



APPLICATION ACCEPTED: May 9, 2014
PLANNING COMMISSION: October 1, 2014
BOARD OF SUPERVISORS: Not yet scheduled

County of Fairfax, Virginia

September 16, 2014

STAFF REPORT

APPLICATION SE 2014-MV-017

MOUNT VERNON DISTRICT



APPLICANT:	Verizon Virginia LLC
ZONING:	R-3
PARCEL:	93-1 ((1)) 7 (part)
SITE AREA:	1.3253 acres
FAR/DENSITY:	0.25 FAR
PLAN MAP:	Residential, 2 – 3 du/ac
SE CATEGORY:	Category 1, Light Public Utility
PROPOSAL:	To permit a reduction in land area for the existing telecommunications facility (central office)

STAFF RECOMMENDATIONS:

Staff recommends approval of SE 2014-MV-017, subject to the proposed development conditions contained in Appendix 1.

Staff recommends approval of a modification of Sect. 13-303 of the Zoning Ordinance for the transitional screening requirement to permit the landscaping as shown on the SE Plat, and a waiver of Sect. 13-304 for the barrier requirement along the southern property line.

Carmen Bishop

Staff recommends that the Board of Supervisors direct the Director of the Department of Public Works and Environmental Services (DPWES) to permit a deviation from the tree preservation target pursuant to Sect.12-0508.3A(2) of the Public Facilities Manual.

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

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

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



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).

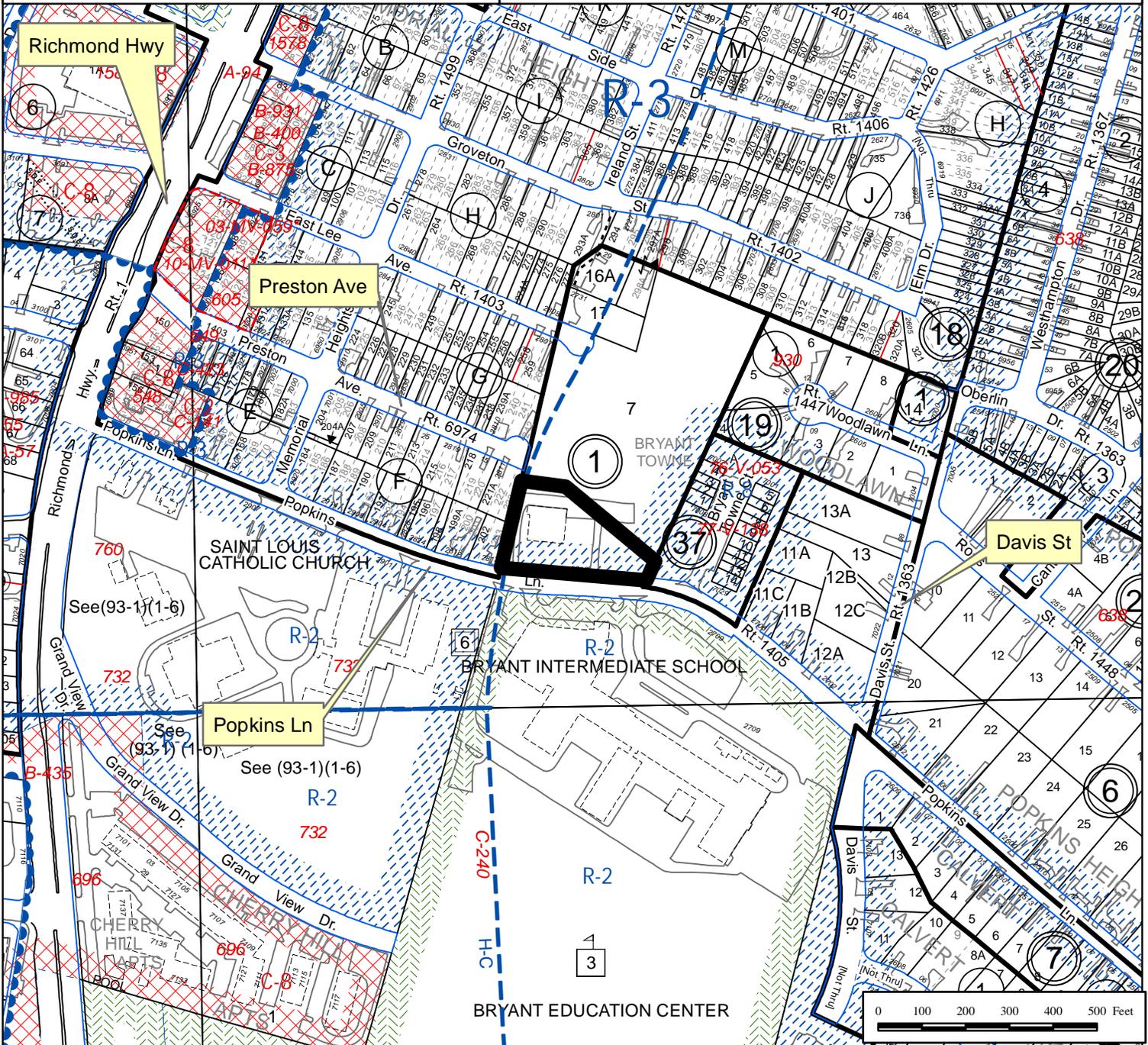
Special Exception

SE 2014-MV-017

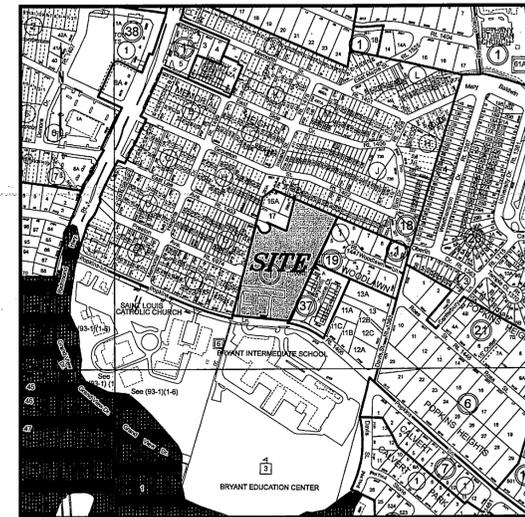
Applicant: VERIZON VIRGINIA LLC
Accepted: 05/09/2014
Proposed: TELECOMMUNICATIONS FACILITY
Area: 1.3253 AC OF LAND; DISTRICT - MOUNT VERNON

Zoning Dist Sect: 03-0304
Located: 2806 POPKINS LANE, ALEXANDRIA, VA 22306

Zoning: R-3
Plan Area: 4,
Overlay Dist:
Map Ref Num: 093-1- /01/ /0007 (part)



**SPECIAL EXCEPTION PLAT
VERIZON
POPKINS LANE
DECEMBER 17, 2013
REV. AUGUST 8, 2014**

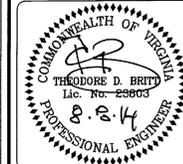


VICINITY MAP
SCALE: 1"=500'



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**VERIZON
POPKINS LANE**

MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

PROJECT TEAM

OWNER/APPLICANT

VERIZON VIRGINIA LLC
ATTN. LEASE ADMINISTRATION
7701 E. TELECOM PARKWAY
MAIL CODE: FLTDSB1W
TEMPLE TERRACE, FL 33637
PHONE: (804) 772-6707

LAND USE ATTORNEY

McGUIRE WOODS
ATTN. DAVID GILL
1750 TYSONS BOULEVARD
SUITE 1800
TYSONS CORNER, VA. 22102-4215
PHONE: (703) 712-5425
FAX: (703) 712-5235

CIVIL ENGINEER

TRI-TEK ENGINEERING, INC.
ATTN. TED BRITT
690 CENTER STREET
SUITE 300
HERNDON, VA. 20170
PHONE: (703) 481-5900
FAX: (703) 481-5901

SHEET INDEX

- 1) COVER SHEET
- 2) NOTES & DETAILS
- 3) OVERALL PLAN
- 4) SPECIAL EXCEPTION PLAT
- 5) STORMWATER MANAGEMENT
- 6) BMP COMPUTATIONS AND DETAILS
- 7) EXISTING VEGETATION PLAN

COVER SHEET

DATE	REVISION
04.10.14	PER COUNTY COMMENTS.
04.28.14	PER COUNTY COMMENTS.
07.14.14	PER COUNTY COMMENTS.
08.08.14	PER COUNTY COMMENTS.

PM: IDB SCALE: NONE
PE: IDB DATE: 12.17.13
CO: MSO SHEET 1 OF 7

GENERAL NOTES

- THE PROPERTY DELINEATED ON THIS PLAT CONTAINS 1.3253 ACRES (57,732 S.F.) AND IS A PORTION OF THE EXISTING PARCEL IDENTIFIED ON FAIRFAX COUNTY TAX MAP 93-1-((1))-7 WHICH CONTAINS A TOTAL OF 5.5745 ACRES (±242,826 S.F.). THE PROPERTY IS ZONED R-3, HIGHWAY CORRIDOR OVERLAY DISTRICT, AND IS CURRENTLY USED AS A TELECOMMUNICATIONS CENTRAL OFFICE.
- THE APPROVAL OF THIS SPECIAL EXCEPTION APPLICATION IS REQUESTED FOR CATEGORY 1, LIGHT PUBLIC UTILITY USES FOR TELECOMMUNICATION FACILITIES. THE PURPOSE OF THIS SPECIAL EXCEPTION IS TO REDUCE THE LOT SIZE FOR THE USE.
- BOUNDARY INFORMATION IS BASED ON A FIELD RUN SURVEY BY TRI-TEK ENGINEERING (NOVEMBER, 2013).
- TOPOGRAPHY INFORMATION SHOWN HEREON IS AT 2 FT. CONTOUR INTERVALS BASED ON A FIELD CONFIRMATION SURVEY BY TRI-TEK ENGINEERING (NOVEMBER, 2013).
- THE PROPERTY DELINEATED ON THIS PLAT IS NOW IN THE NAME OF VERIZON VIRGINIA LLC AS RECORDED IN DEED BOOK 936 AT PAGE 384 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
- THE SITE IS TO BE SERVED BY PUBLIC WATER AND SANITARY SEWER.
- OFF STREET PARKING AND LOADING IS PROVIDED IN ACCORDANCE WITH ARTICLE 11 OF THE FAIRFAX COUNTY ZONING ORDINANCE.
- THIS PLAN IS COMPATIBLE WITH THE ADOPTED COMPREHENSIVE PLAN OF FAIRFAX COUNTY AND ADJACENT DEVELOPMENT.
- TO THE BEST OF OUR KNOWLEDGE, THE PROPOSED USE DOES NOT ADVERSELY AFFECT ADJACENT OR NEIGHBORING PROPERTIES.
- THE SITE IS CURRENTLY DEVELOPED AND USED AS A TELECOMMUNICATIONS FACILITY AND IS NOT PROPOSED TO BE EXPANDED BY THIS PLAN.
- TO THE BEST OF OUR KNOWLEDGE THERE ARE NO GENERAL AREAS THAT HAVE SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION AND PRESERVATION.
- THIS SITE DOES NOT HAVE AREA SUBJECT TO 100 YEAR FLOODING OR EOC CRITERIA AND NO RPA EXISTS ON THE PROPERTY.
- THE USE PROPOSED WILL CONTINUE AND APPROPRIATE COUNTY APPROVALS WILL BE OBTAINED TO SUBDIVIDE THE PROPERTY AND COMPLY WITH CONDITIONS OF THE SPECIAL EXCEPTION.
- TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THERE IS NO EVIDENCE OF ANY GRAVE, OBJECT OR STRUCTURE MARKING A PLACE OF BURIAL.
- TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES THAT ARE TO BE GENERATED, UTILIZED, STORED, TREATED AND/OR DISPOSED OF ON THIS SITE OTHER THAN THOSE CONSISTENT WITH THE USE OF THE PROPERTY. EXISTING AT THE SITE IS A 2,500 GALLON DIESEL FUEL TANK FOR THE BACKUP GENERATOR, AS WELL AS BATTERIES FOR BACKUP POWER FOR THE EQUIPMENT.
- ALL NEW SIGNAGE AND NEW OUTDOOR LIGHTING FIXTURES ONSITE SHALL BE PROVIDED IN ACCORDANCE WITH APPLICABLE STANDARDS SET FORTH BY THE COUNTY OF FAIRFAX. NO SIGNS OF A SIZE THAT REQUIRE A PERMIT FOR THE USE EXIST AT THIS TIME.
- BASED ON AVAILABLE RECORDS, THE EXISTING STRUCTURE WAS CONSTRUCTED IN 1962.
- TO THE BEST OF KNOWLEDGE, THERE ARE NO EXISTING UTILITY EASEMENTS IN EXCESS OF TWENTY FIVE (25) FT.
- DEVELOPMENT OF THE SITE IS NOT ANTICIPATED TO RESULT IN AN INCREASE IN THE SITE RUNOFF AND THEREFORE NO STORMWATER MANAGEMENT QUANTITY CONTROLS ARE PROPOSED.
- THE SITE IS CONSIDERED A REDEVELOPMENT AND AS SUCH, WATER QUALITY CONTROLS ARE PROVIDED TO TREAT SITE RUNOFF.

SITE DATA

- TAX MAP LOCATION: 93-1-((1))-7
- SITE ADDRESS: 2806 POPKINS LANE
- TOTAL SITE AREA: ±5.5745 ACRES OR ±242,826 S.F.
- AREA SUBJECT TO SPECIAL EXCEPTION: 1.3253 ACRES OR 57,732 S.F.
- STREET DEDICATION: ±1,156 S.F.
- ZONING: R-3, HIGHWAY CORRIDOR OVERLAY DISTRICT
- PROPOSED USE: TELECOMMUNICATION FACILITY - CATEGORY 1 SPECIAL EXCEPTION - LIGHT PUBLIC UTILITY USE
- BUILDING AREA:
 - EXISTING: 20,736 S.F. (13,824 S.F. WITH 6,912 S.F. CELLAR)
 - PROPOSED: 20,736 S.F. (13,824 S.F. WITH 6,912 S.F. CELLAR)

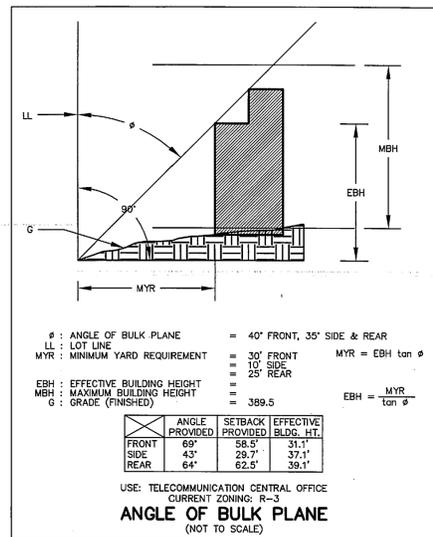
SITE TABULATIONS

REQUIRED:	PROPOSED:
LOT SIZE REQUIREMENTS(*): LOT AREA: 10,500 SF LOT WIDTH: 80 LF	57,732 SF 348 LF
BULK REGULATIONS(*): BUILDING HEIGHT: 60 FT. YARD REQUIREMENTS:	34.2 FT.
FRONT:	CONTROLLED BY A 40° ANGLE OF BULK PLANE, BUT NOT LESS THAN 30 FT. 58.5 FT.
SIDE:	CONTROLLED BY A 35° ANGLE OF BULK PLANE, BUT NOT LESS THAN 12 FT. 29.7 FT.
REAR:	CONTROLLED BY A 35° ANGLE OF BULK PLANE, BUT NOT LESS THAN 25 FT. 62.5 FT.
F.A.R.:	0.25 0.24
PARKING SCHEDULE: REQUIRED: 1 SPACE PER 1.5 EMPLOYEES BASED ON THE OCCUPANCY LOAD, PLUS ONE (1) SPACE PER COMPANY VEHICLE PROVIDED: 9 SPACES (NO COMPANY VEHICLES), 6 EMPLOYEES	

MODIFICATIONS/WAIVERS

THE SITE CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS OF FAIRFAX COUNTY, EXCEPT THE FOLLOWING:

- A MODIFICATION OF THE REQUIREMENT TO PROVIDE TRANSITIONAL SCREENING ALONG THE NORTHERN, SOUTHERN AND WESTERN BOUNDARIES IN FAVOR OF THAT SHOWN (SUPPLEMENTAL PLANTINGS MEETING THE 75% CANOPY COVERAGE FOR THE PROPOSED WIDTH OF THE SCREENING YARDS SHOWN EXCEPT FOR SOUTHERN BOUNDARY).
- A WAIVER OF THE BARRIER REQUIREMENTS ALONG THE SOUTHERN BOUNDARY TO NOT REQUIRE A BARRIER.
- A DEVIATION OF THE TREE PRESERVATION TARGET IS REQUIRED PER PFM 12-0508.3A(2) AS THE SITE WAS EVALUATED BY THE PROJECT ARBORIST AND COUNTY URBAN FORESTRY DEPARTMENT AND IT WAS DETERMINED THAT A LARGE PORTION OF THE EXISTING PLANT MATERIAL ONSITE IS COMPOSED OF NON-DESIRABLE AND/OR INVASIVE SPECIES WHICH DO NOT MEET THE STANDARDS FOR HEALTH, STRUCTURAL CONDITION AND OTHER VEGETATION AND RISK MANAGEMENT REQUIREMENTS.



TRANSITIONAL SCREENING:

REQUIRED: SCREENING YARD 1 - ALONG SOUTHERN BOUNDARY
25 FT. WIDTH AND PLANTED WITH:

- A MIXTURE OF LARGE AND MEDIUM EVERGREEN TREES THAT ACHIEVES A MINIMUM TEN (10) YEAR TREE CANOPY OF SEVENTY-FIVE (75) PERCENT OR GREATER;
- A MIXTURE OF TREES CONSISTING OF AT LEAST SEVENTY (70) PERCENT EVERGREEN TREES, AND CONSISTING OF NO MORE THAN THIRTY-FIVE (35) PERCENT OF ANY SINGLE SPECIES OF EVERGREEN OR DECIDUOUS TREE; AND
- A MIXTURE OF PREDOMINATELY MEDIUM EVERGREEN SHRUBS AT A RATE OF THREE (3) SHRUBS FOR EVERY TEN (10) LINEAR FEET FOR THE LENGTH OF THE TRANSITION YARD AREA. THE SHRUBS SHALL GENERALLY BE LOCATED AWAY FROM THE BARRIER AND STAGGERED ALONG THE OUTER BOUNDARY OF THE TRANSITION YARD.

PROVIDED: A MODIFICATION IS REQUESTED TO ALLOW THE PLANTINGS SHOWN PER THE PLAN (SEE BELOW).

TRANSITIONAL SCREENING:

REQUIRED: SCREENING YARD 2 - ALONG EASTERN BOUNDARY
35 FT. WIDTH AND PLANTED WITH:

- A MIXTURE OF LARGE AND MEDIUM EVERGREEN TREES THAT ACHIEVES A MINIMUM TEN (10) YEAR TREE CANOPY OF SEVENTY-FIVE (75) PERCENT OR GREATER;
- A MIXTURE OF TREES CONSISTING OF AT LEAST SEVENTY (70) PERCENT EVERGREEN TREES, AND CONSISTING OF NO MORE THAN THIRTY-FIVE (35) PERCENT OF ANY SINGLE SPECIES OF EVERGREEN OR DECIDUOUS TREE; AND
- A MIXTURE OF PREDOMINATELY MEDIUM EVERGREEN SHRUBS AT A RATE OF THREE (3) SHRUBS FOR EVERY TEN (10) LINEAR FEET FOR THE LENGTH OF THE TRANSITION YARD AREA. THE SHRUBS SHALL GENERALLY BE LOCATED AWAY FROM THE BARRIER AND STAGGERED ALONG THE OUTER BOUNDARY OF THE TRANSITION YARD.

PROVIDED: A MODIFICATION IS REQUESTED TO ALLOW THE PLANTINGS SHOWN PER THE PLAN (SEE BELOW).

REQUIRED: SCREENING YARD 3 - ALONG NORTHERN AND WESTERN BOUNDARIES
50 FT. WIDTH AND PLANTED WITH:

- A MIXTURE OF LARGE AND MEDIUM EVERGREEN TREES AND LARGE DECIDUOUS TREES THAT ACHIEVES A MINIMUM TEN (10) YEAR TREE CANOPY OF SEVENTY-FIVE (75) PERCENT OR GREATER;
- A MIXTURE OF TREES CONSISTING OF AT LEAST SEVENTY (70) PERCENT EVERGREEN TREES, AND CONSISTING OF NO MORE THAN THIRTY-FIVE (35) PERCENT OF ANY SINGLE SPECIES OF EVERGREEN OR DECIDUOUS TREE; AND
- A MIXTURE OF PREDOMINATELY MEDIUM EVERGREEN SHRUBS AT A RATE OF THREE (3) SHRUBS FOR EVERY TEN (10) LINEAR FEET FOR THE LENGTH OF THE TRANSITION YARD AREA. THE SHRUBS SHALL GENERALLY BE LOCATED AWAY FROM THE BARRIER AND STAGGERED ALONG THE OUTER BOUNDARY OF THE TRANSITION YARD.

PROVIDED: A MODIFICATION IS REQUESTED TO ALLOW THE PLANTINGS SHOWN PER THE PLAN (SEE BELOW).

SCREENING YARD AND BARRIER TABLE:

BOUNDRY	SCREENING REQUIRED (TYPE)	SCREENING YARD AREA REQUIRED	SCREENING YARD AREA PROVIDED	BARRIER REQUIRED	BARRIER PROVIDED
WESTERN	3 - 50 FT	8500 S.F.	6463 S.F.	D, E OR F	F (6 FT, BOARD FENCE)
NORTHERN	3 - 50 FT	18950 S.F.	12351 S.F.	D, E OR F	F (6 FT, BOARD FENCE)
EASTERN	2 - 35 FT	0 S.F.	198 S.F.	D, E OR F	F (6 FT, BOARD FENCE)
SOUTHERN	1 - 25 FT	8575 S.F.	8633 S.F.	D, E OR F	WAIVER REQUESTED

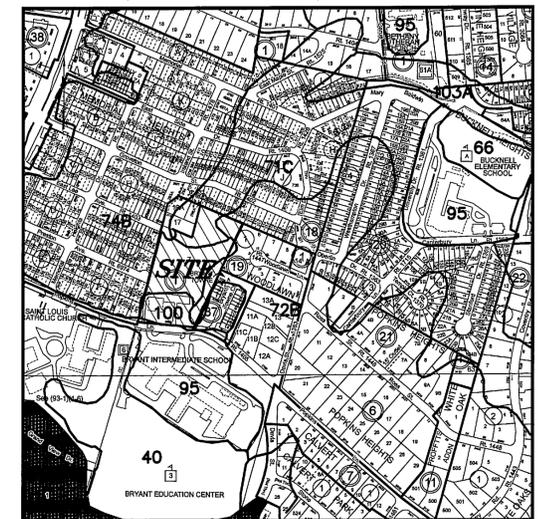
SCREENING COMPLIANCE TABLE:

BOUNDRY	TRANSITIONAL SCREENING YARD AREA	TRANSITIONAL SCREENING YARD LENGTH	LARGE/MEDIUM EVERGREENS & DECIDUOUS (75% SUM CANOPY COVERAGE REQUIRED IN YARD)				MEDIUM EVERGREEN SHRUBS (3 SHRUBS/10 LF)		
			REQUIRED CANOPY	PROPOSED LARGE EVERGREEN CANOPY*	PROPOSED MEDIUM EVERGREEN CANOPY*	PROPOSED LARGE DECIDUOUS CANOPY	TOTAL CANOPY	REQUIRED	PROVIDED
WESTERN	6463 S.F.	170 FT	4847 S.F.	3400 S.F. 17 TREES	400 S.F. 4 TREES	1200 S.F. 6 TREES	5000 S.F. 27 TREES	51	51
NORTHERN	12351 S.F.	379 FT	9263 S.F.	4600 S.F. 23 TREES	2700 S.F. 27 TREES	2000 S.F. 10 TREES	9300 S.F. 60 TREES	114	114
EASTERN	198 S.F.	0 FT	149 S.F.	200 S.F. 1 TREES	100 S.F. 1 TREES	0 S.F. 0 TREES	300 S.F. 2 TREES	3	3
SOUTHERN	8633 S.F.	343 FT	6475 S.F.	2000 S.F. 10 TREES	300 S.F. 3 TREES	1200 S.F. 6 TREES	3500 S.F. 19 TREES	103	52

*OWNER RESERVES THE RIGHT TO SUBSTITUTE LARGE AND MEDIUM EVERGREENS AT TIME OF FINAL ENGINEERING AS LONG AS TOTAL REQUIRED EVERGREEN CANOPY IS MET.

INTERIOR PARKING LOT LANDSCAPING: NOT APPLICABLE AS LESS THAN 20 PARKING SPACES PROVIDED.

PERIPHERAL PARKING LOT LANDSCAPING: NOT APPLICABLE AS LESS THAN 20 PARKING SPACES PROVIDED.



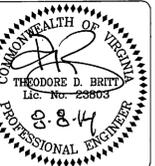
SOILS MAP
SCALE: 1"=500'

SOIL ID	SOIL NAME
71C	KINGSTOWNE - SASSAFRAS - MARUMSCO COMPLEX
72B	KINGSTOWNE - SASSAFRAS - NEABSCO COMPLEX
74B	LUNT - MARUMSCO COMPLEX
95	URBAN LAND
100	URBAN LAND - KINGSTOWNE COMPLEX



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VERIZON
POPKINS LANE

FAIRFAX COUNTY, VIRGINIA

MOUNT VERNON DISTRICT

NOTES & DETAILS

DATE	REVISION
04.10.14	PER COUNTY COMMENTS.
04.28.14	PER COUNTY COMMENTS.
07.14.14	PER COUNTY COMMENTS.
08.08.14	PER COUNTY COMMENTS.

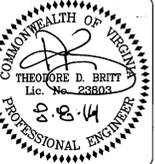
PM: IDB SCALE: NONE
PE: IDB DATE: 12.17.13
CO: MSO SHEET 2 OF 7



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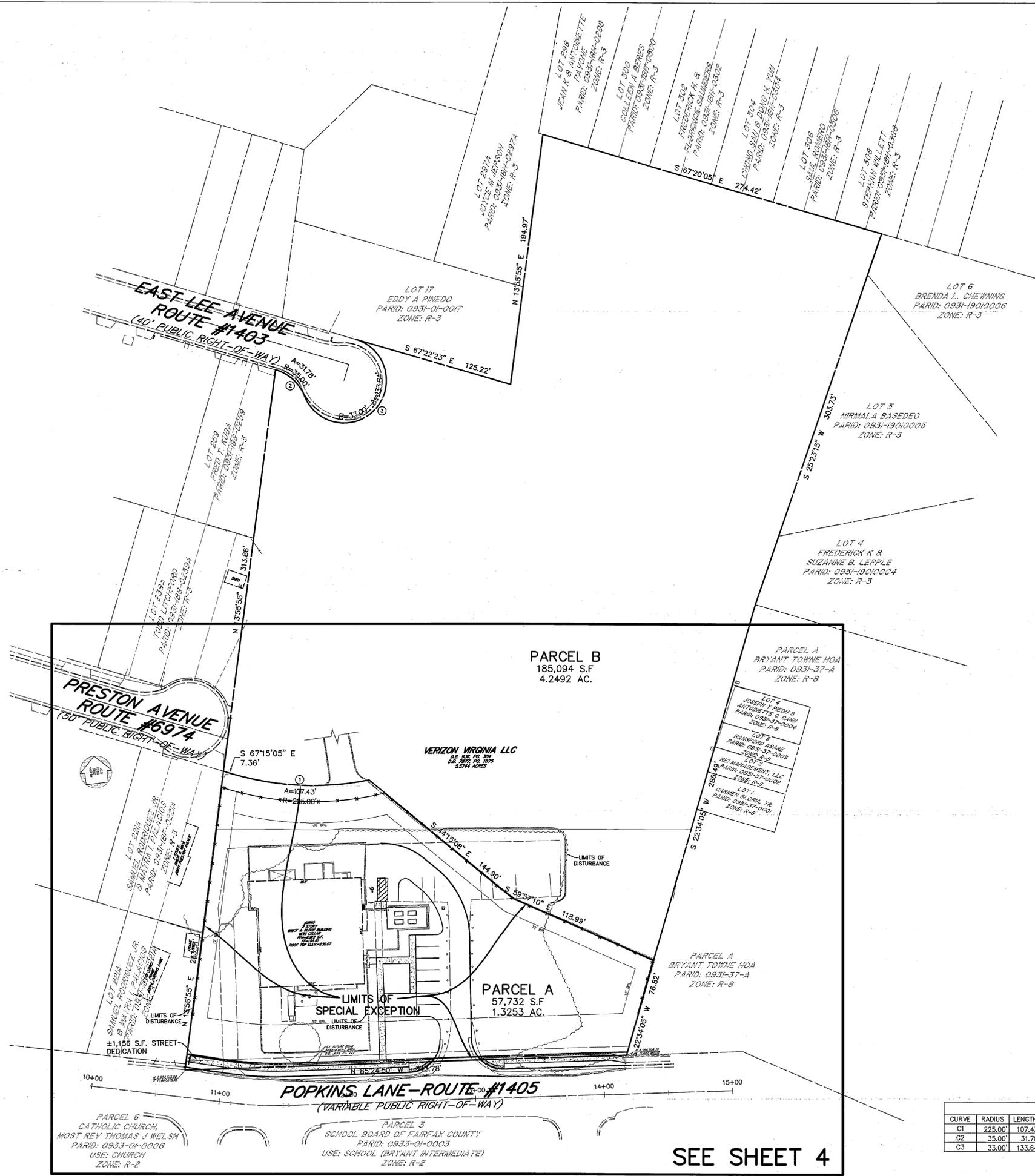
**VERIZON
POPKINS LANE**

FAIRFAX COUNTY, VIRGINIA
MOUNT VERNON DISTRICT

OVERALL PLAN

DATE	REVISION	PER COUNTY COMMENTS.
04.10.14		
04.28.14		
07.14.14		
08.05.14		

PM: JDB SCALE: 1"=40'
PE: JDB DATE: 12.17.13
CO: MSO SHEET 3 OF 7



SEE SHEET 4

LANDSCAPE SCHEDULE

KEY	SCREENING YARD USE	TREE TYPE	SIZE	TREE CATEGORY	10 YEAR CANOPY
	LD	LARGE DECIDUOUS	2" CALIPER	IV	200 SF
	LE	LARGE EVERGREEN	8' HEIGHT	IV	200 SF
	ME	MEDIUM EVERGREEN	8' HEIGHT	II	100 SF
	-	UNDERSTORY TREE	2" CALIPER	II	100 SF
	-	SHRUB	18"-24"	-	-

PARCEL B
185,094 S.F
4.2492 AC.

VERIZON VIRGINIA LLC
D.B. 936, PG. 384
D.B. 7877, PG. 1675
3.5744 ACRES

PARCEL A
57,732 S.F
1.3253 AC.



CURVE TABLE

CURVE	RADIUS	LENGTH	TAN.	CHORD	BEARING	DELTA
C1	225.00'	107.43'	54.76'	106.41'	S 80°55'47" E	27°21'25"



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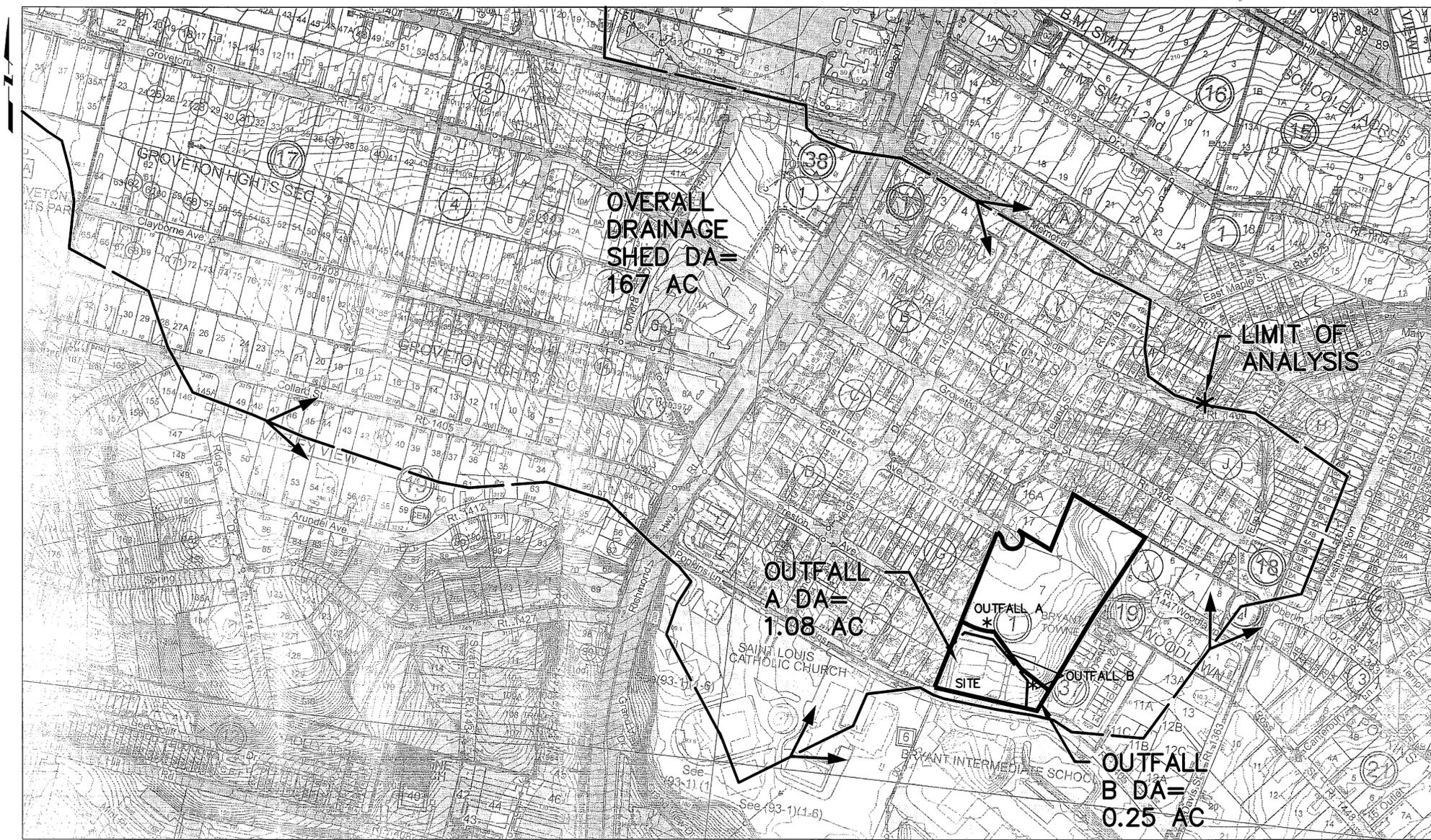


VERIZON POPKINS LANE
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

SPECIAL EXCEPTION PLAT

DATE	REVISION
04.10.14	PER COUNTY COMMENTS
04.28.14	PER COUNTY COMMENTS
07.14.14	PER COUNTY COMMENTS
08.08.14	PER COUNTY COMMENTS

PM: IDB SCALE: 1"=20'
PE: IDB DATE: 12.17.13
CO: MSO SHEET 4 OF 7



OFFSITE DRAINAGE AREA MAP
SCALE: 1" = 200'

STORMWATER MANAGEMENT NARRATIVE:

CALCULATIONS OF THE PRE- AND POST-DEVELOPMENT SITE RESULT IN A DECREASE IN RUNOFF DUE TO THIS DEVELOPMENT (SEE COMPUTATIONS THIS SHEET).

AS SUCH, IT IS OUR OPINION THAT STORMWATER MANAGEMENT REQUIREMENTS FOR THIS SITE HAVE BEEN MET.

BMP NARRATIVE:

THE PROPOSED DEVELOPMENT IS A REDEVELOPMENT AND HAS BEEN DESIGNED IN ACCORDANCE WITH THE MOST CURRENT VRRM CRITERIA PER COUNTY CODE. A LEVEL 1 BIORETENTION FILTER IS PROPOSED IN THE NORTHERN PORTION OF THE SITE, JUST OFF THE ASPHALT PARKING AREA TO ADDRESS WATER QUALITY REQUIREMENTS.

AS THE PROPOSED BIORETENTION FILTER WILL PROVIDE GREATER THAN THE MINIMUM PHOSPHORUS LOADING REMOVAL REQUIREMENT PER THE VRRM CALCULATIONS, IT IS OUR OPINION THAT BMP REQUIREMENTS HAVE BEEN MET.

STORMWATER MANAGEMENT/BMP FACILITIES NOTE:

IN THE EVENT THAT CONDITIONS ONSITE DO NOT PERMIT THE USE OF THE ABOVE REFERENCED SWM/BMP TYPES, THE OWNER RESERVES THE RIGHT TO SUPPLEMENT ALTERNATIVE SWM/BMP OPTIONS TO ADDRESS THE ONSITE REQUIREMENTS.

FULL DESIGN OF THE BIORETENTION FILTER, INCLUDING SITE SPECIFIC DETAILS AND COMPUTATIONS, SHALL BE PROVIDED AT THE TIME OF FINAL ENGINEERING.

OVERLAND RELIEF NARRATIVE:

OVERLAND RELIEF FOR THIS SITE IS PROVIDED THROUGH THE SIDE AND REAR YARDS AND PARKING AREAS AND DRAINS THROUGH BIORETENTION FILTER WHERE IT WILL POND UNTIL IT OVERTOPS THE BMP AND SHEET FLOWS OFFSITE UNTIL IT REACHES EAST LEE AVENUE (SEE OVERLAND RELIEF ARROWS ON SHEETS 4 AND 4A). AS THERE ARE NO SUMP LOCATIONS NEAR THE BUILDING AND THE ADJOINING RESIDENTIAL PROPERTIES ARE AT HIGHER ELEVATIONS THAT THE OVERLAND RELIEF FLOW PATH, NO FLOODING IS ANTICIPATED.

AS SUCH, IT IS OUR OPINION THAT OVERLAND RELIEF REQUIREMENTS HAVE BEEN MET.

DRAINAGE DIVERSION NARRATIVE:

THIS DEVELOPMENT DOES NOT PROPOSE A CHANGE IN THE EXISTING DRAINAGE DIVIDES FROM THOSE THAT CURRENTLY EXIST.

AS SUCH, IT IS OUR OPINION THAT THE REQUIREMENT TO HONOR THE EXISTING DRAINAGE DIVIDES HAS BEEN MET.

IMPERVIOUS AREA TABULATION		
	EXISTING	PROPOSED
BUILDINGS & OVERHANGS	7,069 SF	7,069 SF
ASPHALT PAVEMENT	9,187 SF	8,714 SF
CONC. WALKS/PADS	3,715 SF	2,035 SF
TOTAL	19,971 SF	17,818 SF

NOTE: ALTHOUGH 2,777 SF OF ASPHALT IS BEING REMOVED IN PARCEL B AS A RESULT OF THIS DEVELOPMENT, NO CREDIT IS BEING TAKEN TOWARD THE STORMWATER MANAGEMENT COMPUTATIONS FOR THIS DEVELOPMENT FOR THIS OFFSITE REDUCTION IN IMPERVIOUSNESS.

STORMWATER MANAGEMENT COMPUTATIONS:

PREDEVELOPMENT RUNOFF: Q=CIA
 $C = ((0.46 \times 0.9) + (0.87 \times 0.3)) / 1.33 = 0.51$
 Q2 YR, 2 HR: $0.51 \times 5.45 \text{ IN/HR} \times 1.33 \text{ AC} = 3.70 \text{ CFS}$
 Q10 YR, 2 HR: $0.51 \times 7.27 \text{ IN/HR} \times 1.33 \text{ AC} = 4.93 \text{ CFS}$
 V2 YR, 2 HR: $0.51 \times 2" / 12" \times 1.33 \text{ AC} = 0.1131 \text{ AC-FT}$

POST-DEVELOPMENT RUNOFF: Q=CIA
 $C = ((0.41 \times 0.9) + (0.92 \times 0.3)) / 1.33 = 0.48$
 Q2 YR, 2 HR: $0.48 \times 5.45 \text{ IN/HR} \times 1.33 \text{ AC} = 3.48 \text{ CFS}$
 Q10 YR, 2 HR: $0.48 \times 7.27 \text{ IN/HR} \times 1.33 \text{ AC} = 4.64 \text{ CFS}$
 V2 YR, 2 HR: $0.48 \times 2" / 12" \times 1.33 \text{ AC} = 0.1064 \text{ AC-FT}$

INCREASE DUE TO DEVELOPMENT:
 Q2 YR, 2 HR: $3.48 \text{ CFS} - 3.70 \text{ CFS} = -0.22 \text{ CFS}$
 Q10 YR, 2 HR: $4.64 \text{ CFS} - 4.93 \text{ CFS} = -0.29 \text{ CFS}$
 V2 YR, 2 HR: $0.1064 \text{ AC-FT} - 0.1131 \text{ AC-FT} = -0.0067 \text{ AC-FT}$

STORMWATER DRAINAGE/OUTFALL NARRATIVE:

RUNOFF FROM THIS 1.33 AC. SITE EXITS THE SITE VIA TWO OUTFALL POINTS. BOTH OUTFALLS DRAIN INTO THE ADJOINING PROPERTY TO THE NORTH WHICH IS CURRENTLY UNDEVELOPED, BUT ZONED FOR RESIDENTIAL USE. THIS NARRATIVE ADDRESSED THE CURRENT, UNDEVELOPED CONDITION OF THIS ADJOINING PROPERTY.

OUTFALL A (1.08 AC):

THE MAJORITY OF THE DEVELOPMENT SITE AREA (1.08 AC) DRAINS TO THE PROPOSED BIORETENTION FACILITY. RUNOFF EXITS THIS FACILITY THROUGH A DISCHARGE PIPE AND DISCHARGES INTO A STORMWATER CONVEYANCE CHANNEL THROUGH THE ADJOINING PROPERTY UNTIL IT REACHES A PROPOSED CULVERT NEAR THE CUL-DE-SAC OF EAST LEE AVENUE. FROM HERE, THE COMBINED RUNOFF RUNS THROUGH PROPOSED STORM SEWER PIPING UNDER EAST LEE AVENUE UNTIL THE PROPOSED PIPE CONNECTS TO THE EXISTING STORM SEWER SYSTEM RUNNING THROUGH THE MEMORIAL HEIGHTS SUBDIVISION. RUNOFF IS CONVEYED THROUGH THIS STORM SYSTEM UNTIL IT DISCHARGES INTO THE BED AND BANKS OF PAUL SPRING BRANCH, IN THE LITTLE HUNTING CREEK WATERSHED.

THE POINT OF CONFLUENCE FOR THE SITE IS A STORM INLET ON THE NORTH SIDE OF EAST SIDE DRIVE. HERE, THE CONTRIBUTING DRAINAGE AREA OF THE SITE (1.33 AC) IS 1% OF THE WATERSHED AREA (167 AC). THIS IS THE LIMIT OF ANALYSIS PER COUNTY CODE 124-4-4.B.5(o) FOR CHANNEL PROTECTION AND CODE 124-4-4.C.5 (o) FOR FLOOD PROTECTION.

THE ASSOCIATED STORM DRAINAGE PIPING WILL BE FURTHER EVALUATED AT THE TIME OF FINAL ENGINEERING TO CONFIRM PIPE ADEQUACY.

OUTFALL B (0.25 AC):

THE REMAINING 0.25 ACRES OF THE SITE IS CONVEYED VIA OVERLAND SHEET FLOW TO THE NORTH. AS EXISTING ASPHALT IS BEING REMOVED FROM A PORTION OF THIS AREA AND THE REMAINING AREA IS UNDISTURBED, THE POST-DEVELOPMENT PEAK FLOW FROM THIS AREA IS LESS THAN THE PRE-DEVELOPMENT PEAK FLOW AND MEETS THE CRITERIA OF COUNTY CODE 124-4-4E.

PLEASE SEE THE DRAINAGE AREA MAPPING ON THIS SHEET FOR MORE INFORMATION.

FOR THE REASONS STATED ABOVE, IT IS OUR OPINION THAT THE OUTFALL REQUIREMENTS FOR THE TWO OUTFALLS FROM THIS SITE HAVE BEEN MET.

*IN THE EVENT THE ADJACENT RESIDENTIAL PROPERTY IS DEVELOPED, THAT PROPERTY'S SUBDIVISION PLAN WILL PROVIDE A CLOSED CONDUIT STORM SEWER SYSTEM ON THE SITE AND THIS SITE'S BIORETENTION FILTER OUTFALL PIPE WILL BE CONNECTED INTO THAT NEW SYSTEM.

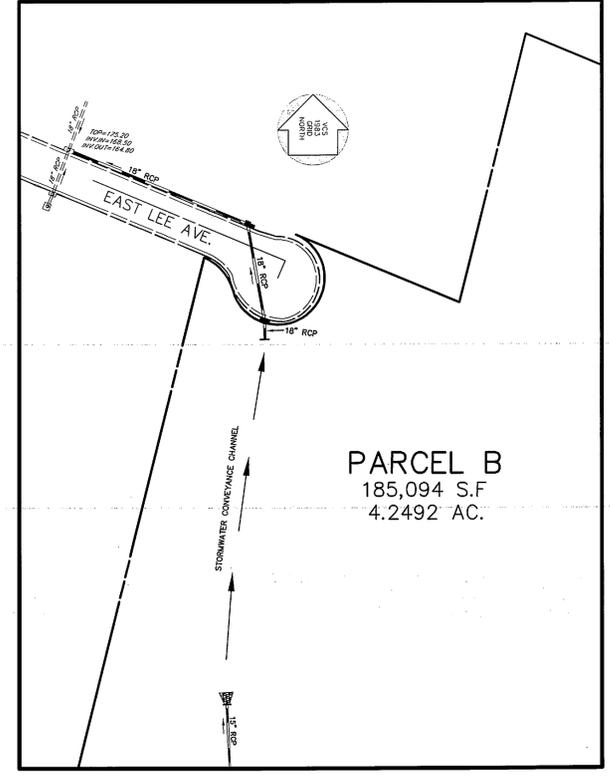
MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EXCEPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS

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 (9-011 2J & 2L)
 Cluster Subdivision (9-615 1G & 1N) Commercial Revitalization Districts (9-622 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 & 10J)

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

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



OUTFALL SCHEMATIC
SCALE: 1" = 60'



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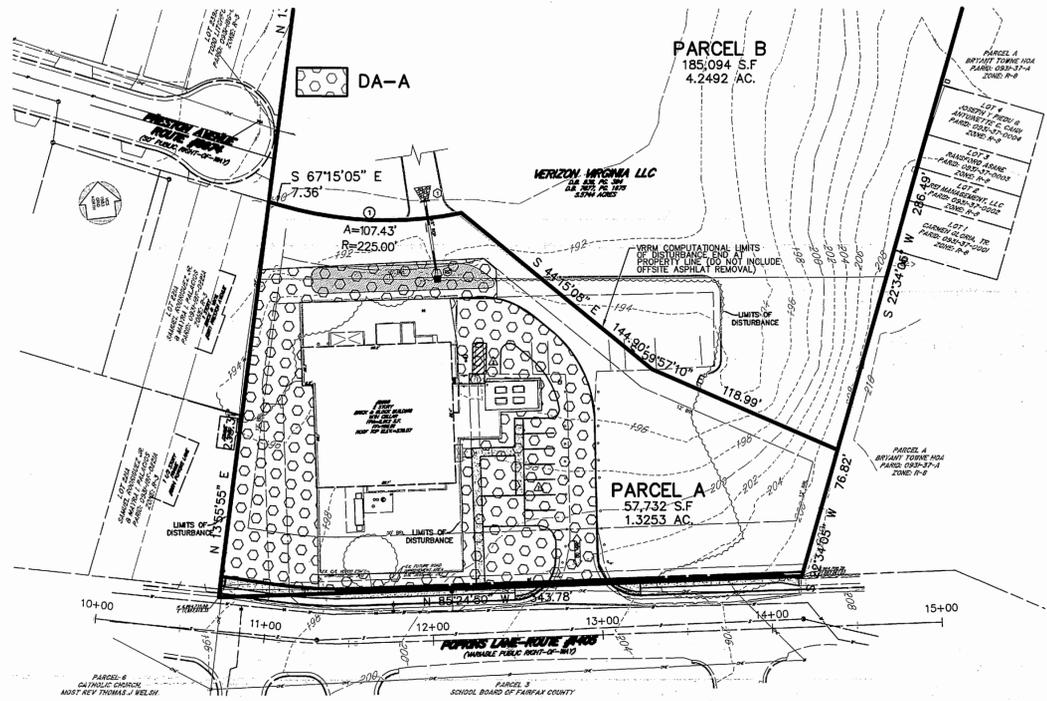


VERIZON POPKINS LANE
 MOUNT VERNON DISTRICT
 FAIRFAX COUNTY, VIRGINIA

STORMWATER MANAGEMENT

DATE	REVISION
04.10.14	PER COUNTY COMMENTS:
04.28.14	PER COUNTY COMMENTS:
07.14.14	PER COUNTY COMMENTS:
08.08.14	PER COUNTY COMMENTS:

PM: JDB SCALE: AS SHOWN
 PE: JDB DATE: 12.17.13
 CO: MSO SHEET 5 OF 7



BMP AREA MAP
SCALE: 1" = 50'

VA DCR STORMWATER DESIGN SPECIFICATION NO. 9

BIORETENTION

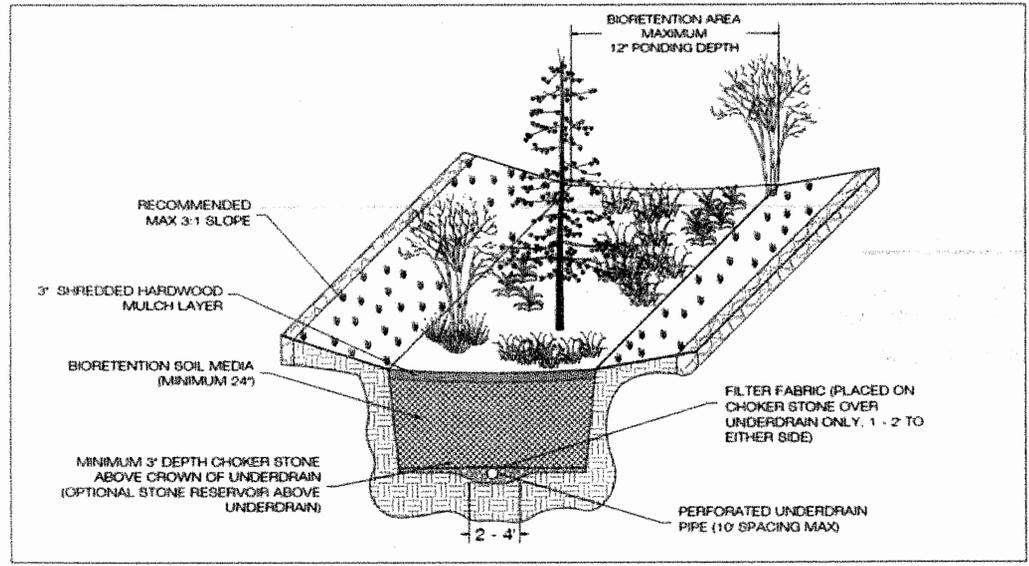


Figure 9.4a: Typical Bioretention Basin Level 1

VRRM COMPUTATIONS

Virginia Runoff Reduction Method ReDevelopment Worksheet - v2.8 - June 2014
To be used w/ DRAFT 2013 BMP Standards and Specifications

Site Data

Project Name: VERIZON POPLINS LANE
Date: JULY 9, 2014

Post-ReDevelopment Project & Land Cover Information		Total Disturbed Acreage	
Annual Rainfall (inches)	44.3		
Target Rainfall Event (inches)	1.00		
Phosphorus EMC (mg/L)	0.26	Nitrogen EMC (mg/L)	1.86
Target Phosphorus Target Load (lb/acre/yr)	0.41		
Pj	0.90		

Pre-ReDevelopment Land Cover (acres)	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) - undisturbed, protected forest/open space or reforested land	0.00	0.00	0.04	0.00	0.04
Managed Turf (acres) - disturbed, graded for yards or other turf to be mowed/managed	0.00	0.00	0.00	0.53	0.53
Impervious Cover (acres)	0.00	0.00	0.00	0.00	0.00
Total	0.00	0.00	0.04	0.53	0.57

Post-ReDevelopment Land Cover (acres)	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) - undisturbed, protected forest/open space or reforested land	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres) - disturbed, graded for yards or other turf to be mowed/managed	0.00	0.00	0.12	0.50	0.62
Impervious Cover (acres)	0.00	0.00	0.00	0.23	0.23
Total	0.00	0.00	0.12	0.73	0.85

Area Check	Okay	Okay	Okay	Okay
Forest/Open Space	0.02	0.03	0.04	0.05
Managed Turf	0.15	0.20	0.22	0.25
Impervious Cover	0.95	0.95	0.95	0.95

Land Cover Summary	Listed	Adjusted ¹	Land Cover Summary	Land Cover Summary
Pre-ReDevelopment			Post-ReDevelopment	Post-ReDevelopment New Impervious
Forest/Open Space (acres)	0.14	0.14	Forest/Open Space Cover (acres)	0.00
Composite Rv(forest)	0.04	0.04	Composite Rv(forest)	0.00
% Forest	14%	15%	% Forest	0%
Managed Turf (acres)	0.63	0.60	Managed Turf Cover (acres)	0.74
Composite Rv(turf)	0.25	0.25	Composite Rv(turf)	0.24
% Managed Turf	65%	64%	% Managed Turf	79%
Impervious Cover (acres)	0.20	0.20	ReDev. Impervious Cover (acres)	0.20
Rv(impervious)	0.95	0.95	Rv(impervious)	0.95
% Impervious	21%	21%	% Impervious	21%
Total Site Area (acres)	0.97	0.94	Total ReDev. Site Area (acres)	0.94
Site Rv	0.36	0.37	ReDev. Site Rv	0.39
			Post-ReDevelopment Treatment Volume (acre-ft)	0.0024
Pre-Development Treatment Volume (acre-ft)	0.0294	0.0288	Post-Development Treatment Volume (acre-ft)	0.0024
Pre-Development Treatment Volume (cubic feet)	1,282	1,295	Post-Development Treatment Volume (cubic feet)	103
Pre-Development Load (TP) (lb/yr)	0.81	0.79	Post-Development Load (TP) (lb/yr)	0.07

Adjusted Land Cover Summary reflects the pre redevelopment land cover minus the pervious land cover (forest/open space or managed turf acreage proposed for new impervious cover). The adjusted total acreage is consistent with the Post-Redevelopment acreage (minus the acreage of new impervious cover). The load reduction requirement for the new impervious cover to meet the new development load limit is computed in Column 1.	Maximum % Reduction Required Below Pre-Redevelopment Load	TP Load Reduction Required for Redeveloped Area (lb/yr)	TP Load Reduction Required for New Impervious Area (lb/yr)
	10%	0.14	0.05
		0.19	
Pre-Development Load (TN) (lb/yr)	0.578	Post-Development Load (TN) (lb/yr)	0.51

Site Results

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	AREA CHECK
IMPERVIOUS COVER	0.17	0.00	0.00	0.00	0.00	OK
IMPERVIOUS COVER TREATED	0.17	0.00	0.00	0.00	0.00	OK
TURF AREA	0.21	0.00	0.00	0.00	0.00	OK
TURF AREA TREATED	0.21	0.00	0.00	0.00	0.00	OK
AREA CHECK	OK	OK	OK	OK	OK	OK

Phosphorous

TOTAL PHOSPHOROUS LOAD REDUCTION REQUIRED (LB/YEAR)	0.19
RUNOFF REDUCTION (cf)	311
PHOSPHOROUS LOAD REDUCTION ACHIEVED (LB/YR)	0.27
ADJUSTED POST-DEVELOPMENT PHOSPHOROUS LOAD (TP) (lb/yr)	0.64
REMAINING PHOSPHOROUS LOAD REDUCTION (LB/YR) NEEDED	CONGRATULATIONS!! YOU EXCEEDED THE TARGET REDUCTION BY 0.1 LB/YEAR!!

Nitrogen (for information purposes)

RUNOFF REDUCTION (cf)	311
NITROGEN LOAD REDUCTION ACHIEVED (LB/YR)	2.23
ADJUSTED POST-DEVELOPMENT NITROGEN LOAD (TP) (lb/yr)	4.28



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VERIZON POPKINS LANE
 MOUNT VERNON DISTRICT
 FAIRFAX COUNTY, VIRGINIA

BMP COMPUTATIONS AND DETAILS

DATE	REVISION
04.10.14	PER COUNTY COMMENTS
04.28.14	PER COUNTY COMMENTS
07.14.14	PER COUNTY COMMENTS
08.08.14	PER COUNTY COMMENTS

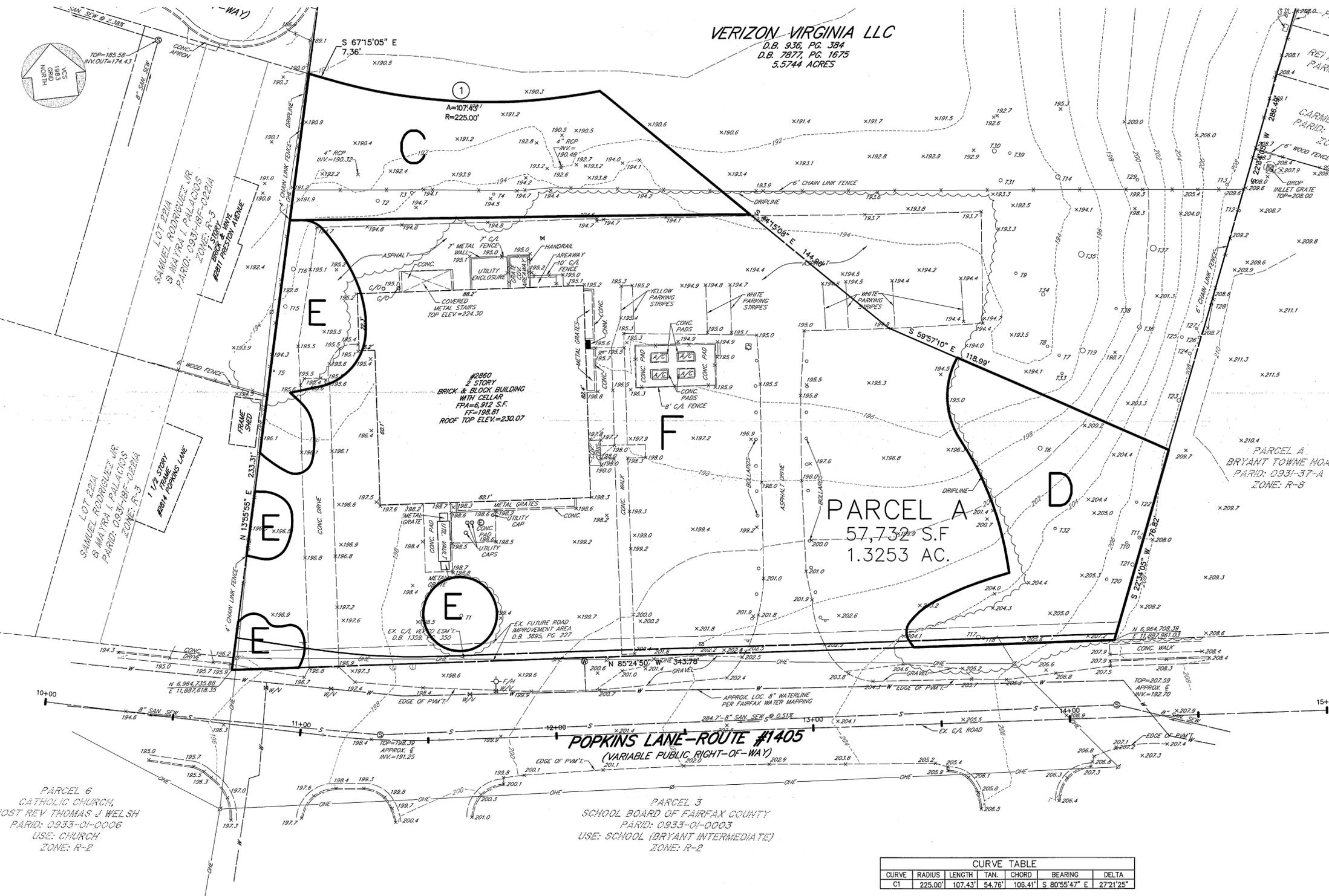
PM: IDB SCALE: 1"=50'
 PE: IDB DATE: 12.17.13
 CO: MSO SHEET 6 OF 7

Existing Vegetation Map Verizon Popkins Lane

Cover Type	Primary Species	Understory Species	Comments	Successional Stage	Condition	Area
C Upland Forest	Quercus rubra, Morus alba, Catalpa speciosa, Quercus phellos	Hedera helix, Pyrus calleryana, Lonicera fragrantissima	Small trees; area disturbed in spots repeatedly.	Sub-climax	Fair	0.16 AC.
D Suburban Landscape	Alliaria altissima, Pyrus calleryana	Forsythia x intermedia, trambles	Once landscaped, but let go.	Sub-climax	Good	0.15 AC.
E Suburban Landscape	Tsuga canadensis	Turfgrass	Lawn and landscape.	N/A	N/A	0.09 AC.
F Developed	N/A	Turfgrass	Lawn and landscape, buildings and hardscape.	N/A	N/A	0.93 AC.
Total Area						1.33 AC.

Tree Preservation Target Calculations and Statement	
A	Pre-development area of existing tree canopy (from Existing Vegetation Map) = 17.424
B	Percentage of gross site area covered by existing tree canopy = 30.18%
C	Percentage of the 10-year tree canopy required for site (see Table 12.4) = (R-3) 25%
D	Percentage of the 10-year tree canopy requirement that should be met through tree preservation = 30.18%
E	Proposed percentage of canopy requirement that will be met through tree preservation = 27%
F	Has the Tree Preservation Target minimum been met? NO
G	If No for line F, then a request to deviate from the Tree Preservation Target shall be provided on the plan that states one or more of the justifications listed in § 12-0508.3 along with a narrative that provides a site-specific explanation of why the Tree Preservation Target cannot be met. Provide sheet number where deviation request is located SHEET 7
H	If step G requires a narrative, it shall be prepared in accordance with § 12-0508.4 & included in the plan set. Provide sheet number where narrative is located. SHEET 7

10-year Tree Canopy Calculation Worksheet		
Step	Totals	Reference
A. Tree Preservation Target and Statement		
A1	Place the Tree Preservation Target Calculations and statement here preceding the 10-year tree canopy calculations	See § 12-0508.2 for list of required elements and worksheet
B. Tree Canopy Requirement		
B1	Identify gross site area (SF) = 57,732	§ 12-0511.1A
B2	Subtract area dedicated to parks & road frontage = 1,156	§ 12-0511.1B
B3	Subtract area of exemptions =	§ 12-0511.1C(1) through § 12-0511.1C(6)
B4	Adjusted gross site area (B1-B2) = 56,576	
B5	Identify site's zoning and/or use = R-3	
B6	Percentage of 10-year tree canopy required = 25	12-0510.1 and Table 12.4
B7	Area of 10-year tree canopy required (B4 x B6) = 14,144	
B8	Modification of 10-year Tree Canopy Requirements requested? NO	Yes or No
B9	If B8 is yes, then list plan sheet where modification request is located.	List Sheet Number
C. Tree Preservation		
C1	Tree Preservation Target Area = 4,269	
C2	Total canopy area meeting standards of § 12-0510 = 0	§ 12-0510.3B
C3	Total canopy area provided by unique or valuable forest or woodland communities = 0	
C4	Total canopy area provided by "Heritage," "Memorial," "Specimen," or "Street" trees = 0	§ 12-0510.3B(1)
C5	Total of C3, C4, C7 and C8 = 0	§ 12-0510.3B(2)
C6	Canopy area of trees within Resource Protection Areas and 100-year floodplains = 0	
C7	Canopy area of trees within Resource Protection Areas and 100-year floodplains = 0	§ 12-0510.3C(1)
C8	Canopy area of trees within Resource Protection Areas and 100-year floodplains = 0	§ 12-0510.3C(1)
C9	Canopy area of trees within Resource Protection Areas and 100-year floodplains = 0	§ 12-0510.3C(1)
C-10	Total of C3, C5, C7 and C9 = 0	If area of C10 is less than B7 remainder of requirement must be met through tree planting - go to D
D. Tree Planting		
D1	Area of canopy to be met through tree planting (B7-C10) = 14,144	
D2	Area of canopy planted for air quality benefits = 0	§ 12-0510.4B(1)
D3	Area of canopy planted for energy conservation = 0	§ 12-0510.4B(2)
D4	Area of canopy planted for water quality benefits = 0	§ 12-0510.4B(3)
D5	Area of canopy planted for wildlife benefits = 0	§ 12-0510.4B(4)
D6	Area of canopy provided by native trees = 0	§ 12-0510.4B(5)
D7	Area of canopy provided by improved cultivars and varieties = 0	§ 12-0510.4B(6)
D8	Area of canopy provided through tree seedlings = 0	§ 12-0510.4D(1)
D9	Area of canopy provided through native shrubs or woody seed mix = 0	§ 12-0510.4D(1)(a)
D10	Area of canopy provided through native shrubs or woody seed mix = 0	§ 12-0510.4D(1)(a)
D11	Area of canopy provided through native shrubs or woody seed mix = 0	§ 12-0510.4D(1)(a)
D12	Area of canopy provided through native shrubs or woody seed mix = 0	§ 12-0510.4D(1)(a)
D13	Area of canopy provided through native shrubs or woody seed mix = 0	§ 12-0510.4D(1)(a)
D14	Area of canopy provided through native shrubs or woody seed mix = 0	§ 12-0510.4D(1)(a)
D15	Area of canopy provided through native shrubs or woody seed mix = 0	§ 12-0510.4D(1)(a)
D16	Percentage of D14 represented by D15 = 0	Must not exceed 33% of D14
D17	Area of canopy provided by non-native trees = 18,100	
D18	Total of canopy area provided through tree planting = 18,100	
D19	Total of canopy area provided through tree planting = 18,100	Is an offsite planting relief requested? NO Yes or No
D20	Tree Bank or Tree Fund? NO	§ 12-0512
D21	Canopy area requested to be provided through offsite banking of Tree Fund = 0	
D22	Amount to be deposited into the Tree Preservation and Planting Fund = 0	
E. Total of 10-year Tree Canopy Provided		
E1	Total of canopy area provided through tree preservation (C10) = 0	
E2	Total of canopy area provided through tree planting (D18) = 18,100	
E3	Total of canopy area provided through offsite mechanism (D21) = 0	
E4	Total of 10-year Tree Canopy Provided (E1+E2+E3) = 18,100	Total of E1 through E3. Area should meet or exceed area in B7.



ROAD FRONTAGE DEDICATION NOTE:	
1,156 S.F. OF DEDICATION ALONG POPKINS LANE (ROUTE 1405) IS PROPOSED BY THE PLAN TO ALLOW INSTALLATION OF REQUIRED FRONTAGE IMPROVEMENTS.	

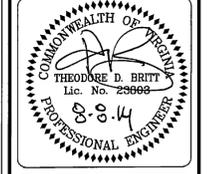
BIORETENTION FILTER TREE CANOPY NOTE:	
NO TREES IN THE BIORETENTION FILTER ARE COUNTED TOWARDS THE TREE CANOPY REQUIREMENTS.	
OWNER RESERVES THE RIGHT TO ADJUST PROPOSED NUMBER OF TREES IN BIORETENTION FILTER (SHOWN ON SHEET 4) AT TIME OF FINAL ENGINEERING BASED ON FINAL DESIGN OF FACILITY.	

TREE PRESERVATION TARGET DEVIATION NARRATIVE:	
THE SITE CONTAINS A NUMBER OF EXISTING NON-DESIRABLE AND INVASIVE SPECIES WHICH DO NOT MEET THE STANDARDS FOR HEALTH, STRUCTURAL CONDITION AND OTHER VEGETATION AND RISK MANAGEMENT REQUIREMENTS. AS SUCH, THE PROPOSED DEVELOPMENT CANNOT MEET THE TREE PRESERVATION TARGET REQUIREMENTS AND PURSUANT TO PFM 12-0508.3A(2), A DEVIATION TO THE REQUIRED TREE PRESERVATION TARGET IS BEING REQUESTED.	



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VERIZON POPKINS LANE

FAIRFAX COUNTY, VIRGINIA
MOUNT VERNON DISTRICT

EXISTING VEGETATION MAP

REVISION	DATE	PER COUNTY COMMENTS:
04.10.14	04.28.14	
07.14.14	08.08.14	

DATE: 12.17.13
SCALE: 1"=20'
SHEET: 7 OF 7

DESCRIPTION OF THE APPLICATION

The applicant, Verizon Virginia LLC, is requesting Special Exception (SE) approval to reduce the land area for the existing telecommunications facility (central office)¹ located at 2806 Popkins Lane from 5.5745 acres to 1.3253 acres in order to be able to



Source: Fairfax County GIS, 2013 imagery

subdivide and sell the remaining 4.25 acres. The applicant proposes to reconfigure the parking lot, close the western driveway, and add landscaping, fencing and a bio-retention filter. No expansion of the central office is proposed. The central office access is from Popkins Lane; however, the area to be subdivided would gain access from Preston Avenue and/or East Lee Avenue, which are public streets that end in cul-de-sacs at the west side of the property.

A reduced copy of the SE Plat is included in the front of this report. The proposed development conditions, the applicant's statement of justification and affidavit and are included in Appendices 1-3, respectively.

Waivers and Modifications

The applicant is requesting the following modifications and waivers:

- Modification of Sect. 13-303 of the Zoning Ordinance for the transitional screening to permit the landscaping as shown on the SE Plat, and a waiver of Sect. 13-304 for the barrier requirement along the southern property line.
- Deviation from the tree preservation target pursuant to Sect.12-0508.3A(2) of the Public Facilities Manual (PFM).

¹ Sect. 20-300 of the Zoning Ordinance, Telecommunication Central Office: A switching center for interconnecting the lines which terminate therein. Also called a telephone or telegraph exchange or a telephone dial center.

LOCATION AND CHARACTER

The property is located on Popkins Lane approximately 1,000 feet east of the intersection with Richmond Highway. The site is developed with the central office and parking lot. To the east are single family attached dwellings on Bryant Towne Court. The remainder of the surrounding area to the east, west and north is developed with single family detached dwellings. To the south across Popkins Lane is Bryant Alternative High School. The parcel configuration, relationship to surrounding uses and the approximate location of the proposed SE boundary are shown in the figure below.



Source: Fairfax County GIS, 2013 imagery

BACKGROUND

On December 18, 1951, the Board of Zoning Appeals (BZA) approved S-5258 “to erect a telephone exchange.” On September 14, 1971, the BZA approved S-133-71 to permit a 2-story addition and other site modifications. Since that time, the Zoning Ordinance has been amended to classify “telecommunication facilities, including central offices and repeat stations, ...” as Category 1 Special Exception uses.

COMPREHENSIVE PLAN PROVISIONS

Plan Area: Area IV, Mount Vernon Planning District,
MV5-Groveton Community Planning Sector

Plan Map: Residential, 2-3 dwelling units/acre

Plan Text: The Fairfax County Comprehensive Plan, 2013 Edition, page 163, states, "Residential infill in Memorial Heights is planned for 3-4 dwelling units per acre." Additionally, on page 19, the Plan states, "In the event of a discrepancy between the specific recommendations of the text and the Plan map, the text takes precedence."

ANALYSIS

Special Exception Plat (copy included at the front of the report)

The Special Exception Plat titled, "Verizon Popkins Lane" was prepared by Tri-Tek Engineering and consists of seven sheets dated December 17, 2013, as revised through August 8, 2014.

The overall site is 5.5745 acres. The central office and associated parking and circulation are located on the front portion of the property along Popkins Lane and the rear portion is wooded. No changes are proposed to the 13,824-square foot building which is set back 58.5 feet from the proposed southern property line. The SE Plat covers an irregularly-shaped 1.3253-acre portion of the property that accommodates the existing building.

The applicant proposes to provide frontage improvements along Popkins Lane, including curb, gutter and sidewalk, in conformance with previous agreements with the County from 1964 and 1972 to provide such improvements. The entrance is proposed to be improved and the parking area reconfigured, including the removal of a portion of the existing asphalt parking. The western driveway will be removed and replaced with landscaping. A bio-retention filter will be added to address stormwater best management practices (BMPs). The existing poor quality and invasive vegetation on the 1.3-acre portion of the property addressed by the SE Plat will be removed and landscaping provided. In addition, 6-foot board on board fencing will be provided to the west, north and east.

Special Exception Standards (Appendix 4)

A telecommunication facility/central office must satisfy the General Special Exception Standards contained in Sect. 9-006 and the Standards for All Category 1 Uses contained in Sect. 9-104 of the Zoning Ordinance.

General Standards (Sect. 9-006)

General Standards 1 and 2 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. General Standard 3 requires that the proposed use be harmonious with and not adversely affect the use or development of neighboring properties, and furthermore, that the location, size, height, and screening will not hinder or discourage the appropriate development and use of adjacent properties.

In staff's opinion, the long-standing use of the property for a central office is in harmony with the residential character of the zoning district. The brick building is 34.2 feet high, and although Category 1 uses are not required to comply with the lot size requirements and bulk regulations, as shown below, the proposed SE parcel meets the standards for the R-3 District.

Standards for R-3 District		
Standard	Required	Provided
Minimum lot area	10,500 sq. ft.	57,732 sq. ft.
Minimum lot width	80 ft.	348 ft.
Front yard	30 ft. (40° angle of bulk plane)	62 ft.
Side yard	10 ft. (35° angle of bulk plane)	29.7 ft.
Rear yard	25 ft. (35° angle of bulk plane)	62.5 ft.
Max. building height	60 ft.	34.2 ft.
Max. FAR	0.25	0.24*

* Building size does not include 6,912 sq. ft. cellar

The use does not generate adverse noise or traffic impacts on the surrounding community. The SE Plat provides for improved landscaping and wood fencing to screen the use from surrounding residences.

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 central office has access to Popkins Lane. According to the Statement of Justification, there will be up to six employees at any one time and no patrons come to the site. The applicant has also indicated that vehicles will not be stored at the site. The applicant has proposed several improvements to the existing site.

Presently, there are two driveways, but in response to staff comments, the applicant has agreed to close the western entrance and replace the area on the west side of the building with landscaping. The remaining entrance will be upgraded to a low volume commercial

entrance with curb and gutter. In addition, the sight distance at the entrance has been verified.

The County and The Chesapeake and Potomac Telephone Company entered into agreements dated July 10, 1964, September 9, 1964, and September 11, 1972, conditioning site plan approval on the provision of frontage improvements when notified by the County and when similar improvements are required by adjoining property. The applicant has proposed to provide the frontage improvements, including curb, gutter, a 4-foot buffer strip and a 5-foot sidewalk. This will result in a right-of-way dedication of 1,156 square feet. The Fairfax County Department of Transportation has reviewed the application and indicated that the proposed frontage improvements are adequate (Appendix 5).

Parking is proposed to be reconfigured. Presently, the site accommodates approximately ten vehicles. The SE Plat provides for nine parking spaces, to meet the Zoning Ordinance requirement for a total of four spaces based on the standard for a public utility establishment of one space per 1.5 employees on the major shift, plus one space per company vehicle. The applicant indicates that there will be six employees and no company vehicles.

The SE Plat does not provide for access from the rear portion of the property to Popkins Lane. Any future subdivision and development of the rear portion of the property would gain access to Preston and/or East Lee Avenues.

General Standards 5, 6, 7 and 8 require landscaping, screening, open space, adequate utility, drainage, parking, loading, and signage to be regulated in accordance with the Zoning Ordinance; however, the Board may impose more strict requirements for a given use than those set forth in this Ordinance.

There are no Resource Protection Areas or floodplains on the property. There are no current downstream drainage complaints, and staff confirmed that the complaint noted in the stormwater review in Appendix 6 has been resolved. The proposed site modifications result in a reduction of impervious surfaces. The applicant proposes a bio-retention area north of the building to address stormwater quality control. The outfall will be to a proposed culvert near the cul-de-sac of East Lee Avenue. The DPWES staff indicated that the revised plans submitted by the applicant addressed the stormwater review comments. Stormwater will be subject to further review as part of the site plan process.

Additional landscaping is proposed by the applicant as further discussed below under Waivers/Modifications. The Zoning Ordinance requires four parking spaces for this use and nine are proposed.

Standards for All Category 1 Uses (Sect. 9-104)

In addition to the general standards set forth in Sect. 9-006 above, all Category 1 special exception uses shall satisfy the Standards in Section 9-104 which in summary states that the uses shall not have to comply with the lot size requirements or bulk regulations of the zoning district in which located; there shall be no storage of materials or equipment, or repair or servicing of vehicles or equipment, or parking except for employees, other than in the I-5 or I-6 district; there shall be a finding that there is no alternative site available in a C or I district within a distance of one mile; and before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans.

In staff's opinion, the Category 1 standards are satisfied. Although Category 1 uses are not required to comply with the lot size requirements and bulk regulations, the proposed SE parcel meets the standards for the R-3 District. The applicant does not propose the storage of materials or equipment, nor the repair or servicing of vehicles or equipment, nor the parking of vehicles except those of the employees of the central office. The facility has been operating on the site since the 1960s. According to the Department of Tax Administration, the building was constructed in 1962 and expanded in 1973. The proposed site modifications will be subject to site plan review and approval.

Waivers/Modifications

Transitional Screening and Barrier Requirements (Appendix 7)

The applicant has proposed a robust landscaping plan that includes 108 trees and 220 shrubs. As shown in the table below, the applicant requests a modification of the transitional screening requirements of Sect. 13-303 of the Zoning Ordinance and a waiver of the barrier requirement of Sect. 13-304 for the southern boundary.

Transitional Screening & Barrier Requirements		
Direction	Required ¹	Provided
North	Type 3 Barrier D, E or F	16.5 – 50 ft. 6 ft. board fence
East	Type 2 Barrier D, E or F	35 ft. 6 ft. board fence
South	Type 1 Barrier D, E or F	25 ft. Waiver requested
West	Type 3 Barrier D, E or F	25 – 54 ft. 6 ft. board fence

¹ Transitional Screening Yards consist of an unbroken strip of open space planted with a mixture of large and medium evergreen and deciduous trees and evergreen shrubs. Type 1: 25' wide; Type 2: 35' wide; Type 3: 50' wide
Barrier D consists of a 42-48" chain link fence; Barrier E consists of a 6' brick or architectural block wall; Barrier F consists of a 6' solid wood fence

Along the northern boundary of the SE portion of the parcel, the applicant proposes a transitional screening area that ranges from 16.5 feet to 50 feet. A portion of this area is bordered by the bio-retention filter that will be landscaped with six understory trees and 18 shrubs, effectively extending the transitional screening of this area to 41 feet. In the area where the transitional screening is 16.5 to 17 feet wide, the applicant proposes to plant a double row of evergreens with understory shrubs on a 2-foot high berm.

Along the frontage to the south, the applicant proposes landscaping that provides approximately 50 percent of the required canopy. The 19 trees and 52 shrubs proposed for this area will enhance screening without blocking view of the site.

Along the western boundary, the applicant proposes to remove the driveway and install landscaping. Due to the location of the existing building, the full 50-foot screening area cannot be provided.

With respect to the barrier requirement, the applicant has indicated that no barrier currently exists along the front of the property on Popkins Lane, and such a barrier would not be compatible with the surrounding neighborhood. The supplemental landscaping will screen views of the site from the south.

In accordance with Sect. 13-305 (3) of the Zoning Ordinance, transitional screening may be modified where the area is specifically designed to minimize adverse impacts. Given the proposed landscaping, staff does not object to the modification of the transitional screening as shown on the SE Plat and the waiver of barrier along the southern boundary.

Tree Preservation Target

Based on a site inspection, staff determined that the existing vegetation is either in poor condition or contains invasive species. As a result, the applicant has proposed to remove the existing vegetation, except for the red maple in front of the building, and re-landscape the site in accordance with a landscape plan to be approved by the Urban Forest Management Division. Therefore, it is not possible for the applicant to meet the tree preservation target and a deviation pursuant to Sect. 12-0508.3A(2) of the Public Facilities Manual is requested. This section of the PFM allows deviations when trees do not meet the standards for health and structural condition and other vegetation and risk management requirements. Staff does not object to the requested deviation.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

Staff concludes that the subject application is in harmony with the Comprehensive Plan and in conformance with the applicable Zoning Ordinance provisions with the implementation of the proposed development conditions in Appendix 1.

Recommendations

Staff recommends approval of SE 2014-MV-017 subject to the proposed development conditions set forth in Appendix 1.

Staff recommends approval of a modification of Sect. 13-303 of the Zoning Ordinance for the transitional screening requirement to permit the landscaping as shown on the SE Plat, and a waiver of Sect. 13-304 for the barrier requirement along the southern property line.

Staff recommends that the Board of Supervisors direct the Director of the Department of Public Works and Environmental Services to permit a deviation from the tree preservation target pursuant to Sect.12-0508.3A(2) of the Public Facilities Manual.

It should be noted that it is not the intent of the staff to recommend that the Board, in adopting any conditions, relieve the applicants/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards; and that, should this application be approved, such approval 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 Special Exception Conditions
2. Statement of Justification
3. Affidavit
4. Zoning Ordinance Special Exception Standards
5. Fairfax County Department of Transportation Analysis
6. Stormwater Analysis
7. Urban Forest Management Analysis
8. Glossary of Terms

PROPOSED DEVELOPMENT CONDITIONS**SE 2014-MV-017****September 9, 2014**

If it is the intent of the Board of Supervisors to approve Special Exception SE 2014-MV-017, located at 2806 Popkins Lane, Tax Map 93-1 ((1)) 7 (part), to delete land area and permit site modifications and other changes to an existing telecommunications central office pursuant to Sect. 3-304 of the Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions.

1. This Special Exception is granted for and runs with the land indicated in the 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 (SE) Plat approved with this application, as qualified by these development conditions.
3. This Special Exception is subject to the provisions of Article 17 of the Zoning Ordinance, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any site plan submitted pursuant to this Special Exception shall be in substantial conformance with the approved SE Plat entitled Verizon Popkins Lane, prepared by Tri-Tek Engineering, containing seven sheets dated December 17, 2013 as revised through August 8, 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 the Special Exception conditions shall be posted in a conspicuous place along with the Non-Residential Use Permit, and shall be made available to all Departments of the County of Fairfax during hours of operation of the permitted use.
5. All site improvements in conformance with the SE Plat, including, but not limited to, modifications related to the access and parking, stormwater management, frontage and landscaping, shall be provided prior to issuance of a Non-Residential Use Permit (Non-RUP).
6. The frontage improvements shown on the SE Plat along Popkins Lane, including curb, gutter, sidewalk and object marker shall be completed prior to issuance of a Non-RUP. Prior to site plan approval, the right-of-way to be dedicated as generally shown on the SE Plat shall be conveyed at no cost to Fairfax County and in fee simple, without encumbrances, to the Board of Supervisors in a form

acceptable to the County Attorney. Density credit shall be reserved as may be permitted by the provisions of Sect. 2-308 (4) of the Zoning Ordinance for all eligible dedications described herein.

7. Landscaping

- a. Prior to issuance of the Non-RUP, the landscaping in conformance with the SE Plat shall be installed and inspected by staff from the Urban Forest Management Division (UFMD) to ensure conformance with the SE Plat and the Public Facilities Manual (PFM).
- b. Landscape materials and barriers shall be maintained and replaced in accordance with Article 13-106 of the Zoning Ordinance. Any diseased, dead or dying plantings shall be replaced within six months with the same species unless an alternative species is approved by the UFMD.
- c. All plant material shall be tended and maintained in a healthy growing condition, replaced when necessary due to poor health or unsafe conditions and shall be kept free of refuse and debris.
- d. Clearing, grading and construction shall conform to the limits of clearing and grading as shown on the SE Plat, subject to the installation of necessary utility lines and other required site improvements, as determined in accordance with the approved plans.
- e. Tree protection fencing shall be provided along the limits of disturbance to the north/northeast, as shown on the SE Plat. Tree protection fencing, consisting of four foot high, 14 gauge welded wire attached to six foot steel posts driven 18 inches into the ground and placed no farther than ten feet apart or super silt fence, to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees, shall be placed at the limits of clearing and grading as shown on the erosion and sediment control sheets in all areas. The tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to the performance of any clearing and grading activities on the site. The installation of all tree protection fencing shall be performed under the supervision of a certified arborist, and accomplished in a manner that does not harm existing vegetation that is to be preserved. Three days prior to the commencement of any clearing or grading activities, but subsequent to the installation of the tree protection devices, the UFMD shall be notified and given the opportunity to inspect the site to ensure that all devices have been correctly installed. If it is determined that the fencing has not been correctly installed, no grading or construction activities shall occur until the fencing is installed correctly, as determined by the UFMD.
- f. The Applicant shall root prune as needed to comply with the tree preservation requirements of these conditions. Areas that will be root pruned shall be

clearly identified on the Tree Preservation Plan. All treatments for such trees and vegetation shall be clearly specified, labeled, and detailed on the erosion and sediment control sheets of the grading plan submission. The details for these treatments shall be included in the Tree Preservation Plan and shall be subject to the review and approval of UFMD.

All root pruning shall be performed in a manner that protects adjacent trees and vegetation that are required to be preserved and may include, but not be limited to, the following:

- Root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches, or as specified by UFMD at the pre-construction meeting.
 - Root pruning shall take place prior to any clearing and grading.
 - Root pruning shall not sever or significantly damage structural or compression roots in a manner that may compromise the structural integrity of trees or the ability of the root system to provide anchorage for the above ground portions of the trees.
 - Root pruning shall be conducted with the on-site supervision of the Project Arborist.
 - Tree protection fencing shall be installed immediately after root pruning.
 - UFMD shall be informed in writing (email is acceptable) when all root pruning and tree protection fence installation is complete.
- g. During the installation of tree protection fencing, performance of root pruning and during any clearing or removal of trees, vegetation, or structures, the Project Arborist shall be present to effectively monitor the process and ensure that the activities are conducted in accordance with these conditions and as approved by the UFMD. The Project Arborist shall be a certified arborist or landscape architect retained by the applicant and shall monitor all construction, demolition, landscape installation and tree preservation efforts to ensure conformance with the conditions and UFMD approvals. The monitoring schedule shall be described and detailed in the Landscaping and Tree Preservation Plan and shall be reviewed and approved in writing by UFMD.
8. New or replaced outdoor lighting fixtures shall be in accordance with Sect. 14-902 of the Zoning Ordinance.
9. There shall be no outdoor storage of materials, equipment, or vehicles.

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 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 Sect. 9-015 of the Zoning Ordinance, this Special Exception shall automatically expire, without notice, 30 months after the date of approval unless the use(s) have been established by obtaining the required Non-Residential Use Permit(s) noted above.

STATEMENT OF JUSTIFICATION**POPKINS LANE SWITCHING STATION****2806 POPKINS LANE
TAX MAP 93-1-((1))-7****January 31, 2014
Revised August 8, 2014**RECEIVED
Department of Planning & Zoning
AUG 08 2014
Zoning Evaluation Division

Verizon Virginia LLC, f/k/a The Chesapeake and Potomac Telephone Company of Virginia (the "Applicant"), is hereby requesting approval of a Special Exception to permit a reduction in land area of its existing telecommunications Central Office ("switching station") on the property identified as Fairfax County Tax Map Reference 93-1-((1))-7 (the "Property"). The Property is zoned R-3 and has operated as a switching station since the early 1960's.

BACKGROUND:

The Property was previously zoned R-12.5, and the switching station use was originally approved through a Special Use Permit granted by the Board of Zoning Appeals on December 18, 1951. An addition to the facility was subsequently approved by the Board of Zoning Appeals on September 14, 1971. The site is currently governed by the approvals and development conditions associated with S-133-71.

Since that time, the zoning district was changed to the R-3 District, and the Zoning Ordinance regulations have been revised. As such, in order to amend any aspect of the previously approved Special Permit, a new Special Exception must be filed.

SPECIAL EXCEPTION REQUEST:

As stated above, the site is currently governed by the approvals and development conditions associated with S-133-71. Condition #3 requires that any additional structures, changes in use, or additional uses, shall be cause for re-evaluation of the approval.

Verizon originally purchased the 5+ acre parcel in the early 1950's. Since that time, less than two acres has been needed for the switching station use. As such, Verizon would like to subdivide and sell approximately 4.2 acres of the surplus property. Approval of this request will not result in any negative changes to the use or surrounding properties. In fact, improvements to the site are proposed such as additional landscaping and a new bio-retention filter, which will improve on-site best management practices.

The switching station will remain on approximately 1.3 acres along Popkins Lane. Operation of the use will be unchanged except for reconfiguration of the parking area and the addition of a bio-retention filter, landscaping, and fencing.

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

- A. Type of operation: Existing telecommunications facility to remain (no change – except for reduction in land area).
- B. Hours of operation: Twenty-four (24) hours per day, seven (7) days per week.
- C. Estimated number of patrons: No patrons will come to the site.
- D. Proposed number of employees: The Applicant anticipates up to six (6) employees at any one time.
- E. Estimate of traffic impact: There will be no impact upon traffic.
- F. Vicinity or general area to be served by the use: The use will continue to serve the Mount Vernon area of Fairfax County.
- G. Architectural compatibility: No changes to the existing building are proposed.
- H. Hazardous and toxic substances: To the best of the Applicant's knowledge, there are no such materials located on the Property. If any substances are discovered, impacts will be mitigated and/or remediated in accordance with governing County, State, and Federal laws.
- I. Statement of conformance: To the best of the Applicant's knowledge, the proposed development will comply with all applicable standards, ordinances, and regulations.

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

The Property is located in the MV5-Groveton Community Planning Sector. There are no site specific recommendations for the property. The Plan notes that residential infill is planned for 3-4 dwelling units per acre.

The Plan also states generally that this sector contains stable residential neighborhoods, and infill development should be of a compatible use, type, and intensity in accordance with the Land Use objectives listed in the Policy Plan. Objective 8 and 14 of the Policy Plan elaborate that infill development should be compatible,

commercial uses should be local-serving in nature, and the cumulative effect of institutional uses should be considered. As stated above, the existing switching station use will remain unchanged, except for a reduction in land area. Should infill development occur on the surplus property, it will be a compatible use, type and intensity as approved by Fairfax County.

Based upon the foregoing, the proposed reduction in land area is in conformance with Comprehensive Plan recommendations.

REQUESTED MODIFICATIONS AND WAIVERS:

The request for a reduction in land area conforms to the provisions of all applicable ordinances, regulations and adopted standards, with the exception of the following:

- 1. Modification of the transitional screening requirement along the northern, southern, eastern and western boundaries in favor of that shown on the Special Exception Plan.**

As stated above, there are no changes in operation to the switching station, and the transitional screening yards that currently exist along the southern, eastern, and western boundaries were permitted and established pursuant to original approvals. The Applicant has removed the western driveway in order to supplement and increase the transitional screening along the western boundary, and additional plantings have been added to the eastern boundary and property frontage. The full 50' buffer is provided along a portion of the northern property boundary. There are two locations where 50 feet cannot be achieved. The Applicant has added a bio-retention filter to the back of the site, and the plantings proposed in the 15' filter and the 25' buffer effectively meet the intent of the transitional screening requirement. There is an area along the rear driveway and northern property line where the transitional screening yard is approximately 17'. The Applicant has added a 2 foot berm and a staggered, double row of evergreens in that location to achieve the effect of the required screening yard. Pursuant to 13-305(3), the Applicant has specifically designed the site to minimize adverse impact through a combination of techniques.

- 2. Waiver of the barrier requirement along the southern boundary.**

No barrier currently exists along the property frontage. A barrier along the property frontage will not be compatible with the surrounding residential neighborhood. The Applicant has added and designed the site frontage with additional landscaping to reduce views of the existing building.

3. Deviation of the tree preservation target pursuant to PFM 12-0508.3A(2).

The site contains a number of existing non-desirable and invasive species which do not meet the standards for health, structural condition, other vegetation and risk management requirements. As such, the proposed development cannot meet the tree preservation target.

For all aforementioned reasons, the Applicant respectfully requests the support of the County Staff, the Planning Commission and approval of the proposed Special Exception by the Board of Supervisors.

Respectfully submitted,

By: 

Sheri L. Akin, Land Use Planner

SPECIAL EXCEPTION AFFIDAVITDATE: SEP 11 2014
(enter date affidavit is notarized)I, Sheri L. Akin, do hereby state that I am an
(enter name of applicant or authorized agent)(check one) applicant
 applicant's authorized agent listed in Par. 1(a) below 125457cin Application No.(s): SE 2014-MV-017
(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)
Verizon Virginia LLC Agent: Douglas M. Dale	c/o Verizon Global Real Estate Attn: Lease Administration 7701 E. Telecom Parkway Mail Code: FLTDSB1W Temple Terrace, FL 33637	Applicant/Title Owner of Tax Map 93-1 ((1)) 7
Comstock Popkins Lane, L.C. Agent: Christopher D. Clemente Larry D. Caruthers, Jr. Dennis B. Kelleher	1886 Metro Center Drive, 4th Floor Reston, VA 20190	Contract Purchaser of Tax Map 93-1 ((1)) 7
Tri-Tek Engineering, Inc. Agent: Theodore D. Britt	690 Center Street, Suite 300 Herndon, VA 20170	Engineer/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: SEP 11 2014
(enter date affidavit is notarized)

125457c

for Application No. (s): SE 2014-MV-017
(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)
McGuireWoods LLP Agents: Scott E. Adams Lianne E. Childress (former) David R. Gill Jonathan P. Rak Gregory A. Riegle Mark M. Viani (former) Kenneth W. Wire Sheri L. Akin Lisa M. Chiblow (former) Lori R. Greenlief	1750 Tysons Boulevard, Suite 1800 Tysons Corner, VA 22102	Attorney/Agent for Applicant Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Planner/Agent Planner/Agent Planner/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

SEP 11 2014

DATE: (enter date affidavit is notarized)

for Application No. (s): SE 2014-MV-017 (enter County-assigned application number(s))

125457c

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) Verizon Virginia LLC c/o Verizon Global Real Estate Attn: Lease Administration 7701 E. Telecom Parkway Mail Code: FLTDSB1W Temple Terrace, FL 33637

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Verizon Virginia LLC, a Virginia limited liability company, is wholly owned subsidiary of Verizon Communications Inc., which is publicly traded on the New York Stock Exchange. Verizon Communications Inc. is the sole member of Verizon Virginia LLC

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

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

Special Exception Attachment to Par. 1(b)

DATE: SEP 11 2014
(enter date affidavit is notarized)

125457c

for Application No. (s): SE 2014-MV-017
(enter County-assigned application number (s))

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

Verizon Communications Inc.
140 West Street, 29th Floor
New York, NY 10007

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)

Verizon Communications Inc. is publicly traded on a national stock exchange having more than 500 shareholders, none of whom owns 10% or more of any stock issued by said corporation.

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

Tri-Tek Engineering, Inc.
690 Center Street, Suite 300
Herndon, VA 20170

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)

Kevin E. Murray
Theodore D. Britt

(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: SEP 11 2014
(enter date affidavit is notarized)

for Application No. (s): SE 2014-MV-017
(enter County-assigned application number (s))

125457c

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

Comstock Popkins Lane, L.C.
1886 Metro Center Drive, 4th Floor
Reston, VA 20190

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)

Comstock Popkins Lane, L.C., a Virginia limited liability company, is a wholly owned subsidiary of Comstock Holding Companies, Inc.

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

Comstock Holding Companies, Inc.
1886 Metro Center Drive, 4th Floor
Reston, VA 20190

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)

Christopher D. Clemente
Gregory V. Benson

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: SEP 11 2014
(enter date affidavit is notarized)

for Application No. (s): SE 2014-MV-017
(enter County-assigned application number(s))

125457c

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

PARTNERSHIP INFORMATION

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

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

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

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

Equity Partners of McGuireWoods LLP

- List of names: Adams, John D.; Blank, Jonathan T.; Cason, Alan C.; Alphonso, Gordon R.; Boardman, J. K.; Chaffin, Rebecca S.; Anderson, Arthur E., II; Boland, J. W.; Chapman, Jeffrey J.; Anderson, Mark E.; Brenner, Irving M.; Cockrell, Geoffrey C.; Andre-Dumont, Hubert; Brooks, Edwin E.; Collins, Darren W.; Bagley, Terrence M.; Brose, R. C.; Covington, Peter J.; Barger, Brian D.; Burk, Eric L.; Cramer, Robert W.; Becker, Scott L.; Busch, Stephen D.; Cromwell, Richard J.; Becket, Thomas L.; Cabaniss, Thomas E.; Culbertson, Craig R.; Belcher, Dennis I.; Cacheris, Kimberly Q.; Cullen, Richard (nmi); Bell, Craig D.; Cairns, Scott S.; Daglio, Michael R.; Bilik, R. E.; Capwell, Jeffrey R.; De Ridder, Patrick A.

(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: SEP 11 2014
(enter date affidavit is notarized)

for Application No. (s): SE 2014-MV-017
(enter County-assigned application number (s))

125457c

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

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

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

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

- | | | |
|-------------------------|---------------------------|----------------------------|
| Dickerman, Dorothea W. | Harmon, Jonathan P. | Konia, Charles A. |
| DiMattia, Michael J. | Harmon, T. C. | Kratz, Timothy H. |
| Dooley, Kathleen H. | Hartsell, David L. | Kromkowski, Mark A. |
| Downing, Scott P. | Hatcher, J. K. | Krueger, Kurt J. |
| Edwards, Elizabeth F. | Hayden, Patrick L. | Kutrow, Bradley R. |
| Ensing, Donald A. | Hayes, Dion W. | La Fratta, Mark J. |
| Ey, Douglas W., Jr. | Heberton, George H. | Lamb, Douglas E. |
| Farrell, Thomas M. | Hedrick, James T., Jr. | Lias-Booker, Ava E. |
| Feller, Howard (nmi) | Hilton, Robert C. | Little, Nancy R. |
| Finger, Jon W. | Horne, Patrick T. | Long, William M. |
| Finkelson, David E. | Hornyak, David J. | Manning, Amy B. |
| Foley, Douglas M. | Hosmer, Patricia F. | Marianes, William B. |
| Fox, Charles D., IV | Hutson, Benne C. | Marshall, Gary S. |
| Franklin, Ronald G. | Isaf, Fred T. | Marshall, Harrison L., Jr. |
| Fratkin, Bryan A. | Jackson, J. B. | Marsico, Leonard J. |
| Freedlander, Mark E. | Jewett, Bryce D., III | Martin, Cecil E., III |
| Freeman, Jeremy D. | Jordan, Hilary P. | Martin, George K. |
| Fuhr, Joy C. | Justus, J. B. | Martinez, Peter W. |
| Gambill, Michael A. | Kahn, Brian A. | Mason, Richard J. |
| Glassman, Margaret M. | Kanazawa, Sidney K. | Mathews, Eugene E., III |
| Glickson, Scott L. | Kane, Matthew C. | Mayberry, William C. |
| Gold, Stephen (nmi) | Kang, Franklin D. | McDonald, John G. |
| Goldstein, Philip (nmi) | Kannensohn, Kimberly J. | McFarland, Robert W. |
| Grant, Richard S. | Katsantonis, Joanne (nmi) | McGinnis, Kevin A. |
| Greenberg, Richard T. | Keeler, Steven J. | McIntyre, Charles W. |
| Greene, Christopher K. | Kilpatrick, Gregory R. | McKinnon, Michele A. |
| Greenspan, David L. | King, Donald E. | McLean, David P. |
| Gresham, A. B. | Kittrell, Steven D. | McLean, J. D. |
| Grieb, John T. | Kobayashi, Naho (nmi) | McRill, Emery 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)

SEP 11 2014

DATE: _____
(enter date affidavit is notarized)

125457c

for Application No. (s): SE 2014-MV-017
(enter County-assigned application number (s))**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)McGuireWoods LLP
1750 Tysons Boulevard, Suite 1800
Tysons Corner, VA 22102(check if applicable) The above-listed partnership has no limited partners.**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g.,
General Partner, Limited Partner, or General and Limited Partner)

Michalik, Christopher M.	Riley, James B., Jr.	Stein, Marta A.
Milianti, Peter A.	Riopelle, Brian C.	Stone, Jacquelyn E.
Miller, Amy E.	Roberts, Manley W.	Swan, David I.
Moldovan, Victor L.	Robinson, Stephen W.	Symons, Noel H.
Muckenfuss, Robert A.	Roeschenthaler, Michael J.	Tackley, Michael O.
Mullins, P. T.	Rogers, Marvin L.	Tarry, Samuel L., Jr.
Murphy, Sean F.	Rohman, Thomas P.	Thanner, Christopher J.
Nahal, Hardeep S.	Ronn, David L.	Thornhill, James A.
Natarajan, Rajsekhar (nmi)	Rosen, Gregg M.	Van Horn, James E.
Neale, James F.	Rust, Dana L.	Vaughn, Scott P.
Nesbit, Christopher S.	Satterwhite, Rodney A.	Vick, Howard C., Jr.
Newhouse, Philip J.	Scheurer, P. C.	Viola, Richard W.
O'Grady, John B.	Schewel, Michael J.	Wade, H. L., Jr.
Oakey, David N.	Schmidt, Gordon W.	Walker, John T., IV
Older, Stephen E.	Sellers, Jane W.	Walker, Thomas R.
Oostdyk, Scott C.	Sethi, Akash D.	Walker, W. K., Jr.
Padgett, John D.	Shelley, Patrick M.	Westwood, Scott E.
Parker, Brian K.	Simmons, L. D., II	Whelpley, David B., Jr.
Perzek, Philip J.	Simmons, Robert W.	White, H. R., III
Phillips, Michael R.	Slaughter, D. F.	White, Walter H., Jr.
Pryor, Robert H.	Slone, Daniel K.	Wilburn, John D.
Pusateri, David P.	Spahn, Thomas E.	Williams, Steven R.
Rak, Jonathan P.	Spitz, Joel H.	Woodward, Michael B.
Reid, Joseph K., III	Spivey, Angela M.	Wren, Elizabeth G.
Richardson, David L.	Stallings, Thomas J.	
Riegle, Gregory A.	Steen, Bruce M.	

(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: SEP 11 2014
(enter date affidavit is notarized)

for Application No. (s): SE 2014-MV-017
(enter County-assigned application number (s))

125457c

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

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

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

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

(Former Equity Partner List)

Gibson, Donald J., Jr.
Kerr, James Y., II
McElligott, James P.
Young, Kevin J.

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

SPECIAL EXCEPTION AFFIDAVIT

SEP 11 2014

DATE: _____
(enter date affidavit is notarized)

125457c

for Application No. (s): SE 2014-MV-017

(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 2014-MV-017
(county-assigned application number(s), to be entered by County Staff)

SPECIAL EXCEPTION AFFIDAVIT

DATE: SEP 11 2014
(enter date affidavit is notarized)

125457c

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.)

Donald E. King of McGuireWoods LLP donated in excess of \$100 to John Foust.

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

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

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

WITNESS the following signature:

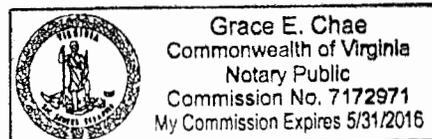
(check one) Applicant Applicant's Authorized Agent

Sheri L. Akin, Land Use Planner
(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 11th day of September 2014, in the State/Comm. of Virginia, County/City of Fairfax

Grace E. Chae
Notary Public

My commission expires: 5/31/2016



9-006 General Standards

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

1. The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.
2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.
3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.
4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.
5. In addition to the standards which may be set forth in this Article for a particular category or use, the Board shall require landscaping and screening in accordance with the provisions of Article 13.
6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.
7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.
8. Signs shall be regulated by the provisions of Article 12; however, the Board may impose more strict requirements for a given use than those set forth in this Ordinance.

9-104 Standards for all Category 1 Uses

In addition to the general standards set forth in Sect. 006 above, all Category 1 special exception uses shall satisfy the following standards:

1. Category 1 special exception uses shall not have to comply with the lot size requirements or the bulk regulations set forth for the zoning district in which located.
2. No land or building in any district other than the I-5 and I-6 District shall be used for the storage of materials or equipment, or for the repair or servicing of vehicles or equipment, or for the parking of vehicles except those needed by employees connected with the operation of the immediate facility.
3. If the proposed location of a Category 1 use is in an R district, there shall be a finding that there is no alternative site available for such use in a C or I district within 500 feet of the proposed location; except that in the case of electric transformer stations and telecommunication central offices, there shall be a finding that there is no alternative site available in a C or I district within a distance of one (1) mile, unless there is a substantial showing that it is impossible for satisfactory service to be rendered from an available location in such C or I district.
4. Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans.



County of Fairfax, Virginia

MEMORANDUM

DATE: August 4, 2014

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

FROM: Michael A. Davis, Acting Chief
Site Analysis Section
Department of Transportation 

FILE: 3-5 (SE 2014-MV-017)

SUBJECT: Transportation Impact

REFERENCE: SE 2014-MV-017: Verizon Virginia LLC
Land Identification Map: 93-1 ((01)) 7

The proposed request is to permit site improvements and a reduction in land area for the existing telecommunications switching station. The switching station will remain in use on just less than two acres. Site improvements include a bio-retention filter, additional landscaping, fencing and the reconfiguration of the on-site parking.

The land reduction is approximately 4.2 acres and is zoned for residential at three lots per acre.

The applicant has proposed adequate frontage improvements along Popkins Lane including curb and gutter, sidewalk and right-of-way dedication. Therefore this department does not object to its approval.

MAD/AK;SE2014MV017VerizonVirginiaLLC

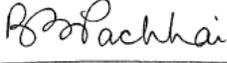


County of Fairfax, Virginia

MEMORANDUM

DATE: June 2, 2014

TO: Carmen Bishop
Staff Coordinator, Zoning Evaluation Division
Department of Planning and Zoning

FROM: Bel Pachhai, PE, CFM, Senior Engineer III 
Site Development and Inspections Division
Department of Public Works and Environmental Services

SUBJECT: Special Exception Application #SE 2014-MV-017; Verizon Virginia LLC;
SEP dated 28th April 2014; LDS Project #22564-ZONA-002-1, Tax Map
#093-1-01-0007; Mount Vernon District

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

Chesapeake Bay Preservation Ordinance (CBPO)

There are no Resource Protection Areas on the site.

Floodplain

There are no regulated floodplains on the site.

Downstream Drainage Complaints

There is a downstream drainage complaint on file. The storm drain channel is eroding.

Stormwater Detention

Applicant indicated on sheet #5 that the proposed impervious area is increased for the subject parcel but take into account the impervious area removed from Parcel B in the site percent impervious calculation for proposed conditions. The impervious area removed from another parcel cannot be taken into account to calculate the site percent impervious for the subject parcel. Detention requirements must be met if not waived (PFM 6-0301.3).

Water Quality Control

Applicant stated on sheet #5 that the stormwater quality control for the proposed development will be provided by Bioretention Filter. In the site plan submission, detailed BMP calculations must be shown to address the BMP requirements. Furthermore, every effort shall be made to provide BMP more than that of minimum necessary.

Onsite Major Storm Drainage System and Overland Relief

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

Downstream Drainage System

An outfall narrative has been provided. The concentrated flow from the Bioretention Filter shall be connected to the drainage system. Adequacy of outfall system shall be shown on the site plan.

Drainage Diversion

During the development, the natural drainage divide shall be honored. If natural drainage divides cannot be honored, a drainage diversion justification narrative must be provided. The increase and decrease in discharge rates, volumes, and durations of concentrated and non-concentrated Stormwater runoff leaving a development site due to the diverted flow shall not have an adverse impact (e.g., soil erosion; sedimentation; yard, dwelling, building, or private structure flooding; duration of ponding water; inadequate overland relief) on adjacent or downstream properties. (PFM 6-0202.2A)

Stormwater Planning Comments

This case is located in the Little Hunting Creek Watershed. Please visit <http://www.fairfaxcounty.gov/dpwes/watersheds/littlehuntingcreek.htm> for more details and contact Stormwater Planning Division for more details.

Dam Breach

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

Stormwater Management Proffers

Comments on the draft proffers will be provided separately once we receive the draft proffers.

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

Please contact me at 703-324-1698 if you require additional information.

BP/

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





County of Fairfax, Virginia

MEMORANDUM

DATE: August 26, 2014

TO: Carmen Bishop, Staff Coordinator
Zoning Evaluation Division, DPZ

FROM: Jay Banks, Urban Forester II
Forest Conservation Branch, DPWES

SUBJECT: Groveton, SE 2014-MV-017

I have reviewed the above referenced Special Exception Plat, stamped "Received, Department of Planning and Zoning, August 8, 2014". It appears that all tree conservation and landscaping concerns have been addressed.

At this time Forest Conservation Branch staff has no further comments regarding this application.

If there are any questions or further assistance is desired, please contact me at (703) 324-1770.

JSB/

UFMDID #: 191900

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		