
 - c. The Applicant hereby requests a waiver of the peripheral parking lot landscaping and a modification of the interior parking lot landscaping in order to retain the existing parking area.
 - d. The Applicant hereby requests a modification of the minimum yard requirements for existing structures pursuant to § 9-625 of the Zoning Ordinance.
 - e. Pursuant to §§ 13-203 and 11-102 (8) of the Zoning Ordinance, the Applicant hereby requests a modification of the requirement for parking to be 10 feet from a right-of-way in the eastern portion of the Subject Property in favor of existing conditions.

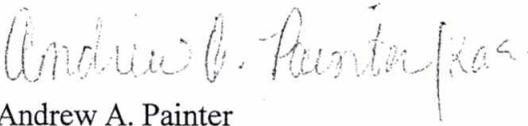
The Applicant's proposed operation, which will redevelop the Subject Property to provide ready-mix concrete mixing plants, administrative offices, a storage yard for aggregates, and associated repair and service facilities, will preserve the existing industrial character in the Shirley Industrial Park and is consistent with the Plan recommendations. The density of existing and proposed improvements on the Subject Property results in a development intensity of 0.05 FAR, which is in harmony with the I-6 district provisions and consistent with the recommendations of the Plan. The proposed uses will not have any adverse impact on adjacent properties, particularly given that this proposal involves the replacement of one heavy industrial use for another, and that the Subject Property and surrounding parcels are zoned to the highest-intensity industrial zoning district of Fairfax County. The Applicant's proposal preserves industrial uses in Fairfax County, which continue to be a necessary component of a vibrant community.

I would appreciate the acceptance of these applications and the scheduling of a public hearing before the Fairfax County Planning Commission at your earliest convenience. Thank

you for your time and consideration in this matter and please feel free to call me directly at (703) 737-3633 should you have any questions.

Very truly yours,

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



Andrew A. Painter

Enclosures

cc: Robert Sells
Earl Losier
Cliff Bocchicchio
Allan Baken
Priyatham Konda
Jami Milanovich
Lynne J. Strobel

L0203749.DOC



County of Fairfax, Virginia

MEMORANDUM

DATE: October 2, 2012

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

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

SUBJECT: Land Use Analysis and Environmental Assessment: RZ 2012-MA-012
SE 2012-MA-011
6600 Electronic Drive (aka Titan America LLC)

The memorandum, prepared by John Bell, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the development plan as revised through August 16, 2012. 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 approximately 9.5-acre subject property is located at the intersection of Industrial Drive and Electronic Drive within the Shirley Industrial Park. The applicant is proposing to construct a new concrete mixing facility at the site of a former steel production facility. The applicant is requesting a rezoning from the C-8 and R-3 districts to the I-6 district with a special exception to permit an increase in building height to 85 feet. The proposed floor area ratio (FAR) of 0.05 is below the 0.50 intensity recommended in the Comprehensive Plan. In addition to the proposed development, the applicant has indicated that a portion of the property will be set aside as a conservation area for water quality purposes.

LOCATION AND CHARACTER OF THE AREA

The subject property is located in a portion of the Shirley Industrial Park. Properties to the north, south and west are all planned and used for industrial purposes. The I-395/I-495 interchange is located immediately east of the subject property.

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Planning Division
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Fairfax, Virginia 22035-5509
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Fax 703-324-3056
www.fairfaxcounty.gov/dpz/



COMPREHENSIVE PLAN CITATIONS:

Fairfax County Comprehensive Plan, 2011 Edition, Area I, Annandale Planning District, Beltway South Industrial Area, June 19, 2012, page 79:

“Land Unit C

Land Unit C generally is referred to as the Shirley Industrial Park and it is planned for industrial, office and public facilities uses as shown on the Plan map. The primary uses within this land unit are warehouses, distribution and processing plants. Future development and/or redevelopment of the industrially planned tracts should maintain this overall industrial orientation. Industrial uses are planned for development intensities up to .50 FAR. The existing buffer zone dedicated for public park along the northern boundary of this land unit (providing buffering for the Edsall Park residential community) should be maintained. This linear open space buffer should be completed and should be considered for a network of pedestrian and bike trails to provide recreation and permit inter-community movement.

In addition, an effective buffer of evergreen trees should be preserved along the northeastern perimeter of Land Unit C, along the south side of Edsall Road, in order to provide screening of buildings in the industrial park from residences across Edsall Road. Existing vegetation should be preserved as long as adequate sight distance is provided. If entrances to Industrial Drive opposite Mitchell Street and Canard Street are closed, the vacated space should be filled in with an effective screening of suitable evergreen trees.

Office and public facilities uses up to .30 FAR are planned for the northernmost portion of Land Unit C near the intersection of Edsall Road and Carolina Place. These uses provide an appropriate transition to, and minimize noise and visual impacts on, the residential neighborhoods to the west.

Environment

In the Fairfax County Comprehensive Plan, Policy Plan, 2011 Edition, Environment section as amended through July 27, 2010, on page 7 through 9, the Plan states:

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

- Policy k. For new development and redevelopment, apply better site design and low impact development 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:

- Minimize the amount of impervious surface created. . . .
- 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. . . .
- Maximize the use of infiltration landscaping within streetscapes consistent with County and State requirements. . . .

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

COMPREHENSIVE PLAN MAP: Industrial

LAND USE ANALYSIS

The subject property is planned for industrial uses. The applicant is proposing I-6 zoning for the entire property to permit the development of a concrete mixing facility intended to serve the area surrounding the subject property. The proposed use is largely surrounded by existing industrial uses as well as a portion of the I-395 and I-495 interchange. The requested special exception is based on the need for a single structure which will exceed the current building height limit of 75-feet as the proposed structure will have a height of 85-feet. The requested rezoning is intended to unify the proposed use under a single zoning classification as a small portion of the site is currently zoned C-8 and R-3. The proposed development is planned to occur in three phases. Based on the information provided with the current plans and proffers, staff feels that the proposal is in general conformance with the land use recommendations of the Comprehensive Plan and in harmony with the surrounding uses for the subject property.

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.

Water Quality

The applicant has indicated that stormwater runoff will not be increased as a result of the proposed use. A single storm filter is being proposed to provide water quality control improvement for the proposed development. While staff recognizes that the proposed measures may meet typical regulatory requirements, the nature of the proposed use tends to generate a significant amount of dust and the application of more aggressive water quality controls is encouraged. The Department of Public Works and Environmental Services (DPWES) staff have been indicated these measures to be adequate. However, it should be noted that DPWES will ultimately determine the adequacy of proposed measures as part of the site plan review process.

PGN: JRB



County of Fairfax, Virginia

MEMORANDUM

DATE: July 24, 2012

TO: Miriam Bader; Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Thakur Dhakal, Senior Engineer III
Site Development and Inspections Division
Department of Public Works and Environmental Services

SUBJECT: Rezoning Plat #RZ 2012-MA-012 Concurrent with SE 2012-MA-011; 6600 Electronic Drive, GDP/SE Plat dated 7 May 2012; LDS Project #4854-ZONA-001-1; Tax Map #080-2-01-0033 and 0033A; Lee District

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

Chesapeake Bay Preservation Ordinance (CBPO)

There is Resource Protection Area (RPA) on this property. However, no disturbance has been proposed within the RPA. Water quality controls must be satisfied for this development (PFM 6-0401.2A or PFM 6-0401.2B). The locations of Stormfilter and conservation easement are depicted on the plat. In the site plan submission BMP computations must be shown for each BMP facility.

Floodplain

There are no regulated floodplains on the site. But, it appears from the topography that the stream to the east of the site has a drainage area of about 360 acre which constitutes a major flood plain. A flood plain study may be required to establish 100 year water surface elevation and the area inundated by 100 year storm event shall be recorded as a floodplain easement. (PFM 6-1401.1)

Downstream Drainage Complaints

There are no recent downstream drainage complaints on file.

Stormwater Detention

Applicant indicates that the development will not increase post development runoff. In the site plan submission, detention requirements must be met if not waived.

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



Onsite Major Storm Drainage System and Overland Relief

Applicant needs to provide an overland relief narrative and arrows showing runoff flow path of the 100-year storm event. Cross-sections at key locations including the building entrances must be shown on the plan.

Downstream Drainage System

An outfall narrative has been provided, however, the description of the adequacy and stability of the outfall is not a part of the statement.

Drainage Diversion

During the development, the natural drainage divide shall be honored. If natural drainage divides cannot be honored, a drainage diversion justification narrative must be provided. (PFM 6-0202.2A)

Stormwater Planning Comments

This case is located in the Cameron Run Watershed. There are no water quality control plans located near the subject site.

Please visit http://www.fairfaxcounty.gov/dpwes/watersheds/publications/cr/ca_plan.pdf for more details.

Dam Breach

None of this property is within the dam breach inundation zone.

These comments are based on the 2011 version of the Public Facilities Manual (PFM). A new Stormwater ordinance and updates to the PFM's Stormwater requirements are being developed as a result of changes to state code (see 4VAC50-60 adopted May 24, 2011). The site plan for this application may be required to conform to the updated PFM and the new ordinance.

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

TD/

cc: Fred Rose, Chief, Watershed Planning & Assessment Branch, Stormwater Planning
Division, DPWES
Bijan Sistani, Chief, South Branch, SDID, DPWES
Zoning Application File



County of Fairfax, Virginia

MEMORANDUM

DATE: November 1, 2012

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

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

FILE: 3-4 (RZ 2012-MA-012); 3-5 (SE 2012-MA-011)

SUBJECT: Transportation Impact Addendum

REFERENCE: RZ 2012-MA-012; SE 2012-MA-011; Titan America, LLC
Traffic Zone: 1400
Land Identification Map: 80-2 ((01)) 33, 33A

Transmitted herewith are comments from the Department of Transportation with respect to the referenced application. These comments are based on the revised plan dated October 18, 2012.

The applicant proposes to rezone from 8.156 acres of I-6 District, 0.683 acres of C-8 District, and approximately 0.592 acres zoned R-2 District to all under the I-6 zoning District.

The applicant proposes also to provide a partial demolition of the majority of the existing Southern Iron Working Canopy, replace and extend of railroad spurs (tracks) into the site, and the 2nd and 3rd phases will consist of two permanent ready mix concrete plants.

This department has reviewed the subject application and provides the following:

- The applicant should provide frontage improvements along the site properties (per the Public Facilities Manual) from the site access on Iron Place continuous to the site access on Electronic Drive. In lieu of frontage improvements, the applicant can reduce their site parking significantly to provide more streetscape. Reducing the existing parking from 96 spaces to approximately 65 to 70 spaces would be adequate.
- Continuous sidewalk should be provided along the site on Electronic Drive and Iron Place all the way to Industrial Drive. Traffic control devices may be needed where the sidewalk/crosswalk approach the railroad spurs.
- VDOT, as of the above date, has not provided comments on the revised plan.

AKR/ak W:RZ2012MA012SE2012MA011TitanAmerica

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PART 6 5-600 I-6 HEAVY INDUSTRIAL DISTRICT**5-601 Purpose and Intent**

The I-6 District is established to provide areas for heavy industrial activities with minimum performance standards where the uses may require that some noise, vibration and other environmental pollutants must be tolerated, and where the traffic to and from the district may be intensive. This district is intended for use by the largest manufacturing operations, heavy equipment, construction and fuel yards, major transportation terminals and other basic industrial activities required in an urban economy.

5-604 Special Exception Uses

5. Category 5 - Commercial and Industrial Uses of Special Impact, limited to:

I. Heavy industrial uses

PART 0 9-000 SPECIAL EXCEPTION GENERAL PROVISIONS**9-006 GENERAL STANDARDS**

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

1. The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.
2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.
3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.
4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.
5. In addition to the standards which may be set forth in this Article for a particular category or use, the Board shall require landscaping and screening in accordance with the provisions of Article 13.
6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.

7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.
8. Signs shall be regulated by the provisions of Article 12; however, the Board may impose more strict requirements for a given use than those set forth in this Ordinance.

9-511 Additional Standards for Heavy Industrial Uses

1. Each applicant for a heavy industrial use shall provide with his application an evaluation of his proposed use, by a person or firm qualified to make such evaluations, indicating how the use can be made to comply with the applicable performance standards in Article 14.
2. The Board may, in approving a special exception for a heavy industrial use, establish additional yard requirements, landscaping and screening and other standards that, in the opinion of the Board, will effect compatibility with the surrounding community

9-607 Provisions for Approving an Increase in Building Heights

As set forth in the C-3, C-4, C-6, C-7, C-8, C-9, I-1, I-2, I-3, I-4, I-5, I-6 and Sully Historic Overlay Districts, and as applicable to all Group 3, Institutional Uses and Category 3, Quasi-Public Uses, the Board may approve a special exception for an increase in height above the maximum building height regulations specified for the zoning district or a given use, but only in accordance with the following provisions:

1. An increase in height may be approved only where such will be in harmony with the policies embodied in the adopted comprehensive plan.
2. An increase in height may be approved only in those locations where the resultant height will not be detrimental to the character and development of adjacent lands.
3. An increase in height may be approved in only those instances where the remaining regulations for the zoning district can be satisfied.

4. An increase in height up to 60 feet may be approved in the Sully Historic Overlay District when located within the historic district and within 500 feet of the Sully Historic Overlay District perimeter boundary and when it can be demonstrated by the applicant that the proposed structures, including all rooftop structures excluded from the maximum height regulations pursuant to Sect. 2-506 and those portions of the roof excluded from the building height calculations in accordance with the definition, are compatible with and do not have detrimental impacts on the Sully property in terms of mass, scale, color and visual impact and when such increase in height is in compliance with Federal Aviation Administration standards. Other factors to be considered when determining the impact of an increase in height may include, but not be limited to, changes to existing topography, presence of existing vegetation and the building lighting and signage. The actual building height as measured from the grade to the top of any roof or rooftop structure shall not exceed 65 feet.

9-625 Provisions for Modification of Minimum Yard Requirements for Certain Existing Structures and Uses

The Board may approve, only in conjunction with the approval of a rezoning or special exception for another use, a modification of any yard requirement for an existing structure or use, including but not limited to principal and accessory structures and off-street parking spaces, but only in accordance with the following:

1. It shall be demonstrated that the existing structure or use complied with the minimum required yards in effect when the use was established and that the yards have not been reduced to less than the yards required by this Ordinance since the effective date of this Ordinance, except by condemnation or by acquisition for public purposes by any governmental agency.
2. The Board may impose such conditions as it deems necessary, to include landscaping and screening, to minimize the impact of the existing structure or use on adjacent properties.

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		