



APPLICATION ACCEPTED: March 11, 2013
PLANNING COMMISSION: May 7, 2014
BOARD OF SUPERVISORS: May 13, 2014

County of Fairfax, Virginia

April 22, 2014

STAFF REPORT

SE 2013-MA-002

MASON DISTRICT

APPLICANT: TD Bank, National Association

ZONING: C-5, HC

LOCATION: 6566 Little River Turnpike

PARCEL(S): 72-1 ((1)) 20E

ACREAGE: 29,408 square feet (0.68 ac.)

OPEN SPACE: 20%

FAR: 0.10

PLAN MAP: Retail and Other Commercial Uses

SE CATEGORY: Category 5 – Drive-in Financial Institution

PROPOSAL: To replace existing service station with a financial institution with two drive-thru lanes.

STAFF RECOMMENDATIONS:

Staff recommends approval of SE MA-2013-002, subject to development conditions consistent with those contained in Appendix 1.

Michael D. Van Atta

Staff recommends that the following waivers and modifications be approved:

- Waiver of the loading space requirement.
- Modification of the 10-foot parking setback required for off-street parking spaces along the south property line to permit a 4-foot parking setback.
- Modification of the stacking requirement to permit a 6 and 4 stacking scheme.

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

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

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

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

O:\mvanat\Cases\SE2013MA002TDBank\StaffReport



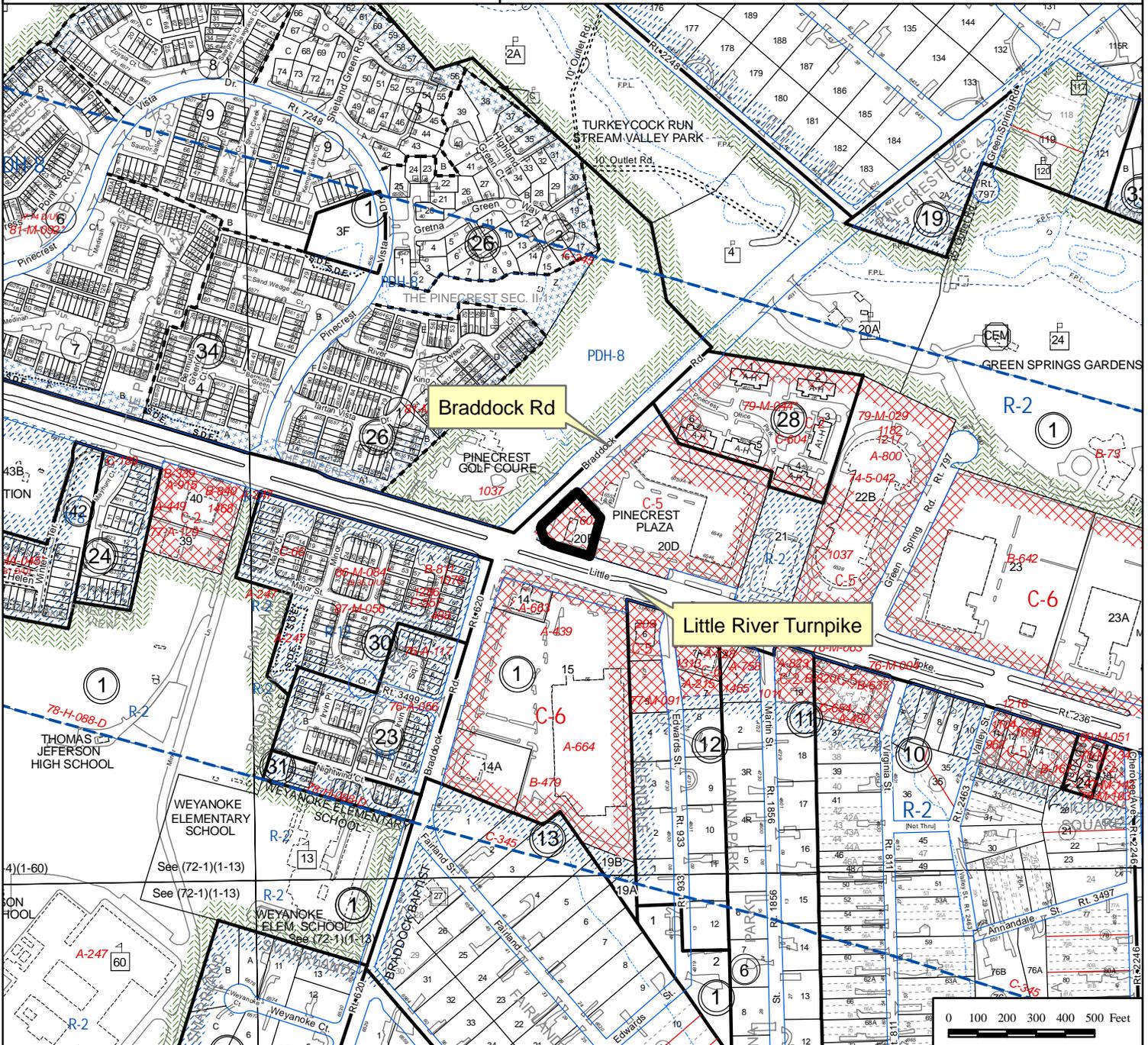
Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Special Exception

SE 2013-MA-002

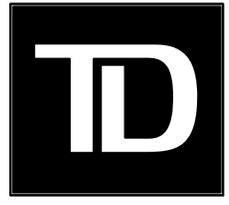


Applicant: TD BANK, NATIONAL ASSOCIATION
Accepted: 03/11/2013
Proposed: DRIVE IN FINANCIAL INSTITUTION
Area: 29408 SF OF LAND; DISTRICT - MASON
Zoning Dist Sect: 04-0504
Art 9 Group and Use: 5-06
Located: 6566 LITTLE RIVER TURNPIKE,
ALEXANDRIA, VA 22312
Zoning: C-5
Plan Area: 1,
Overlay Dist: HC
Map Ref Num: 072-1-/01/ /0020E



SPECIAL EXCEPTION

PLAT FOR

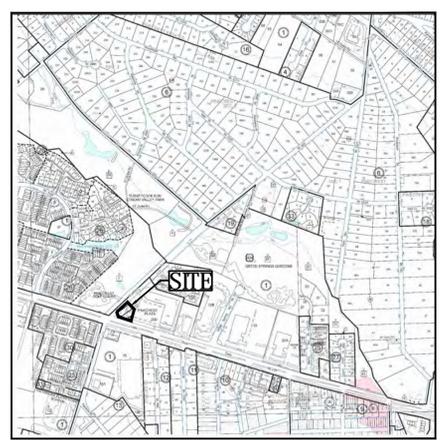


TD BANK

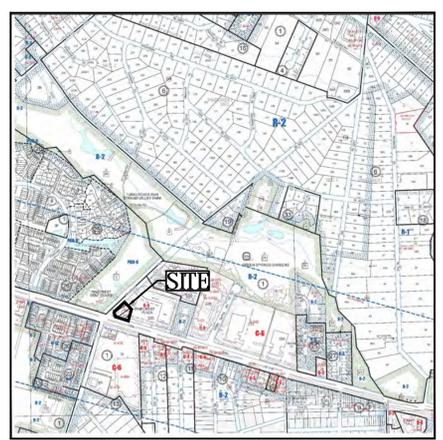
LOCATION OF SITE

6566 LITTLE RIVER TURNPIKE
PARCEL B-1, D.B. 6313 PG. 595

MASON DISTRICT, ANNANDALE, FAIRFAX COUNTY., VA



LOCATION MAP
FROM MAP TILE 72-1
FAIRFAX COUNTY GIS AND MAPPING SERVICES
SCALE: 1"=1,000'



ZONING MAP
FROM MAP TILE 72-1
FAIRFAX COUNTY GIS AND MAPPING SERVICES
SCALE: 1"=1,000'

OWNER
MOUNT VERNON PETROLEUM REALTY LLC
8820 B COMMERCIAL DR
SPRINGFIELD, VA 22151

DEVELOPER
TD BANK
12000 HORIZON WAY
MT. LAUREL, NJ 08054
MICHAEL POWELL
703-969-7106

PREPARED BY



BOHLER ENGINEERING

22636 DAVIS DRIVE, SUITE 250
STERLING, VIRGINIA 20164
Phone: (703) 709-9500
Fax: (703) 709-9501

www.BohlerEngineering.com

CONTACT: TRAVIS D'AMICO, P.E.

CONTACT INFORMATION

REFERENCES

• BOUNDARY & TOPOGRAPHIC/ALTA SURVEY:
BOHLER ENGINEERING
ENTITLED: "ALTA/ACSM LAND TITLE SURVEY
TD BANK 6566 LITTLE RIVER TURNPIKE - VA
RTE 236, PARCEL B-1, COMPSON
DEVELOPMENT OF VIRGINIA, INC., D.B. 6313
PG. 595, MASON DISTRICT, FAIRFAX COUNTY,
VIRGINIA"
PROJECT#: SS107505
DATE: 03-02-12

UTILITY CONTACTS

COX COMMUNICATION (UTILIQUEST)
PHONE: (703) 754-2116

COX COMMUNICATION (DOUBLE H)
PHONE: (540) 364-2005

DOMINION VIRGINIA POWER (UTILIQUEST)
PHONE: (703) 754-2116

FAIRFAX COUNTY
PHONE: (703) 239-8433

FAIRFAX WATER (DOUBLE H)
PHONE: (540) 364-2005

VERIZON (UTILIQUEST)
PHONE: (703) 754-2116

WASHINGTON GAS
PHONE: (703) 750-5510

REVISIONS

REV	DATE	REVISION	BY
1	02/24/13	REV. PER COUNTY COMMENTS	NTG
2	06/04/13	REV. PER COUNTY COMMENTS	NTG
3	02/10/14	REV. PER LAYOUT CHANGES	MEE
4	03/11/14	REV. PER COUNTY COMMENTS	KML
5	04/23/14	REV. PER COUNTY COMMENTS	NTG



THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE IN VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE CALL: 811 (MV: 1-800-345-4545) (PA: 1-800-242-1776) (DC: 1-800-257-7777) (VA: 1-800-552-7911) (MD: 1-800-257-7777) (DE: 1-800-282-6929)

NOT APPROVED FOR CONSTRUCTION

PROJECT No.: S107505
DRAWN BY: NTG
CHECKED BY: TD
DATE: 01/04/13
SCALE: AS NOTED
CAD I.D.: SD5

PROJECT: **SPECIAL EXCEPTION PLAT FOR**

LOCATION OF SITE
6566 LITTLE RIVER TURNPIKE
PARCEL B-1, D.B. 6313 PG. 595
MASON DISTRICT
ANNANDALE
FAIRFAX COUNTY., VA

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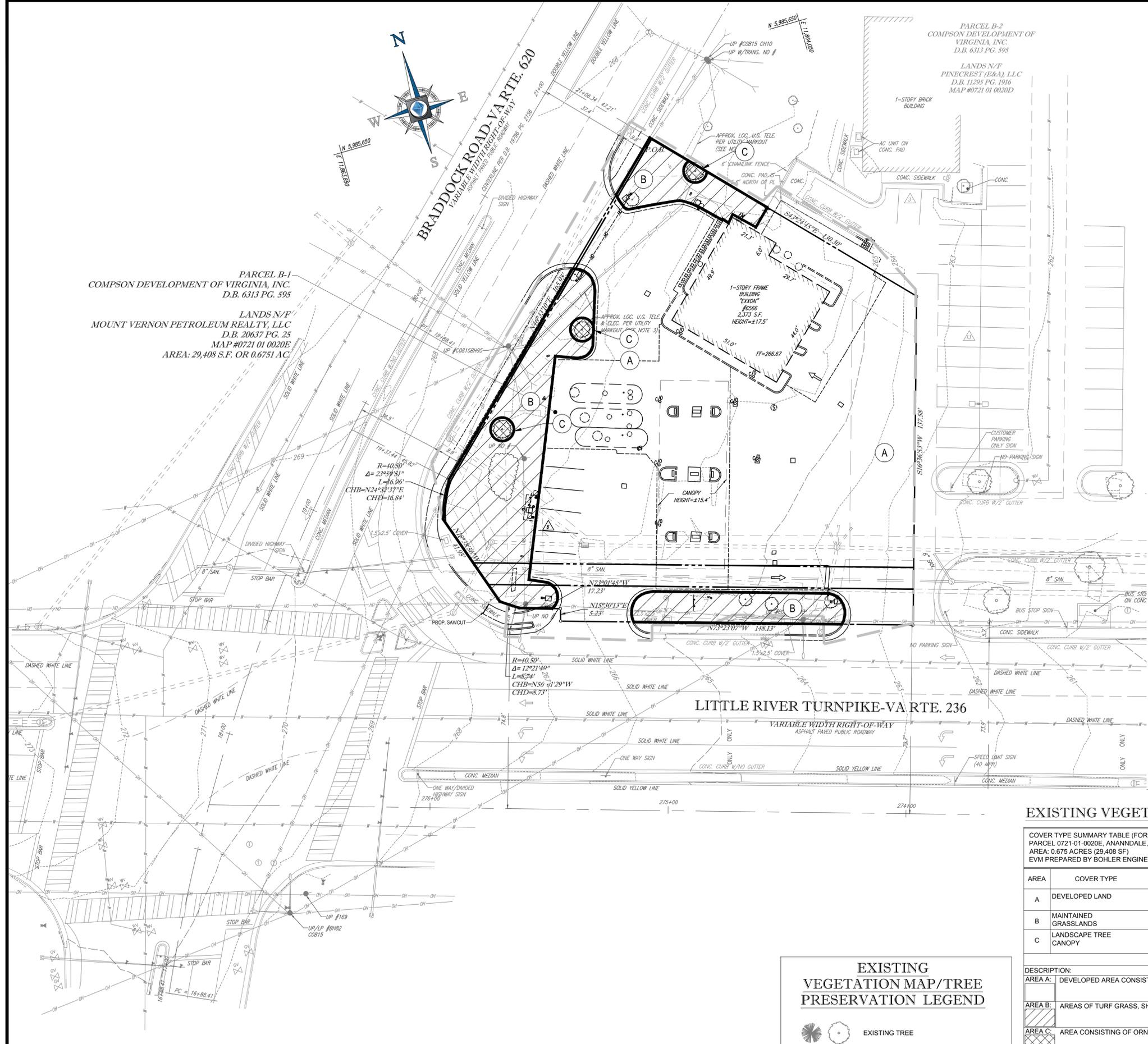
COMMONWEALTH OF VIRGINIA
TRAVIS W. D'AMICO
Lic. No. 048497
04/23/14
PROFESSIONAL ENGINEER

SHEET TITLE:
COVER SHEET
SHEET NUMBER:
1
OF 7

STANDARD DRAWING LEGEND FOR ENTIRE PLAN SET (NOT TO SCALE)		
EXISTING NOTE	TYPICAL PROPERTY TEXT	PROPOSED NOTE
---	ONSITE PROPERTY LINE / R.O.W. LINE	---
---	NEIGHBORING PROPERTY LINE / INTERIOR PARCEL LINE	---
---	EASEMENT LINE	---
---	SETBACK LINE	---
CURB AND GUTTER		
====	CONCRETE CURB & GUTTER	====
====	SPILL CURB	====
====	TRANSITION CURB	====
====	DEPRESSED CURB AND GUTTER	====
---	UTILITY POLE WITH LIGHT	---
---	POLE LIGHT	---
---	TRAFFIC LIGHT	---
o	UTILITY POLE	o
---	TYPICAL LIGHT	---
---	ACORN LIGHT	---
---	TYPICAL SIGN	---
---	PARKING COUNTS	---
---	CONTOUR LINE	---
---	SPOT ELEVATIONS	---
---	SANITARY LABEL	---
---	STORM LABEL	---
---	SANITARY SEWER LATERAL	---
---	UNDERGROUND WATER LINE	---
---	UNDERGROUND ELECTRIC LINE	---
---	UNDERGROUND GAS LINE	---
---	OVERHEAD WIRE	---
---	UNDERGROUND TELEPHONE LINE	---
---	UNDERGROUND CABLE LINE	---
---	STORM SEWER	---
---	SANITARY SEWER MAIN	---
---	HYDRANT	---
---	SANITARY MANHOLE	---
---	STORM MANHOLE	---
---	WATER METER	---
---	WATER VALVE	---
---	GAS VALVE	---
---	GAS METER	---
---	TYPICAL END SECTION	---
---	HEADWALL OR ENDWALL	---
---	YARD INLET	---
---	CURB INLET	---
---	CLEAN OUT	---
---	ELECTRIC MANHOLE	---
---	TELEPHONE MANHOLE	---
---	ELECTRIC BOX	---
---	ELECTRIC PEDESTAL	---
---	MONITORING WELL	---
---	TEST PIT	---
---	BENCHMARK	---
---	BORING	---

STANDARD ABBREVIATIONS FOR ENTIRE PLAN SET			
AC	ACRES	POG	POINT OF GRADE
ADA	AMERICANS WITH DISABILITY ACT	PROP	PROPOSED
APPROX	APPROXIMATE	PT	POINT OF TANGENCY
ARCH	ARCHITECTURAL	PTCR	POINT OF TANGENCY, CURB RETURN
BC	BOTTOM OF CURB	PVC	POLYVINYL CHLORIDE PIPE
BF	BASEMENT FLOOR	PVI	POINT OF VERTICAL INTERSECTION
BK	BLOCK	PVT	POINT OF VERTICAL TANGENCY
BL	BASELINE	R	RADIUS
BLDG	BUILDING	RCP	REINFORCED CONCRETE PIPE
BM	BUILDING BENCHMARK	RET WALL	RETAINING WALL
BRL	BUILDING RESTRICTION LINE	R/W	RIGHT OF WAY
CF	CUBIC FEET	S	SLOPE
CL	CENTERLINE	SAN	SANITARY SEWER
CMP	CORRUGATED METAL PIPE	SF	SQUARE FEET
CONN	CONNECTION	STA	STATION
CONC	CONCRETE	STM	STORM
CPP	CORRUGATED PLASTIC PIPE	TBR	TO BE REMOVED
CY	CUBIC YARDS	TBRL	TO BE RELOCATED
DEC	DECORATIVE	TC	TOP OF CURB
DEP	DEPRESSED	TELE	TELEPHONE
DIP	DUCTILE IRON PIPE	TPF	TREE PROTECTION FENCE
DOM	DOMESTIC	TW	TOP OF WALL
ELEC	ELECTRIC	TYP	TYPICAL
ELEV	ELEVATION	UG	UNDERGROUND
EP	EDGE OF PAVEMENT	UP	UTILITY POLE
ES	EDGE OF SHOULDER	W	WIDE
EW	END WALL	WL	WATER LINE
EX	EXISTING	WM	WATER METER
FES	FLARED END SECTION	±	PLUS OR MINUS
FF	FINISHED FLOOR	°	DEGREE
FH	FIRE HYDRANT	Ø	DIAMETER
FG	FINISHED GRADE	#	NUMBER
G	GRADE		
GF	GARAGE FLOOR (AT DOOR)		
GH	GRADE HIGHER SIDE OF WALL		
GL	GRADE LOWER SIDE OF WALL		
GRT	GRATE		
GV	GATE VALVE		
HDPE	HIGH DENSITY POLYETHYLENE PIPE		
HP	HIGH POINT		
HOR	HORIZONTAL		
HW	HEADWALL		
INT	INTERSECTION		
INV	INVERT		
LF	LINEAR FOOT		
LOC	LIMITS OF CLEARING		
LOD	LIMITS OF DISTURBANCE		
LOS	LINE OF SIGHT		
LP	LOW POINT		
L/S	LANDSCAPE		
MAX	MAXIMUM		
MIN	MINIMUM		
MH	MANHOLE		
MJ	MECHANICAL JOINT		
OC	ON CENTER		
PA	POINT OF ANALYSIS		
PC	POINT CURVATURE		
PCCR	POINT OF COMPOUND CURVATURE, CURB RETURN		
PI	POINT OF INTERSECTION		

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE BEGINNING OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE REQUIREMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEPICTED BY THE DRAWINGS AND BY THE CONFORMANCE WITH LOCAL REGULATIONS AND CODES.



TREE PRESERVATION NARRATIVE

THIS NARRATIVE IS PROVIDED TO SERVE AS THE REQUIRED TREE PRESERVATION NARRATIVE PER SECTION 12-0508 OF THE COUNTY OF FAIRFAX PUBLIC FACILITIES MANUAL FOR THE REDEVELOPMENT OF 6586 LITTLE RIVER TURNPIKE, ANNANDALE, FAIRFAX COUNTY, VA

- NO TREES MEETING THE REQUIREMENTS TO BE INDIVIDUALLY INVENTORIED WERE LOCATED ON THE SUBJECT PROPERTY OR WITHIN 25' OUTSIDE OF THE LIMITS OF OF DISTURBANCE.
- THERE ARE NO HAZARDOUS TREES ONSITE.
- THERE ARE NO INVASIVE SPECIES LOCATED ON SITE.
- CURRENTLY THERE ARE NO "HERITAGE", "SPECIMEN", "MEMORIAL", OR "STREET" TREES LOCATED ON SITE OR LOCATED OFF SITE ADJACENT TO THE DEVELOPMENT SITE THAT WILL NEED TO BE PROTECTED.
- 10-YEAR TREE CANOPY WILL BE MET THROUGH PROPOSED PLANTINGS.
- OFFSITE TREES WITH CRITICAL ROOT ZONES WITHIN THE SUBJECT PROPERTY'S LIMITS OF CLEARING AND GRADING WILL HAVE ROOT PRUNING PERFORMED ALONG THE LIMITS OF WORK. ROOT PRUNING IN ACCORDANCE WITH FAIRFAX COUNTY PFM PLATE 7-12 WILL OCCUR BEFORE ROUGH GRADING OF THE SITE. ROOT PRUNING ACTIVITIES WILL BE SPECIFIED WITH THE SITE PLAN.
- TREE PROTECTION FENCING WILL BE INSTALLED IN ACCORDANCE WITH FAIRFAX COUNTY PFM REGULATIONS. TREE PROTECTION MEASURES WILL BE SPECIFIED WITH THE SITE PLAN.
- NO TREES ARE TO BE TRANSPLANTED ONSITE.

EXISTING VEGETATION MAP (EVM)

COVER TYPE SUMMARY TABLE (FOR LIMITS OF SPECIAL EXCEPTION ONLY)
PARCEL 0721-01-0020E, ANANNDALE, FAIRFAX COUNTY, VA
AREA: 0.675 ACRES (29,408 SF)
EVM PREPARED BY BOHLER ENGINEERING ON 12/28/12

AREA	COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	ACREAGE	CONDITION	COMMENTS
A	DEVELOPED LAND	N/A	N/A	0.540 AC	N/A	SEE DESCRIPTION BELOW
B	MAINTAINED GRASSLANDS	N/A	N/A	0.131 AC	N/A	SEE DESCRIPTION BELOW
C	LANDSCAPE TREE CANOPY	CRAPE MYRTLE	N/A	0.004 AC	N/A	SEE DESCRIPTION BELOW

TOTAL ACREAGE: 0.675 AC (BASED ON EXISTING SITE AREA)

DESCRIPTION:

AREA A: DEVELOPED AREA CONSISTING OF CONCRETE CURB AND GUTTER, ASPHALT, AND EXISTING SERVICE STATION.

AREA B: AREAS OF TURF GRASS, SHRUBS, AND ORNAMENTAL TREES.

AREA C: AREA CONSISTING OF ORNAMENTAL CRAPE MYRTLE TREES (OVER 5' IN HEIGHT). CRAPE MYRTLES ARE IN GOOD CONDITION.

BOHLER ENGINEERING

CORPORATE OFFICE:
WARREN, NJ

OFFICES:
SOUTH BRIDGE, VA
ALBANY, NY
CHAMBERS, NY
CANTON, PA
COLUMBIA, MD
DORT LAUREL, MD
FORT LAUDERDALE, FL
HARRISBURG, PA
HARTFORD, CT
NEW YORK, NY
PHILADELPHIA, PA
RICHMOND, VA
WASHINGTON, DC
WILMINGTON, DE

CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS

REVISIONS

REV	DATE	COMMENT	BY
1	02/24/13	REV. PER COUNTY COMMENTS	NTG
2	06/04/13	REV. PER COUNTY COMMENTS	NTG
3	02/10/14	REV. PER LAYOUT CHANGES	MEE
4	03/11/14	REV. PER COUNTY COMMENTS	KML
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NOT APPROVED FOR CONSTRUCTION

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SPECIAL EXCEPTION PLAT FOR

TD

LOCATION OF SITE
6586 LITTLE RIVER TURNPIKE
PARCEL B-1, D.B. 6313 PG. 595
MASON DISTRICT
ANNANDALE
FAIRFAX COUNTY, VA

BOHLER ENGINEERING

22636 DAVIS DRIVE, SUITE 250
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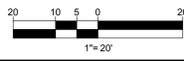
COMMONWEALTH OF VIRGINIA

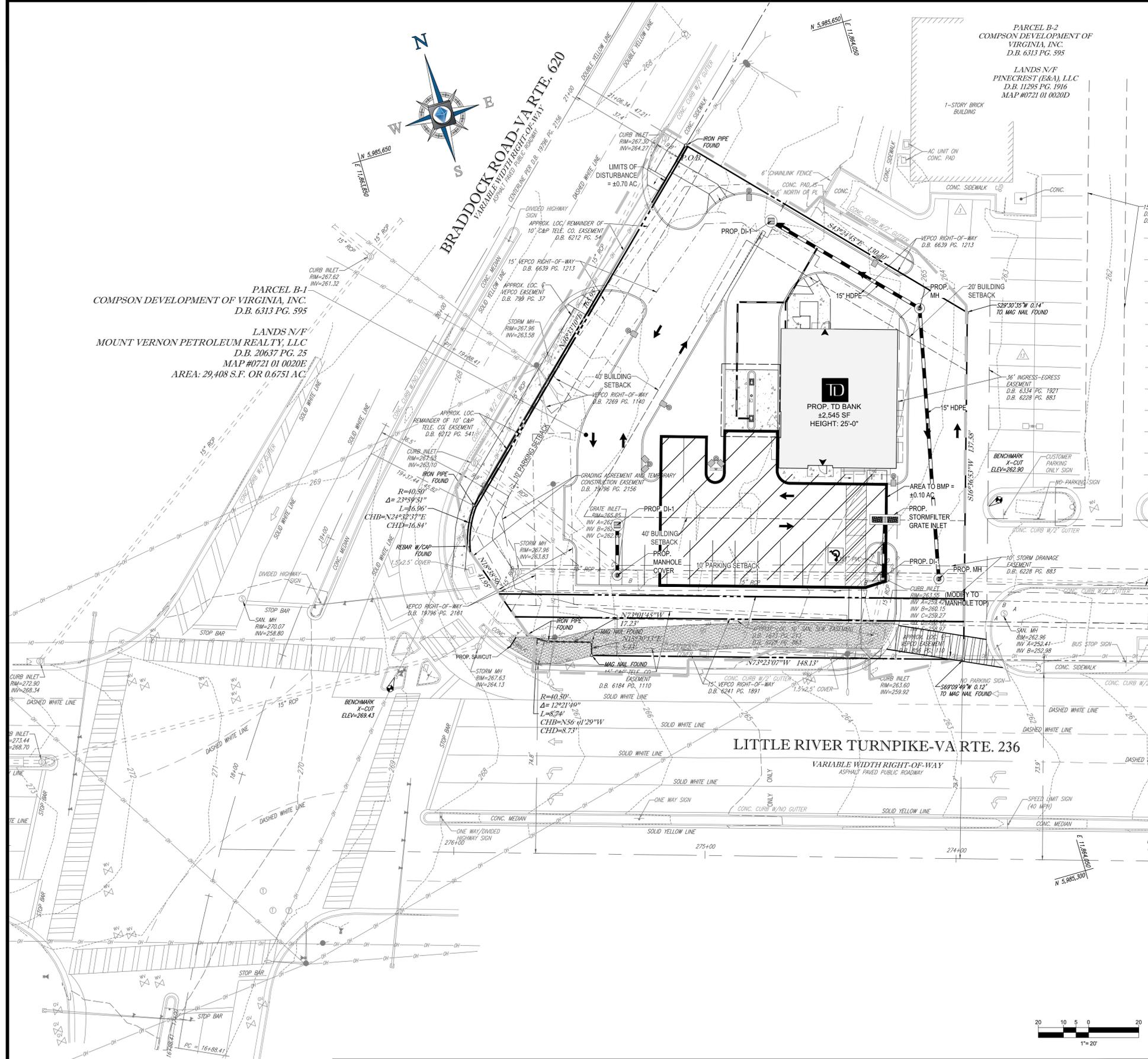
TRAVIS W. D'AMICO
Lic. No. 048497
04/23/14
PROFESSIONAL ENGINEER

EVM AND TREE PRESERVATION PLAN

SHEET NUMBER:
4
OF 7

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT. WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE PROJECT ENGINEER OF ANY DISCREPANCIES OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION. FAILURE TO DO SO SHALL BE AT THE CONTRACTOR'S RISK. THE CONTRACTOR SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE WORK AS DEPICTED BY THE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.





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

THE FOLLOWING INFORMATION IS REQUIRED TO BE SHOWN OR PROVIDED IN ALL ZONING APPLICATIONS, OR A WAIVER REQUEST OF THE SUBMISSION REQUIREMENT WITH JUSTIFICATION SHALL BE ATTACHED. NOTE: WAIVERS WILL BE ACTED UPON SEPARATELY. FAILURE TO ADEQUATELY ADDRESS THE REQUIRED SUBMISSION INFORMATION MAY RESULT IN A DELAY IN PROCESSING THIS APPLICATION.

THIS INFORMATION IS REQUIRED UNDER THE FOLLOWING ZONING ORDINANCE PARAGRAPHS:
 SPECIAL PERMITS (8-011 2J & 2L) SPECIAL EXCEPTIONS (8-011 2J & 2L)
 CLUSTER SUBDIVISION (8-015 1O & 1N) COMMERCIAL REVITALIZATION DISTRICTS (8-022 2A (12) & (14))
 DEVELOPMENT PLANS PRC DISTRICT (16-302 3 & 4L) PRC PLAN (16-303 1E & 1O)
 FDP P DISTRICTS (EXCEPT PRC) (16-502 1F & 1Q) AMENDMENTS (18-202 10F & 10I)

1. PLAT IS AT A MINIMUM SCALE OF 1"=50' (UNLESS IT IS DEPICTED ON ONE SHEET WITH A MINIMUM SCALE OF 1"=100').
2. A GRAPHIC DEPICTING THE STORMWATER MANAGEMENT FACILITY(IES) AND LIMITS OF CLEARING AND GRADING ACCOMMODATE THE STORMWATER MANAGEMENT FACILITY(IES), STORM DRAINAGE PIPE SYSTEMS AND OUTLET PROTECTION, POND SPILLWAYS, ACCESS ROADS, SITE OUTFALLS, ENERGY DISSIPATION DEVICES, AND STREAM STABILIZATION MEASURES AS SHOWN ON THIS SHEET.
3. PROVIDE: ON SITE STORMWATER MANAGEMENT FACILITY MAY BE REQUIRED UNLESS THE POST DEVELOPMENT IMPERVIOUS AREA IS DECREASED AT TIME OF SITE PLAN OR WAIVER IS APPROVED.

FACILITY NAME/TYPE & NO.	ON-SITE AREA SERVED (ACRES)	OFF-SITE AREA SERVED (ACRES)	DRAINAGE AREA (ACRES)	FOOTPRINT AREA (SF)	STORAGE VOLUME (CF)	IF POND, DAM HEIGHT (FT)
STORM FILTER	0.20 AC.	0.00 AC.	0.15 AC.	15 SF	N/A	N/A

4. ON-SITE DRAINAGE CHANNELS, OUTFALLS AND PIPE SYSTEMS ARE SHOWN ON THIS SHEET. POND INLET AND OUTLET PIPE SYSTEMS ARE NOT APPLICABLE.
5. MAINTENANCE ACCESS (ROAD) TO STORMWATER MANAGEMENT FACILITY(IES) ARE NOT APPLICABLE. TYPE OF MAINTENANCE ACCESS ROAD SURFACE NOTED ON THE PLAT IS NOT APPLICABLE (ASPHALT, GRAVEL, ETC.)
6. LANDSCAPING AND TREE PRESERVATION SHOWN IN AND NEAR THE STORMWATER MANAGEMENT FACILITY IS SHOWN ON N/A. SITE LANDSCAPING IS SHOWN ON SHEET 5.
7. A 'STORMWATER MANAGEMENT NARRATIVE' WHICH CONTAINS A DESCRIPTION OF HOW DETENTION AND BEST MANAGEMENT PRACTICES REQUIREMENTS WILL BE MET IS PROVIDED ON THIS SHEET.
8. A DESCRIPTION OF THE EXISTING CONDITIONS OF EACH NUMBERED SITE OUTFALL EXTENDED DOWNSTREAM FROM THE SITE TO A POINT WHICH IS AT LEAST 100 TIMES THE SITE AREA OR WHICH HAS A DRAINAGE AREA OF AT LEAST ONE SQUARE MILE (640 ACRES) IS PROVIDED ON THIS SHEET.
9. A DESCRIPTION OF HOW THE OUTFALL REQUIREMENTS, INCLUDING CONTRIBUTING DRAINAGE AREAS OF THE PUBLIC FACILITIES MANUAL WILL BE SATISFIED IS PROVIDED ON THIS SHEET.
10. EXISTING TOPOGRAPHY WITH MAXIMUM CONTOUR INTERVALS OF TWO (2) FEET AND A NOTE AS TO WHETHER IT IS AN AIR SURVEY OR FIELD RUN IS PROVIDED ON SHEET 2.
11. A SUBMISSION WAIVER IS REQUESTED FOR: N/A
12. STORMWATER MANAGEMENT IS NOT REQUIRED AT THIS TIME.

STORM WATER MANAGEMENT & BMP NARRATIVE

THE SUBJECT SITE CONSISTS OF AN EXISTING GAS STATION ON PARCEL B-1 WITH MILD SLOPES. THE PROPOSED SITE SHALL CONSIST OF A BANK WITH A DRIVE-THRU CANOPY, ONE (1) STORMFILTER BMP STRUCTURE (OR EQUIVALENT), UTILITIES, AND ASSOCIATED PARKING.

THERE IS A REDUCTION IN IMPERVIOUS AREA FOR THE SITE, THEREFORE THE SITE QUALIFIES AS REDEVELOPMENT UNDER THE PFM. THEREFORE A BASELINE PHOSPHOROUS REMOVAL EFFICIENCY OF 10% IS REQUIRED TO CONFORM WITH SECTION 6-401.2B OF THE PUBLIC FACILITIES MANUAL (PFM). THIS 10% IS REDUCED/MODIFIED WHEN IMPERVIOUS PERCENTAGES AREA REDUCED FROM PRE TO POST DEVELOPMENT PER SECTION 6-401.2D OF THE PFM. BEST MANAGEMENT PRACTICES (BMP'S) WILL BE PROVIDED FOR THE SUBJECT SITE THROUGH A STORMFILTER INLET OR EQUIVALENT STRUCTURE REMOVING A MINIMUM 8% PHOSPHOROUS DUE TO THE REDUCTION OF IMPERVIOUS AREA FROM PRE TO POST DEVELOPMENT OR AS OTHERWISE MODIFIED BY THE REDEVELOPMENT EQUATION. THE BMP TREATMENT FACILITY WILL BE DESIGNED WITH THE FINAL SITE PLAN. IF, DUE TO DESIGN CONSTRAINTS, MODIFICATIONS NEED TO BE MADE TO THE BMP FACILITY, THE APPLICANT RESERVES THE RIGHT TO REPLACE THE STORMFILTER INLET OR EQUIVALENT STRUCTURE WITH A SIMILAR BMP TREATMENT WHICH WILL STILL PROVIDE THE 8% MINIMUM PHOSPHOROUS REMOVAL REQUIREMENT OR AS OTHERWISE MODIFIED BY THE REDEVELOPMENT EQUATION.

SEE 'PRE TO POST SWM SUMMARY' ON THIS SHEET FOR PRE-DEVELOPMENT TO POST-DEVELOPMENT CALCULATIONS.

OUTFALL ANALYSIS

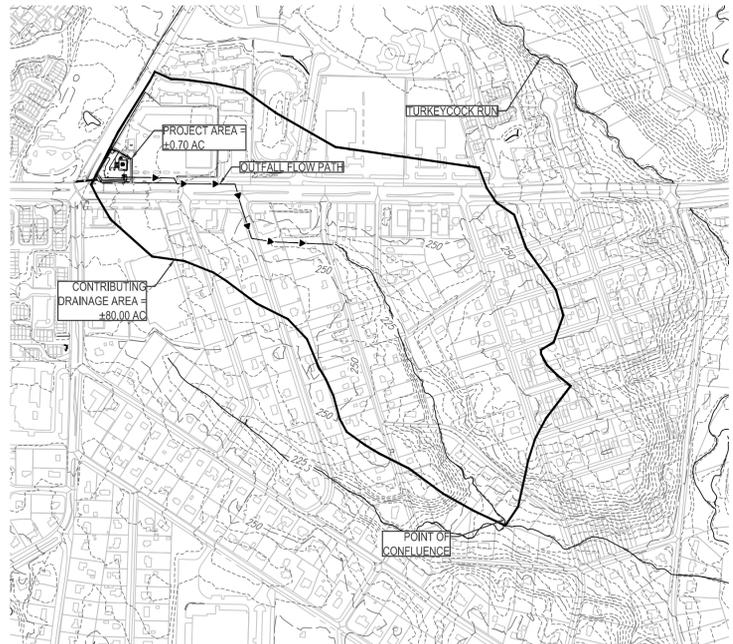
THE PROPOSED REDEVELOPMENT OUTFALLS TO THE SOUTHEAST INTO A PIPED STORM SYSTEM. THE PIPED STORM SYSTEM GOES FOR 1500 FEET AND THEN OUTFALLS INTO AN OPEN CHANNEL. THIS OPEN CHANNEL ULTIMATELY LEADS TO TURKEYCOCK RUN WITHIN THE CAMERON RUN WATERSHED.

THE PROPOSED REDEVELOPMENT FLOW (+0.70 ACRE SITE AREA) WAS TRACED TO A POINT AT LEAST 100X THE SITE AREA AS REQUIRED UNDER A SPECIAL EXCEPTION. THE SYSTEM IS PARTIALLY PIPED AND PARTIALLY OPEN CHANNEL UP TO THIS 100X DRAINAGE AREA.

A COMBINATION OF A SITE SURVEY, SITE VISIT, AND FAIRFAX COUNTY GIS TOPOGRAPHY/STORM PIPES, WERE UTILIZED TO FINALIZE THE ADEQUATE OUTFALL STUDY ON THIS SHEET.

THE OUTFALL FOR THE SITE (0.70 ACRES) GOES TO THE SOUTHEAST. THE OUTFALL STUDY CAN BE CONCLUDED WHEN THE TOTAL AREA TO THE OUTFALL SYSTEM MEETS OR EXCEEDS 100X THIS AMOUNT (70 ACRES). THE WATER FOR THIS OUTFALL AREA IS CAPTURED BY EXISTING CURB INLETS OR SHEET FLOWS TO PAVEMENT AT THE LIMITS OF DISTURBANCE.

THE WATER FROM WITHIN THE LOD EVENTUALLY ENTERS THE EXISTING PIPE SYSTEM DEPICTED ON THE OUTFALL MAP, THIS SHEET. THE FLOW PATH FOR OUTFALL TRAVELS TO THE SOUTHEAST THROUGH A CLOSED PIPE SYSTEM THEN INTO AN OPEN CHANNEL. A TOTAL OF APPROXIMATELY 80 ACRES IS IN THE OUTFALL SYSTEM. AT THIS POINT THIS EXCEEDS THE 100X REQUIREMENT TO END THE OUTFALL STUDY (80 ACRES/70 ACRES = 114X). A DETAILED ANALYSIS OF PIPE CAPACITY PER PFM REQUIREMENTS (80% RULE - PFM SECTION 06-0203.2A) WILL BE PROVIDED AT TIME OF SITE PLAN.



PRE TO POST SWM SUMMARY

YEAR STORM	Tc	INTENSITY (IN/HR)	SITE AREA (AC.)	IMPERVIOUS PRE (AC.)	IMPERVIOUS POST (AC.)	WEIGHTED C FACTOR (PRE DEVELOPED)	WEIGHTED C FACTOR (POST DEVELOPED)	PRE DEVELOPED RELEASE RATE (CFS)	POST DEVELOPED RELEASE RATE (CFS)
2	5 Min	5.45	0.68	0.54	0.49	0.78	0.74	2.91	2.76
10	5 Min	7.27	0.68	0.54	0.49	0.78	0.74	3.89	3.69

GENERAL NOTE:
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CIVIL & CONSULTING ENGINEERS
 SURVEYORS
 PROJECT MANAGERS
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REVISIONS

REV	DATE	COMMENT	BY
1	02/24/13	REV. PER COUNTY COMMENTS	NTG
2	06/04/13	REV. PER COUNTY COMMENTS	NTG
3	02/10/14	REV. PER LAYOUT CHANGES	MEE
4	03/11/14	REV. PER COUNTY COMMENTS	KML
5	04/23/14	REV. PER COUNTY COMMENTS	NTG

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SPECIAL EXCEPTION PLAT FOR

PROJECT No.: S107505
 DRAWN BY: NTG
 CHECKED BY: TD
 DATE: 01/04/13
 SCALE: AS NOTED
 CAD I.D.: SE5

LOCATION OF SITE
 6566 LITTLE RIVER TURNPIKE
 PARCEL B-1, D.B. 6313 PG. 595
 MASON DISTRICT
 ANNANDALE
 FAIRFAX COUNTY, VA

BOHLER ENGINEERING

22636 DAVIS DRIVE, SUITE 250
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 www.BohlerEngineering.com

COMMONWEALTH OF VIRGINIA
 TRAVIS W. D'AMICO
 Lic. No. 048497
 04/23/14
 PROFESSIONAL ENGINEER

SHEET TITLE:
PRELIMINARY STORMWATER MANAGEMENT PLAN

SHEET NUMBER:
6
 OF 7



Job:
Type:
Notes:

Emco LED Area Luminaire - Generation 2

Page 1 of 4 Featuring Automatic Profile Dimming and Motion Response

Philips Gardco's Emco product family features the LED Area luminaire. These luminaires combine low profile style, advanced LED performance and advanced thermal management technology to deliver outdoor area lighting that is as energy efficient and aesthetically pleasing as it is remarkably economical. Versions are available with automatic profile dimming and motion response capability as well. The housing is one-piece, die cast aluminum and mounts to a pole, utilizing an extended arm, and mounts easily to a wall or to a mast arm while providing smooth visual transitions. LED Area optical systems provide IS Types II, III, IV, and V distributions. The luminaires feature state of the art integral thermal control to maximize LED system performance and life. The door frame is single piece die cast aluminum. LED Area luminaires are finished with a fade and abrasion resistant TGIC powdercoat. LED Area luminaires provide full cutoff performance.

PREFIX	MOUNTING	OPTICAL SYSTEM	LED WATTAGE	LED SELECTION	VOLTAGE	FINISH	OPTIONS
ELA16			105LA-530	NW	UNIV	BLP	HS

Enter the order code into the appropriate box above. Note: Philips Gardco reserves the right to refuse a configuration. Not all combinations and configurations are valid. Refer to notes below for exclusions and limitations. For questions or concerns, please consult the factory.

1. 347V through 480V @ 90% is not available in ELA16 and ELA16-DIM only.
2. 347V through 480V @ 90% is NOT available in 90LA or 140LA LED Wattage.
3. Available with 120V or 277V input only.
4. Available with 120V through 277V (918R) input only.

Luminaire Description	Constant Wattage Full Light Output ¹		Automatic Profile Dimming (APD)		Motion Response		APD with Motion Response Override	
	0-10V Dimming (fit on with a 0-10V control system by other)	0-10V Dimming (fit on with a 0-10V control system by other)	Motion Sensor Location	Motion Sensor Location	Motion Sensor Location	Motion Sensor Location	Motion Sensor Location	Motion Sensor Location
16" LED Area Luminaire	ELA16	ELA16-DIM	ELA16-APD	ELA16-MRS	ELA16-MRI	ELA16-APD-MRO	ELA16-APD-MRI	

MOUNTING		OPTICAL SYSTEM	
1	Single Pole Mount	W	Wall Mount, Recessed J-Box
2	Twin Pole Mount at 180°	WS	Wall Mount, Surface Conduit
2@90	Twin Pole Mount at 90°	MA	Mast Arm Mount (max span 2.38' max arm)
3	3-way Pole Mount at 90°		
3@120	3-way Pole Mount at 120°		
4	4-way Pole Mount		

Ordering Code	LED Array Quantity	Total LEDs	LED Current (mA)	Average System Watts ²	LED Selection	Luminaire Initial Absolute Lumens ³			
						TYPE 2	TYPE 3	TYPE 4	TYPE 5
35LA	1	32	350	36.0	NW	3,190 (g)	3,407 (g)	3,223 (g)	3,182 (g)
55LA	1	48	350	54.0	NW	4,634 (g)	4,950 (g)	4,682 (g)	4,623 (g)
70LA	1	64	350	72.0	NW	6,019 (g)	6,429 (g)	6,081 (g)	6,004 (g)
90LA	1	80	350	90.3	NW	7,268 (g)	7,678 (g)	7,444 (g)	7,241 (g)
50LA	1	32	530	51.7	NW	4,400 (g)	4,715 (g)	4,445 (g)	4,386 (g)
80LA	1	48	530	77.6	NW	6,392 (g)	6,851 (g)	6,458 (g)	6,372 (g)
105LA-530	1	64	530	103.4	NW	8,302 (g)	8,897 (g)	8,387 (g)	8,275 (g)
140LA	1	80	580	142.4	NW	11,103 (g)	11,875 (g)	11,218 (g)	11,035 (g)
72LA	1	32	700	70.7	NW	5,500 (g)	5,879 (g)	5,537 (g)	5,472 (g)
105LA-700	1	48	700	103.7	NW	7,990 (g)	8,494 (g)	8,073 (g)	7,874 (g)
134LA	1	64	700	136.6	NW	10,377 (g)	11,061 (g)	10,484 (g)	10,294 (g)

1611 Clovis Barker Road, San Marcos, TX 78666
(800) 227-8758 (S 12) 753-1006 FAX: (512) 753-7855 steelighting.com
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E200-002/0113



SIGNAGE COMPLIANCE

THE FOLLOWING INFORMATION IS BASED ON A REVIEW OF THE LOCAL ZONING CODE REGARDING SIGNAGE REGULATIONS. ALL RECOMMENDATIONS ARE SUBJECT TO LANDLORD AND GOVERNING JURISDICTION REVIEW AND APPROVAL.

SITE ZONING: C-5 NEIGHBORHOOD RETAIL

SIGNAGE ORDINANCE:
WALL SIGN AREA: 1.5 SF/LF OF FRONTAGE FOR THE FIRST 100'-0", PLUS 1 SF/LF OF FRONTAGE IN EXCESS OF 100'-0".

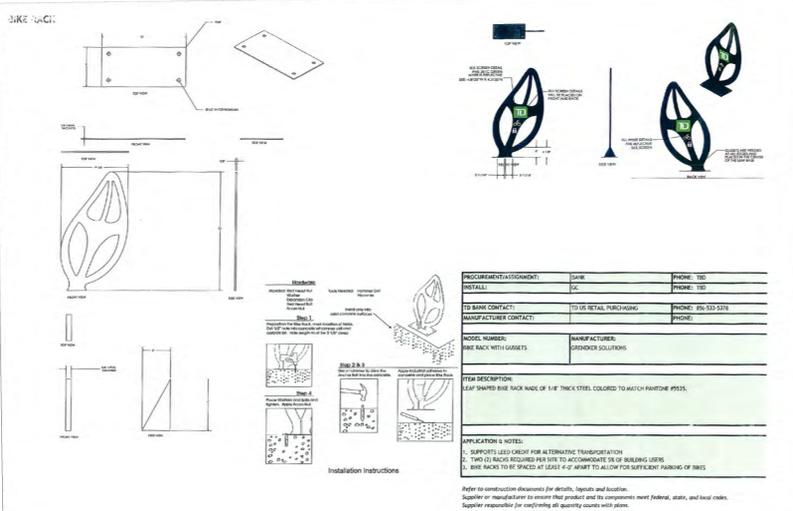
- NOTES:
1. THE COUNTY IS CONSIDERING ONLY THE SOUTH FACING (LITTLE RIVER TPK.) ELEVATION AS FRONTAGE INCLUDING THE DRIVE THRU FRONTAGE.
2. THE COUNTY NOTES THE VERTICAL RACING STRIPE IS AN ARCHITECTURAL ELEMENT.
3. THE COUNTY IS CONSIDERING THE ATM SURROUND AS SIGNAGE.

PROPOSED BUILDING SIGNAGE:

LOCATION	PROPOSED SIGNAGE TYPE AND NUMBER	SIGNAGE S.F.	ILLUM.	S.F. ALLOWED	ALLOWED ILLUM.	VARIANCE REQUIRED
S	E-02 (T-WS-SH-5'H)	29.37	Y	Y	N	
S	TDB-CL-0043 (T-CL-3'H O7D)	53.38	Y	Y	N	
E	NONE	0	N/A	N/A	N/A	
N	TDB-AL-0031 (T-ATM-G-6'H)	0.73	N	Y	N	
W	TDB-AL-0031 (T-ATM-G-6'H)	0.73	N	Y	N	
W	TDB-ATM-0003	11.72	N	Y	N	

SITE I.D. SIGN: 53 SF PYLON
TOTAL PROPOSED BUILDING SIGNAGE:
WALL: 95.91 SF FREESTANDING: 53 SF

SECONDARY SIGNAGE - EXTERIOR



NOTE: Sign face dimensions shown for reference only. Actual layout to be coordinated with architect and engineer as per project design intent and/or applicable codes.

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SPECIAL EXCEPTION PLAT FOR

LOCATION OF SITE
6566 LITTLE RIVER TURNPIKE
PARCEL B-1, D.B. 6313 PG. 595
MASON DISTRICT
ANNANDALE
FAIRFAX COUNTY, VA

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TRAVIS W. D'AMICO
Lic. No. 048497
04/23/14
PROFESSIONAL ENGINEER

BUILDING ELEVATIONS AND SITE DETAILS

SHEET NUMBER: 7 OF 7

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

APPLICATION DESCRIPTION

The applicant, TD Bank, requests approval of a special exception to construct and operate a drive-in financial institution, measuring 2,545 sf. and featuring two drive-thru lanes. The drive-in financial institution would be constructed on the site of an existing service station, which will be removed, in the C-5 and H-C districts. The hours of operation would vary on a daily basis, including limited Saturday and Sunday hours, and would include 24-hour exterior ATM service.



Figure 1: Existing conditions.

LOCATION AND CHARACTER:

The 29,408 square foot property is located at the northeast corner of the intersection of Little River Turnpike and Braddock Road. The property is currently developed with a six-pump Exxon service station. Across Braddock Road to the north of the subject site is the Pinecrest golf course, and east of the site is the adjacent and connected shopping center. To the south, across Little River Turnpike, is a Home Depot and a Wells Fargo Bank, and westward on a diagonal across the intersection is a townhouse community. The subject property is in the C-5 District and the Highway Corridor Overlay District.

	Existing Zoning:	Existing Use:	Plan Recommendation:
North:	PDH-8	Pinecrest Golf Course	Open Space and Recreation
East:	C-5	Commercial	Retail and Other Commercial Uses
South:	C-6	Commercial	Retail and Other Commercial Uses
West	R-12	Townhomes	Residential

Figure 2: Surrounding uses.

WAIVERS AND MODIFICATIONS REQUESTED:

- Waiver of the loading space requirement.
- Modification of the 10-foot parking setback required for off-street parking spaces along the south property line to permit a 4-foot parking setback.
- Modification of the 4-foot rear peripheral parking lot landscaping setback along the northeast property line to permit a 1.5-foot parking setback.
- Modification of the stacking requirement to permit a 6 and 4 stacking scheme.

(These waivers and modifications are further discussed in the Zoning Analysis section of this report.)

BACKGROUND

On March 17, 1980, the Board of Supervisors approved RZ 79-M-044 in the name of Lynch Limited Partnership, rezoning 7.75 acres from the R-5 District to the C-2 and C-5 Districts subject to approved proffers. Copies of this approval are available with the Zoning Evaluation Division of the Department of Planning and Zoning as well as at the following link:

<http://ldsnet.fairfaxcounty.gov/ldsnet/ZAPSMain.aspx?cde=RZ&seq=3001205>.

On October 29, 1984, the Board of Supervisors approved PCA 79-M-044 and SE 84-M-104, to permit the construction of a new service station to replace an existing service station, subject to approved development conditions. Copies of this approval are available with the Zoning Evaluation Division of the Department of Planning and Zoning as well as at the following link:

<http://ldsnet.fairfaxcounty.gov/ldsnet/ZAPSMain.aspx?cde=SE&seq=3200757>.

DESCRIPTION OF PROPOSAL:

Special Exception Plat (SE Plat):	(copy at front of staff report)
Title of SE Plat:	Special Exception Plat for TD Bank
Prepared by:	Bohler Engineering
Original and Revision Dates:	January 7, 2013, as revised through April 23, 2014
Plat Description:	The Special Exception Plat (SE Plat) consists of seven sheets.

Overview:

The applicant is requesting a special exception to allow a drive-in financial institution in the C-5 and H-C districts, along with multiple waiver and modification requests, to be discussed in the Zoning Analysis section of this report. The Special Exception Plat shows the 2,545 sf. proposed building located towards the northeast corner of the lot, with parking along the Little River Turnpike frontage. There is one right-in, right-out entrance/exit proposed on Little River Turnpike, and a full-movement entrance/exit on Braddock Road. In addition, 19 deciduous trees are proposed onsite, as well as an evergreen hedge screening the parking lot.

Architecture:

As recommended by the Mason District Land Use Committee (MDLUC), the bank would be constructed with a mix of materials including red brick, EIFS, and metals as are similarly used in the nearby and adjacent shopping center. The 2,545 sf. building would be 17 feet tall, with a 24.3 ft. tower. One freestanding monument-sign and multiple building-mounted signs are proposed as well.



Figure 4: Architectural elevation.

Operational Details:

The number of employees at any one time would not exceed nine, as specified in a development condition, to ensure adequate customer parking. The hours of operation would be limited to the following:

	Lobby	Drive-Thru
Monday-Wednesday	8:30am - 5:00pm	8:00am - 8:00pm
Thursday & Friday	8:30am - 8:00pm	8:00am - 8:00pm
Saturday	8:30am - 3:00pm	8:30am - 3:00pm
Sunday	12:00pm - 4:00pm	12:00pm - 4:00pm

Access, Circulation and Parking:

The proposed use fronts on Little River Turnpike, and access to the site is achieved via two right-in, right-out access points along Little River Turnpike and a full-movement access point along Braddock Road. The proposed layout would close the existing access point along Little River Turnpike located nearest to the Little River Turnpike/Braddock Road intersection. The entrance along Little River Turnpike located further east from the intersection that is shared with the shopping center would be retained, and a development condition has been included to require it to be narrowed from 37.5 ft. to 30 ft. per Performance Manual (PFM) standard. This condition is subject to consent of the adjacent shopping center's owner, as there is an easement on this entrance. The two drive-thru lanes would begin on the northeast side of the building and wrap around to the drive-through windows on the west side of the building. The stacking lane closest to the building is planned for six stacking spaces, while the stacking lane furthest from the bank is planned for four stacking spaces. Twelve parking spaces would be located along the southern property line, and two parking spaces would be located across the southern travel aisle for a total of 14 parking spaces. The one parking space located closest to the Little River Turnpike entrance would be designated as ADA accessible and would be separated from the Little River entrance and curb by a pedestrian crossing to the building. A five-foot wide sidewalk along Braddock Road would connect to a ten-foot wide shared pedestrian / bicycle trail along Little River Turnpike. A connection would be made from this multi-use asphalt trail to the pedestrian crossing next to the proposed ADA accessible parking space.

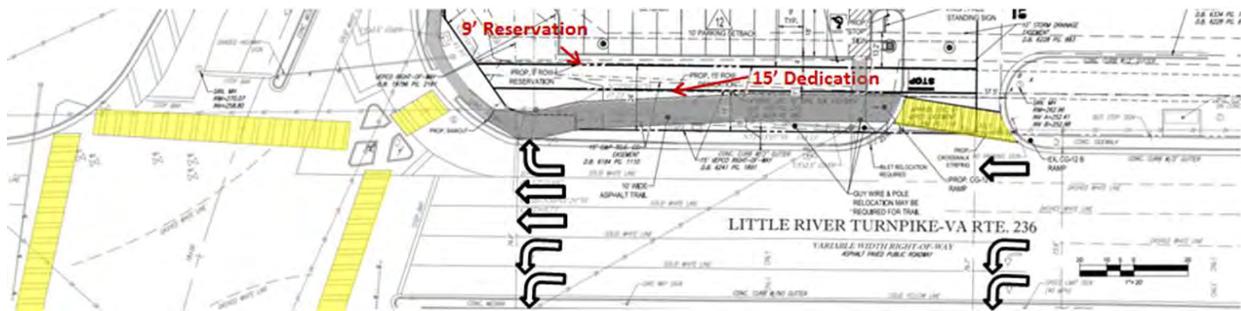


Figure 5: Little River Turnpike frontage.

Landscaping:

Of the 14 Category II deciduous trees proposed on-site, five would be located in a strip between the multi-use trail and the parking lot along Little River Turnpike; six would be located in a strip along Braddock Road south of the Braddock Road entrance; and three would be clustered along Braddock Road north of the Braddock Road entrance. Of the five Category IV deciduous trees proposed on-site, four would be located in a landscaped island west of the building, and one would be located north of the building. Because the proposed plantings located along Little River Turnpike and Braddock Road would be located in existing easement areas, the plantings would not contribute to the total tree canopy provided. Thus, the applicant would provide 1,250 sf. of tree cover on-site, and deposit \$2,400 into the County's Tree Preservation and Planting fund to provide for off-site plantings in order to meet the remaining 1,278 sf. of required 10-year canopy. Per the request of the Mason District supervisor's office, it is intended that this deposit be used for the planting of eight trees at the nearby Pinecrest Golf Course in lieu of the lack of preservation of existing vegetation onsite. A development condition has been included to this effect. In addition, a 2.5-ft. tall evergreen hedge would be provided along the southern and western exteriors of the parking lot to partially screen cars from Little River Turnpike and enhance the streetscape. Finally, the areas surrounding the building would be planted with grass and low shrubbery.

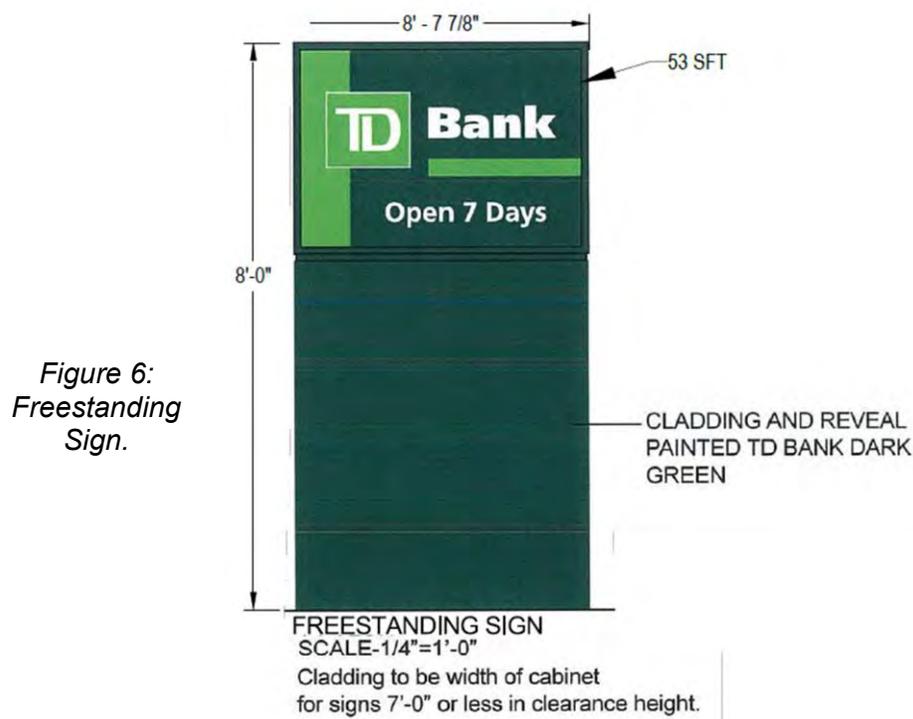
Stormwater:

The proposed site is currently improved with a gas station, and this proposal would be considered a redevelopment under the PFM. BMPs would be provided for the subject property through a stormfilter inlet or equivalent structure providing a minimum of 8 percent phosphorus removal due to the reduction of impervious area from pre- to post-development or as otherwise modified by the redevelopment equation (Section 6-401.2B of the PFM). No stormwater plan is required for the site because the post-development peak runoff does not exceed the pre-development runoff. The outfall channels southeast to a piped storm system for 1,500 ft. to an open channel, which ultimately discharges into Turkeycock Run within the Cameron

Run watershed. The proposed development would decrease the peak runoff rate and adequate outfall would exist.

Signage:

One freestanding monument sign is proposed at the southeast corner of the site, as well as multiple building-mounted signs. At least one freestanding directional sign has been indicated on Sheet 7 of the Plat, which would be required to feature no logos or other advertising in order to comply with Ordinance requirements (see the Zoning Analysis section of the report for further signage details).



COMPREHENSIVE PLAN PROVISIONS (Appendix 4)

Plan Area:	I
Planning District:	Lincolnia Planning District
Planning Sector:	L1 Pinecrest Community Planning Sector
Plan Map:	Retail and Other Commercial Uses

Plan Text:

In the Area I Volume of the Comprehensive Plan, 2013 Edition, Lincolnia Planning District, the L1 Pinecrest Community Planning Sector is described as being characterized by older, stable neighborhoods of single-family detached houses. Townhouse developments, garden apartments, and higher residential developments also exist, typically located along major thoroughfares. Commercial uses are situated on the north side of Little River Turnpike, including Pinecrest Plaza, the shopping center adjacent to the subject property. The plan typically encourages infill residential development in this sector, with limited commercial development that is compatible with surrounding neighborhoods and well-designed to promote pedestrian access. The plan specifically directs staff to provide pedestrian access to and from residential neighborhoods as commercial redevelopment occurs along the north side of Little River Turnpike.

The County's Transportation Plan recommends that Little River Turnpike be widened to six lanes in addition to a bike lane. On the Trails Plan, a 10-ft. major paved trail is shown on the north side of Little River Turnpike (adjacent to the subject property).

Appendix 5 of the Fairfax County Comprehensive Plan, Policy Plan, 2013 Edition, Land Use Section, as amended through February 12, 2013, offers additional guidelines for drive-thru windows and other drive-thru facilities, stating:

“Drive-thru windows for commercial establishments and other drive-thru facilities have the potential to cause serious on-site and off-site traffic circulation problems. To address these potential problems, drive-thru windows and other drive-thru facilities should be approved only if the size and configuration of the lot are adequate to achieve a safe drive-thru facility, parking circulation and pedestrian system. All activity generated by the use must be accommodated on the site. Noise, glare and other nuisance aspects related to drive-thru facilities must not adversely affect adjacent properties.”

(These Comprehensive Plan Provisions are further discussed in the Land Use Analysis section of this report.)

ZONING ANALYSIS

The subject parcel is zoned C-5 and is in a Highway Corridor Overlay District. Per the Zoning Ordinance, Par. 1 of Sect. 4-505, a drive-in financial institution would be permissible by-right, in a C-5 district, if such use were located in-line within a building of a shopping center. The current proposal, representing an independent building and site, is only permissible as a Category 5 special exception use in these districts as listed in Par. 4 of Sect. 4-504, and pursuant to Par. 6 of Sect. 9-501 and Par. 2 of Sect. 9-502 of the Ordinance.

Figure 7: ZONING ORDINANCE PROVISIONS (Appendix 5)

C-5 Lot Requirements (Sect. 4-500)		
Standard	Required	Provided
Min. Lot Area	40,000 sq. ft.	29,408 sq. ft. ¹
Min. Lot Width	200 ft.	+/- 191-194 ft. ¹
Max. Building Height	40 ft.	+/- 24.3 ft.
Front Yard (Little River Turnpike)	45° angle of bulk plane, not less than 40 ft. (40 ft.)	+/- 50 ft.
Front Yard (Braddock Rd.)	45° angle of bulk plane, not less than 40 ft. (40 ft.)	+/- 66.0 ft.
Rear Yard	20 ft.	+/- 20.0 ft.
Side Yard	N/A	N/A
Maximum FAR	0.30	0.10
Open Space	20%	20%
Parking Spaces	Parking: 10 spaces (4 per 1,000 sf) Stacking: eight (8) spaces in front of first window and two (2) spaces for each additional window; except that five (5) stacking spaces may be permitted in front of each of the first two (2) windows, provided that both windows shall always remain open when the drive-in facility is operational	Parking: 14 spaces Stacking: 10
Loading Spaces	1 space	0 spaces ²

1. The lot is a corner lot and therefore two front yards and lot widths exist on the property. The lot does not meet the required 200 ft. minimum lot width or 40,000 sq. ft. minimum area. However, the lot currently exists and this application does not propose any lot width changes, aside from ROW dedicated to VDOT. No waiver of lot width or area is necessary pursuant to Sect. 2-405 of the Z.O.
2. The applicant has requested a waiver of the loading space requirement.

The parcel was rezoned from residential to commercial in 1980, and in 1984 the Board of Supervisors approved a proffered condition amendment and a special exception to permit the construction of a new service station to replace an existing service station.

Requested Waivers and Modifications

Waiver of Loading Space Requirement

According to the Zoning Ordinance Sect. 11-203, regarding loading spaces, a financial institution is required to follow Standard C: *“One (1) space for the first 10,000 square feet of gross floor area, plus one (1) space for each additional 20,000 square feet or major fraction thereof.”* The bank is proposed to be 2,545 square feet, which would require one loading space. The applicant is requesting a waiver of the loading space requirement, on that basis that due to security requirements, the bank disposes of all of the trash, recycling and documents off-site. Par. 3B of Sect. 11-202 allows the Director to reduce the required space *“in an amount which is justified by a reduction in the need for such space by reason of a reduction in size or change in the nature of the use to which such is appurtenant.”* Staff does not oppose this request; it is consistent with other financial institutions in the County.

Modification of Front Parking Setback

Par. 8 of Sect. 11-102 of the Ordinance specifies that *“off-street parking spaces that are located on the ground and are open to the sky may be located in any required yard but not closer than ten (10) feet to any front lot line, unless modified by the Board or BZA pursuant to Part 2 of Article 13.”* In the case of this application, the Little River right-of-way is considered to be one of the front lot lines and would require a 10-foot parking setback. The applicant is requesting a modification to this requirement to accept the four-ft. distance from the 24-ft. reservation of right-of-way shown on the SE Plat, due to the tight constraints of the site and the required right-of-way reservation. Landscaping has been provided along the parking lot to increase the effectiveness of the proposed reduced setback. Staff does not anticipate any adverse effects from the six-ft. modification, and does not oppose this request.

Modification of Rear Peripheral Parking Lot Landscaping Setback

The applicant has requested a modification to the rear parking setback of four feet in width for Peripheral Parking Lot Landscaping when the property line abuts land not in the right-of-way of a street. However, as specified in 13-203 of the Ordinance, this setback only applies if the parking lot contains 20 or more spaces. As this application only proposes 14 parking spaces, this modification is not necessary.

Modification of Stacking Requirement

Par. 5 of Sect. 11-104 specifies that, for a Drive-In Financial Institution, *“there shall be eight (8) stacking spaces in front of the first window and two (2) stacking spaces in front of each additional window; except that five (5) stacking spaces may be permitted in front of each of the first two (2) windows, provided that both windows shall always remain open when the drive-in facility is operational”*. An eight and two stacking scheme for drive-thru windows is not ideal for this site because of existing easements on the eastern side of the building as well as the close proximity to the adjacent shopping center’s parking spaces. Because the building needed to shift

north to accommodate a 24-ft. reservation / dedication area, there is not enough room on the north side of the building to fit a five and five stacking scheme. Instead, the applicant seeks to modify the stacking requirement to a six-four scheme. A development condition has been included to ensure that both drive-thru windows remain open during the hours of operation. Staff does not oppose this request.

Parking Standards (Par. 5 of Sect 11-104)

The Zoning Ordinance requires a minimum of 10 parking spaces for the proposed development and 14 surface parking spaces have been proposed, which would meet the requirement. A development condition is included that would limit the number of employees on-site at any given time to nine, to ensure adequate availability of parking for customer use. One proposed space would be designated as accessible, meeting ADA guidelines. The location of the accessible space would require customers to cross the interior drive aisle, but a marked crosswalk is proposed to mitigate that safety concern.

The ordinance also requires a minimum number of vehicle stacking spaces at drive-thru windows of drive-in financial institutions, to reduce the possibility of onsite circulation problems. The proposal does not meet the requirement of five stacking spaces in front of each of the two windows. Instead, a six and four stacking scheme is proposed due to size constraints of the site.

Landscaping and Screening Requirements (Sect. 13-200 and 13-300)

Ordinance requirements exempt any parking lot under 20 spaces from required interior or peripheral parking lot landscaping. There is, however, a minimum 10-year tree canopy requirement that would require 10 percent site coverage, in this case. All existing landscaping consists of crepe myrtles, weeping deodera cedar, dwarf Alberta spruces, Japanese maple, and several large shrubs (globosa blue spruce, junipers, boxwoods, and Japanese barberry). The applicant does not propose to preserve any of the existing vegetation and requests to deviate from the tree preservation target in accordance with PFM 12-0508.3A.

The applicant proposes to provide 1,250 sq. ft. of 10-year canopy onsite. As 2,528 sq. ft. are required to meet the minimum requirement of 10 percent canopy onsite, the applicant proposes to deposit \$2,400 (calculated based on eight trees as 7.5 additional trees are required) into the County's Tree Preservation and Planting Fund in order to meet the remaining 1,278 square feet of 10-year canopy at an offsite location. It is intended that this deposit be used for plantings at the nearby Pinecrest Golf Course.

Since the adjacent surrounding uses are also commercial, there are no transitional screening or barrier requirements for a drive-in financial institution use on this property.

Signage Requirements (Sect. 12-203 and 12-205)

Multiple building-mounted signs would be incorporated into the building façade, as detailed on Sheet 7 of the plans. The building-mounted signs appear to be in conformance with the placement criteria and size requirements of the Zoning Ordinance, which would be confirmed when the sign permits are reviewed. The applicant also proposes to erect one freestanding monument sign, to measure 8 feet in height and to include approximately 53 SF of sign area, which would be in conformance with the requirements of Par. 4 of Sect. 12-203, allowing one freestanding sign to a maximum height of 20 feet, and Par. 2 of Sect. 12-205, allowing up to 80 SF of sign area.

At least one secondary directional sign is specified on the plan. Pursuant to Par. 2 of Sect. 12-205, an individual enterprise with frontage on a major thoroughfare is only permitted to have one freestanding sign; however, directional signage may be allowed, per Par. 2G of Sect. 12-103, up to two square feet in area and no closer than five feet to any lot line. The proposed directional signage would appear to meet that criterion, if located properly outside of site distances and located adequate distances from lot lines. Staff has no issues with the proposed directional signage.

General Special Exception Standards (Sect. 9-006)

All special exception uses shall satisfy the following general standards:

General Standards 1 and 2 would require that the proposed use at the specified location *“be in harmony with the adopted Comprehensive Plan”* and *“with the general purpose and intent of the applicable zoning district regulations”*. Staff finds that the proposed drive-in financial institution would be in harmony with the Comprehensive Plan and the purpose and intent of the C-5 district, which supports neighborhood-serving retail. Staff believes that a drive-in financial institution use would be consistent with these goals, and would not negatively affect the existing neighborhood-oriented uses in the area.

General Standard 3 states that the proposed use shall *“be harmonious with and not adversely affect the use or development of neighboring properties”*. This standard also requires that *“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”*. The proposed redevelopment of the site to a drive-thru financial institution is not

anticipated to create substantial adverse effects for the surrounding properties. The proposed use is consistent with the types of neighboring uses, the architecture of the proposed building would be within Ordinance bulk standards for the current Zoning District, and the proposed building has been collaboratively designed with representatives from the community to ensure that the result would be an attractive addition to the site. Staff believes that the proposed plan, subject to the included development conditions, would meet this standard.

General Standard 4 requires *“that pedestrian and vehicular traffic associated with the use will not be hazardous or conflict with existing or anticipated traffic”*. The proposed drive-in financial institution is projected to generate less traffic than the previous gas station use, which would have a positive effect on the demands of the local road system. The entrance closest to the Little River Turnpike / Braddock Road intersection will be removed, and a development condition would require the other shared entrance along Little River to be narrowed and reconfigured to improve access conditions, should the adjacent shopping center’s owner consent. Pedestrian connectivity would be enhanced by the addition of a multi-use trail along the Little River Turnpike frontage that did not previously exist. Overall, staff finds that the vehicular and pedestrian traffic associated with the proposed use would be an improvement and not be hazardous or conflict with existing or anticipated traffic.

General Standard 5 stipulates that *“the Board shall require landscaping and screening in accordance with the provisions of Article 13”*. The proposal appears to meet this standard (see above Landscaping and Screening section for further detail).

General Standard 6 stipulates that *“open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located”*. In the C-5 zoning district, 20 percent of the gross area is required to be landscaped open space. The subject application proposes to meet that requirement by achieving 20% open space. In addition, a large area outside of the parcel boundary, within the public right-of-way, is proposed to be restored from asphalt to landscape, which will further increase adjacent open space. As a result, staff finds that the proposal would satisfy this standard.

General Standard 7 states that *“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”*. Adequate utilities, drainage, and parking have generally been provided with this application. The proposed parking would be adequate to meet Ordinance requirements, and the applicant has requested a waiver of the one required loading space. Staff is not opposed to this request and finds that, with the approval of the waiver request, this standard will be satisfied.

General Standard 8 specifies that *“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”*. The proposed signage appears to comply with the Zoning Ordinance and a development condition is included that would require all signs to comply with Article 12. (Further specifics of the proposed signage were discussed previously in this report.)

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

This application is also subject to the three additional standards for all Category 5 special exception uses, which require conformance with the lot size and bulk regulations of the Zoning Ordinance, the performance standards specified in the applicable zoning district, and Article 17 of the Zoning Ordinance, which concerns site plans. With imposition of the proposed development conditions, staff finds that these standards would be met.

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

Drive-in Financial Institutions, when permitted by special exception, must also satisfy the following additional standards:

Standard A stipulates that *“such a use shall have on all sides the same architectural features or shall be architecturally compatible with the building group or neighborhood with which it is associated”*. The building’s design is similar in design to the adjacent shopping center, using red brick as recommended by the Mason District Land Use Committee. The bank has been designed specifically for this location to satisfy the wishes of the community, and will feature high-quality finishing materials on all four facades. Staff concludes that the application meets Standard A and has proposed a development condition stipulating that the architecture and drive-in canopy shall be in substantial conformance with that shown on the SE Plat.

Standard B states that the use *“shall be designed so that pedestrian and vehicular circulation is coordinated with that on adjacent properties”*. Considerable input and review went into the final configuration of the site. Pedestrian conditions would be improved by the multi-use trail along Little River Turnpike, as well as by ensuring that future transportation improvements along Little River Turnpike will implement a thru-right lane as opposed to an additional thru lane and a right-turn lane. Staff concludes that the application meets this standard.

Standard C specifies that *“the site shall be designed to minimize the potential for turning movement conflicts and to facilitate safe and efficient on-site circulation”*, and that *“parking and stacking spaces shall be located in such a manner as to facilitate safe and convenient vehicle and pedestrian access to all uses on the site”*. The proposal meets general standards for vehicle parking and circulation within the site and there would be sufficient stacking spaces to meet the needs of the drive-thru windows. Considerable review went into the final configuration of the parking and stacking spaces to ensure safe vehicular movement throughout the site and in relation to the adjacent shopping center. The applicant is proposing to connect sidewalks along the entire site frontage and would include a pedestrian connection to the proposed building. Staff believes that vehicular and pedestrian access and circulation through the site would be sufficient to meet this standard.

Standard D states that *“the lot must be of sufficient area and width to accommodate the use and that any such use will not adversely affect any nearby existing or planned residential areas as a result of the hours of operation, noise generation, parking, glare or other operational factors”*. The proposal would meet all necessary use requirements and setback regulations with the approval of aforementioned modifications and would allow for adequate parking and vehicular circulation within the site. The hours of operation would be consistent with other commercial uses in the area and would not adversely affect neighboring properties, nor should other operational factors. As a result, staff finds that the proposed use will not adversely affect any nearby properties as a result of the hours of operation, noise generation, parking, glare, or other operational factors.

Standard E applies to drive-through pharmacies; therefore, this standard is not applicable to this application.

LAND USE ANALYSIS

Staff believes that the proposed use would satisfy the spirit of the Comprehensive Plan, by revitalizing an existing commercial area while restricting commercial development to an existing commercially-zoned parcel. The proposal would increase pedestrian access on the site as well, which is a major point of emphasis in the Comprehensive Plan. Removal of excess asphalt within the Little River Turnpike right-of-way and increased open space would reduce stormwater runoff and improve vehicular safety.

The proposal would also make adjustments to the future transportation improvements along Little River Turnpike. Community and staff collaboration fostered the decision to propose a thru-right lane as opposed to an additional thru lane and a right-turn lane. This decision is determined to be in conformance with the Comprehensive Plan, and reflects the community's input. In addition, the multi-use trail would serve as a connection to other trails in the area.

Overall, staff finds that the proposed drive-in financial institution would complement the surrounding uses, would adhere to the Comprehensive Plan guidance described above, and would be in conformance with the Zoning Ordinance.

ENVIRONMENTAL ANALYSIS (Appendix 6)

LEED/Green Building

Staff has encouraged the applicant to include green building design in its development plan. The applicant has agreed to pursue LEED certification for the project, and a development condition has been included to that effect.

Water Quality

Objective 2 of the Environment section of the Policy Plan encourages new development and redevelopment to apply innovative BMP's, infiltration techniques and better site design to minimize the negative effects of development on surface and groundwater resources in the County. A BMP unit would be provided through a stormfilter inlet or equivalent structure. The minimum 8 percent phosphorous removal would be provided per the PFM redevelopment equation, as there is a reduction in impervious area from pre- to post- development for the site.

Tree Cover

While the applicant is not meeting the tree cover requirements onsite, the applicant will be making a deposit to the County's tree preservation and planting fund for planting at an offsite location. This deposit is intended to be used for offsite plantings at the adjacent Pinecrest Golf Course, as requested by the Mason District Supervisor's office.

Site Contamination/Remediation:

As the property is currently improved with a gas station, the Virginia Department of Environmental Quality (DEQ) has issued a No Further Action letter (Appendix 6) stating that the contaminant concentrations on the site do not warrant further investigation.

STORMWATER MANAGEMENT ANALYSIS

Stormwater Detention

The proposed development would result in a reduction in impervious area and associated stormwater runoff, which would exempt the development from a stormwater detention requirement. There will be, however, new County stormwater regulations that are anticipated to take effect by July of 2014, which may impose additional requirements if construction permits are not granted by that time. Any addition of stormwater structures not shown on the SE Plat may constitute a substantial change to the SE Plat and may require an SE Amendment.

Stormwater Quality

Per Par. 2B of Sect. 6-401 of the PFM, the required reduction in phosphorus loads is calculated based on the redevelopment formula. The applicant is proposing to meet that minimum requirement, using one stormfilter Best Management Practice (BMP) unit.

Outfall Adequacy

The proposed development would decrease the peak runoff rate and adequate outfall would exist. Adequate outfall conditions, however, will be required to be verified at the time of site plan review and any inadequacy might result in additional stormwater control measures being required onsite.

No Resource Protection Areas (RPA) or floodplains exist on the site.

TRANSPORTATION ANALYSIS (Appendix 7)

Little River Turnpike Entrance

In coordination with VDOT, the applicant proposed narrowing the shared entrance furthest from the Braddock Road / Little River Turnpike intersection from 37.7 ft. to 30 ft. per PFM standard. However, due to an easement located at this entrance, the owner of the adjacent shopping center must concur and has not yet done so. A development condition states that the entrance shall be narrowed to 30 ft. per PFM standard if the adjacent shopping center's owner consents.

Widening of Little River Turnpike

The Comprehensive Plan calls for the widening of Little River Turnpike to six lanes. This would require the conversion of the existing right turn lane into a thru lane, and the addition of a right-turn lane, requiring the applicant to dedicate 28 ft. of right-of-way. Sparked by concerns from the Mason District Land Use Committee, the applicant proposed a thru-right turn lane as opposed to an additional thru lane and a right turn lane. The Fairfax County Department of Transportation (FCDOT) deemed that this proposal is in conformance with the Comprehensive Plan, especially relative to the Comprehensive Plan's emphasis on pedestrian connectivity for redevelopment in this area. The applicant therefore proposed a 15-foot dedication of right-of-way and a nine-foot reservation for dedication of right-of-way along Little River Turnpike.

Multi-use Trail

The Comprehensive Plan also calls for a bike lane and a 10-foot wide trail along Little River Turnpike. The applicant instead proposed a 10-foot wide shared-use trail for bicyclists and pedestrians. The trail's curvature is smoothed out to provide a safe transition for bicyclists using the trail.

Dedication of Right-of-Way

FCDOT recommended that the applicant dedicate 15 feet of right-of-way out of the proposed 24 feet of reservation, and put the remaining nine feet in reservation should it be needed for future transportation improvements on Little River Turnpike. Having the 15 feet of dedication is desirable as there may be pedestrian / trail projects connecting to the site in the future. The County would therefore want continuous ownership and maintenance of the multi-use trail. A development condition states that the applicant shall dedicate any part of the remaining nine-foot reservation upon request by the County when a transportation project along Little River Turnpike requires the right of way. In addition, a development condition has been included to require the relocation of deciduous trees in the reservation area elsewhere onsite, should that area in reservation be needed.

URBAN FOREST MANAGEMENT DIVISION (UFMD) ANALYSIS (Appendix 8)

Off-Site Plantings

The applicant proposes to deposit \$2,400 into the County's tree preservation and planting fund in order to meet the remaining 1,278 square feet of 10-year canopy at an offsite location. This deposit is intended to contribute to the planting of eight trees at the nearby Pinecrest Golf Course, per the Mason District Supervisor's request.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

The proposed drive-in financial institution on the subject property would be consistent with the existing neighborhood and community-serving uses in the area and would not adversely impact the site or neighboring properties. Staff finds that the application would be in harmony with the Comprehensive Plan and, with the approval of the proposed development conditions, would conform to all applicable Zoning Ordinance Provisions.

Recommendations

Staff recommends approval of SE 2013-MA-002, subject to the proposed development conditions contained in Appendix 1.

Staff recommends approval of the following waivers and modifications:

- Waiver of the loading space requirement.

- Modification of the 10-foot parking setback required for off-street parking spaces along the south property line to permit a 4-foot parking setback.
- Modification of the stacking requirement to permit a 6 and 4 stacking scheme.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The approval of this application does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to this application.

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. Special Exception Affidavit
3. Statement of Justification
4. Comprehensive Plan Provisions
5. Zoning Ordinance Provisions
6. DPZ – Environmental Comments
7. FCDOT – Transportation Comments
8. DPWES – Urban Forest Management Division Comments
9. Glossary of Terms

PROPOSED DEVELOPMENT CONDITIONS
SE 2013-MA-002
April 22, 2014

If it is the intent of the Board of Supervisors to approve SE 2013-MA-002, located at 6566 Little River Turnpike, Tax Parcel 72-1((1)) 20E, for a drive-in financial institution, pursuant to Sect. 4-504 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions.

GENERAL:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions.
3. This Special Exception is subject to the provision of Article 17, Site Plans as may be determined by the Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this Special Exception shall be in substantial conformance with the approved Special Exception Plat entitled "Special Exception Plat for TD Bank", consisting of seven sheets and prepared by Bohler Engineering, which is dated January 7, 2013 and revised through April 23, 2014, 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.
4. A copy of this Special Exception and the Non-Residential Use Permit shall be posted in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.

OPERATIONAL:

5. There shall be a maximum of nine employees on-site at any one time.

ARCHITECTURAL:

6. Architectural elevations and building materials including a mix of red brick and metals shall be in substantial conformance with those shown on the SE Plat (Appendix 3).

GREEN BUILDING:

7. Prior to the building plan approval, the applicant will submit, to the Environment and Development Review Branch (EDRB) of DPZ, documentation from the U.S. Green Building Council (USGBC) demonstrating the applicant's enrollment in the Leadership in Energy and Environmental Design (LEED) Portfolio/Volume Program. Prior to the issuance of the building permit, the applicant will provide documentation that the proposed project is pre-registered with the LEED Portfolio/Volume Program. Prior to release of the bond for the project, the applicant shall provide documentation to the EDRB demonstrating the status of attainment of LEED certification or a higher level of certification from the USGBC for the building.

As an alternative to the actions outlined in the above paragraph, or if the applicant is unable to provide documentation confirming both the applicant's enrollment in, and the specific project's pre-registration in the LEED Portfolio/Volume, the applicant will execute a separate agreement and post, a "green building escrow," in the form of cash or a letter of credit from a financial institution acceptable to DPWES as defined in the Public Facilities Manual, in the amount of \$67,650. This escrow will be in addition to and separate from other bond requirements and will be released upon demonstration of attainment of LEED certification or higher level of certification, by the USGBC, under the most current version of the USGBC's Leadership in Energy and Environmental Design—New Construction (LEED®-NC) rating system rating system or other LEED rating system, as determined by the U.S. Green Building Council. The provision to the Environment and Development Review Branch of DPZ of documentation from the U.S. Green Building Council that the building has attained LEED certification will be sufficient to satisfy this commitment.

If the applicant provides to the EDRB, within 18 months of issuance of the final RUP/non-RUP for the building, documentation demonstrating that LEED certification for the building has not been attained but that the building has been determined by the USGBC to fall within three points of attainment of LEED certification, 50% of the escrow will be released to the applicant; the other 50% will be released to Fairfax County and will be posted to a fund within the county budget supporting implementation of county environmental initiatives.

If the applicant fails to provide, within 18 months of issuance of the final RUP/non-RUP for the building, documentation to the EDRB demonstrating attainment of LEED certification or demonstrating that the building has fallen short of LEED certification by three points or less, the entirety of the escrow for that building will be released to Fairfax County and will be posted to a fund within the county budget supporting implementation of county environmental initiatives.

If the Applicant provides documentation from the USGBC demonstrating, to the satisfaction of the EDRB, that USGBC completion of the review of the LEED certification application has been delayed through no fault of the Applicant, the Applicant's contractors or subcontractors, the time frame may be extended as determined appropriate by the Zoning Administrator, and no release of escrowed funds shall be made to the Applicant or to the County during the extension.

LANDSCAPE:

8. At such time as dedication of any part of the reservation area along Little River Turnpike is required, any deciduous trees located in the reservation area required for dedication shall be relocated elsewhere on-site, or a deposit of \$300 per tree shall be made to the Tree Preservation and Planting Fund in the same manner as the deposit for off-site plantings as outlined in Condition #12.
9. The 53 evergreen or deciduous shrubs being provided on site shall be a minimum height of 18-24 inches at the time of planting.
10. Landscaping that is native to the middle Atlantic region shall be provided as generally shown on the Special Exception Plat, as modified only to meet the species diversity and other applicable requirements of the Public Facilities Manual (PFM), and as conditioned, subject to review and approval of the Urban Forestry Management Division (UFMD) of the Department of Public Works and Environmental Services (DPWES) at the time of site plan review: Supplemental landscaping may be installed by the applicant, in addition to the landscaping shown on the SE Plat, that is determined to not conflict with the required landscaping or other details approved on the SE Plat.

STORMWATER:

11. Stormwater outfall adequacy, per the PFM, shall be demonstrated at the time of site plan review. Stormwater detention may be required if outfall is determined to be inadequate, and would require an amendment to this Special Exception.

TREE PLANTING:

12. In lieu of the remaining 1,278 square feet of 10-year tree canopy onsite needed to meet the minimum requirement of 2,528 square feet (10 percent canopy coverage) for the site, the applicant shall make a payment in the amount of \$2,400 to the Fairfax County Tree Preservation and Planting Fund to be used for the planting of eight trees at Pinecrest Golf Course, which shall be used to satisfy the applicant's requirement to meet the remaining 1,278 square feet of 10-year canopy at an offsite location.

TRANSPORTATION:

13. Subject to the consent of the owner of the adjacent shopping center, the entrance on Little River Turnpike shall be reduced to 30 feet across per VDOT standard for a commercial entrance.
14. An additional 15 feet of right of way shall be dedicated to the Board of Supervisors, in fee simple, along Little River Turnpike. An additional nine feet of right of way shall be reserved along Little River Turnpike. At such time as a project for Little River Turnpike requires additional right of way, the reservation area, up to nine feet in width, shall be dedicated to the Board of Supervisors, in fee simple.
15. Any improvements (landscaping, parking, signage, etc.) within the dedication area shall be subject to a license agreement. Improvements may be provided within the reservation area provided that at the time dedication is required, except as may otherwise be provided herein, all improvements shall be removed and relocated (if necessary) at the applicant's expense.
16. A sawcut transition between the proposed asphalt trail and the concrete sidewalk shall be provided; and utilities shall be relocated as required to permit the construction of a 10-foot wide asphalt trail along Little River Turnpike.
17. All proposed and existing curb ramps shall be ADA compliant with appropriate truncated dome widths that align with the width of the trail or the sidewalk.
18. The number, location and type of bicycle racks on site shall be subject to the review of the Fairfax County Department of Transportation (FCDOT) at the time of site plan review.
19. Two drive-thru lanes shall be open at all times that windows are operational, to provide adequate vehicle stacking.

SIGNAGE/LIGHTING:

20. Signage shall be in substantial conformance with that shown on the SE Plat and all signage shall comply with the provisions of Article 12 of the Zoning Ordinance.
21. No freestanding commercial signs, other than the freestanding sign depicted on the SE plat, shall be permitted. In addition, the freestanding sign depicted on the SE plat shall not be taller than eight feet from the ground. Bank logos or other advertising shall not be placed on any directional signage.

22. All lighting, including streetlights, security lighting, signage lighting and pedestrian or other incidental lighting, shall be in conformance with Part 9 of Article 14 of the Zoning Ordinance.

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

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

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless, at a minimum, the use has been established or construction has commenced and been diligently prosecuted as evidenced by the issuance of a Non-Residential Use Permit for the use. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

SPECIAL EXCEPTION AFFIDAVITDATE: April 22, 2014
(enter date affidavit is notarized)I, Lori K. Murphy, Esquire, do hereby state that I am an
(enter name of applicant or authorized agent)

120285d

(check one) applicant
 applicant's authorized agent listed in Par. 1(a) belowin Application No.(s): SE 2013-MA-002
(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)
TD Bank, National Association Michael E. Powell	12000 Horizon Way Mount Laurel, NJ 02054	Applicant/Lessee Agent
Bean, Kinney & Korman, P.C. Lori K. Murphy, Esquire Frederick R. Taylor, Esquire Lauren Keenan Rote, Esquire	2300 Wilson Blvd., 7th Floor Arlington, VA 22201	Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent
Bohler Engineering VA, LLC Michael J. O'Hara Daniel M. Duke Travis W. D'Amico	22630 Davis Drive, Suite 250 Sterling, VA 20164	Engineer/Agent Agent Agent Agent
Kimley-Horn and Associates, Inc. Edward Y. Papazian Matthew J. Horne	11400 Commerce Park Drive, Suite 400 Reston, VA 20191	Transportation Engineer/Agent Agent Former Agent
Mount Vernon Petroleum Realty, LLC William P. Crowe	6820-B Commercial Drive Springfield, VA 22151	Title Owner/Lessor Agent

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

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

Special Exception Attachment to Par. 1(a)

DATE: April 22, 2014
 (enter date affidavit is notarized)

120285 d

for Application No. (s): SE 2013-MA-002
 (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)
Reed Smith LLP David S. Houston, Esquire	3110 Fairview Park Drive, Suite 1400 Falls Church, VA 22042	Attorney for Title Owner/Agent Attorney/Agent
McMahon Associates, Inc., Mark A. Roth, P.E. Rodney P. Plourde	425 Commerce Drive, Suite 200 Fort Washington, PA 19034	Transportation Engineer/Agent Agent Agent

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: April 22, 2014
 (enter date affidavit is notarized)

120285d

for Application No. (s): SE 2013-MA-002
 (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)
 TD Bank, National Association,
 2035 Limestone Road
 Wilmington, DE 19808

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)

TD Bank US Holding Company

(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.

Page 1 of 6**Special Exception Attachment to Par. 1(b)**DATE: April 22, 2014
(enter date affidavit is notarized)

120285 d

for Application No. (s): SE 2013-MA-002
(enter County-assigned application number (s))**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)TD Bank US Holding Company
Two Portland Square
Portland, ME 04101**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)

TD USP&C Holdings, ULC

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)TD USP&C Holdings, ULC
900 Home Oil Tower
234-8th Avenue S.W.
Alberta, Calgary
T2P 2Z2 Canada**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)

The Toronto-Dominion Bank

(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: April 22, 2014
(enter date affidavit is notarized)

120285 d

for Application No. (s): SE 2013-MA-002
(enter County-assigned application number (s))**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

\ The Toronto-Dominion Bank
 P.O. Box 1
 Toronto-Dominion Centre
 Toronto, Ontario
 M5K 1A2 Canada

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)

\ The Toronto-Dominion Bank is a publicly
 traded company and the shareholders
 change daily.

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

\ Bean, Kinney & Korman, P.C.
 2300 Wilson Blvd., 7th Floor
 Arlington, VA 22201

DESCRIPTION OF CORPORATION: (check one statement)

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

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

\ Jonathan C. Kinney
 James W. Korman

(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: April 22, 2014
(enter date affidavit is notarized)

120285d

for Application No. (s): SE 2013-MA-002
(enter County-assigned application number (s))

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

Bohler Engineering VA, LLC ~
22636 Davis Drive
Suite 250
Sterling, VA 20164

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Bohler Engineering, PC
Adam J. Volanth
Daniel M. Duke
Mark R. Joyce

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

Bohler Engineering, PC
22636 Davis Drive
Suite 250
Sterling, VA 20164

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Ludwig H. Bohler

(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: April 22, 2014
(enter date affidavit is notarized)

120285d

for Application No. (s): SE 2013-MA-002
(enter County-assigned application number (s))

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

Kimley-Horn and Associates, Inc.
11400 Commerce Park Drive, Suite 400
Reston, VA 20191

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)

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

Mount Vernon Petroleum Realty, LLC
6820-B Commercial Drive
Springfield, VA 22151

DESCRIPTION OF CORPORATION: (check one statement)

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

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

- ✓ MVA Petroleum Holding, LP
- ✓ Mount Vernon SPE, Inc.

(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: April 22, 2014
(enter date affidavit is notarized)

120285d

for Application No. (s): SE 2013-MA-002
(enter County-assigned application number (s))**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)Mount Vernon SPE, Inc.
6820-B Commercial Drive
Springfield, VA 22151**DESCRIPTION OF CORPORATION:** (check one statement)

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

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

MVA Petroleum Holding, LP

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)MVA Petroleum Holding SPE, Inc.
6820-B Commercial Drive
Springfield, VA 22151**DESCRIPTION OF CORPORATION:** (check one statement)

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)Eyob (NMI) Mamo
Gerald (NMI) Schaeffer(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: April 22, 2014
(enter date affidavit is notarized)

120285d

for Application No. (s): SE 2013-MA-002
(enter County-assigned application number (s))

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

McMahon Associates, Inc.
425 Commerce Drive, Suite 200
Fort Washington, PA 19034

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)

Joseph J. DeSantis
Casey A. Moore
John S. DePalma
William T. Steffens
Gary R. McNaughton

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

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

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(enter date affidavit is notarized)

120285d

for Application No. (s): SE 2013-MA-002
(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)

MVA Petroleum Holding, LP
6820-B Commercial Drive
Springfield, Virginia 22151

(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)

- MVA Petroleum Holding SPE, Inc., General Partner, does not own 10% or more of Mount Vernon Petroleum Realty, LLC, the Title Owner
Eyob (NMI) Mamo, Limited Partner
Gerald (NMI) Schaeffer, Limited Partner

(check if applicable) [x] 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: April 22, 2014
(enter date affidavit is notarized)

120285d

for Application No. (s): SE 2013-MA-002
(enter County-assigned application number (s))**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)Reed Smith LLP
3110 Fairview Park Drive, Suite 1400
Falls Church, VA 22042(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)

Abbott, Kevin C.	Cameron, Douglas E.	Eskilson, James R.
Abdalla, Tarek F.	~ Cameron, Scott P. - Former Agent	Estrada, Edward J.
Allen, Thomas L.	~ Caplan, Gary S. - Former Agent	Evagora, Kyriacos (NMI)
Andrews, Alex T.	Carder, Elizabeth B.	Fagelson, Ian B.
Arnold, Roy W.	Cardozo, Raymond A.	Fawcett, David B.
Atallah, Ana (NMI)	~ Casdagli, Emma Francis - Former Agent	~ Flatley, Lawrence E. - Former Agent
Baker, Scott D.	Cassidy, Peter J.	Fogel, Paul D.
Barber, William James Gresham	Charot, Benoit (NMI)	Fosh, Michael John
Barnes, James J.	Cheung, Janet Bo Chun	Francis, Jr., Ronald L.
Bartfield, Arnold L.	Clark, II, Peter S.	Frank, Ronald W.
Bastier, Ellen L.	Cobetto, Jack B.	Freeman, Lynne P.
Beale, Giles W.	Cody, Daniel A.	Frenier, Diane M.
Begley, Sara A.	Cohen, David R.	Fritton, Karl A.
Beilke, Michele J.	~ Colen, Frederick H. - Former Agent	~ Gabbert, Dale (NMI) - Former Agent
~ Bell, Gordon F. - Former Agent	Colman, Abraham J.	Gallo, Frank J.
~ Bermier, Maria N. - Former Agent	Conner, W. Thomas	Gasparetti, Lorenzo E.
Bernstein, Leonard A.	Connoley, Mark F.	Geist, Melissa A.
Bettino, Diane A.	~ Connors, Eugene K. - Former Agent	Gentile, Jr. Pasquale D.
Bhattacharyya, Guatam (NMI)	● Convery, III, J. Ferd - Former Agent	Greenblatt, Lewis B.
Bickham, J. David	Cooper, Steven (NMI)	Green-Kelly, Diane
Binder, Justus (NMI)	Cotler, Alan K.	Greer, Amy J.
Binis, Barbara R.	Couste, Marina (NMI)	Greeson, Thomas W.
Birt, Steven James	Davies, Colleen T.	Grellet, Luc J.
Blasier, Peter C.	Davis, James M.	Grignon, Margaret A.
Boehner, Russell J.	Dermody, Debra H.	Grimes, David M.
Bolden, A. Scott	Difiore, Gerard S.	Gross, Dodi Walker
Bonessa, Dennis R.	Dilling, Robert M.	~ Guadagnino, Frank T. - Former Agent
Booker, Daniel I.	Dillon, Lee Ann	Gunn, Richard M.
Borg, Christopher (NMI)	DiNome, John A.	Gwynne, Kurt F.
Boutcher, David J.	~ Dittoe, John E. - Former Agent	Hackett, Mary J.
~ Boven, Douglas G. - Former Agent	~ Doron, Uri - Former Agent	Halbreich, David M.
Bovich, John P.	Drew, Jeffery	Hansson, Leigh T.
Box, Tamara (NMI)	Dubeltier, Eric A.	Hardy, Peter A.
Bradley, Patrick E.	Dumville, S. Miles	~ Hargreaves, Philip M. - Former Agent
~ Brown, Andrew Kenneth - Former	Duronio, Carolyn D.	Hartley, Simon P.
Brown, Charles A.	East, Lindsay T.	Hartman, Ronald G.
Brown, Jon H.	Ellis, Peter M.	Hasselmann, Scot T.
Brown, Michael K.	Ellison, John N.	Hawley, Terence N.
~ Burroughs, Jr., Benton - Former Agent	Epstein, Bette B.	

(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: April 22, 2014
(enter date affidavit is notarized)

120285d

for Application No. (s): SE 2013-MA-002
(enter County-assigned application number (s))**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)Reed Smith LLP
3110 Fairview Park Drive, Suite 1400
Falls Church, VA 22042(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)

Healy, Christopher W.	Lai, Ivy (NMI)	Paisley, Belinda L.
Heffler, Curt L.	Lasher, Lori L.	Parker, Roger J.
Hemming, Seth M.	Leech, Frederick C.	Patterson, Lorin E.
Hewetson, Charles M.	Leiderman, Harvey L.	Pearman, Scott A.
Hill, Robert J.	Li, Lianjun (NMI)	Peck, Jr., Daniel F.
Hill, Thomas E.	Loepere, Carol C.	Pedretti, Mark G.
Hirsch, Austin L.	LoVallo, Michael A.	Pepper, Michael Ross David
Hitt, Leo N.	Lowenstein, Michael E.	Petersen, Matthew
Ho, Delpha (NMI)	Lyons, Ill, Stephen M. - Former Agent	Peterson, Kurt C.
Hofmeister, Jr., Daniel J.	Magera, George F. - Former Agent	Philipps, Richard P.
Honigberg, Carol C.	Mahone, Glenn R.	Phillips, Robert D.
Hooper, John P.	Maiden, Todd O.	Phillips, Robert N.
Houston, Marsha A.	Mantell, Nanette W. - Former Agent	Pierre, Yvan-Claude J.
Hultquist, James T.	Martin, James C.	Pike, Jon R.
Husar, Linda S.	Martini, John D.	Poe, Alexandra (NMI)
Iino, John M.	McAllister, David J.	Pollack, Michael B.
Illouz, Stephane - Former Agent	McCarroll, James C.	Powell, David C.
Ince, Thomas	McConnell, Stephen J.	Pryor, Gregor J.
Innamorato, Don A.	McDavid, George E.	Quenby, Georgia M.
Jared, Cynthia (NMI)	McGarrigle, Thomas J.	Quinn, Jonathan S. - Fomer Agent
Jaskot, Paul J.	McNair, James E.	Radley, Lawrence J.
Jeffcott, Robin B.	McNichol, Jr., William J. - Former Agent	Rahl, J. Andrew - Former Agent
Jenkinson, Andrew P.	Mehfoud, Kathleen S. - Former Agent	Raju, Ajay K. - Former Agent
Jong, Denise (NMI)	Melodia, Mark S.	Rawles, Douglas C.
Jordan, Gregory B. - Former Agent	Metro, Joseph W.	Raymond, Peter D.
Kabnick, Lisa D.	Miller, Edward S.	Reed, W. Franklin - Former Agent
Karides, Constantine (NMI)	Miller, Steven A.	Reid, Graham M.
Kaufinan, Marc S.	Min, Catharina Y.	Reinke, Donald C.
Kaung, Alexander Wai Ming	Moberg, Marilyn A.	Robinson, Richard A.
Kirk, Dusty Elias	Mok, Kar Chung	Roche, Brian D.
Kirkpatrick, Stephen A.	Morrison, Alexander David	Rosen, Barry S.
Klein, Murray J. - Former Agent	Munsch, Martha Hartle	Rosenbaum, Joseph I.
Kohn, Steven M. - Former Agent	Napolitano, Perry A.	Rosenberg, Carolyn H.
Kozlov, Herbert F.	Naugle, Louis A.	Roth, Robert A.
Kramer, Ann V.	Nelson, Jack R.	Rowan, Vincent B.
Krasik, Carl (NMI) - Former Agent	Nicholas, Robert A.	Rubenstein, Donald P.
Krebs-Markrich, Julia (NMI)	O'Brien, Kathyleen A.	Ryan, Catherine S.
Kugler, Stefan L.	O'Donoghue, Cynthia (NMI)	Rydstrom, Kirsten R.
Kwuon, Janet H.	O'Neil, Mark T.	Rymer, Philip R.
Lacy, D. Patrick Jr. - Former Agent		

(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: April 22, 2014
(enter date affidavit is notarized)

120285d

for Application No. (s): SE 2013-MA-002
(enter County-assigned application number (s))**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)Reed Smith LLP
3110 Fairview Park Drive, Suite 1400
Falls Church, VA 22042(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)

Sanders, James L.	Swinbum, Richard G.	~ Additions as of December 20, 2012:
Sanders, Michael (NMI)	Tandler, James R.	Toms, Jason (NMI)
· Sauvage, Nicolas C. - Former Agent	Tashman, Matthew E.	Stimpson, Barry P.
Schaffer, Eric A.	Taylor, Andrew D.	Beale, Timothy (NMI)
Schatz, Gordon B.	Taylor, Philip M.	Alexander, Eric L.
Schlecker, David M.	Teare, Peter A.	Brennan, James C.
Schlesinger, Matthew J.	Terras, Alexander (NMI)	Campos, Lorraine M.
Schmarak, Bradley S.	Thallner, Jr., Karl A.	Dentice, Nathan (NMI)
Schwartz, Wendy H.	Thomas, Alexander Y.	Falkner, Robert P.
· Scogin, Hugh T. - Former Agent	Thompson, David A.	Graumlich, Betty S.W.
Scott, Michael T.	Thompson, Gary S.	Hammodi, Ziad A.
Seaman, Charles H.	· Tillman, Eugene - Former Agent	Horrigan, Courtney C.
Sedlack, Joseph M.	Tocci, Gary M.	Maguire, Nicola A.
Shanus, Stuart A.	· Todd, Thomas - Former Agent	Miller, Jesse L.
Sharma, Asha Rani	Tompkins, Benjamin F.	Moller, Charlotte (NMI)
Shaw, Nick J.	Unkovic, John C.	Sessa, Stephen E.
Shay-Byrne, Olivia (NMI)	Vishncski, John S.	Snyder Bagnell, Nicolle R.
Short, Carolyn P.	Vitsas, John L.	Wells, Kristin I.
Shugrue, John D.	Von Waldow, Arnd N.	
Siev, Jordan W.	· Wasserman, Mark W. - Former Agent	~ Additions as of October 30, 2013:
Sigelko, Duane F.	Weiss, David E.	Burke, Carol M.
Simons, Robert P.	Weissman, David L.	Broughton, Kenneth E.
· Singer, Paul M. - Former Agent	Weissman, Sonja S.	Brown, Claude (NMI)
Skrein, Stephen P.	Weller, Charles G.	Enochs, Craig R.
· Slater, Phillip B. - Former Agent	· Weyman, Mark L. - Former Agent	Haag, Edmund L.
Smersfelt, Kenneth N.	Wilkinson, James F.	Hardin, Julie A.
Smith, John Lynn	Wilkinson, John NR	Holloway, Wanda G.
Smith, Robert M.	Wolff, Sarah R.	Mercandante, James A.
Sollie, Kyle O.	Wood, Douglas J.	Scheve, Stephen E.
Sorensen, Anker (NMI)	· Wray, Richard K. - Former Agent	Temple, Mark D.
Spafford, Richard A.	Yam, Perry (NMI)	Turner, Paul B.
Speed, Nicholas P.	Yan, Betty (NMI)	Watt, Christopher (NMI)
Springer, Claudia Z.	Yan, Jay J.	Alfieri, Paul M.
Stanley, David E.	Yoo, Thomas J.	Armao, Joseph
Stephenson, Leon (NMI)	Zaman, Peter	Hryck, David M.
Stewart, II, George L.	Zoeller, Lee A.	Korenblatt, Jeffrey S.
Suddath, Thomas H.	Zurzolo, Tracy L.	Lackert, Clark W.
Suess, Philipp T.		Schryber, John W.

(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.

Page 4 of 4**Special Exception Attachment to Par. 1(c)**DATE: April 22, 2014
(enter date affidavit is notarized)

120285d

for Application No. (s): SE 2013-MA-002
(enter County-assigned application number (s))**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)Reed Smith LLP
3110 Fairview Park Drive, Suite 1400
Falls Church, VA 22042(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)

.Additions as of February 25, 2014

Berman, Patricia Dondanville
Boranian, Steven J.
Brown, Byran K.
Dakessian, Mardiros H.
Epstein, Bette B.
Falker, Robert P.
Hagan, John F., Jr.
Hatfield, Jacqueline A.
Katsambas, Panagiotis (NMI)
Klett, Alexander (NMI)
Lackner, Marc A.
MacElhone, Isabelle (NMI)
Minniti, Cindy Schmitt
Mitchell, Jonah D.
Richthammer, Etienne (NMI)
Solomon, Jonathan (NMI)
Suleman, Sakil A.
Theodorou, Demitris (NMI)
Watterson, Kim M.
Wong, Patrick (NMI)

· Addition as of April 3, 2014

O'Neil, Michael (NMI)

(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: April 22, 2014
(enter date affidavit is notarized)

120285d

for Application No. (s): SE 2013-MA-002
(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): SE 2013-MA-002
(county-assigned application number(s), to be entered by County Staff)

Page Five

SPECIAL EXCEPTION AFFIDAVIT

120285d

DATE: April 22, 2014
(enter date affidavit is notarized)

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)
None.

NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) [] There are more disclosures to be listed and Par. 3 is continued on a "Special Exception Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

(check one) Lori K. Murphy
[] Applicant [x] Applicant's Authorized Agent

Lori K. Murphy, Esq.
(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 22nd day of April, 2014, in the State/Comm. of Virginia, County/City of Arlington.

My commission expires: 11/30/2015

Lesly C. Lopez
Notary Public





SE 2013-MA-002

STATEMENT OF JUSTIFICATION
Revised March 14, 2011

Special Exception Application
Application of TD Bank, N.A.
Case Name: TD Bank – 6566 Little River Turnpike, Alexandria
GPIN# 0721 01 0020E

1. *Introduction*

Application type:	Special Exception	
Proposed Use:	Drive-in Financial Institution	
Zoning District:	C-5	
Overlay District:	HCOD	
Site Area:	25,284 sq. ft. (0.580 acres) (After reservation area is excluded)	
Proposed FAR:	0.09	
Hours of Operation:	Lobby	Drive-in
	Monday-Wednesday	8:00am-8:00pm
	Thursday & Friday	8:00am-8:00pm
	Saturday	8:30am-3:00pm
	Sunday	12:00pm-4:00pm

2. *Zoning*

This is an application under Zoning Ordinance Sections 4-504(4)(E) for a drive-in financial institution in a C-5 District and in a Highway Corridor Overlay District. The applicant also seeks waiver of 11-203 (loading space requirement). The applicant seeks three modifications: (1) a modification of 11-102(8) of the general provisions for off-street parking; (2) a modification of 4-507(2) of the rear building setback; and (3) a modification of 11-104(5) pertaining to the number of cars in each stacking lane.

The subject property currently consists of 29,408 square feet located at the northeast corner of Braddock Road (Va. Rte. 620) and Little River Turnpike (Va. Rte. 236). The parcel is located within the C-5 District and the Highway Overlay Corridor District. The application includes a proposed 15-foot dedication and a 9-foot reservation area along Little River Turnpike. The application also includes a one-foot dedication along Braddock Road to allow VDOT to maintain the sidewalk. If Little River Turnpike is later widened and the reservation area is requested as additional dedication, the site will consist of 25,101square feet (0.576 acres).

3. *Proposed Operation & Vicinity of Service*

The proposed bank will be a drive-in bank with a two-lane drive-through. The proposed bank is intended to provide banking services to the area, offering the community a full service bank that offers extended hours of operation that meets the realistic needs of its neighbors. Bank



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officers will be on site for what would be considered extended hours in this area, allowing the bank to better meet the full range of customers' banking needs.

The hours of operation of the proposed bank would be as follows:

	Lobby	Drive-in
Monday-Wednesday	8:30am-5:00pm	8:00am-8:00pm
Thursday & Friday	8:30am-8:00pm	8:00am-8:00pm
Saturday	8:30am-3:00pm	8:30am-3:00pm
Sunday	12:00pm-4:00pm	12:00pm-4:00pm

The number of employees at any one time will not exceed nine. The number of patrons or customers at any one time will be comparable to other similarly situated banks in the area. Banks do not measure the number of persons entering the bank; instead it is the number of deposits that are counted. This deposit information has no bearing on the SE application. In this case, the zoning and land use for this site is dependent on the square footage of the bank, not the number of patrons. However, in lieu of the number patrons, the Applicant obtained additional information from the traffic engineer regarding the average daily trips from the transportation engineer, Kimley-Horn and Associates. The average total daily trips anticipated for this proposed use based on the ITE Trip Generation Manual, 8th Edition, are 418. This represents a net decrease in trips of 593 trips/day from the existing use. In addition, the actual trips are likely to be even lower because the trip calculation for this site does not take into account the fact that many banking transactions are now handled online and electronically. Additionally, the bank's extended hours of operation and seven-days-a-week service further serve to decrease peak and daily trips.

4. *Location of Property and Current Use*

The subject property is located at the northeast corner of the intersection of Little River Turnpike and Braddock Road. Presently, the site is improved with a six-pump Exxon gas station.

5. *Surrounding Area*

North of the subject site, across Braddock Road, is the Pinecrest golf course. East of the site is the immediately adjacent, connected shopping center. South of the site, across Little River Turnpike, are a Home Depot and a Wells Fargo Bank with a three-lane drive through. West of the site, on a diagonal across the intersection, is a townhouse community.

6. *Special Exception Application*

The General Special Exception Standards, Fairfax County Code Sec. 9-006, provides, in part, that the proposed use be in harmony with the Comprehensive Plan and zoning regulations.



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The proposed development is in harmony with the Comprehensive Plan, which permits a drive-through bank subject to certain conditions.

The proposed building, utility locations, landscaping and parking lot configurations are subject to final engineering, but will remain in substantial conformance as depicted on the Special Exception Plat. The Special Exception Plat includes seven sheets:

- Sheet One: Cover Sheet
- Sheet Two: Existing Conditions Plan
- Sheet Three: Special Exception Plat
- Sheet Four: EVM and Tree Preservation Plan
- Sheet Five: Landscape Plan
- Sheet Six: Preliminary Stormwater Management Plan
- Sheet Seven: Building Elevations and Site Details

The proposed development includes a 2,545± square foot TD Bank with an FAR of 0.10.

The bank proposes a very large parking setback along Braddock Road, a 30-foot parking setback along Little River Turnpike, and a zero lot line setback along the north-eastern property line.

7. Traffic Impact of Proposed Use

This site is located in a general commercial area. Based upon ITE studies, it is reasonable to presume that traffic generation will be substantially less than that of an automobile service station. The TD operating model of extended hours also serves to diffuse “peak hour” trips. The site is located in a general commercial area and will draw upon operators or patrons already in the immediate area. In banking, as opposed to some other uses, the drive through facility is viewed as something subordinate to the primary building, not attracting additional business because of its presence, but rather providing a convenience to the customer and facilitating overall traffic circulation. Kimley-Horn and Associates, Inc. provided an additional traffic statement dated January 7, 2013, regarding the reduction in traffic overall. The Traffic Statement indicates the maximum expected trip generation and the distribution of such trip generations by time of day.

The total daily trips anticipated for this proposed use based on the ITE Trip Generation Manual, 8th Edition, are 418. This represents a net decrease in trips of 593 trips per day from the existing use. In addition, the actual trips are likely to be even lower because the trip calculation for this site does not take into account the fact that many banking transactions are now handled online/electronically.

That Traffic Statement was sent to Fairfax County Department of Transportation on January 7, 2013, to the attention of Michelle Guthrie. Please see a copy of the January 7th letter to Fairfax County Department of Transportation and the Traffic Statement, previously submitted.



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In response, Ms. Guthrie replied via email on January 15, 2013. A copy of her email is attached to this Statement of Justification, as requested. In short, she provides the following:

“FCDOT has reviewed the Ch 870 (527) TIA determination request for the proposed TD Bank to be located at 6566 Little River Turnpike (tax map 72-1((1))20E). Based on the building square footage of 2,545 and the existing use, **a Ch 870 TIA is not required**. However, additional review is required by Fairfax County Transportation which will be done when Zoning distributes the case to county agencies. If additional transportation issues need to be addressed/discussed, Transportation and Zoning will coordinate and contact you....”

The Fairfax Comprehensive Plan calls for a planned widening of Little River Turnpike at some point in the future. Multiple meetings were held with Fairfax County Department of Transportation staff and Virginia Department of Transportation staff to determine the impact of such a widening on the subject site. It was suggested that a widening would include an additional thru lane traveling westbound, due to estimated trips per day traveling on Little River Turnpike. The applicant engaged McMahon Associates, Inc. to study the planned trips per day on Little River Turnpike at a date twenty years in the future. McMahon Associates, Inc. obtained trips per day figures from VDOT and ran a Synchro analysis of the anticipated trips per day. The result of that analysis was submitted to County and VDOT staff. The study supports that an additional dedicated thru lane is not required. The applicant, VDOT, and FCDOT agreed that a shared third and thru lane would suffice for the long term plans for Little River Turnpike. The SE plat as submitted includes sufficient reservation area to accommodate this long term plan.

In order to support planned improvements to Little River Turnpike, the plat shows an “ultimate condition” layout on Sheet 3 of the Special Exception plans. The applicant has agreed to dedicate 15 feet of right of way and reserve an additional nine feet of right of way between edge of curb and the on-site details. A 10-foot trail is to be developed within the dedication area.

VDOT also indicated a request to dedicate one foot along the outside edge of the sidewalk along Braddock Road. The SE plat now includes a one-foot dedication along Braddock Road to allow VDOT to maintain the sidewalk

8. Access and Connectivity

The proposed use fronts on Little River Turnpike. Access to the site is achieved via right-in, right-out access along Little River Turnpike and a full-movement access point along Braddock Road. The proposed layout involves closing one access point along Little River Turnpike, located nearest to the Little River Turnpike/Braddock Road intersection.

9. Description of Facade and Architecture

The Special Exception plans include Building Elevations and Site Details on Sheet 7 of the plans. The bank design will be similar in design to the nearby and adjacent shopping center. The bank will be constructed with a mix of materials including red brick, EFIS, and metals as are



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similarly used in the shopping center. The interior of the space will conform to TD Bank's high quality design standards. The proposed signage is also displayed on Sheet 7 of the plans.

10. *Conformity to Comprehensive Plan Provisions, Applicable Ordinances and Waivers*

The proposed use conforms to the provisions of all applicable ordinances, regulations, adopted standards and any applicable conditions, or for the waiver, exception or variance sought by the applicant, from such ordinances, regulations, standards and conditions, as are specifically noted with this justification.

The subject property is located in the L1 Pinecrest Community Planning Sector of the Lincolnia Planning District. This planning sector states that commercial development on the north side of Little River Turnpike (Route 236) should be limited to the area between Braddock Road and Merritt Road. The proposed bank use is consistent with the plan's intent.

In this case, the applicant seeks a waiver of §11-203, Standard C (waiver of loading space requirement). The applicant also seeks three modifications: (1) a modification of §11-102(8) of the general provisions for off-street parking; (2) a modification of §4-507(2) of the rear building setback; and (3) a modification of §11-104(5) pertaining to the number of cars in the stacking lanes. These are addressed in more detail, below.

Waivers and Modifications

A. The applicant requests a waiver of the loading space requirement, §11-203, on the basis that due to security requirements, the bank does not make use of the standard loading space otherwise required by commercial uses. This has been routinely granted for bank applications.

B. The applicant requests a modification of §11-102(8), which requires that off-street parking spaces be setback ten feet from the property line. Given that the Comprehensive Plan calls for the widening of Little River Turnpike, the applicant seeks a modification of this provision in order to ensure that the Special Exception would remain in conformance even if and when Little River Turnpike is widened. If the 9-foot reservation is later requested for dedication, then parking spaces will be setback six feet from the property line. The justification to allow the modification is that the landowner is dedicating 15 feet for right of way purposes. Further, the applicant will be installing parking bollards, which function like wheel stops, serving to ensure that cars do not overhang into the setback area. Until a widening of Little River Turnpike, there will be an additional nine feet of reservation area, thus resulting in an interim condition of 15 feet between the right of way along Little River Turnpike and the parking which meets code.

C. The applicant requests a modification of §4-507(2), which establishes the rear yard setback for the building. A setback of 20 feet is required. In order to accommodate a 15-foot dedication area (including the 10' trail) and an additional 9-foot reservation area and to maintain a drive aisle width of 24 feet between the building frontage and the parking spaces, the building had to be pushed back. This results in the upper right hand corner of the building clipping the rear yard setback area. At the shortest distance, the building location results in a 17-foot setback.



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D. The applicant requests a modification of §11-104(5), which establishes two allowable schemes for stacking cars in the drive-thru lanes. One option requires eight stacking spaces in the first window and two stacking spaces in the second window. An allowable alternative is five stacking spaces in the first window and five stacking spaces in the second window, provided that both windows always remain open when the drive-in is operational. For this site, in order to accommodate a 15-foot right of way dedication and a 9-foot reservation area, a 10-foot multi modal trail, and to maintain a drive aisle width of 24 feet between the building frontage and the parking spaces, the building had to be pushed back. The building shift resulted in a narrower stacking lane and requires the applicant to show six vehicles for the first window and four vehicles in the second window. Both windows would remain open when the drive-in is operational.

11. *Hazardous Conditions and Recycling*

There are no known hazardous or toxic substances under Federal, State or Local regulation to be generated, utilized, stored, treated, and/or disposed of on this site or otherwise associated with this application.

TD Bank does not use dumpsters or dumpster enclosures due to the nature of the business which requires protection of confidential financial data. Approximately one kitchen-sized bag of kitchen and bathroom garbage is removed daily and placed in a totter located behind the bank. The totter is similar to a residential garbage can and it is also the receptacle for shredded paper. The totter is emptied once a week by a private vendor.

12. *Environment*

There are no known environmental issues at this site. The County has been provided a letter from the Virginia Department of Environmental Quality about review of the site.

The site is currently an Exxon gas station. Thus, all underground storage tanks will be removed and the owner will be providing a No Further Action letter at that time. In other words, the landlord will be delivering a clean site to the applicant.

13. *Stormwater Management Facilities*

There are no significant environmental features (wetlands, streams, and habitat) on this site. The proposed site is currently improved with a gas station. BMP will be provided for the subject property through a Stormfilter inlet or equivalent structure providing a minimum of 8% phosphorous removal due to the reduction of impervious area from pre to post development or as otherwise modified by the redevelopment equation Section 6-401.2B of the Public Facilities Manual. No SWM plan is required for the site because the post-development peak runoff does not exceed the pre-development runoff. See Sheet 6 of 7, Preliminary Stormwater Management Plan.

Outfall channels southeast to a piped storm system for 1500 feet to an open channel which ultimately discharges into Turkeycock Run within the Cameron Run Watershed. The



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proposed development will decrease the peak runoff rate and adequate outfall will exist. *See* Sheet 6 of 7, Preliminary Stormwater Management Plan.

14. *Landscaping*

TD Bank typically exceeds the local jurisdiction's requirements for greenspace. In this case, the County requires a ten-year tree canopy in the amount 2,528 square feet. The proposed vegetation will include preservation of some greenspace as well as the planting of deciduous trees. Because the plantings located along Little River Turnpike and Braddock Roads are located in existing easement areas, the plantings do not contribute to the total greenspace provided. Thus, the bank will provide 2,850 square feet of tree cover: (a) 1,250 square feet of plantings will be completed on-site; and (b) \$2,400 will be utilized to provide for off-site plantings to provide the balance of 1,278 square feet of required plantings. A note to this effect has been added to the Landscape Plan, Sheet 5 of 7.

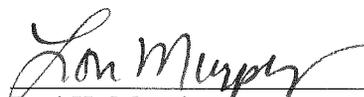
The off-site mechanisms are authorized in the Public Facilities Manual in Section 12-512, titled "Providing 10-year Tree Canopy through Tree Banking and Tree Fund." The applicant has work with UFMD to identify the proper mechanism for offsite plantings. It is intended that the off-site plantings will be located in the Pinecrest Golf Course in coordination with the Fairfax County Park Authority.

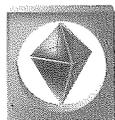
Additionally, the bank will plant the areas surrounding the bank with grass and low shrubbery. *See* Sheet 5 of 7, Landscape Plan.

15. *Community Outreach*

The applicant met with the Mason District Land Use Committee three times over the past year, with the first meeting to introduce the application and to discuss architecture, the second meeting to delve more deeply into the transportation points, and the third meeting to seek a vote of support from the Committee. At the third meeting, both the applicant and Fairfax County's Long Range Planner for transportation presented and answered questions about the long term plans for Little River Turnpike. The Committee voted to support the application as amended to include a brick façade and a 24-foot reservation to accommodate any long term plans for Little River Turnpike. Other smaller points have been included in the plans as well, such as adding bike racks to the plans. Since that meeting, the applicant worked with Staff to address the County's request to dedicate land in lieu of a reservation area.

The applicant offered to meet with various civic associations located near the subject property. At least one civic association leader attended a couple of the Mason District Land Use Committee meetings when TD Bank presented.


Lori K. Murphy
Lauren K. Rote
Frederick R. Taylor
Attorneys and Agents for the Applicant



BOHLER
ENGINEERING

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Sterling, VA 20164
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March 14, 2014
Via Federal Express

RECEIVED
Department of Planning & Zoning

MAR 14 2014

Zoning Evaluation Division

Fairfax County
Zoning Evaluation Division
12055 Government Center Pkwy
Suite 801
Fairfax, VA 22035

Attn: Mike Van Atta

RE: SE # 2013-MA-002
TD Bank
6566 Little River Turnpike
Fairfax County, VA
BEVA #S107505

Dear Mr. Van Atta:

Please accept this letter as a preliminary response to your comments received on February 20, 2014, for the TD Bank project located on Little River Turnpike in Fairfax County, Virginia. Below is a summary of the comments and the associated responses for your review.

Transportation – Angela Rodenheaver

Comment 1: FCDOT recommends the applicant dedicate 15 feet of ROW of the 24 feet reservation as part of the SE application and put the remaining 9 feet in reservation should it be needed for future transportation improvements on Little River Turnpike. Having the 15 feet dedication is desirable as there may be pedestrian / trail projects connecting to this property in the near future. The county would therefore want continuous ownership and maintenance of the trail. If all 24 feet remain in reservation then a development condition would ensure that the applicant maintains the trail. In addition, a development condition will state that the applicant shall dedicate any part of or all of the 24 feet reservation upon request by the County when a transportation project along Little River Turnpike requires the ROW.

Response 1: The 15 feet dedication is provided on Sheet 3. Also, due to the shared access easement at the Little River Turnpike Entrance, the entrance width has been revised to match the existing conditions, 37 +/- feet.

OTHER OFFICE LOCATIONS:

◦ Southborough, MA 508.480.9900	◦ Albany, NY 518.438.9900	◦ Hauppauge, NY 631.738.1200	◦ Warren, NJ 908.668.8300	◦ Center Valley, PA 610.709.9971	◦ Chalfont, PA 215.996.9100	◦ Philadelphia, PA 267.402.3400
◦ Towson, MD 410.821.7900	◦ Bowie, MD 301.809.4500	◦ Warrenton, VA 540.349.4500	◦ Charlotte, NC 980.272.3400	◦ Fort Lauderdale, FL 954.202.7000	◦ Tampa, FL 813.379.4100	

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- Comment 2: The SE plat needs to show the pedestrian crosswalk from the application site to the other side of Braddock Road.
- Response 2: The pedestrian crosswalk has been added as requested, See Sheet 3. The future design of the intersection will be provided by the Traffic Engineer, if needed.
- Comment 3: The plat needs to show a stripe for the shared pedestrian / bike trail across the Little River Turnpike entrance to the site.
- Response 3: Striping has been added as requested, See Sheet 3.
- Comment 4: A condition will be written requiring the applicant to implement wheel-stops at the edge of the 13 parking spaces on the southern side of the bank parallel to Little River Turnpike, per VDOT's request.
- Response 4: Bollards have been added to Sheet 3 for protection of the car overhang.
- Comment 5: A Bicycle rack development condition will state that the applicant shall provide racks on the subject property. The number, location, and placement of the racks shall be determined at the time of site plan, consistent with the Fairfax County Policy and Guidelines for Bicycle Parking, subject to the approval of the FCDOT. Bicycle racks shall be inverted U-style racks or other design as approved by FCDOT.
- Response 5: Acknowledged.
- Comment 6: Sheet 3 of the SE Plat notes "guy wire relocation may be required for trail." The applicant should commit to relocate the utility as required and necessary for the construction of the trail. A saw-cut transition between the proposed asphalt trail and the concrete sidewalk should also be provided. A condition will ensure this issue is properly addressed.
- Response 6: Acknowledged. Saw-cut has been shown on Sheet 3 between the proposed asphalt trail and existing concrete sidewalk.

Urban Forestry- Nick Drunasky

- Comment 7: At least two additional category II deciduous trees should be provided in the row containing four trees along Braddock Road on the southwestern side of the site.
- Response 7: Two additional category II deciduous trees have been provided.
- Comment 8: If the 10-year canopy requirement cannot be met, modifications may be requested for the reduction based on scenarios listed in PFM 12-0513.1 through 12-0513.3, **and should include a detailed narrative of how the proposed design meets all the criteria listed in PFM 12-0513.4A through 4C.** In addition, the applicant should determine if they are going to use either the tree banking (PFM 12-0512.2 through 2D) or the tree preservation and planting fund (PFM 12-0512.3A through 3C) in order to provide the remaining 10-year canopy coverage required for the site (\$2,400). Contact Nick Drunasky of Urban Forestry at 703-324-1770 for further direction. The \$ deposited to the Park Authority



does not count towards the 10-year canopy. That deposit can still be made, and is encouraged given it's such a small amount. However, that can be worked out with Penny Gross's office. Urban Forestry needs a separate deposit made to the tree preservation and planting fund. The note on the plat stating money can be deposited directly to the park authority should be taken off, and replaced by one describing the deposit to the tree preservation and planting fund.

- Response 8: In lieu of the remaining 1,278 square feet of 10-year canopy onsite needed to meet the minimum requirement of 2,528 square feet of 10% canopy coverage for the site, the applicant agrees to make a payment in the amount of \$2,400.00 to the Fairfax County Tree Preservation and Planting Fund. This deposit is intended to be used for the planting of 8 trees at Pinecrest Golf Course, and satisfies the applicant's requirement to meet the remaining 1,278 square feet of 10-year canopy at an offsite location.
- Comment 9: The landscape legend should be revised to specify shrubs being provided to be evergreens with a minimum height of 2.5 feet. In addition, the arrow specifying the evergreen hedge should be revised to point to the location it is depicted.
- Response 9: The landscape legend has been revised to specify shrubs being provided to be evergreens with a minimum height of 2.5 feet. In addition, the arrow specifying the evergreen hedge has been revised to point to the location it is depicted.

Planning

- Comment 10: The No Further Action letter from the owner approved by the State needs to address specific concerns regarding the tanks of the previous gas station. Contact John Bell of the Planning Division at 703-324-1278 immediately to ensure that the letter will suffice for the planning division's recommendation of approval.
- Response 10: John Bell has confirmed the letter is sufficient.

Signage - Mike Van Atta

- Comment 11: Allowable building mounted signage: approximately 105 square feet.
- Response 11: Acknowledged. See Sheet 7.
- Comment 12: The logo building mounted sign on the front of the building next to the entrance includes the entire striped area under the logo.
- Response 12: Acknowledged. See Sheet 7.
- Comment 13: TD tower sign counts towards building mounted signage. Vertical stripe will be considered an architectural feature and does not count.
- Response 13: Acknowledged. See Sheet 7.
- Comment 14: Directional signage will have to shrink to 2 square feet or less.



Mr. Mike Van Atta
 Fairfax County
 Zoning Evaluation Division
 SE # 2013-MA-002
 BEVA #S107505
 March 14, 2014
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Response 14: Provided, See Sheet 7.

Comment 15: Maximum freestanding sign area: 80 square feet, maximum height: 20 feet.

Response 15: Detail provided, See Sheet 7.

Comment 16: Provide dimensions and total square footages for all signs that will be included.

Response 16: Provided, See Sheet 7.

Comment 17: Move freestanding sign a minimum of 5 feet from right-of-way along Little River Turnpike.

Response 17: The freestanding sign has been moved a minimum of 5 feet from the right-of-way. See Sheet 3.

Comment 18: Make sure to not say anything about the ATM color being green to avoid implications in the future.

Response 18: Free standing ATM removed, See Sheet 7.

VDOT – Kevin Nelson

Comment 19: Additional right of way should be provided for the sidewalk along both streets where it is outside of the right of way. The right of way should be a minimum of 1' beyond the outer edge of the sidewalk.

Response 19: One Foot of additional right-of-way dedication provided along Braddock Road. One foot of clearance beyond the outer edge of the trail/sidewalk is provided outside the 15 foot right-of-way dedication along Route 236.

Comment 20: Please note the sidewalk along Braddock Road and Route. 236 will require maintenance by the County unless it is placed in the roadway right of way.

Response 20: Acknowledged. The sidewalk/trail is in the dedication right-of-way.

Comment 21: The entrance radii need to be increased on the Route 236 entrance.

Response 21: The entrance radii has been increased to 25 feet standard on the Route 236 entrance.

Comment 22: If the island for the Route 236 westbound right turn lane is moved northwest, the right most westbound lane could be striped for a through and right turn movement in the interim period. This would increase the peak period capacity of the intersection for the westbound movement and also provide about 1.5 miles of three continuous lanes in the Route 236 westbound direction. There is currently a third westbound lane about ¾ of a mile in both directions from this intersection.

Response 22: The island and revised intersection design will be provided for the ultimate condition only.



Mr. Mike Van Atta
Fairfax County
Zoning Evaluation Division
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March 14, 2014
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Upon your review, should you have any questions or require additional information, please do not hesitate to contact this office at (703)709-9500. Thank you.

Sincerely,

Bohler Engineering VA, LLC

A handwritten signature in black ink, appearing to read "T. D'Amico".

Travis D'Amico, P.E.
Project Manager

TD/mh

H:\10\S107505\Administrative\Letters\Comment Response Letters\140314 CRL Mike Van Atta.doc

L1 PINECREST COMMUNITY PLANNING SECTOR

CHARACTER

The Pinecrest Community Planning Sector is located south of Lake Barcroft and is generally bounded by Lincolnia Road, the City of Alexandria line, Little River Turnpike (Route 236), and Old Columbia Pike.

The planning sector is characterized by older, stable neighborhoods of single-family detached houses. Single-family detached residential developments include Mt. Pleasant and Autumn Cove, and townhouse developments include Linmar, Autumn Glen and Barcroft Square. Multifamily developments include the Orleans Village complex of garden apartments and townhouses. The Pinecrest, a large planned residential development, includes single-family detached dwellings, townhouses and garden apartments. Higher density residential areas tend to be located along the major thoroughfares. Commercial uses are situated on the north side of Little River, east of Braddock Road and include Pinecrest Plaza and the Plaza at Landmark.

Turkeycock Run, an element of the countywide Environmental Quality Corridor (EQC) system, runs through both public parkland and private residential yards. Investigations in Turkeycock Run and excavations at the Elliott site in a nearby planning sector have indicated the presence of potentially undisturbed prehistoric and historic archaeological resources in this planning sector and have demonstrated the potential for significant archaeological resources surviving in early and mid- 20th century residential neighborhoods. The undeveloped portions of the Turkeycock Run Watershed, in particular, are environmentally sensitive.

Green Spring Farm/Moss House owned by the Park Authority, is a significant heritage resource listed in the Fairfax County Inventory of Historic Sites, Virginia Landmarks Register and the National Register of Historic Places. A list and map of heritage resources are included in the Lincolnia Planning District Overview section, Figures 4 and 5. Additional historic sites in this sector are also included in the inventory.

CONCEPT FOR FUTURE DEVELOPMENT

The Concept for Future Development designates the areas of Pinecrest Planning Sector as Suburban Neighborhoods.

RECOMMENDATIONS

Land Use

The Pinecrest sector is largely developed as stable residential neighborhoods. Infill development within this sector needs to be for a compatible use, type and intensity in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 14.

Where substantial parcel consolidation is specified, the resulting projects need to function in a well-designed, efficient manner and provide for the development of unconsolidated parcels in conformance with the Area Plan.

Figure 9 indicates the geographic locations of the following land use recommendations for this sector.

1. Maintain the character of the low density single-family residential neighborhoods south of Lincolnia Road and east of Old Columbia Pike through infill development at a density of 1-2 dwelling units per acre.
2. The area north of Orleans Village and Linmar townhouses and south of Grace Baptist Church west to Turkeycock Run is planned for residential use at 1-2 dwelling units per acre.
3. Parcel 72-1((1))59 in the southwestern quadrant of the intersection of Braddock Road and Lincolnia Road is planned for residential use at 1-2 dwelling units per acre and developed for institutional uses. As conditions for any future changes or redevelopment proposed for this site:
 - Site development and provide screening and buffering to minimize the impact on adjacent areas planned for low density residential use; and
 - Design the development to be sensitive to the environmental constraints of the property, especially so as not to increase off-site storm drainage problems.
4. Limit commercial development on the north side of Little River Turnpike to the area between Braddock Road and the Autumn Glen townhouse development at Merritt Road and to the existing development in the vicinity of Beauregard Street. As redevelopment occurs, provide pedestrian access to and from residential neighborhoods.
5. Parcel 72-2((1))44B, south of the Lincolnia Senior Center, is planned for multifamily residential development at 12-16 dwelling units per acre or single-family attached residential development not to exceed 12 dwelling units per acre provided that 1) development of this site does not preclude roadway improvements planned for Beauregard Street and Lincolnia Road; 2) access to the site should be oriented to take into account the approved interchange concept for the Little River Turnpike /Beauregard Street flyover; 3) since access to Beauregard Street may become more limited with the future construction of the interchange, additional inter-parcel access should be encouraged to the west or south, to supplement the approved inter-parcel access through the Lincolnia Senior Center property; and 4) in lieu of on-site recreational facilities, consideration may be given to the enhancement of the recreational area behind the Lincolnia Senior Center, in order to better utilize and maintain this existing community recreational resource.
6. Parcels 72-1((1))27, 28, 29, 29A, 31, 32 and 34 on Merritt Road north of Autumn Glen townhouses are planned for residential use at 1-2 dwelling units per acre. With consolidation of all parcels, residential development up to 5 dwelling units per acre to continue the existing pattern of development is appropriate, provided that the project includes substantial open space along the perimeter of the tract, adjacent to the Turkeycock Run Stream Valley Park.
7. The vacant parcels located in the northwest quadrant of the intersection of Brookside Drive and Little River Turnpike, across from Turkeycock Run Park, are planned for residential development at 1-2 dwelling units per acre to be compatible with the adjacent single-family



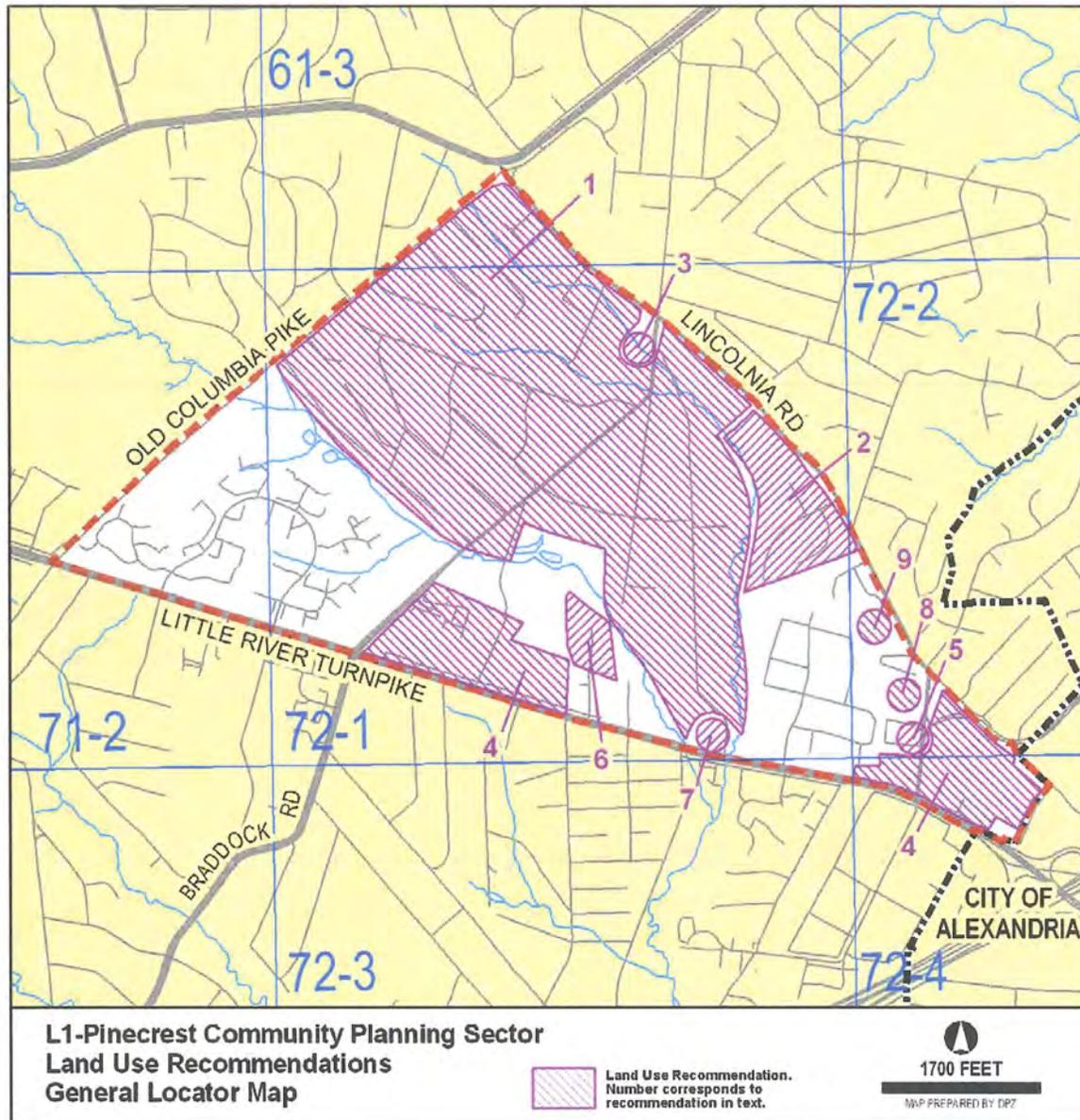
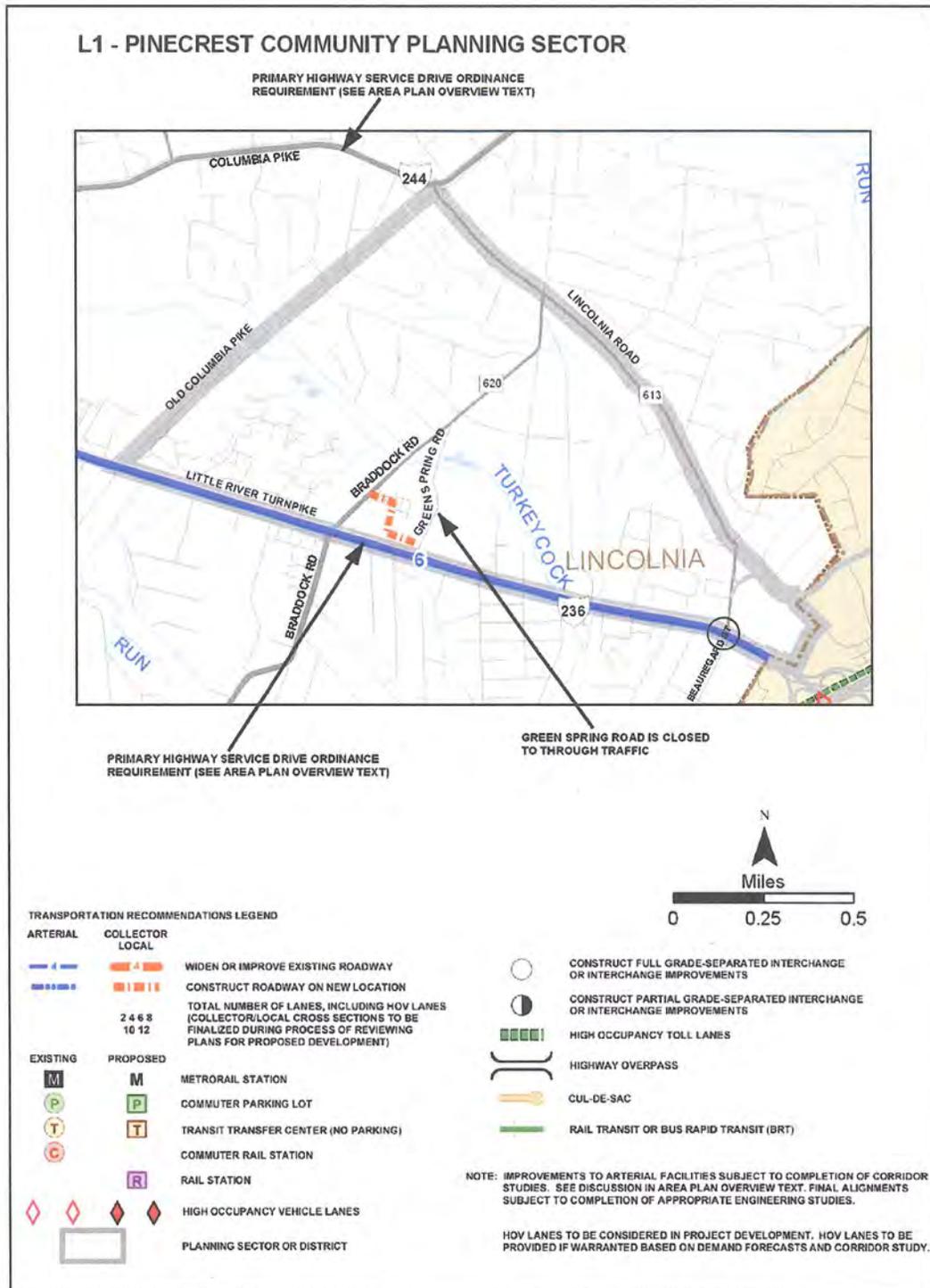


FIGURE 9



TRANSPORTATION RECOMMENDATIONS

FIGURE 10

Selected Zoning Ordinance Provisions

ARTICLE 2 - GENERAL REGULATIONS

PART 4 2-400 QUALIFYING LOT AND YARD REGULATIONS

2-405 Permitted Reduction in Lot Size Requirements for Certain Existing Lots (excerpt)

1. If a lot was recorded prior to March 1, 1941, or if a lot was recorded prior to the effective date of this Ordinance, and said lot met the requirements of the Zoning Ordinance in effect at the time of recordation, then such lot, either as a single lot or in combination with other such lots pursuant to a Building Permit, may be used for any use permitted in the zoning district in which located under this Ordinance even though the lot(s) does not meet the minimum district size, lot area, lot width and/or shape factor requirements of the district, provided all other regulations of this Ordinance can be satisfied.

This provision shall not apply to any such lot which, subsequent to the effective date of this Ordinance, is rezoned at the request of the owner or his agent or is subdivided by the owner or his agent, except for:

- A. A subdivision resulting from a voluntary dedication by the owner or a condemnation or acquisition of a portion thereof for public purposes by any governmental agency;

ARTICLE 9 - SPECIAL EXCEPTIONS

PART 0 9-000 GENERAL PROVISIONS (excerpts)

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.

PART 5 9-500 CATEGORY 5 COMMERCIAL AND INDUSTRIAL USES OF SPECIAL IMPACT

9-501 Category 5 Special Exception Uses (excerpt)

6. Drive-in financial institution

9-503 Standards for all Category 5 Uses

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

1. Except as qualified in the following Sections, all uses shall comply with the lot size and bulk regulations of the zoning district in which located.
2. All uses shall comply with the performance standards specified for the zoning district in which located, including the submission of a sports illumination plan or photometric plan as may be required by Part 9 of Article 14.
3. Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans.

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

1. In all districts where permitted by special exception:
 - A. Such a use shall have on all sides the same architectural features or shall be architecturally compatible with the building group or neighborhood with which it is associated.
 - B. Such a use shall be designed so that pedestrian and vehicular circulation is coordinated with that on adjacent properties.
 - C. The site shall be designed to minimize the potential for turning movement

conflicts and to facilitate safe and efficient on-site circulation. Parking and stacking spaces shall be provided and located in such a manner as to facilitate safe and convenient vehicle and pedestrian access to all uses on the site.

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

ARTICLE 11 - OFF-STREET PARKING AND LOADING, PRIVATE STREETS

PART 1 11-100 OFF-STREET PARKING

11-102 General Provisions (excerpt)

8. Except as may be qualified elsewhere in this Ordinance, off-street parking spaces that are located on the ground and are open to the sky may be located in any required yard but not closer than ten (10) feet to any front lot line, unless modified by the Board or BZA pursuant to Part 2 of Article 13; except that this ten (10) foot minimum distance shall not be required between parking spaces provided for single family attached dwellings in parking bays and the front lot lines of single family detached dwelling unit lots and shall not apply to parking spaces provided for and on the same lot with single family detached or attached dwellings, provided such space shall not encroach into any sidewalk or trail.

11-104 Minimum Required Spaces for Commercial and Related Uses (excerpt)

Minimum off-street parking spaces accessory to the uses hereinafter designated shall be provided as follows:

5. Drive-In Financial Institution:

Four (4) spaces per 1000 square feet of gross floor area for customer service, lobby and teller area, plus additional space as required herein for any associated offices. In addition, there shall be eight (8) stacking spaces in front of the first window and two (2) stacking spaces in front of each additional window; except that five (5) stacking spaces may be permitted in front of each of the first two (2) windows, provided that both windows shall always remain open when the drive-in facility is operational

PART 2 11-200 OFF-STREET LOADING

11-202 General Provisions (excerpt)

2. All required off-street loading spaces and their appurtenant aisles and driveways shall be deemed to be required space on the lot on which the same are situated and shall not be encroached upon or reduced in any manner except upon approval by the Director in accordance with the following circumstances:

B. Such space may be reduced in an amount which is justified by a reduction in the need for such space by reason of a reduction in size or change in the nature of the use to which such is appurtenant,

11-203 Minimum Required Spaces (excerpt)

Minimum off-street loading spaces accessory to the uses hereinafter designated shall be provided in accordance with the following schedule:

Standard C: One (1) space for the first 10,000 square feet of gross floor area, plus one (1) space for each additional 20,000 square feet or major fraction thereof.

5. Financial Institution or Drive-In Financial Institution: Standard C.

ARTICLE 12 – SIGNS**PART 2 12-200 SIGN REGULATIONS BY USE AND DISTRICT****12-203 Commercial Uses - General** (excerpts)

The following regulations shall apply to all signs which are accessory to permitted, special permit and special exception uses located in a C district or the commercial area of a P district, except as provided in Par. 12 of Sect. 207 below. The regulations of this section are supplemented by the provisions set forth in Sections 204, 205 and 206 below.

1. Building-mounted signs may be located anywhere on the surface of the walls or roof of the building, but no part of any sign shall extend above or beyond the perimeter of the building wall, parapet wall or roof, except as permitted by Par. 2 below.
4. Unless further restricted by the provisions that follow, no freestanding sign shall exceed a height of twenty (20) feet.
8. Building-mounted signs on buildings housing only one (1) tenant or multiple tenants that access the building via a common outside entrance(s) shall not exceed one and one-half (1 1/2) square feet of sign area for each of the first 100 linear feet of building frontage plus one (1) square foot of sign area for each linear foot over 100 linear feet of building frontage. No one sign, however, shall have a sign area in excess of 200 square feet

12-205 Commercial Uses With Frontage on Primary Highways and Major Thoroughfares (excerpt)

The following regulations shall supplement the provisions set forth in Sect. 203 above and shall apply to all uses located on commercially zoned lands which have frontage on a primary highway or on a major thoroughfare as shown on the adopted comprehensive plan but which are not located in a Sign Control Overlay District.

1. Building-mounted signs shall be limited to the sign area as specified in Sect. 203 above.
2. An individual enterprise which is not located within or on the same lot with a shopping center shall be permitted one (1) freestanding sign. Such sign shall be limited to a maximum sign area of eighty (80) square feet



County of Fairfax, Virginia

MEMORANDUM

DATE: March 26, 2014

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

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

SUBJECT: ENVIRONMENTAL ASSESSMENT for: SE 2013-MA-002
TD Bank – Little River Turnpike

This memorandum, prepared by John R. Bell, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the above referenced special exception plat as revised through March 31, 2014. 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:

Fairfax County Comprehensive Plan, 2013 Edition, Policy Plan, Environment, as amended through February 12, 2013, pages 19 and 20:

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

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

Barbara Berlin
 SE 2013-MA-002, TD Bank – Little River Turnpike
 Page 2

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

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

Policy c. Ensure that zoning proposals for residential development will qualify for the ENERGY STAR Qualified Homes designation, where such zoning

Barbara Berlin
 SE 2013-MA-002, TD Bank – Little River Turnpike
 Page 3

proposals seek development at the high end of the Plan density range and where broader commitments to green building practices are not being applied.”

In the Fairfax County Comprehensive Plan, Policy Plan, 2013 Edition, Environment section as amended through February 12, 2013, on page 7 through 9, the Plan states:

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

Policy k. For new development and redevelopment, apply better site design and low impact development techniques such as those described below, and pursue commitments to reduce stormwater runoff volumes and peak flows, to increase groundwater recharge, and to increase preservation of undisturbed areas. In order to minimize the impacts that new development and redevelopment projects may have on the County’s streams, some or all of the following practices should be considered where not in conflict with land use compatibility objectives:

- Minimize the amount of impervious surface created. . . .
- Encourage the use of innovative BMPs and infiltration techniques of stormwater management where site conditions are appropriate, if consistent with County requirements.
- Apply nonstructural best management practices and bioengineering practices where site conditions are appropriate, if consistent with County requirements. . . .
- Maximize the use of infiltration landscaping within streetscapes consistent with County and State requirements. . . .

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

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.

Barbara Berlin
SE 2013-MA-002, TD Bank – Little River Turnpike
Page 4

Green Buildings

The subject property is not located within an area where the Comprehensive Plan provides any specific expectations for green building certification. However, staff has encouraged the applicant to develop the site in a manner consistent with green building goals. The applicant has yet agreed to development conditions specifying green building measures appropriate to this type of commercial development.

Water Quality

Staff had requested that the applicant prepare and submit a phase I Environmental Site Assessment (ESA) in order to determine the extent of any possible soil and groundwater contamination from the prior use as a gas station. The applicant subsequently provided documentation which demonstrates that the Virginia Department of Environmental Quality (DEQ) has reviewed an ESA for the subject property. This satisfies staff's concerns regarding potential soil and/or groundwater contamination resulting from the longstanding use of the subject property as a gas station.

Any determination regarding the adequacy of these measures to meet stormwater management control requirements will be subject to review and approval by staff within the Department of Public Works and Environmental Services (DPWES).

PGN:JRB



COMMONWEALTH of VIRGINIA

DEPARTMENT OF ENVIRONMENTAL QUALITY

NORTHERN REGIONAL OFFICE

13901 Crown Court, Woodbridge, Virginia 22193

(703) 583-3800 Fax (703) 583-3821

www.deq.virginia.gov

L. Preston Bryant, Jr.
Secretary of Natural Resources

David K. Paylor
Director

February 10, 2009

Ms. Beth Conklin
Exxon Mobil Corporation
217 Country Club Park, PMB #101
Birmingham, AL 35213

RE: Exxon Station #2-4793
6566 Little River Turnpike, Alexandria, Virginia
Phase II Environmental Site Assessment Report received January 20, 2009

Dear Ms. Conklin:

The Virginia Department of Environmental Quality (DEQ) has reviewed the referenced report.

Based on a review of the analytical results, the DEQ believes that contaminant concentrations at this site are consistent with closed Pollution Complaint Number (PC#) 2005-3222 and does not warrant further investigation. Should future environmental problems occur which the DEQ determines are related to this site, additional investigation and corrective action may be required in accordance with State law.

Your submittal has been filed under the referenced PC#. Should you have any questions, do not hesitate to contact me at (703) 583-3825 or email me at kwkochan@deq.virginia.gov.

Sincerely,

Kurt W. Kochan

Environmental Geologist

Kk/053222NFA.doc

cc: File
GES, sslatnick@gcsonline.com



County of Fairfax, Virginia

MEMORANDUM

DATE: February 21, 2014

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

FROM: Angela Kadar Rodeheaver, Chief
Site Analysis Section, DOT

FILE: 3-5(SE 2013-MA-002)

SUBJECT: ADDENDUM SE 2013-MA-002; TD Bank, N.A.
Tax Map: 72-1 ((1)) 20E

*WEC
for AKR*

The applicant, TD Bank, N.A., has submitted a SE plat revised through February 10, 2014. This department has reviewed the latest submittal and has the following comments:

The County's Transportation Plan recommends that Little River Turnpike be widened to 6 lanes in addition to a bike lane and a 10-ft trail. Since the issuance of the department's previous memorandum, the applicant has provided a 24-ft reservation for future right-of-way (ROW) dedication to accommodate the third through lane and the 10-ft multi-use trail. However, there is an existing public sidewalk connecting to the proposed trail and consolidated, public ownership of the County's pedestrian and bicycle network is essential for the planning, connectivity, and maintenance of the system as a whole. Therefore, FCDOT requests the dedication of 15 feet of the proposed 24 feet in reservation with the approval of this SE application. The applicant should reserve the remaining 9 feet in ROW reservation.

The applicant's intersection analysis at Route 236 and Braddock Road shows that the three through lanes and one dedicated right-turn lane do not have a significant improvement in traffic operations compared to two through lanes and one shared through/right-turn lane. However, VDOT has not made the final determination at this time. The applicant should be aware that project needs may arise in the future that would require a separate third through lane and a right-turn lane. At this time, this department finds the reservation for the third through lane acceptable, subject to the applicant making appropriate adjustments to mitigate the intersection skew and maintaining the pedestrian crosswalk. In addition, a development condition should be included that the applicant will be responsible for potentially reconstructing its entrance and the relocating landscape or signage in the reservation area for the County's transportation improvements on Little River Turnpike.

The proposed bank's travel aisle parallel to Little River Turnpike is offset from the service drive to the east. The proposed design creates an awkward vehicular flow to and from the bank and the rest of the shopping center.

Since the first submittal, the applicant has reduced the number of parking spaces from 19 to 15. However, the proposed bank is still over-parked by 5 spaces. On page 2 of the revised Statement of Justification, the applicant stated that the bank's "actual trips are likely to be lower [than ITE's trip generation estimated trips] because a great deal of banking transactions are now handled online and electronically" and due to the bank's "extended hours of operation

Ms. Barbara Berlin, Director
February 21, 2014
Page 2 of 2

and seven-days-a-week service". These characteristics of the bank "further serve to decrease peak and daily trips." Staff maintains the position that the proposed bank should reduce the number of surface parking spaces and instead provide additional landscape amenities. Sufficient landscaping is a desirable amenity to users of the shared-use trail and the neighborhood as a whole.

Other comments include:

- The applicant is responsible for the utility relocation associated with the construction of the trail as shown on Sheet 3 of the SE plat. A development condition should be included to reflect the applicant's commitment to the utility relocation..
- A sawcut transition between the proposed asphalt trail and the concrete sidewalk should also be provided.
- A development condition should be added to ensure that the location and type of bicycle racks on site are reviewed by FCDOT at site plan.

AKR/AY



COMMONWEALTH of VIRGINIA
DEPARTMENT OF TRANSPORTATION

CHARLES A. KILPATRICK, P.E.
COMMISSIONER

4975 Alliance Drive
Fairfax, VA 22030

March 21, 2014

To: Ms. Barbara Berlin
Director, Zoning Evaluation Division

From: Kevin Nelson
Virginia Department of Transportation – Land Development Section

Subject: SE 2013-MA-002 TD Bank Braddock Road
Tax Map # 72-1((01))0020E

All submittals subsequent to the first submittal shall provide a response letter to the previous VDOT comments. Submittals without comment response letters are considered incomplete and will be returned without review.

I have reviewed the above plan submitted on March 18, 2014, and received on March 18, 2014. The following comments are offered using the numbers from the previous submittal:

12. *If the island for the Rt. 236 westbound right turn lane is moved northwest, the right most westbound lane could be striped for a through and right turn movement in the interim period. This would increase the peak period capacity of the intersection for the westbound movement and also provide about 1.5 miles of three continuous lanes in the Rt. 236 westbound direction. There is currently a third westbound lane about $\frac{3}{4}$ of a mile in both directions from this intersection. VDOT recommends the additional intersection capacity be provided by continuing the westbound through movement through the intersection.*

Additionally, the entrance radii and CG-12 locations should be better identified when the site plans are submitted. The entering radius on Rt. 236 and the exiting radius on Braddock Road are not identified. Any existing CG-12 ramps proposed to remain may require modifications. If you have any questions, please call me.

cc: Ms. Angela Rodeheaver
fairfaxspex2013-MA-002se5TDBankBraddockRd3-21-14BB



County of Fairfax, Virginia

MEMORANDUM

DATE: April 1, 2014

TO: Michael Van Atta, Staff Coordinator
Zoning Evaluation Division, DPZ

FROM: Nicholas J. Drunasky, Urban Forester II
Forest Conservation Branch, UFMD

SUBJECT: TD Bank National Association, SE 2013-MA-002

The site consists of an Exxon fuel and service station and parking lot. All existing landscaping consists of crape myrtles, weeping deodera cedar, dwarf Alberta spruces, Japanese maple, and several large shrubs (globosa blue spruce, junipers, boxwoods, and Japanese barberry).

This review is based upon the Special Exception SE 2013-MA-002. The application is stamped as "Received Department of Planning & Zoning, March 14, 2014." A site visit was conducted on April 4, 2013 as part of the review of this application.

1. **Comment:** As shown on the SE Plat, the applicant does not propose to preserve any of the existing vegetation in order to meet the tree preservation target and now provides a request to deviate from the tree preservation target according to PFM 12-0508.3. The applicant has requested a deviation from the tree preservation target in accordance with PFM 12-0508.3A, and has included two of the justifications listed in Chapter 122-2-3(b) of the County code and also contains a very brief narrative that provides a site-specific explanation of why the Tree Preservation Target cannot be met in accordance with PFM 12-0508.4A, as part of the SE Plat.

Recommendation: In addition, proffer language containing a directive from the Board of County Supervisors to the Urban Forest Management Division to permit a deviation from the tree preservation target should be provided.

2. **Comment:** The applicant is now proposing to only provide 1250 square feet of 10-year canopy onsite, but 2528 square feet is required to meet the minimum 10% canopy coverage for the site. In addition, no reduction scenario listed in PFM 12-0513.1 through 12-0513.3.



Recommendation: If the 10-year canopy requirement cannot be met, modifications may be requested for the reduction based on scenarios listed in PFM 12-0513.1 through 12-0513.3, which should include a narrative of why this is necessary.

In addition, proffer language containing a directive from the Board of County Supervisors to the Urban Forest Management Division to permit a modification to the 10-year tree canopy requirement should be provided.

3. **Comment:** The landscape legend specifies 53 evergreen or deciduous shrubs to be provided with a minimum size of 12 inches, which is generally small.

Recommendation: The landscape legend should be revised to specify 53 evergreen or deciduous shrubs being provided with a minimum height of 18-24 inches.

If further assistance is desired, please contact me at 703-324-1770.

NJD/

UFMDID #: 179661

cc: DPZ File

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		