



APPLICATION ACCEPTED: April 18, 2006
APPLICATION AMENDED: November 1, 2006
PLANNING COMMISSION: December 6, 2006
BOARD OF SUPERVISORS: Not Yet Scheduled

County of Fairfax, Virginia

November 22, 2006

STAFF REPORT

APPLICATION SEA 80-LV-061

MOUNT VERNON DISTRICT

APPLICANT: Furnace Associates, Inc.

ZONING: R-1

PARCEL: 113-1 ((1)) 5 part, 7 and 8
113-3 ((1)) 1, 2 and 4

ACREAGE: 250.15 acres

FAR: 0.00 (no appreciable density)

PLAN MAP: Private Recreation/Private Open Space

SE CATEGORY: Category 2; Landfill
Category 3; Quasi-Public Park

PROPOSAL: Amend a previously-approved special exception for a landfill to permit an increase in the maximum height of the landfill from 290 feet above sea level to 412 feet above sea level and other site modifications, to increase the land area of the landfill from 249.36 acres to 250.15 acres and to permit a quasi-public park on the closed portions of the landfill (the park would ultimately become a public park)

O:\clewi4\special exceptions\SEA 80-V-061, Furnace Associates, Inc\cover.doc

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

STAFF RECOMMENDATIONS:

Staff recommends approval of SEA 80-L/V-061 subject to the proposed development conditions in Appendix 1.

Staff recommends that Par. 9 of Sect. 9-205, which prohibits any improvements from being constructed in or upon any landfill for a period of 20 years after the termination of the landfill operation, be waived in order to permit the proposed improvements as shown on the SEA Plat to be constructed prior to the closure of the landfill.

Staff also recommends that the Comprehensive Plan Trail requirement along Furnace Road be waived in lieu of the proposed trails as shown on the SEA Plat.

Staff recommends that the transitional screening and barrier requirements along those portions of the property lines where the site abuts single-family detached dwellings be modified to that shown on the SEA Plat.

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

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

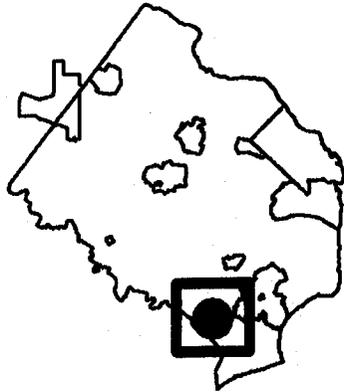
For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290 TTY 711 (Virginia Relay Center).



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

Special Exception Amendment

SEA 80-L-061



Applicant:
Accepted:
Proposed:

FURNACE ASSOCIATES, INC.
04/18/2006- AMENDED 11/01/2006
TO AMEND SE 80-L-061 PREVIOUSLY APPROVED
FOR A LANDFILL TO PERMIT MODIFICATIONS TO
DEVELOPMENT CONDITIONS, INCREASE IN HEIGHT
OF LANDFILL, ADD LAND AREA, SITE
MODIFICATIONS, AND QUASI-PUBLIC PARK

Area:

250.15 AC OF LAND; DISTRICT - MOUNT VERNON

Zoning Dist Sect:

03-0104

Art 9 Group and Use:

2-03 3-08

Located:

10201, 10209, 10215, 10219, 10229 FURNACE ROAD

Zoning:

R-1

Plan Area:

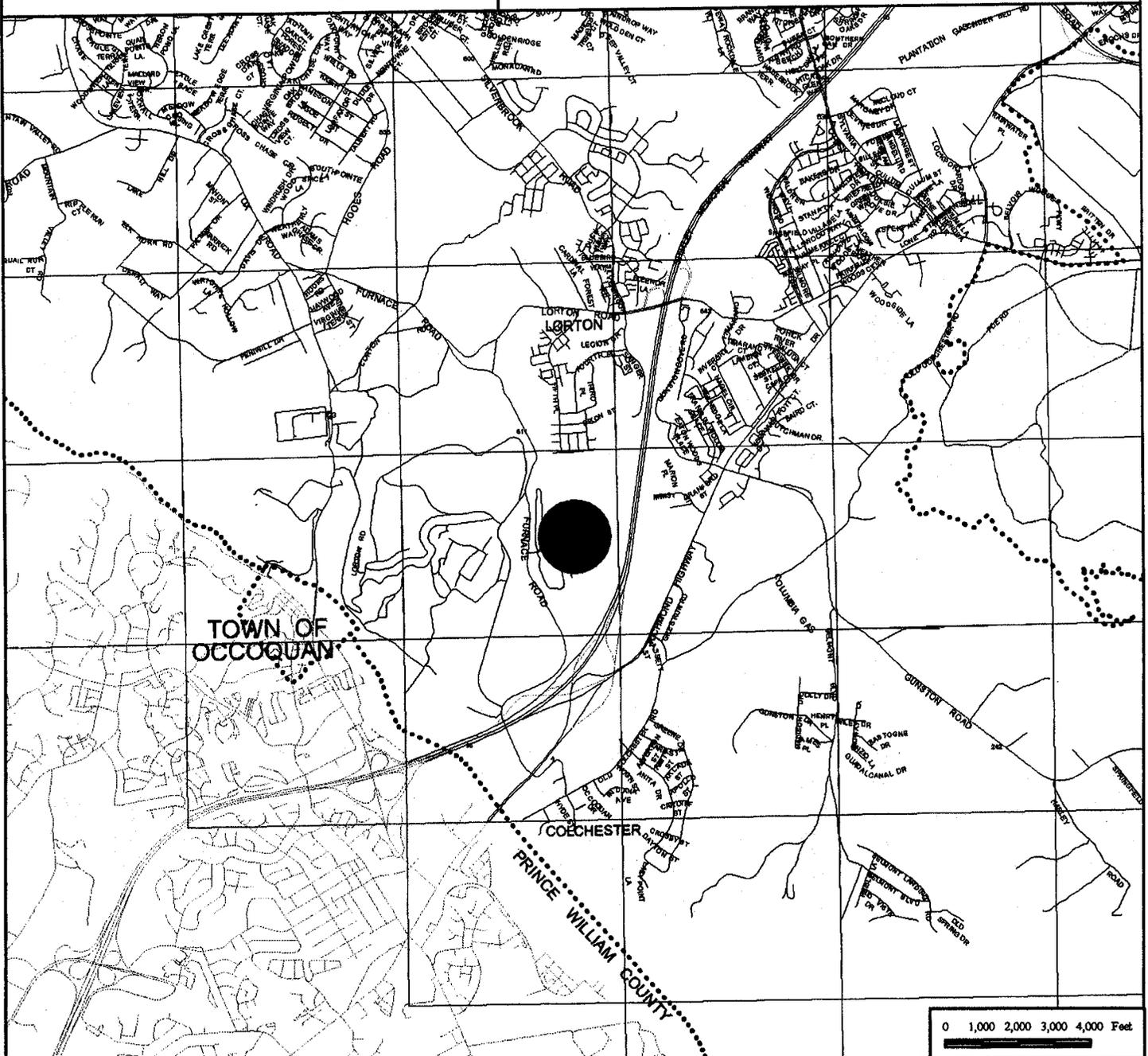
4,

Overlay Dist:

Map Ref Num:

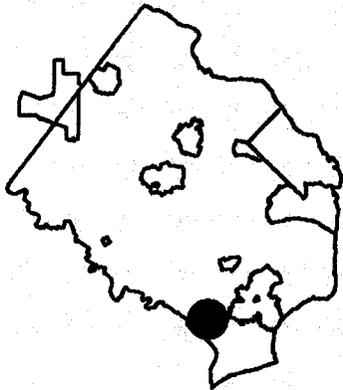
113-1- /01/ /0005 Pt. /01/ /0007 /01/ /0008

113-3- /01/ /0001 /01/ /0002 /01/ /0004



Special Exception Amendment

SEA 80-L-061

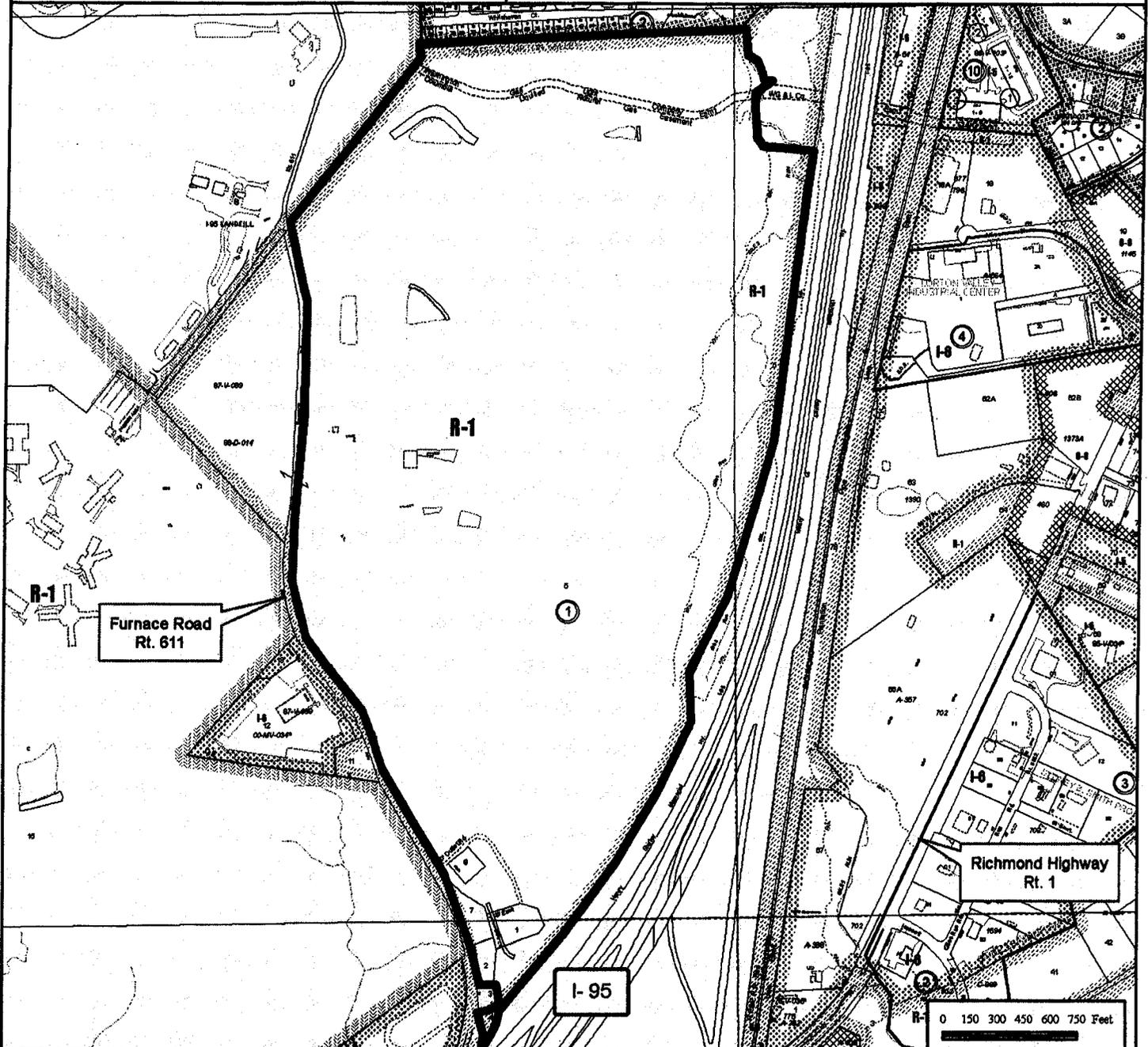


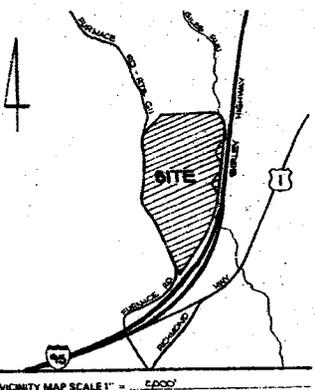
Applicant: FURNACE ASSOCIATES, INC.
Accepted: 04/18/2006- AMENDED 11/01/2006
Proposed: TO AMEND SE 80-L-061 PREVIOUSLY APPROVED FOR A LANDFILL TO PERMIT MODIFICATIONS TO DEVELOPMENT CONDITIONS, INCREASE IN HEIGHT OF LANDFILL, ADD LAND AREA, SITE MODIFICATIONS, AND QUASI-PUBLIC PARK

Area: 250.15 AC OF LAND; DISTRICT - MOUNT VERNON

Zoning Dist Sect: 03-0104
Art 9 Group and Use: 2-03 3-08
Located: 10201, 10209, 10215, 10219, 10229 FURNACE ROAD

Zoning: R- 1
Plan Area: 4,
Overlay Dist:
Map Ref Num: 113-1- /01/ /0005 Pt. /01/ /0007 /01/ /0008
113-3- /01/ /0001 /01/ /0002 /01/ /0004





SPECIAL EXCEPTION AMENDMENT PLAT

SEA 80-L-061

OVERLOOK RIDGE

(FORMERLY KNOWN AS LORTON DEBRIS LANDFILL)

FAIRFAX COUNTY, VIRGINIA

MOUNT VERNON DISTRICT

DATE: FEBRUARY, 2006
 REVISED: JULY 14, 2006
 REVISED: AUGUST 31, 2006
 REVISED: SEPTEMBER 28, 2006
 REVISED: OCTOBER 25, 2006
 REVISED: NOVEMBER 3, 2006

INDEX OF DRAWINGS

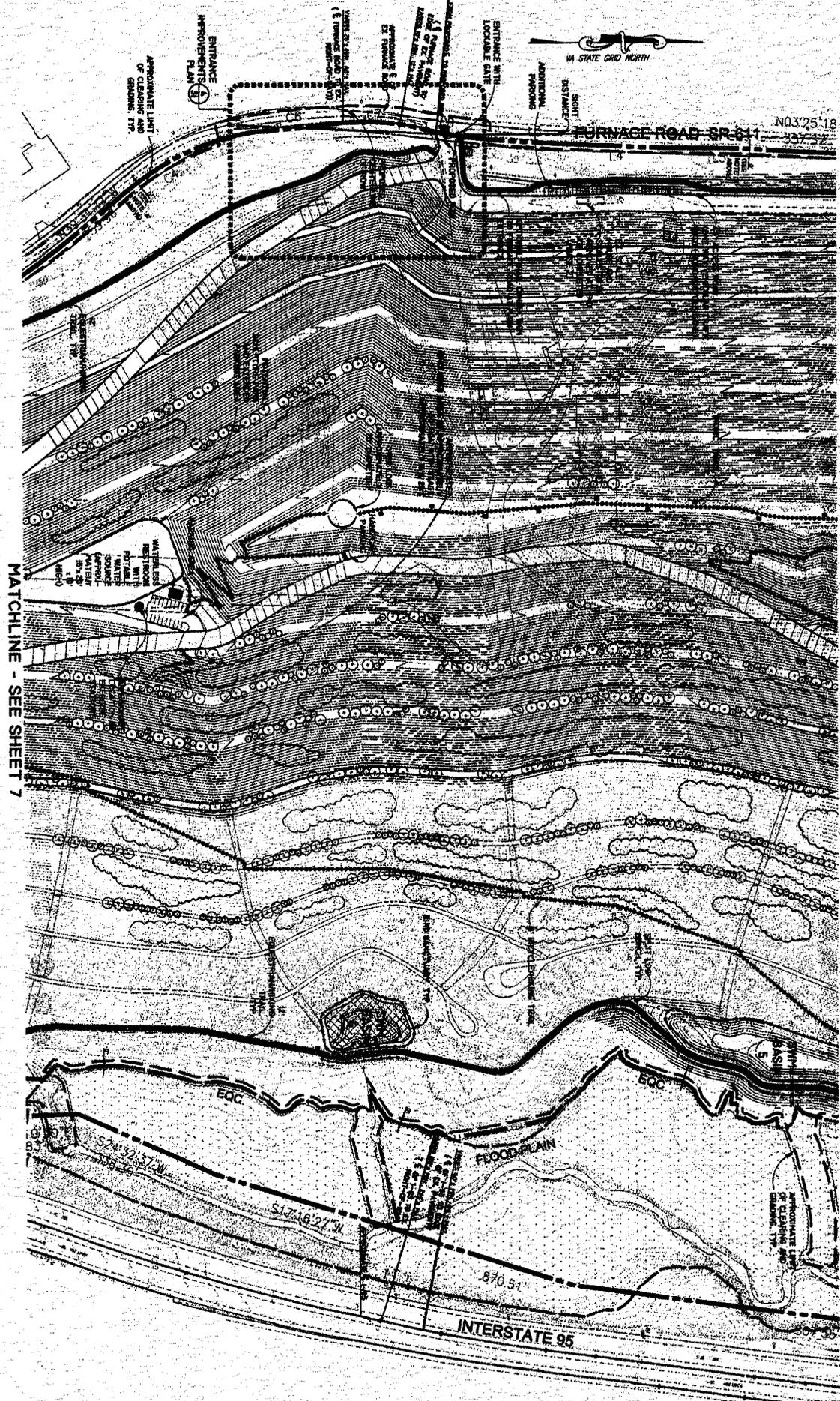
- | | |
|--|---|
| 1. COVER SHEET | 18. PLANTING DETAILS, NARRATIVE AND PLANT LIST |
| 2. COMPOSITE SEA PLAT (PHASE FIVE), TABULATIONS AND NOTES | 19. STORMWATER MANAGEMENT PLAN |
| 3. EXISTING CONDITIONS PLAN | 20. STORMWATER MANAGEMENT POND 2 |
| 4. EXISTING VEGETATION MAP | 21. STORMWATER MANAGEMENT POND 3 |
| 5. SPECIAL EXCEPTION AMENDMENT PLAT - PHASE FIVE (FINAL PHASE) | 22. STORMWATER MANAGEMENT POND 4 |
| 6. SPECIAL EXCEPTION AMENDMENT PLAT - PHASE FIVE (FINAL PHASE) | 23. STORMWATER MANAGEMENT POND 5 |
| 7. SPECIAL EXCEPTION AMENDMENT PLAT - PHASE FIVE (FINAL PHASE) | 24. STORMWATER MANAGEMENT POND 6 |
| 8. SPECIAL EXCEPTION AMENDMENT PLAT - PHASE ONE | 25. STORMWATER MANAGEMENT POND 8 |
| 9. SPECIAL EXCEPTION AMENDMENT PLAT - PHASE TWO | 26. STORMWATER MANAGEMENT POND 9 |
| 10. SPECIAL EXCEPTION AMENDMENT PLAT - PHASE THREE | 27. OVERALL DRAINAGE AREA MAP |
| 11. SPECIAL EXCEPTION AMENDMENT PLAT - PHASE FOUR | 28. STORMWATER MANAGEMENT PLAN - OUTFALL CROSS SECTIONS |
| 12. SPECIAL EXCEPTION AMENDMENT PLAT - PHASE FIVE | 29. STORMWATER MANAGEMENT PLAN - OUTFALL CROSS SECTIONS |
| 13. PHASE ONE AND TWO QUEUING AREA | 30. ILLUSTRATIVE SITE DETAILS |
| 14. PHASE THREE AND FOUR QUEUING AREA | 31. ILLUSTRATIVE SITE DETAILS |
| 15. PHASE FIVE QUEUING AREA | 32. ILLUSTRATIVE SECTIONS |
| 16. PLANTING ZONES | 33. SITE DISTANCE PLAN & PROFILE - FURNACE ROAD |
| 17. PLANTING ZONE LAYOUTS AND SECTION | 34. SITE DISTANCE PROFILE |
| | 35. OVERALL SITE PLAN - FURNACE ROAD RECYCLING FACILITY |

RECEIVED
 Department of Planning & Zoning
 NOV 06 2006
 Zoning Evaluation Division



OWNER/APPLICANT:
FURNACE ASSOCIATES, INC.
 14500 AVION PARKWAY
 SUITE 3100
 CHANTILLY, VIRGINIA 20151

BC Consultants
 Planners • Engineers • Surveyors • Landscape Architects
 12000 Fair Lakes Circle, Suite 100, Fairfax, VA 22035
 (703)440-8100 (703)440-8100 (Fax)
 www.bcconsultants.com



MATCHLINE - SEE SHEET 7

MATCHLINE - SHEET 5

- LEGEND:**
- POTENTIAL USE AREA
 - APPROXIMATE LOCATION OF SERVICE STRUCTURE
 - APPROXIMATE LOCATION OF SEPTIC LINES
 - APPROXIMATE LOCATION OF POTENTIAL GAS DEVELOPMENT AREA
 - APPROXIMATE LOCATION OF APPROXIMATE BANK
 - APPROXIMATE LOCATION OF WALLS
-
- APPROXIMATE LOCATION OF STAGES OF SEPTIC TANK PILES
 - APPROXIMATE LOCATION OF EXISTING AND PROPOSED CONCRETE FOUNDATIONS
 - APPROXIMATE LIMIT OF EXISTING AND PROPOSED ON THE EXISTING/PROPOSED
 - APPROXIMATE LOCATION OF EXISTING AND PROPOSED CONCRETE FOUNDATIONS
 - APPROXIMATE LOCATION OF EXISTING AND PROPOSED CONCRETE FOUNDATIONS
 - APPROXIMATE LOCATION OF EXISTING AND PROPOSED CONCRETE FOUNDATIONS
-
- APPROXIMATE TOTAL EXISTING SURFACE
 - EXISTING TERRAIN
 - PROPOSED TERRAIN
 - PLACING TOP AND BOTTOM PLATING
 - EXISTING AND PROPOSED TERRAIN
 - PLACING TOP AND BOTTOM PLATING
 - EXISTING AND PROPOSED TERRAIN
-
- POTENTIAL GRID STRUCTURE
 - POTENTIAL USE AREA
 - APPROXIMATE LOCATION OF EXISTING AND PROPOSED CONCRETE FOUNDATIONS
 - APPROXIMATE LOCATION OF EXISTING AND PROPOSED CONCRETE FOUNDATIONS

DATE	DESCRIPTION
07/14/06	BC REVISIONS
08/11/06	REVISED: JULY 14, 2006
09/11/06	REVISED: AUGUST 31, 2006
10/11/06	REVISED: SEPT 28, 2006
11/11/06	REVISED: OCT 23, 2006
12/11/06	REVISED NOV 03, 2006
01/11/07	REVISED
02/11/07	REVISED
03/11/07	REVISED
04/11/07	REVISED
05/11/07	REVISED
06/11/07	REVISED
07/11/07	REVISED
08/11/07	REVISED
09/11/07	REVISED
10/11/07	REVISED
11/11/07	REVISED
12/11/07	REVISED
01/11/08	REVISED
02/11/08	REVISED
03/11/08	REVISED
04/11/08	REVISED
05/11/08	REVISED
06/11/08	REVISED
07/11/08	REVISED
08/11/08	REVISED
09/11/08	REVISED
10/11/08	REVISED
11/11/08	REVISED
12/11/08	REVISED
01/11/09	REVISED
02/11/09	REVISED
03/11/09	REVISED
04/11/09	REVISED
05/11/09	REVISED
06/11/09	REVISED
07/11/09	REVISED
08/11/09	REVISED
09/11/09	REVISED
10/11/09	REVISED
11/11/09	REVISED
12/11/09	REVISED
01/11/10	REVISED
02/11/10	REVISED
03/11/10	REVISED
04/11/10	REVISED
05/11/10	REVISED
06/11/10	REVISED
07/11/10	REVISED
08/11/10	REVISED
09/11/10	REVISED
10/11/10	REVISED
11/11/10	REVISED
12/11/10	REVISED
01/11/11	REVISED
02/11/11	REVISED
03/11/11	REVISED
04/11/11	REVISED
05/11/11	REVISED
06/11/11	REVISED
07/11/11	REVISED
08/11/11	REVISED
09/11/11	REVISED
10/11/11	REVISED
11/11/11	REVISED
12/11/11	REVISED
01/11/12	REVISED
02/11/12	REVISED
03/11/12	REVISED
04/11/12	REVISED
05/11/12	REVISED
06/11/12	REVISED
07/11/12	REVISED
08/11/12	REVISED
09/11/12	REVISED
10/11/12	REVISED
11/11/12	REVISED
12/11/12	REVISED
01/11/13	REVISED
02/11/13	REVISED
03/11/13	REVISED
04/11/13	REVISED
05/11/13	REVISED
06/11/13	REVISED
07/11/13	REVISED
08/11/13	REVISED
09/11/13	REVISED
10/11/13	REVISED
11/11/13	REVISED
12/11/13	REVISED
01/11/14	REVISED
02/11/14	REVISED
03/11/14	REVISED
04/11/14	REVISED
05/11/14	REVISED
06/11/14	REVISED
07/11/14	REVISED
08/11/14	REVISED
09/11/14	REVISED
10/11/14	REVISED
11/11/14	REVISED
12/11/14	REVISED
01/11/15	REVISED
02/11/15	REVISED
03/11/15	REVISED
04/11/15	REVISED
05/11/15	REVISED
06/11/15	REVISED
07/11/15	REVISED
08/11/15	REVISED
09/11/15	REVISED
10/11/15	REVISED
11/11/15	REVISED
12/11/15	REVISED
01/11/16	REVISED
02/11/16	REVISED
03/11/16	REVISED
04/11/16	REVISED
05/11/16	REVISED
06/11/16	REVISED
07/11/16	REVISED
08/11/16	REVISED
09/11/16	REVISED
10/11/16	REVISED
11/11/16	REVISED
12/11/16	REVISED
01/11/17	REVISED
02/11/17	REVISED
03/11/17	REVISED
04/11/17	REVISED
05/11/17	REVISED
06/11/17	REVISED
07/11/17	REVISED
08/11/17	REVISED
09/11/17	REVISED
10/11/17	REVISED
11/11/17	REVISED
12/11/17	REVISED
01/11/18	REVISED
02/11/18	REVISED
03/11/18	REVISED
04/11/18	REVISED
05/11/18	REVISED
06/11/18	REVISED
07/11/18	REVISED
08/11/18	REVISED
09/11/18	REVISED
10/11/18	REVISED
11/11/18	REVISED
12/11/18	REVISED
01/11/19	REVISED
02/11/19	REVISED
03/11/19	REVISED
04/11/19	REVISED
05/11/19	REVISED
06/11/19	REVISED
07/11/19	REVISED
08/11/19	REVISED
09/11/19	REVISED
10/11/19	REVISED
11/11/19	REVISED
12/11/19	REVISED
01/11/20	REVISED
02/11/20	REVISED
03/11/20	REVISED
04/11/20	REVISED
05/11/20	REVISED
06/11/20	REVISED
07/11/20	REVISED
08/11/20	REVISED
09/11/20	REVISED
10/11/20	REVISED
11/11/20	REVISED
12/11/20	REVISED
01/11/21	REVISED
02/11/21	REVISED
03/11/21	REVISED
04/11/21	REVISED
05/11/21	REVISED
06/11/21	REVISED
07/11/21	REVISED
08/11/21	REVISED
09/11/21	REVISED
10/11/21	REVISED
11/11/21	REVISED
12/11/21	REVISED
01/11/22	REVISED
02/11/22	REVISED
03/11/22	REVISED
04/11/22	REVISED
05/11/22	REVISED
06/11/22	REVISED
07/11/22	REVISED
08/11/22	REVISED
09/11/22	REVISED
10/11/22	REVISED
11/11/22	REVISED
12/11/22	REVISED
01/11/23	REVISED
02/11/23	REVISED
03/11/23	REVISED
04/11/23	REVISED
05/11/23	REVISED
06/11/23	REVISED
07/11/23	REVISED
08/11/23	REVISED
09/11/23	REVISED
10/11/23	REVISED
11/11/23	REVISED
12/11/23	REVISED
01/11/24	REVISED
02/11/24	REVISED
03/11/24	REVISED
04/11/24	REVISED
05/11/24	REVISED
06/11/24	REVISED
07/11/24	REVISED
08/11/24	REVISED
09/11/24	REVISED
10/11/24	REVISED
11/11/24	REVISED
12/11/24	REVISED
01/11/25	REVISED
02/11/25	REVISED
03/11/25	REVISED
04/11/25	REVISED
05/11/25	REVISED
06/11/25	REVISED
07/11/25	REVISED
08/11/25	REVISED
09/11/25	REVISED
10/11/25	REVISED
11/11/25	REVISED
12/11/25	REVISED

**SPECIAL EXCEPTION AMENDMENT PLAT
PHASE FIVE (FINAL PHASE)
OVERLOOK RIDGE**

COMMONWEALTH OF VIRGINIA
PLANNING COMMISSION
FURNACE ROAD, VIRGINIA



BC Consultants
Planners - Engineers - Surveyors - Landscape Architects
12800 Fair Lakes Circle, Suite 100, Fairfax, VA 22033
(703)449-8100 (703)449-8108 (Fax)
www.bocon.com



SPECIAL EXCERPT AMENDMENT PLAN
PHASE III (FINAL PHASE)
OVERLOOK RIDGE
 HARRISON COUNTY, VIRGINIA

DESIGNED BY: CAD	DATE: FEBRUARY, 2006
CHECKED BY: CAD	SCALE: 1/4" = 1'-0"
DATE: FEBRUARY, 2006	SHEET: 7 OF 85
PROJECT NO.: 05-2006	CAD NAME: SHITPE-3-2006
DATE: FEBRUARY, 2006	LAYOUT: PLAT 3
SCALE: 1/4" = 1'-0"	FILE NO.: 05102.008

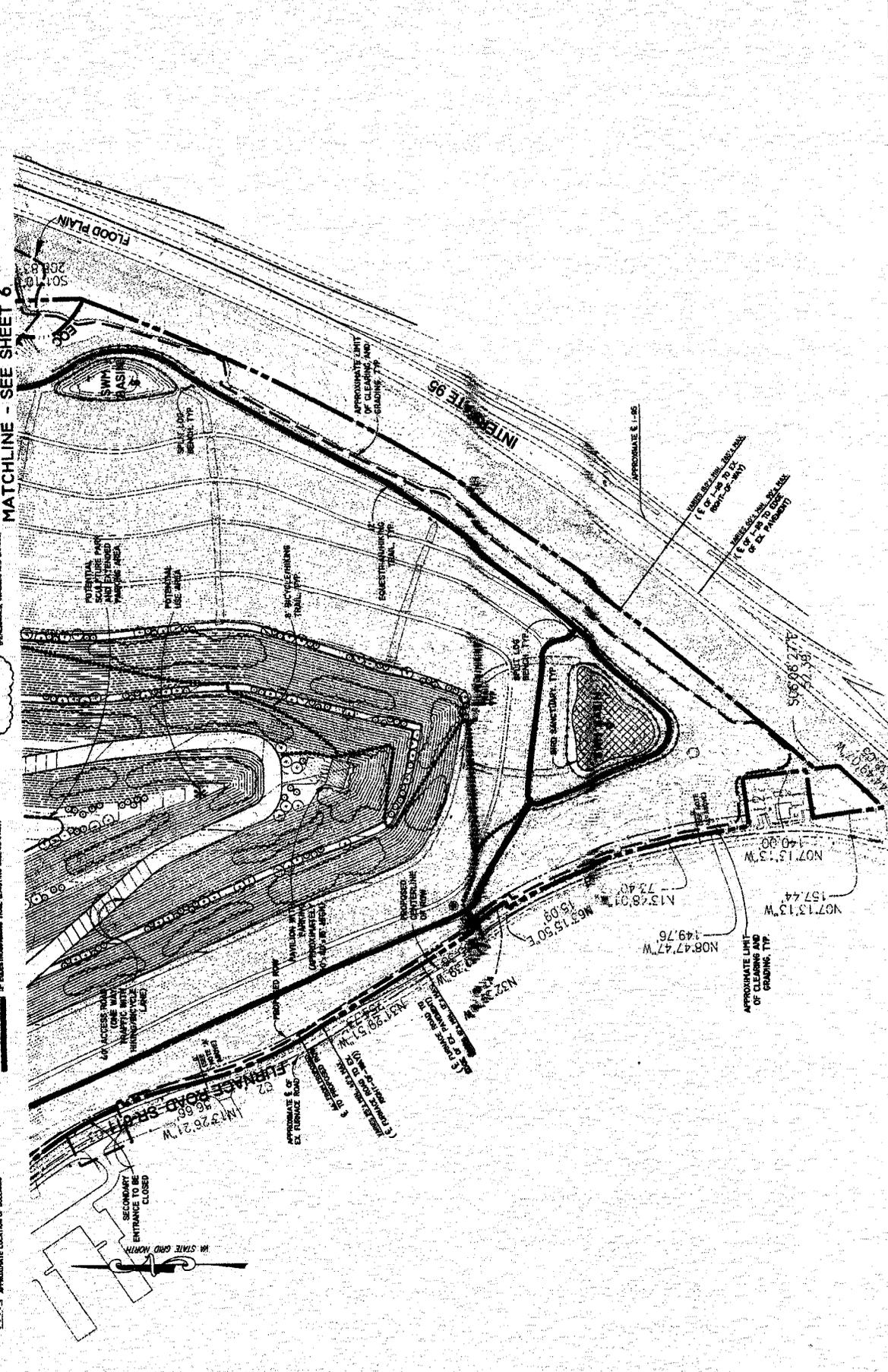
NOTE: ALL CLEARING AND GRADING SHALL BE LIMITED TO THE BOUNDARIES OF THE EXCERPT AND SHALL BE LIMITED TO THE BOUNDARIES OF THE SITE PLAN PHASE.

POTENTIAL AND EXISTING
 POTENTIAL USE AREAS ARE RELATIVELY FLAT GRADATIONS ON SITE THAT COULD BE USED FOR ADDITIONAL RECREATIONAL ACTIVITIES OR USES.
 EXISTING STATIONS SHOWN IN ONE LOCATION.

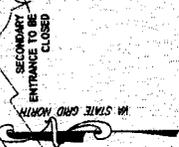
IF BICYCLEWAY TRAIL, STONE BUILT SURFACE
 EXISTING TRAILLINE
 PLANTING ZONE SHOULD BE ADJACENT TO EXISTING TRAILLINE
 PLANTING ZONE SLOPE PLANTING POTENTIALS, GRASSES AND SHRUBS

APPROXIMATE LOCATION OF STAIRS OF SPLIT RAIL FENCE
 EXISTING CONTIGUOUS ELEVATIONS
 APPROXIMATE LIMIT OF CLEARING AND GRADING
 10% V.P. FLAT/SHOULDER
 ENVIRONMENTAL QUALITY CORRIDOR (EQC)
 COUNTY MAPPER RESOURCE PROTECTION AREA (MPA)
 IF CONSTRUCTION TRAIL, BURNING SOIL SURFACE

LEGEND:
 * POTENTIAL USE AND
 APPROXIMATE LOCATION OF EXERCISE STATIONS
 APPROXIMATE LOCATION OF SPLIT RAIL FENCE
 APPROXIMATE LOCATION OF POTENTIAL GAS MANAGEMENT AREA
 APPROXIMATE LOCATION OF INFORMATION MARK
 APPROXIMATE LOCATION OF BOLLARDS



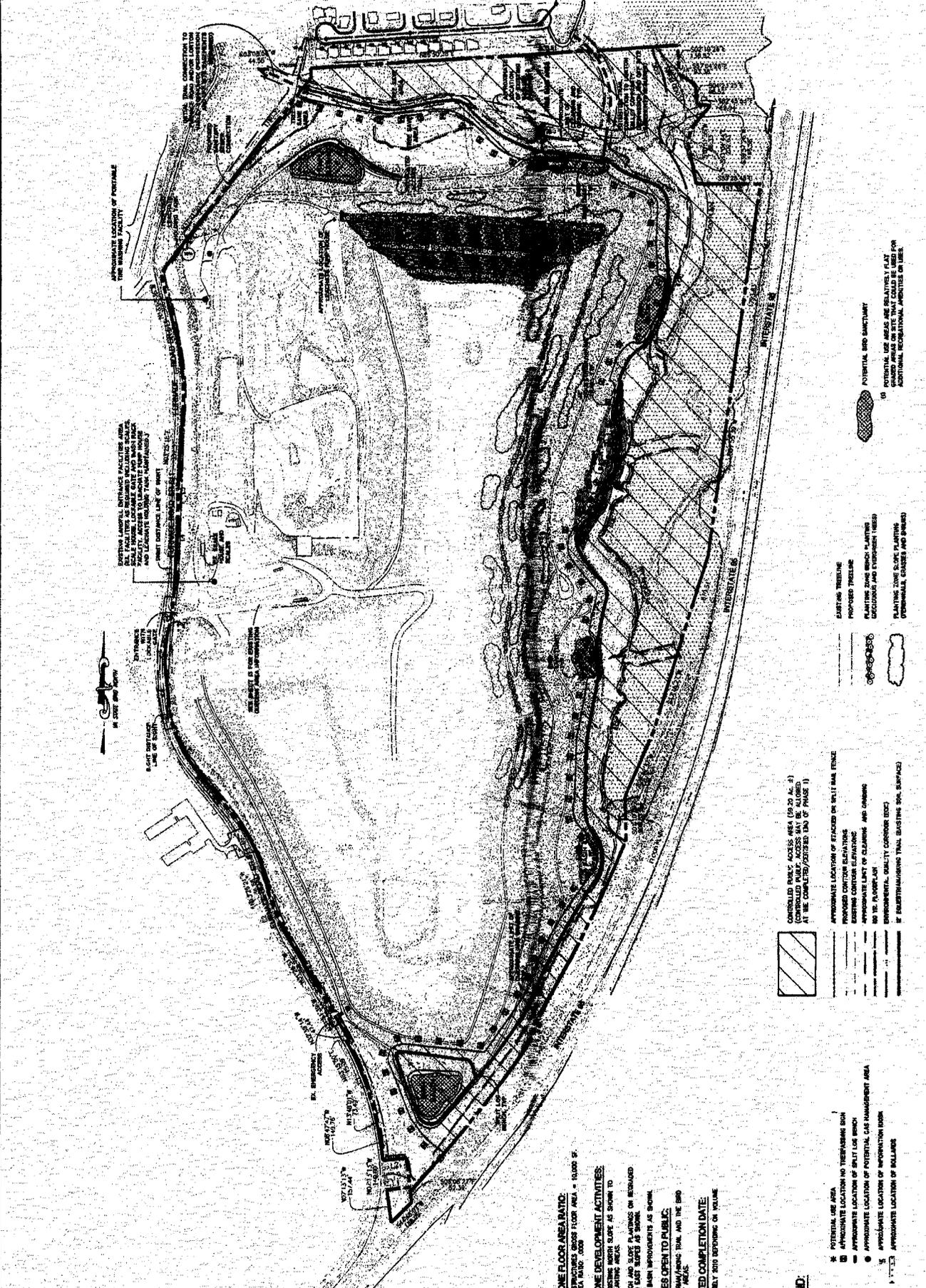
MATCHLINE - SEE SHEET 6





SPECIAL EXCEPT AMENDMENT PLAT
 PHASE ONE
OVERLOOK RIDGE

DESIGNED BY: BCD	DATE: 01/21/08	
DRAWN BY: CAD	DATE: 01/21/08	
CHECKED BY: BCD	DATE: 01/21/08	
DATE PLOTTED: 01/21/08	SCALE: 1/8" = 1'-0"	
BC REVISIONS		
NO.	DATE	DESCRIPTION
1	01/21/08	REVISED PER COMMENTS FROM THE BOARD
2	01/21/08	REVISED PER COMMENTS FROM THE BOARD
3	01/21/08	REVISED PER COMMENTS FROM THE BOARD
4	01/21/08	REVISED PER COMMENTS FROM THE BOARD
5	01/21/08	REVISED PER COMMENTS FROM THE BOARD
6	01/21/08	REVISED PER COMMENTS FROM THE BOARD
7	01/21/08	REVISED PER COMMENTS FROM THE BOARD
8	01/21/08	REVISED PER COMMENTS FROM THE BOARD
9	01/21/08	REVISED PER COMMENTS FROM THE BOARD
10	01/21/08	REVISED PER COMMENTS FROM THE BOARD
11	01/21/08	REVISED PER COMMENTS FROM THE BOARD
12	01/21/08	REVISED PER COMMENTS FROM THE BOARD
13	01/21/08	REVISED PER COMMENTS FROM THE BOARD
14	01/21/08	REVISED PER COMMENTS FROM THE BOARD
15	01/21/08	REVISED PER COMMENTS FROM THE BOARD
16	01/21/08	REVISED PER COMMENTS FROM THE BOARD
17	01/21/08	REVISED PER COMMENTS FROM THE BOARD
18	01/21/08	REVISED PER COMMENTS FROM THE BOARD
19	01/21/08	REVISED PER COMMENTS FROM THE BOARD
20	01/21/08	REVISED PER COMMENTS FROM THE BOARD
21	01/21/08	REVISED PER COMMENTS FROM THE BOARD
22	01/21/08	REVISED PER COMMENTS FROM THE BOARD
23	01/21/08	REVISED PER COMMENTS FROM THE BOARD
24	01/21/08	REVISED PER COMMENTS FROM THE BOARD
25	01/21/08	REVISED PER COMMENTS FROM THE BOARD
26	01/21/08	REVISED PER COMMENTS FROM THE BOARD
27	01/21/08	REVISED PER COMMENTS FROM THE BOARD
28	01/21/08	REVISED PER COMMENTS FROM THE BOARD
29	01/21/08	REVISED PER COMMENTS FROM THE BOARD
30	01/21/08	REVISED PER COMMENTS FROM THE BOARD
31	01/21/08	REVISED PER COMMENTS FROM THE BOARD
32	01/21/08	REVISED PER COMMENTS FROM THE BOARD
33	01/21/08	REVISED PER COMMENTS FROM THE BOARD
34	01/21/08	REVISED PER COMMENTS FROM THE BOARD
35	01/21/08	REVISED PER COMMENTS FROM THE BOARD
36	01/21/08	REVISED PER COMMENTS FROM THE BOARD
37	01/21/08	REVISED PER COMMENTS FROM THE BOARD
38	01/21/08	REVISED PER COMMENTS FROM THE BOARD
39	01/21/08	REVISED PER COMMENTS FROM THE BOARD
40	01/21/08	REVISED PER COMMENTS FROM THE BOARD
41	01/21/08	REVISED PER COMMENTS FROM THE BOARD
42	01/21/08	REVISED PER COMMENTS FROM THE BOARD
43	01/21/08	REVISED PER COMMENTS FROM THE BOARD
44	01/21/08	REVISED PER COMMENTS FROM THE BOARD
45	01/21/08	REVISED PER COMMENTS FROM THE BOARD
46	01/21/08	REVISED PER COMMENTS FROM THE BOARD
47	01/21/08	REVISED PER COMMENTS FROM THE BOARD
48	01/21/08	REVISED PER COMMENTS FROM THE BOARD
49	01/21/08	REVISED PER COMMENTS FROM THE BOARD
50	01/21/08	REVISED PER COMMENTS FROM THE BOARD
51	01/21/08	REVISED PER COMMENTS FROM THE BOARD
52	01/21/08	REVISED PER COMMENTS FROM THE BOARD
53	01/21/08	REVISED PER COMMENTS FROM THE BOARD
54	01/21/08	REVISED PER COMMENTS FROM THE BOARD
55	01/21/08	REVISED PER COMMENTS FROM THE BOARD
56	01/21/08	REVISED PER COMMENTS FROM THE BOARD
57	01/21/08	REVISED PER COMMENTS FROM THE BOARD
58	01/21/08	REVISED PER COMMENTS FROM THE BOARD
59	01/21/08	REVISED PER COMMENTS FROM THE BOARD
60	01/21/08	REVISED PER COMMENTS FROM THE BOARD
61	01/21/08	REVISED PER COMMENTS FROM THE BOARD
62	01/21/08	REVISED PER COMMENTS FROM THE BOARD
63	01/21/08	REVISED PER COMMENTS FROM THE BOARD
64	01/21/08	REVISED PER COMMENTS FROM THE BOARD
65	01/21/08	REVISED PER COMMENTS FROM THE BOARD
66	01/21/08	REVISED PER COMMENTS FROM THE BOARD
67	01/21/08	REVISED PER COMMENTS FROM THE BOARD
68	01/21/08	REVISED PER COMMENTS FROM THE BOARD
69	01/21/08	REVISED PER COMMENTS FROM THE BOARD
70	01/21/08	REVISED PER COMMENTS FROM THE BOARD
71	01/21/08	REVISED PER COMMENTS FROM THE BOARD
72	01/21/08	REVISED PER COMMENTS FROM THE BOARD
73	01/21/08	REVISED PER COMMENTS FROM THE BOARD
74	01/21/08	REVISED PER COMMENTS FROM THE BOARD
75	01/21/08	REVISED PER COMMENTS FROM THE BOARD
76	01/21/08	REVISED PER COMMENTS FROM THE BOARD
77	01/21/08	REVISED PER COMMENTS FROM THE BOARD
78	01/21/08	REVISED PER COMMENTS FROM THE BOARD
79	01/21/08	REVISED PER COMMENTS FROM THE BOARD
80	01/21/08	REVISED PER COMMENTS FROM THE BOARD
81	01/21/08	REVISED PER COMMENTS FROM THE BOARD
82	01/21/08	REVISED PER COMMENTS FROM THE BOARD
83	01/21/08	REVISED PER COMMENTS FROM THE BOARD
84	01/21/08	REVISED PER COMMENTS FROM THE BOARD
85	01/21/08	REVISED PER COMMENTS FROM THE BOARD
86	01/21/08	REVISED PER COMMENTS FROM THE BOARD
87	01/21/08	REVISED PER COMMENTS FROM THE BOARD
88	01/21/08	REVISED PER COMMENTS FROM THE BOARD
89	01/21/08	REVISED PER COMMENTS FROM THE BOARD
90	01/21/08	REVISED PER COMMENTS FROM THE BOARD
91	01/21/08	REVISED PER COMMENTS FROM THE BOARD
92	01/21/08	REVISED PER COMMENTS FROM THE BOARD
93	01/21/08	REVISED PER COMMENTS FROM THE BOARD
94	01/21/08	REVISED PER COMMENTS FROM THE BOARD
95	01/21/08	REVISED PER COMMENTS FROM THE BOARD
96	01/21/08	REVISED PER COMMENTS FROM THE BOARD
97	01/21/08	REVISED PER COMMENTS FROM THE BOARD
98	01/21/08	REVISED PER COMMENTS FROM THE BOARD
99	01/21/08	REVISED PER COMMENTS FROM THE BOARD
100	01/21/08	REVISED PER COMMENTS FROM THE BOARD



PHASE ONE FLOOR AREA RATIO:
 EXISTING STRUCTURES OVERS FLOOR AREA = 10,000 SF
 FLOOR AREA RATIO = 0.00

PHASE ONE DEVELOPMENT ACTIVITIES:
 INCREASE EXISTING WALKWAY SURF. AS SHOWN TO
 PROVIDE PLANTING AREAS.
 PLANT BENCH AND SLOPE PLANTING ON REDWOOD
 NORTH AND EAST SLOPE AS SHOWN.
 MAKE SURE BENCH IMPROVEMENTS AS SHOWN.
 AMENITIES OPEN TO PUBLIC.
 1/2' SUBSTRUM/STAINING TRAIL AND THE B&B
 SANCTUARY AREAS.
ESTIMATED COMPLETION DATE:
 APPROXIMATELY 2010 DEPENDING ON VALUE

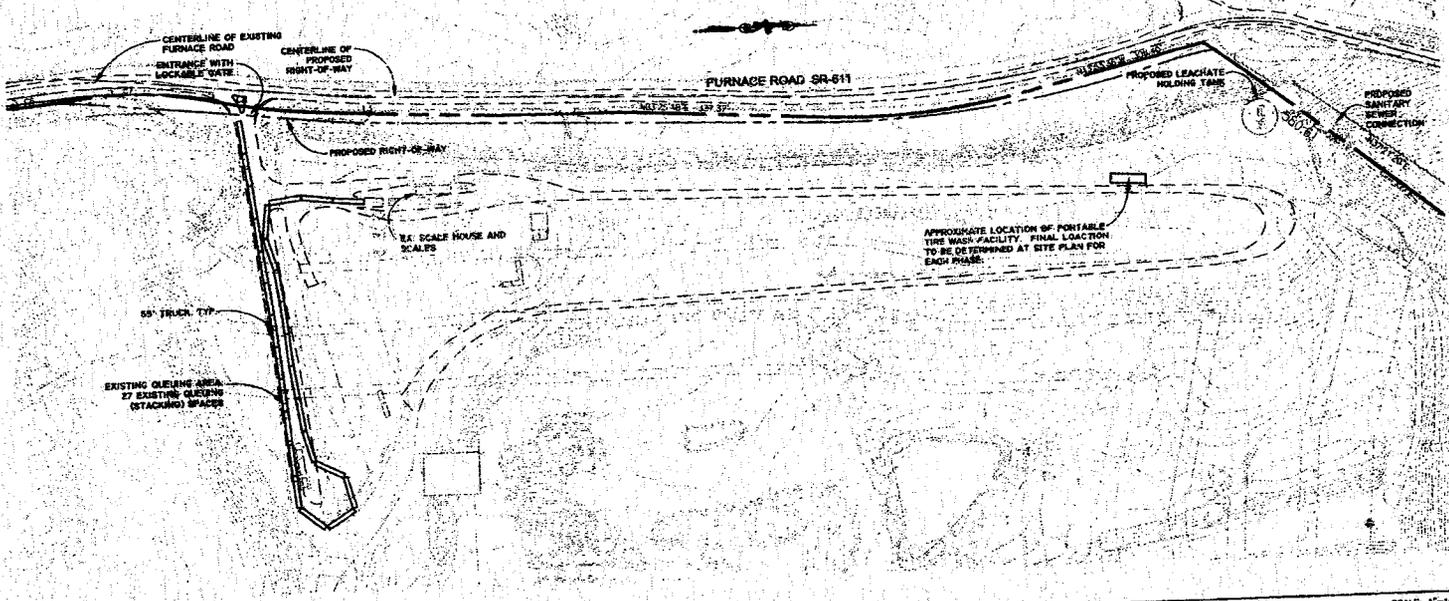
LEGEND:

- ☐ POTENTIAL USE AREA
- ☐ APPROXIMATE LOCATION NO TREE/SHRUBS SIGN
- ☐ APPROXIMATE LOCATION OF SPLIT LOG BENCH
- ☐ APPROXIMATE LOCATION OF POTENTIAL CAR MANAGEMENT AREA
- ☐ APPROXIMATE LOCATION OF INFORMATION BOOTH
- ☐ APPROXIMATE LOCATION OF BOLLARDS

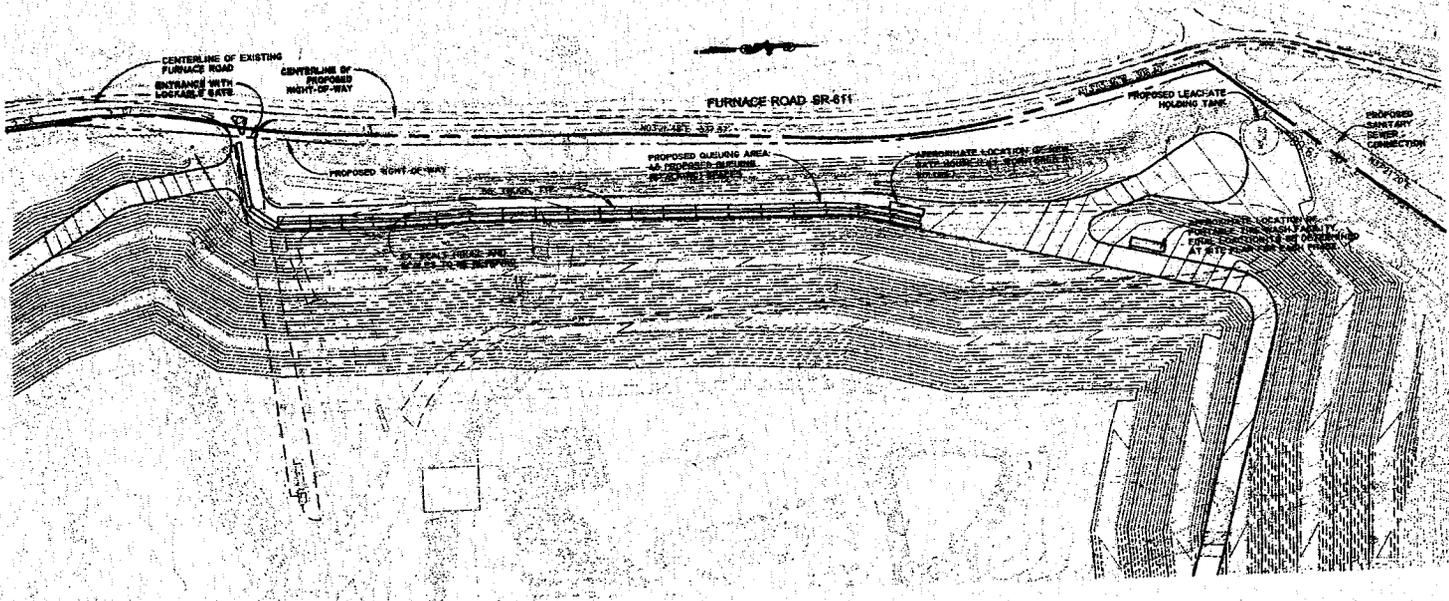
- ☐ CONTROLLED PUBLIC ACCESS AREA (9'x20' AL. ±)
 (CONTROLLED PUBLIC ACCESS MAY BE ALLOWED
 AT THE COMPLETION/DESIGN END OF PHASE 1)
- ☐ APPROXIMATE LOCATION OF RETICULATED W/LLT B&B FENCE
- ☐ PROPOSED CONTROLLER ELEVATIONS
- ☐ EXISTING CONTROLLER ELEVATIONS
- ☐ APPROXIMATE LIMIT OF CLEARING AND GRADING
 ON THE PLANTING
- ☐ ENVIRONMENTAL QUALITY CORRIDOR EDGE
- ☐ SUBSTRUM/STAINING TRAIL, B&B SIGN, SURFACE

- ☐ EXISTING TRAILHEAD
- ☐ PROPOSED TRAILHEAD
- ☐ PLANTING ZONE BENCH PLANTING
 (CIRCULARS AND EXPANSION TREES)
- ☐ PLANTING ZONE SLOPE PLANTING
 (CIRCULARS, GRASSES AND B&B)

- ☐ POTENTIAL BIRD SANCTUARY
- ☐ POTENTIAL USE AREAS ARE RELATIVELY FLAT FOR
 ADDITIONAL RECREATIONAL AMENITIES ON LINES.



PHASE ONE QUEUING AREA



PHASE TWO QUEUING AREA



BC Consultants
 Planners • Engineers • Surveyors • Landscape Architects
 12800 Fair Lakes Circle, Fairfax, VA 22033
 (703)448-8100
 www.bccoon.com



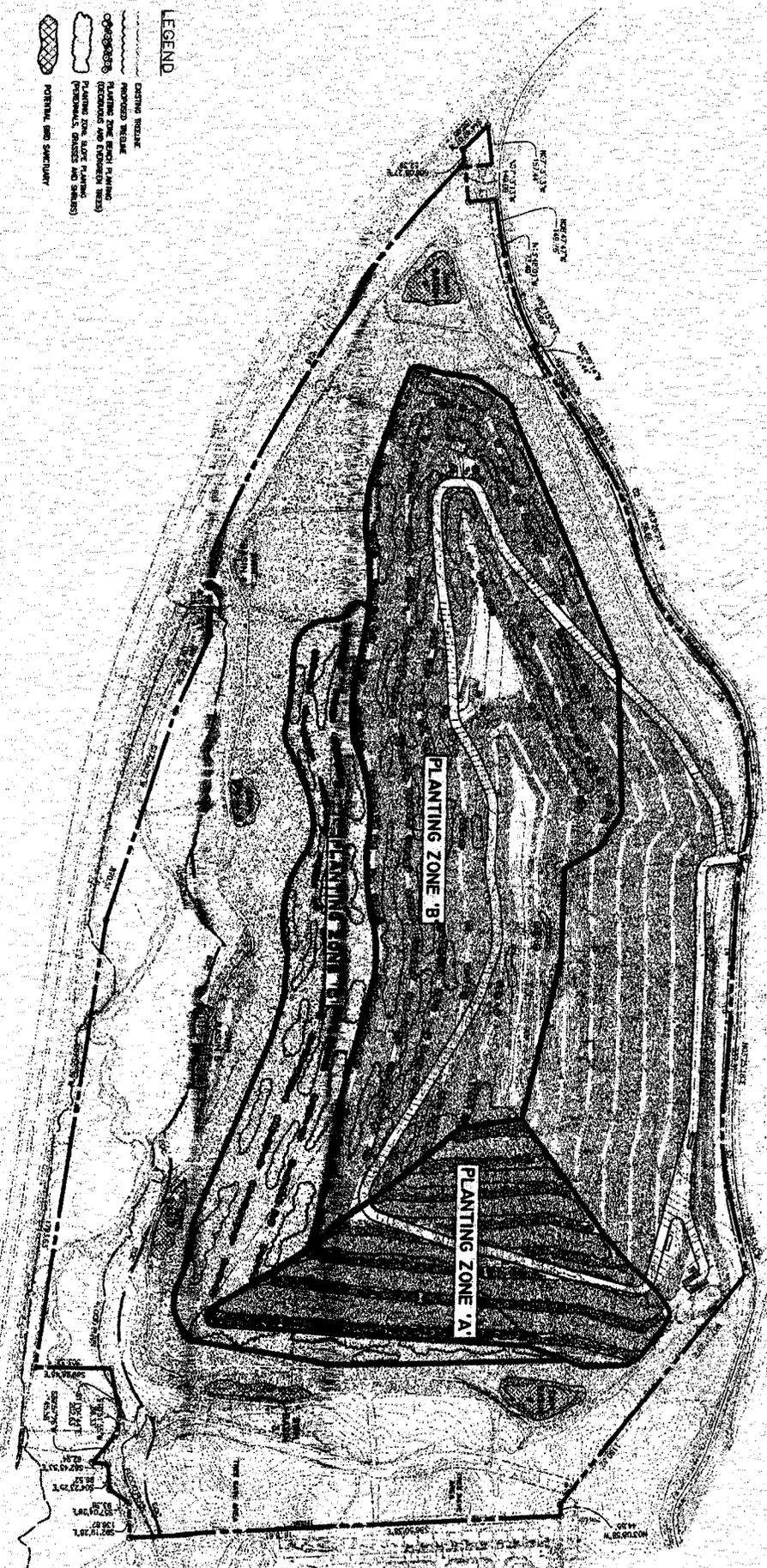
SPECIAL EXCEPTION AMENDMENT PLAT
 PHASE ONE AND TWO QUEUING AREA
OVERLOOK RIDGE

BC REVIEWERS	SCALE	DESIGNED BY
SHEET NUMBER	1" = 100'	DDG
DATE	DATE	DRAFTED BY
AUGUST 18, 2006	FEBRUARY 2006	CAD
AUGUST 18, 2006	SCALE	CHECKED BY
REVISION 001	1" = 100'	DDG
REVISION 002	DATE	DATE
REVISION 003	FEBRUARY 2006	FEBRUARY 2006
OWNER	SCALE	SCALE
BC ASSOCIATES, INC.	1" = 100'	1" = 100'
14200 ALPINE PARKWAY	SHEET	SHEET
FAIRFAX COUNTY, VIRGINIA	13 OF 35	13 OF 35
DATE	DATE	DATE
FEBRUARY 2006	FEBRUARY 2006	FEBRUARY 2006
FILE NO.	FILE NO.	FILE NO.
05117.01-05	05117.01-05	05117.01-05

DATE: FEBRUARY 2006

- LEGEND**
-  EXISTING BOUNDARY
 -  PROPOSED BOUNDARY
 -  PLANTING ZONE BENCH PLANTING (DECIDUOUS AND EVERGREEN TREES)
 -  PLANTING ZONE LAKE PLANTING (PERENNIALS, GRASSES AND SHADES)
 -  FORMAL AND STRUCTURE

SEE SHEET 17 FOR PLANTING ZONE LAYOUTS AND SECTIONS
SEE SHEET 18 FOR PLANTING DETAILS, MANAGEMENT NARRATIVE
AND SUGGESTED PLANT LIST



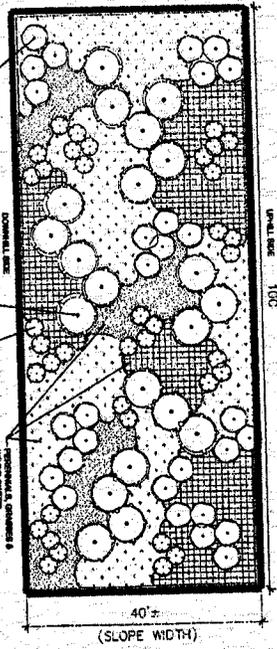
DATE	REVISIONS
07/14/2006	REVISED: JULY 14, 2006
08/31/2006	REVISED: AUGUST 31, 2006
09/28/2006	REVISED: SEPT. 28, 2006
10/26/2006	REVISED: OCT. 26, 2006
06/03/2008	REVISED: MAY 03, 2008
OWNER	FURNACE ASSOCIATES, INC.
	14500 AVON PARKWAY
	SUITE 110
	CHANTILLY, VIRGINIA 20151
DESIGNED BY	BC CONSULTANTS
DRAWN BY	BC CONSULTANTS
CHECKED BY	BC CONSULTANTS
DATE SUBMITTED	2006
SCALE	1" = 200'
SHEET NO.	16 OF 35
PROJECT NAME	SPECIAL EXEMPTION AMENDMENT PLAT
LAYOUT	ZONING
FILE NO.	03117-01-05

SPECIAL EXEMPTION AMENDMENT PLAT
ZONING ZONES
OVERLOOK RIDGE

UNINCORPORATED DISTRICT
HENRICO COUNTY, VIRGINIA



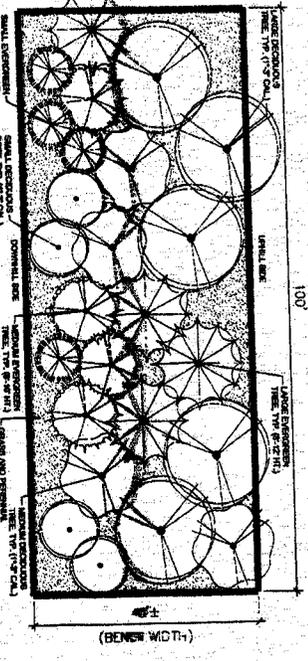
BC Consultants
Planners - Engineers - Surveyors - Landscape Architects
12600 Fair Lakes Circle, Suite 100, Fairfax, VA 22033
(703)449-8100 (703)449-8108 (Fax)
www.bccoon.com



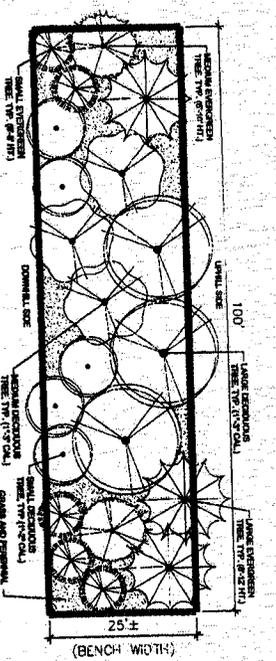
1 TYP. LANDSCAPE PLANTING ON SLOPE PER 4,000 S.F.
17 FOR PLANTING ZONES 'A' & 'B'

2 SUPPLEMENTAL LANDSCAPE PLANTING ON SLOPE AT
17 PLANTING ZONE 'C'

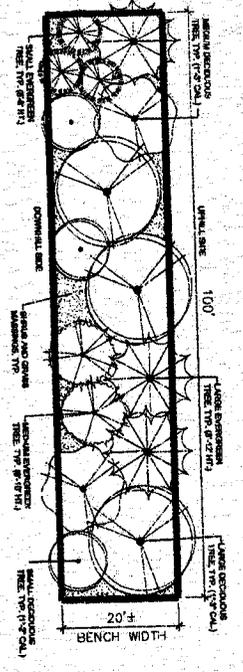
THE EXISTING SLOPES WILL BE PLANTED WHERE SHOWN ON THE PLAN WITH A WILDFLOWER SEED MIXTURE TO BE DISTRIBUTED AT 1 LB PER 1,000 S.F. ALL SEED SHALL BE PLANTED AND REQUIRE APPROVAL FROM THE FAIRFAX COUNTY DEPARTMENT OF URBAN FORESTRY MANAGEMENT.



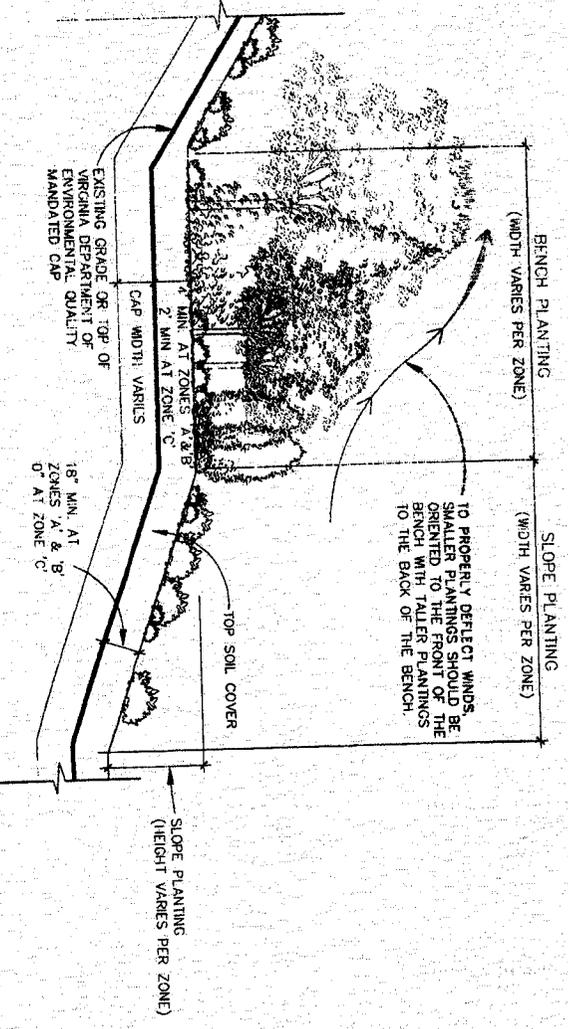
3 TYP. LANDSCAPE PLANTING PER 100 LINEAR FEET OF
17 BENCH AT PLANTING ZONE 'A'



4 TYP. LANDSCAPE PLANTING PER 100 LINEAR FEET OF
17 BENCH AT PLANTING ZONE 'B'



5 TYP. LANDSCAPE PLANTING PER 100' OF BENCH AT
17 PLANTING ZONE 'C' (EXISTING GRADE)



6 TYP. LANDSCAPE PLANTING SECTION
17

NOTE:
1. SEE SHEET 16 FOR PLANTING ZONES,
2. SEE SHEET 18 FOR PLANTING DETAILS,
MANAGEMENT NARRATIVE AND
SUGGESTED PLANT LIST.

SPECIAL EXEMPTION AMENDMENT PLAT
PLANTING ZONE DETAILS AND SECTION
OVERLOOK RIDGE



BC Consultants
Planners • Engineers • Surveyors • Landscape Architects
12800 Fair Lakes Circle, Suite 100, Fairfax, VA 22035
(703)449-8100 (703)449-8108 (Fax)
www.bccoon.com

NO.	DATE	DESCRIPTION
1	AUGUST 31, 2006	SC REVISIONS
2	SEPTEMBER 22, 2006	SHRUB ADDRESS
3	SEPTEMBER 22, 2006	REVISIONS
4	SEPTEMBER 22, 2006	REVISIONS
5	OCT. 25, 2006	REVISIONS
6	NOV. 03, 2006	REVISIONS

DESIGNED BY: [Signature]
CHECKED BY: [Signature]
DATE: FEBRUARY 2008
SCALE: 1/8" = 1'-0"
SHEET: 17 OF 38

FURNACE ASSOCIATES, INC.
14500 AMON PARKWAY
SUITE 310
CHANTILLY, VIRGINIA 20151



OVERLOOK RIDGE

POUD #9
 STORMWATER MANAGEMENT

DESIGNED BY: CAD	DATE: FEBRUARY, 2008
CHECKED BY: DDD	SCALE: NOT SHOWN
PROJECT NO. 08-10000	SHEET 26 OF 45
DATE: FEBRUARY, 2008	CD NO. 08-10000-26
SCALE: NOT SHOWN	LAYOUT: POND09
PROJECT NO. 08-10000	FILE NO. 081121-06

100 YR. CLOSURED
 POST-DEVELOPMENT DESIGN SUMMARY

COULDED 100 YR. POST-CLOSURE SUMMARY

NO INFILTRATION

INITIAL CONDITIONS

Storage in Bay	114.00 FT
Storage in Pond	184.00 FT
Storage in Outlet	10.00 FT
Storage in Channel	10.00 FT
Storage in Basin	10.00 FT
Storage in Structure	10.00 FT
Storage in Other	10.00 FT
Storage in Total	348.00 FT

POST-DEVELOPMENT STORAGE SUMMARY

Peak Inflow	151.00 CFS
Peak Outflow	151.00 CFS
Peak Storage	151.00 CFS

1 YR. - 3 YR. - 10 YR.
 POST-DEVELOPMENT DESIGN SUMMARY

1 YR. POST-CLOSURE SUMMARY

NO INFILTRATION

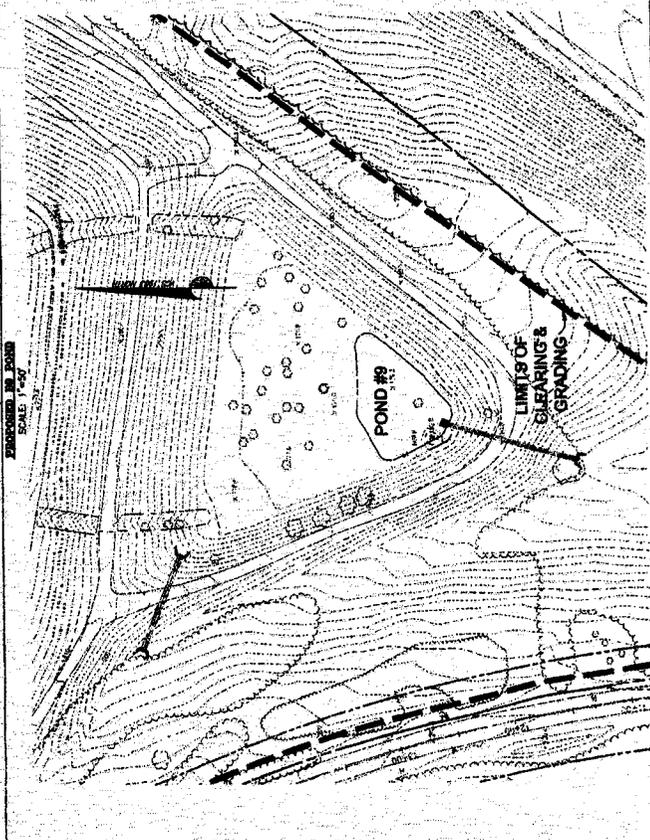
INITIAL CONDITIONS

Storage in Bay	114.00 FT
Storage in Pond	184.00 FT
Storage in Outlet	10.00 FT
Storage in Channel	10.00 FT
Storage in Basin	10.00 FT
Storage in Structure	10.00 FT
Storage in Other	10.00 FT
Storage in Total	348.00 FT

POST-DEVELOPMENT STORAGE SUMMARY

Peak Inflow	151.00 CFS
Peak Outflow	151.00 CFS
Peak Storage	151.00 CFS

**THIS SHEET IS FOR STORMWATER
 MANAGEMENT INFORMATION ONLY**



POST-DEVELOPED
 POND #9

RAINFALL CHARACTERISTICS

Return Period	100 Yr
Intensity	4.79 in/hr
Duration	1.00 hr
Peak Discharge	151.00 cfs
Peak Time	77.00 min

CHANNEL CHARACTERISTICS

Channel Type	Grass
Channel Slope	0.01
Channel Width	10.00 ft
Channel Depth	1.00 ft
Channel Velocity	1.00 ft/sec

POST-DEVELOPED POND #9

Segment #1	1.00 ft/sec
Segment #2	1.00 ft/sec
Segment #3	1.00 ft/sec
Segment #4	1.00 ft/sec
Segment #5	1.00 ft/sec

POST-DEVELOPED
 POND #9

RAINFALL CHARACTERISTICS

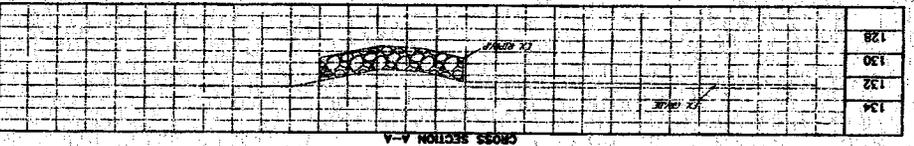
Return Period	100 Yr
Intensity	4.79 in/hr
Duration	1.00 hr
Peak Discharge	151.00 cfs
Peak Time	77.00 min

CHANNEL CHARACTERISTICS

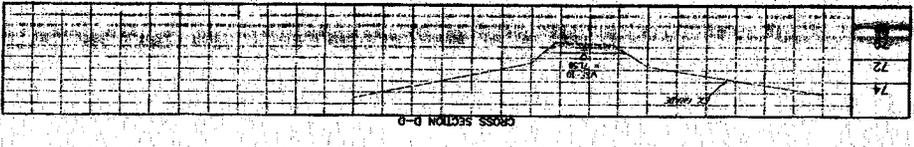
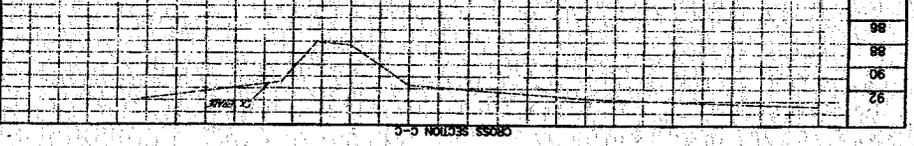
Channel Type	Grass
Channel Slope	0.01
Channel Width	10.00 ft
Channel Depth	1.00 ft
Channel Velocity	1.00 ft/sec

POST-DEVELOPED POND #9

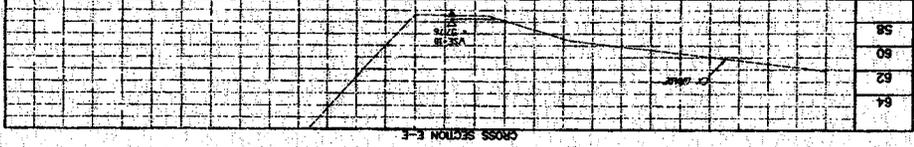
Segment #1	1.00 ft/sec
Segment #2	1.00 ft/sec
Segment #3	1.00 ft/sec
Segment #4	1.00 ft/sec
Segment #5	1.00 ft/sec



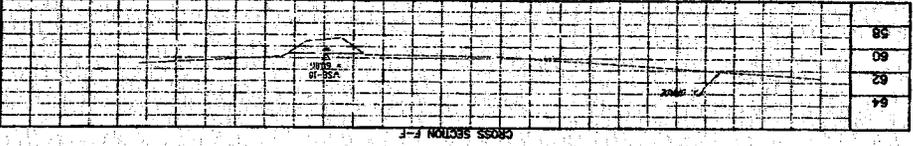
OUTFALL 2



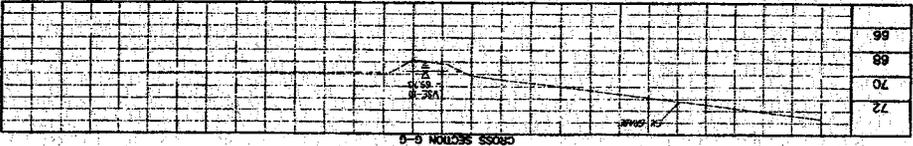
OUTFALL 3



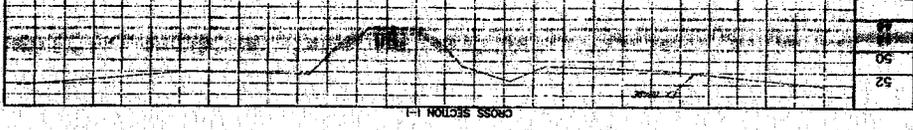
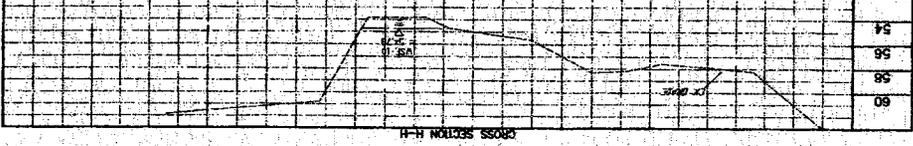
OUTFALL 4



OUTFALL 5



OUTFALL 6



NOTES:
1. SEE SHEET 18 FOR CROSS SECTION LOCATIONS AND
OUTFALL MARKING.

DESIGNED BY: PJA
DRAFTED BY: CAD
CHECKED BY: DDD
DATE: FEBRUARY, 2008
SCALE: 1/8" = 1'-0"
SHEET 28 OF 36
CD. NO. 0811701-28
CD. NAME: 0811701-28
LAYOUT: CIVIL
FILE NO. 0811701-06

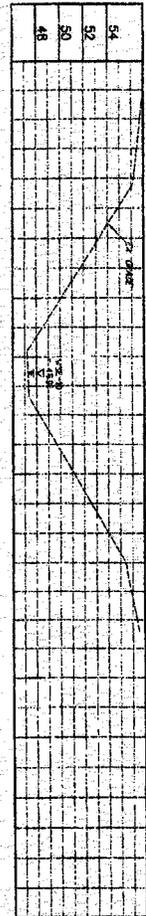
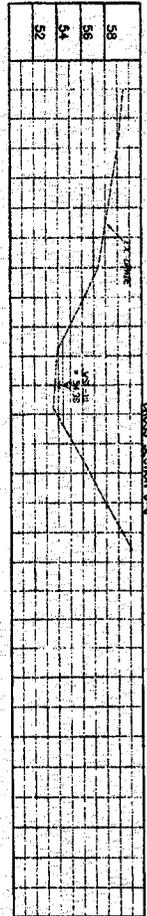
REVISED: 12, 2008
REVISION: AS NOTED
DESIGNED: PJA
DRAFTED: PJA
CHECKED: DDD
DATE: FEBRUARY, 2008
SCALE: 1/8" = 1'-0"
SHEET 28 OF 36
CD. NO. 0811701-28
CD. NAME: 0811701-28
LAYOUT: CIVIL
FILE NO. 0811701-06

STORMWATER MANAGEMENT PLAN
OUTFALL CROSS SECTIONS
OVERLOOK RIDGE

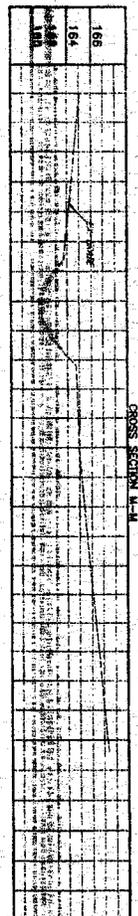
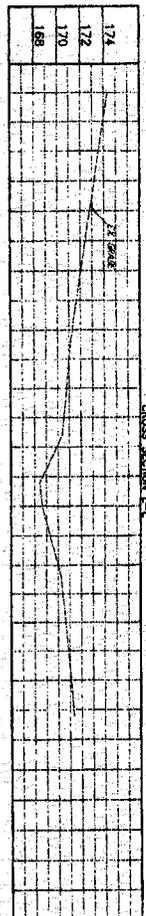


BC Consultants
Planners • Engineers • Surveyors • Landscaping Architects
15800 Trail Lake Circle, Suite 100, Fairfax, VA 22033
(703)464-8100
www.bcva.com

OUTFALL 8



OUTFALL 9



SEE SHEET 1A FOR CROSS SECTION LOCATIONS AND STATION NUMBERS

BC REVISIONS
 REVISION 1: JULY 14, 2008
 REVISION 2: AUGUST 31, 2008
 REVISION 3: SEPT 28, 2008
 REVISION 4: OCT 25, 2008
 REVISION 5: NOV 03, 2008

OWNER
 Purvis Associates, Inc.
 14500 Avon Parkway
 Suite 310
 Chantilly, Virginia 20151

DESIGNED BY: JTB
 CHECKED BY: DAD
 DATE: FEBRUARY, 2008
 SCALE: 1"=40'-0"
 SHEET 28 OF 36

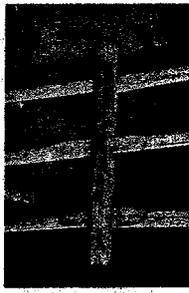
CD NO. _____
 CDD NAME: SHT28-28
 LAYOUT: QUZ
 FILE NO. 04171-01-08

STORMWATER MANAGEMENT PLAN
 OUTFALL CROSS SECTIONS
OVERLOOK RIDGE

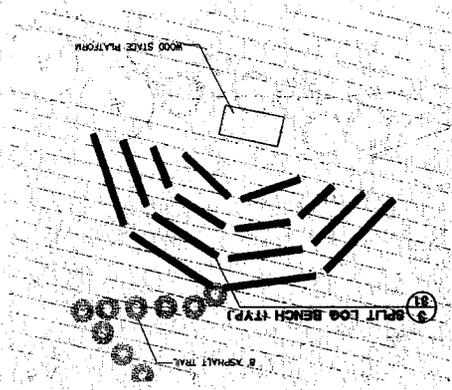
MANASSAS DISTRICT
 FARMERSVILLE, VIRGINIA



BC Consultants
 Planners • Engineers • Surveyors • Landscape Architects
 12600 Fair Lakes Circle, Suite 100, Fairfax, VA 22033
 (703)449-8100 (703)449-8108 (Fax)
 www.bcco.com



30 STACKED OR SPLIT RAIL FENCE (36" HEIGHT)
NO SCALE (OR EQUAL)

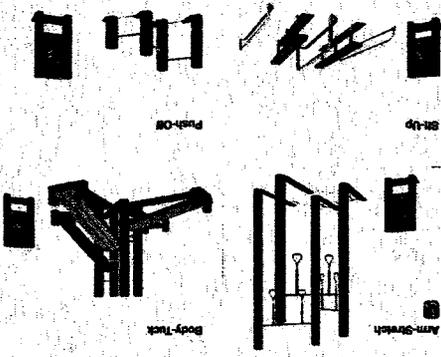


31 AMPHITHEATER AREA
SCALE: 1"=20'



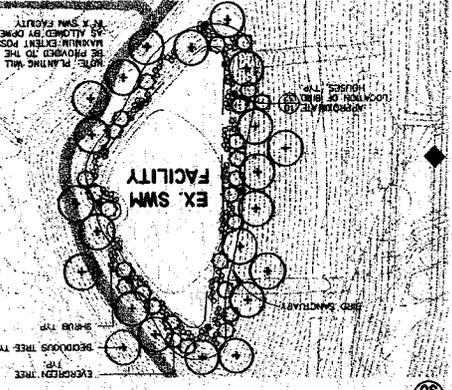
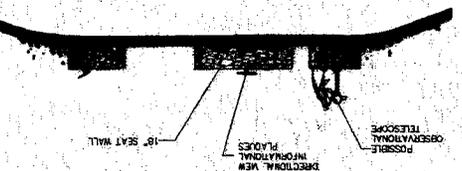
32 TYPICAL BIRD HOUSE
NO SCALE

33 EXERCISE STATION
SEE PLAN FOR LOCATION

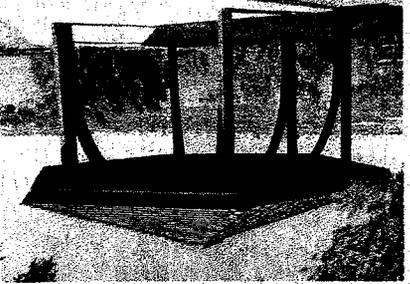


34 TYPICAL BIRD HOUSE
SCALE: 1"=20'

35 OVERLOOK AREA
NO SCALE

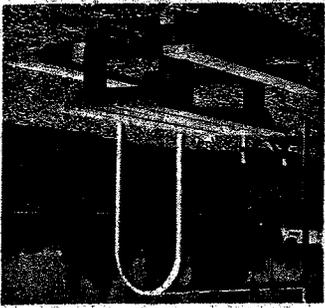


36 TYPICAL BIRD SANCTUARY AREA
SCALE: 1"=80'



37 PAVILION
NO SCALE

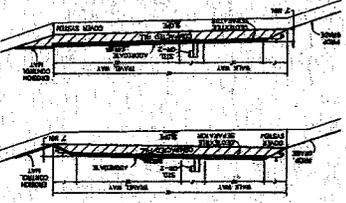
38 PICNIC TABLE
NO SCALE



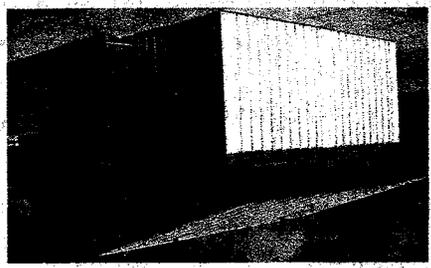
39 PRE-ENGINEERED RESTROOM BUILDING-WATERLESS
NO SCALE



40 ACCESS ROAD CROSS SECTION
SCALE: 1"=10'



41 PRE-ENGINEERED RESTROOM BUILDING WITH FOUNTAIN
NO SCALE



REVISIONS

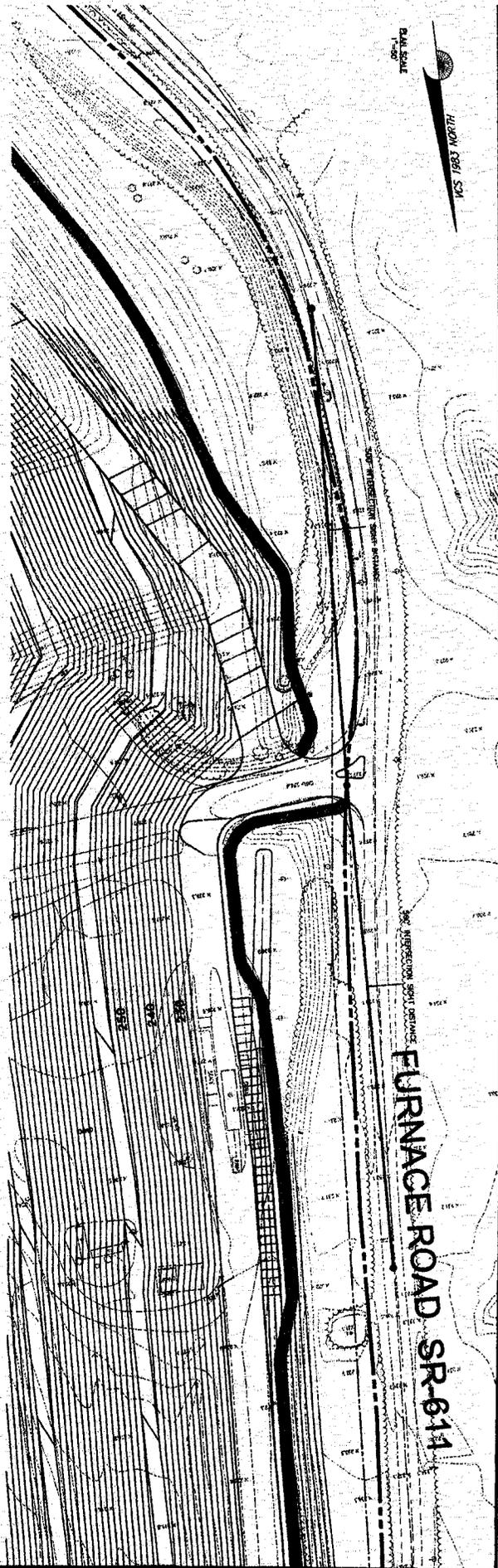
NO.	DATE	DESCRIPTION
1	APR 11, 2006	REVISED PLAN
2	MAY 11, 2006	REVISED PLAN
3	MAY 11, 2006	REVISED PLAN
4	MAY 11, 2006	REVISED PLAN
5	MAY 11, 2006	REVISED PLAN
6	MAY 11, 2006	REVISED PLAN
7	MAY 11, 2006	REVISED PLAN
8	MAY 11, 2006	REVISED PLAN
9	MAY 11, 2006	REVISED PLAN
10	MAY 11, 2006	REVISED PLAN

DATE: FEBRUARY, 2006
CHECKED BY: DDD
DRAWN BY: CAD
SCALE: NOT AS SHOWN
SHEET 30 OF 35
CD NO. 05/000/0051
CAD NAME: BENTLEY-20-0000
LAYOUT: DETAILS
FILE NO. 00172/01.00

ILLUSTRATIVE SITE DETAILS
OVERLOOK RIDGE
SCOTT TERRY SURVEY
FABIAN CENTER, VIRGINIA

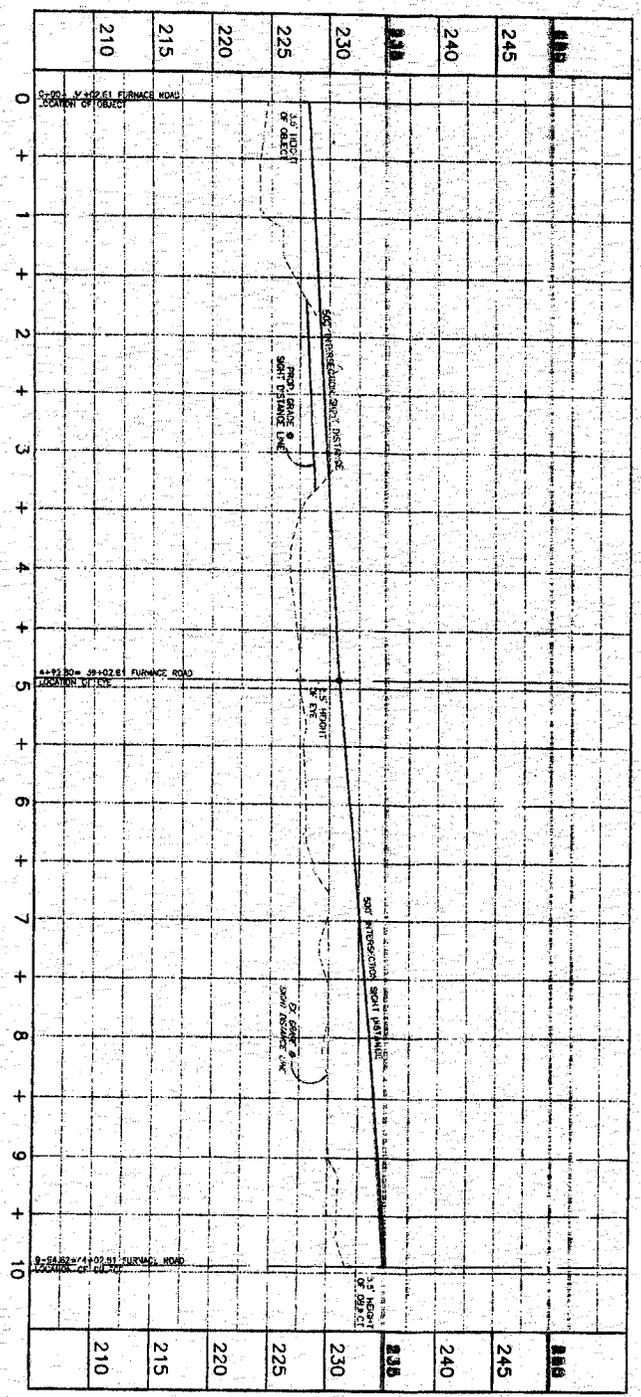


BC Consultants
Planners • Architects • Surveyors • Landscape Architects
15000 Fair Lakes Circle, Suite 100, Fairfax, VA 22033
(703)440-0100 (703)440-0100 (Fax)
www.bcva.com



SIGHT DISTANCE - PRIMARY TRUCK ENTRANCE

POSTED SPEED = 40 MPH, DESIGN SPEED 45 MPH
RIGHT-OF-WAY MARKS



BC REVISIONS
SHEET ADDED NOVEMBER 01, 2006

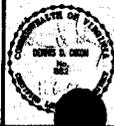
DESIGNED BY: []
DRAWN BY: CJD
CHECKED BY: DDO
DATE: JAN 2006
SCALE: 1" = 40'
SHEET 34 OF 35

OWNER:
FURNACE ASSOCIATES, INC.
14500 AVON PARKWAY
SUITE 310
CHANTILLY, VIRGINIA 20151

CONTRACT NO. []
JOB NAME: SIGHT DISTANCE LAYOUT - SIGHT DISTANCE
PLAN NO. 0211201

SIGHT DISTANCE PROFILE
OVERLOOK RIDGE

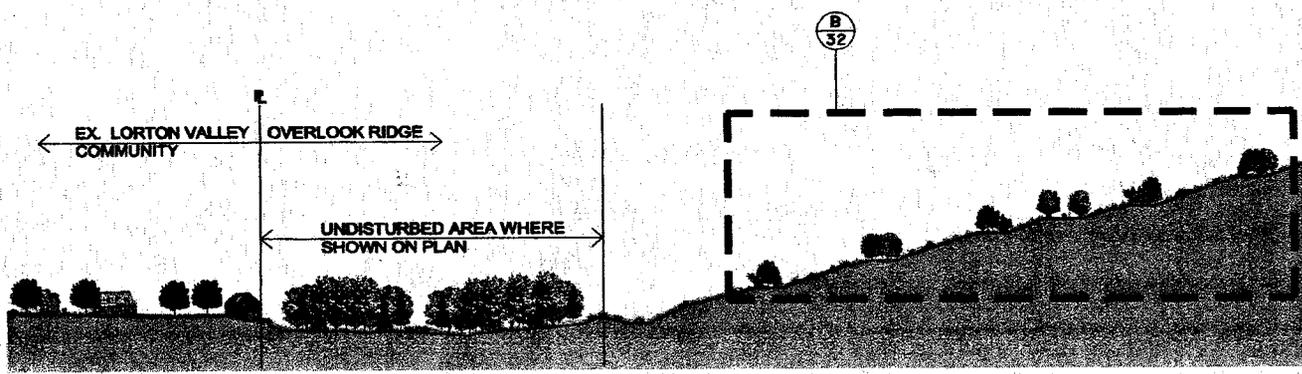
UNINCORPORATED DISTRICT
PLANNING, VIRGINIA



BC Consultants
Planners • Engineers • Surveyors • Landscape Architects
12600 Fair Lakes Circle, Suite 100, Fairfax, VA 22035
(703)449-8100 (703)449-8100 (Fax)
www.bcco.com

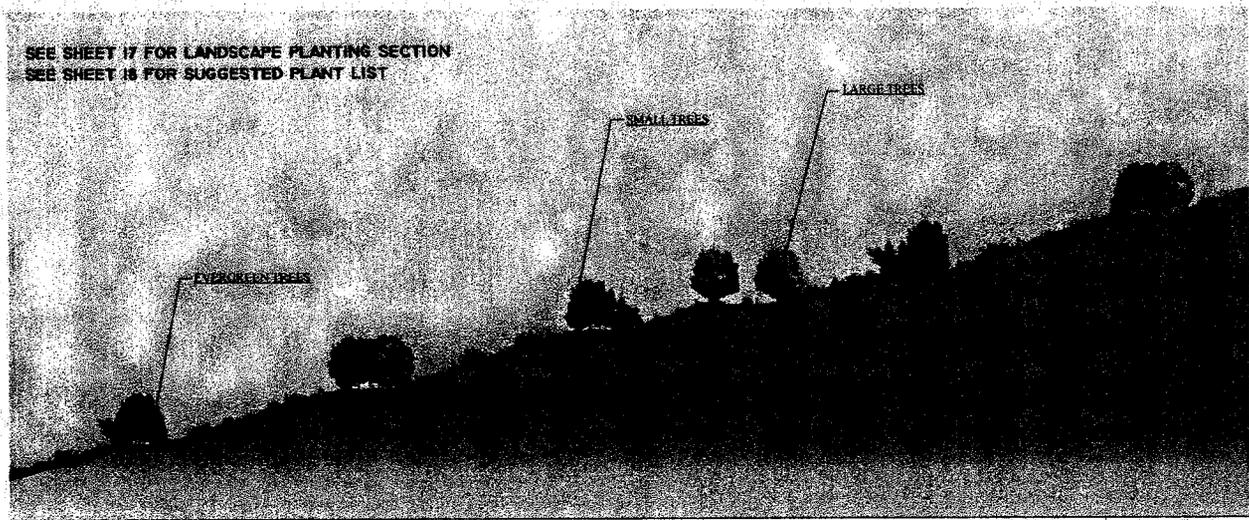


KEY
NO SCALE



A
32 SCHEMATIC SECTION A-A (THROUGH NORTH FACE OF THE HILL)

SCALE: 1" = 60'



B
32 SCHEMATIC DETAIL-PROPOSED BENCH AND SLOPE PLANTING

SCALE: 1" = 30'

BC Consultants
Planners • Engineers • Surveyors • Landscape Architects
15800 Fair Lakes Circle, Suite 100, Fairfax, VA 22033
(703)448-8100 (703)448-8108 (Fax)
www.bccou.com



ILLUSTRATIVE SECTIONS
OVERLOOK RIDGE
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

REV. NO.	DATE	DESCRIPTION
1	AUGUST 11, 2009	ISSUED FOR PERMIT
2	APRIL 28, 2008	REVISED: SPATIAL
3	OCT. 29, 2009	REVISED: SITE PLAN
4	MAY 03, 2006	ISSUED FOR PERMIT
5	MAY 03, 2006	ISSUED FOR PERMIT

DESIGNED BY: PLR
 DRAFTED BY: CAD
 CHECKED BY: DDD
 DATE: FEBRUARY, 2006
 SCALE: HORIZONTAL
 SHEET 32 OF 35
 CD. NO.
 CAD NAME: 891710051-32.dwg
 LAYOUT: ILLUSTRATIVE
 FILE NO. 03171.01-08

DATE: 03/17/09

THIS SHEET FOR SIGHT DISTANCE ONLY!

N/F
FURNACE ROAD ASSOCIATES
ZONED: R-1
USE: VICINITY
D.R. 477, PG. 184

FURNACE ROAD - ROUTE 611
GRADE-OF-WAY (GWS)
POSTED SPEED = 40 MPH
DESIGN SPEED = 45 MPH (CALCULATED)

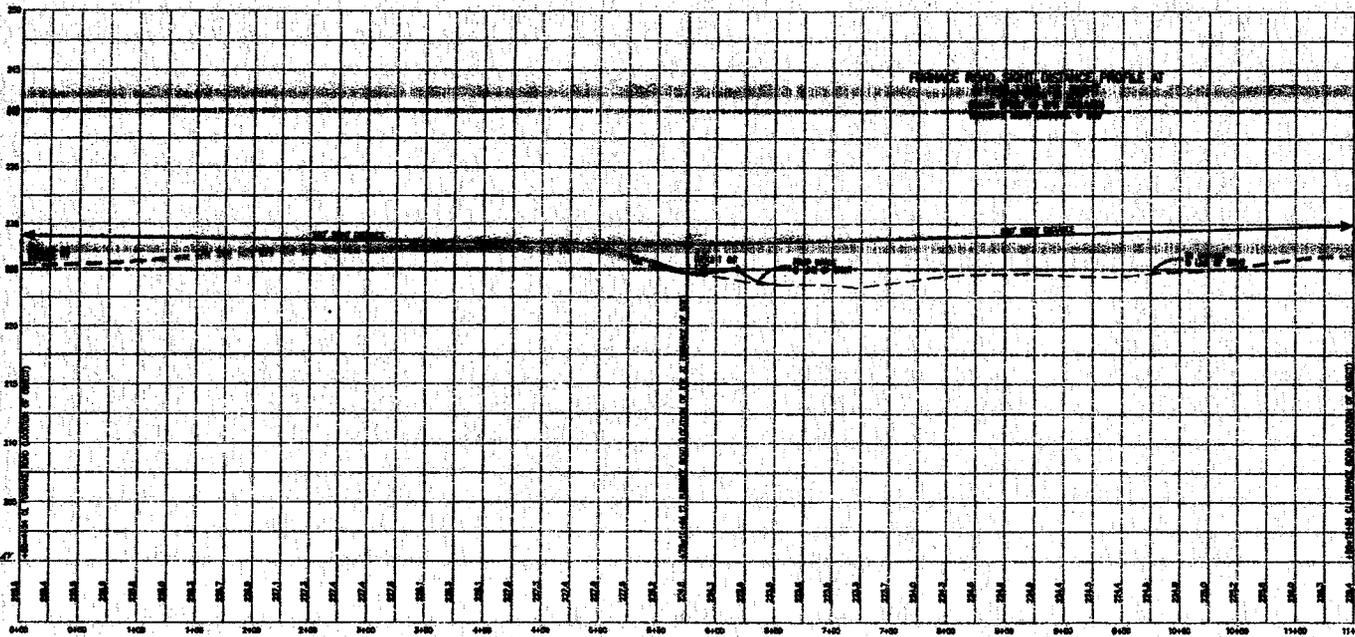
ADDITION OF EYE

N/F
BOARD OF SUPERVISORS OF
FAIRFAX COUNTY
ZONED: S-C
USE: ADVANCED POSTAL RESTROOM
D.R. 13110, PG. 218

N/F
FURNACE ASSOCIATES, INC.
ZONED: R-1
USE: RECOMMUNICATIONS CENTER
D.R. 5077, PG. 780

N/F
BOARD OF SUPERVISORS OF
FAIRFAX COUNTY
ZONED: R-C
USE: ADVANCED POSTAL RESTROOM
D.R. 13112, PG. 218

EXISTING TREES LOCATED IN THE LINE OF SIGHT OR SIGHT DISTANCE EASEMENTS SHALL BE LIMBED APPROPRIATELY TO PROVIDE ADEQUATE SIGHT DISTANCE AS DETERMINED BY THE COUNTY AND NOTY INSPECTOR. IF SIGHT DISTANCE IS DEEMED INADEQUATE, EXISTING TREES SHALL BE REMOVED OR RELOCATED AT THE DEVELOPER'S EXPENSE.



THIS SHEET FOR INFORMANTS ONLY

GRAPHICAL SCALE: 1" = 50'

REVISION APPROVED BY
OFFICE OF SITE DEVELOPMENT SERVICES

DESIGNER	W.M.A.
ENGINEER	C. BRIDY
DRAWN	J. WEBB
CHECKED	M. JOHNSON
DATE	JANUARY 2002
PROJECT	FURNACE ROAD RECYCLING FACILITY MOUNT VERNON DISTRICT FAIRFAX COUNTY, VIRGINIA
NO.	0282-0385
DATE	03/25/02

CONTRACTOR: S.W.A. LAND PLANNING & SURVEYING, INC.
William H. Gordon Associates, Inc.
401 Lee Park, Chesapeake, Virginia 23041
(757) 580-1800 • FAX: (757) 580-1808 • TEL: (757) 580-1806

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

DESCRIPTION OF THE APPLICATION

The subject 250.15-acre site is zoned R-1 and is used as a construction and demolition debris (CDD) landfill. This landfill is subject to development conditions approved pursuant to Special Exception SE 80-L/V-06, which was approved by the Board of Supervisors on October 21, 1981. A copy of those approved development conditions is contained in Appendix 6.

As way of background, a CDD landfill accepts materials generated during the construction, renovation and demolition of buildings, roads and bridges, including concrete, wood, asphalt, gypsum, bricks, trees, stumps and rock. In this way, a CDD landfill is different from a sanitary or municipal solid waste (MSW) landfill, such as the County's I-95 Landfill Complex, because sanitary and MSW landfills accept a wide range of non-hazardous materials (usually household waste), including wastes high in organic material (such as food wastes). Because of the presence of these organic materials, a high level of decomposition takes place within sanitary and MSW landfills, which can lead to issues of odor, settlement, groundwater and air pollution. Because CDD landfills accept mostly inert materials, odor and settlement issues are usually not a concern. Finally, sanitary and MSW landfills are subject to Environmental Protection Agency (EPA) landfill criteria; CDD landfills are regulated by state and local governments (however, EPA regulations ban hazardous waste from being dumped in CDD landfills unless a landfill meets certain standards).

One of the development conditions imposed under SE 80-L/V-061 limits the landfill to a maximum height of 290 feet above sea level. The landfill is currently nearing this height. In order to extend the life of the landfill, the applicant is now seeking to amend the special exception in order to permit a maximum height of 412 feet above sea level. The applicant has proposed that as sections of the landfill close, the closed sections would be developed into passive park area (quasi-public park) and opened to the public. The park would be managed by the Fairfax County Park Authority (FCPA) while ownership of the land would continue to be maintained by the applicant. Once the landfill is completely closed (which the applicant has proposed would be no later than December 31, 2018) and the owner/operator is released from liability for the site by the Virginia Department of Environmental Quality (DEQ), then the site would be dedicated to the Fairfax County Park Authority. As part of this proposal, the applicant is requesting the Board of Supervisors to waive Par. 9 of Sect. 9-205 of the Zoning Ordinance, which prohibits improvements from being constructed in or upon any landfill for a period of twenty (20) years after the termination of the landfill operation. The applicant also proposing an increase in the land area of the special exception from 249.36 acres to 250.15 acres. This increase reflects a parcel of land that was acquired after the last SE approval. This land is not proposed to be used for any landfilling operation, but rather to serve as a buffer along the southern portion of the site. Finally, the applicant has also requested a modification of the transitional screening and barrier requirements where the site abuts single-family detached dwellings to that shown on the SEA Plat, as well as a waiver of the Comprehensive Plan trail requirement along Furnace Road.

LOCATION AND CHARACTER

Site Description

As noted above, the subject 250-acre site contains an existing construction debris and demolition (CDD) landfill. The site is triangular in shape and bounded by Furnace Road to the west, Interstate 95 (I-95) to the east and the single-family detached development of Lorton Valley South to the north. There is an existing single-family detached dwelling [Tax Map Parcel 113-3 ((1)) 3] located at the southern tip of the site, which is zoned R-1; that parcel is not part of this application.

The entrance to the landfill is located off of Furnace Road (which forms the western property line of the site). This entrance road is located at the approximate midpoint of the site. After entering the site, trucks follow the entrance road into the site to the security trailer [marked as "E" on the Special Exception Amendment (SEA) Plat]. Upon reaching the security trailer, trucks make a U-turn and return to the scale house (marked as "A" on the SEA Plat) located to the north of the entrance road. After being weighed, the trucks then drive to the active landfill area (presently located to the south of the entrance road) to dump their debris. To the north of the entrance road and to the east of the scale house, is an existing mulching facility and dumpster holding/sorting operation area. An existing wash facility is also located to the north of the scale house.

The northern portion of the site contains an approximately 200-foot wide strip of mature trees, which serves as a buffer to the abutting residences of Lorton Valley South (located to the north of the site). The eastern portion of the site contains Giles Run and its associated Resource Protection Area (RPA) and Environmental Quality Corridor (EQC).

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan
North	Single-family detached dwellings (Lorton Valley South)	PDH-4	Residential, 1-2 du/ac with option for residential at 3-4 du/ac
South	Single-family detached dwelling [Tax Map 113-3 ((1)) 3]	R-1	Private recreation and private open space
East and southeast	Interstate 95	ROW	Right-of-way
West and southwest	Fairfax County I-95 landfill facility	R-C	Public, governmental and institutional facilities

BACKGROUND (see Appendices 5 and 6)**Landfills**

The following information comes from www.Howstuffworks.com as written by Craig C. Freudenrich, Ph.D.

"The purpose of a landfill is to bury trash in such a way that it will be isolated from groundwater, will be kept dry and will not be in contact with air. By doing this, trash will not decompose much. A landfill is not like a compost pile, where the purpose is to bury trash in such a way that it will decompose quickly.

During landfill operations, the waste collection vehicles are weighed upon arrival and their load is inspected for any unpermitted wastes. The waste collection vehicles then drive to the working front of the landfill where they unload their load of waste (the working front is constantly changing). After the loads are deposited, compactors or dozers are used to spread and compact the waste on the working face.

The basic parts of a landfill are described below:

- *Bottom Liner System.* *The bottom liner prevents the trash (and any subsequent leachate) from coming in contact with the outside soil, particularly the groundwater.*
- *Cells.* *In order to ensure that as much waste as possible can be stored within a landfill, the waste is compacted into areas, called cells, which contain only one day's trash. Compression is done by heavy equipment (tractors, bulldozers, rollers and graders). Once the cell is made, it is covered with six inches of soil and compacted further. Cells are arranged in rows and layers of adjoining cells (also known as lifts).*
- *Stormwater Drainage System.* *It is important to keep the landfill as dry as possible to reduce the amount of leachate (water that percolates through a landfill and contains contaminating substances). To exclude rainwater, the landfill has a storm drainage system. Plastic drainage pipes and storm liners collect water from areas of the landfill and channel it to drainage ditches surrounding the landfill's base. The collected water is then tested for leachate chemicals. Once settling has occurred and the water has passed tests, it is then pumped or allowed to flow off-site.*
- *Leachate Collection System.* *No system to exclude water from the landfill is perfect and water does get into the landfill. The water percolates through the cells and soil in the landfill, it picks up contaminants from the waste (organic and inorganic chemicals,*

metals, biological waste products of decomposition). This water with the dissolved contaminants is called leachate and is typically acidic. To collect leachate, perforated pipes run throughout the landfill. These pipes then drain into a leachate pipe, which carries leachate to a leachate collection pond. Leachate can be pumped to the collection pond or flow to it by gravity. The leachate in the pond is tested for acceptable levels of various chemicals and allowed to settle. After testing, the leachate is then treated and released.

- Methane Collection System. The methane collection system collects methane gas that is formed during the breakdown of trash. Bacteria in the landfill break down the trash in the absence of oxygen because the landfill is airtight. A byproduct of this anaerobic breakdown is landfill gas, which contains approximately 50 percent methane and 50 percent carbon dioxide with small amounts of nitrogen and oxygen. Because methane can explode and/or burn, the landfill gas must be removed. To do this, a series of pipes are embedded within the landfill to collect the gas. In some landfills, this gas is vented or burned.
- Cap. The cap seals off the top of the landfill. As mentioned above, each cell is covered daily in order to seal the compacted trash from the air and prevent vectors from getting into the trash. When a section of the landfill is finished, it is covered permanently with a polyethylene cap. The cap is then covered with a 2-foot layer of compacted soil. The soil is then planted with vegetation to prevent erosion of the soil by rainfall and wind. Generally, the vegetation consists of grasses. Trees, shrubs or plants with deep penetrating roots are generally not used because the plant roots could break through the cap, contact the underlying trash and allow leachate out of the landfill.
- Groundwater Monitoring. In order to sample and test groundwater for the presence of leachate chemicals, groundwater monitoring stations are located in several areas around the landfill. The temperature of the groundwater is measured. Because the temperature rises when solid waste decomposes, an increase in groundwater temperature could indicate that leachate is seeping into the groundwater. Also, if the pH of the groundwater becomes acidic, that could indicate seeping leachate."

In Virginia, any owner or operator of a construction and demolition debris landfill must apply for a solid waste permit. This application is filed with the Virginia Department of Environmental Quality (DEQ) and reviewed for consistency and technical adequacy in accordance with the requirements of the Virginia Solid Waste Management Regulations (VSWMR, 9 VAC 20-80-20, et. seq.).

In addition, State law and regulation require owners or operators of permitted facilities to provide financial assurance to assure that funds are available to properly close the facility to protect human health and the environment. The purpose of this financial assurance is to ensure that should the owner or operator of the landfill walk away or file bankruptcy or for some other reason cannot close the facility or conduct post-closure, then DEQ will have the money to complete the necessary closure and post-closure care activities at the landfill. DEQ defines closure as *"the act of securing a facility once it ceases to accept waste."* In general, this includes placing a final cover over the landfill, grading the landfill so as to prevent ponding and providing a suitable vegetative cover over the final landfill cap. DEQ defines post-closure care as *"the requirements placed upon the owner or operator after closure for a certain number of years."* According to DEQ, post-closure care includes activities such as *"maintaining the integrity and effectiveness of the final cover, maintaining and operating the leachate collection system, monitoring the groundwater and maintaining and operating the gas monitoring system."* DEQ determines the amount of time that post-closure activities are required; that time period depends on the type of landfill involved. In the case of CDD landfills, post-closure activities generally last at least 10 years, while a sanitary landfill must conduct post-closure activities for at least 30 years. DEQ determines the amount of financial assurance to be posted based upon the cost estimate for all aspects of closing and conducting post-closure care. DEQ permits financial assurance to be provided via a trust agreement, performance bond, letter of credit or certificate of deposit. Once DEQ has approved the facility's certification of completion of closure and post-closure activities, the financial assurance is returned to the operator/owner.

Use of Subject Site

In the early 1960s, the subject site was used for a mining operation (gravel extraction).

On May 14, 1976, the site became a debris landfill pursuant to the approval of a grading permit. (Prior to the adoption of the current Zoning Ordinance, a debris landfill was a use allowed by approval of a grading permit.) The permit was renewable on a yearly basis. At that time, the debris landfill was limited to a 30-acre area in the southwestern portion of the subject site.

The applicant submitted a special exception application to operate a sanitary landfill on the application property (SE 101-L/V-78) but withdrew the application on June 11, 1979.

On May 12, 1980, the applicant filed a special exception (SE 80-L/V-061) to operate a debris landfill on the entire 250-acre site. The Board of Supervisors approved this application on October 21, 1981. A copy of the approved SE Plat and development conditions are contained in Appendix 6.

On September 19, 2002, the applicant submitted an application to amend its solid waste permit (Permit Number 331) with DEQ. This amendment reflected the changes proposed under this proposed special exception amendment, including height increase and the proposed closure and post-closure activities. DEQ reviewed this application for consistency and technical adequacy in accordance with the requirements of the Virginia Solid Waste Management Regulations (VSWMR, 9 VAC 20-80-10, *et seq.*). DEQ conducted a public comment period on this permit between July 8, 2006 and September 13, 2006. This public comment period also included a public meeting held by DEQ on August 29, 2006 at the Lorton Community Library. No comments were received. On September 19, 2006, DEQ issued the amended solid waste permit (a copy of the letter is included in Appendix 5).

COMPREHENSIVE PLAN PROVISIONS

- Plan Area:** Area IV
- Planning District:** Lower Potomac
- Planning Sector:** Lorton-South Route 1 Community Planning Sector
- Plan Map:** Private Recreation/Private Open Space
- Plan Text:**

In the Fairfax County Comprehensive Plan, as amended through May 1, 2006, on page 71, the Plan states:

Sub-unit B4 contains a private debris landfill. To help mitigate any visual impacts upon the surrounding area, buffers should be maintained around the landfill. When the landfill is built-out, it is recommended that the site ultimately be developed with active recreational uses such as a golf course.

ANALYSIS

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

- Title of SEA Plat:** Overlook Ridge (formerly known as Lorton Debris Landfill)
- Prepared By:** BC Consultants
- Original and Revision Dates:** February 2006, as revised through November 3, 2006

Description of SEA Plat:

Overlook Ridge, SEA Plat	
Sheet #	Description of Sheet
1 of 35	Cover sheet, vicinity map
2 of 35	Composite SEA Plat of Phase 5 (final phase), tabulations, notes
3 of 35	Existing conditions plan
4 of 35	Existing vegetation map
5 of 35	SEA Plat of Phase 5
6 of 35	SEA Plat of Phase 5
7 of 35	SEA Plat of Phase 5
8 of 35	SEA Plat of Phase 1
9 of 35	SEA Plat of Phase 2
10 of 35	SEA Plat of Phase 3
11 of 35	SEA Plat of Phase 4
12 of 35	SEA Plat of Phase 5
13 of 35	Phase 1 and 2 queuing area
14 of 35	Phase 3 and 4 queuing area
15 of 35	Phase 5 queuing area
16 of 35	Planting zones
17 of 35	Planting zone layouts and section
18 of 35	Planting details, narrative and plant list
19 of 35	Stormwater management plan
20 of 35	Stormwater management pond 2
21 of 35	Stormwater management pond 3
22 of 35	Stormwater management pond 4
23 of 35	Stormwater management pond 5
24 of 35	Stormwater management pond 6
25 of 35	Stormwater management pond 8
26 of 35	Stormwater management pond 9
27 of 35	Overall drainage area map
28 of 35	Stormwater management plan – outfall cross sections
29 of 35	Stormwater management plan – outfall cross sections
30 of 35	Illustrative site details
31 of 35	Illustrative site details (proposed berm and wall detail, proposed right turn lane into site)
32 of 35	Illustrative site details
33 of 35	Site distance plan and profile from Furnace Road recycling facility (off-site)
34 of 35	Site distance profile for site entrance
35 of 35	Site plan for Furnace Road recycling facility (off-site) depicting how trucks might make a U-turn on the site

The applicant is seeking to extend the life of the existing CDD landfill. In order to expand capacity of the landfill, the applicant has requested to increase the maximum height of the landfill from 290 feet above sea level to 412 feet above sea level. In order to mitigate the visual impact of the increased height, the applicant proposes to landscape the landfill with trees and other vegetation. This landscaping would be planted immediately after a section of the landfill closes. The applicant has also proposed to develop the subject site into a passive park. The park would be a quasi-public park; that is, the park would open to the public and managed by FCPA but the land itself would continue to be owned by the applicant. Portions of the site would be used as a park during landfill operations. Once active landfill operations cease, the entire site would be used as a park. The park would eventually become a public park. The site would be dedicated to FCPA after the owner/operator is released from liability for the site by DEQ.

Site Layout. The subject site contains an existing CDD landfill. In order to extend the life of the landfill, the applicant proposes to increase the height of the landfill from 290 feet above sea level to 412 feet above sea level. That is to say, the applicant proposes to fill the site with debris at a 3:1 slope with the ultimate peak at the center reaching 412 feet above sea level. The applicant also proposes to develop the landfill site first as a quasi-public park (open to the public, managed by FCPA but with ownership of the land remaining with the applicant). Development of the park would occur in phases as sections of the landfill close. The ultimate park would include trail uses (including an equestrian/hiking trail around the base of the landfill and other biking and hiking trails around the top), exercise stations, picnic tables, a pavilion, an amphitheater, a kite flying area and an overlook of the Potomac River. The applicant also proposes to construct a parking area and access road and to provide portable toilets. Under the applicant's proposal, the land would be dedicated to FCPA once DEQ formally releases the owner from liability. It is estimated that this formal release would occur approximately 10 years after cessation of all active landfill operations.

During the active period of the landfill, the SEA Plat depicts the changes that will occur to the landfill in five phases between its current state and the cessation of active landfill operations. These five phases depict how the location of the landfill's active face will shift. As the active landfill area shifts, so do the locations of the internal access roads, scale house and security trailer. Once a portion of the active landfill area is closed, that area will be landscaped and provided with park amenities. The park areas would then be opened for public usage (the land would remain under the ownership of the applicant). The phases are described below. Please note that the time line listed is approximate, based on when the applicant estimates certain heights will be reached based on the volume of waste received.

- Phase 1 (approximately 2010): Landscaping is planted on the northern slope of the site. In regard to the landfill, a proposed tire wash facility and leachate holding tank would be installed in the northeast corner of the site;

a leachate pumping house will be located in the northern portion of the site; a sanitary sewer connection is proposed from the leachate holding tank along the northeastern property line; and a 12-foot wide trail along the western portion of the site (adjacent to the EQC/RPA) is open to the public; a trail connection is provided to Furnace Road in the northeastern corner of the site; and a trail connection is also provided to Lorton Valley South in the northwestern corner of the site. Transportation improvements consist of the following: a right turn lane will be provided into the main site from Furnace Road; and a "pork chop" will be added to preclude vehicles from turning left into the site (the pork chop will permit left turns and right turns out of the site). A detail of these improvements is provided on Sheet 31. Because construction of this right turn lane will require removal of existing vegetation, the applicant is proposing a berm (up to 14 feet in height) with a fence (up to 8 feet in height) on top in order to screen the landfill from the view of Furnace Road. A note on the SEA Plat indicates that the fence will be constructed of non-combustible materials.

- Phase 2 (approximately 2012): The landfill height increases to 300 feet above sea level. Additional landscaping is planted along the closed portions of the landfill along the northern slope of the site, and along portions of the eastern and southeastern slopes of the site. Two access roads would be provided to the top. The first access road would provide access to the north and the second access road would provide access to the south. A note on the plan indicates that the southern road would only be used during dry weather conditions. No additional park improvements are proposed with this phase.
- Phase 3 (approximately 2013): The landfill height increases to 330 feet above sea level. Additional landscaping is planted along the northern, eastern and southwestern slopes of the site. The two access roads to the top of the landfill remain. No additional park improvements are proposed with this phase.
- Phase 4 (approximately 2015): The landfill height increases to 350 feet above sea level. The southern portion of the landfill is closed. The access road is improved to become a future access road for the park. Park facilities, including the pavilion, parking areas, exercise stations, additional trails, amphitheater, overlook and restrooms are added to the southern portion of the site. Additional landscaping is planted in the southern portion of the site, as well as along portions of the northern and eastern portions of the slope.
- Phase 5 (approximately 2018): Landfill disposal activities cease. The northern access road is improved for park usage and is connected to the southern access road in order to provide a circular road across the top of the landfill. A parking lot is added in the northeast corner of the site (near

the leachate holding tank). Picnic tables are installed. Additional trails are installed to provide connections between the top of the landfill and the trail along the base. Landscaping occurs on the northern portion of the site. There will also be an area designated for a potential sculpture park or extended parking area.

When the landfill reaches its ultimate height is dependent on the volume of debris received by the landfill. Because the volume of debris is dependent on variable factors (such as the economy), the applicant cannot predict when the landfill might reach this maximum height. As such, the applicant has also proposed that all landfill disposal activities will cease prior to January 1, 2019. It should be noted that after disposal activities cease, the applicant will continue to monitor the landfill as part of its post-closure activities. The time period for post-closure activities is determined by DEQ, but, as stated earlier, for CDD landfills, that period is generally 10 years. Once DEQ determines that post-closure activities are complete and returns the financial assurance to the applicant, the applicant will then dedicate the land to FCPA.

Transportation Improvements. The entrance to the landfill is located off of Furnace Road in the approximate midpoint of the site. The location of the site entrance would not change in any of the phases. The applicant proposes to add a right-turn lane into the site at the main site entrance. The applicant is also proposing to dedicate right-of-way measuring 44 feet from centerline on demand for Furnace Road.

The applicant is proposing an island to preclude left turns into the site. Sheets 33 and 35 depict how trucks coming to the site from southbound Furnace Road could make a U-turn at the Furnace Road recycling facility (currently owned by the applicant) and head back to the subject site.

As described earlier in this report, upon entering the site, trucks follow the entrance road to the scale house, where their loads are weighed and inspected. After being weighed, the trucks then drive to the current active landfill area to dump their debris. Finally, the trucks exit the site. Because the active landfill area will change over time, the applicant has proposed moving the location of the scale house and the internal circulation pattern in order to provide adequate stacking spaces. Sheets 13 through 14 depict the queuing area for the site. In all cases, the queuing area and scale house will remain located in the northwestern portion of the site (near Furnace Road). The applicant has also proposed to locate a wash facility near the queuing area so that mud can be washed off of the trucks prior to them exiting the site.

Stormwater Management: There are seven (7) existing stormwater management (SWM) ponds, located along the northern, eastern and southern perimeter of the site. The applicant indicates water quality and quantity requirements will be met through rehabilitation of the existing ponds. The maintenance and required upgrades will be confined to the general vicinity of the existing facilities.

Limits of Clearing and Grading: As noted earlier in this report, the eastern portion of the site contains Giles Run and its associated Resource Protection Area (RPA) and Environmental Quality Corridor (EQC). The RPA/EQC generally follows the boundary of the 100-year floodplain. The applicant depicts limits of clearing and grading which follow but do not extend into the RPA/EQC.

Land Use Analysis

Issue: Visual Impacts

The subject property is used as a CDD landfill since 1981. There is no tree cover on the active portion of the landfill due to the potential for tree roots to penetrate the cap on the landfill and subsequently make the area vulnerable to groundwater contamination. However, the EQC/RPA along the eastern portion of the site and a substantial buffer on the northern portion of the property have remained undisturbed throughout the life of the landfill. These areas are characterized by mature forest. The Comprehensive Plan recommends that *"to help mitigate any visual impacts [from the private debris landfill] upon the surrounding area, buffers should be maintained around the landfill."* Because of the landfill's height and unforested nature, it is visually prominent. In order to mitigate its visual impact, development conditions were imposed with the approval of SE 80-L/V-061 to require an undisturbed buffer of approximately 200 to 300 feet to be maintained along the northern property line, as well as a 150-foot buffer between the landfill operations and the 100-year floodplain of Giles Run. No changes to this buffer are proposed under this SEA proposal.

As stated in the Background section of this report, trees are generally not planted on top of closed landfills because of the potential for tree roots to penetrate the landfill's cap, resulting in potential groundwater contamination. However, the planting of trees is not entirely precluded; the Virginia Department of Environmental Quality (DEQ) reviews planting proposals on a case by case basis. So long as it can be shown that appropriate precautions are being taken to prevent the tree roots from penetrating the cap, DEQ will allow the planting.

As stated previously, the applicant has proposed to increase the permitted height of the landfill from 290 feet above sea level to 412 feet above sea level. In order to mitigate the impact of the increased height and resulting visual impact on the surrounding neighborhoods (Lorton Valley South and Shirley Acres to the north and Lorton Station to the east), the applicant has proposed to landscape sections of the closed landfill with trees, shrubs and grasses. The applicant has proposed to provide five feet of topsoil, in addition to that already required on top of a capped landfill, in order to protect the landfill cap from any possible root penetration, but to give tree roots sufficient space to grow without danger of penetrating the cap. It should be noted that the eastern portion of the landfill, previously closed and capped, has mature, volunteer trees growing on top. Thus far, no problems with penetration of the cap have been detected through quarterly groundwater monitoring.

The applicant's landscape plan involves planting trees in select areas in order to create the illusion of a forest. Trees would be planted on the benches of the landfill (the flat area between slopes), not on the entire face of the landfill. However, the effect is that the landfill will appear vegetated from the surrounding residential neighborhoods. In order to provide incremental visual relief, the applicant proposes to establish the landscaping in phases as portions of the landfill are closed. In this way, the vegetation can mature as the landfill increases in height. The applicant provided exhibits to illustrate how the proposed landscaping will look from the surrounding areas, which are contained in Appendix 4.

The landscaping is generally concentrated along the northern and eastern portion of the landfill. The applicant does not propose landscaping along the eastern property line because the abutting property is the County's landfill. The closest residential community to the west is located on the other side of the County's landfill. The applicant has provided exhibits which show that once the County landfill reaches its maximum permitted height of 410 feet, it will block the view of the subject landfill from the residences to the west, as well as from the Lorton Prison historic district. The applicant is proposing to landscape select portions of the southwestern portion of the landfill where the landfill might be seen from Prince William County. But, as illustrated in sections provided by the applicant, in many locations to the south (such as the historic district of the Town of Occoquan), the subject landfill will not be visible due to existing topography – even at its proposed maximum height.

Resolution:

Staff believes that the proposed landscaping plan will sufficiently mitigate the visual impact of the landfill at its proposed maximum height of 412 feet.

It should be noted that in order to install a right turn lane into the site, as required by VDOT, the applicant will need to remove existing vegetation between Furnace Road and the landfill. Because State regulations require the applicant to completely screen the landfill from view from the public right-of-way, the applicant is proposing a berm (up to 14 feet in height) with a fence (up to 8 feet in height) on top of it. A detail of the berm and fence indicates that the fence will be constructed on non-combustible materials. This issue is discussed in greater detail under the Transportation Analysis of this report.

Issue: Future Use

The Comprehensive Plan recommends once the landfill is built-out, that the site ultimately be developed with active recreational uses such as a golf course. At the time of the original special exception, the applicant depicted how the site could be reused as a recreational vehicle (RV) park once the landfill was closed, although the applicant did not propose to make those improvements as part of the original SE.

Under this application, the applicant proposes to redevelop the landfill into quasi-public park over time as portions of the landfill close. The proposed park will be open to the public and managed by FCPA, but the land will continue to be owned by the applicant. This quasi-public park would include passive recreation amenities such as trails, picnic areas and pavilions, a possible sculpture park, open play areas and an overlook at the site's highest point. The park improvements would be phased in over time as portion of the landfill close (the SEA Plat depicts the construction of the park in five phases). Though the Comprehensive Plan recommends that the site be developed with active recreational uses, given the existing and planned recreational uses proposed in the surrounding Laurel Hill area, the Fairfax County Park Authority (FCPA) recommended against the inclusion of active recreation facilities.

Resolution:

Staff believes that the applicant's proposal to redevelop the site into a passive park is in conformance with the Comprehensive Plan.

It should be noted that dedication of the site to FCPA will not occur until DEQ formally releases the applicant from liability for the site. A 2232 review of the proposed public park will need to be processed prior to this dedication.

Transportation Analysis (Appendix 7)**Issue: Furnace Road Frontage Improvements**

The Comprehensive Plan recommends that Furnace Road be constructed as a two-lane roadway. As such, staff recommended that the applicant dedicate right-of-way (ROW), measuring 44 feet from centerline. Staff and the Virginia Department of Transportation (VDOT) also requested that the applicant construct one northbound right turn lane and one southbound left turn lane at the site's existing entrance along Furnace Road. Finally, staff and VDOT requested that the applicant show that adequate sight distance was provided at the site's main entrance.

Virginia State Code (9 VAC 20-80-260) requires that landfills be screened from public view or removed from sight entirely. Specifically, these requirements state that CDD disposal areas should be located a minimum of 1,000 feet from the ROW of any interstate or primary highway and/or 500 feet from the ROW of any other highway or city street. The current toe of waste for the landfill is located within 500 feet of Furnace Road, but it is screened from public view by existing mature vegetation. The applicant noted that construction of the requested right and left turn lanes would require the elimination of this vegetation, thus placing the site out of compliance with State screening requirements.

Resolution:

The SEA Plat now proposes a right turn lane at the site's main entrance. In order to construct this right turn lane, the applicant will need to remove the existing trees located between Furnace Road and the toe of waste. In order to provide the State-required screening between the landfill and Furnace Road, the applicant has proposed a berm (up to 14 feet in height) with a fence (up to 8 feet in height). In this way, the landfill will continue to be screened from public view. VDOT has verbally agreed to allow the applicant to place the berm within the future ROW under the condition that the berm is removed by the applicant once the landfill is closed.

The applicant does not propose to construct a left-turn lane. Instead, the applicant has suggested an alternative proposal. Current SE development conditions require truck traffic to and from the site from the east, north and south to use only that portion of Furnace Road between U.S. Route 1 and I-95. The applicant also believes that the low volume of left turns into the site renders a left turn lane into the site unnecessary. Therefore, as an alternative to providing a left turn lane into the site, the applicant has proposed installing a sign prohibiting left turns into the site and an island which would physically preclude left turns be installed. In addition, should trucks approach the site from the north, the applicant has provided exhibits on Sheets 33 and 35 of the SEA Plat to depict how U-turns could be made at another applicant-owned property (a recycling facility) to the west of Furnace Road and south of the subject site's main entrance.

Staff and VDOT have some concerns about the feasibility of the applicant's proposal and continue to prefer that a left turn lane be provided into the subject site. For those reasons, staff recommends a development condition which would require the applicant to design a left turn lane into the site entrance to a standard required by VDOT or an alternative acceptable to VDOT and FCDOT prior to site plan submission. This condition would further stipulate that the left turn or its alternative should be constructed and open to traffic prior to the issuance of the Non-Residential Use Permit (Non-RUP).

With the implementation of the staff-proposed development conditions, these issues are resolved.

Issue: Sight Distance

The applicant submitted a sight distance profile for the main entrance, which indicates that adequate sight distance is not provided. Per VDOT entrance permit standards, without adequate sight distance, the applicant would not be permitted use of this main access.

Resolution:

The applicant has noted that adequate sight distance can be provided with additional grading along the entrance (see Sheet 34 of the SEA Plat). Therefore, staff recommends a development condition that would require the applicant to provide these grading improvements at the main entrance in order to meet VDOT sight distance requirements.

Issue: Mud

To ensure that mud is not tracked onto roadways from trucks leaving the landfill, staff recommended that the applicant install a wheel wash at the site. The applicant proposed use of a temporary tire wash because it could be installed quickly and moved easily around the site (which would allow the applicant flexibility in locating it in the optimum area). Additionally, the applicant has stated that a mobile unit will allow for more efficient use of recycled water, as a mobile unit facilitates the removal of sediment much more easily than an in-ground wheel wash. While staff understands the applicant's logic in choosing the temporary tire wash, staff expressed concern about the life span of a temporary tire wash. Specifically, staff was concerned that a temporary tire wash might not be designed for an operation like the applicant's which would require continuous use on a daily basis. With such constant usage, the tire wash might break down, which would lead to vehicle tires not being washed down and mud being tracked onto the roadways.

Resolution:

In order to address concerns about the maintenance and life span of a temporary tire wash, staff recommends development condition which would require the tire wash to be maintained in accordance with the manufacturer's recommendations. Staff also recommends a condition which would require that spare parts be maintained on-site in order to ensure that any needed repairs are made within a 24-hour period. Should the tire wash be inoperable for any period of time, alternative methods of mud removal should be employed in order to ensure that no mud is tracked onto Furnace Road. Should there be no alternative methods available, this condition would require prohibit landfill materials from being accepted until the tire wash is back in operation. Finally, in order to ensure that the tires of vehicles leaving the tire wash remain clean until the vehicle exit the site, staff recommends a development condition which would require that the area between the site entrance and the tire wash be paved. With the implementation of these development conditions, staff believes that this issue is resolved.

Environmental Analysis (Appendices 8 and 9)

Issue: Stormwater Management

The subject site is located in the Mill Branch watershed. An Environmental Quality Corridor (EQC), a Resource Protection Area (RPA) and a 100-year floodplain associated with Giles Run are located along the eastern portion of the property (abutting I-95) and contains approximately 26 acres. This area is forested and largely free of invasive plants.

The subject property is currently controlled by seven (7) stormwater management (SWM) ponds. Four of these ponds (SWM ponds 4, 5, 6 and 8) are located adjacent to the EQC/RPA. In its review, DPWES noted that based on the preliminary analysis of the information presented, any substantial rehabilitation of the existing SWM ponds would not require compliance with the criteria and procedures as outlined in the Public Facilities Manual (PFM).

Current development conditions prohibit any landfilling operation, clearing or grading within 150 feet of the 100-year floodplain of Giles Run. However, the applicant requested the ability to encroach into the RPA/EQC for maintenance and required upgrades to the stormwater management (SWM) facilities adjacent to the RPA. Encroachment for maintenance of SWM facilities under these circumstances would not be exempt activities in the RPA. The outfall improvements, however, are allowed uses in the RPA.

Resolution:

The applicant proposes to encroach into the RPA for maintenance of SWM facilities and outfall improvements. A Water Quality Impact Assessment may be required at site plan review.

Issue: Revegetation

As noted earlier in this report, while there are forested buffers along the northern and eastern portion of the landfill, there is no tree cover on the active portion of the landfill due to the potential for tree roots to penetrate the cap on the landfill and subsequently make the area vulnerable to groundwater contamination. The applicant has proposed to increase the permitted height of the landfill from 290 feet above sea level to 412 feet above sea level. In order to mitigate the impact of the increased height and resulting visual impact on the surrounding neighborhoods, the applicant has proposed the planting of trees on benches (the flat area between slopes) on the closed landfill. In this way, the landfill will appear fully vegetated from the surrounding residential neighborhoods. Under the applicant's proposal, vegetation – including trees and shrubs – will be established in phases as portions of the landfill are closed.

While the planting of trees atop closed landfills is uncommon, it is not entirely precluded. DEQ reviews and permits planting proposals on a case by case basis so long as it can be shown that appropriate precautions are being taken to prevent the tree roots from penetrating the cap. As part of this application, the applicant has proposed to provide five feet of topsoil, in addition to that already required on top of a capped landfill, in order to give tree roots sufficient space to grow without danger of penetrating the cap. The presence of trees on top of the landfill in this location, surrounded by residential neighborhoods to the north and east, would provide a significantly improved view shed for surrounding residential neighborhoods. The eastern portion of the landfill, previously closed and capped, has mature, volunteer trees growing on top. Thus far, no problems with penetration of the cap have been detected through quarterly groundwater monitoring.

Resolution:

Staff recommends a number of development conditions related to the proposed revegetation of the site in order to ensure that the proposed revegetation:

- Is in conformance with that shown on the SEA Plat;
- Contains species suitable to a landfill environment;
- Occurs on a timely basis;
- Is planted in accordance with DEQ regulations (to prevent penetration of the cap); and
- Is maintained in good health.

With the implementation of these conditions, staff believes that the proposed revegetation will not compromise the landfill cap and will provide effective screening.

Issue: Geotechnical Issues

Par. 9 of Sect. 9-205 of the Zoning Ordinance prohibits construction of improvements on landfills for a period of twenty years after the termination of landfill operations unless such improvements are approved by the Board of Supervisors. Approval of such improvements is contingent on safety issues and geotechnical stability issues.

The applicant is proposing to construct recreational facilities on top of a debris landfill in five phases as portions of the landfill are closed, beginning with the closure of the first phase, estimated to be in 2010, and therefore, is requesting that the Board of Supervisors permit the construction of these facilities to occur on top of the landfill in less than 20 years. The applicant has provided a geotechnical study based on a 3:1 (horizontal to vertical ratio) final slope ratio between drainage terraces. Existing development conditions require that the landfill maintain a 4:1 slope on the northern edge of the landfill and a 3:1 slope on all other faces. The maximum height of the landfill is determined by DEQ

based on a 3:1 slope, the maximum slope allowed by state regulations. This geotechnical study was also submitted for the review and approval of DEQ as part of the landfill's recent solid waste permit amendment. After reviewing a copy of this report, DPWES suggested that the proposed expansion should be fully reviewed by the Geotechnical Review Board (GRB).

The applicant's plan of closure and post-closure activities indicates that final slopes of the landfill will be constructed with side slopes no steeper than a 3:1 horizontal to vertical ratio between drainage terraces. The Post-Closure Plan recommends that previously closed portions of the landfill remain undisturbed. The Closure and Post-Closure Plan also indicates that the potential for localized settlement of the landfill is reduced by the operating practice of spreading and compacting waste and ensuring that large collapsible objects are not placed within ten (10) vertical feet of the cover system. Maximum long term settlement is estimated to be 12.8 feet for the final cover system. These calculations are based on the maximum height of 435 feet technically feasible based on the maximum 3:1 slope allowed by DEQ, 23 feet over the height increase sought with this SEA application.

The Closure and Post-Closure Plan indicates that, following the completion of each unit of the landfill, Furnace Associates, Inc. will submit to DEQ, a report of activities conducted during closure construction. The report will include certification by a Virginia registered professional engineer that construction of closure capping has been completed in accordance with the permitted closure plan. The Closure and Post-Closure Plan were approved as part of the amended solid waste permit, which was approved by DEQ on September 19, 2006. The Closure and Post-Closure Plan were also reviewed by staff from the Fairfax County Solid Waste Management Program.

Resolution:

Given the detail and complexity of the proposed expansion and post-closure plans for the landfill, staff recommends a development condition that would require all site plans associated with the proposed expansion of the landfill to be subject to the review and approval of the Geotechnical Review Board. This condition will permit a comprehensive review of the proposed expansion and closure plans [including but not limited to the history of the site and current operation plans, grading and slope stability, and closure and post-closure plans]. To that same end, staff also recommends that construction of any of the proposed recreational facilities on the subject property should be coordinated with DPWES with respect to potential settling that may occur on the site. Specifically, staff believes that construction of the proposed facilities should not occur until the GRB determines that any residual post-construction settlement will not affect the appearance or structural integrity of the proposed improvements.

Issue: Landfill Gas

As stated in the background section of this report, in a CDD landfill, trash is buried so that it is kept dry, isolated from groundwater, and kept out of contact with air. These steps ensure that only limited decomposition occurs. In the absence of oxygen, bacteria in the landfill break down the trash. These bacteria then produce landfill gas, which contains approximately 50 percent methane and 50 percent carbon dioxide with small amounts of nitrogen and oxygen. Because methane can explode and/or burn, the landfill gas must be removed. To do this, a series of pipes are embedded within the landfill to collect the gas. In some landfills, this gas is vented or burned.

As stated at the beginning of this report, the items which CDD landfills accept for disposal are relative low in organic material. Therefore, the level of decomposition that takes place at a CDD landfill (as opposed to sanitary and MSW landfills) is relatively low. As part of its major solid waste permit amendment, a landfill gas report was submitted for the review and approval of DEQ to demonstrate how the applicant will monitor and address landfill gases on the site. Specifically, the applicant must demonstrate that the landfill will have: (1) a gas monitoring system; (2) quarterly monitoring of the landfill gas; (3) a record retention system for the monitoring reports; and (4) response action plan in case gas emissions exceed regulations. A gas venting system is not required by DEQ unless gas monitoring results exceed certain requirements.

Given the potential for landfill gas, the applicant has proposed that the public structures on the site would be constructed with techniques which mitigate these gases. All structures proposed, including the gazebo and picnic shelters, are proposed with open air, self-venting construction in order to prevent the buildup of landfill gases. The applicant has stated that structures that must be closed, such as leachate pump houses, will be locked to prohibit public access.

Resolution:

As part of the applicant requested waiver of Par. 9 of Sect. 9-205 of the Zoning Ordinance, the applicant also submitted a copy of the landfill gas report (which was submitted to DEQ) to the Fire and Rescue Department in order to demonstrate that any landfill gas generated by the landfill would not create an unsafe or hazardous condition in or around any of the proposed park improvements. Fire and Rescue forwarded the report to a consultant, GeoTrans, Inc., for review. In its analysis, GeoTrans, Inc. noted the following:

- Groundwater testing does not include testing for non-methane volatile organic compounds (NMVOC); however, significant levels of NMVOCs in vapor would likely be detected in groundwater. Nevertheless, it is unlikely that NMVOCs will present a hazard to recreational users during any of the development phases.

- The size of the landfill and its proposed use for recreation presents concerns about methane pressure buildup and uncontrolled venting if a cap is installed without a venting system. While CDD landfills do not have the same methane gas producing potential as MSW landfills, methane gas venting can still occur, particularly from decomposition of organic wood waste which is commonly found in CDD waste.

For that reason, GeoTrans, Inc. recommended that a course aggregate gas collection layer be installed with collection pipe and gas vents above breathing zones to be installed as part of the cap in areas proposed for active use. These areas would include proposed parking areas, exercise stations, overlook, amphitheater, pavilion, and kite flying area. Proposed cap inspections and maintenance will ensure that settlement does not cause uncontrolled venting hazards on the cap. Staff recommends a development condition which would require the installation of a course aggregate gas collection layer (with collection pipe and gas vents) within the selected areas list above.

With the implementation of the staff-proposed development conditions and the measures proposed by the applicant, staff does not believe landfill gas will pose unsafe or hazardous condition in or around any of the proposed park improvements

Issue: Recycling Activities

The County recently adopted a revised solid waste management ordinance, which will require businesses that generate construction and demolition debris to recycle. In addition, starting in July, 2007, County regulation will require construction contractors to recycle cardboard. This site would make a good location at which to offer access to recycling services that these businesses will need. Such services might take the form of drop boxes for materials that can be readily recycled (e.g., corrugated cardboard) or additional operations to recover and process selected components of incoming waste (e.g., a crushing operation to recover rock and concrete for use as aggregate). Access to such services is a critical component of the County's long-range solid waste management needs.

In light of the a revised solid waste management ordinance, it is anticipated that the County will spend significant funds providing outreach, education, and technical assistance to the businesses that generate CDD and are now subject to the County's recycling ordinance. In other jurisdictions under similar circumstances, it is common for debris landfills to have a host fee agreement where, the jurisdiction receives funds for every ton of CDD buried at the site. The accumulated fees from such an agreement are typically used to promote CDD recycling, or to fund the jurisdiction's solid waste activities such as searching for solutions to the jurisdiction's solid waste management challenges.

The applicant has offered to place cardboard recycling collection containers on-site for use by landfill customers. The applicant has also requested the ability to provide other facilities on-site as approved by DPWES and DEQ to support the separation, processing and marketing of recyclable materials. In addition, the applicant has offered to pay a yearly contribution of \$24,500 to the County for use by DPWES for public outreach and education associated with recycling activities applicable to construction and demolition debris. These contributions would continue annually (and be adjusted for inflation based on the Consumer Price Index) until the cessation of landfill disposal activities.

Resolution

With the implementation of the staff proposed development conditions, these issues are addressed.

Issue: Countywide Trails Plan

The Countywide Trails Plan Map depicts a Major Paved Trail (defined as asphalt or concrete eight feet or more in width) along the eastern side of Furnace Road. The applicant has requested a waiver of this trail requirement for several reasons. First, as noted in the Transportation Analysis, due to the existing toe of waste, there will be no room for the trail to be installed after the State-required screening is installed. Second, the site will have internal trails across it that will be open to the public. As part of the proposed park, the applicant will be providing trail connections to the proposed Equestrian Center and the proposed "Sportsplex" facility, as well as to Lorton Valley South. The applicant believes that these trails will provide the same connections as would a trail along Furnace Road.

Staff supports the requested waiver.

Fairfax County Park Authority Analysis (Appendix 10)

As noted earlier in this report, the applicant proposes to develop the landfill as a quasi-public park. The park would be open to the public and managed by FCPA but the land would continue to be owned by the applicant. Once DEQ releases the applicant from liability for the site, then the applicant will then dedicate the site to FCPA for a public park.

On July 26, 2006, the FCPA Board voted to approve summary comments requesting that the applicant commit to dedicate the entire 250-acre subject property to FCPA for public park purposes when the landfill is completely closed and capped, the owner's responsibility for the site is released by DEQ, and the site condition is deemed acceptable to FCPA. At that same meeting, the FCPA Board also voted to request that the applicant provide passive recreation amenities such as trails, picnic areas and pavilions, open play areas and an overlook plaza at the site's highest point; that the applicant construct all of these

facilities to FCPA standards in consultation with FCPA staff; and that active recreation facilities not be included on the site. FCPA has agreed to enter into a cooperative use agreement with the applicant about managing the proposed park prior to dedication. Should the proposed special exception be approved, then FCPA will meet with the applicant to craft that agreement.

As part of the SEA proposal, the applicant proposes to construct a trail connection to Furnace Road through County-owned land, located to the west of the subject property. FCPA recommends that, in order to allow for equestrian use, this trail segment should be a standard 8-foot wide stone-dust trail within a 12-foot trail easement. FCPA has also recommended that the applicant also commit to continue the trail to connect to Area K of Laurel Hill Park, which is master planned for an equestrian center and mountain biking area. The applicant has proposed to make this trail connection, as well as to construct a trail connection to Area O of Laurel Hill Park (the planned location for a regional "Sportsplex" facility). FCPA recommends that this trail be constructed as a standard 8-foot wide asphalt trail within a 12 foot trail easement. FCPA requests that the actual field location of these trails be coordinated with FCPA prior to construction. With the implementation of the staff-proposed development conditions, these issues are resolved.

ZONING ORDINANCE PROVISIONS

Under the applicant's SEA proposal, the use of the site will evolve from a landfill to a quasi-public park to a public park. A landfill is permitted in the R-1 District with the approval of a Category 2 (Heavy Public Utility Uses) Special Exception. A quasi-public park is permitted in the R-1 District with the approval of a Category 3 (Quasi-public Uses) Special Exception. This application only addresses the proposed landfill and quasi-public park use, and not the public park. Section 15.2-2232 of the Code of Virginia requires that all public areas, public buildings or structures and public utility or public service corporation facilities be reviewed by the Planning Commission to determine if their general or approximate location, character and extent are substantially in accord with the Fairfax County Comprehensive Plan. Therefore, a 2232 Review will need to be conducted by the Planning Commission prior to the site becoming a public park.

Bulk Regulations

The subject 250-acre site is zoned R-1. The site is used as a construction demolition and debris landfill, which is permitted by a special exception. The applicant proposes to convert the landfill into a passive park.

Only a few structures are present on the subject 250.15-acre site. During landfill operations, proposed structures include a scale house, three operations structures, a security trailer and a canopy structure. The total square footage of these structures is approximately 10,000 square feet, which represents a floor

area ratio (FAR) of 0.0009. All of these structures meet the R-1 setbacks. [The closest any structure comes to the property line is the scale house, which is located 130 feet away from the site's western property line (Furnace Road).]

As part of the quasi-public park (and future public park), the SEA Plat depicts a pavilion, an amphitheater, two overlooks and restrooms. A proposed equestrian trail is proposed for the site. No stables are proposed, however, should any horse stables be proposed in the future, staff recommends a development conditions which would require the stables to be located at least 100 feet away from any residentially-zoned property.

Parking and Loading Requirements

Parking areas for the landfill are not depicted on the SEA Plat. Because the location of the active landfill area and the weigh house will be moving over the lifespan of the landfill, it is unclear exactly where that parking will be provided. Given the size of the site, though, staff does not believe that it will be problematic for the applicant to provide the necessary parking. With the implementation of the staff-proposed development condition, staff believes that the parking issue is resolved. The SEA Plat does depict parking areas for the future park use. No loading spaces are required for the proposed use. However, the SEA Plat depicts how the queuing of trucks would be accommodated over the lifetime of the landfill.

Transitional Screening and Barrier Requirements

Transitional Screening 3 (50 feet in width) and Barrier D, E or F (6 feet high) is required where the site abuts single-family detached residences. Along the northern portion of the landfill (where the site abuts the single-family detached dwellings of Lorton Valley South), there is an existing buffer 200 to 300 feet in width that contains existing mature trees. Under the SEA proposal, this buffer will be maintained. The applicant will be supplementing this buffer by landscaping the closed portions of the landfill along the northern slope. As noted in the Land Use Analysis section of this report, staff believes that the existing buffer and the proposed landscaping will adequately screen the landfill from view of Lorton Valley South.

There is a solitary single-family detached dwelling located on the east side of Furnace Road. This house is surrounded by the landfill to the north, east and south. However, there are no landfill activities that take place (or are proposed to take place) in this area. The applicant proposes no changes to the existing vegetation located in these portions of the landfill. Staff believes that the existing vegetation will continue to adequately screen and buffer this existing single-family detached dwelling.

Therefore, staff recommends that the transitional screening and barrier requirements along those portions of the property lines where the site abuts single-family detached dwellings be modified to that shown on the SEA Plat.

Other Zoning Ordinance Requirements:**Special Exception Requirements (Appendix 11)****General Special Exception Standards (Sect. 9-006)**

These standards apply to both the proposed landfill use and the quasi-public park use.

General Standard 1 states that the proposed use at the specified location shall be in harmony with the adopted comprehensive plan. *The Comprehensive Plan recommends that when the landfill is built-out, the site be developed with active recreational uses such as a golf course. The applicant seeks to increase the height of the landfill in order to extend its operational life. At the same time, the applicant proposes to open up portions of the closed landfill areas to the public for recreation. While the underlying land would remain under the ownership of the applicant, the park would be managed by FCPA (hence, its definition as a quasi-public park). Once the landfill is completely closed and the owner/operator is released from liability for the site by DEQ, then the site would be dedicated to FCPA. Staff believes that this proposal is in harmony with the Comprehensive Plan.*

General Standard 2 states that the proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations. *Both landfills and quasi-public parks are permitted in the R-1 Zoning District with approval of a special exception.*

General Standard 3 requires that the proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof. *In order to extend the operation life of the landfill, the applicant proposes to increase the maximum height of the landfill cap from 290 feet above sea level to 412 feet above sea level. The applicant proposes to plant in select places along the northern, eastern and southern faces of the slope in order to mitigate the visual impact of the landfill. As discussed in the Land Use Analysis, staff believes that the proposed landscaping on the northern, eastern and southern faces of the landfill, the visual impact of the proposed increase height of the landfill will be mitigated. Therefore, with the implementation of the staff-proposed development conditions, staff finds that this standard is satisfied.*

General Standard 4 states that the proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood. *As discussed in the Transportation Analysis, the applicant will be providing a right turn lane into the existing site entrance. No left turn lane will be provided, however, the applicant will also be taking steps, as recommended by VDOT, to preclude such turns. The applicant is proposing trails throughout the subject site. These trails will be open to the public while the landfill is in operation. As depicted on the SEA Plat, the applicant proposes to place signs and fencing between the trail and the active landfill areas in order to ensure that trails users do not enter active landfill areas. It should also be noted that the 3:1 slope between the trail and the active landfill areas will also provide a physical separation between the two uses.*

General Standard 5 requires that landscaping and screening in accordance with the provisions of Article 13. *In addition to the existing buffers along the northern and eastern property lines of the site, the applicant proposes to landscape portions of the landfill in order to mitigate the visual impact of the proposed increase height. As noted earlier in this report, the applicant has proposed steps to ensure that the proposed plantings do not penetrate the cap on the landfill and subsequently make the area vulnerable to groundwater contamination. Staff has also recommended development conditions which would require the applicant to work with Urban Forest Management to ensure that the proposed plantings contain species suitable to a landfill environment and that they are maintained in good health. Therefore, staff believes that this standard has been satisfied.*

General Standard 6 requires that open space be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located. *The subject site is within the R-1 Zoning District, which has no open space requirement. Therefore, this standard does not apply.*

General Standard 7 requires 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. *As noted in the Environmental Analysis section of this report, staff believes that adequate stormwater management is being provided for the site. The applicant is also proposing a leachate holding tank and a leachate pumping house to handle any possible leachate produced by the landfill. In order to keep the surrounding streets from getting muddy, the applicant proposes a tire wash facility at the site to wash down trucks before they exit the site. With the implementation of the staff-proposed development condition, staff believes that adequate parking will be provided for the landfill. Parking for the proposed quasi-public park is depicted on the SEA Plat.*

General Standard 8 requires that signs be regulated by the provisions of Article 12; however, the Board may impose more strict requirements for a given use than those set forth in this Ordinance. *Any future signs would be subject to Article 12 of the Zoning Ordinance.*

Standards for all Category 2 Uses (Sect. 9-204)

These standards apply only to the proposed landfill use.

Standard 1 states that all uses shall comply with the lot size requirements of the zoning district in which located.

Standard 2 states that all buildings and structures, except below-ground facilities, shall comply with the bulk regulations of the zoning district in which located. *Only a few temporary structures are proposed with this application. These structures meet the bulk regulations for the R-1 District.*

Standard 3 states that no land or building in any district other than the I-5 or I-6 District shall be used for the storage of materials or equipment, or for the repair or servicing of vehicles or equipment, or for the parking of vehicles except those needed by employees connected with the operation of the immediate facility. *No storage or repair areas are proposed in conjunction with this application. Therefore, staff believes that this standard has been satisfied.*

Standard 4 states that it shall be conclusively established that the proposed location of the special exception use shall be necessary for the rendering of efficient utility service to consumers within the immediate area of the location. *The subject site was previously approved for use as a CDD landfill in 1981 and the site has been in operation as a CDD landfill ever since. No change to the location of the landfill is proposed.*

Standard 5 states that before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans. *With the implementation of the staff-proposed development condition, staff believes that this standard is satisfied.*

Additional Standards for Landfills (Sect. 9-205)

The standards listed below apply to all landfills that are not owned and/or operated by a public agency.

Additional Standard 1 states that no special exception for a landfill shall be valid unless the Virginia Department of Environmental Quality approves the site for landfill use. *On September 19, 2006, DEQ approved the expansion of the landfill, proposed under this SEA proposal, as part of the applicant's major permit amendment to its solid waste permit (SWP 331).*

Additional Standard 2 states that every special exception for a landfill shall be deemed to incorporate as specific conditions all other provisions of law related to such use. *As stated earlier in this report, DEQ recently approved a major permit amendment to the landfill's Solid Waste Permit. With the implementation of the staff-proposed development conditions, staff believes that this standard is satisfied.*

Additional Standard 3 states that no special exception shall be granted unless the applicant demonstrates conclusively through comprehensive soil and groundwater investigations and subsequent design methods that no unacceptable pollutants will be introduced into surface or groundwater or otherwise cause a potential health hazard. *This standard was deemed to have been satisfied with the original special exception. A development condition was imposed as part of the original special exception which required quarterly testing of surface water and groundwater in order to ensure that both the surface water and groundwater continued to meet State Water Control Board water quality standards, and Environmental Protection Agency guidelines. Staff recommends that this condition be continued and amended to require the applicant to prepare and implement a Groundwater Monitoring Program in accordance with Virginia's Solid Waste Management Regulations, which would include testing for non-methane volatile organic compounds (NMVOCs). This condition would also require that a copy of all water test results submitted to DEQ also submitted to the Fairfax County Health Department and Department of Public Works and Environmental Services at the same time. Finally, this condition would continue to require that if any private well is adversely affected by the fill operation as determined by DEQ and/or Fairfax County, then the landfill owner must provide an adequate potable water supply to any affected property within five (5) days of being notified of such a determination.*

As noted in the Environmental Analysis, the applicant conducted a geotechnical study of the site and its proposed increase in height, which was submitted for the review and approval of DEQ as part of the landfill's recent solid waste permit amendment. While this report has been reviewed by DPWES, given the detail and complexity of the proposed expansion and post-closure plans for the landfill, staff recommends a development condition that would require all site plans associated with the proposed expansion of the landfill to be subject to the review and approval of the Geotechnical Review Board. Staff also recommends that construction of any of the proposed recreational facilities on the subject property should be coordinated with DPWES with respect to potential settling that may occur on the site. With the implementation of the staff-proposed development conditions, staff believes that this standard is satisfied.

Additional Standard 4 states that every landfill shall be subject to such additional regulations as may be adopted by the Board of Supervisors. Specifically, Additional Standard 4 permits the Board to limit the type of debris and materials to be deposited and may require a degree of soil compaction adequate to support ultimate use of the property in accordance with the adopted comprehensive plan. *The original special exception imposed a development condition which limited the landfill to receipt of only those debris materials, as defined in Section 104 of the County Code. Staff recommends that a similar development condition be imposed with this amendment. With regard to soil compaction, the landfill is limited to the receipt of construction and demolition debris which are generally bulky and heavy. As a result, there are fewer issues with settlement. Though staff believes at this time that it is unlikely that further*

compaction of the site will be required to support the proposed passive park, staff does recommend a development condition which would require that prior to site plan approval for any landfilling in any new operational areas beyond the elevation allowed pursuant to SE 80-L/V-061 (290 feet above sea level). With the implementation of this development condition, staff believes that this standard has been satisfied.

Additional Standard 5 states that the Board shall establish the amount, per acre and total, of surety and bond adequate to guarantee the planned restoration. *When this special exception was approved in 1981, Virginia did not require landfills to post a surety for closure and post-closure activities. This is no longer the case, as Virginia currently requires owners and operators of landfills to provide financial assurance to Virginia that the owners and operators will follow through with the closure, post-closure care, and corrective action at their facilities (9VAC 20-70, et. seq.). The applicant notes that the surety amount provided to the state will exceed \$16 million. Given that the state now requires a surety for closure and post-closure activities, staff is not proposing a surety and bond for the landfill above and beyond that which is typically required by DPWES for landscaping.*

Additional Standard 6 states that the Director of DPWES shall make an annual inspection of each landfill and shall make a report of the findings to the Board. Such report, which includes following:

- A statement of whether or not the operation is in compliance with all of the requirements of the special exception;
- A statement of changes which have occurred in the vicinity since the granting of the application, such as new development in the area; and
- A statement on the condition of roads in the area which might indicate the spillage of materials from trucks.

Additional Standard 7 states that as a result of the annual inspection, the Director may find it necessary, for the health, safety and welfare of the general public, to recommend additional restrictions and limitations on such use. In such event, the Director shall transmit the findings to the Board which shall hold a public hearing, following notice in accordance with the provisions of Sect. 18-110 of the Zoning Ordinance.

Additional Standard 8 states that upon completion of operations, the land shall be left in a safe condition and in such a state that it can be used for development of the property in accordance with the adopted comprehensive plan. Further, sufficient drainage improvements shall be provided so as to prevent water pockets or erosion, and such improvements shall be designed in accordance with plans and specifications approved by the Director in conformance with the provisions of the Public Facilities Manual. Where restoration has not been accomplished, or where the restoration done was not in conformance with the approved restoration plan, the Director shall take appropriate action, including

demand for performance or payment by the surety on the bond. *The applicant prepared a closure and post-closure plan as part of its major plan amendment with DEQ. DEQ has approved that plan. With the execution of the closure and post-closure plan and the staff-proposed development condition, this standard is satisfied.*

Additional Standard 9 states that no improvements shall be constructed in or upon any landfill for a period of twenty (20) years after the termination of the landfill operation. However, this standard may be waived by the Board of Supervisors if the applicant demonstrates that:

- Any residual post-construction settlement will not affect the appearance or structural integrity of the proposed improvement; and
- The nature and extent of corrosion-producing properties, the generation and escape of combustible gases and potential fire hazards of the constituent material, considering its state of decomposition, has been provided for adequately and will not create an unsafe or hazardous condition in or around any of said proposed improvements.

The applicant has requested that the Board waive this standard. The proposed park would be for passive recreation; no enclosed structures are proposed as part of the park; only open air structures, such as an amphitheater and picnic pavilion, are anticipated. Therefore, accumulation of landfill gases (if any) will not be an issue. A staff-proposed development condition would require the foundation of any of the structures to be designed to accommodate any settlement which may take place after closure. As stated earlier in this report, a minimal amount of settlement is expected at the landfill because construction and demolition debris tends to consist of large and bulky items, which undergo very little decomposition. Nevertheless, staff is recommending that the Geotechnical Review Board review and approve the applicant's proposal prior to site plan approval. In addition, based on the review of the applicant's proposal and other supporting documentation (including the Landfill Gas Management Plan for the Lorton Landfill and the Post -Closure Plan for the Lorton Landfill), staff recommends that the applicant install a coarse aggregate gas collection layer with collection pipe and gas vents above breathing zones as part of the cap in areas that are proposed for active use including parking areas, exercise stations, the overlook, the amphitheater, the pavilion, and the kite flying area. Staff believes that the proposed cap inspections and maintenance will ensure that settlement does not cause uncontrolled venting hazards on the cap. With the implementation of this staff-proposed development conditions, staff can support the requested waiver.

It should be noted that the staff report for SE 80-LV-061 noted that "a restoration plan that is well conceived and executed concurrently with the landfill operation may provide the basis for a waiver [of the 20 year period] and earlier availability of a site for an appropriate recreational facility." The applicant proposes to execute the proposed landscape plan and proposed recreation improvements in

phases during the remainder of the landfill's operating life. Therefore, the site would be available for park use shortly after closure.

Standards for all Category 3 Uses (Sect. 9-304)

These standards apply to the proposed quasi-public park use.

Standard 1 states that for public uses, it shall be concluded that the proposed location of the special exception use is necessary for the rendering of efficient governmental services to residents of properties within the general area of the location. *The proposed use is a quasi-public park; therefore, this standard does not apply.*

Standard 2 states that except as may be qualified in the following Sections, all uses shall comply with the lot size requirements of the zoning district in which located. *Only a few structures are proposed within the park. These structures meet the bulk regulations for the R-1 District.*

Standard 3 states that except as may be qualified in the following Sections, all uses shall comply with the bulk regulations of the zoning district in which located; however, subject to the provisions of Sect. 9-607, the maximum building height for a Category 3 use may be increased. *No building height increase in conjunction with the quasi-public park has been requested.*

Standard 4 states that all uses shall comply with the performance standards specified for the zoning district in which located, including the submission of a sports illumination plan as may be required by Part 9 of Article 14. *The proposed quasi-public park would be for passive recreation only. No lighting is proposed.*

Standard 5 states that before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans. *With the implementation of the staff-proposed development condition, this standard is addressed.*

Summary of Zoning Ordinance Provisions

All applicable standards have been satisfied with the proposed development conditions.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

Staff finds that SEA 80-L/V-061 is in harmony with the Comprehensive Plan and in conformance with the applicable Zoning Ordinance provisions.

Recommendations

Staff recommends approval of SEA 80-L/V-061 subject to the proposed development conditions in Appendix 1.

Staff recommends that Par. 9 of Sect. 9-205, which prohibits any improvements from being constructed in or upon any landfill for a period of 20 years after the termination of the landfill operation, be waived in order to permit the proposed improvements as shown on the SEA Plat to be constructed prior to the closure of the landfill.

Staff also recommends that the Comprehensive Plan Trail requirement along Furnace Road be waived in lieu of the proposed trails as shown on the SEA Plat.

Staff recommends that the transitional screening and barrier requirements along those portions of the property lines where the site abuts single-family detached dwellings be modified to that shown on the SEA Plat.

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

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

APPENDICES

1. Proposed Development Conditions
2. Affidavit
3. Statement of Justification
4. Photoshop Exhibits
5. Letter of September 19, 2006 from DEQ Approving Amendment to Solid Waste Permit
6. Previously-approved Plat and Development Conditions for SE 80-L/V-061
7. Transportation Analysis
8. Environmental Analysis
9. Stormwater Management (DPWES) Analysis
10. Fairfax County Park Authority (FCPA) Analysis
11. Applicable Zoning Ordinance Provisions Checklist
12. Glossary

PROPOSED DEVELOPMENT CONDITIONS**SEA 80-L/V-061****November 22, 2006**

If it is the intent of the Board of Supervisors to approve SEA 80-L/V-061 located at Tax Map Parcels 113-1 ((1)) 5 part, 7 and 8 and 113-3 ((1)) 1, 2 and 4 (10201, 10209, 10215, 10219 and 10229 Furnace Road) to amend a special exception previously approved for a landfill pursuant to Sect. 3-104 of the Fairfax County Zoning Ordinance in order to permit to permit an increase in the maximum height of the landfill from 290 feet above sea level to 412 feet above sea level and other site modifications and to permit a quasi-public park, staff recommends that the Board condition the approval by requiring conformance with the following development conditions. These development conditions incorporate and supersede all previous development conditions. Previously-approved conditions are marked with an asterisk (*)

General Conditions

1. This Special Exception Amendment is granted for the location indicated in the application and is not transferable to other land.*
2. This Special Exception Amendment (SEA) is granted for the location and uses outlined in the application as amended by these conditions. A revised site plan incorporating these conditions shall be submitted to the Department of Public Works and Environmental Services.*
3. A copy of this Special Exception SHALL BE POSTED in a conspicuous place along with the Non-Residential Use Permit 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. Submission and approval of a site plan prepared in accordance with the provisions of Article 17, is required prior to the start of any landfilling activity in any new operational areas beyond the elevation allowed pursuant to SE 80-L/V-061 (290 feet above sea level). Any plan submitted pursuant to this special exception shall be in substantial conformance with the approved Special Exception Amendment Plat ("SEA Plat") entitled *Overlook Ridge*, prepared by BC Consultants, Inc., which is dated February 2006, as revised through November 3, 2006, and these conditions. Minor modifications to the approved Special Exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
5. A geotechnical report of the landfill and the proposed expansion shall be submitted to the Geotechnical Review Board (GRB) for its review and approval. Any and all recommendations of the GRB shall be implemented. However, should these recommendations be impossible to implement in substantial

conformance with the SEA Plat, this Special Exception Amendment shall be null and void.

6. Construction of recreational facilities as depicted on each phase of the SEA Plat shall not take place until:
 - The GRB has determined that any residual post-construction settlement will not affect the appearance or structural integrity of the proposed improvements; and
 - The Fire and Rescue Department and/or DPWES has determined that the nature and extent of corrosion-producing properties, the generation and escape of combustible gases and potential fire hazards of the constituent material, considering its state of decomposition, has been provided for adequately and will not create an unsafe or hazardous condition in or around any of said proposed improvements.

7. If any of the currently undisturbed areas of the landfill along the northern and eastern portion of the site are proposed to be disturbed for any reason (including installation of utility lines, detention ponds, access roads, etc.), then prior to any disturbance, a tight interval (30-foot intervals between shovel tests) Phase I archaeological survey shall be performed, using a scope of work approved by the Cultural Resource Management and Protection Section of the Fairfax County Park Authority (FCPA). If any archaeological resources are found by the Phase I survey and are determined to be potentially significant and disturbance of these resources cannot be avoided, then a Phase II study shall be performed to assess the significance of the site. If deemed necessary by FCPA, a Phase III data recovery shall be performed in accordance with a scope approved by the Cultural Resource Management and Protection Section, FCPA. Any Phase III scopes shall provide for public interpretation of the results. Draft and final archaeological reports produced as a result of the Phase I, II, and/or III studies shall be submitted for the review and approval of the Cultural Resource Management and Protection Section of FCPA.

Conditions on the Operation of the Landfill

8. At the time of initial site plan submission, a copy of the Closure Plan approved by the Virginia Department of Environmental Quality (DEQ) shall be provided to the Department of Planning and Zoning (DPZ), the Division of Solid Waste Disposal and Resource Recovery (DSWDRR) of the Department of Public Works and Environmental Services (DPWES) and the Mount Vernon District Supervisor's office. A copy of the approved Closure Plan shall also be maintained on-site and made available. Amended versions of the Closure Plan shall be submitted to the above mentioned agencies and offices as revisions occur and with any subsequent site plan submissions.

9. The applicant shall operate the landfill in conformance with all sections of Virginia Code (VAC) applicable to the proposed landfill operations. There shall be NO FUTURE EXPANSION of the landfill, beyond that outlined by the SEA Plat.
10. The height of the landfill prior to the installation of final cover, vegetation, and "structures" as shown on the SEA Plat, shall not exceed the proposed final elevation of 412 feet. All landfill disposal activities shall cease when the final elevation of 412 feet is reached or prior to January 1, 2019, whichever occurs first.
11. The landfill shall receive only construction/demolition debris materials, as defined in Section 104 of the County Code and as deemed permissible by Federal, State and County regulations. Unacceptable landfill materials shall be prohibited on-site in accordance with the implementation of the Unauthorized Waste Control Plan as required by Virginia's Solid Waste Management Regulations and approved by the Virginia Department of Environmental Quality. A copy of the approved plan shall be provided to the Department of Planning and Zoning, the Department of Public Works and Environmental Services (Division of Solid Waste Disposal Resource Recovery Division) and the Mount Vernon District Supervisor's office. Amended versions of the Unauthorized Waste Control Plan shall be submitted to the above mentioned agencies and offices as revisions occur.*
12. Waste materials shall not be burned nor allowed to be burned at the site.*
13. A Leachate Control Plan shall be approved by DEQ and implemented as approved. A copy of the approved plan and any subsequent revisions shall be provided to the Department of Planning and Zoning, the Department of Public Works and Environmental Services (Solid Waste Disposal & Resource Recovery Division) and the Mount Vernon District Supervisor's office. Amended versions of the Leachate Control Plan shall be submitted to the above mentioned agencies and offices as revisions occur.
14. A liner system shall be installed in all future landfill cells in accordance with Virginia Solid Waste Management Regulations.
15. A tire wash system shall be provided in order to ensure that no mud is tracked onto the surrounding roads and a wash rack shall be installed in the general location of the site entrance and before the tire wash in order to dislodge mud from vehicle tires. This installation shall occur no later than the issuance of the Non-Residential Use Permit (Non-RUP). The tire wash system shall be maintained in accordance with the manufacturer's recommendations. Adequate resources (including spare parts) shall be maintained on-site in order to ensure that any needed repairs are made within a 24-hour period. The area between the site's main entrance and the location of the tire wash shall be paved in order to ensure that the tires remain clean after being washed. Should the tire wash be

inoperable, alternative methods of removing mud from the tires shall be employed. Should said alternative methods be unavailable, no landfill materials shall be accepted until the tire wash is back in operation.

16. In order to eliminate standing water from collecting in front of the site's entrance and convey it away from the site entrance, a drain (or other such improvement) shall be installed. This improvement shall be made prior to the issuance of the Non-RUP.
17. Prior to landfilling in any new operational areas beyond the elevation allowed pursuant to SE 80-L/V-061 (290 feet above sea level), sediment basins meeting State and County regulations shall be provided and maintained.
18. All dikes, basins and stockpiles shall be seeded and mulched as soon as placed.*
19. Along the toes of slopes being worked, blowing paper shall be controlled by the use of litter fences, similar to other solid waste landfills. Furthermore, a Litter Control program shall be prepared and implemented in accordance with Virginia's Solid Waste Management Regulations.*
20. A Groundwater Monitoring Program shall be prepared and implemented in accordance with Virginia's Solid Waste Management Regulations. This program shall include testing for non-methane volatile organic compounds (NMVOCs). A copy of all water test results, including groundwater, surface water and water quality, submitted to the Virginia Department of Environmental Quality, shall also be submitted to the Fairfax County Health Department and Department of Public Works and Environmental Services at the same time. If, upon determination by DEQ and/or Fairfax County, any private well is adversely affected by the fill operation, the landfill owner will provide an adequate potable water supply to any affected property within five (5) days of being notified of such a determination.*
21. Dredge soils may be deposited at the landfill so long as the dredge soils entering the site meet the DEQ definition of acceptable waste for Construction and Demolition Debris landfills. Dredge soils from the Lake Barcroft Water District and from the Lorton Station Homeowners Association which meet the DEQ definition cited above will be accepted at the landfill at no cost during the time period during which the site is accepting any materials.
22. The control of decomposition gases from the landfill shall be monitored through the implementation of a Gas Management Plan in accordance with Virginia's Solid Waste Management Regulations. A coarse aggregate gas collection layer with collection pipe and gas vents above breathing zones shall be installed as part of the cap in areas that are proposed for recreational use including parking areas, exercise stations, the overlook, the amphitheater, the pavilion, and the kite flying area, as reviewed and approved by DPWES. All proposed recreational structures, such as the gazebo, picnic shelters and amphitheater, shall be open

air, self-venting construction in order to prevent the buildup of landfill gases. Any closed structures, such as the leachate pump houses, shall be locked to prohibit public access.

23. The height of the landfill shall not exceed the elevations depicted by the proposed topography on the SEA Plat, except for (i) any temporary berms which may be required by the Director for visual screening or noise attenuation and (ii) to provide adequate drainage from the center of the landfill.
24. Cardboard recycling collection containers shall be provided on-site. In addition, other facilities may be provided on-site as approved by DPWES and DEQ to support the separation, processing and marketing of recyclable materials. In addition, a yearly contribution of \$24,500 shall be provided to the County for use by DPWES for public outreach and education associated with recycling activities applicable to construction and demolition debris. The contribution amount shall be increased annually as calculated by the Consumer Price Index as reported by the United States Department of Labor, Bureau of Labor Statistics and shall be made on an annual basis by August 1st of each year, following site plan approval. Contributions shall continue annually until the cessation of landfill disposal activities.
25. An Emergency Contingency Plan shall be prepared and implemented in accordance with Virginia's Solid Waste Management Regulations. A list of the landfill's equipment operators and their telephone numbers shall be made available to the County's Emergency Operations Center and kept current by the landfill operator.*
26. No landfill materials shall be accepted nor any clearing or grading of any kind shall take place on the site except between the hours of 7:00 A.M. to 5:00 P.M. Monday through Friday and between 7:00 A.M. and 12:00 PM (noon) on Saturdays. The landfill gates shall be permitted to open to customers at 5:30 A.M. Monday through Friday and at 6 A.M. on Saturdays to allow customers to queue on-site while waiting for landfill activities to commence. However, in no case shall landfill operations begin until the commencement of the normal business hours listed above. With prior approval from the Director of the Department of Public Works and Environmental Services, or his designated agent, the applicant may operate until 5:00 P.M. on Saturday on an emergency basis. This approval shall not be granted more than ten times per calendar year. In the event of a significant community emergency, as determined by the County Executive, the landfill may temporarily operate outside of normal business hours if so notified in writing.*
27. In an effort to solve mutual problems, the operator will work with, and will, as necessary, meet on a regular basis with the Mount Vernon Council and/or the South County Federation and/or any other groups (such as neighboring homeowner associations) as designated by the Mount Vernon District Supervisor.*

28. Per Sect. 9-205 of the Zoning Ordinance, the site shall be made available to the Director of DPWES or his representative for in preparation for the annual report to the Board of Supervisors. As a result of the annual inspection, the Director of DPWES may recommend additional restrictions and limitations on the use to the Board.

Buffering, Landscaping and Screening Conditions

29. Irrespective of the notation on the SEA Plat that says "*approximate limits of clearing and grading*", the limits of clearing and grading shall be strictly adhered to as depicted on the SEA Plat. No landfill activity shall take place within 150 feet of the 100 year floodplain of Giles Run. There shall be no disturbance within the RPA except in those limited areas depicted on the SEA Plat. As reviewed and approved by DPWES, a survey of the RPA shall be conducted by the applicant and its boundary shall be permanently marked in a highly visible manner (with fencing or boundary markers) prior to approval of the first site plan for any expansion of the landfill.
30. All permanent berms shall be landscaped to the satisfaction of Urban Forest Management (UFM), Department of Public Works and Environmental Services (DPWES). The materials used and their separation shall be in conformance with the landscaping standards of Article 13 of the Zoning Ordinance.*
31. An undisturbed buffer of existing trees shall be maintained along the northern boundary of the site as depicted on the SEA Plat.
32. Along the southern property boundary, i.e., from the southernmost point of the property to a point approximately: (i) 600 feet along the southwestern boundary and (ii) 1,600 feet along the southeastern boundary, a buffer of at least 100 feet shall be maintained. In any area along this boundary where a minimum of 100 feet of natural vegetation does not exist, additional landscaping shall be planted and/or the existing berm be extended to provide an eight (8) foot-high landscaped berm. Both the landscaping and the berm shall be designed to the satisfaction of DPWES. The materials used and their separation shall comply with the landscaping standards of Article 13 of the Zoning Ordinance.*
33. Sound levels emanating from the site shall not exceed those applicable levels specified in Chapter 108, Noise, of the County Code.*

Conditions for the Restoration of the Property

34. The applicant shall provide appropriate surety, as defined in paragraph 9 above, guaranteeing restoration in the amount of \$3,000 per acre prior to commencement of operations on any new operational area. The applicant may post such surety for the entire acreage amounting to \$748,500 or he may post a surety for a varying amount based on the area disturbed during each operational phase. The amount, per acre and total, of such surety to guarantee the planned

restoration of the site shall be reassessed by the Director of DPWES every five years from the date of this approval.*

35. All landscaping shall be maintained in good health by the applicant. Any items that should die shall be replaced by the operator/applicant within six months of their death.
36. A landscape plan shall be prepared and submitted for the review and approval of DPWES prior to each phase of the development and with each submission of the site plan. The landscape plan shall provide for revegetation of the landfill as depicted on the SEA Plat. No new phase may be started prior to approval of its landscape plan.
37. A revegetation/reforestation program in substantial conformance with the landscaping shown on the SEA Plat shall be executed. Revegetation and reforestation of disturbed areas shall occur when the active landfilling operation is no more than one lift above the previously revegetated/reforested area, or face of the slope. As the faces of any two lifts are completed, the faces shall be compacted, seeded, mulched and tacked within ten days. Reforestation shall include suitable varieties of trees which are to the satisfaction of UFM, DPWES.
38. Prior to approval of the first site plan for any expansion of the landfill, a vegetation management plan shall be developed and established in order to control non-native, invasive vegetation and promote the establishment of native meadow species. This plan shall be reviewed and approved by UFM, DPWES, in consultation with FCPA.
39. During the first full planting season following completion of each appropriate phase, the surface of each such phase shall be covered with soil and planted with ground cover on an interim basis, and shall be replanted in accordance with the landscape plan, subject to review and approval by UFM.
40. Final cover material shall be provided in accordance with DEQ design requirements as approved in the Closure Plan. Additional soil shall be placed on top of the final cover in those locations where planting of trees is proposed. The final location, depth and composition of the additional soil shall be subject to the review and approval by UFM and DEQ.
41. Final restoration shall be completed within one year of the termination of operations on the property.*
42. At the time of site plan approval, a cash bond or a letter of credit payable to the County of Fairfax shall be posted to ensure that the approved landscaping and revegetation plans are completed.

43. The height of the berm along Furnace Road shall not exceed 11 feet and the height of the fence on top of said berm shall not exceed 8 feet. The installation of the proposed berm and fencing shall be subject to VDOT and/or DEQ approval.

Transportation Conditions

44. Truck traffic to and from the site from the east, north and south shall be required to use only that portion of Furnace Road between U.S. Route 1 or I-95. Truck traffic entering the site from the west via Route #123 shall use the section of Furnace Road between the site entrance and Route #123. Truck traffic entering the site from any direction shall avoid that section of Lorton Road between Furnace Road and I-95 (in the vicinity of Lorton School). The operator shall post this condition at the site entrance and inform all regular customers in writing at least twice a year. *
45. Right-of-way to 44 feet from the existing centerline along the site's Furnace Road frontage and any ancillary easements shall be reserved for dedication to the Board of Supervisors in fee simple at no cost as shown on the SEA Plat. This right-of-way shall be dedicated upon demand of Fairfax County and/or the Virginia Department of Transportation, but no later than January 1, 2019. Prior to dedication, the proposed berm and fence within the reservation area shall be removed, as will the proposed raised concrete island at the site entrance, unless otherwise directed by VDOT.
46. Prior to site plan submission, a left turn lane into the site entrance shall be designed to a standard required by the Virginia Department of Transportation (VDOT) or an alternative acceptable to VDOT and the Fairfax County Department of Transportation (FCDOT). Said turn lane (or alternative) shall be constructed and open to traffic prior to the issuance of the Non-Residential Use Permit (Non-RUP).
47. A right turn lane into the main entrance shall be provided as reviewed and approved by FCDOT and by VDOT. In order to provide adequate sight distance at the main entrance, grading improvements shall be provided as directed by VDOT. These improvements shall be made prior to the issuance of the Non-RUP.
48. There shall be no access to the property for any landfilling purpose through the adjoining properties to the north. Pedestrian access, as shown on the SEA Plat, shall be permitted.*
49. Effective dust and gravel control measures shall be installed and maintained by the operator of the landfill. At a minimum, these measures shall include the full-time availability of a water tank truck and sweeper truck on-site.*

50. Prior to site plan approval, it shall be demonstrated that an adequate turning radius is provided at the site entrance in order to ensure that vehicles leaving the site do not cross over into oncoming traffic. Any improvements needed to ensure the provision of an adequate turning radius at the site entrance, including the installation of a driveway-apron constructed to VDOT roadway standards, shall be made prior to the issuance of the Non-RUP.
51. Subject to VDOT approval, maintenance of the existing ditch sections on both sides of the Furnace Road right-of-way along the subject property's Furnace Road frontage shall be performed by the applicant prior to the issuance of the Non-RUP. Maintenance shall be limited to removing silted debris from the existing ditch sections to improve their ability to convey stormwater runoff from the surface of Furnace Road. This maintenance shall occur prior to the issuance of the Non-RUP and shall only be performed by the applicant once. Should VDOT not permit the applicant to perform this maintenance within 120 days of site plan approval, this development condition shall be null and void.

Park Conditions

52. The proposed park is for passive recreation. All park improvements shall be provided by the applicant as depicted on the SEA Plat with each applicable phase of development and shall be constructed to FCPA standards in consultation with FCPA staff.
53. The entire subject site shall be dedicated in fee simple to FCPA within 30 days following the formal release of the landfill property owner from liability by DEQ. Prior to the site becoming a public park, a 2232 shall be submitted for the review and approval
54. Public access easements shall be provided over all trails and those on-site park facilities intended for public access as depicted on the SEA Plat, prior to transfer of the entire site in fee simple to FCPA. A cooperative agreement shall be developed between FCPA and the applicant regarding recreational liability
55. A maintenance and liability agreement to govern park related uses shall be established between the applicant and FCPA prior to any portions of the property being made accessible to the public for park purposes.
56. Off-site trail connections to the north and west shall be provided by the applicant as depicted on the SEA Plat and the attached exhibit. The connection to the north requires the granting of necessary easements from the Lorton Valley Homeowners Association (HOA). In addition, an off-site trail shall be constructed to the Laurel Hill parkland, Greenway, and Sportsplex area, subject to the granting of rights of entry by Fairfax County. This proposed public access trail shall be an eight-foot wide asphalt trail (Type I) within a public-access trail easement of 12 feet. The exact location of the trail connection to portion of Laurel Hill Park shall be determined in cooperation with the FCPA Trails

Coordinator and FCPA. The applicant shall diligently pursue acquisition of these easements and permissions. Should the necessary easements and permissions not be provided to permit the off-site trail connections, the applicant shall be relieved of this commitment.

57. If the proposed restroom facilities are to be served by anything other than public sewer and water (such as an onsite sewage disposal system and/or a water well system), then installation of these facilities shall be coordinated with the Health Department.

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

Pursuant to Sect. 9-015 of the Zoning Ordinance, this Special Exception Amendment shall automatically expire, without notice, thirty (30) months after the date of approval unless a site plan has been approved for landfilling in any new operational areas beyond the elevation allowed pursuant to SE 80-L/V-061 (290 feet above sea level). The Board of Supervisors may grant additional time to establish the uses or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the Special Exception Amendment. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

LORTON CONSTRUCTION LANDFILL

Proposed Off-Site Trails



OVERLOOK RIDGE

Lorton, Virginia



SPECIAL EXCEPTION AFFIDAVIT

DATE: October 24, 2006
(enter date affidavit is notarized)

I, Conrad R. Mehan, 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

91196a

in Application No.(s): SEA 80-L/V-061
(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)
Furnace Associates, Inc.(1) Agents: Charles B. Fromm Conrad R. Mehan James W. Stenborg N. Howard Burns Clayton L. Walton	14500 Avion Parkway Suite 310 Chantilly, VA 20151	Applicant/Title Owner of Parcels 113-1-((1))-5, 7, 8, and Parcels 113-3-((1))-1, 2, 4
Hunton & Williams LLP(6)	1751 Pinnacle Drive, Suite 1700 McLean, VA 22102	Attorneys/Agents for Applicant
Francis A. McDermott John C. McGranahan, Jr. Michael E. Kinney	1751 Pinnacle Drive, Suite 1700 McLean, VA 22102	Attorneys/Agents for Applicant
Elaine O'Flaherty Cox	1751 Pinnacle Drive, Suite 1700 McLean, VA 22102	Planner/Agent for Applicant
Jeannie A. Mathews	1751 Pinnacle Drive, Suite 1700 McLean, VA 22102	Paralegal/Agent for Applicant

(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.

* 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: October 24, 2006
(enter date affidavit is notarized)

9/19/06 a

for Application No. (s): SEA 80-L/V-061
(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)
The BC Consultants, Inc.(7) Agents: Peter L. Rinek James H. Scanlon Matthew S. Lawrence Dennis D. Dixon J. Keith Sinclair, Jr.	12600 Fair Lakes Circle, Suite 100 Fairfax, VA 22033	Engineers/Agents for Applicant

(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: October 24, 2006
(enter date affidavit is notarized)

91196a

for Application No. (s): SEA 80-L/V-061
(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) (1)Furnace Associates, Inc.
14500 Avion Parkway
Suite 310
Chantilly, VA 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 SHAREHOLDERS: (enter first name, middle initial and last name)

EnviroSolutions Real Property Holdings, Inc. (2)

(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: October 24, 2006
(enter date affidavit is notarized)

91196a

for Application No. (s): SEA 80-L/V-061
(enter County-assigned application number (s))

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

(2)EnviroSolutions Real Property Holdings, Inc.
14500 Avion Parkway, Suite 310
Chantilly, VA 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)

EnviroSolutions Holdings, Inc.(3)

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

(3)EnviroSolutions Holdings, Inc.
14500 Avion Parkway, Suite 310
Chantilly, VA 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)

Mead Capital Investments II, LP(4)
Proto Investments, Ltd.(5)
W. Scott Eden

(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: October 24, 2006
(enter date affidavit is notarized)

91196a

for Application No. (s): SEA 80-L/V-061
(enter County-assigned application number (s))

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

(5)Proto Investments, Ltd.
5441 Bordley
Houston, TX 77056

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)

Rodney Proto
Linda Proto

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

(7)The BC Consultants, Inc.
12600 Fair Lakes Circle, Suite 100
Fairfax, VA 22033

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)

James H. Scanlon

(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: October 24, 2006
(enter date affidavit is notarized)

91196a

for Application No. (s): SEA 80-L/V-061
(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)

(4)Mead Capital Investments II, LP
324 Buckingham Drive
Houston, TX 77024

(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)

Mead Capital Management, LLC	General Partner	(does not own 10% of Furnace Associates, Inc.)
Capital Investment Trust	Limited Partner	(does not own 10% of Furnace Associates, Inc.)

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

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

Special Exception Attachment to Par. 1(c)

DATE: October 24, 2006
(enter date affidavit is notarized)

91196 a

for Application No. (s): SEA 80-L/V-061
(enter County-assigned application number (s))

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

(6)Hunton & Williams LLP
1751 Pinnacle Drive, Suite 1700
McLean, VA 22102

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

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

Benjamin C. Ackerly
Robert A. Acosta-Lewis
Richard L. Adams
Jennifer A. Albert
Virginia S. Albrecht
Kenneth J. Alcott
Joseph B. Alexander, Jr.
Fernando C. Alonso
Thomas E. Anderson
Walter J. Andrews
W. Christopher Arbery
Charles G. Ashton
L. S. Austin
Ian Phillip Band
Jeffery R. Banish
A. Neal Barkus
Haywood A. Barnes
Jeffrey P. Bast
Philip M. Battles, III
John J. Beardsworth, Jr.
Kenneth D. Bell
Stephen Bennett
Lucas Bergkamp
Lon A. Berk
Mark B. Bierbower
Jo Ann Biggs
Stephen R. Blacklocks
William S. Boyd
Lawrence J. Bracken, II
James P. Bradley
David F. Brandley, Jr.
Lisa R. Brant
Craig A. Bromby
A. Todd Brown
Tyler P. Brown
F. William Brownell
Kevin J. Buckley
Kristy A. Niehaus Bulleit
Joseph B. Buonanno
Nadia Burgard
Eric R. Burner

Brian M. Buroker
Ferdinand Calice
Matthew J. Calvert
Christopher C. Campbell
Daniel M. Campbell
Curtis G. Carlson
Grady K. Carlson
Jean Gordon Carter
Charles D. Case
Thomas J. Cawley
James N. Christman
Whittington W. Clement
R. Noel Clinard
W. S. Cockerham
Herve' Cogels
Myron D. Cohen
Cassandra C. Collins
Stacy M. Colvin
Joseph P. Congleton
Terence G. Connor
William S. Cooper, III
Cameron N. Cosby
T. Thomas Cottingham, III
Ted C. Craig
Cyane B. Crump
Ian Cuillerier
Sean B. Cunningham
William D. Dannelly
Samuel A. Danon
Barry R. Davidson
Douglas W. Davis
John Deacon
Stephen P. Demm
Patrick A. Doody
Edward L. Douma
Sean P. Ducharme
Deidre G. Duncan
Mark S. Dray
L. Traywick Duffie
Frederick R. Eames
Maya M. Eckstein

Robert H. Edwards, Jr.
W. Jeffery Edwards
Whitney C. Ellerman
L. Neal Ellis, Jr.
Edward W. Elmore, Jr.
Frank E. Emory, Jr.
Juan C. Enjamio
John D. Epps
Patricia K. Epps
Kelly L. Faglioni
Susan S. Failla
James E. Farnham
Mark James Fennessy
Norman W. Fichthorn
Andrea Bear Field
Robert M. Fillmore
Edward S. Finley, Jr.
Kevin J. Finto
William M. Flynn
Lauren E. Freeman
Ira L. Freilicher
David R. Fricke
Edward J. Fuhr
Douglas M. Garrou
Richard D. Gary
Manning Gasch, Jr.
Andrew A. Gerber
Shahid Ghauri
Neil K. Gilman
C. Christopher Giragosian
Timothy S. Goettel
Peter G. Golden
Allen C. Goolsby
L. Raul Grable
Douglas S. Granger
Edward J. Grass
J. William Gray, Jr.
Robert J. Grey, Jr.
Greta T. Griffith
Jeffrey W. Gutches
Miles B. Haberer

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

Special Exception Attachment to Par. 1(c)

DATE: October 24, 2006
(enter date affidavit is notarized)

91196a

for Application No. (s): SEA 80-L/V-061
(enter County-assigned application number (s))

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

(6)Hunton & Williams LLP (continued)
1751 Pinnacle Drive, Suite 1700
McLean, VA 22102

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

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

Virginia H. Hackney
Robert J. Hahn
John F. Haley
Ronald M. Hanson
Richard L. Harden
Ray V. Hartwell, III
James A. Harvey
Robert W. Hawkins
Timothy G. Hayes
Mark S. Hedberg
Douglas J. Heffner
Matthew C. Henry
Scott Hershman
George H. Hettrick
Louanna O. Heuhsen
David A. Higbee
Thomas Y. Hiner
D. Bruce Hoffman
Robert E. Hogfoss
John E. Holloway
John M. Holloway, III
George C. Howell, III
Robert H. Huey
Thomas M. Hughes
Donald P. Irwin
Judith H. Itkin
Makram B. Jaber
Paul E. Janaskie
Lori M. Jarvis
Matthew D. Jenkins
Harry M. Johnson, III
James A. Jones, III
Laura E. Jones
Dan J. Jordanger
Leslie O. Juan
Thomas R. Julin
E. Peter Kane
Thomas F. Kaufman
Peter Kavanagh
Joseph C. Kearfott
Douglas W. Kenyon

Michael C. Kerrigan
Marie Kidwell
Sylvia K. Kochler
Edward B. Koehler
John T. Konther
Dana S. Kull
Christopher Kuner
David Craig Landin
Christine E. Larkin
David C. Lashway
Andrew W. Lawrence
Wood W. Lay
Daniel M. LeBey
David O. Ledbetter
Ronald J. Lieberman
Thomas F. Lillard
Catherine D. Little
Gregory G. Little
David C. Lonergan
Nash E. Long, III
Audrey C. Louison
Carlos E. Loumiet
David S. Lowman, Jr.
John A. Lucas
Martin T. Lutz
Timothy A. Mack
Tyler Maddry
Kimberly M. Magee
C. King Mallory, III
Thomas J. Manley
Alan J. Marcuis
Fernando Margarit
Michael F. Marino, III
Enrique J. Martin
Jeffrey N. Martin
John S. Martin
J. Michael Martinez de Andino
Walfrido J. Martinez
Christopher M. Mason
Michael P. Massad, Jr.
Scott H. Matheson

Laurie U. Mathews
Richard E. May
John Gary Maynard, III
William H. McBride
Patrick J. McCormick, III
Francis A. McDermott
Alexander G. McGeoch
John C. McGranahan, Jr.
David T. McIndoe
James E. Meadows
Mark W. Menezes
Gary C. Messplay
James Forrest Miller
Thomas McN. Millhiser
John E. Moeller
Jack A. Molenkamp
Charles R. Monroe, Jr.
Royce W. Montgomery
T. Justin Moore, III
Thurston R. Moore
Bruce W. Moorhead, Jr.
Robert J. Morrow
Ann Marie Mortimer
Robert J. Muething
Eric J. Murdock
Frank J. Murphy, Jr.
J. Andrew Murphy
Ted J. Murphy
Thomas P. Murphy
David A. Mustone
James P. Naughton
Michael Nedzbala
Henry V. Nickel
Lonnie D. Nunley, III
E. A. Nye, Jr.
John D. O'Neill, Jr.
Brian V. Otero
Randall S. Parks
Peter S. Partee
R. Hewitt Pate
Swati Patel

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

Special Exception Attachment to Par. 1(c)DATE: October 24, 2006
(enter date affidavit is notarized)

91196a

for Application No. (s): SEA 80-L/V-061
(enter County-assigned application number (s))**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)(6)Hunton & Williams LLP (continued)
1751 Pinnacle Drive, Suite 1700
McLean, VA 22102(check if applicable) The above-listed partnership has no limited partners.**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g.,
General Partner, Limited Partner, or General and Limited Partner)William S. Patterson
Humberto R. Peña
B. Donovan Picard
R. Dean Pope
Laurence H. Posorske
Kurtis A. Powell
Lewis F. Powell, III
Wesley R. Powell
Donna M. Praiss
J. Waverly Pulley, III
Robert T. Quackenboss
Arnold H. Quint
William M. Ragland, Jr.
Gordon F. Rainey, Jr.
John Jay Range
Stuart A. Raphael
Craig V. Rasile
John M. Ratino
Robert S. Rausch
Keila D. Ravelo
Belynda B. Reck
Baker R. Rector
Shawn P. Regan
Sona Rewari
Thomas A. Rice
William M. Richardson
James M. Rinaca
Jennings G. Ritter, II
Kathy E. B. Robb
Gregory B. Robertson
Scott L. Robertson
Robert M. Rolfe
Michael Rosenthal
William L. S. Rowe
Marguerite R. Ruby
D. Alan Rudlin
Mary Nash Rusher
Vance E. Salter
Karen M. Sanzaro
Stephen M. Sayers
Arthur E. SchmalzJohn R. Schneider
Stephen T. Schreiner
Robert M. Schulman
Melvin S. Schulze
Patricia M. Schwarzschild
Thomas J. Scott, Jr.
P. Watson Seaman
James S. Seevers, Jr.
Douglass P. Selby
James W. Shea
Michael R. Shebelskie
Rita A. Sheffey
James E. Shepherd
William P. Silverman
Edmund Sim
Jo Anne E. Sirgado
Thomas G. Slater, Jr.
B. Darrell Smelcer
Brooks M. Smith
Caryl Greenberg Smith
John R. Smith
Steven P. Solow
Lisa J. Sotto
Joseph C. Stanko, Jr.
Marty Steinberg
Catherine B. Stevens
Gregory N. Stillman
Franklin H. Stone
C. Randolph Sullivan
Chanmanu Sumawong
R. Michael Sweeney
Madeleine M. Tan
Andrew J. Tapscott
Robert M. Tata
Rodger L. Tate
W. Lake Taylor, Jr.
Wendell L. Taylor
Michael L. Teague
Daniel C. Tepstein
Robin Lyn Teskin
Paul TetlowJohn Charles Thomas
Martin Thomas
Gary E. Thompson
Paul M. Thompson
B. Cary Tolley, III
Timothy J. Toohey
Randolph F. Totten
Thomas B. Trimble
Estelle J. Tsevdos
Melvin E. Tull, III
Julie I. Ungerman
Surasak Vajasit
Steven C. Valerio
Travis E. Vanderpool
Mark C. Van Deusen
C. Porter Vaughan, III
Enid L. Veron
Linda L. Walsh
William A. Walsh, Jr.
Mark R. Wasem
Abigail C. Watts-FitzGerald
David B. Weisblat
Mark G. Weisshaar
Hill B. Wellford, Jr.
David E. Wells
G. Thomas West, Jr.
Stephen F. White
Jerry E. Whitson
Paul O. Wickes
Amy McDaniel Williams
Gerry L. Williams
Matthew Williams
Robert K. Wise
John W. Woods, Jr.
David C. Wright
David M. Young
William F. Young
Dennis L. Zakas
Andrew D. Zaron
Lee B. Zeugin(check if applicable) There is more partnership information and Par. 1(c) is continued further on a
"Special Exception Attachment to Par. 1(c)" form.

Special Exception Attachment to Par. 1(c)

DATE: October 24, 2006
(enter date affidavit is notarized)

9/19/06

for Application No. (s): SEA 80-L/V-061
(enter County-assigned application number (s))

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

(6)Hunton & Williams LLP (continued)
1751 Pinnacle Drive, Suite 1700
McLean, VA 22102

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

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

FORMER PARTNERS:

- Stanislaus Aksman
- Gerald L. Baliles
- R. Mason Bayler, Jr.
- Jerry B. Blackstock
- Russel S. Bogue, III
- William S. Bradley
- Arthur D. Brannan
- Emerson V. Briggs
- David M. Carter
- Maria T. Currier
- Kevin T. Duncan
- James W. Featherstone, III
- David F. Geneson
- Mark E. Grantham
- Patti L. Grant-Wilkinson
- John Owen Gwathmey
- Alberto M. Hernandez
- Stuart K. Hoffman
- Daniel O. Kennedy
- Elizabeth A. Lalik
- Michael J. Lockerby
- Jonathan R. Marsh
- Jack E. McClard
- David I. Meyers
- John Miles
- Elizabeth Ann Morgan
- Edmond P. Murphy
- Jerry C. Newsome
- Thomas W. Pounds
- Roberto R. Pupo
- Pauline A. Schneider
- Turner T. Smith, Jr
- David H. Taylor
- Milby A. West.

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: October 24, 2006
(enter date affidavit is notarized)

91196a

for Application No. (s): SEA 80-L/V-061
(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.

Application No.(s): SEA 80-L/V-061
(county-assigned application number(s), to be entered by County Staff)

SPECIAL EXCEPTION AFFIDAVIT

DATE: October 24, 2006
(enter date affidavit is notarized)

91196a

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.)

Conrad R. Mehan has contributed in excess of \$100.00 to Supervisor Connolly and to Supervisor Gross.

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) Conrad R. Mehan
 Applicant Applicant's Authorized Agent

Conrad R. Mehan, Agent for Applicant
(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 24th day of October 2006, in the State/Comm. of Virginia, County/City of Fairfax.

[Signature]
Notary Public

My commission expires: 6/30/2008

RECEIVED
Department of Planning & Zoning

March 24, 2006

MAR 27 2006

FURNACE ASSOCIATES, INC.
"OVERLOOK RIDGE"

Zoning Evaluation Division

APPLICANT'S STATEMENT (Revised)
SPECIAL EXCEPTION AMENDMENT SEA 80-L/V-061

In accordance with Section 3-104 of the Zoning Ordinance, the Applicant, Furnace Associates, Inc., requests Board of Supervisors' approval to amend the previously approved special exception to allow an increase in the height of a debris landfill on approximately 250 acres of land to a maximum of 410 feet. The land area proposed in this special exception amendment represents an increase of approximately 0.7928 acre from the land included in the previously approved special exception – from 249.3572 acres to 250.15 acres. The Applicant also seeks the Board's approval of interim and ultimate park and trail uses on the landfill property, to be phased as depicted on the Special Exception Plat. The following "Applicant's Statement" is filed pursuant to Paragraph 7 of Section 9-011 of the Zoning Ordinance:

A. Type of Operation

The Applicant operates a debris landfill on the subject property pursuant to Special Exception SE 80-L/V-061, approved on November 16, 1981 allowing a debris landfill, excavation, grading and filling on the site, with conditions. One of the approved conditions limits the height of the landfill to 280 feet. This use is allowed in the R-1 district pursuant to Zoning Ordinance § 3-104(B).

With this amendment, Applicant proposes continuation of the debris landfill, excavation, grading and filling activities, but most significantly proposes a phased plan of development and closure that envisions inclusion of extensive park, exercise, pavilion, picnic, Potomac overlook, and trail uses, with public amenities and an extensive tree cover program to be fully implemented upon completion of the landfill. As part of the proposal, Applicant seeks approval to increase the height of the landfill to 410 feet, which would require an amendment of the existing Development Conditions.

This proposed expansion is consistent with and fulfills the goals of Fairfax County's Solid Waste Management Plan ("SWMP"), recently adopted after extensive analysis of needs and solutions. The continued availability of this construction demolition debris ("CDD") landfill will help solve the County's anticipated exhaustion of CDD capacity within the next three to four years, and will continue, for an admittedly defined period of time, the provision of a service critical to Fairfax County's economic health.

Conversely, the proposed commitment to a date by which landfill operations shall cease provides the surrounding community with greater certainty about the future of the site. The interim and ultimate revegetation designs will provide a more attractive buffer with a forested appearance than the approved closure plan for the current operation. Instead of becoming a "closed landfill," the proposal will result in an attractive park and recreation asset for the adjacent communities.

B. Hours of Operation

Applicant proposes hours of operation of 7:00 a.m. to 5:00 p.m. Monday through Saturday, which is an increase of 5 hours on Saturday.

C. Estimated Number of Patrons

No change from the current and prior experience. The number of patrons varies with weather conditions, time of year, and the current economy, which directly impacts regional development activity and, in turn, amount of construction debris to be disposed.

D. Proposed Number of Employees

It is anticipated that there will be seven full-time equivalent employees working at the landfill.

E. Estimate of traffic impact of the proposed use

No different than exists today.

F. Vicinity or general area to be served

Entirety of Fairfax County primarily.

G. Description of Building Façade and Architecture

The existing operations structures are construction trailers that will be periodically relocated on-site as required to continue landfill operations. A pavilion structure proposed with Phase IV will be wood frame construction on a concrete foundation. The overlook structure proposed with Phase IV will be a stone wall overlook area as shown on the special exception plat.

H. Listing, if known, of all hazardous or toxic substances

In accordance with the development conditions approved with SE 80-L/V-061, there are no known hazardous or toxic substances on the site. If any such substances are found, the methods for disposal shall adhere to County, State and/or Federal law.

I. Statement of Conformance with Applicable Ordinances, Regulations and Standards

This application complies with all applicable ordinances, regulations and standards, except that the applicant seeks a modification of the transitional screening and waiver of the barrier requirements to allow that shown on the Special Exception Plat in accordance with Article 13, Section 13-304, subparagraphs -5, -7, -11, -12 and -14, of the Zoning Ordinance. Applicant is proposing the addition of substantial tree cover on the face of the landfill which provides a far better screen than Ordinance requirements.



Francis A. McDermott, Esquire
Attorney for Applicant



HUNTON & WILLIAMS LLP
1751 PINNACLE DRIVE
SUITE 1700
MCLEAN, VIRGINIA 22102

TEL 703 • 714 • 7400
FAX 703 • 714 • 7410

FRANCIS A. MCDERMOTT
DIRECT DIAL: 703-714-7422
EMAIL: fmcdermott@hunton.com

July 17, 2006

FILE NO: 65145.4

DELIVERED BY HAND

Ms. Catherine Lewis
Senior Staff Coordinator
Zoning Evaluation Division
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035

SEA 80-L/V-061
Furnace Road Construction Demolition and Debris Landfill

Dear Cathy:

This letter responds to County Pre-Staffing comments and memoranda received to-date. You should have received on June 30 the "Geo-technical Study" and "Landfill Gas Management Plan" dated May 2, 2004. Enclosed is the following additional information:

1. Revised Special Exception Amendment ("SEA") Plat dated July 14, 2006, consisting of 24 sheets and prepared by BC Consultants (ten copies and a reduction);
2. Updated topographical land survey;
3. "Closure and Post-Closure Plan" dated May 2, 2004, as revised through January 27, 2006, and prepared by GeoSyntec Consultants (Attachment 1);
4. Closure/Post-Closure Cost Estimates (Attachment 2);
5. Entrance site distance information (Attachment 3);
6. Wheel Wash Station descriptive brochure (Attachment 4);

HUNTON WILLIAMS

Ms. Catherine Lewis

July 17, 2006

Page 2

7. Narrative describing compliance with the "Additional Standards for Landfills" in Section 9-205 of the Zoning Ordinance (Attachment 5); and
8. Chart comparing current SE 80-L-061 development conditions to current Virginia Department of Environmental Quality ("DEQ") regulations prepared by Furnace Associates (Attachment 6), which was previously submitted to you in May .

SEA PLAT REVISIONS

The enclosed SEA Plat dated July 14, 2006 includes the following revisions:

1. Clear delineation of landfill operation areas versus proposed "controlled public access" areas for each of the five phases.
2. Clarification of truck access;
3. Closure of existing emergency access in Phase Two;
4. Removal of references to the "Sled ride area" and "Sled access steps." Area now identified as "Alpine Trail."
5. Removal of references to the "BMX course" use. Area now designated as a "potential use for expanded parking and/or mountain bike trail area".
6. Relocation of exercise stations to a centralized point, or as may be clustered at locations to be determined by the Fairfax County Park Authority ("FCPA").
7. Clarification of the type and locations of proposed on-site trails. The main trail at the base of the landfill, a distance of approximately 1.5 miles, will be comprised of stone dust. Secondary trails will be of natural soils.
8. Various minor corrections and note revisions, including consistent labeling of each plat sheet.

HUNTON WILLIAMS

Ms. Catherine Lewis

July 17, 2006

Page 3

BACKGROUND

The 250-acre subject property consists of an approximately 150-acre landfill facility surrounded by an approximately 100-acre buffer area. This facility is strictly a "Construction, Demolition and Debris" ("CDD") landfill and is considered by many to be the best-operated landfill of its kind in the Commonwealth of Virginia. It is important for County Staff to understand the differences between this CDD type of landfill and the County's I-95 and (closed) West Ox Road Municipal Solid Waste ("MSW") landfills.

MSW landfills accept a wide range of materials, including certain highly putrescible wastes such as food wastes, industrial residues and bio-reactive sludge. Due to the significant presence of putrescible waste, MSW landfills experience a very rapid rate of biodegradation which, in turn, produces an expanded array of odors. In addition, the putrescible waste in MSW sites provides a food source for rodents, which require further controls and concerns.

CDD landfills accept material that is composed of inert materials, such as concrete, rock, asphalt, glass, as well as scrap lumber, dry wall and other debris from construction sites and land clearing activities. In compliance with State regulations and County development conditions, the Lorton CDD facility does not accept, and will not in the future accept, putrescible wastes, which makes it significantly different from MSW landfills. For example, CDD wastes have no inherent odor when received at the facility, as opposed to MSW wastes such as sludge and food service waste. CDD wastes do not provide a food source for vectors, such as birds, rodents and flying insects. Landfill gasses are not a significant issue at a properly designed and operated facility such as the Lorton CDD landfill. These differences, as well as others, make CDD landfills significantly less of an environmental threat than MSW facilities. This fact is evidenced by the different minimum post-closure monitoring periods required in the Virginia DEQ and U.S. Environmental Protection regulations: CDD landfills must be monitored for ten years after closure, whereas MSW landfills are required to be monitored for potential environmental impacts for at least 30 years after closure.

The Lorton CDD landfill has been highly regulated since the November 16, 1981 Special Exception approval, has not negatively impacted the environment, and is in compliance with all County and State regulations. This landfill is lined in accordance with County and DEQ regulations, and existing groundwater and surface monitoring wells have been used for repeated sampling and analysis on-site since the early 1980s. Any comparison of this facility to the former debris landfill located on Cinderbed Road is not appropriate because (i) no restrictions as to the nature of waste deposits were imposed at the Cinderbed Road facility and (ii) that facility never operated under the same strict environmental and other State and local regulations as this facility.

HUNTON WILLIAMS

Ms. Catherine Lewis

July 17, 2006

Page 4

The County's "Solid Waste Management Plan," adopted by the Board of Supervisors in 2005, calls for this CDD landfill to serve regional and County needs, and projects a shortfall in capacity by 2011. The County's Plan calls for expansion of existing CDD landfills as a means to address this shortfall.

As part of its regulatory process, the Virginia DEQ is now processing a closure plan which would be implemented at the Lorton landfill when the facility ultimately closes. To keep the community informed of this process, at its own initiative, Furnace Associates has organized and advertised a "Public Information Session" which will be held on July 20, 2006 at the Lorton Community Library. At this meeting, citizens will have the opportunity to ask questions and to obtain information about this SEA application and, more importantly, the closure plan prior to the more formal and technical State DEQ public hearing, which is scheduled for August 29, 2006 at the same location.

Furnace Associates (the "Applicant") seeks to respond to what we understand to be the community's two paramount goals for this site: (i) forest cover to be planted on the slopes as depicted in the SEA Plat; and (ii) multi-use trails to be established on the property. An equestrian trail is proposed around the base of the site, with an off-site connection to be made by the Applicant to the new County Equestrian Center. The opportunity exists here to create wildlife habitats and passive recreational uses that can be enjoyed by nearby Lorton residents in the near term.

The proposed vertical height increase is comparable to the 408-feet approved for the adjacent County I-95 landfill. The requested 412-foot cap is proposed to peak in the middle of the site. Balloon tests conducted for the South County Federation established that the requested increase to 412-feet, with the addition of extensive tree and vegetative plantings, would have less of a visual impact than the current 290-foot height cap with no tree screening. As depicted on the SEA Plat, the Applicant proposes to plant this tree and vegetative plantings on the benches of the north and eastern slopes, with trails in-between. The proposed forested area and height would block views, from the east, of the unforested County landfill.

RESPONSE (IN BOLD) TO STAFF COMMENTS

The following responds to County Staff memos and verbal comments received to-date.

The Fairfax County Park Authority ("FCPA") staff request for a "vegetation management plan" to control non-native and invasive species, to promote establishment of native meadow species, and making this location a quality wildlife habitat and birding destination.

HUNTON WILLIAMS

Ms. Catherine Lewis

July 17, 2006

Page 5

The Applicant agrees that the plan should address the control of non-native and invasive species and establish quality wildlife habitats, where appropriate, on-site. Several bird sanctuaries are proposed on the SEA Plat. The Applicant has engaged the Northern Virginia Conservation Trust to perform a site wildlife assessment, which will be completed this month. The purpose of this study is to determine how best to use the site for the benefit of wildlife, and as a host for non-invasive vegetative species, with the goal of establishing wildlife refuge areas on-site.

For any ground disturbance in the undisturbed areas on the northern or eastern edges of the property, conduct a Phase 1 archaeological survey, and Phase 2 and 3, if warranted.

The Applicant will agree to a development condition requiring a Phase 1 Assessment, as may be necessary, in the event the above-referenced areas are proposed to be disturbed.

FCPA staff request for another "balloon test" to be conducted by the Applicant to determine if the proposed height will be visible from buildings located within historic districts at Lorton Prison

This site is a significant distance from buildings located within the above historic districts and extensive tree cover surrounds each historic district. Most importantly, the County's I-95 Ash Landfill, which is situated between the referenced historic buildings and the application property, is DEQ-approved for 408-feet in height, similar to the 412-foot height requested in this application. FCPA Staff's questioning of "view-sheds" is not appropriate, especially when an intervening County landfill facility will be much closer and more visible. Furthermore, the purported "view-shed" argument has been struck-down by the Courts and is not appropriate in the context of this application. For these reasons, the Applicant does not agree to this type of balloon-testing.

Request for dedication of the entire 250-acre site to the FCPA for public park purposes at such time the owner's responsibility for the site is released by the Va. DEQ (approximately 2028).

The Applicant will agree to a condition requiring dedication of the entire site at the time of DEQ release. Until that time, the Applicant proposes the following general guidelines regarding interim "controlled public access" areas (as identified on the enclosed SEA Plat) and maintenance of on-site recreational uses:

- Applicant would provide public access easements in accordance with the five-phase plan set forth on the SEA Plat. Public access within

HUNTON WILLIAMS

Ms. Catherine Lewis

July 17, 2006

Page 6

those areas identified as "controlled public access" within each phase would be determined by the FCPA in agreement and coordination with Applicant. Such access would be designed to address public safety issues in light of the Applicant's on-going operations, environmental guidelines, County requirements, and DEQ regulations.

- Applicant would, where appropriate, separate public access areas from landfill operation areas through the use of physical barriers, which may include fences and/or berms.
- Applicant would provide for a series of advisory/information signs and/or bollards throughout the "controlled public access areas" as well as along the boundaries between the public access areas and Applicant's operations, together with other safety measures and/or restrictions deemed appropriate by the FCPA and the Applicant.
- Phases One, Two and Three of the SEA Plat would preclude public access for vehicular traffic. All other access to the "controlled public access areas" would be determined and governed by the FCPA in agreement with the Applicant based upon consideration for the Applicant's operations, environmental concerns, DEQ regulations and public safety.
- Public access in Phase Four would be allowed should the FCPA determine that is desired. Should the FCPA allow access to the "controlled public access areas" designated for Phase Four, it would be in agreement with and in coordination with the Applicant. Those recreational uses noted in the area of the "controlled public access area" at the summit of the site shall be provided, but timing shall be subject to the Applicant's need to complete operations on the adjacent slopes.
- The FCPA generally would assume responsibility for all maintenance and repair of the areas where public access is allowed, and assume liability in connection with the provision of public access to the site for pre-dedication recreational purposes. During operational and post-closure periods, the Applicant would agree to fund the cost of trail

HUNTON WILLIAMS

Ms. Catherine Lewis

July 17, 2006

Page 7

construction and maintenance within public access areas due to normal wear and tear, as set forth in an agreement between the FCPA and the Applicant. Trail materials shown on the SEA Plat were chosen after extensive discussions with the local community, which we understand wishes to retain the natural aspects of the site.

- Applicant would retain the right to restrict public access in order to protect the integrity of the landfill "cap," make modifications as necessary under applicable regulations or good management practices, and to address public safety concerns.
- Subsequent to final closure of the landfill by DEQ and prior to conveyance to the FCPA, Applicant would retain the right to enter the site, as needed, to perform slope stabilization and other improvements to maintain the integrity of the site.
- Prior to dedication, neither the FCPA nor the County would make modifications to the facilities, including excavation or installation of structures, without Applicant's approval. Subsequent to conveyance, uses and structures created by the FCPA and/or the County shall be consistent with, and shall not be detrimental to the environmental and safety aspects of the landfill.

Staff supports only passive recreation amenities on-site, such as trails, picnic areas, open play areas and the overlook plaza, which they request be constructed by the Applicant to FCPA standards.

The Applicant recognizes the desire of the FCPA to minimize active uses and encourage low maintenance. After months of review and discussion with the Applicant, the surrounding Lorton community has requested the recreation facilities depicted on the SEA Plat. As requested by FCPA Staff, the Applicant has eliminated the BMX course and re-designated the area as a "potential use area for expanded parking and/or mountain bike trail area." Also at Staff's request, the sledding hill and associated steps also have been eliminated and instead referred to as an "Alpine Trail." Fitness stations will be clustered in a centralized location at the "potential use area for extended parking," or as determined by the FCPA.

It is anticipated that the FCPA will determine appropriate controls and restrictions regarding activities noted in each phase on the SEA plat, and that these controls and

HUNTON WILLIAMS

Ms. Catherine Lewis

July 17, 2006

Page 8

restrictions will be specified in a formal agreement with the Applicant. These controls and restrictions will address any public safety concerns in light of Applicant's ongoing landfill operations, environmental guidelines and DEQ regulations.

FCPA request for the Applicant to construct "Type 1" (8 foot-wide asphalt within a 12 foot easement) trail connections from the site to Laurel Hill Park, Greenway and Sportsplex area.

The Applicant proposes to construct the base trail on-site of stone dust or another natural material for use by equestrians, hikers, and mountain bikers, as is desired by the local community and depicted on the SEA Plat. The trail on-site will be constructed to the northern property boundary so as to permit a connection to the trail system located within the Lorton Valley neighborhood. The Applicant proposes to complete this trail connection, subject to the granting of the necessary easements from the Lorton Valley Home Owners Association (HOA). The Applicant will also construct off-site trail connections linking the trail on-site to the planned Regional Sports Complex and to the Cross County Trail. Fairfax County will be responsible for obtaining the necessary easements to permit the construction of these off-site trail connections.

Staff questions regarding the potential for irrigation, pesticides, fertilization and impact on landfill.

As described earlier in the "Background" section on page three, vectors, such as insects and rodents, are not attracted to the contents of a CDD landfill, either during or after deposition. Therefore, pesticides and rodent control are not necessary, either during operation or after the closure of this landfill. Burrowing animals, however, could require remedial measures. The cap will be inspected at least quarterly during the post-closure period for evidence of burrowing animals. If such evidence is found, a local licensed exterminator will be contacted to address the problem and any damage will be repaired. No irrigation facilities will be installed at the landfill. The "Closure Plan" in Attachment 1 addresses other issues regarding inspection, management and repair of environmental features (including the cap) at the landfill.

Request for updated mud and dust tracking controls for the facility.

Currently, the Applicant is sweeping Furnace Road and "washing" it during inclement weather to reduce mud and dust. The Applicant will install a "wheel wash station" similar to the one described in Attachment 4. This "wheel wash station" will aggressively remove mud from vehicles with high pressure water sprays before the vehicles leave the facility and will greatly reduce the amount of mud tracked onto Furnace Road. Reducing

HUNTON WILLIAMS

Ms. Catherine Lewis

July 17, 2006

Page 9

the accumulation of mud on Furnace Road will reduce the dust nuisance caused when the mud dries. In addition, Furnace Associates will replace its existing water truck with a higher capacity truck equipped with high pressure spray bars. The existing truck has a low capacity tank (500 gallons) and distributes water only via a gravity feed system. The new water truck will efficiently control dust on internal roads. Furnace Associates also plans to hard surface the roads directly leading to and leaving the scale house, to more effectively control dust in the vicinity of Furnace Road.

Request that the fees and surety requirements be updated.

The Fairfax County surety is superfluous. It was required prior to the Commonwealth of Virginia's requirement to provide surety for closure and post-closure activities (9VAC 20-70). The regulations requiring owners and operators of landfills in Virginia to provide financial assurance is summarized as follows:

The purpose of this chapter of the Code is to assure that owners and operators of permitted or un-permitted waste management facilities identified in 9VAC 20-70-50A are financially responsible for the closure, post-closure care, and corrective action at their facilities. This chapter establishes standards and procedures for the financial assurance to be used in the issuance and continuation of permits to construct, operate, modify, close, or provide post-closure care and to be used in the performance of corrective actions or in formulation of enforcement documents issued by the Department.

Furnace Associates has provided the County with a surety in an amount exceeding \$889,000. Within the next ninety days, Furnace Associates will provide the Commonwealth of Virginia with surety exceeding \$14 million dollars. Attachment 2 provides a detailed summary of the closure/post-closure cost estimate prepared for DEQ in order to establish this surety amount. Virginia requires that the costs of closure and post-closure be re-addressed annually to account for changing costs and inflation. The surety is then re-adjusted each year to address any escalating costs. Therefore, the surety with Virginia is maintained on a current dollar basis until closure, and then until post-closure activities are certified as complete by the Director of DEQ.

The Applicant believes that, given Virginia's financial assurance regulations, there is more than ample surety to ensure that the Lorton Landfill is properly closed and maintained until it poses no potential risk to the environment (as determined by the

HUNTON WILLIAMS

Ms. Catherine Lewis

July 17, 2006

Page 10

Director of DEQ). Attachment 2 contains the closure/post-closure cost estimate for the landfill, as well as a copy of Virginia's financial assurance regulations.

Request for a limit on the number of vehicle loads allowed to enter the site at a given time and a daily, weekly, monthly cap on the volume of waste entering the landfill.

To address the local community's concerns, the Applicant has committed to cease acceptance of construction debris at the site by December 31, 2018. This places a significant limitation on the site life and requires, prior to this fixed date, ample flexibility to manage volumes into the site in order to achieve maximum utilization of available capacity. The landfill's primary source of volume originates from construction and demolition activities. These business sectors are cyclical. Volumes entering the site are also highly sensitive to weather, seasonal fluctuations, and changes in economic conditions. A daily or other periodic cap on volumes entering the site would cause the County and the Applicant to not be able to utilize the total volume permitted; significant volumes would have to be turned-away unpredictably. Such caps would not only result in low efficiency of operation for the landfill, but also in significant disruptions to the local construction and business sectors. Use of this facility is a direct function of the regional economy and of particular events occurring in the area. In addition, this site has been a prime depository for emergency-related debris, which requires significant flexibility in timing and volumes entering the site. A limitation on daily capacity will result in a significant increase in illegal dumping activities in the County. For all these reasons, the Applicant cannot agree to any condition imposing any interim volume or vehicular cap.

Provide a truck circulation plan to address avoidance of back up of trucks onto Furnace Road as the site goes higher and there is less space for trucks on site.

The Applicant has shown a second, limited access site entrance to achieve two objectives: (i) discourage entrance into the site from the north; and (ii) provide increased truck queuing space. The goal is to reduce truck traffic on Lorton Road by encouraging entrance to the site from the south, on northbound Furnace Road (i.e. access via Route 1). This new, one-way entrance will be twenty feet wide to accommodate two lanes of inbound truck traffic. The addition of a two lane entrance in the orientation shown on the Plat provides more queuing space and would enable queuing to occur on-site prior to gate opening.

HUNTON WILLIAMS

Ms. Catherine Lewis

July 17, 2006

Page 11

Provide horizontal and vertical site distance analyses along Furnace Road.

Enclosed as Attachment 3.

Along the Furnace Road site frontage, dedicate right-of-way 56 feet from centerline and construct 35 feet from the centerline to face of curb with sidewalk. Dedicate right-of-way along Interstate 95 in accordance with VDOT project plans.

This is a Special Exception application, not a rezoning, and the need for the improvements requested by the transportation staff is generated by regional demand and traffic patterns. The Applicant's truck traffic will not increase with this application and this use, in itself, does not generate a need for four lanes along Furnace Road. The Applicant questions the need for such a four-lane road connection here, in light of changes to land uses and the development of extensive parkland in this immediate area, which were not contemplated when the Comprehensive Plan was amended to recommend a four-lane section.

Dedication of the right-of-way and construction of frontage improvements, as requested, would eliminate the existing berms and put the landfill in non-compliance with DEQ visual screening requirements. Due to the "toe of slope" of the landfill, relocation of the berms is not an option and any drainage ditches associated with a widened Furnace Road would have to be within the landfill itself, which is not permitted under DEQ regulations. DEQ further mandates provision of the perimeter road encircling the site, which would not fit if additional land were dedicated.

Applicant's provision of a revised truck circulation plan is designed to encourage entering truck traffic to bypass Lorton Road and the northern half of Furnace Road. Instead, trucks would be directed to enter the site from the south by utilizing the Richmond Highway, Route 123, and/or Interstate 95. This provision will reduce the occurrence of left-hand turning movements into the site and reduce current use of Furnace Road. This truck entrance would be temporary, until acceptance of CDD ceases.

The Applicant's engineer has not been able to determine any details on I-95 project number referenced in the May 31 VDOT memo. Please provide additional information.

HUNTON WILLIAMS

Ms. Catherine Lewis

July 17, 2006

Page 12

Need to mitigate potential impacts of landfill gases.

Furnace Associates recognizes the importance of this concern and has proposed public structures that recognize and mitigate the dangers of landfill gases. Any pavilion, gazebo, picnic shelter or other structure placed on the landfill will not be enclosed on any side. These open air, self-venting structures will not allow the accumulation of any landfill gases. Any structures that must be enclosed (eg. leachate pump houses) will be locked to prevent public access and will be well ventilated.

The Applicant will monitor any and all roofed structures for methane gas during the post-closure period, as required by DEQ regulations. In addition, substrata surrounding the landfill will be monitored to ensure that landfill gasses are not migrating away from the landfill. If any dangerous concentrations of landfill gas at any location are detected, the Applicant shall take immediate action to mitigate any potential threat. The "Landfill Gas Management Plan" provides a detailed discussion of how the Applicant will monitor and address landfill gas.

As part of its requirements with DEQ, the Applicant will implement a gas monitoring program to include gas monitoring wells and "bar-punch" methodology. This program will be initiated within two years of the SEA approval and will include all "controlled public access areas", which will provide the FCPA with gas monitoring results for the public access areas.

Response to various stormwater management comments in DPWES Staff comment memo dated June 8, 2006.

The Applicant's engineer has discussed with Mr. Stonefield the comments contained in his June 8 comment memorandum. Mr. Stonefield indicated that we had provided more stormwater management information than usually provided at the time of special exception review and, thus, he provided a more in-depth response in return. The Applicant appreciates DPWES alerting it to potential, future requirements which may arise at the time of site plan review. We have scheduled a meeting with Mr. Stonefield on July 25.

HUNTON WILLIAMS

Ms. Catherine Lewis

July 17, 2006

Page 13

Please contact me, or Elaine Cox at 703-714-7450, if you have any questions or need additional information prior to Staffing. We look forward to hearing staff's response to the above and obtaining further clarification on certain issues.

With best regards,

Francis A. McDermott /ec

Francis A. McDermott

Enclosures

cc: Mr. Conrad Mehan
Mr. Matthew Lawrence

July 14, 2006

**ANALYSIS OF ZONING ORDINANCE SECTION 9-205
"ADDITIONAL STANDARDS FOR LANDFILLS"**

Para. 1: No special exception for a landfill shall be valid unless the Virginia Department of Environmental Quality approves the site for landfill use.

Applicant's Response:

The Commonwealth permitted the Lorton Landfill in 1981. During that same year, Fairfax County issued SE 80-L/V-061. Furthermore, in allowing the landfill to expand beyond its October 9, 1993 foot print, VaDEQ acknowledged that 1) the facility does not pose a threat to human health or the environment, and 2) the facility is in compliance with applicable laws. All of the above required an evaluation of site suitability.

Para. 2: Every special exception for a landfill shall be deemed to incorporate as specific conditions all other provisions of law related to such use.

Applicant's Response:

There is no question that the landfill use must comply with all legally enforceable provisions of law.

Para. 3: No special exception shall be granted unless the applicant demonstrates conclusively through comprehensive soil and groundwater investigations and subsequent design methods that no unacceptable pollutants will be introduced into surface or groundwater or otherwise cause a potential health hazard.

Applicant's Response:

VaDEQ determined, based on historical groundwater data, the Lorton Landfill does not pose a significant risk to human health or the environment (part of the approval to expand beyond the 1993 foot print). In addition, VaDEQ and Fairfax County have extensive groundwater and surface water monitoring requirements including specific requirements for remediation when necessary.

Para. 4: Every landfill shall be subject to such additional regulations as may be adopted by the Board of Supervisors. The Board may limit the type of debris and materials to be deposited and may require a degree of soil compaction adequate to support ultimate use of the property in accordance with the adopted comprehensive plan.

Applicant's Response:

Since its original approval of SE 80 L/V-061, Fairfax County has limited the type of waste allowed in this landfill and regulated the cap composition, VaDEQ regulations list very specific types of waste that may be deposited into a CDD landfill. VaDEQ requires engineering specifications for all components of a cap. In addition, VaDEQ requires validation that the cap components were installed in compliance of those engineering specifications.

Para. 5: The Board shall establish the amount, per acre and total, of surety and bond adequate to guarantee the planned restoration.

Applicant's Response:

VaDEQ regulations also require closure and post closure surety. The Lorton Landfill anticipates posting financial assurance in excess of \$16 million.

Para. 6: The Director shall make an annual inspection of each landfill and shall make a report of the findings to the Board. Such report shall include the following:

- A. A statement of whether or not the operation is in compliance with all of the requirements of the special exception.
- B. A statement of changes which have occurred in the vicinity since the granting of the application, such as new development in the area.
- C. A statement on the condition of roads in the area which might indicate the spillage of materials from trucks.

Applicant's Response:

VaDEQ also maintains a staff of environmental inspectors that regularly inspect solid waste facilities to insure compliance with all applicable regulations. These inspections are conducted a minimum of four times a year.

Para. 7: As a result of the annual inspection, the Director may find it necessary, for the health, safety and welfare of the general public, to recommend additional restrictions and limitations on such use. In such event, the Director shall transmit the findings to the Board which shall hold a public hearing, following notice in accordance with the provisions of Sect. 18-110.

Applicant's Response:

The Applicant understands the need for the County, within reason and as permitted by law, (i) to enhance protection of the environment, as well as (ii) to provide for the general health, safety and welfare of its citizens.

Para. 8: Upon completion of operations, the land shall be left in a safe condition and in such a state that it can be used for development of the property in accordance with the adopted comprehensive plan. Further, sufficient drainage improvements shall be provided so as to prevent water pockets or erosion, and such improvements shall be designed in accordance with plans and specifications approved by the Director in conformance with the provisions of the Public Facilities Manual. Where restoration has not been accomplished, or where the restoration done was not in conformance with the approved restoration plan, the Director shall take appropriate action, including demand for performance or payment by the surety on the bond.

Applicant's Response:

VaDEQ also requires a comprehensive closure plan that ensures the long-term safety, stability and environmental integrity of the landfill. The landfill must be closed in compliance with this plan. The VaDEQ will not determine a landfill closed until the Director is satisfied that it does not pose a risk to human health or the environment.

Para. 9: No improvements shall be constructed in or upon any landfill for a period of twenty (20) years after the termination of the landfill operation without the approval of the Board of Supervisors. No such approval shall be granted unless the applicant demonstrates that:

- A. Any residual post-construction settlement will not affect the appearance or structural integrity of the proposed improvement.
- B. The nature and extent of corrosion-producing properties, the generation and escape of combustible gases and potential fire hazards of the constituent material, considering its state of decomposition, has been provided for adequately and will not create an unsafe or hazardous condition in or around any of said proposed improvements.

Applicant's Response:

Furnace Associates recognizes the importance of the above concerns and only has proposed structures that respect and mitigate these concerns. Specifically, any pavilion, gazebo, picnic shelter or other structure placed on the landfill will not be enclosed on any side. These open air, self-venting structures will not allow the accumulation of landfill gases, if any. In addition, the foundations of any such structures will be designed to accommodate the minimal (0.41 ft.) localized differential settlement expected at the facility. Gazebo type structures will be constructed with timber foundations such that they "float" on the surface of the landfill. Areas that will accommodate larger structures (pavilion or picnic shelters) will be pre-loaded with soil prior to construction of these "pole barn" structures. This pre-loading will accelerate any localized differential settlement.

Attachment ____ contains a narrative excerpt from Furnace Associates' "Landfill Closure Plan" submitted to VaDEQ. This narrative addresses expected settlement, subsidence and displacement of the landfill. Following this narrative are engineering calculations evaluating: (i) slope stability (see Appendix A) at various slope configurations found on the final configuration of the landfill; (ii) the maximum estimated long term settlement of the landfill due to compression and degradation (see Appendix D), and (iii) the estimated localized differential settlement of the landfill (see Appendix E). In addition, these calculations predict the expected strain on the cap components to ensure that the cap is not compromised by the predicted settlement.

Please note that the landfill configuration analyzed in the VaDEQ document has a final elevation 25 feet higher than the configuration proposed in this SEA application. Therefore, the geo-technical calculations in the VaDEQ plan provide more conservative results than if these same analyses were conducted on the actual proposed landfill configuration.

September 1, 2006

SPECIAL EXCEPTIONS

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.

Response: The Comprehensive Plan recommends that the site be developed with active recreational uses once the landfill reaches capacity. The applicant proposes to develop the property with active and passive recreational uses as the landfill reaches capacity and ultimate closure. Once the landfill reaches its ultimate proposed height, and the Virginia Department of Environmental Quality (VDEQ) releases the site, the Applicant intends to dedicate the property to the Fairfax County Park Authority (FCPA). Therefore, the Applicant believes that the proposed development of the site is in harmony with the Comprehensive Plan, and is in conformance with the Solid Waste Management Plan, which recommends that the site remain active to provide additional capacity for the storage of CDD landfill materials.. The applicant believes that this Standard has been satisfied.

2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.

Response: The R-1 District is established to provide for low density residential uses, and other uses that are compatible with the low density character of the R-1 District. The landfill has operated under Special Exception approval since 1981. At the time of creation, the Board of Supervisors determined that the landfill was in conformance with all applicable Zoning Ordinance requirements. The landfill meets all of the use guidelines and bulk requirements of the R-1 District; therefore, the Applicant believes that this Standard has been satisfied.

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.

Response: The property has operated as a CDD landfill under Special Exception approval since 1981. Since that time, the properties to the north have been rezoned from the R-1 District to the PDH-4 District to permit a density of 3.27 du/ac (Lorton Valley South; RZ 2000-MV-057) and from the I-4 District to the PDH-5 District to permit a density of 4.61 du/ac (Lorton Valley North; RZ 2000-MV-045). Both applications were approved with proffers that required that all potential purchasers be advised of the presence of nearby and adjacent landfills. These notifications were also to be placed in the HOA documents to inform future property owners of the surrounding landfills. Both of these residential developments have been constructed, or are nearing completion with units currently occupied.

As proposed by the applicant, the north slope of the landfill will be improved with extensive landscaping and a trail connection will be provided to the Lorton Valley South development. The applicant has committed to these improvements, which would provide aesthetic enhancements and recreational opportunities that currently do not exist, nor would be required by the current SE conditions.

The Applicant proposes to continue operating the landfill, but to increase the height from the approved 290 feet up to a maximum of 412 feet. Once the ultimate height is attained and the site is certified for closure, the facility will be dedicated to the FCPA to be operated by the County to serve the recreational needs of the surrounding communities. All of the landfill operational structures on the site are temporary and will be removed once the landfill is closed. The current use (landfill) and proposed use (park) are in conformance with applicable Zoning Ordinance regulations and Comprehensive Plan provisions. Furthermore, the activities proposed by the applicant are in conformance with the recommendations of the Solid Waste Management Plan. As depicted on the SEA Plat, the landfill will be improved with extensive landscaping along the benches to ameliorate any potential negative visual impact. The landscaping and recreational facilities proposed by the Applicant will enhance the landfill in a positive manner that would not be provided through the current SE approval. It is the belief of the Applicant that the proposed increase in height of the landfill from 290 feet to 412 feet will not adversely impact adjacent residential uses. Therefore, this Standard has been satisfied.

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.

Response: As depicted on the SEA Plat, an extensive trail network will be provided on-site during the first phase of development to the benefit of pedestrians, bicyclists and equestrians. In addition to on-site trail development, the Applicant has committed to provide off-site trail connections to permit greater access to the trail network on-site. The increase in height will not result in an increase in truck traffic to the site. The Applicant has proposed a development condition that would permit the Applicant to open the gates to the landfill prior to normal business hours so that early clientele can wait on-site, rather than on Furnace Road for the landfill to open. The Applicant's proposed development conditions, combined with the extensive trail development commitments indicate that this Standard will be satisfied such that no adverse impact will be imposed upon pedestrian and vehicular traffic.

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.

Response: As depicted on the SEA Plat, extensive landscaping will be provided, with the greatest concentration on the north and east benches of the landfill. These landscaping commitments will provide an aesthetic improvement to the landfill that is currently not required under the governing Special Exception. This Standard has been satisfactorily addressed.

6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.

Response: Upon closure of the landfill, the entire site will be dedicated to the FCPA as usable open space. This Standard has been satisfactorily addressed.

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.

Response: Stormwater management improvements will be provided to ensure that each of the existing basins adequately meet applicable PFM requirements. Gas management systems will be installed as deemed necessary according to VDEQ standards. Parking will be provided to accommodate the proposed park use of the site; there is no loading requirement for the proposed use. This Standard has been appropriately addressed by the Applicant.

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.

Response: Signage will be provided throughout the site to inform the public of the potential hazards on site. This signage will provide information and guidance to the public so that hazardous situations are avoided. All signs on site will be provided in accordance with the provisions of Article 12. This Standard has been adequately addressed by the Applicant.

**HUNTON
WILLIAMS**

HUNTON & WILLIAMS LLP
1751 PINNACLE DRIVE
SUITE 1700
MCLEAN, VIRGINIA 22102

TEL 703 • 714 • 7400
FAX 703 • 714 • 7410

AARON L. SHRIBER
LAND USE PLANNER
DIRECT DIAL: 703-714-7465
EMAIL: ashriber@hunton.com

FILE NO: 65145.4

RECEIVED
Department of Planning & Zoning
OCT 20 2006
Zoning Evaluation Division

October 18, 2006

BY E-MAIL AND REGULAR MAIL

Ms. Catherine Lewis
Senior Staff Coordinator
Zoning Evaluation Division
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035

SEA 80-L/V-061

Furnace Road Construction Demolition and Debris Landfill

Dear Cathy:

Thank you for meeting with us on October 10, 2006 to discuss turn lane improvements from Furnace Road into the Applicant's landfill. As a follow up to that meeting, you asked me to provide you with a description of the Virginia Department of Environmental Quality (DEQ) and the Virginia Department of Transportation (VDOT) requirements pertaining to screening of landfills from public view. Providing turn lane improvements, as requested by VDOT and the Fairfax County Department of Transportation (OT), would be problematic for the Applicant because it would require the removal of existing vegetation that provides adequate screening of the landfill from Furnace Road.

Enforcement of landfill screening from public view is enforced by DEQ through 9 VAC 20-80-260, which is based upon § 33.1-348 of the Code of Virginia. Both of these State Code provisions require that landfill operations be screened from public view, or removed from sight entirely. DEQ regulations require that construction, demolition and debris (CDD) disposal areas be located a minimum of 1,000 feet from the right-of-way of any interstate or primary highway and/or 500 feet from the right-of-way of any other highway or city street. Exceptions to these distances are permitted when the CDD disposal area is removed from site through natural or manufactured screening techniques. The current toe of waste is located within 500 feet of Furnace Road, but is currently screened from public view by existing vegetation that serves as a buffer between the landfill and Furnace Road.

The Applicant has been requested to provide protected right and left turn lanes into the site. This request has been justified by OT staff as necessary safety improvements on Furnace Road. The Transportation Improvement Plan was recently amended to revise Furnace Road from a

HUNTON WILLIAMS

Ms. Catherine Lewis
October 18, 2006
Page 2

4-lane section to a 2-lane section. The turn lane improvements would require the Applicant to provide a full section improvement along Furnace Road, including turn lanes, transition areas, ditch, buffer and applicable construction easements. In order to provide the turn lanes as requested, the improvements would come at the impact to the Applicant's landfill. The provision of turn lanes on Furnace Road would shift the roadway east onto the Applicant's landfill, which would require the removal of existing mature vegetation that currently screens the landfill from public view from Furnace Road.

The removal of this effective vegetative screen would require the Applicant to employ alternative screening techniques that would remove the landfill from public view from Furnace Road. As proposed, the landfill will ultimately reach a height of 412 feet, which would continue to be screened from Furnace Road in compliance with applicable DEQ standards. If this vegetation were removed, berm and fence treatments would be required that would not only be an aesthetic intrusion to the community, but would not be as effective as the existing vegetation. Considering the location of the toe of waste in proximity to the edge of right-of-way that would be required to provide these requested turn lanes, the Applicant does not believe that he could continue to satisfy DEQ screening requirements in a manner that would be as efficient, and aesthetically pleasing as performed by the existing vegetation.

Aside from the impact to existing screening and the toe of waste, the Applicant does not believe that these turn lanes are necessary. According to VDOT's 2005 Annual Average Daily Traffic (AADT) Volume Estimates, Furnace Road has an AADT of 2,300 vehicles for the 2.84-mile section between Lorton Road and Richmond Highway. Of those 2,300 vehicles, 19% are 3+ axle trucks and 2% are trucks with one trailer. It is important to recognize that other industrial uses are located within this section of Furnace Road; therefore, it is assumed that the Applicant's landfill provides a minimal amount of the total vehicles on this section of Furnace Road. In addition to the low impact that the Applicant's landfill has on local traffic, the existing Special Exception development conditions require the Applicant to discourage customers from entering the landfill from points north of the landfill. Providing a left turn lane into the site would invite customers to enter the landfill from points north of the landfill, thereby providing a safety concern due to the introduction of trucks to a portion of Lorton Road that primarily serves residential properties. The Applicant is currently studying the feasibility of providing a protected right turn lane into the site and dedicating 44 feet of right-of-way from the centerline of Furnace Road as requested. The construction of a right turn lane into the site, if possible considering DEQ screening requirements, would encourage customers to enter the site from Richmond Highway, rather than from Lorton Road. This is the preferred approach to the Applicant's landfill because it reduces the impact upon adjacent residential properties to the north.

**HUNTON
WILLIAMS**

Ms. Catherine Lewis

October 18, 2006

Page 3

I look forward to discussing this matter with you further at our next meeting. Please do not hesitate to contact me should you require any additional information.

Best regards,



Aaron L. Shriber

Land Use Planner

cc: Mr. Conrad Mehan
Mr. Matthew Lawrence



RECEIVED
Department of Planning & Zoning

OCT 30 2006

Zoning Evaluation Division

HUNTON & WILLIAMS LLP
1751 PINNACLE DRIVE
SUITE 1700
MCLEAN, VIRGINIA 22102

TEL 703 • 714 • 7400
FAX 703 • 714 • 7410

AARON L. SHRIBER
LAND USE PLANNER
DIRECT DIAL: 703-714-7465
EMAIL: ashriber@hunton.com

FILE NO: 65145.4

October 25, 2006

BY E-MAIL AND REGULAR MAIL

Ms. Catherine Lewis
Senior Staff Coordinator
Zoning Evaluation Division
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035

SEA 80-L/V-061
Furnace Road Construction Demolition and Debris Landfill

Dear Cathy:

The Countywide Trails Map indicates that an eight foot wide asphalt trail should be constructed on the east side of Furnace Road. Note 7 of the SEA Plat states the Applicant's request for a waiver to construct this trail. Providing the trail in the location as depicted on the Trails Map is not possible due to the existing and proposed right-of-way in proximity to the toe of waste of the landfill. The Applicant has committed to construct a right turn lane into the site, and to install berm and fence treatments to provide visual screening of the landfill from public view. The berm will be partially located within the right-of-way; therefore, there is no space to construct the recommended trail. No trail exists along the east side of Furnace Road on the adjacent properties to the north and south. Providing the trail as requested would be illogical because it would not connect to any portion of an established trail.

In lieu of providing this trail, the Applicant has proposed to construct off-site connections from the trail network proposed on-site to the Equestrian Center, Sports Complex and to the Lorton Valley community. These off-site trail connections will provide for safe pedestrian, bicycle and equestrian traffic connections between the amenities proposed on-site to the Equestrian Center, Sports Complex and Lorton Valley community. These off-site connections will increase the usability of the amenities proposed on-site, and will be more beneficial to the community than providing an isolated trail along the east side of Furnace Road. Therefore, the Applicant respectfully requests that staff supports, and that the Board of Supervisors approve

**HUNTON
WILLIAMS**

Ms. Catherine Lewis
October 25, 2006
Page 2

the requested waiver of the Countywide Trail requirement on the east side of Furnace Road. Should you require any additional information regarding this waiver request, please do not hesitate to contact me at (703) 714-7465.

Best regards,

A handwritten signature in black ink, appearing to read 'A. Shriber', with a long horizontal flourish extending to the right.

Aaron L. Shriber
Land Use Planner

cc: Mr. Conrad Mehan
Mr. Matthew Lawrence

FURNACE ASSOCIATES, INC.
"OVERLOOK RIDGE"
APPLICANT'S STATEMENT (Revised)
SPECIAL EXCEPTION AMENDMENT SEA 80-L/V-061

October 31, 2006
RECEIVED
Department of Planning & Zoning
NOV 01 2006
Zoning Evaluation Division

In accordance with Section 3-104 of the Zoning Ordinance, the Applicant, Furnace Associates, Inc., requests Board of Supervisors' approval to amend the previously approved special exception to allow an increase in the height of a debris landfill on approximately 250 acres of land to a maximum of 412 feet. The land area proposed in this special exception amendment represents an increase of approximately 0.7928 acre from the land included in the previously approved special exception – from 249.3572 acres to 250.15 acres. The Applicant also seeks the Board's approval of an interim use of a portion of the property as a quasi-public use, which will consist of trails and park amenities that will be phased with the increase in height of the landfill. The ultimate use of the entirety of the landfill property will be a public park. The following "Applicant's Statement" is filed pursuant to Paragraph 7 of Section 9-011 of the Zoning Ordinance:

A. Type of Operation

The Applicant operates a debris landfill on the subject property pursuant to Special Exception SE 80-L/V-061, approved on November 16, 1981 allowing a debris landfill, excavation, grading and filling on the site, with conditions. One of the approved conditions limits the height of the landfill to 280 feet. The uses proposed in this application (landfill and quasi-public use) are allowed in the R-1 district pursuant to Zoning Ordinance § 3-104(B).

With this amendment, the Applicant proposes continuation of the debris landfill, excavation, grading and filling activities, but most significantly proposes a phased plan of development and closure that envisions inclusion of extensive park, exercise, pavilion, picnic, Potomac overlook, and trail uses, with public amenities and an extensive tree cover program to be fully implemented upon completion of the landfill. As part of the proposal, the Applicant seeks approval to increase the height of the landfill to 412 feet, which would require an amendment of the existing Development Conditions.

This proposed expansion is consistent with and fulfills the goals of Fairfax County's Solid Waste Management Plan ("SWMP"), recently adopted after extensive analysis of needs and solutions. The continued availability of this construction demolition debris ("CDD") landfill will help solve the County's anticipated exhaustion of CDD capacity within the next three to four years, and will continue, for an admittedly defined period of time, the provision of a service critical to Fairfax County's economic health.

Conversely, the proposed commitment to a date by which landfill operations shall cease provides the surrounding community with greater certainty about the future of the site. The interim and ultimate revegetation designs will provide a more attractive buffer with a forested appearance than the approved closure plan for the current operation. Instead of becoming a "closed landfill," the proposal will result in an attractive park and recreation asset for the adjacent communities.

B. Hours of Operation

Applicant proposes hours of operation of 7:00 a.m. to 5:00 p.m. Monday through Saturday, which is an increase of 5 hours on Saturday.

C. Estimated Number of Patrons

No change from the current and prior experience. The number of patrons varies with weather conditions, time of year, and the current economy, which directly impacts regional development activity and, in turn, amount of construction debris to be disposed.

D. Proposed Number of Employees

It is anticipated that there will be seven full-time equivalent employees working at the landfill.

E. Estimate of traffic impact of the proposed use

No different than exists today.

F. Vicinity or general area to be served

Entirety of Fairfax County primarily.

G. Description of Building Façade and Architecture

The existing operations structures are construction trailers that will be periodically relocated on-site as required to continue landfill operations. A pavilion structure proposed with Phase IV will be wood frame construction on a concrete foundation. The overlook structure proposed with Phase IV will be a stone wall overlook area as shown on the special exception plat.

H. Listing, if known, of all hazardous or toxic substances

In accordance with the development conditions approved with SE 80-L/V-061, there are no known hazardous or toxic substances on the site. If any such substances are found, the methods for disposal shall adhere to County, State and/or Federal law.

I. Statement of Conformance with Applicable Ordinances, Regulations and Standards

This application complies with all applicable ordinances, regulations and standards, except that the applicant seeks a modification of the transitional screening and waiver of the barrier requirements to allow that shown on the Special Exception Plat in accordance with Article 13, Section 13-304, subparagraphs -5, -7, -11, -12 and -14, of the Zoning Ordinance. Applicant is proposing the addition of substantial tree cover on the face of the landfill which provides a far better screen than Ordinance requirements.



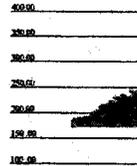
Francis A. McDermott, Esquire
Attorney for Applicant

ILLUSTRATIVE ELEVATIONS

VIEW LOOKING SOUTH FROM 5TH PLACE IN LORTON VALLEY SUBDIVISION



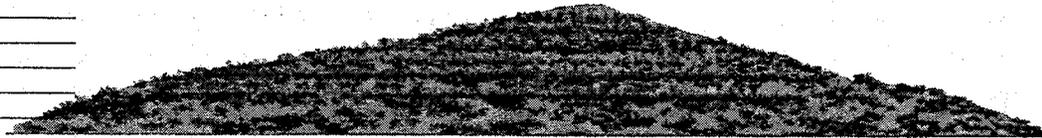
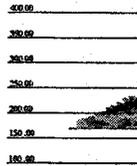
PHOTOGRAPHIC SIMULATION OF OVERLOOK RIDGE AT 410 FEET WITH MATURE PLANTINGS.



ELEVATION FACING SOUTH (MATURE VEGETATION)



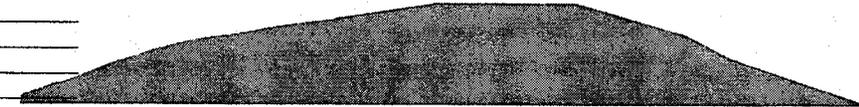
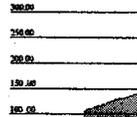
PHOTOGRAPHIC SIMULATION OF OVERLOOK RIDGE AT 410 FEET.



PHASE 5 ELEVATION FACING SOUTH (YEAR 2015)



PHOTOGRAPHIC SIMULATION OF OVERLOOK RIDGE AT 290 FEET.



CURRENT SPECIAL EXCEPTION AT BUILD-OUT

OVERLOOK RIDGE

Lorton, Virginia

VIEW LOOKING SOUTH FROM LORTON VALLEY SUBDIVISION



Key Plan (cont)

SCALE: 1" = 100'



AUGUST 31, 2006
PROJECT # 0517.01

ILLUSTRATIVE ELEVATIONS

VIEW LOOKING WEST FROM ROUTE 1



400.00
350.00
300.00
250.00
200.00



ELEVATION FACING WEST (MATURE VEGETATION)



400.00
350.00
300.00
250.00
200.00



PHASE 5 ELEVATION FACING WEST (YEAR 2015)

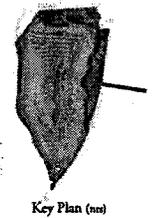


400.00
350.00
300.00



ELEVATION FACING WEST (CURRENT SPECIAL EXCEPTION AT BUILD-OUT)

VIEW LOOKING WEST FROM ROUTE 1



OVERLOOK RIDGE

Lorton, Virginia

SCALE: 1" = 100'

AUGUST 31, 2006
PROJECT # 0517.01

ILLUSTRATIVE ELEVATIONS

VIEW LOOKING NORTHEAST



PHOTOGRAPHIC SIMULATION FROM ROUTE 1 AT 410 FEET AT MATURITY



ELEVATION FACING SOUTHWEST (MATURE VEGETATION)



PHOTOGRAPHIC SIMULATION FROM ROUTE 1 AT 410 FEET



PHASE 5 ELEVATION FACING SOUTHWEST



PHOTOGRAPHIC SIMULATION FROM ROUTE 1 AT 410 FEET



ELEVATION FACING SOUTHWEST (CURRENT SPECIAL EXCEPTION AT BUILD-OUT)

VIEW LOOKING NORTHEAST



Key Plan (not)

OVERLOOK RIDGE

Lorton, Virginia

Furnace Associates, LLC
BC Consultants, Inc.

SCALE: 1" = 100'
FEBRUARY 7, 2006
PROJECT # 0511201

ILLUSTRATIVE ELEVATIONS

VIEW LOOKING NORTH-EAST FROM I-95 AT OCCOQUAN



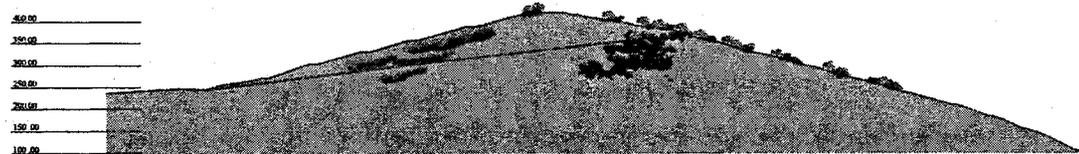
PHOTOGRAPHIC SIMULATION FROM I-95 AT OCCOQUAN AT 416 FEET AT MATURITY



ELEVATION FACING NORTH-EAST (MATURE VEGETATION)



PHOTOGRAPHIC SIMULATION FROM I-95 AT OCCOQUAN AT 410 FEET



PHASE 5 ELEVATION FACING NORTH-EAST (YEAR 2015)



PHOTOGRAPHIC SIMULATION FROM I-95 AT OCCOQUAN AT 290 FEET



CURRENT SPECIAL EXCEPTION AT BUILD-OUT

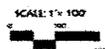
OVERLOOK RIDGE

Lorton, Virginia

VIEW LOOKING NORTH-EAST FROM
I-95 AT OCCOQUAN



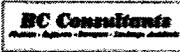
Key Plan (ns)



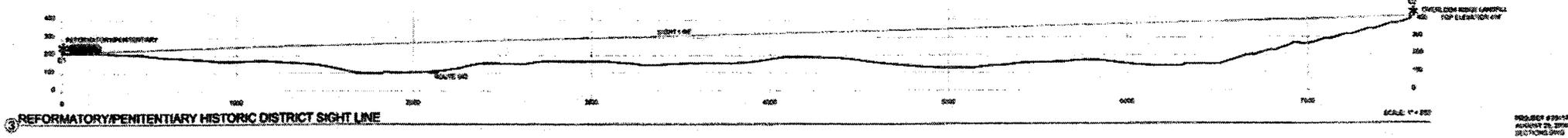
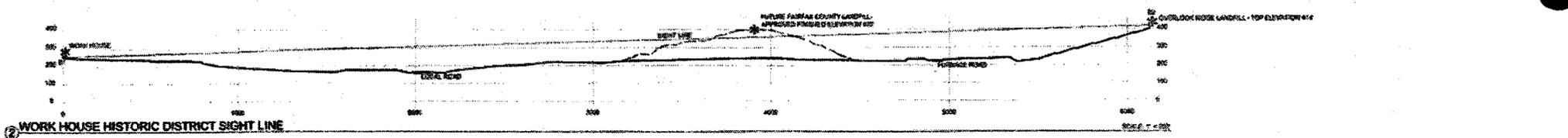
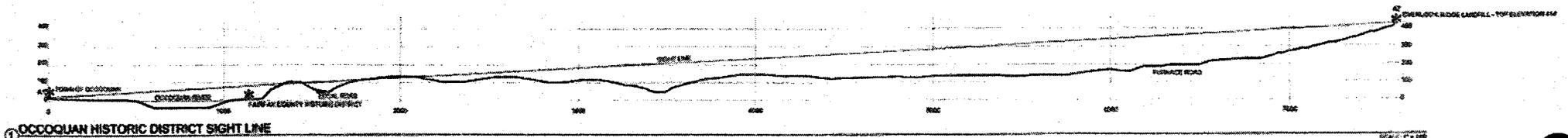
AUGUST 31, 2006
PROJECT # 05117.01

OVERLOOK RIDGE

HISTORIC SITE TO LANDFILL SECTIONS EXHIBIT



Furnace Associates, LLC



LORTON CONSTRUCTION LANDFILL

Proposed Off-Site Trails



OVERLOOK RIDGE

Lorton, Virginia



**COMMONWEALTH of VIRGINIA****DEPARTMENT OF ENVIRONMENTAL QUALITY****NORTHERN VIRGINIA REGIONAL OFFICE**

13901 Crown Court, Woodbridge, Virginia 22193

(703) 583-3800 Fax (703) 583-3801

www.deq.virginia.gov

Preston Bryant
Secretary of Natural ResourcesDavid K. Paylor
DirectorJeffery A. Steers
Regional Director

September 19, 2006

Howard Burns, Jr., Vice President of Environmental Engineering
EnviroSolutions Holdings, Inc.
14500 Avion Parkway, Suite 310
Chantilly, Virginia 20151

RE: Lorton Construction and Demolition Debris (CDD) Landfill, Permit No. 331
Issuance of Major Permit Amendment
Amendment Number 1
Lorton, Virginia

Dear Mr. Burns (Howard):

The Virginia Department of Environmental Quality, Northern Virginia Regional Office (NVRO) is taking this opportunity to respond to EnviroSolutions Holdings, Inc.'s (ESI's) request to amend the Lorton Construction and Demolition Debris (CDD) Landfill solid waste permit (PN 331) as submitted on September 19, 2002 and as per revisions to this submission through July 20, 2006. A summary of all permit amendment changes, including NVRO enforcement order items issued on January 5, 2004, are provided on Attachment A of this letter for your convenience.

ESI's submittal has been reviewed for consistency and technical adequacy in accordance with the requirements of the Virginia Solid Waste Management Regulations (VSWMR, 9 VAC 20-80-10, *et seq.*) and the submittal appears to meet the standards set forth in the corresponding sections of the VSWMR. It is important to note that no public comments were received during the public comment period for this permit amendment, which began on July 8, 2006 and concluded on September 13, 2006, and included the public meeting held by the NVRO on August 29, 2006 at the Lorton Community Library in Lorton, VA. In accordance with 9 VAC 20-80-620 F.1.b and Table 7.2.G of VSWMR, this is a major permit amendment and is hereby approved.

In order to document this approval, please ensure that a copy of this letter, along with the attachments, is inserted into each copy of the Permit No. 331 and the facility operating record. Additionally, please replace and/or insert, as necessary, the documents noted on Attachment A of this letter into each copy of the Permit No. 331.

Howard Burns
Lorton CDD Landfill (SWP 331) Permit Amendment 1
September 19, 2006
Page 2 of 2

As provided by Rule 2A:2 of the Supreme Court of Virginia, you have 30 days from the date of service of this decision to initiate an appeal of this decision, by filing notice with:

David K. Paylor, Director
Virginia Department of Environmental Quality
ATTN: Waste Division
P.O. Box 10009
Richmond, Virginia 23240-0009

In the event that this decision is served to you by mail, three days are added to that period. Please refer to Part two of the rules of the Supreme Court of Virginia, which describes the required content of the Notice of Appeal, including specification of the Circuit Court to which an appeal is taken, and additional requirements governing appeals from decisions of administrative agencies.

Please be advised that in accordance with 9 VAC 20-80-620.F.1.a.(2), the permittee must send a notice of this modification to the local governing body within 90 days after the date of approval of this change. Also, it is the responsibility of applicant to obtain any other permits or authorizations that may be necessary.

If there are any questions regarding this matter, please contact Mr. Richard Doucette at (703) 583-3813.

Sincerely,


Jeffrey A. Steers
NVRO Regional Director

Enc: Attachment A (permit amendment summary; 2 pp.)
Permit Approval Page, Table of Contents, and Module 1 - General Permit Conditions

cc: Richard Doucette, DEQ-NVRO (w/o enclosure)
Howard Burns, EnviroSolutions Holdings, Inc., 14500 Avion Parkway, Suite 310,
Chantilly, Virginia 20151
NVRO Administrative File



COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX

4100 CHAIN BRIDGE ROAD
FAIRFAX, VIRGINIA 22030

December 10, 1981



Mr. Francis A. McDermott
P. O. Box #547
Fairfax, Virginia 22030

Re: Special Exception
Number 80-L/V-061

Dear Mr. McDermott:

At a regular meeting of the Board of Supervisors held on November 16, 1981, the Board approved Special Exception Number 80-L/V-061 in the name of Furnace Associates, Incorporated, located as Tax Map 113-1((1))5,8 and 113-3((1))1 for use as a landfill pursuant to Section 3-104 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions:

General Conditions

1. This Special Exception is granted for the location indicated in the application and is not transferable to other land.
2. This Special Exception is granted for the location and uses outlined in the application as amended by these conditions. A revised site plan incorporating these conditions shall be submitted to the Department of Environmental Management.
3. A copy of this Special Exception SHALL BE POSTED in a conspicuous place along with the Non-Residential Use Permit 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. Submission and approval of a site plan prepared in accordance with the provisions of Article 17, Site plan prior to landfilling in any new operational areas.

Conditions on the Operation of the Landfill

5. The operator shall pay a fee of twenty-five (25) cents per truck entering the site to the County of Fairfax on a yearly basis with the total not to exceed \$15,000. This fee shall be used to repair

road and environmental damage caused by the operation. If the fund is not used after the first and successive five year period, the balance shall be transferred to the Lorton Library-Lorton Community Action-Park complex on U.S. #1 between Williamsburg Square and Terrace Townhomes of Gunston.

6. The operator agrees that there will be NO FUTURE EXPANSION of the landfill, as outlined by the revised development plan, to the north above the buffer provided in paragraph 26 hereof, including the Lynch property.
7. The landfill shall receive debris materials, as defined in Section 104 of the County Code, only. No household or commercial garbage, sludges, explosives, liquid or dry chemicals, gasses, oils, paints or solvents, or unshredded tires, or flammable, infectious, caustic, toxic or otherwise dangerous substances shall be deposited on this site. The applicant shall institute a method of inspection to limit unauthorized material from entering the landfill. In the event any of these items are found in the landfill, the applicant shall have one week to remove said items.
8. Waste materials shall not be allowed to be burned on the site.
9. A more comprehensive Leachate Control Plan to be implemented, if needed, by the operator/applicant shall be developed and submitted to the Director of the Department of Environmental Management for staff coordination, review and approval (OCP, Health Department, Soil Scientist). No expansion into a new operational area may take place prior to this approval. The Leachate Control Plan shall be designed to permit rapid deployment as well as flexibility in method.

The operator/applicant shall provide surety, either by way of bond, corporate surety, assigned line of credit, passbook account, certificate of deposit, or other form of surety acceptable to the County assuring the availability to the County of the amount specified below, guaranteeing the implementation of the approved Leachate Control Plan. The amount of surety provided shall be as follows:

- 0 \$50,000 shall be provided for each of four operational phases of the landfill;
- 0 The operator/applicant may provide for surety for each operational phase of development as each is disturbed;

- O The amount of surety required shall be reassessed by the Director of the Department of Environmental Management every 5 years;
 - O The surety shall be provided to Fairfax County for a period not less than 10 years after the cessation of landfilling operations on the site, provided however, that this period may be reduced by 5 years if the Leachate Control Plan, has by then, never been implemented.
10. Not less than a ten (10) foot separation of natural earth material with permeability rates of 1×10 to the minus 6 cm/sec or less (15 feet if permeability rates are faster) shall be maintained between the existing ambient groundwater level at the time the debris is to be placed on the site and the debris materials. Prior to the placing of any first level debris materials on the site, the operator shall submit certification to the Director of the Department of Environmental Management that such a buffer zone, as described above, has been determined and/or completed.
 11. If backhoe test pits are dug to determine water table levels, ten feet of thoroughly compacted material, with permeability characteristics as described in #10 above, shall be provided for the protection of the groundwater.
 12. A sediment basin with trap efficiency approaching ninety (90%) percent shall be provided at the outlet of each catchment area before work begins in the area.
 13. All dikes, basins and stockpiles shall be seeded and mulched as soon as placed.
 14. Along the toes of slopes being worked, blowing paper shall be controlled by the use of wire fences.
 15. Surface water flow and quality tests shall be conducted monthly at the four stations (S-1, S-2, S-3 and S-4) previously established by the applicant, or at such other intervals as are determined to be appropriate by the Director and/or the State Health Department.

Groundwater level measurements will be conducted at W-1, P-1, P-2, P-3, P-4, P-5, P-6 and P-8 monthly during the first year and quarterly during subsequent years as long as the wells are serviceable. Wells P-1, P-2, P-3, P-4, P-5, P-6 and P-8 are located within active filling areas and will be abandoned as the filling operation progresses over these locations.

Water quality tests will be performed at permanent monitoring wells W-1, W-2 and W-3 on a monthly basis until filling operations in the expanded area commences and quarterly thereafter. One (1) permanent monitoring well will be located at the toe of slope of each of four (4) new operational areas and will be sampled on a quarterly basis. An additional monitoring well will be located at the approximate toe of slope of the existing fill operation prior to the commencement of operations in any new operational area. This well will be monitored quarterly but will be abandoned at such time that the filling operation extends into the area. This area will be the last operational phase. The additional wells will be installed at the commencement of filling in each operational area.

Based on the applicant's hydrogeologic report, State Water Control Board water quality standards, and Environmental Protection Agency guidelines, the following "key" constituents are to be tested at each sampling station:

TOC, Calcium, Specific Conductance, pH, Temperature, Chloride, Hardness, Color, Turbidity, COD, Iron, Sulfate, Dissolved Oxygen (only surface water sites).

The following additional extended parameters background data shall be collected once a year from all monitoring wells in place at the times of sampling.

TDS, Phosphate, Nitrate, Ammonia, Sodium, Potassium, Magnesium, Flouride, Oil and Grease, Phenols, Total Coliform, Heavy Metals including Lead (Pb), Cromium (Cr), Mercury (Hg), Arsenic (As), Zinc (Zn), and Nickel (Ni).

All tests (key and extended indicators) shall be performed by equipment having the capability to detect the indicators to State Water Control Board water quality standards and criteria. These tests will be accomplished in compliance with Environmental Protection Agency water quality methods and procedures.

Test results shall be submitted to the Fairfax County Health Department with a copy to the Office of Comprehensive Planning. All of the water quality and quantity monitoring costs shall be borne by the operator/applicant.

16. The water quality found in the monitoring wells on Giles Run shall not violate the State Water Control Board water quality standards. If these standards

are violated, samples at the affected monitoring locations will be immediately retaken and analyzed. The need for further and more rigorous sampling will be determined by the Director in consultation with the County Health Department, based upon the results of this sampling and the nature and concentration of the specific parameters violating standards. If testing results continue to exceed the water quality standards, are determined not to be the result of natural permutations and are determined to be detrimental to the quality of Giles Run, the approved Leachate Control Plan will be implemented. The implementation of the control plan would be contingent upon its approval by the County, the State Water Control Board, and the State Health Department. Further testing and the effectiveness of the Leachate Control Plan will determine the appropriateness of suspending the filling operations in the affected area. The aforementioned requirements would also become effective should landfill leachate generate downstream water quality impacts in Giles Run in excess of State Water Control Board criteria.

If upon determination by Fairfax County, any private well is adversely affected by the fill operation, the landfill owner will provide an adequate water supply for the affected property.

17. A gas venting system will be devised and presented to the Director of the Department of Environmental Management for approval prior to landfilling in any new operational areas.
18. The height of the landfill shall not exceed the proposed elevation of 280 feet except for (i) any temporary berms which may be required by the Director for visual screening or noise attenuation and (ii) providing adequate drainage from the center of the landfill. This limitation shall not preclude the applicant from creating small mounds on the top of the landfill so long as these do not exceed ten feet in height.
19. The exposed face of the landfill shall not be visible by line of sight using the existing tree line from the Shirley Acres subdivision. Slopes shall be 4:1 on the northern edge in order to implement this condition. If it becomes apparent that the landfill is visible above the tree line, the operator shall reduce the height until the exposed fill is at the tree level and terrace the fill southward. Tree planting will be done on the plateau in order to stabilize the soil. Otherwise the slopes on the eastern, western, and southern sections shall be 3:1. A bench approximately twenty (20) feet wide with a downward slope of

approximately four (4%) percent shall be constructed at the mid-height of the eastern face.

20. A list of the landfill's equipment operators and their telephone numbers shall be made available to the County's Emergency Operations Center and kept current by the landfill operator.
21. No landfill materials shall be accepted nor any clearing or grading of any kind shall take place on the site except between the hours of 7:00 A.M. to 5:00 P.M. Monday through Friday and between 7:00 A.M. and 12:00 Noon on Saturdays. With prior approval from the Director of the Department of Environmental Management, or his designated agent the applicant may operate until 5:00 P.M. on Saturday on an emergency basis. This approval shall not be granted more than ten times a year. There will be no Sunday operations.
22. Useful wood shall be set aside in an accessible area for sale or other disposal.
23. The operator will work with, and will, as necessary, meet on a regular basis with the Landfill sub-committee of The Lee District Land Use Advisory Committee and/or the Lorton Station Citizen's Association in an effort to solve mutual problems.

Buffering, Landscaping and Screening Conditions

24. Along the boundary of the landfill with Giles Run, no landfill, grading, or clearing of any kind shall take place within 150 feet of the 100 year floodplain of Giles Run as delineated on the applicant's Limit of Operation Plan dated September 1980. Prior to commencement of activities along this boundary, a survey of this boundary shall be conducted, the boundary permanently marked and the Director of the Department of Environmental Management shall approve the location of the proposed activities. Notwithstanding the above, the applicant shall be permitted to locate leachate control facilities, and/or erosion and sedimentation control facilities as required, within the undisturbed buffer areas.
25. All permanent berms shall be landscaped to the satisfaction of the Director of the Department of Environmental Management after consultation with the County Arborist. The materials used and their separation shall be in consonance with the landscaping standards of Article 13 of the Zoning Ordinance.
26. An undisturbed buffer shall be maintained along the northern boundary of the site. It will be approximately 200 feet south of the gas line

easement near Giles Run and gradually widen to approximately 300 feet at the dirt road continuation of Fourth Place, currently running north/south through the Lynch Property and north to the property line. The purpose of this buffer is to preserve a stand of hardwood and evergreen trees and to not increase site drainage in the area of the easement as much as possible. This buffer is described in an exhibit presented by the applicant on October 21, 1981 and shall be defined on the final site plan which shall be returned to the Planning Commission and the Board of Supervisors for review.

27. Along the southern property boundary, i.e., from the southernmost point of the property to a point approximately (i) 600 feet along the southwestern boundary and (ii) 1600 feet along the southeastern boundary, a buffer of at least 100 feet shall be maintained. In any area along this boundary where a minimum of 100 feet of natural vegetation does not exist, additional landscaping will be planted and/or the existing berm will be extended to provide an eight (8) foot high landscaped berm. Both the landscaping and the berm shall be designed to the satisfaction of the Director of the Department of Environmental Management. The materials used and their separation shall be in consonance with the landscaping standards of Article 13 of the Zoning Ordinance.
28. Sound levels emanating from the site shall not exceed those applicable levels specified in Chapter 108, Noise, of the Code.

Conditions for the Restoration of the Property

29. The applicant shall provide appropriate surety, as defined in paragraph 9 above, guaranteeing restoration in the amount of \$3000 per acre prior to commencement of operations on any new operational area. The applicant may post such surety for the entire acreage amounting to \$748,500 or he may post a surety for a varying amount based on the area disturbed during each operational phase. The amount, per acre and total, of such surety to guarantee the planned restoration of the site shall be reassessed by the Director of the Department of Environmental Management every five years from the date of this approval.
30. Two feet of final cover material shall be approved by the Director of the Department of Environmental Management prior to its application on the site. If effective vegetative cover has, in the opinion of the Director, not been established, a minimum of four (4) inches of good quality top soil shall be added to the final cover. Additional depth of topsoil shall be required where planting of trees

is proposed, which depth of topsoil shall be subject to the approval of the County Arborist.

31. An aggressive revegetation program shall be executed. Revegetation shall occur at such times as the operation will be at least one fill above the revegetated area, or face of the slope. As the faces of the two lifts are completed, the faces shall be compacted, seeded, mulched and tacked within ten days. This program shall also include reforestation using suitable varieties of trees which are to the satisfaction of the County Arborist.
32. Approval of this Special Exception should not be construed as constituting approval of the site plan for a recreational vehicle campground as proposed in the land restoration plan submitted with this application.
33. The face of each lift reseeded and reforested pursuant to paragraph 31 above shall be revegetated during the first appropriate planting season. Revegetation shall consist of provision of the following items:
 - O The face of each lift shall be planted with trees 6-8 feet high. A random pattern of planting shall be utilized, subject to approval of the County Arborist. The area in which 6' to 8' trees are not to be planted shall not exceed thirty percent (30%) of the total slope area. The trees shall be of species recommended by the County Arborist. No planting will take place without the prior approval of the County Arborist.
 - O The face of each lift shall be planted with tree seedlings of a size and variety recommended by the County Arborist. The location of the plantings and the quantity of these items to be planted will be subject to County Arborist approval.
 - O The face of each lift shall be covered with grasses or groundcover. Specific quantities and type of items shall be subject to approval by the Director of the Department of Environmental Management.
 - O All items planted shall be maintained in a healthy condition.

Any items that should die during the life of the landfill operation shall be replaced by the operator/applicant within one year of its death.

34. Final restoration shall be completed within one year of the termination of operations on the property.

Transportation Conditions

35. Truck traffic to and from the site from the east, north and south shall be required to use only that portion of

Furnace Road between U.S. Route #1 or I-95. Truck traffic entering the site from the west via Route #123 shall use the section of Furnace Road between the site entrance and Route #123. Truck traffic entering the site from any direction shall avoid Lorton Road in the vicinity of Lorton School. The operator shall post this condition at the site entrance and periodically inform all regular customers in writing.

36. Additional right of way shall be dedicated along Furnace Road of up to thirty (30) feet from the existing centerline as required by Department of Environmental Management at the time of site plan review.
37. If required by Virginia Department of Highways and Transportation, a deceleration/right turn lane shall be provided by the operator.
38. There shall be no access to the landfill property for any purpose through Shirley Acres subdivision or the adjoining undeveloped tract.
39. Dust control measures, to prevent the generation of appreciable dust from the landfill shall be installed and maintained by the operator of the landfill, and this would include use of a water tank truck.

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

The Board clarified that it was the intent of this approval that the gravel extraction operations would be able to continue during the operation of the proposed landfill, but that the gravel operations would be allowed only until such time as the appropriate operational phase of the proposed landfill covered the surface of the extraction operation.

If you have any questions concerning this Special Exception, please call me.

Very truly yours,



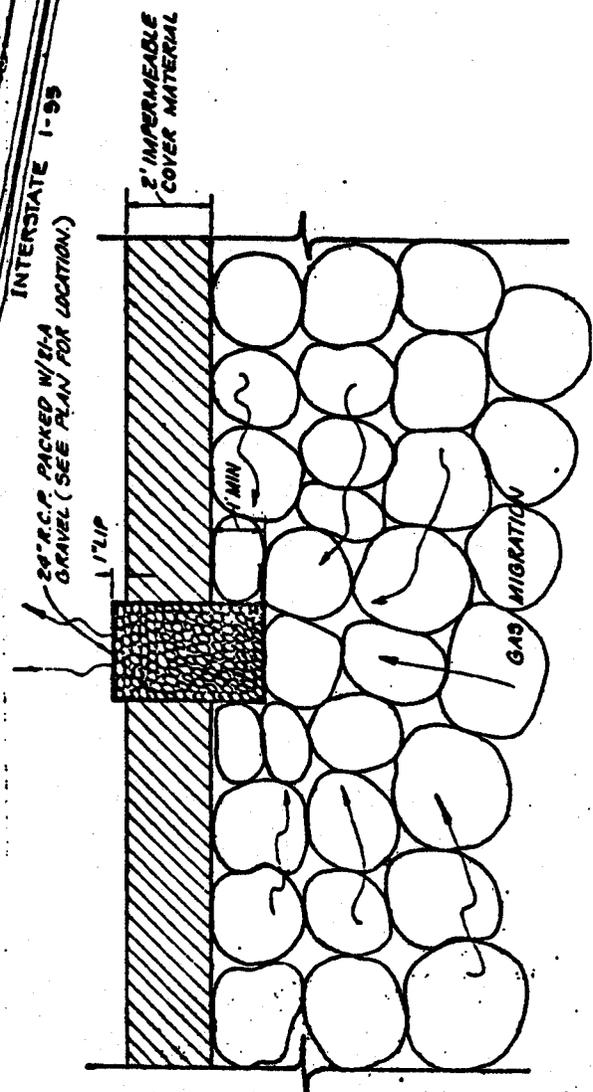
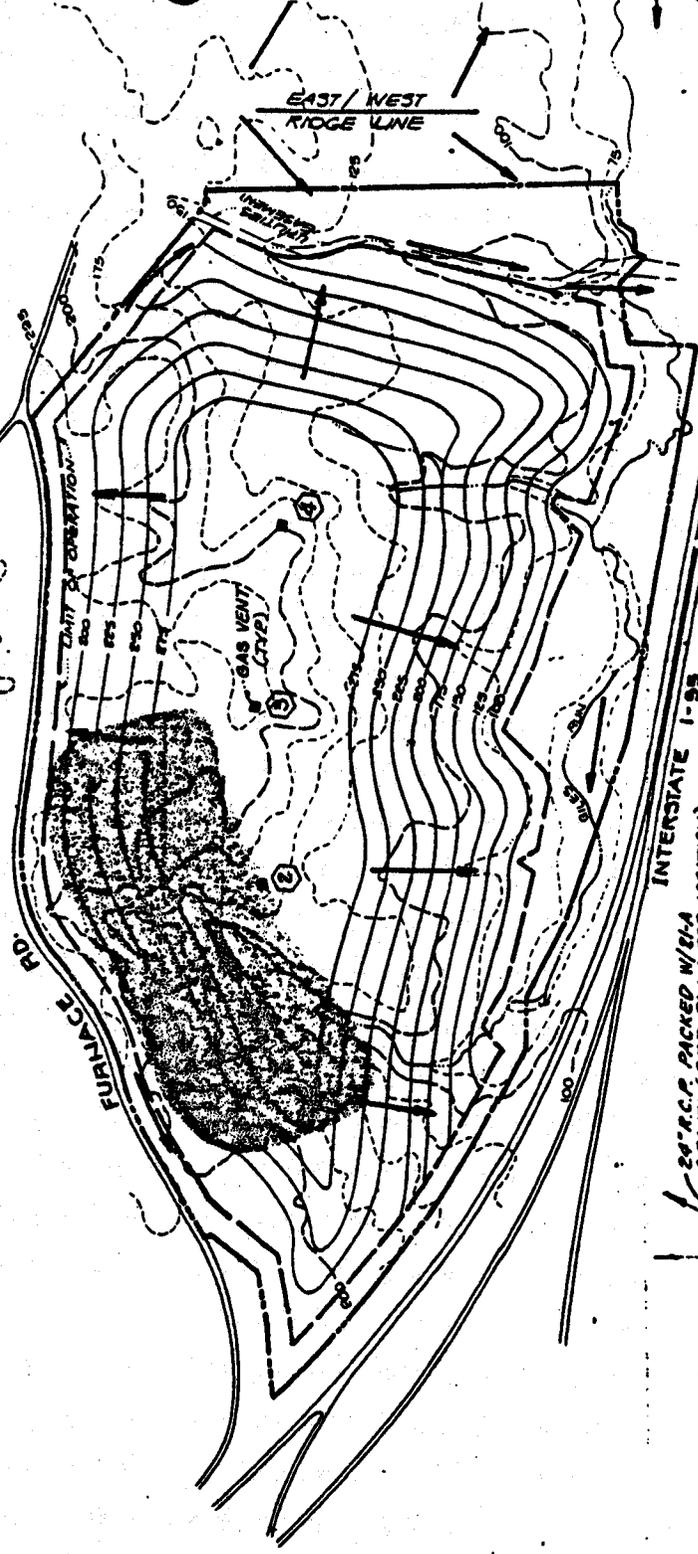
Ethel Wilcox Register
Clerk to the Board

EWR/vlt

cc: ~~Mr.~~ Patteson
✓ Mr. Knowlton
Mr. Covington
Mr. Montenegro

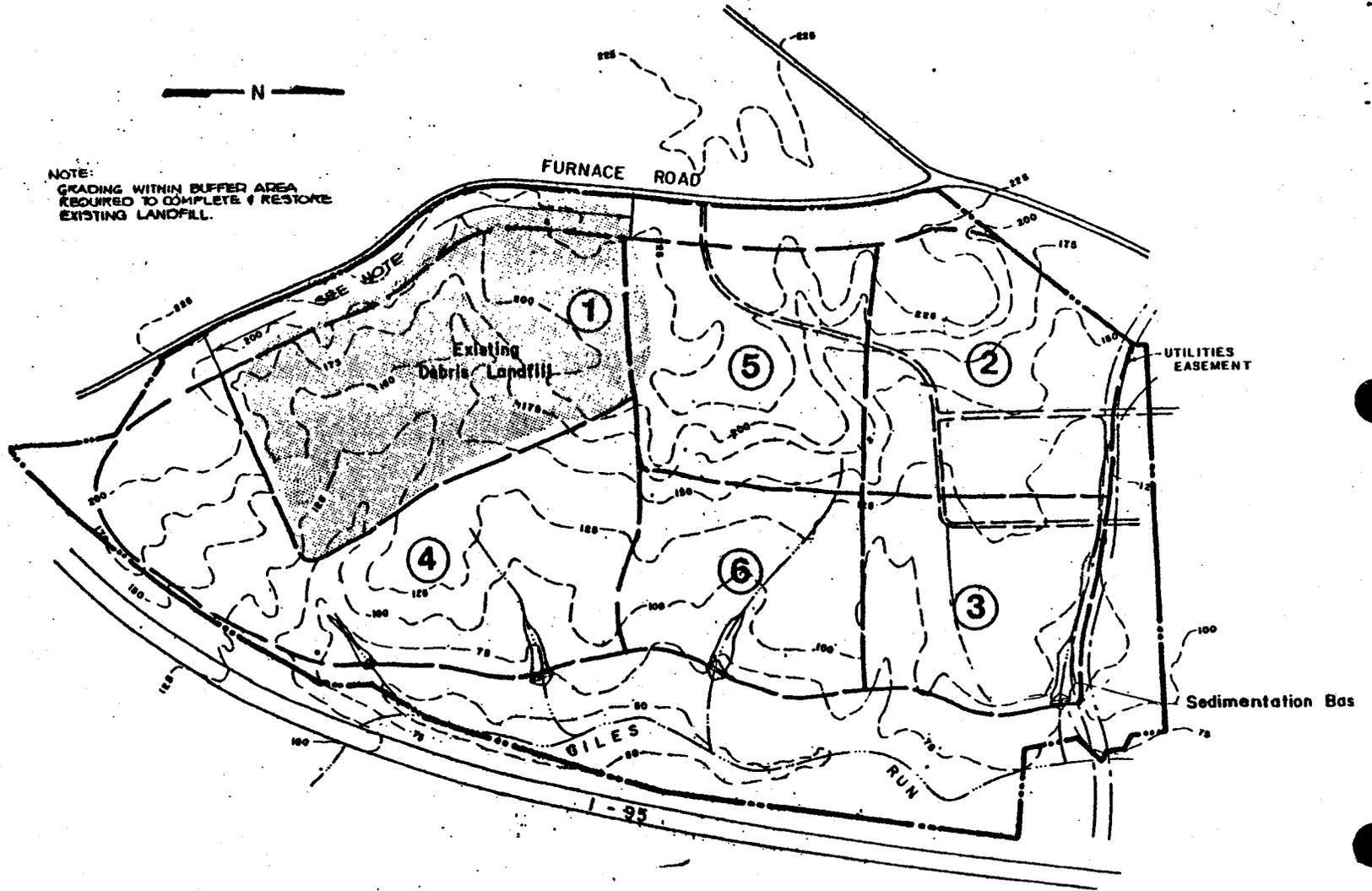
DISTRICT OF COLUMBIA
MAXIMUM SECURITY PRISON

DISTRICT OF COLUMBIA
SANITARY LANDFILL





NOTE:
GRADING WITHIN BUFFER AREA
REQUIRED TO COMPLETE & RESTORE
EXISTING LANDFILL.



OPERATIONAL AREAS

PASSIVE RECREATION

TRAILS & BIKING TRAILS, PLAY AREAS,
PICNIC AREAS, SITTING AREAS ALONG
STREAM VALLEY

BUFFER ZONE

EMERGENCY TREES
WIND BREAKERS, FIRE PROTECTION
AESTHETIC BUFFER ZONE

INTERSTATE ROUTE 95

RANDOM REFORESTATION

VEGETATION TO BE SAVED IN RANDOM PLOTS
THROUGHOUT SITE AREA IN OPEN AREAS OF BUFFER
ZONE, WIND BREAKERS AND FIRE PROTECTION

2:1 SLOPE

EXISTING VEGETATION TO REMAIN

TENT / CAMPER LOOPS

CONCENTRATED AT 10% SLOPE ALONG 100 FT
CONTOURS PER TOTAL OF APPROX. 1000 SQ FT
SPACES, AREA GRADED TO PROVIDE SMALL
PLATEAU PARALLEL TO SLOPE FOR LAUNDRY
CAMPERITE

BACK-IN SITE

TRAIL ENDING POINTS FOR
TRAIL, TRAIL HEAD, TRAIL END

PULL-THROUGH SITE

TRAIL THROUGH CAMPERS
TRAIL ENDING POINTS FOR
TRAIL, TRAIL HEAD, TRAIL END

BACK-IN SITE

TRAIL ENDING POINTS FOR
TRAIL, TRAIL HEAD, TRAIL END

ADMINISTRATION / STORE

TRAIL ENDING POINTS FOR
TRAIL, TRAIL HEAD, TRAIL END

REST ROOMS

SERVES 200-300 PEOPLE AT
TRAIL/VIEW SITES, SERVES 2-30 SITES

FACILITIES CORE

REST ROOMS, SHOWERS, LAUNDRY, PARKING,
SMALL LOT, SERVES 2-75 SITES

RECREATION AREA

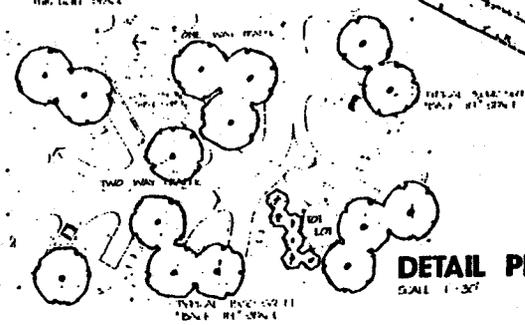
TRAIL ENDING POINTS FOR
TRAIL, TRAIL HEAD, TRAIL END

ENTRANCE COMPLEX

REGISTRATION, INFORMATION, PARKING,
TRAIL HEAD AREA, MAINTENANCE YARD

DETAIL PLAN

SCALE 1" = 30'





County of Fairfax, Virginia

MEMORANDUM

DATE: August 10, 2006

TO: Barbara A. Byron, Director
Zoning Evaluation Division,
Department of Comprehensive Planning

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

FILE: 3- 5 (SE 80-L/V-061)

SUBJECT: Transportation Impact

REFERENCE: SEA 80-L/V-061; Furnace Associates
Traffic Zone: 1636
Land Identification Map: 113-1 ((01)) 5 pt., 7, 8, 9
113-3 ((01)) 1, 2, 4

Transmitted herewith are comments from the Department of Transportation with respect to the referenced application. These comments are based on the revised plan dated February 2006 and submitted sight distance profiles dated July 14, 2006.

The application proposes to amend the previously approved special exception to allow an increase in height of the landfill on approximately 250 acres of land to a maximum of 410 feet.

The department has reviewed the application and offers the following comments:

- Furnace Road is on the County's Comprehensive Plan to be constructed as a 4-lane roadway. The applicant mentions the site's toe-of-slope prohibits such dedication. Therefore, this department requests the applicant mark-up a plan that commences with 59-ft of right-of-way dedication from centerline along Furnace Road. Easements are also to be included. At locations where the toe-of-slope interferes with the 59-ft. right-of-way from centerline, the centerline should be shifted west with 59-ft from centerline dedication. The applicant should dedicate right-of-way in the above fashion.
- With the above delineated, the applicant should demonstrate how a 4-lane Furnace Road could be accomplished. Note: the new centerline may not be located on the existing pavement and right-of-way dedication north of the main entrance will not be an issue as the County's Comprehensive Plan suggests that Furnace Road at this location would be realigned to the West.

Barbara A. Byron
August 10, 2006
Page two

- The applicant should construct one northbound right turn lane and one southbound left turn lane on Furnace Road at each entrance.
- The submitted sight distance profile for the main entrance does not provide adequate sight distance from station 0 +00 to 3+ 00. Per VDOT's entrance permit standards the applicant would not be permitted use of this main access.

Note: Until the applicant addresses the need for turn lanes at their site entrances and adequate sight distance at the site's main entrance, this department can not support approval of this application.

AKR/AK C:SE80-LV-061FurnaceAssociates

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



County of Fairfax, Virginia

MEMORANDUM

DATE: October 16, 2006

TO: Barbara A. Byron, Director
Zoning Evaluation Division,
Department of Comprehensive Planning

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

FILE: 3- 5 (SE 80-L/V-061)

SUBJECT: Transportation Impact Addendum

REFERENCE SEA 80-L/V-061; Furnace Associates
Traffic Zone: 1636 Land Identification Map: 113-1 ((01)) 5 pt., 7, 8, 9
113-3 ((01)) 1, 2, 4

Transmitted herewith are comments from the Department of Transportation with respect to the referenced application. These comments are based on the revised plan dated September 28, 2006 and the submitted Furnace Road exhibit.

The application proposes to amend the previously approved special exception to allow an increase in height of the landfill on approximately 250 acres of land to a maximum of 410 feet.

The department has reviewed the application and offers the following comments:

- Furnace Road is on the County's Comprehensive Plan as an improved 2-lane facility. The applicant should provide right-of-way dedication along Furnace Road at 44-ft from centerline. Easements may also be needed.
- The submitted sight distance profile for the main entrance demonstrates adequate sight distance per some area grading improvements. The applicant should commit to provide any grading improvements for sight distance.
- The applicant should construct one northbound right turn lane and one southbound left turn lane on Furnace Road at the site entrance.
-

Note: Until the applicant addresses the need for turn lanes at their site entrance and provides a commitment for adequate sight distance, this department can not support approval of this application.

AKR/AK C:AD-SE80-LV-061FurnaceAssociates
CC: Michelle Brickner, Director, Design Review, DPW & ES

Fairfax County Department of Transportation
12055 Government Center Parkway, Suite 1034
Fairfax, VA 22035-5500
Phone: (703) 324-1100 TTY: (703) 324-1102
Fax: (703) 324 1450
www.fairfaxcounty.gov/fcdot





County of Fairfax, Virginia

MEMORANDUM

DATE: October 16, 2006

TO: Barbara A. Byron, Director
Zoning Evaluation Division,
Department of Comprehensive Planning

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

FILE: 3- 5 (SE 80-L/V-061)

SUBJECT: Transportation Impact Addendum

REFERENCE SEA 80-L/V-061; Furnace Associates
Traffic Zone: 1636 Land Identification Map: 113-1 ((01)) 5 pt., 7, 8, 9
113-3 ((01)) 1, 2, 4

Transmitted herewith are comments from the Department of Transportation with respect to the referenced application. These comments are based on the revised plan dated September 28, 2006 and the submitted Furnace Road exhibit.

The application proposes to amend the previously approved special exception to allow an increase in height of the landfill on approximately 250 acres of land to a maximum of 410 feet.

The department has reviewed the application and offers the following comments:

- Furnace Road is on the County's Comprehensive Plan as an improved 2-lane facility. The applicant should provide right-of-way dedication along Furnace Road at 44-ft from centerline. Easements may also be needed.
- The submitted sight distance profile for the main entrance demonstrates adequate sight distance per some area grading improvements. The applicant should commit to provide any grading improvements for sight distance.
- The applicant should construct one northbound right turn lane and one southbound left turn lane on Furnace Road at the site entrance.
-

Note: Until the applicant addresses the need for turn lanes at their site entrance and provides a commitment for adequate sight distance, this department can not support approval of this application.

AKR/AK C:AD-SE80-LV-061FurnaceAssociates
CC: Michelle Brickner, Director, Design Review, DPW & ES

Fairfax County Department of Transportation
12055 Government Center Parkway, Suite 1034
Fairfax, VA 22035-5500
Phone: (703) 324-1100 TTY: (703) 324-1102
Fax: (703) 324 1450
www.fairfaxcounty.gov/fcdot





County of Fairfax, Virginia

MEMORANDUM

DATE: November 6, 2006

TO: Barbara A. Byron, Director
Zoning Evaluation Division,
Department of Comprehensive Planning

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

FILE: 3- 5 (SE 80-L/V-061)

SUBJECT: Transportation Impact Addendum # 2

REFERENCE SEA 80-L/V-061; Furnace Associates
Traffic Zone: 1636 Land Identification Map: 113-1 ((01)) 5 pt., 7, 8, 9
113-3 ((01)) 1, 2, 4

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 25, 2006.

The application proposes to amend the previously approved Special Exception to allow an increase in height of the subject landfill on approximately 250 acres of land to a maximum of 410 feet.

The department has reviewed the application and offers the following comments:

- To further curtail truck traffic arriving to the site from the north and in guidance with the Virginia Department of Environmental Quality (VDEQ), VDOT has specified that the applicant should construct a left turn barrier at the site entrance. This will preclude southbound left turn vehicular entry into the site in an attempt to discourage truck traffic from entering from the north.
- With regards to the timing of the site closure, the applicant should remove the left turn barrier at the main access, so the subsequent land use (circa 2019) can be permitted vehicular left turns into the site.
- As a contingency to the left turn barrier and for the new traffic guidance, the applicant should provide a turnaround for any aberrant southbound left turning trucks. The turnaround should be demonstrated on the submitted SEA plans along with sight distance profiles. The applicant should also provide assurance they would have permission to use this turnaround.

Barbara A. Byron
November 6, 2006
Page two

- The applicant should submit the main entrance sight distance profiles in the Special Exception Amendment plan sheets.
- Furnace Road is on the County's Comprehensive Plan as an improved 2-lane facility. As long as the applicant provides a northbound right turn lane on Furnace Road at the site access, the right-of-way dedication can be stipulated as the following. The reservation of right-of-way dedication (until circa 2019) or dedication upon demand by VDOT, whichever comes first would be adequate.
- The trail along Furnace Road should align at the site entrance.

AKR/AK C:AD#2 -SE80-LV-061FurnaceAssociates
CC: Michelle Brickner, Director, Design Review, DPW & ES

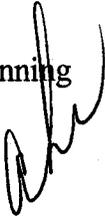


County of Fairfax, Virginia

MEMORANDUM

DATE: November 14, 2006

TO: Barbara A. Byron, Director
Zoning Evaluation Division,
Department of Comprehensive Planning

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

FILE: 3- 5 (SE 80-L/V-061)

SUBJECT: Transportation Impact Addendum # 3

REFERENCE SEA 80-L/V-061; Furnace Associates
Traffic Zone: 1636 Land Identification Map: 113-1 ((01)) 5 pt., 7, 8, 9
113-3 ((01)) 1, 2, 4

Transmitted herewith are comments from the Department of Transportation with respect to the referenced application. These comments are based on the revised plan dated November 3, 2006.

The application proposes to amend the previously approved Special Exception to allow an increase in height of the subject landfill on approximately 250 acres of land to a maximum of 410 feet.

The department has reviewed the application and offers the following comments:

X The applicant, as part of this application, has not demonstrated that they can provide an adequate turnaround for the site destined vehicles traveling from the North. Therefore, previous comments regarding the left turn barrier and the turnaround on Furnace Road are no longer applicable, unless the turnaround site can be brought in as part of this application. Therefore, the following issues remain:

- Prior to site plan submission, a southbound left turn lane on Furnace Road (into the site entrance) shall be designed to a standard required by Virginia Department of transportation (VDOT) or an alternative acceptable to VDOT and to the Fairfax County Department of Transportation (FCDOT).
- In order to provide adequate sight distance at the site entrance to Furnace Road, grading improvements shall be provided as directed by VDOT.
- An adequate turning radius at the site entrance shall be demonstrated prior to site plan approval and constructed prior to the issuance of the Non-RUP.

Barbara A. Byron
November 14, 2006
Page two

- Right-of-way to 44 feet from the existing centerline along the site's Furnace Road frontage and any ancillary easements shall be reserved for dedication. This right-of-way shall be dedicated upon demand of Fairfax County and/or the Virginia Department of Transportation, but no later than January 1, 2019. Prior to dedication, the proposed berm and fence within the reservation area shall be removed, as will the proposed raised concrete island at the site entrance.
- The trail along Furnace Road should align at the site entrance.

AKR/AK C:AD#3 -SE80-LV-061FurnaceAssociates
CC: Michelle Brickner, Director, Design Review, DPW & ES



COMMONWEALTH of VIRGINIA

DAVID S. EKERN, P.E.
COMMISSIONER

DEPARTMENT OF TRANSPORTATION

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

October 10, 2006

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

Re: SEA 80-L-061, Overlook Ridge
Tax Map No.: 113-1 /01/ /0005 Pt. /01/ /007 /01/ /008 113-3 /01/ /001, etc.

Dear Ms. Byron,

This office has reviewed the special exception amendment plat relative to special exception amendment application 80-L-061 and offers the following comments.

Per the Comprehensive Plan, Furnace Road will be widening to a four lane divided facility. The applicant should dedicate 45 feet of right of way from the centerline to the property line and should construct a 35 foot cross section from the centerline to the face of curb. A right and left turn lane along Furnace Road should be constructed in accordance with the design speed.

For any additional information please contact this office.

Sincerely,

A handwritten signature in cursive script that reads "Noreen H. Maloney".

Noreen H. Maloney
Transportation Engineer

cc: Ms. A. Rodeheaver



County of Fairfax, Virginia

MEMORANDUM

DATE: September 19, 2006

TO: Barbara A. Byron, Director
Zoning Evaluation Division, DPZ

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

SUBJECT: ENVIRONMENTAL ASSESSMENT for: SEA 80-L-061
Furnace Associates

This memorandum, prepared by Deborah Albert, includes citations from the Comprehensive Plan that list and explain environmental policies for this property. The citations are followed by a discussion of environmental concerns, including a description of potential impacts that may result from the proposed development as depicted on the Special Exception Amendment (SEA) plan dated February 22, 2006 and revised August 31, 2006. Possible solutions to remedy identified environmental impacts are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

COMPREHENSIVE PLAN CITATIONS:

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

In the Fairfax County Comprehensive Plan, Policy Plan, 2003 Edition, Environment section as amended through November 15, 2004, on pages 5-7, the Plan states:

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

Policy a. Maintain a best management practices (BMP) program for Fairfax County and ensure that new development and redevelopment complies with the County’s best management practice (BMP) requirements.

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

- Policy b. Update BMP requirements as newer, more effective strategies become available.
- Policy c. Minimize the application of fertilizers, pesticides, and herbicides to lawns and landscaped areas through, among other tools, the development, implementation and monitoring of integrated pest, vegetation and nutrient management plans.
- Policy d. Preserve the integrity and the scenic and recreational value of stream valley EQCs when locating and designing storm water detention and BMP facilities. In general, such facilities should not be provided within stream valley EQCs unless they are designed to provide regional benefit or unless the EQCs have been significantly degraded. When facilities within the EQC are appropriate, encourage the construction of facilities that minimize clearing and grading, such as embankment-only ponds, or facilities that are otherwise designed to maximize pollutant removal while protecting, enhancing, and/or restoring the ecological integrity of the EQC. . . .
- Policy f. Where practical and feasible, retrofit older stormwater management facilities to perform water quality functions to better protect downstream areas from degradation.
- Policy g. Monitor the performance of BMPs.
- Policy h. Protect water resources by maintaining high standards for discharges from point sources.
- Policy i. Monitor Fairfax County's surface and groundwater resources.
- Policy j. Regulate land use activities to protect surface and groundwater resources. . . .

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.”

In the Fairfax County Comprehensive Plan, Policy Plan, 2003 Edition, Environment section as amended through November 15, 2004, on page 11, the Plan states:

“Objective 6: Ensure that new development either avoids problem soil areas, or implements appropriate engineering measures to protect existing and new structures from unstable soils. . . .

Policy b: Require new development on problem soils to provide appropriate engineering measures to ensure against geotechnical hazards.”

In the Fairfax County Comprehensive Plan, Policy Plan, 2003 Edition, Environment section as amended through November 15, 2004, on pages 13-15, the Plan states:

“Objective 9: Identify, protect and enhance an integrated network of ecologically valuable land and surface waters for present and future residents of Fairfax County.

Policy a: For ecological resource conservation, identify, protect and restore an Environmental Quality Corridor system (EQC)... Lands may be included within the EQC system if they can achieve any of the following purposes:

- Habitat Quality: The land has a desirable or scarce habitat type, or one could be readily restored, or the land hosts a species of special interest.
- "Connectedness": This segment of open space could become a part of a corridor to facilitate the movement of wildlife.
- Aesthetics: This land could become part of a green belt separating land uses, providing passive recreational opportunities to people.
- Pollution Reduction Capabilities: Preservation of this land would result in significant reductions to nonpoint source water pollution, and/or, micro climate control, and/or reductions in noise.

The core of the EQC system will be the County's stream valleys. Additions to the stream valleys should be selected to augment the habitats and buffers provided by the stream valleys, and to add representative elements of the landscapes that are not represented within stream valleys. The stream valley component of the EQC system shall include the following elements...:

- All 100 year flood plains as defined by the Zoning Ordinance;

- All areas of 15% or greater slopes adjacent to the flood plain, or if no flood plain is present, 15% or greater slopes that begin within 50 feet of the stream channel;
- All wetlands connected to the stream valleys; and
- All the land within a corridor defined by a boundary line which is 50 feet plus 4 additional feet for each % slope measured perpendicular to the stream bank. The % slope used in the calculation will be the average slope measured within 110 feet of a stream channel or, if a flood plain is present, between the flood plain boundary and a point fifty feet up slope from the flood plain. This measurement should be taken at fifty foot intervals beginning at the downstream boundary of any stream valley on or adjacent to a property under evaluation.

Modifications to the boundaries so delineated may be appropriate if the area designated does not benefit habitat quality, connectedness, aesthetics, or pollution reduction as described above. In addition, some intrusions that serve a public purpose such as unavoidable public infrastructure easements and rights of way are appropriate. Such intrusions should be minimized and occur perpendicular to the corridor's alignment, if practical.

Preservation should be achieved through dedication to the Fairfax County Park Authority, if such dedication is in the public interest. Otherwise, EQC land should remain in private ownership in separate undeveloped lots with appropriate commitments for preservation. The use of protective easements as a means of preservation should be considered.

When preservation of EQC land is achieved through the development process it is appropriate to transfer some of the density that would otherwise have been permitted on the EQC land to the non-EQC portion of the property to provide an incentive for the preservation of the EQC and to achieve the other objectives of the Plan. The amount of density transferred should not create an effective density of development that is out of character with the density normally anticipated from the land use recommendations of the Plan. For example, town homes should not normally be built adjacent to an EQC in an area planned for two to three dwelling units per acre. Likewise, an increase in the effective density on the non EQC portion of a site should not be so intense as to threaten the viability of the habitat or pollution reduction capabilities that have been preserved on the EQC portion of the site. . . .”

In the Fairfax County Comprehensive Plan, Policy Plan, 2003 Edition, Environment section as amended through November 15, 2004, on page 16, the Plan states:

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

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

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

ENVIRONMENTAL ANALYSIS:

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

Environmental Quality Corridor

Issue:

The approximately 250 acre site is situated east of Furnace Road and west of I-95 in the Mill Branch watershed. Giles Run on the eastern portion of the property, is associated with an Environmental Quality Corridor (EQC), a Resource Protection Area (RPA) and the 100-year floodplain. The EQC in this area is coincident with the RPA boundary and is approximately 26 acres. The RPA is forested and the applicant has indicated, based on a survey by the Northern Virginia Conservation Trust, that it is largely free of invasive plants and provides good habitat for birds.

Resolution:

The August 31, 2006, SEA plan corrected the location of the RPA and floodplain to show accurate locations which were incorrect on earlier plats. However, the SEA plan still shows the EQC boundary and the 100-year floodplain boundary interweaving in one remaining location and the floodplain as external to the RPA in one location, both depicted on the enlarged view on Sheet 5. The EQC line should be modified to include the 100-year floodplain within the EQC. The RPA line should be modified to include the floodplain. While the steeply sloping landfill areas adjacent to the RPA do not truly meet the intent of the EQC policy, disturbance to these areas should generally be avoided. The steep slopes adjacent to the EQC are already closed and capped, and along with the designated RPA/EQC, should remain undisturbed with the proposed special exception amendment. Proposed development

conditions would prohibit any landfilling operation, clearing or grading within 150 feet of the 100-year floodplain of Giles Run. However, the applicant has also proposed development conditions which would allow encroachment into the RPA/EQC in the event stormwater management facilities adjacent to the RPA require maintenance or expansion, and has shown clearing and grading limits extending into the RPA/EQC. Such encroachment into the RPA would require an RPA Exception. However, the applicant has indicated that subsequent plans will move limits of clearing and grading outside of the RPA/EQC, and an alternative expansion area will be depicted between SWM ponds 2 and 3, on the northern portion of the site, in order to prevent encroachment into the RPA/EQC due to expansion of SWM pond 4, which is adjacent to the RPA/EQC.

Tree Preservation

Issue:

The subject property is developed as an active construction demolition and debris (CDD) landfill, and as such, there is no tree cover on the active portion of the property. However, the EQC and a substantial buffer on the northern portion of the property have remained undisturbed throughout the life of the landfill, and are characterized by mature forest. The undisturbed buffer on the northern portion of the property is defined by all land north of a line 200 feet south of the existing gas line easement, as required by an existing development condition. The purpose of the existing development condition is to preserve the trees in this location and to limit drainage in the area of the easement as much as possible. The EQC and the area to the north of the gas line easement will remain undisturbed with the proposed SEA and are designated as tree save. The area immediately south of the gas line easement was proposed in earlier SEA plans as a potential SWM expansion area, should the existing ponds need to be supplemented. The August 31, 2006 SEA plan does not label this area as potential SWM expansion area. However, the applicant has indicated that subsequent plans will show this area as SWM expansion area in order to prevent encroachment into the RPA for expansion of SWM pond 4. This area will remain as tree save, should additional detention not be necessary. The applicant has proposed conditions which preserve an undisturbed buffer only to the north of the gas line easement.

The applicant has proposed a public park for passive recreation after the landfill is closed, at a maximum capped height of 412 feet (elevation), 122 feet higher than the currently approved 290-foot capped height. In discussions with the community on mitigation for the increased height and resulting visual impact on the surrounding neighborhoods, the applicant has proposed the planting of trees on benches on the closed landfill, to be established in phases as portions of the landfill are closed, with trails to be developed on the benches. While planting of trees atop closed landfills is uncommon due to the potential for the trees' root to penetrate the cap on the landfill and subsequently make the area vulnerable to groundwater contamination, it is not preclusive. The applicant has proposed to provide five feet of topsoil, in addition to that already required on top of a capped landfill, in order to give tree roots sufficient space to grow without danger of penetrating the cap. This activity would be regulated and approved by the State Department of Environmental Quality (DEQ). The

presence of trees on top of the landfill in this location, surrounded by residential neighborhoods to the north and east, would provide a significantly improved view shed for surrounding residential neighborhoods. The eastern portion of the landfill, previously closed and capped, has mature, volunteer trees growing on top. No problems with penetration of the cap have been detected through quarterly groundwater monitoring.

Resolution:

The trees within the EQC on the west side of the subject property, as well as the area to the north of the gas line easement, are designated as tree save, and will remain undisturbed with the proposed expansion in height. The area to the south of the gas line easement is currently protected by an existing development condition. This area is, however, proposed as potential SWM pond expansion, should additional detention be required. The applicant has indicated that this area is below the grade of the treed buffer to the north, and therefore would not affect the buffering effect of the trees between the landfill and the residential neighborhoods immediately to the north. While trees which were previously protected by existing development conditions would be lost, the provision of additional SWM pond capacity in this location would replace additional capacity that might otherwise be required in SWM pond 4, which is adjacent to the RPA/EQC.

The applicant has been simultaneously going through the process to amend the DEQ permit for expansion of the landfill, and seeks an amendment to the DEQ permit to allow the planting of trees with an additional five feet of top soil on top of the capped landfill. Closure of the landfill is proposed in five phases, estimated to be completed in 2010, 2012, 2013 and 2015, with final closure of active landfill operations to be completed no later than December 31, 2018. Slopes of closed portions of the landfill are proposed to be graded and planted with trees with each phase. It is recommended that the applicant follow planting recommendations for trees on steep slopes, such as planting trees in groves, in order to avoid the potential for blow down and subsequent penetration of the landfill cap. Sheet 17 of the SEA plan depicts planting strategies to avoid potential for blowdown. Proposed development conditions require revegetation plans to be subject to the approval of Urban Forestry Management.

Stormwater Management and Water Quality

Issue:

The subject property is currently controlled by seven stormwater management (SWM) ponds. Staff from the Department of Public Works and Environmental Quality have expressed concern that rehabilitation of SWM ponds adjacent to the RPA would require encroachment into the RPA, which would require a General RPA Encroachment Exception. DPWES has indicated that any substantial rehabilitation necessary on any of the existing SWM ponds would require the entire facility to be brought into compliance with the criteria and procedures as outlined in the Public Facilities Manual.

GeoTrans, Inc. reviewed the Landfill Gas Report at the request of the Fairfax County Fire and Rescue Department. Analysis of the report indicated that groundwater testing does not include testing for non-methane volatile organic compounds (NMVOCs), however, significant levels of NMVOCs in vapor would likely be detected in groundwater. Existing conditions require groundwater monitoring and testing from groundwater wells on a quarterly basis.

Resolution:

The applicant had previously depicted the area inbetween ponds two and three at the northern end of the site as a possible SWM expansion area in order to avoid rehabilitation of ponds adjacent to the RPA. However, the August 31, 2006 SEA plan has extended the limits of clearing and grading into the RPA/EQC in order to accommodate potential expansion of SWM ponds to the east. DPWES has indicated that this activity would require a General RPA Encroachment Exception to be filed at the time of the SEA. However, the applicant has indicated that subsequent plans will again show this area as potential SWM expansion, and the limits of clearing and grading will be moved outside of the RPA. DPWES has also suggested that since the property will eventually be conveyed to the Fairfax County Park Authority, it may be a good idea to upgrade all SWM facilities to current dam standards. Any Stormwater Management/Best Management Practices facility will be subject to review and approval by staff in the Department of Public Works and Environmental Services.

The applicant has stated that there will be a one-time application of fertilizer during initial seeding of capped areas for slope stabilization. The applicant has stated that CDD landfills are not generally subject to problems from insects and rodents, and therefore the need for pesticides and rodent control are not anticipated. In the event of problems from burrowing animals, a licensed exterminator would be contacted to address the problem. The applicant has proposed dedication of the closed portions of the landfill to the Park Authority. Environmental liability would remain with Furnace Associates, Inc., at a minimum, until release from liability as approved, based on DEQ review.

Geotechnical Issues

Issue:

The applicant is proposing to construct recreational facilities on top of a debris landfill in five phases as portions of the landfill are closed, beginning with the closure of the first phase, estimated to be in 2010. The Zoning Ordinance prohibits construction of improvements on landfills for a period of twenty years after the termination of landfill operations unless such improvements are approved by the Board of Supervisors. Approval of such improvements is contingent on safety issues and geotechnical stability issues.

The applicant has provided a geotechnical study based on a 3:1 (horizontal to vertical ratio) final slope ratio between drainage terraces. Staff from DPWES have reviewed the report and have suggested that the proposed expansion should be fully reviewed by the Geotechnical Review Board (GRB). Existing development conditions require that the landfill maintain a

4:1 slope on the northern edge of the landfill and a 3:1 slope on all other faces. The maximum height of the landfill is determined by DEQ based on a 3:1 slope, the maximum slope allowed by state regulations.

The landfill Closure and Post-Closure Plan indicates that final slopes of the landfill will be constructed with side slopes no steeper than a 3:1 horizontal to vertical ratio between drainage terraces. The Post-Closure Plan recommends that previously closed portions of the landfill should remain undisturbed. The Closure and Post-Closure Plan also indicates that the potential for localized settlement of the landfill is reduced by the operating practice of spreading and compacting waste and ensuring that large collapsible objects are not placed within ten vertical feet of the cover system. Maximum long term settlement is estimated to be 12.8 feet for the final cover system. These calculations are based on the maximum height of 435 feet technically feasible based on the maximum 3:1 slope allowed by DEQ, 23 feet over the height increase sought with this SEA application.

The Closure and Post-Closure Plan indicates that following the completion of each unit of the landfill, Furnace Associates, Inc. will submit to Virginia DEQ, a report of activities conducted during closure construction. The report will include certification by a Virginia registered professional engineer that construction of closure capping has been completed in accordance with the permitted closure plan. The applicant expects that the closure plan will be approved by DEQ on September 15, 2006.

Resolution:

Staff from DPWES have recommended full review of the Closure and Post-Closure plans by the Geotechnical Review Board. Staff of the Fairfax County Solid Waste Management Program have also reviewed the Closure and Post-Closure Plans for the facility. Post-closure construction of recreational facilities on the subject property should be coordinated with DPWES with respect to potential settling that may occur on the site and should be subject to requirements determined through the findings of the Geotechnical Review Board.

Safety Issues

Issue:

The post-closure plan proposes development of a passive recreation park on the subject property. The park and associated trails are proposed to be developed in five phases, with closure of active slopes as they reach capacity and subsequent construction and provision of access easement to the public. The applicant has proposed to develop multi-use trails and to provide public access easements on the subject property, as well as to dedicate the closed portions of the landfill to the Fairfax County Park Authority.

In the analysis of the Landfill Gas Report, the following were noted:

- Groundwater testing does not include testing for non-methane volatile organic compounds (NMVOC), however, significant levels of NMVOCs in vapor would likely be detected in groundwater. It is unlikely that NMVOCs will present a hazard to recreational users during any of the development phases.
- The size of the landfill and its proposed use for recreation presents concerns about methane pressure buildup and uncontrolled venting if a cap is installed without a venting system. While CDD landfills do not have the same methane gas producing potential as MSW landfills, methane gas venting can still occur, particularly from decomposition of organic wood waste which is commonly found in CDD waste.

Resolution:

It is recommended that a course aggregate gas collection layer is installed with collection pipe and gas vents above breathing zones to be installed as part of the cap in areas proposed for active use. These areas would include proposed parking areas, exercise stations, overlook, amphitheater, pavilion, and kite flying area. Proposed cap inspections and maintenance will ensure that settlement does not cause uncontrolled venting hazards on the cap.

The applicant has proposed that the public structures on the site would be constructed with techniques which mitigate landfill gases. All structures proposed, including the gazebo and picnic shelters are proposed with open air, self-venting construction in order to prevent the buildup of landfill gases. The applicant has stated that structures that must be closed, such as leachate pump houses, will be locked to prohibit public access.

Landfill Operations

Issue:

Staff discussed with the applicant, the proposed use of a temporary tire wash for the facility and expressed concern with the maintenance and life span of a temporary tire wash. However, the applicant has indicated preference for this model, given the speed of installation as well as the mobility of the unit, which would allow flexibility in determination of optimum location for such a facility. Additionally, the applicant has stated that a mobile unit will allow for more efficient use of recycled water, as a mobile unit facilitates the removal of sediment much more easily than an in-ground wheel wash.

The existing Special Exception for the subject property does not allow the applicant the flexibility to include recycling activities at the landfill facility.

Resolution:

Staff from the Solid Waste Management Program recommends including conditions which recognize the service life span and maintenance needs of a mobile wheel wash, as well as a

reasonable time frame for replacement of such a unit and a supply of replacement parts to be maintained on site. Proposed conditions do not address maintenance for a temporary tire wash.

Staff also recommend that conditions be included in the Special Exception which allow flexibility to include recycling in continued operations at the landfill. Staff have indicated that in the near future, the County will start focusing on tax incentives to encourage recycling, and as the cost of getting rid of CDD waste is becoming more expensive, on-site separation of recyclables has become more common. Specifically, staff recommend that the applicant incorporate a drop-off point for cardboard recycling as part of the facility, in order to facilitate the county regulation, starting in July, 2007, which will require construction contractors to recycle cardboard. The applicant has indicated that it would be desirable to incorporate recycling activities into the facility operations, and have proposed conditions which allow this flexibility.

COUNTYWIDE TRAILS PLAN

The Countywide Trails Plan Map depicts a Major Paved Trail (defined as asphalt or concrete eight feet or more in width) along the subject property's Furnace Road frontage. The applicant requests a waiver of this trail requirement.

PGN: DLA



County of Fairfax, Virginia

MEMORANDUM

DATE: October 31, 2006

TO: Catherine Lewis, Senior Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM:  Jeremiah Stonefield, Chief Stormwater Engineer
Site Review East, Environmental and Site Review Division
Department of Public Works and Environmental Services

SUBJECT: Special Exception Amendment Application Review, SEA 80-LV-061, Overlook Ridge (Formerly Lorton Debris Landfill), Tax Map #113-1-01-0005(pt), 0007, 0008, 113-3-01-0001, 0002, and 0004 (Site), Special Exception Amendment Plat, Dated October 26, 2006 (SEA Plat), Mount Vernon District

We have reviewed the subject Plan and offer the following comments related to stormwater management:

Chesapeake Bay Preservation Ordinance (CBPO)

There is mapped Resource Protection Area on the Site. The applicant has shown encroachment into the RPA for the reconstruction of trails, outfalls from the existing stormwater management ponds and maintenance of the existing pond embankments. These activities are exempt and allowed uses in the RPA, subject to the approval of a Water Quality Impact Assessment (WQIA). The approval of the WQIA will be prior to, or concurrent with, the approval of the site plan. If additional clearing associated with additional rehabilitation of the existing impoundments (see comments regarding stormwater detention, below) extends into the RPA, a General RPA Encroachment Exception may be required for uses in the RPA.

Floodplain Regulations

There is regulated major 100-yr floodplain on the site associated with Giles Run on the property. The proposed disturbance in the major floodplain is for the construction of improvements to the outfalls from the existing ponds. The activities are permitted uses and will require a written determination by the DPWES at the time of site plan review.

Site Outfall

The Board of Supervisors amended the PFM, ZO and Subdivision Ordinance effective February 7, 2006, concerning stormwater management, outfalls, drainage divides and notices. The applicant should be advised that the construction plans for the project will be subject to the amended requirements.

Department of Public Works and Environmental Services
Land Development Services, Environmental and Site Review Division

12055 Government Center Parkway, Suite 535

Fairfax, Virginia 22035-5503

Phone 703-324-1720 • TTY 703-324-1877 • FAX 703-324-8359

www.fairfaxcounty.gov/dpwes



Downstream Drainage Complaints

There are no relevant downstream complaints on file along the outfall of this proposed development.

Stormwater Detention

The applicant indicates that water quantity control will be met through proposed rehabilitation of existing detention ponds on the site. The proposed plan shows the improvements of the impoundment by regrading the embankment, excavating the bottom, replacing the principle spillway, outfall improvements, and adding overland emergency spillways.

During meetings and discussions, the applicant has been informed that if modifications, improvements, or any other changes to the existing stormwater management pond design are necessary to meet applicable requirements (water quality control, water quantity control, etc.), the Director shall require compliance with the procedures and criteria set forth in PFM Sections 6-1602 through 6-1608 for the rehabilitation of existing dams. Any rehabilitation of one feature of the impoundment that would bring into question the safety or functional capability of another feature, as determined by the Director, that feature shall also be rehabilitated to comply with the criteria and procedures (PFM Section 6-1602.1). The applicant has indicated that the proposed maintenance and required upgrades to the existing ponds in the vicinity of the RPA will be limited to the original facility and embankment. Based on the information presented and discussions with the applicant, it appears that the limited improvements, as currently proposed, will not require complete rehabilitation of the dam embankment and further encroachment into the RPA. Please note that any substantial change to the proposed plan may require complete rehabilitation of the impoundment facilities.

If you have any questions, or need further assistance, please contact me at 703-324-1720.

cc: Steve Aitcheson, Director, Stormwater Planning Division, DPWES
Valerie Tucker, Chief Stormwater Engineer, Site Review East, ESRD, DPWES
Zoning Application File (1883-ZONA-001-3)



FAIRFAX COUNTY PARK AUTHORITY
.....
M E M O R A N D U M



APPENDIX 10

TO: Barbara A. Byron, Director
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Lynn S. Tadlock, Director
Planning and Development Division

Lynn S. Tadlock

DATE: June 19, 2006

SUBJECT: SEA 80-L/V-061, Overlook Ridge (Furnace Road Associates)
Tax Map Number(s): 113-1 ((1)) 5, 7, 8; 113-3 ((1)) 1, 2, 4

BACKGROUND

The Park Authority staff has reviewed the proposed Development Plan dated February 2006, for the above referenced application. The application seeks approval to increase the height limit of a construction debris landfill from 280 feet to 410 feet. The Development Plan shows the conversion of the landfill to park and recreation uses in five phases over approximately 12 years.

1. Park Development (The Policy Plan, Parks and Recreation Objective 1, p. 4)

“Objective 1: Identify and serve current and future park and recreation needs through an integrated park system that provides open space, recreational services and facilities, and stewardship of natural and cultural resources.”

“Policy f: Extend public investments in parkland acquisition and park development through a combination of public/private mechanisms, such as voluntary dedication and/or donation of land, fee simple purchase, negotiated agreements, and other appropriate means.”

“Policy h: Encourage private landowners to preserve open space and protect ecological and cultural resources through the use of conservation easements, land use valuation, and other land use options, incentives and programs.”

“Policy l: Work cooperatively with private and public landowners to develop and provide trail connections to parkland from existing and planned trails and encourage non-motorized access to parks.”

2. Resource Protection (The Policy Plan, Parks and Recreation Objective 5, p. 7)

“Objective 5: Ensure the long term protection, preservation and sustainability of park resources.

Policy a: Protect parklands from adverse impacts of off-site development and uses. Specifically, identify impacts from development proposals that may negatively affect parklands and private properties under protective easements and require mitigation and/or restoration measures, as appropriate.”

3. Heritage Resources (The Policy Plan, Heritage Resources, Objective 1, p. 3)

“Objective 1: Identify heritage resources representing all time periods and in all areas of the County.

Policy a: Identify heritage resources well in advance of potential damage or destruction.”

4. Heritage Resources (The Policy Plan, Heritage Resources Objective 3, page 4)

“Objective 3: Protect significant historical resources from degradation or damage and destruction by public or private action.”

5. Land Use Recommendations (LP2-Lorton-South Route 1 Community Planning Sector, Recommended Land Use Plan, p. 62)

“The largest area planned for recreation or public park uses in the sector is located south of Dixon Street, west of I-95 and east of Furnace Road. While the area currently contains a large private debris landfill, it is envisioned that when landfill operations cease that this area will be developed with private or public recreational uses such as a golf course.”

6. Land Use Recommendations (LP2-Lorton-South Route 1 Community Planning Sector, Sub-Unit B4, p. 71)

“Sub-unit B4 contains a private debris landfill. To help mitigate any visual impacts upon the surrounding area, buffers should be maintained around the landfill. When the landfill is built-out, it is recommended that the site ultimately be developed with active recreational uses such as a golf course.”

ANALYSIS AND RECOMMENDATIONS

Natural Resource Impact:

The applicant notes that the landfill will be stabilized with grass and otherwise be allowed to naturally vegetate. The Park Authority strongly recommends that the applicant control non-native, invasive vegetation. The applicant should establish a vegetation management plan that

will control invasives and promote the establishment of native meadow species. The plan should also define the species and types of woody vegetation that are beneficial or harmful on the stabilized landfill surface to promote long-term stability, benefit wildlife and be aesthetically pleasing and recreationally beneficial.

The Park Authority supports the idea of establishing the site as a birding destination. The proximity to the Laurel Hill Park, Occoquan River, the Meadowood Special Recreation Management Area, Woodbridge Refuge and other special wildlife habitats makes the applicant's site a logical location to attract and view a high diversity of bird and other species. Establishing and implementing a vegetation management plan as described above would greatly contribute to making this location a quality wildlife habitat and viewing area.

Cultural Resources Impact:

The Park Authority's Cultural Resource Management and Protection (CRMP) staff conducted an archival review of the property. Although the property is largely developed with a landfill, there are undisturbed areas on the northern and eastern edges of the property. These areas contain recorded prehistoric archaeological sites identified during surveys for widening I-95. Areas not surveyed at that time have moderate to high potential for additional prehistoric archaeological sites. The currently undisturbed areas are indicated as tree saves on the applicant's development plans.

Should a federal permit from the Army Corps of Engineers be required regarding wetlands or stream crossings as per Section 404 of the Clean Water Act, then Section 106 of the National Historic Preservation Act of 1966 would apply. If your project requires permitting under Section 106, please call Dr. Ethel Eaton at the Virginia Department of Historic Resources at (804) 367-2323, x 112.

If the applicant plans to do any ground disturbance for utility lines, detention ponds, storage areas, access roads, etc. in the undisturbed areas on the northern or eastern edges of the property then we recommend that the proposed disturbance areas, less the current meander channel of Giles Run, be subject to a tight interval (30-foot intervals between shovel tests) Phase I archaeological survey, using a scope of work approved by the Cultural Resource Management and Protection Section of the Park Authority. If any archaeological resources are found by the Phase I survey and are determined to be potentially significant and cannot be avoided then Phase II should be performed to assess the significance of the site. If necessary, a Phase III data recovery should be performed in accordance with a scope approved by the Cultural Resource Management and Protection Section. Any Phase III scopes should provide for public interpretation of the results. Draft and final archaeological reports produced as a result of Phase I, II or III studies should be submitted for approval to the Cultural Resource Management & Protection Section of the Park Authority.

In addition, there could be a visual effect to the National Register listed historic districts of Lorton Prison and Occoquan. The Park Authority recommends that a balloon test be conducted at the proposed height of the landfill to determine if it can be seen from the historic districts.

Dedication of Land to the Park Authority:

When the landfill is completely closed and capped and the owner's responsibility for the site is released by the Virginia Department of Environmental Quality (DEQ), the entire site (approximately 250.15 acres) should be dedicated to the Fairfax County Park Authority for public park purposes. The applicant estimates that the height limit of 410 feet will be reached by the year 2018. Typically, it takes about ten years after capping for DEQ to release the property owner from liability. Therefore, the property would be available for dedication to the Park Authority by about the year 2028.

In accordance with the December 11, 2000 Board of Supervisors resolution, "park, recreation or open space should be deeded directly to the Fairfax County Park Authority without first being deeded to the Board." Proffer language should indicate that the land is to be dedicated directly to the Fairfax County Park Authority and a note indicating such should be added to the Development Plan.

The Development Plan includes a variety of recreational facilities including picnic pavilions, an amphitheater, overlook plaza, BMX bicycle race track area, sled riding area with access steps, and kite flying area. The Park Authority supports the inclusion of passive recreation amenities such as trails, picnic areas, open play areas and the overlook plaza. The applicant should construct all of these facilities to Park Authority standards in consultation with Park Authority staff. Active recreation facilities such as a BMX race track and sledding hill with access steps are not recommended. For liability and management reasons, the Park Authority is not interested in owning, operating, and maintaining such facilities.

Any debris and waste on the parcel should be removed prior to dedication. In accordance with PFM 2-1102.4B, the landowner is required to take any necessary corrective action prior to Park Authority acceptance. Prior to dedication the applicant should arrange a walk-through inspection with the Park Authority Land Acquisition Manager and the Park Authority Area Manager to demonstrate successful completion of this requirement. The Resource Management Division will also send a representative.

Trails:

The applicant has proposed a number of trails on the subject property for use by the public as portions of the landfill are closed and capped. Phase I of the Development Plan shows a twelve foot wide equestrian/hiking trail around the base of the hill, with periodically spaced exercise stations. Subsequent phases of the Plan include additional eight foot wide bicycle/hiking trails throughout the site.

The Park Authority requests that the applicant provide public access trail connections from the site to the Laurel Hill parkland, Greenway, and Sportsplex area. The applicant should construct an eight foot wide asphalt trail (Type I) within a public-access trail easement of 12 feet. The

exact location of the trail connection to portions of Laurel Hill Park should be determined in cooperation with the Park Authority Trail Coordinator and other Park Authority staff.

cc: Cindy Messinger, Director, Resource Management Division
Liz Crowell, Cultural Resource Management and Protection
Kay Rutledge, Land Acquisition and Management
Gail Croke, Land Acquisition and Management
Chron Binder
File Copy



FAIRFAX COUNTY PARK AUTHORITY

MEMORANDUM



TO: Barbara A. Byron, Director
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Lynn S. Tadlock, Director
Planning and Development Division

DATE: September 8, 2006

SUBJECT: SEA 80-L/V-061, Overlook Ridge (Furnace Road Associates) – Revised
Tax Map Number(s): 113-1 ((1)) 5, 7, 8; 113-3 ((1)) 1, 2, 4

BACKGROUND

The Park Authority staff has reviewed the Special Exception Amendment Plat dated August 31, 2006 and the accompanying response letter, dated September 1, 2006, for the above referenced application. Comments provided here are addenda to comments provided in an earlier memo dated June 19, 2006.

Land Dedication

On July 26, 2006 the Park Authority Board voted to approve summary comments requesting that the applicant commit to dedicate the entire 250-acre subject property to the Park Authority for public park purposes when the landfill is completely closed and capped, the owner's responsibility for the site is released by the Virginia Department of Environmental Quality (DEQ), and the site condition is deemed acceptable to the Park Authority.

Onsite Recreation Facilities

On July 26, 2006 the Park Authority Board also voted to request that the applicant provide passive recreation amenities such as trails, picnic areas and pavilions, open play areas and an overlook plaza at the site's highest point. The applicant should construct all of these facilities to Park Authority standards in consultation with Park Authority staff. Active recreation facilities are not recommended.

Interim Use Agreement

The Park Authority recognizes the benefit to the community to operate closed portions of the landfill as public parkland in phases as shown on the Special Exception Amendment Plat and has requested involvement of the Fairfax County Attorney to determine whether the Park Authority is able to enter into a cooperative agreement with the applicant and assume recreational liability related to the public's use of the site prior to full dedication of the 250 acres.

Trails

The Park Authority appreciates the applicant's commitment to construct a trail connection to Furnace Road through County-owned land to the west of the subject property. To allow for equestrian use, this trail segment should be a standard 8-foot wide stone-dust trail within a 12-foot trail easement. Actual field location and design of the trail should be coordinated with the Park Authority's Trail Planner. The Park Authority requests that the applicant also commit to continue the trail to connect to Area K of Laurel Hill Park, which is master planned for an equestrian center and mountain biking area.

In addition, the Park Authority appreciates the applicant's commitment to construct a trail connection to Area O of Laurel Hill Park, the planned location for a regional "Sportsplex" facility. This should be a standard 8-foot wide asphalt trail within a 12 foot trail easement. Actual field location of the trail should be coordinated with the Park Authority's Trail Planner.

The applicant should obtain or provide the necessary trail easements on privately-owned land and should apply for easements on County-owned land.

Visual Impacts

In order to assess if the landfill is visible from nearby historic districts at 400 feet, the Park Authority's Cultural Resource Management and Protection staff would like to see conjectural photographs/visualizations. The applicant has provided cross sections that show line of sight for the visual effects to the nearby historic districts but did not include simulated photos. Although one of the lines of sight was concluded to be blocked by the county landfill which is permitted to 400 feet, there is no information on when the landfill is expected to reach that height. One view shows trees blocking the view that are not currently there. Simulated photos from the historic districts would enable County staff to more accurately evaluate the potential visual impacts of increasing the height of the landfill.

cc: Cindy Messinger, Director, Resource Management Division
Sandy Stallman, Manager, Park Planning Branch
Kay Rutledge, Manager, Land Acquisition and Management Branch
Kirk Holley, Manager, Special Projects Branch
Bob Betsold, Engineer III, Special Projects Branch
Jenny Pate, Trail Planner
Chron Binder
File Copy

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.

9-204 Standards for all Category 2 Uses

In addition to the general standards set forth in Sect. 006 above, all Category 2 special exception uses shall satisfy the following standards:

1. All uses shall comply with the lot size requirements of the zoning district in which located.
2. All buildings and structures, except below-ground facilities, shall comply with the bulk regulations of the zoning district in which located.
3. No land or building in any district other than the I-5 or I-6 District shall be used for the storage of materials or equipment, or for the repair or servicing of vehicles or equipment, or for the parking of vehicles except those needed by employees connected with the operation of the immediate facility.
4. It shall be conclusively established that the proposed location of the special exception use shall be necessary for the rendering of efficient utility service to consumers within the immediate area of the location.
5. Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans.

9-205 Additional Standards for Landfills

The following standards shall apply to all landfills that are not owned and/or operated by a public agency.

1. No special exception for a landfill shall be valid unless the Virginia Department of Environmental Quality approves the site for landfill use.
2. Every special exception for a landfill shall be deemed to incorporate as specific conditions all other provisions of law related to such use.
3. No special exception shall be granted unless the applicant demonstrates conclusively through comprehensive soil and groundwater investigations and subsequent design methods that no unacceptable pollutants will be introduced into surface or groundwater or otherwise cause a potential health hazard.
4. Every landfill shall be subject to such additional regulations as may be adopted by the Board of Supervisors. The Board may limit the type of debris and materials to be deposited and may require a degree of soil compaction adequate to support ultimate use of the property in accordance with the adopted comprehensive plan.
5. The Board shall establish the amount, per acre and total, of surety and bond adequate to guarantee the planned restoration.

6. The Director shall make an annual inspection of each landfill and shall make a report of the findings to the Board. Such report shall include the following:
 - A. A statement of whether or not the operation is in compliance with all of the requirements of the special exception.
 - B. A statement of changes which have occurred in the vicinity since the granting of the application, such as new development in the area.
 - C. A statement on the condition of roads in the area which might indicate the spillage of materials from trucks.
7. As a result of the annual inspection, the Director may find it necessary, for the health, safety and welfare of the general public, to recommend additional restrictions and limitations on such use. In such event, the Director shall transmit the findings to the Board which shall hold a public hearing, following notice in accordance with the provisions of Sect. 18-110.
8. Upon completion of operations, the land shall be left in a safe condition and in such a state that it can be used for development of the property in accordance with the adopted comprehensive plan. Further, sufficient drainage improvements shall be provided so as to prevent water pockets or erosion, and such improvements shall be designed in accordance with plans and specifications approved by the Director in conformance with the provisions of the Public Facilities Manual. Where restoration has not been accomplished, or where the restoration done was not in conformance with the approved restoration plan, the Director shall take appropriate action, including demand for performance or payment by the surety on the bond.
9. No improvements shall be constructed in or upon any landfill for a period of twenty (20) years after the termination of the landfill operation without the approval of the Board of Supervisors. No such approval shall be granted unless the applicant demonstrates that:
 - A. Any residual post-construction settlement will not affect the appearance or structural integrity of the proposed improvement.
 - B. The nature and extent of corrosion-producing properties, the generation and escape of combustible gases and potential fire hazards of the constituent material, considering its state of decomposition, has been provided for adequately and will not

create an unsafe or hazardous condition in or around any of
said proposed improvements.

9-304 Standards for all Category 3 Uses

In addition to the general standards set forth in Sect. 006 above, all Category 3 special exception uses shall satisfy the following standards:

1. For public uses, it shall be concluded that the proposed location of the special exception use is necessary for the rendering of efficient governmental services to residents of properties within the general area of the location.
2. Except as may be qualified in the following Sections, all uses shall comply with the lot size requirements of the zoning district in which located.
3. Except as may be qualified in the following Sections, all uses shall comply with the bulk regulations of the zoning district in which located; however, subject to the provisions of Sect. 9-607, the maximum building height for a Category 3 use may be increased.
4. All uses shall comply with the performance standards specified for the zoning district in which located, including the submission of a sports illumination plan as may be required by Part 9 of Article 14.
5. Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans.

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		