



County of Fairfax, Virginia

March 9, 2016

STAFF REPORT

APPLICATION SPA 2004-MV-025-02
(in association with SEA 2004-MV-001-02)

SPRINGFIELD DISTRICT

APPLICANT/OWNER: The Trustees of First Virginia Baptist Church

ZONING DISTRICT: R-1

STREET ADDRESS: 8616 Pohick Rd., Springfield, 22153

TAX MAP REFERENCE: 98-1 ((1)) 21

SITE AREA: 3.98 acres

PLAN MAP: Residential, 2 – 3 du/ac

ZONING ORDINANCE PROVISION: 8-300

SPECIAL PERMIT PROPOSAL: Amend SP 2004-MV-025 previously approved for a church to permit modifications to the development conditions, site modifications, and a change in permittee.

STAFF RECOMMENDATIONS:

Staff recommends approval of SPA 2004-MV-025-02, subject to the proposed development conditions contained in Appendix 1.

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

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 Zoning Appeals. A copy of the BZA's Resolution setting forth this decision will be mailed within five days after the decision becomes

Casey V. Gresham

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



final.

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

For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290. Board of Zoning Appeals meetings are held in the Board Room, Ground Level, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia 22035-5505.



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).



APPLICATION ACCEPTED: August 14, 2014
APPLICATION AMENDED: December 8, 2014
PLANNING COMMISSION: April 13, 2016
BOARD OF ZONING APPEALS: March 16, 2016 @ 9:00 a.m.
BOARD OF SUPERVISORS: Not yet scheduled

County of Fairfax, Virginia

March 9, 2016

STAFF REPORT

APPLICATION SEA 2004-MV-001-02
(in association with SPA 2004-MV-025-02)

SPRINGFIELD DISTRICT

APPLICANT/OWNER: The Trustees of First Virginia Baptist Church

ZONING DISTRICT: R-1

STREET ADDRESS: 8616 Pohick Rd., Springfield, 22153

TAX MAP REFERENCE: 98-1 ((1)) 21

SITE AREA: 3.98 acres

PLAN MAP: Residential, 2 – 3 du/ac

ZONING ORDINANCE PROVISION: 9-100

SPECIAL EXCEPTION PROPOSAL: Amend SEA 2004-MV-001 previously approved for a telecommunications facility to permit continuation of the use at a newly modified site

STAFF RECOMMENDATIONS:

Staff recommends approval of SEA 2004-MV-001-02, subject to the proposed development conditions contained in Appendix 2.

Staff recommends approval of a reaffirmation of the modification of the transitional screening requirements and waiver of the barrier requirements along the western, northern, and southern property lines pursuant to Sect. 13-305 of the Zoning Ordinance in favor of that shown on the SEA/SPA Plat.

It should be noted that it is not the intent of the staff to recommend that the Board, in adopting

Casey V. Gresham

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 Amendment

SEA 2004-MV-001-02

Applicant: THE TRUSTEES OF FIRST VIRGINIA BAPTIST CHURCH

Accepted: 08/14/2014

Proposed: AMEND SEA 2004-MV-001 PREVIOUSLY APPROVED FOR A TELECOMMUNICATIONS FACILITY TO PERMIT CONTINUATION OF THE USE TO A NEWLY MODIFIED SITE



Area: 3.98 AC OF LAND; DISTRICT - SPRINGFIELD

Zoning Dist Sect: 03-0104

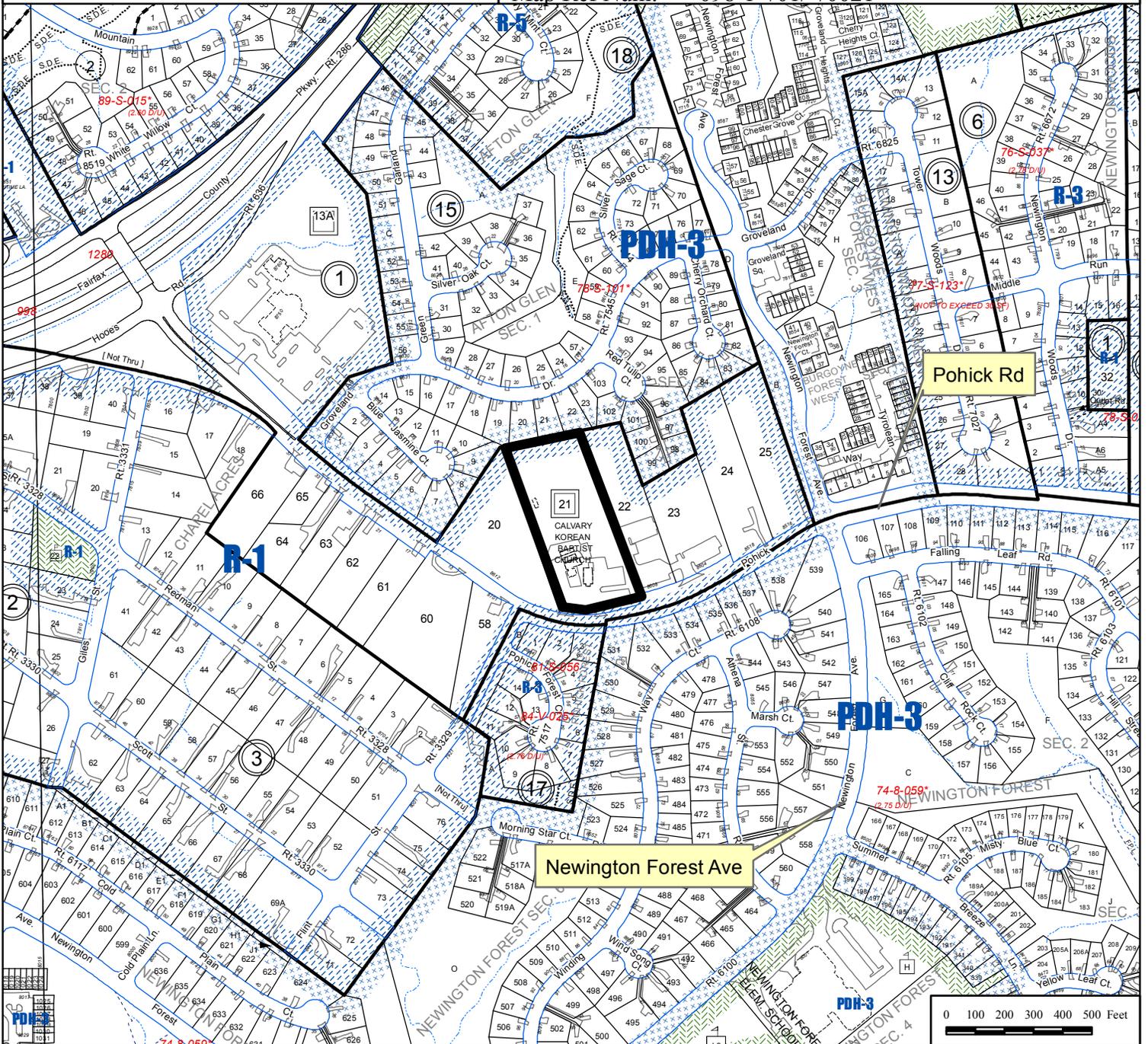
Located: 8616 POHICK ROAD, SPRINGFIELD, VIRGINIA 22153

Zoning: R-1

Plan Area: 3,

Overlay Dist:

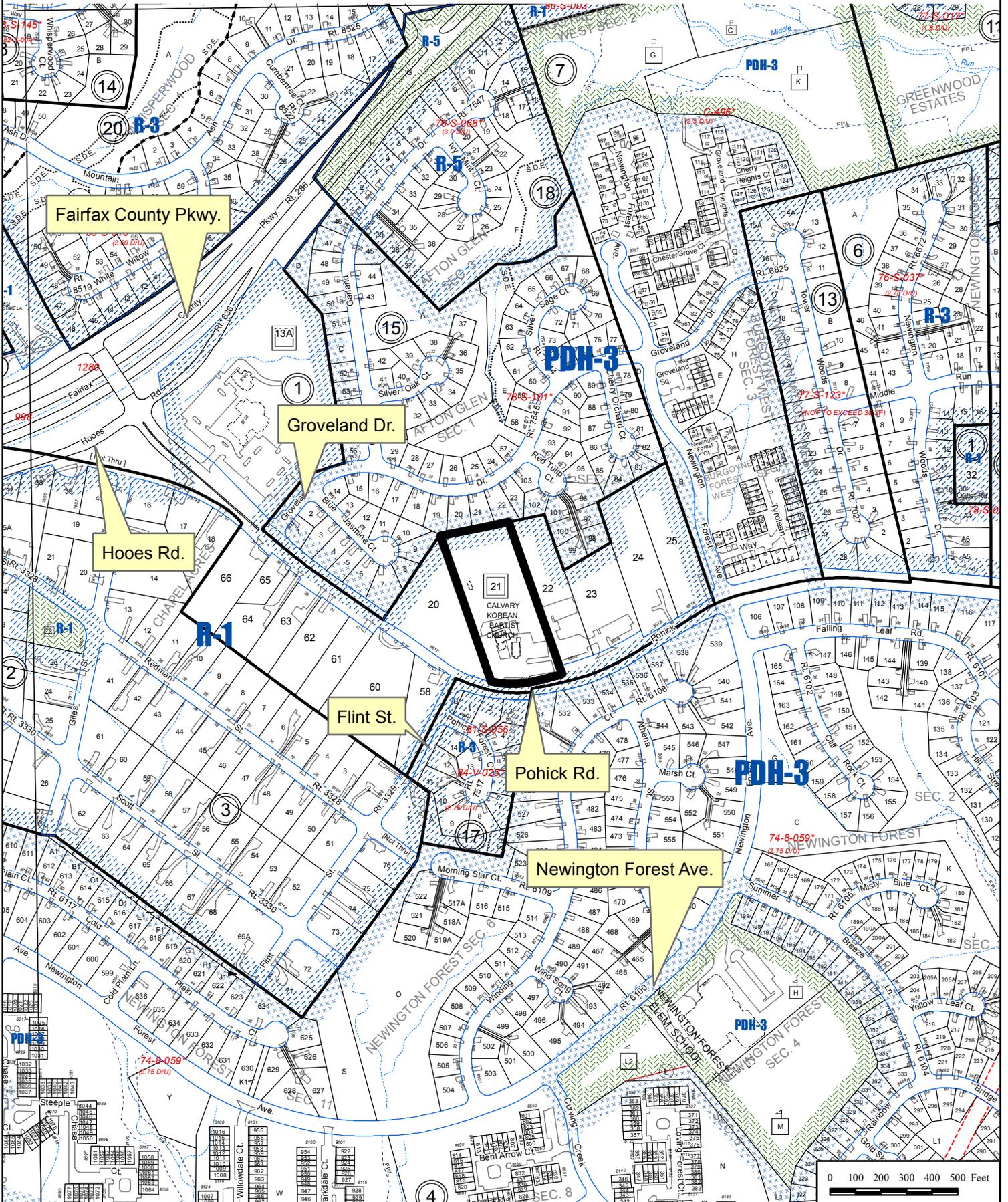
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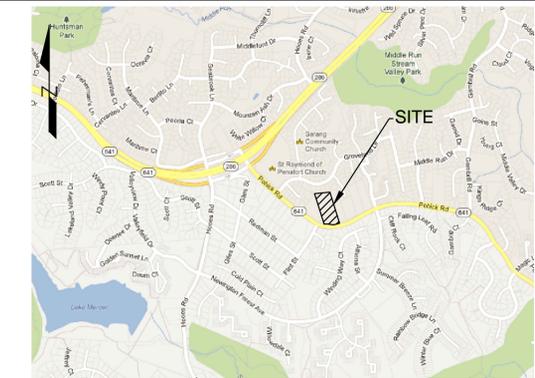
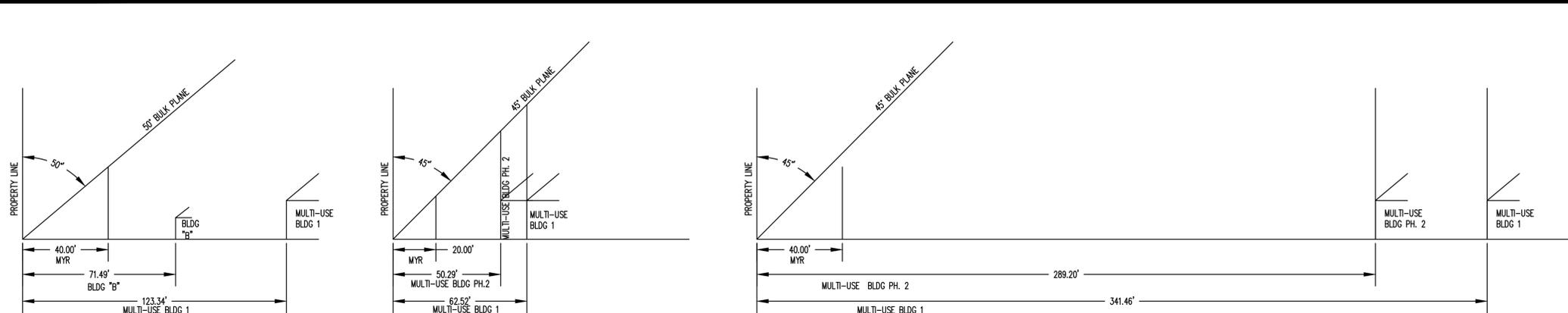


Special Permit Amendment

SPA 2004-MV-025-02

THE TRUSTEES OF FIRST VIRGINIA BAPTIST CHURCH

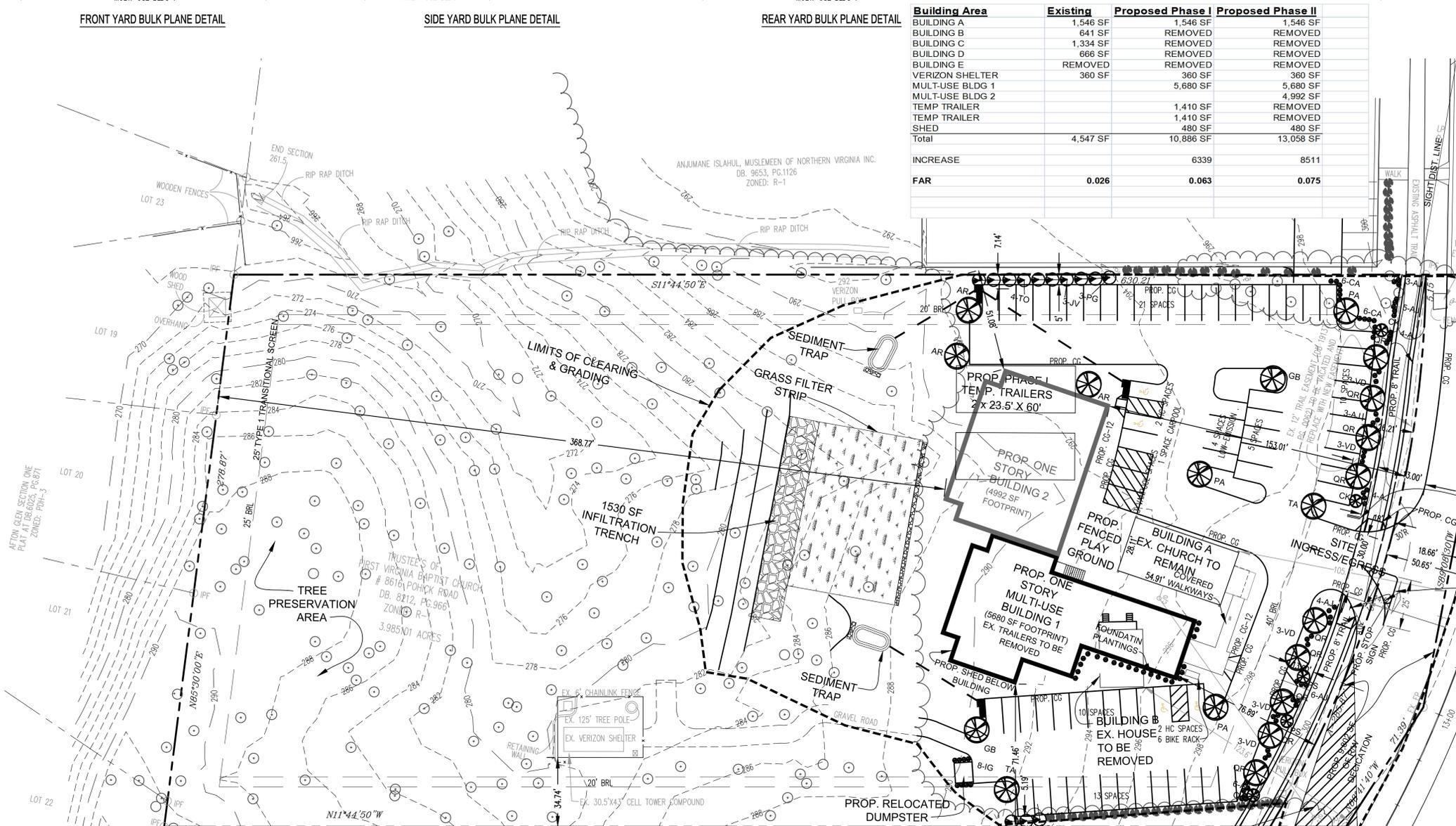




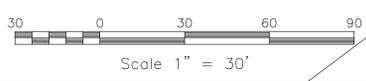
VICINITY MAP
1" = 1500'

Building Area	Existing	Proposed Phase I	Proposed Phase II
BUILDING A	1,546 SF	1,546 SF	1,546 SF
BUILDING B	641 SF	REMOVED	REMOVED
BUILDING C	1,334 SF	REMOVED	REMOVED
BUILDING D	666 SF	REMOVED	REMOVED
BUILDING E	REMOVED	REMOVED	REMOVED
VERIZON SHELTER	360 SF	360 SF	360 SF
MULTI-USE BLDG 1		5,680 SF	5,680 SF
MULTI-USE BLDG 2		4,992 SF	4,992 SF
TEMP TRAILER		1,410 SF	REMOVED
TEMP TRAILER		1,410 SF	REMOVED
SHED		480 SF	480 SF
Total	4,547 SF	10,886 SF	13,058 SF
INCREASE		6339	8511
FAR	0.026	0.063	0.075

- GENERAL NOTE:
- OWNER: FIRST VIRGINIA BAPTIST CHURCH
8616 POHICK ROAD
SPRINGFIELD, VA 22153
PHONE: 703-440-1009
 - PROPERTY SHOWN IS LOCATED IN FAIRFAX COUNTY TAX MAP NO. 98-1-(11)-21.
 - TOPOGRAPHIC AND PROPERTY SURVEY BY:
LESLIE C. SCHUEMANN TRADING AS COUNTRYSIDE SURVEYS
240 REBECCA DRIVE, WINCHESTER, VA, 22602
703-593-9434
 - ZONING: R-1
 - FOR F.A.R. TABLE, SEE THIS SHEET.
 - MAXIMUM F.A.R. PERMITTED: 0.15
 - MAXIMUM ALLOWABLE BUILDING HEIGHT IS 60' EXISTING BUILDING HEIGHTS:
- | | |
|------------------|---------|
| BUILDING "A" | 26.5 FT |
| BUILDING "B" | 12.5 FT |
| TRAILER "C" | 13.9 FT |
| TRAILER "D" | 12.0 FT |
| VERIZON SHELTER | 10 FT |
| EX. ANTENNA POLE | 125 FT |
- PROPOSED BUILDING HEIGHTS:
- | | |
|------------------|---------|
| MULTI-USE BLDG 1 | 30.5 FT |
| MULTI-USE BLDG 2 | 30.5 FT |
| BUILDING "A" | 26.5 FT |
| VERIZON SHELTER | 10 FT |
| SHED | 12 FT |
| COVERED WALKWAY | 12 FT |
- EXISTING AND PROPOSED BUILDING WILL BE SERVED BY PUBLIC WATER AND SEWER.
 - EXISTING BUILDING WAS CONSTRUCTED IN 1971.
 - THERE IS NO GRAVE, OBJECT OR STRUCTURE MARKING A PLACE OF BURIAL ON THIS SITE.
 - THERE IS NO KNOWN HISTORIC RESOURCES WITH OR ADJACENT TO THIS PROPERTY CONTAINED ON THIS SITE.
 - THERE IS NO EVIDENCE OF WETLANDS ADJACENT TO OR ON THIS SITE.
 - BUILDING USE: PLACE OF WORSHIP
 - EXISTING MAXIMUM SEATS: 70 SEATS
 - PROPOSED MAXIMUM SEATS: 150 SEATS
 - PARKING REQUIRED: 150/4 = 38 SPACES
 - PARKING PROVIDED: 68 SPACES OF WHICH IS 4 HC SPACES
 - LOT SETBACKS REQUIRED:
- | | |
|--------|-------------------------|
| SIDE: | 20 FT OR 45' BULK PLANE |
| REAR: | 25 FT OR 45' BULK PLANE |
| FRONT: | 40 FT OR 50' BULK PLANE |
- PROPOSED SETBACKS:
- | | |
|------------------|---------------|
| MULTI-USE BLDG 1 | SIDE: 71 FT |
| | REAR: >312 FT |
| | FRONT: 76 FT |
| MULTI-USE BLDG 2 | SIDE: 51 FT |
| | REAR: 368 FT |
| | FRONT: >76 FT |
- EXISTING OPEN SPACE: 86%
 - PROPOSED OPEN SPACE: 73%
 - A SIGN IS TO BE PLACED IN THE FRONT YARD AREA WHICH WILL COMPLY WITH ARTICLE 12 OF FAIRFAX COUNTY ZONING ORDINANCE.
 - ALL CONSTRUCTION TO CONFORM TO FAIRFAX COUNTY STANDARDS AND SPECIFICATIONS.
 - STORMWATER MANAGEMENT WILL BE PROVIDED BY ON SITE INFILTRATION TRENCH AS SHOWN ON THE PLAT.
 - THERE IS NO EASEMENT WITH WIDTH OF 25 FEET OR GREATER ON THIS SITE.
 - NO HAZARDOUS OR TOXIC SUBSTANCES WILL BE USED OR STORED ON-SITE.
 - ALL FRONTAGE IMPROVEMENT TO BE BUILT TO VDOT STANDARDS.



Symbol	Quantity	Botanical Name	Common Name	Size	Root
Shade Trees					
AR	3	Acer rubrum 'October Glory'	October Glory Maple	2 - 2 1/2" Cal.	B&B
QR	9	Quercus rubra	Red Oak	2 - 2 1/2" Cal.	B&B
PA	3	Platanus x acerifolia	London Planetree	2 - 2 1/2" Cal.	B&B
GB	2	Ginkgo biloba (male only)	Ginkgo	2 - 2 1/2" Cal.	B&B
TA	0	Tilia Americana	American Linden	2 - 2 1/2" Cal.	B&B
PS	2	Prunus Subhirtella	Higan Cherry	2 - 2 1/2" Cal.	B&B
CK	3	Cornus Kousa	Kousa Dogwood	2 - 2 1/2" Cal.	B&B
Evergreens					
TO	3	Thuja occidentalis	American Arborvitae	6 - 7" High	
JV	3	Juniperus virginia	Eastern Red Cedar	6 - 7" High	
PG	3	Picea glauca	White Spruce	6 - 7" High	
IO	3	Ilex opaca	American Holly	6 - 7" High	
PS	1	Pinus strobus	White Pine	6 - 7" High	
Shrubs					
CA	12	Clethra alnifolia 'Ruby Spice'	Summersweet	18 - 24" High	Cont.
IG	8	Ilex glabra 'Shamrock'	Inkberry	18 - 24" High	Cont.
VD	15	Viburnum dentatum	Viburnum	18 - 24" High	Cont.
AJ	35	Aucuba japonica	Aucuba	18 - 24" High	Cont.



LEGEND:

- T000 EXISTING TREE TRUCK AND TYPE
- EXISTING EVERGREEN TREES
- EX. SIGN Interior Parking Lot Landscaping Calculations
- EX. POLE Area to be counted= 27673
- EX. GUY WIRE Int. Landscaping Required (5%)= 1384
- EX. SANITARY MANHOLE Total Shade Tree Canopy Provided (7 trees @ 200 ft² ea.)= 1400
- PROPOSED STORM STRUCTURE Total Area Required= 1384
- PROPOSED STORM PIPE Total Area Provided= 1400
- PROPOSED LARGE SHRUB
- PROPOSED MEDIUM EVERGREEN
- PROPOSED LARGE DECIDUOUS TREE

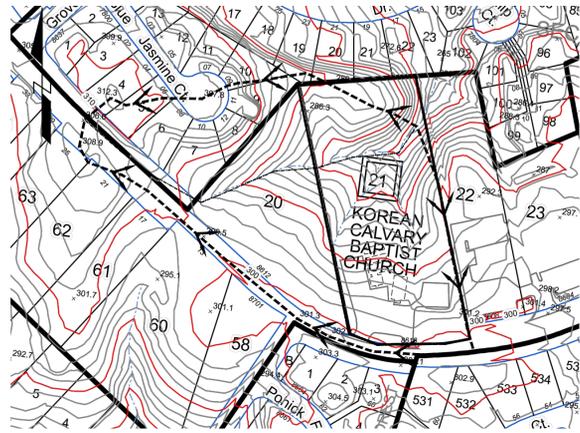
BEFORE DIGGING CALL 'MISS UTILITY' OF VIRGINIA AT 811

Professional Engineering Services

1	LIKE	PER COUNTY COMMENTS	4/21/15	8/10/15	10/22/15	02/09/16				Date
2	YCK	CHANNELIZED ISLAND FOR RIGHT ONLY								
3	YCK	REV. ISLAND FOR RIGHT ONLY, ADDRESS COMMENTS								
4	YCK	REV. TRAIL EASEMENT, BIKE RACK, VAN/CARPOOL								

SPA/SEA PLAT SITE PLAN
(SPA 2004-MV-025-2/SEA 2004-MV-001-2)
FIRST VIRGINIA BAPTIST CHURCH
MULTI-PURPOSE BUILDING

Job Number: 120111
Sheet No: 1 OF 6



OVER ALL DRAINAGE MAP
SCALE: 1" = 200'

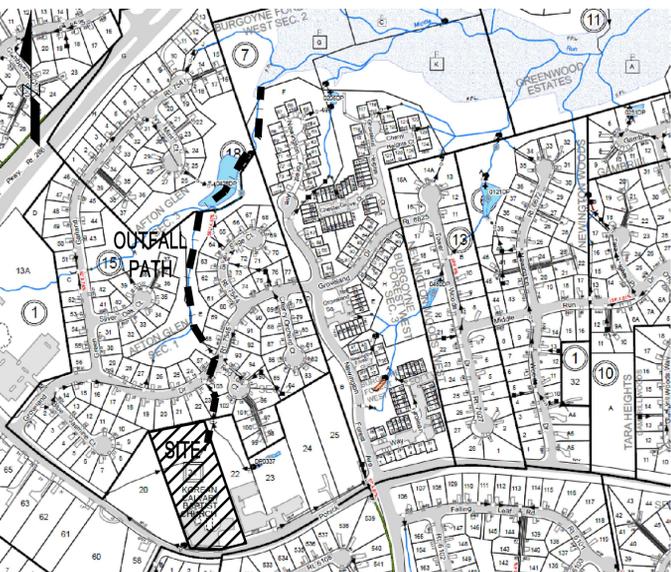
STORMWATER MANAGEMENT NARRATIVE:
PROJECT IS LOCATED WITHIN POHICK CREEK WATERSHED. APPROXIMATELY 2.5 AC. WILL BE DISTURBED WITH THIS PROJECT. BMP AND SWM WILL BE PROVIDED BY ON SITE INFILTRATION TRENCH AS SHOWN ON THE PLAT. DUE TO THIS PROJECT, ADDITIONAL 0.83 AC OF IMPERVIOUS AREA WILL BE GENERATED WITH TOTAL OF 1.19 AC. OF IMPERVIOUS AREA ON SITE. 2.17 AC OF 3.98 AC OF THE SITE DRAINS TO THE PROPOSED INFILTRATION TRENCH. 1.81 AC. OF OPEN AREA FROM THE SITE WILL NOT DRAIN TO THE POND. PRE AND POST DEVELOPMENT FLOWS ARE SHOWN BELOW.

PRE AND POST DEVELOPMENT FLOW CALCULATION:
tc = 10 MINUTES

2 YEAR PRE A = 3.98 AC C = 0.38 I = 4.60 Q2pre = 7.04 CFS	2 YEAR POST A = 3.98 AC C = .49 I = 4.60 Q2post = 8.78 CFS
10 YEAR PRE A = 3.98 AC C = 0.38 I = 5.92 Q10pre = 9.06 CFS	10 YEAR POST A = 3.98 AC C = .49 I = 5.92 Q10post = 11.30 CFS

2 YEAR INCREASE IN FLOW: 1.74 CFS
10 YEAR INCREASE IN FLOW: 2.24 CFS

BMP NARRATIVE:
1.38 LBYR PHOSPHORUS REMOVAL IS REQUIRED. SINCE 96% OF THE IMPERVIOUS AREA DRAINS TO THE INFILTRATION TRENCH 50% PHOSPHORUS REMOVAL CAN BE ACHIEVED BY THE USE OF GRASS FILTER STRIP AND 90% REMOVAL BY THE USE OF AN INFILTRATION TRENCH. 2.52 LBYR OF PHOSPHORUS REMOVAL IS ACHIEVED AND 3,909 CF OF BMP VOLUME WILL BE PROVIDED.



ADEQUATE OUT FALL MAP
SCALE: 1" = 400'

OUTFALL ANALYSIS NARRATIVE:
SITE DRAINS TO EXISTING STORM SYSTEMS DESIGNED AND APPROVED BY FAIRFAX COUNTY UNDER PREVIOUS SUBDIVISION PLANS (AFTON GLEN). THE PREVIOUSLY APPROVED PIPE SYSTEMS ARE DESIGNED TO CONVEY THE 10 YEAR DESIGN STORM SAFELY AND NON-DEGRADATIVELY DOWNSTREAM. AVAILABLE RECORD SHOWS 33" RCP PIPE WITH END WALL RECEIVES THE FLOW FROM THIS SITE. AS SEEN FROM THE COMPUTATION BELOW THIS PIPE SYSTEM HAVE ADEQUATE CAPACITY TO CONVEY THE FLOW DOWN STREAM TO FLOODPLAIN OF MIDDLE RUN. GIVEN THAT WE WILL BE DETAINING ANY INCREASE IN RUNOFF AS RESULT OF THIS PROJECT IMPROVEMENTS AND THE EXISTING OUTFALL IS ADEQUATE TO CONVEY THE FLOWS TODAY, IT IS OUR OPINION THAT THE OUTFALL IS ADEQUATE.

LINE FROM NO.	LINE TO NO.	TOTAL AC	CO-EFF C	I INS/HR	DISCHARGE CFS	ACCUM. Q CFS	PIPE SLOPE %	PIPE SIZE IN	V FPS	PIPE CAPAC. CFS
D6	D5	12.7	0.45	5.92	33.83	33.83	2.91	33	13.3	90.0
D5	D4	13.34	0.45	5.92	1.71	35.54	2.36	30	13.0	63.0
D4	D3	15.18	0.45	5.92	4.90	40.44	1.36	30	10.7	47.64
D3	D2	15.18	0.45	5.92	-	40.44	1.46	30	11.2	49.90
D2	D1	16.1	0.45	5.92	2.45	42.89	7.00	30	20.0	108.53

NOTE: THE ABOVE COMPS FOR THE OUTFALL WERE OBTAINED FROM FAIRFAX COUNTY RECORDS.

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

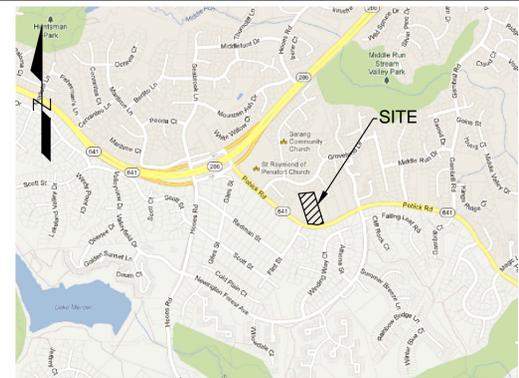
The following information is required to be shown or provided in all zoning applications, or a waiver request of the submission requirement with justification shall be attached. Note: Waivers will be acted upon separately. Failure to adequately address the required submission information may result in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

This information is required under the following Zoning Ordinance paragraphs:

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

- Plat is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100).
- 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 1
- Provide:

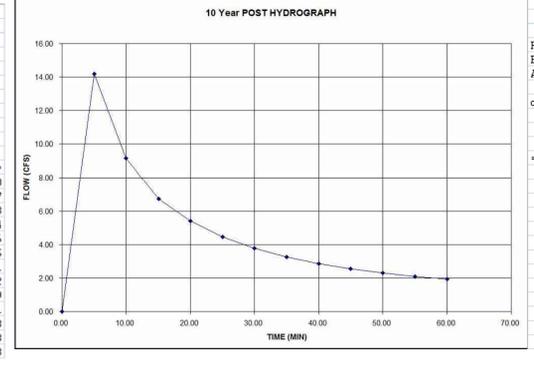
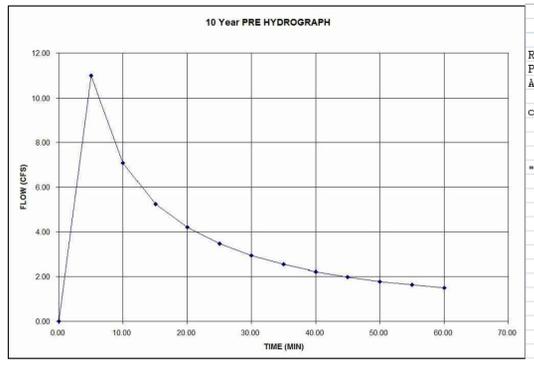
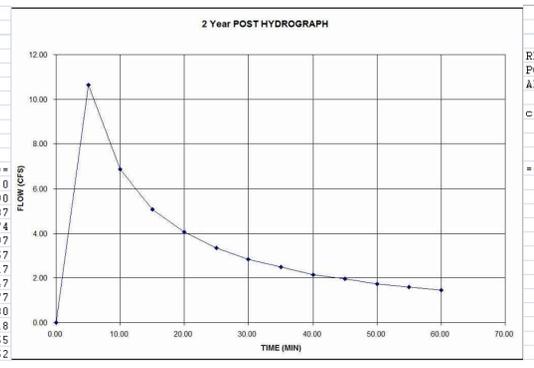
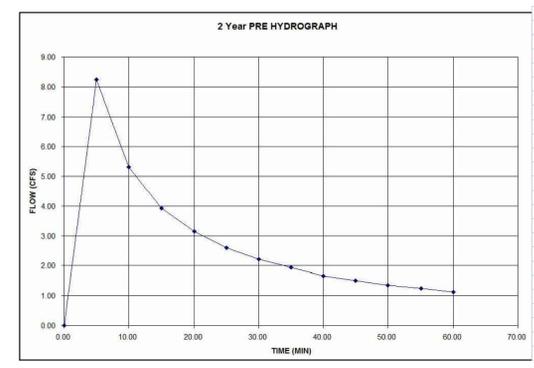
Facility Name/ Type & No.	On-Site area served (acres)	Off-Site area served (acres)	Drainage area (acres)	Footprint area (sf.)	Storage Volume (cf.)	If pond, dam height (ft.)
INFILTRATION TRENCH	1.97		1.97	1530	2,600	
Totals						
- Onsite drainage channels, outfalls and pipe systems are shown on Sheet 1
- Maintenance accesses (road) to stormwater management facility(ies) are shown on Sheet 1
- Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet 1
- A "stormwater management narrative" which contains a description of how detention and best management practices requirements will be met is provided on Sheet 2
- 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 2
- A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet 2
- 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 1
- A submission waiver is requester for N/A
- Stormwater management is not required because N/A



VICINITY MAP
1" = 1500'

412 Old Dominion Ave
Hemlock, VA 20170
Email: yjng@apexsolutions.com Web: apex.com Fax: 703-437-6174
Phone: 703-234-9931
Cell: 202-460-3278

Apex Solutions, LLC
Professional Engineering Services
Designed By: YK
Drawn By: YK
Scale: AS NOTED
Date: 07-19-2013

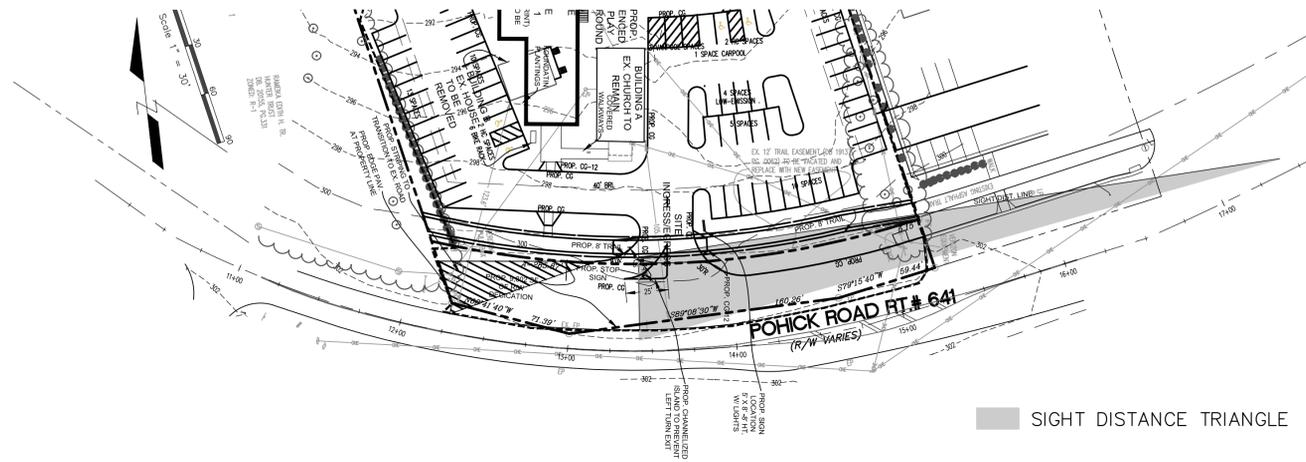


No.	By	Revision	Date
1	YK		4/2/15

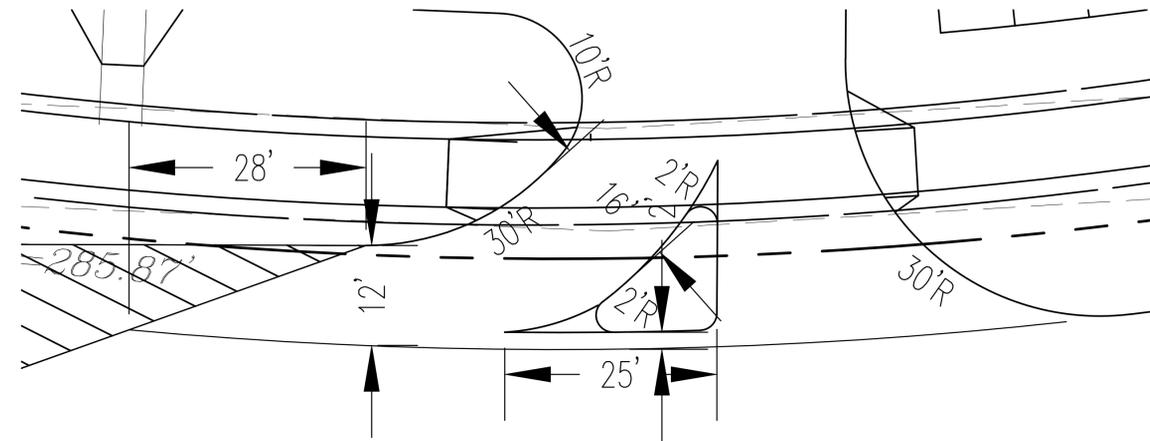
PER COUNTY COMMENTS

SPA/SEA PLAT
SWM/BMP
(SPA 2004-MV-025-2/SEA 2004-MV-001-2)
FIRST VIRGINIA BAPTIST CHURCH
MULTI-PURPOSE BUILDING
FAIRFAX COUNTY, VIRGINIA

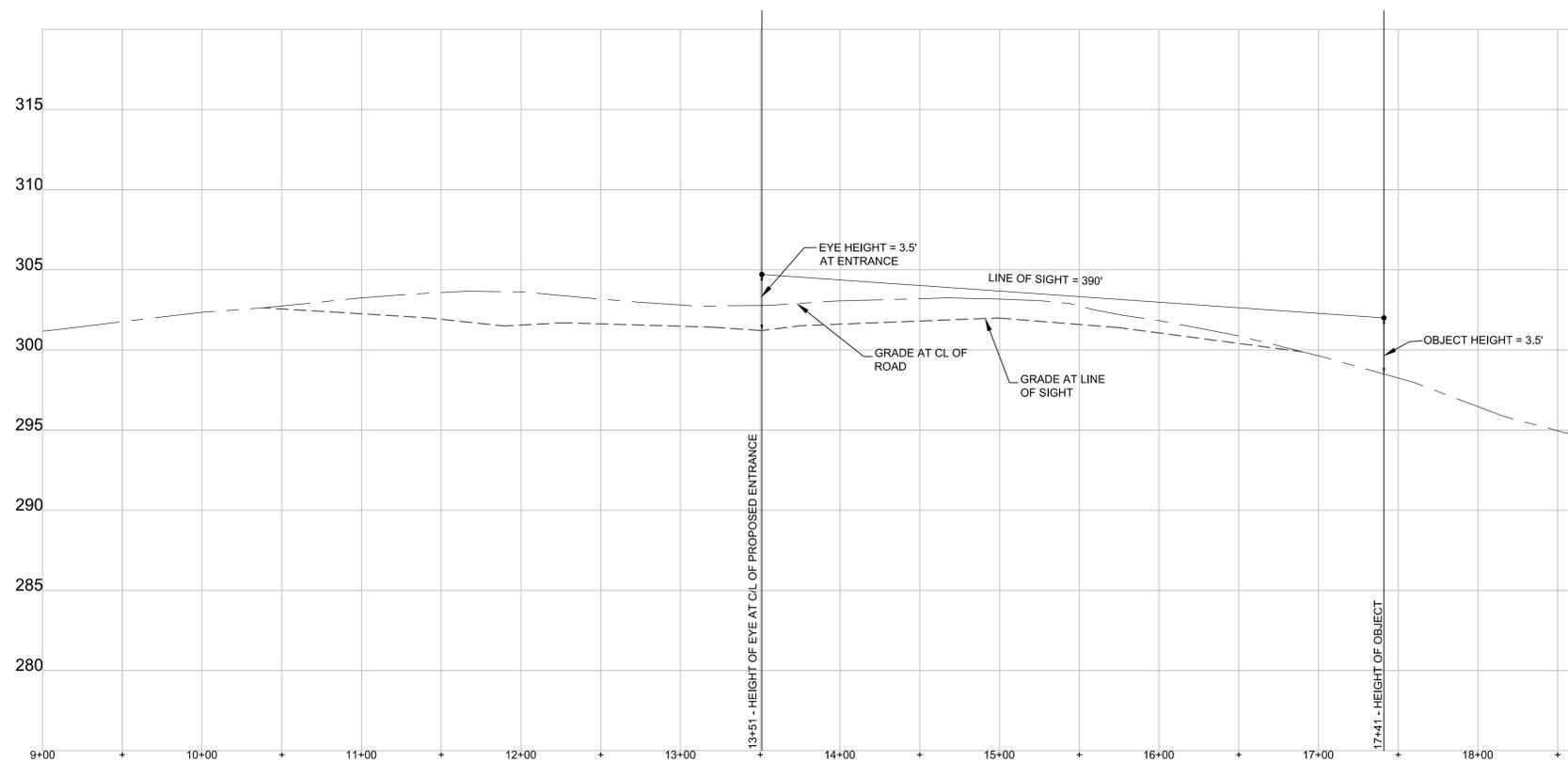
BEFORE DIGGING CALL 'MISS UTILITY' OF VIRGINIA AT 811



POHICK ROAD ROUTE 641
 SIGHT DISTANCE BASE ON 35 MPH = 390'
 (POSTED SPEED LIMIT = 35 MPH)



CHANNELIZED ISLAND DETAIL
 SCALE: 1" = 10'

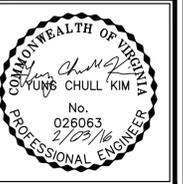


POHICK ROAD PAVEMENT STRIPING PLAN PER VDOT STANDARD TO BE PROVIDED DURING SITE PLAN DESIGN.

Apex Solutions, LLC
 Professional Engineering Services

412 Old Dominion Ave
 Herndon, VA 20170
 Phone 703-234-9931
 Cell 202-460-3378
 Email: yjyoung@apexs.com Web: apexs.com Fax: 703-437-6174

Designed By: YK
 Drawn By: YK
 Scale: AS NOTED
 Date: 07-19-2013



No.	By	Revision	Date
1	YK	PER COUNTY COMMENTS	4/2/15
2	YK	FOR RIGHT ONLY ENTRANCE, ADDRESS COMMENTS	10/22/15
3	YK	CHANNELIZED ISLAND DETAIL, STRIPING NOTE SIGHT LINE	02/03/16

SPA/SEA PLAT
SIGHT DISTANCE PROFILE
 (SPA 2004-MV-025-2/SEA 2004-MV-001-2)
 FIRST VIRGINIA BAPTIST CHURCH
 MULTI-PURPOSE BUILDING

FAIRFAX COUNTY VIRGINIA

BEFORE DIGGING CALL "MISS UTILITY" OF VIRGINIA AT 811

TREE INVENTORY

Tree #	Species	Size (in.)
T-1	WHITE PINE	8 in
T-2	WHITE PINE	12 in
T-3	WHITE PINE	8 in
T-4	WHITE OAK	12 in
T-5	WHITE PINE	12 in
T-6	WHITE OAK	8 in
T-7	WHITE PINE	8 in
T-8	WHITE OAK	12 in
T-9	WHITE OAK	8 in
T-10	WHITE OAK	10 in
T-11	TULIP POPLAR	12 in
T-12	BLACK OAK	24 in
T-13	WHITE OAK	12 in
T-14	BLACK OAK	12 in
T-15	BLACK OAK	10 in
T-16	TULIP POPLAR	14 in
T-17	BLACK OAK	8 in
T-18	WHITE OAK	10 in
T-19	WHITE OAK	8 in
T-20	TULIP POPLAR	14 in
T-21	WHITE OAK	12 in
T-22	WHITE OAK	14 in
T-23	BLACK GUM	8 in
T-24	TULIP POPLAR	12 in
T-25	TULIP POPLAR	12 in
T-26	TULIP POPLAR	14 in
T-27	TULIP POPLAR	10 in
T-28	BLACK OAK	8 in
T-29	TULIP POPLAR	14 in
T-30	TULIP POPLAR	12 in
T-31	TULIP POPLAR	14 in
T-32	TULIP POPLAR	14 in
T-33	TULIP POPLAR	18 in
T-34	TULIP POPLAR	14 in

T-35	BEECH	18 in
T-36	TULIP POPLAR	24 in
T-37	WHITE OAK	8 in
T-38	WHITE OAK	8 in
T-39	TULIP POPLAR	8 in
T-40	TULIP POPLAR	12 in
T-41	WHITE OAK	12 in
T-42	TULIP POPLAR	8 in
T-43	CHESTNUT OAK	10 in
T-44	TULIP POPLAR	14 in
T-45	TULIP POPLAR	14 in
T-46	BLACK OAK	14 in
T-47	BLACK OAK	14 in
T-48	BLACK OAK	8 in
T-49	BLACK OAK	12 in
T-50	BEECH	20 in
T-51	TULIP POPLAR	8 in
T-52	BLACK OAK	20 in
T-53	TULIP POPLAR	8 in
T-54	TULIP POPLAR	8 in
T-55	TULIP POPLAR	14 in
T-56	BLACK OAK	12 in
T-57	TULIP POPLAR	14 in
T-58	BLACK OAK	9 in
T-59	TULIP POPLAR	24 in
T-60	TULIP POPLAR	10 in
T-61	HICKORY	18 in
T-62	BLACK OAK	14 in
T-63	TULIP POPLAR	12 in
T-64	TULIP POPLAR	14 in
T-65	TULIP POPLAR	18 in
T-66	TULIP POPLAR	12 in
T-67	TULIP POPLAR	12 in
T-68	BLACK OAK	12 in
T-69	TULIP POPLAR	12 in
T-70	BLACK GUM	10 in
T-71	BLACK GUM	10 in

T-72	TULIP POPLAR	20 in
T-73	TULIP POPLAR	12 in
T-74	TULIP POPLAR	12 in
T-75	TULIP POPLAR	20 in
T-76	TULIP POPLAR	14 in
T-77	TULIP POPLAR	14 in
T-78	TULIP POPLAR	12 in
T-79	TULIP POPLAR	10 in
T-80	TULIP POPLAR	16 in
T-81	TULIP POPLAR	12 in
T-82	TULIP POPLAR	12 in
T-83	WHITE OAK	10 in
T-84	TULIP POPLAR	10 in
T-85	TULIP POPLAR	12 in
T-86	WHITE OAK	10 in
T-87	WHITE OAK	14 in
T-88	TULIP POPLAR	12 in
T-89	WHITE OAK	12 in
T-90	WHITE OAK	8 in
T-91	TULIP POPLAR	8 in
T-92	RED OAK	30 in
T-93	TULIP POPLAR	8 in
T-94	BLACK OAK	14 in
T-95	SCARLET OAK	12 in
T-96	VIRGINIA PIKE	8 in
T-97	TULIP POPLAR	10 in
T-98	TULIP POPLAR	12 in
T-99	BLACK OAK	12 in
T-100	BLACK OAK	8 in
T-101	BLACK OAK	9 in
T-102	VIRGINIA PIKE	8 in
T-103	WHITE OAK	10 in
T-104	TULIP POPLAR	18 in
T-105	VIRGINIA PIKE	10 in
T-106	VIRGINIA PIKE	10 in
T-107	VIRGINIA PIKE	10 in
T-108	TULIP POPLAR	14 in

T-109	VIRGINIA PIKE	14 in
T-110	VIRGINIA PIKE	14 in
T-111	VIRGINIA PIKE	10 in
T-112	BLACK OAK	12 in
T-113	TULIP POPLAR	12 in
T-114	BLACK OAK	20 in
T-115	BLACK OAK	20 in
T-116	WHITE OAK	12 in
T-117	TULIP POPLAR	20 in
T-118	WHITE OAK	10 in
T-119	WHITE OAK	12 in
T-120	WHITE OAK	12 in
T-121	WHITE OAK	10 in
T-122	WHITE OAK	24 in
T-123	BLACK OAK	12 in
T-124	WHITE OAK	8 in
T-125	WHITE OAK	12 in
T-126	WHITE OAK	10 in
T-127	WHITE OAK	12 in
T-128	HICKORY	10 in
T-129	SWEET GUM	10 in
T-130	BLACK OAK	14 in
T-131	TULIP POPLAR	14 in
T-132	BLACK OAK	12 in
T-133	TULIP POPLAR	14 in
T-134	TULIP POPLAR	20 in
T-135	BLACK OAK	8 in
T-136	TULIP POPLAR	12 in
T-137	BLACK OAK	12 in
T-138	TULIP POPLAR	12 in
T-139	BLACK OAK	10 in
T-140	TULIP POPLAR	20 in
T-141	SWEET GUM	8 in
T-142	WHITE OAK	14 in
T-143	HICKORY	14 in
T-144	TULIP POPLAR	10 in
T-145	TULIP POPLAR	10 in

T-146	HICKORY	10 in
T-147	TULIP POPLAR	12 in
T-148	POST OAK	12 in
T-149	BLACK OAK	12 in
T-150	TULIP POPLAR	12 in
T-151	TULIP POPLAR	10 in
T-152	BLACK OAK	18 in
T-153	TULIP POPLAR	18 in
T-154	TULIP POPLAR	18 in
T-155	SCARLET OAK	10 in
T-156	BEECH	18 in
T-157	VIRGINIA PIKE	12 in
T-158	TULIP POPLAR	12 in
T-159	VIRGINIA PIKE	12 in
T-160	TULIP POPLAR	20 in
T-161	TULIP POPLAR	26 in
T-162	BEECH	8 in
T-163	BLACK OAK	12 in
T-164	BLACK OAK	12 in
T-165	BLACK OAK	8 in
T-166	VIRGINIA PIKE	9 in
T-167	VIRGINIA PIKE	9 in
T-168	VIRGINIA PIKE	9 in
T-169	VIRGINIA PIKE	9 in
T-170	TULIP POPLAR	20 in
T-171	BLACK OAK	12 in
T-172	BLACK OAK	12 in
T-173	BLACK OAK	8 in
T-174	BLACK OAK	10 in
T-175	TULIP POPLAR	18 in
T-176	TULIP POPLAR	18 in
T-177	WHITE OAK	18 in
T-178	TULIP POPLAR	12 in
T-179	TULIP POPLAR	12 in
T-180	TULIP POPLAR	14 in
T-181	WHITE OAK	8 in
T-182	TULIP POPLAR	14 in

T-183	HICKORY	10 in
T-184	SWEET GUM	12 in
T-185	TULIP POPLAR	10 in
T-186	TULIP POPLAR	12 in
T-187	WHITE OAK	14 in
T-188	WHITE OAK	12 in
T-189	TULIP POPLAR	18 in
T-190	TULIP POPLAR	12 in
T-191	TULIP POPLAR	12 in
T-192	WHITE OAK	10 in
T-193	WHITE OAK	12 in
T-194	WHITE OAK	12 in
T-195	WHITE OAK	12 in
T-196	VIRGINIA PIKE	12 in
T-197	VIRGINIA PIKE	12 in
T-198	WHITE OAK	12 in
T-199	TULIP POPLAR	12 in
T-200	TULIP POPLAR	10 in
T-201	WHITE OAK	12 in
T-202	WHITE OAK	8 in
T-203	TULIP POPLAR	8 in
T-204	TULIP POPLAR	8 in
T-205	WHITE OAK	12 in
T-206	TULIP POPLAR	10 in
T-207	TULIP POPLAR	10 in
T-208	BLACK OAK	12 in
T-209	BLACK OAK	12 in
T-210	SCARLET OAK	14 in
T-211	WHITE OAK	12 in
T-212	VIRGINIA PIKE	8 in
T-213	VIRGINIA PIKE	8 in
T-214	BLACK OAK	14 in
T-215	SCARLET OAK	14 in

EXISTING VEGETATION MAP SUMMARY:
 FOREST COVER:
 COVER TYPE: UPLAND FOREST, TULIP POPLAR ASSOCIATION
 PRIMARY SPECIES:
 CANOPY: TULIP POPLAR, RED OAK, BLACK OAK, SCARLET OAK, WHITE OAK, CHESTNUT OAK, AMERICAN BEECH, INCLUSIONS OF VIRGINIA PINE, BLACK GUM AND PIGNUT HICKORY.
 UNDERSTORY: SEEDLINGS AND SAMPLINGS OF CANOPY SPECIES, SEEDLINGS OF HICKORY, NORTHERN GREENBARIAR, BLACK GUM, MAPLE LEAF VIBURNUM, MOUNTAIN LAUREL, DEARBERRY.
 SUCCESSIONAL STAGE: LATE SUCCESSIONAL, OLD GROWTH SPECIES
 CONDITION: GOOD
 ACREAGE: 2.32 AC.
 COMMENTS: FOREST IS HEALTHY WITH NO SIGNIFICANT SIGNS OF STRESS OR INSECT INFESTATION.

DEVELOPED AREA
 COVER TYPE: PAVEMENT AREA, MAINTAINED LAWN
 PRIMARY SPECIES: GRASSES AND MOWED LAWN SPECIES INCLUDING CLOVER, PLANTAIN, HENBIT, AND DANDELION WITH SCATTERED TREES AS SHOWN.
 SUCCESSIONAL STAGE: N/A
 CONDITION: MOWED AND MAINTAINED
 ACREAGE: 1.86 AC.
 COMMENTS: AREA CONTAINS EXISTING STRUCTURES LAWN AREA INCLUDES SCATTERED INDIVIDUAL TREES NEAR PERIMETERS OF PROPERTY.



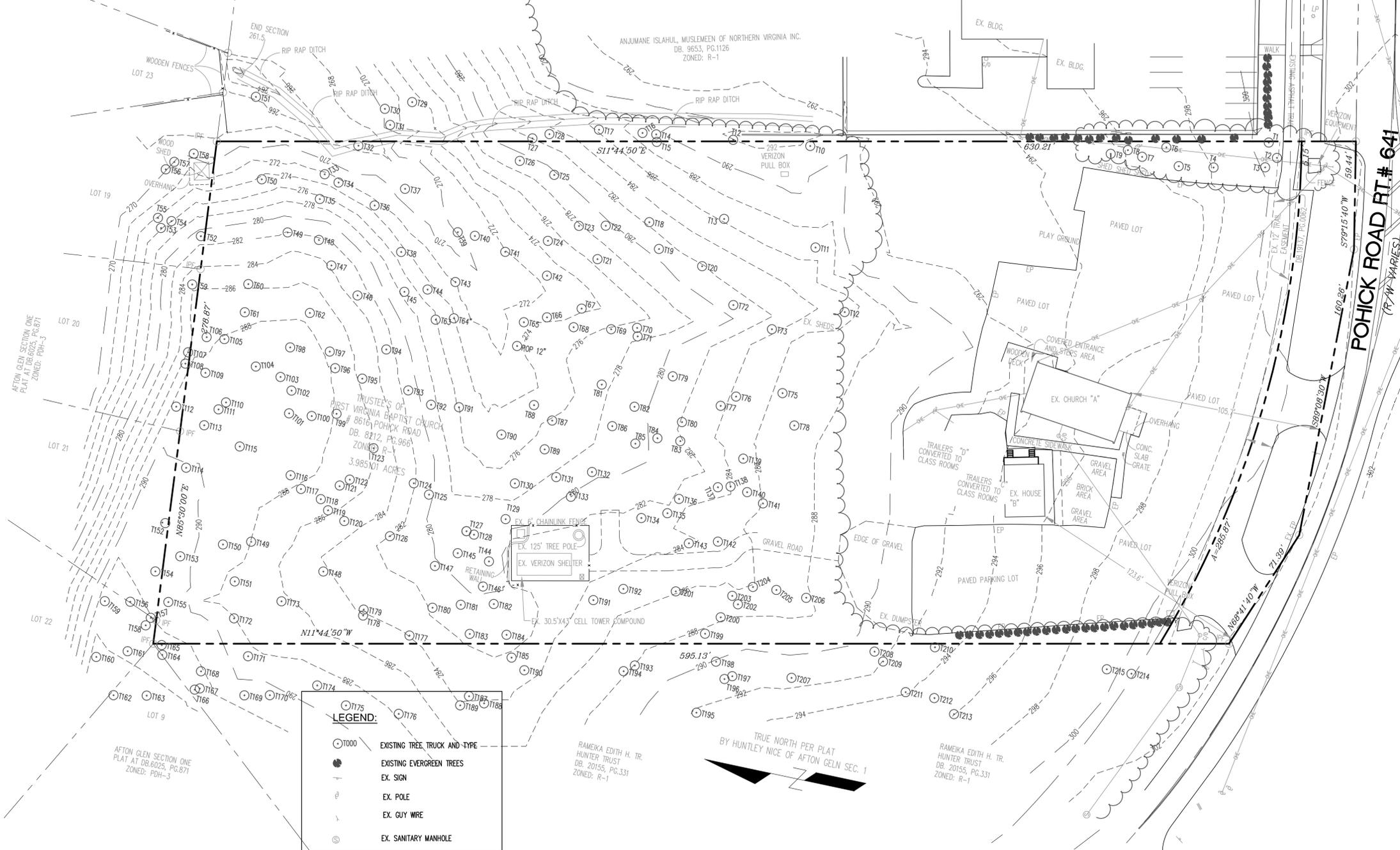
VICINITY MAP
 1" = 1500'

Table 12.3 Tree Preservation Target Calculations and Statement

A	Pre-development area of existing tree canopy (from Existing Vegetation Map) =	105,275
B	Percentage of gross site area covered by existing tree canopy =	60.7%
C	Percentage of 10-year tree canopy required for site (see Table 12.4) =	30%
D	Percentage of the 10-year tree canopy requirement that should be met through tree preservation =	18.2%
E	Proposed percentage of canopy requirement that will be met through tree preservation =	45.7%
F	Has the Tree Preservation Target minimum been met?	Yes
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.	
H	If step G requires a narrative, it shall be prepared in accordance with § 12-0508.4	
I	Place this information prior to the 10-year Tree Canopy Calculations as per instructions in Table 12.10	

Table 12.10 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	see § 12-0508.2 for list of required elements and worksheet
B. Tree Canopy Requirement		
B1	Identify gross site area =	173,334 § 12-0511.1A
B2	Subtract area dedicated to parks, road frontage, and	9802 § 12-0511.1B
	Subtract area of exemptions =	0 § 12-0511.1C(1)
B3	Adjusted gross site area (B1 - B2) =	163,532 through § 12-0511.1C(6)
B4	Identify site's zoning and/or use	R-1
B5	Percentage of 10-year tree canopy required =	30% § 12-510.1 and Table 12.4
B6	Area of 10-year tree canopy required (B4 x B5) =	49,060
B7	Modification of 10-year Tree Canopy Requirements requested?	NO
B8	If B8 is yes, then list plan sheet where modification request is located	Yes or No Sheet number
C. Tree Preservation		
C1	Tree Preservation Target Area =	29,797
C2	Total canopy area meeting standards of § 12-0200 =	65,560
C3	C2 x 1.25 =	81,950 § 12-0510.3B
C4	Total canopy area provided by unique or valuable forest or woodland communities =	0
C5	C4 x 1.5 =	0 § 12-0510.3B(1)
C6	Total of canopy area provided by "Heritage," "Memorial," "Specimen," or "Street" trees =	0
C7	C6 x 1.5 to 3.0 =	0 § 12-0510.3B(2)
C8	Canopy area of trees within Resource Protection Areas and 100-year floodplains =	0
C9	C8 x 1.0 =	0 § 12-0510.3C(1)
C10	Total of C3, C5, C7 and C9 =	81,950 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) =	0
D2	Area of canopy planted for air quality benefits =	0
D3	x 1.5 =	0 § 12-0510.4B(1)
D4	Area of canopy planted for energy conservation =	0
D5	x 1.5 =	0 § 12-0510.4B(2)
D6	Area of canopy planted for water quality benefits =	0
D7	x 1.25 =	0 § 12-0510.4B(3)
D8	x 1.5 =	0 § 12-0510.4B(4)
D9	Area of canopy provided by native trees =	0
D10	x 1.5 =	0 § 12-0510.4B(5)
D11	Area of canopy provided by improved cultivars and varieties =	0
D12	x 1.25 =	0 § 12-0510.4B(6)
D13	Area of canopy provided through tree seedlings =	0
D14	x 1.0 =	0 § 12-0510.4D(1)
D15	Area of canopy provided through native shrubs or woody seed mix =	0
D16	x 1.0 =	0 § 12-0510.4D(1)(a)
D17	Percentage of D14 represented by D15 =	0 Must not exceed 33% of D14
D18	Total of canopy area provided through tree planting =	0
D19	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 or tree fund =	N/A
D22	Amount to be deposited into the Tree Preservation and Planting Fund =	N/A
E. Total of 10-year Tree Canopy Provided		
E1	Total of canopy area provided through tree preservation (C10) =	81,950
E2	Total of canopy area provided through tree planting (D17) =	0
E3	Total of canopy area provided through offsite mechanism (D19) =	0
E4	Total of 10-year Tree Canopy Provided =	81,950 Total of E1 through E3. Area should meet or exceed area in B7



LEGEND:

- 1000 EXISTING TREE, TRUNK AND TYPE
- EXISTING EVERGREEN TREES
- EX. SIGN
- EX. POLE
- EX. GUY WIRE
- EX. SANITARY MANHOLE

Apex Solutions, LLC
 Professional Engineering Services
 412 Old Dominion Ave
 Herndon, VA 20170
 Phone: 703-234-9031
 Fax: 703-468-3878
 Email: apex@apexsolutions.com
 Website: www.apexsolutions.com

COMMONWEALTH OF VIRGINIA
 YUNG CHULL KIM
 No. 026063
 10/22/15
 PROFESSIONAL ENGINEER

PER COUNTY COMMENTS

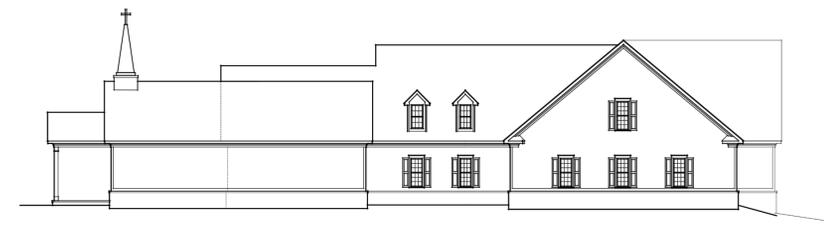
LIKE	COMMENTS
1	

SPA/SEA PLAT
EX. COND. AND EX. VEG. MAP
 (SPA 2004-MV-025-2/SEA 2004-MV-001-2)
 FIRST VIRGINIA BAPTIST CHURCH
 MULTI-PURPOSE BUILDING

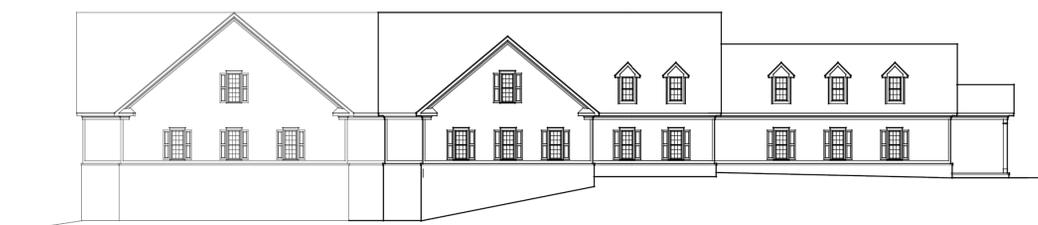
BEFORE DIGGING CALL "MISS UTILITY" OF VIRGINIA AT 811



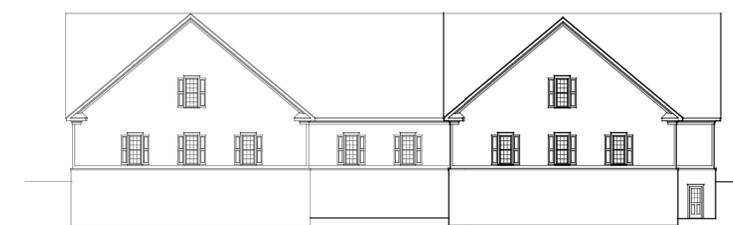
SOUTH ELEVATION



EAST ELEVATION

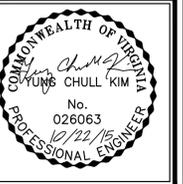


WEST ELEVATION



NORTH ELEVATION

Apex Solutions, LLC
 Professional Engineering Services
 412 Old Dominion Ave
 Herndon, VA 20170
 Phone 703-234-9931
 Cell 202-460-3378
 Email: yungkim@apexs.com Web: apexs.com Fax: 703-437-6174
 Date: 07-19-2013
 Scale: 1" = 30'
 Drawn By: YK
 Designed By: YK



No.	By	Revision	App.	Date
1	JKE			4/21/15
PER COUNTY COMMENTS				

SPA/SEA PLAT
 ARCHITECTURAL DETAILS
 (SPA 2004-MV-025-2/SEA 2004-MV-001-2)
 FIRST VIRGINIA BAPTIST CHURCH
 MULTI-PURPOSE BUILDING
 FAIRFAX COUNTY VIRGINIA

BEFORE DIGGING CALL "MISS UTILITY"
 OF VIRGINIA AT 811

DESCRIPTION OF THE APPLICATIONS

The applicant requests approval of a Special Permit Amendment and Special Exception Amendment to permit site modifications for an existing place of worship with a telecommunications facility. The church use was previously approved through a Special Permit and Special Permit Amendment approved by the Board of Zoning Appeals, and the telecommunications facility was previously approved through a Special Exception and Special Exception Amendment by the Board of Supervisors. The site contains four structures associated with the church: an existing 1,546 square foot church building with a maximum of 70 seats, a 641 square foot parsonage, a 1,334 square foot classroom trailer, and a 666 square foot classroom trailer. In addition, the site contains a telecommunications facility compound.

Special Permit Amendment Request

The special permit amendment proposes a two-phase expansion of the existing church. Phase I would include the removal of the existing parsonage building, classroom trailers, and sheds, and the construction of a new 5,680 square foot multipurpose building ("Building 1"). It also includes the installation of two 1,410 square foot temporary trailers that would serve as classroom space during the construction of Building 1. Phase II of the proposed expansion would involve the construction of a new 4,992 square foot one-story addition, providing both sanctuary space and additional space for multipurpose activities. Also during Phase II, the existing church would be converted into a chapel consisting of no more than 150 seats.

Special Exception Amendment Request

The applicant is not proposing any modifications to the existing telecommunications facility on the property with the current application. The Special Exception Amendment is being included due to the nature of the original filing of the telecommunications facility. As the facility is tied to the Special Permit for the church use, the alterations proposed to the SPA Plat also need to be reflected on the SEA application and overall site plan. Therefore, the site modifications trigger the need for an amendment to the Special Exception application as well as the overall site plan for the property.

The proposed special permit amendment and special exception amendment development conditions, applicant's statement of justification, and special exception and special permit affidavits are contained in Appendices 1 to 5, respectively.

LOCATION AND CHARACTER

The 3.98 acre property, which is zoned R-1, is located on the north side of Pohick Road southeast of its intersection with the Fairfax County Parkway within the Springfield District. An existing entrance from Pohick Road provides access to the property. The site currently contains a church building with a maximum of 70 seats, a parsonage, and

two classroom trailers. A gravel area is located to the north of the existing buildings, while the northernmost area is undisturbed and densely vegetated. The existing parking lot is located along the property's Pohick Road frontage and extends along the southern portion of the western property line. The existing telecommunications facility is located in the northwestern area of the site near the western property line and is accessed via a gravel road from the existing parking lot. The telecommunications compound contains a 360 square foot equipment shelter and a tree pole that is 125 feet in height. The compound is enclosed with a 6-foot high chain link fence.



Figure 1: Site location

The image below illustrates the zoning districts and uses for the surrounding parcels. The surrounding properties to north are zoned PDH-3 and contain single family detached dwellings. The properties to the south of the application property are zoned R-1 and PDH-3 and contain single family detached dwellings. The adjacent property to the west is zoned R-1 and is currently vacant, while the property to the east of the application property is zoned R-1 and contains a place of worship. The surrounding properties are planned for residential use at 2-3 dwelling units per acre (du/ac).

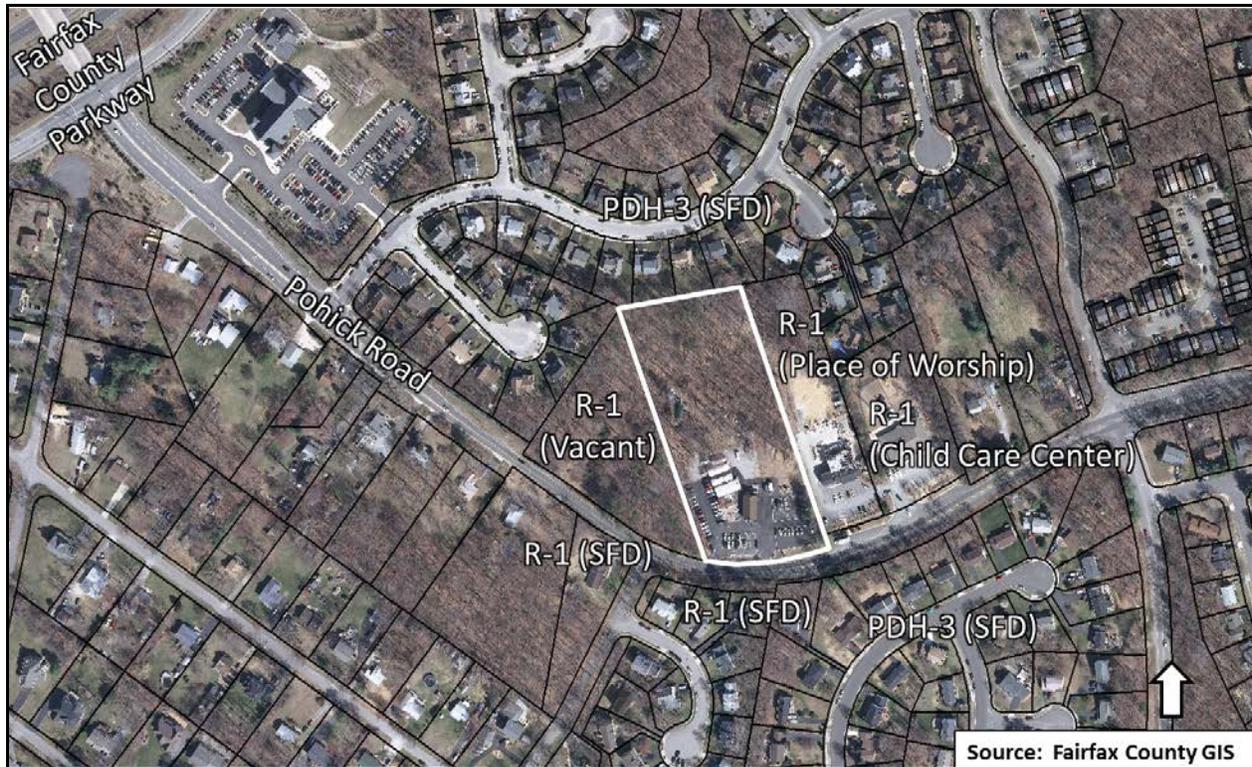


Figure 2: Surrounding uses

BACKGROUND

A church has been in operation on the property since 1953, and originally was established by-right.

- April 20, 1999: A notice of violation was issued for the subject property citing the addition of two trailers without special permit approval. An extension of time to correct the zoning violation was granted on August 6, 1999.
- February 8, 2000: The Board of Zoning Appeals approved SP 99-S-070 for Korean Calvary Baptist Church to permit a church with 70 seats and related facilities. It was later determined that this Special Permit expired in 2002 because the applicant never obtained a Non-RUP for the trailers located on the site. A copy of the approved information is included in Appendix 6.
- On September 13, 2004: The Board of Supervisors approved SE 2004-MV-001 in the name of Washington DC SMSA Limited Partnership D/B/A Verizon Wireless for a telecommunications facility subject to 19 development conditions. The Board also modified the transitional screening requirements along a portion of the western property boundary. This application was filed concurrently with SP 2004-MV-025 for site modifications for the church. A copy of the approved information is included in Appendix 6.

- January 3, 2005: The Department of Planning and Zoning issued a letter of interpretation to the applicant, which determined that the relocation of the telecommunications equipment cabinet approximately 30 feet to the north of its location shown on the SE Plat would be in substantial conformance with the approved SE Plat.
- March 9, 2005: The Board of Zoning Appeals approved SP 2004-MV-025 for the existing church to permit site modifications and the trailers to remain. A copy of the approved information is included in Appendix 6.
- January 29, 2010: The Zoning Administrator granted additional time for trailers C and D (which are the two trailers currently located on-site) to remain.
- March 31, 2010: The Board of Zoning Appeals approved SPA 2004-MV-025 in the name of Trustees of the Calvary Korean Baptist Church & New Cingular Wireless PCS, LLC d.b.a. AT&T Mobility to permit site modifications and modifications to the previously approved development conditions. This approval allowed additional time for the two previously approved trailers to remain and also allowed an existing unapproved additional trailer to remain on-site. A copy of the approved information is included in Appendix 6.
- April 27, 2010: The Board of Supervisors approved SEA 2004-MV-001 in the name of Trustees of the Calvary Korean Baptist Church and New Cingular Wireless PCS, LLC DBA AT&T Mobility Washington, DC, SMSA Limited Partnership DBA Verizon Wireless to permit site modifications and modifications to the previously approved development conditions to allow the collocation of additional antennas. The Board also modified the transitional screening requirements on all property boundaries and waived the barrier requirements. A copy of the approved information is included in Appendix 6.
- March 11, 2013: The Zoning Administrator issued a letter to the applicant in response to a request for additional time for the trailers to remain. This letter stated that Trailer E must be removed because site plan approval was never obtained for Trailer E or the gravel area to the north and east of the trailers, as was required by the SPA conditions. The letter further stated that Trailers C, D, and E were approved until July 1, 2013, and additional time cannot be granted administratively. Trailers C & D still currently remain on the property, while trailer E has been removed.

COMPREHENSIVE PLAN PROVISIONS

The subject property is located within the Pohick Planning District in the P2 – Main Branch Community Planning Sector. The plan map shows the subject property as planned for Residential, 2 – 3 du/ac. There is no site specific text for the application property. Fairfax County Comprehensive Plan, 2013 Edition, Area III Plan, Pohick

Planning District, Amended through October 20, 2015, P2 Main Branch Community Planning Sector, Land Use Recommendations, on Page 41 states:

Any development or ground disturbance in this sector, both on private and public land, should be preceded by heritage resource studies, and alternatives should be explored for the avoidance, preservation or recovery of significant heritage resources that are found. In those areas where significant heritage resources have been recorded, an effort should be made to preserve them. If preservation is not feasible, then, in accordance with countywide objectives and policies as cited in the Heritage Resources section of the Policy Plan, the threatened resource should be thoroughly recorded and in the case of archaeological resources, the artifacts recovered.

This is further discussed in the Analysis section of this report. The complete Comprehensive Plan text can be found at the following link:
<http://www.fairfaxcounty.gov/dpz/comprehensiveplan/area3/pohick.pdf>.

DESCRIPTION OF THE SPECIAL EXCEPTION AMENDMENT / SPECIAL PERMIT AMENDMENT (SEA/SPA) PLAT

The SEA/SPA Plat titled “SPA/SEA Plat, Site Plan, First Virginia Baptist Church,” prepared by Apex Solutions, LLC, consisting of six sheets dated April 2, 2015, as revised through February 3, 2016, is reviewed below.

Site Layout

The subject property is located on the northern side of Pohick Road. The site currently contains a church building with a maximum of 70 seats, a parsonage, and two classroom trailers. The SEA/SPA Plat depicts two phases of proposed improvements on the property. Phase I would include the removal of the existing parsonage building, classroom trailers, and sheds, the construction of a new 5,680 square foot multipurpose building (“Building 1”) to the northwest of the existing sanctuary, and the installation of two 1,410 square foot temporary trailers. An SPA development condition has been included in Appendix 1 requiring the removal of these trailers upon issuance of a Non-RUP for Building 1 or thirty months from BZA approval (whichever occurs first). Phase II of the proposed expansion would involve the construction of a new 4,992 square foot one-story addition to the northeast of the existing sanctuary, providing both sanctuary space and additional space for multipurpose activities. Also during Phase II, the existing church building would be converted into a chapel. Between the existing sanctuary and proposed expansions, there will be no more than 150 seats provided on-site. The SEA/SPA Plat also depicts a proposed fenced playground area to the rear of the existing sanctuary.

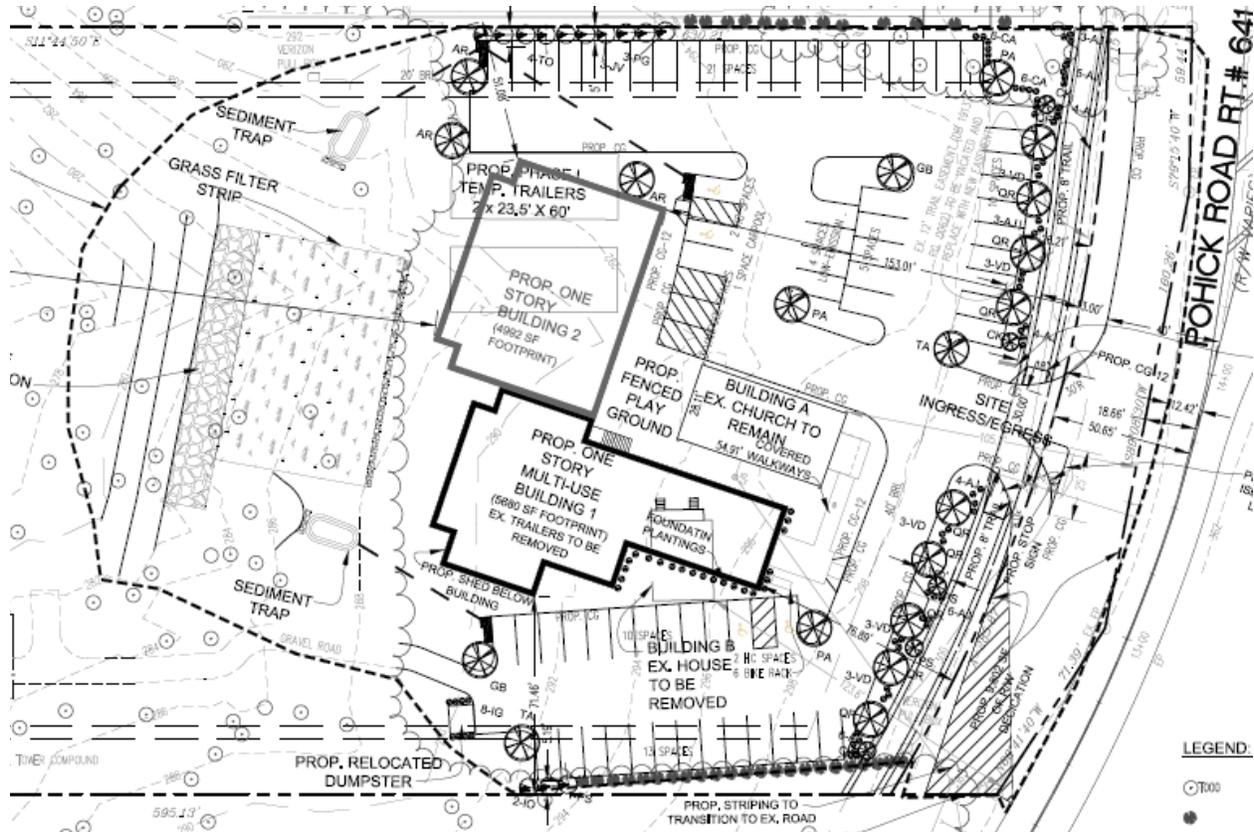


Figure 3: Proposed Site layout

No modifications are proposed to the existing telecommunications compound on the property, which is located in the northwestern area of the site and contains a treepole that is approximately 125 feet in height.

Access and Parking

Two entrances from Pohick Road currently provide access to the property: one near the center of the site and the other at the western corner of the site. As shown on the SEA/SPA Plat, the applicant proposes to close the western access point and provide access to the site via one consolidated entrance/exit in the center of the site. The existing parking lot would be modified for a total of 68 proposed parking spaces, which exceeds the Zoning Ordinance requirement of 38 spaces for this use (at one space per four seats). Given the proposal of a maximum of 150 seats in the future, this represents a parking ratio of approximately 2.2 seats per parking space. A proposed 8-foot wide trail along Pohick Road would provide pedestrian access across the site. This trail would be situated in a 12-foot wide existing public trail easement, and Fairfax County would be responsible for the maintenance of this trail. The SEA/SPA Plat depicts a 9,802 square foot area of proposed right-of-way dedication located across the site's frontage, to create an approximate 50-foot wide half section from the centerline of Pohick Road.

Trees, Landscaping, and Open Space

The site currently contains approximately 86 percent of open space. The SEA/SPA Plat depicts approximately 73 percent open space proposed with the current application. The northern portion of the site is currently undisturbed and contains mature wooded land. The applicant proposes to remove a portion of the existing vegetation to accommodate the proposed improvements, including the removal of vegetation for a proposed stormwater management infiltration trench. According to the SEA/SPA Plat, the tree preservation target outlined in the Public Facilities Manual (PFM) will be met through the preservation of approximately 81,950 square feet of existing vegetation.

The applicant proposes to plant nine large deciduous trees, medium deciduous trees, and large shrubs along the Pohick Road frontage to the north of the proposed 8-foot wide trail. Additional large deciduous trees are proposed to be planted throughout the parking lot. The existing evergreen trees along the southern portions of the western and eastern property lines are proposed to remain.

Stormwater Management/Best Management Practices

The applicant intends to satisfy the stormwater management and best management practices (BMP) requirements with the construction of a stormwater management infiltration facility and vegetative strip in the northeastern portion of the property. According to the SEA/SPA Plat, the applicant will be detaining any increase in runoff resulting from the proposed improvements. The final engineering of the proposed stormwater management and BMP facilities will be subject to the review and approval of the Department of Public Works and Environmental Services (DPWES) at the time of site plan.

The applicant has provided a preliminary Outfall Narrative, which shows that the outfall discharges directly northeast of the site into a riprap channel on the adjacent eastern property. The channel carries stormwater a short distance north to the County-maintained storm drain system. According to the design engineer, this outfall is adequate; the analysis calculations and details will be reviewed at the final design/site plan stage.

ANALYSIS

Land Use Analysis

The Comprehensive Plan map shows the subject property as planned for residential use at 2 – 3 du/ac. There is no site specific text in the Comprehensive Plan for the subject property.

In response to staff concerns regarding a loss in vegetation and an increase in impervious area on-site, the applicant revised the site layout to better preserve existing

vegetation and keep the limits of clearing and grading away from the treepole area. The current proposal shows a consolidation of structures that achieves this goal and still provides an increase in worship space. Staff believes that the continuation of the church and telecommunications uses on the property with the proposed site modifications is in conformance with the land use recommendations of the Comprehensive Plan.

Environmental Analysis (Appendix 7)

Staff from the Environmental and Development Review branch reviewed the application and commented that the stormwater management plan had been greatly improved from its original submission, specifically, the increase in preserved mature trees and a reduction to the limits of clearing and grading. The Policy Plan encourages a commitment to green building practices. The applicant has provided a set of soft commitments via development conditions for the Special Permit Amendment, which are included in Appendix 1. All issues and concerns have been addressed.

Stormwater Management Analysis (Appendix 8)

Water quality and quantity controls are required for the proposed improvements on the subject property. The current SEA/SPA Plat depicts an infiltration trench along with a vegetative filter strip to meet stormwater requirements. Staff from DPWES reviewed the proposal, and it was determined that existing impervious gravel surface on-site was not included as impervious coverage in the previous SPA approval and the approved site plan. This coverage needs to be removed, and cannot be included in the existing or proposed coverage calculations. A SPA development condition has been included requiring that Sheet C-4B of the revised site plan be used to show the accepted portion and calculations of impervious surface.

The applicant has provided a preliminary Virginia Runoff Reduction Method calculation, and design details ensuring water quality compliance will be reviewed at the final design and site plan stage. In addition, staff will also review the proposed infiltration practices to ensure their suitability given the presence of B-type soils. The applicant will be required to address all of the items listed in the Stormwater Management Ordinance at the time of final design and site plan. All other stormwater concerns have been addressed.

Transportation Analysis (Appendix 9)

The applicant proposes one access point along Pohick Road to serve the application property. The site is located along Pohick Road in an area where sight distance is limited due to the curvature of the road. Initially, the applicant attempted to obtain an off-site sight distance easement from the adjacent property owner in order to allow for both right and left turns from the site. When this was unsuccessful, the applicant proposed the current solution, which includes a channelization island intended to

prevent left turns out from the site. This entry with channelization would still permit a left-in and right-in turning movement from Pohick Road. At staff's request, the applicant provided a sight distance exhibit for the proposed access point. Staff from the Virginia Department of Transportation (VDOT) and the Fairfax County Department of Transportation (FCDOT) reviewed the proposed entrance/exit and noted that the design of the proposed channelization island does not completely prevent left turns onto Pohick Road. A SPA condition has been included requiring the island to be designed to meet the VDOT Commercial Entrance Channelization standards.

Several SPA development conditions have been included to mitigate transportation concerns. A condition requiring the provision and maintenance of a clear sight distance of 390 feet to the driver's left from the proposed driveway exit (per VDOT's Road Design Manual) further ensures the safety of motorists exiting right-out onto Pohick Road. In addition, the applicant will provide the ROW dedication parallel to the Pohick Road centerline to meet VDOT standards. Per request of staff, the applicant has also agreed to vacate a portion of the existing trail easement and re-dedicate a new trail easement that falls outside of the proposed ROW dedication, as VDOT does not maintain easements in their ROW; a condition has been included requiring this vacation and re-dedication to be completed prior to site plan approval. With the inclusion of these development conditions, all transportation concerns have been mitigated.

Urban Forestry Analysis (Appendix 10)

Staff from the Urban Forest Management Division (UFMD) reviewed the application, and all issues and concerns have been addressed. The applicant worked to increase tree canopy and the number of shrubs along Pohick Road, therefore addressing any previous comments.

Park Authority Analysis (Appendix 11)

The Comprehensive Plan for the Pohick Planning District states the following:

Any development or ground disturbance in this sector, both on private and public land, should be preceded by heritage resource studies, and alternatives should be explored for the avoidance, preservation or recovery of significant heritage resources that are found. In those areas where significant heritage resources have been recorded, an effort should be made to preserve them. If preservation is not feasible, then, in accordance with countywide objectives and policies as cited in the Heritage Resources section of the Policy Plan, the threatened resource should be thoroughly recorded and in the case of archaeological resources, the artifacts recovered.

Staff from the Fairfax County Park Authority (FCPA) reviewed the application to determine if there are any expected impacts to heritage resources as a result of the proposed improvements. Staff determined that this application as proposed bears no adverse impact on the land, resources, facilities, or service levels of the Park Authority.

Staff from the FCPA noted that the land in the northwestern area of the site (which is not proposed for redevelopment) has the potential for Native American sites; therefore, if the applicant proposes to disturb that area in the future staff would recommend archaeological work be completed prior to any disturbance.

ZONING ORDINANCE PROVISIONS (Appendix 12)

The application must satisfy the General Special Permit Standards (Sect. 8-006) and General Special Exception Standards (Sect. 9-006); the Standard for All Group 3 Uses (Sect. 8-303) and Standards for All Category 1 Uses (Sect. 9-104); and, the Additional Standards for Mobile and Land Based Telecommunications Facilities (Sect. 9-105). These standards and provisions are contained in Appendix 12. The previously approved special exception and special exception amendment applications on the site reviewed the existing telecommunications use for conformance with the applicable Zoning Ordinance provisions. Given that there are no changes proposed with the current application that impact the telecommunications use on the site, staff finds that the application continues to meet these provisions with the special exception amendment. Staff's review of the applicable Zoning Ordinance provisions associated with the special permit amendment application is contained below.

General Special Permit Standards (Sect. 8-006)

Paragraph 1 requires that the proposed use be in harmony with the Comprehensive Plan. As described in the Land Use Analysis section of this report, the Comprehensive Plan map shows the subject property as planned for Residential use at 2 – 3 du/ac. Staff believes that the continuation of the church use on the property with the proposed site modifications is in conformance with the land use recommendations of the Comprehensive Plan.

Paragraph 2 requires that the proposed use be in harmony with the purpose and intent of the applicable zoning district regulations. The R-1 District was established to provide for single family detached dwellings and to allow other selected uses which are compatible with the low density residential character of the district. A church is a Special Permit use and a telecommunications facility is a Special Exception use in the R-1 District. Staff believes that the church use will remain in harmony with the purpose and intent of the R-1 District with the proposed site modifications. Therefore, in staff's opinion, the application satisfies this standard.

Paragraph 3 requires that the proposed use be harmonious with and not adversely affect the use or development of neighboring properties in accordance with applicable zoning district regulations and the adopted Comprehensive Plan. It further states that the location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof. The applicant requests a modification of

the transitional screening and a waiver of the barrier requirements along the western, southern, and northern property boundaries to allow the existing conditions and proposed supplemental plantings to satisfy these requirements. Staff does not object to the requested modification and waiver, as described in the Waivers and Modifications section of this report. Staff believes the proposed application will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof. Therefore, staff finds that this standard has been met.

Paragraph 4 states that the proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood. The site is located along Pohick Road in an area where sight distance is limited due to the curvature of the road. The applicant provided a sight distance exhibit for the proposed access point, which included a traffic channelization island preventing left turns out of the property to achieve safe egress. VDOT and FCDOT have requested that the channelization island be better designed to fully prevent left turns out of the site, and a SPA development condition has been included so the final design of the channelization island will be finalized at site plan review. Through the inclusion of development conditions, staff believes that this standard will be met.

Paragraph 5 states that in addition to the standards which may be set forth in this Article for a particular category or use, the Board may require landscaping and screening in accordance with the provisions of Article 13. Article 13 of the Zoning Ordinance requires transitional screening and barriers along the northern, southern, and western property boundaries to buffer the church and telecommunications facility from the adjacent residential properties. The applicant requests approval of a modification of the transitional screening and barrier requirements. As discussed in the Waivers and Modifications section of this report, staff does not object to the requested modification and waiver. Staff believes that the application meets this standard.

Paragraph 6 states that open space should be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located. This standard is not applicable, as there is no requirement for open space in the R-1.

Paragraph 7 states that adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. The parking requirement for the church use is one space for every four seats, which would require 38 parking spaces with the proposed maximum of 150 seats. The applicant proposes to provide 68 parking spaces, which represents a parking ratio of approximately 2.2 seats per parking space. Staff believes that adequate off-street parking will be provided. The existing and proposed buildings will be served by public water and sewer. The applicant intends to satisfy the stormwater management detention and BMP requirements through the construction of an infiltration trench and vegetative filter strip in the northeast corner of the property. The final design of the stormwater facility will be subject to review and approval by DPWES at the time of site plan review.

Paragraph 8 states that signs shall be regulated by the provisions of Article 12; however, the Board may impose more strict requirements for a given use than those set forth in this Ordinance. The SEA/SPA Plat depicts a proposed sign with dimensions of 5 feet by 8 feet and a height of 8 feet near the proposed site entrance. The plat also notes that the sign would be lighted. Section 12-208 of the Zoning Ordinance states that places of worship are permitted one freestanding sign not to exceed 40 square feet in area and 8 feet in height. Any existing and future signs will be regulated by the provisions of Article 12 of the Zoning Ordinance.

Standards for all Group 3 Uses (Sect. 8-303)

This application is also subject to the three additional standards for all Group 3 special permit uses. **Standard one** states that all uses shall comply with the lot size and bulk regulations of the zoning district in which located. As summarized in the chart below, the application meets this standard.

Bulk Requirements (R-1)		
Standard	Required	Provided
Min. Lot Area	36,000 square feet	3.98 acres
Max. Building Height	60 ft.	30.5 feet
Front Yard	50° angle of bulk plane, not less than 40 ft.	71 feet (Phase I)
Rear Yard	45° angle of bulk plane, not less than 25 ft.	>312 feet (Phase I)
Side Yard	45° angle of bulk plane, not less than 20 ft.	71 feet (Phases 1) 51 feet (Phase 2)
Maximum FAR	0.15	0.063 (Phase 1) 0.075 (Phase 2)
Parking Spaces	38 spaces (150 seats)	68 spaces

Standard two stipulates that all uses shall comply with the performance standards for the applicable zoning district. The application will be required to conform to Article 14 of the Zoning Ordinance. Finally, **standard three** specifies that all uses shall be subject to the provisions of Article 17, Site Plans. The applicant will be required to submit a site plan for the proposed improvements.

MODIFICATIONS / WAIVERS

Reaffirmation of the previously approved modification of the transitional screening requirements and waiver of the barrier requirements along the northern, southern, and western property lines pursuant to Sect. 13-305 of the

Zoning Ordinance in favor of that shown on the SEA/SPA Plat

The applicant requests the reaffirmation of the previously approved modifications of the transitional screening and barrier requirements along the northern, southern, and western property lines. According to Sect. 13-303 of the Zoning Ordinance, the applicants must provide an unbroken open space strip at least 25 feet wide with required trees and/or shrubs (Transitional Screening 1) to screen the church use from the adjacent residential properties to the north, south, and west. However, the telecommunications facility requires a larger transitional screening buffer at least 50 feet in width (Transitional Screening 3). One of three different barriers is also required pursuant to Sect. 13-304 of the Zoning Ordinance. The current SEA/SPA Plat depicts the planting of nine large deciduous trees along the Pohick Road frontage. A row of existing evergreen trees is shown along the southern portion of the western property line, and a strip of existing vegetation is shown along the northern portion of the western property line to provide a buffer to the adjacent properties.

Section 13-305 of the Zoning Ordinance permits the ability to waive or modify transitional screening and barrier requirements when a building, a barrier and/or the land between the building and the property line has been specifically designed to minimize adverse impact through a combination of architectural and landscaping techniques. With the approval of the most recent SEA and SPA applications (SEA 2004-MV-001 and SPA 2004-MV-025), the Board of Supervisors and Board of Zoning Appeals modified the transitional screening requirements and waived the barrier requirements in favor of that shown on the SEA/SPA Plat. The previously approved SEA/SPA Plat depicted a large area of existing vegetation to the north, a row of evergreen trees along the Pohick Road frontage to the south, and existing vegetation and a row of evergreen trees along the western property boundary. With the current application, the applicants propose to use the existing vegetation and supplemental plantings described above to serve as a buffer to the adjacent properties. Staff believes that the existing and proposed vegetation would provide an adequate buffer to the adjacent residential properties and, therefore, does not object to the request modification and waiver.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

This application seeks to add additional educational and worship space via phased development to accommodate a growing congregation. The inclusion of two new structures along with temporary trailers and a renovated chapel is modest in nature and compatible with the surrounding area. While access to the property has been a concern, through the inclusion of a traffic channelization island and development conditions requiring final design of the island to be approved at site plan stage, the applicant will be required to show that final design ensures vehicles safely exit the site. Over the course of the review, the applicant has been receptive to staff concerns and has addressed or mitigated them through development conditions. Staff believes the

request meets all Zoning Ordinance requirements and is in conformance with the Comprehensive Plan provisions.

Staff Recommendations

Staff recommends approval of SPA 2004-MV-025-02, subject to the proposed development conditions contained in Appendix 1.

Staff recommends approval of SEA 2004-MV-001-02, subject to the proposed development conditions contained in Appendix 2.

Staff recommends approval of a reaffirmation of the modification of the transitional screening and barrier requirements along the western, northern, and southern property lines pursuant to Sect. 13-305 of the Zoning Ordinance in favor of that shown on the SEA/SPA Plat.

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

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

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 Amendment Development Conditions
2. Proposed Special Permit Amendment Development Conditions
3. Statement of Justification
4. Special Exception Affidavit
5. Special Permit Affidavit
6. Previously Approved SP and SE Applications
7. Environmental Analysis
8. Stormwater Management Analysis
9. Transportation Analysis
10. Urban Forest Management Analysis
11. Fairfax County Park Authority Analysis
12. Applicable Zoning Ordinance Provisions
13. Glossary

PROPOSED DEVELOPMENT CONDITIONS**March 9, 2016****SPA 2004-MV-025-02**

If it is the intent of the Board of Zoning Appeals to approve SPA 2004-MV-025-02 located at Tax Map 98-1 ((1)) 21 to amend SP 2004-MV-025 previously approved for a church to permit modifications to the development conditions, site modifications, and a change in permittee, pursuant to Sect. 3-103 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions. These conditions supersede all previous conditions associated with SPA 2004-MV-025-02 (an asterisk identifies those conditions carried forward from SPA 2004-MV-025-02 with minor modifications to update page references and labels).

1. This approval is granted to the applicant, The Trustees of First Virginia Baptist Church, ~~only and is not transferable~~ but may be transferred without further action of this Board, and is for the location indicated on the application, 8616 Pohick Road (3.98 acres) and is not transferable to other land.*
2. This special permit amendment is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special permit amendment plat entitled "SPA/SEA Plat, Site Plan, First Virginia Baptist Church" consisting of six sheets, prepared by Apex Solutions, LLC, dated April 2, 2015, as revised through February 3, 2016, approved with the application, as qualified by these development conditions.*
3. A copy of this special permit amendment and the Non-Residential Use Permit (Non-Rup) shall be posted in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.*
4. This special permit amendment is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special permit amendment shall be in substantial conformance with these conditions. Minor modifications to the approved special permit amendment may be permitted pursuant to Par. 4 of Sect. 8-004 of the Zoning Ordinance.*
5. There shall be a maximum of 70 seats in the sanctuary of the church with Phase 1 of the development. Upon completion of Phase 2 of the development, there shall be a maximum of 150 total seats.

6. Parking shall be provided as shown on the SEA/SPA Plat. All parking shall be on-site.*
7. All signs, existing and proposed, shall be in conformance with Article 12 of the Zoning Ordinance.*
8. Any new lighting or replacement lighting installed on the subject property shall be provided in accordance with the Performance Standards contained in Part 9 of Article 14 of the Zoning Ordinance.*
9. The trailers (C & D) depicted on the SEA/SPA plat shall be removed within six months of BZA approval. The installation of the Phase I temporary trailers must be removed upon issuance of a Non-RUP for Building 1 or 30 months from BZA approval, whichever occurs first. There shall be no more than two (2) trailers on-site at any time.
10. Stormwater Management (SWM) and Best Management Practices (BMP) shall be provided in accordance with the requirements of the Public Facilities Manual (PFM) as determined by the Department of Public Works and Environmental Services (DPWES). Prior to site plan approval, the applicant shall provide a detailed comparison of existing versus proposed impervious area tabulation/map. The existing impervious area shall be established based on the most recent County approved site plan. Based on this, stormwater detention requirements and Best Management Practices shall be met pursuant to the Public Facilities Manual, unless waived by DPWES.
11. All existing vegetation on the property is to be maintained in good condition, including the removal and replacement of all dead, dying and diseased trees, as determined by the Urban Forest Management Division (UFMD).*
12. For the purposes of maximizing the preservation of trees in tree preservation areas shown the SPA/SEA Plat, the Applicant shall prepare a tree preservation plan. The Applicant shall contract with a certified arborist or registered consulting arborist to prepare a tree preservation plan to be submitted as part of the first and subsequent site plan submissions. The tree preservation plan shall be reviewed and approved by UFMD. The tree preservation plan shall seek to preserve the trees identified on the SPA/SEA. The tree preservation plan shall provide a tree inventory which includes the location, species, size, crown spread and condition rating percent of all trees 12 inches or greater in diameter, measured 4½ feet from the ground, and located within 10 feet of the limits of clearing and grading in the disturbed area, and within 20 feet of the limits of clearing and grading in the undisturbed area as shown on the SPA/SEA Plat. The condition analysis shall be prepared using methods outlined in the latest edition of the Guide for Plant Appraisal. Specific tree preservation activities designed to maximize the survivability of trees designated for preservation shall be incorporated into the tree preservation plan. Activities should include, but are not limited to, crown pruning, root pruning, mulching and fertilization. Clearing,

grading and construction shall conform to the limits of clearing and grading as shown on the SPA/SEA Plat, subject to the installation of necessary utility lines and other required site improvements, all of which shall be installed in the least disruptive manner possible, considering cost and engineering, as determined in accordance with the approved plans.

13. The Applicant shall have the limits of clearing and grading marked with a continuous line of flagging prior to the walk-through meeting. During the tree preservation walk-through meeting, the Project Arborist shall walk the limits of clearing and grading with a UFMD representative to determine where adjustments to the clearing limits can be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented. Trees that are identified as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw, and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall be done using a stump-grinding machine in a manner causing as little disturbance as possible to adjacent trees and associated understory vegetation and soil conditions.
14. All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fencing. Tree protection fencing, consisting of four (4) foot high, 14 gauge welded wire attached to six (6) foot steel posts driven 18 inches into the ground and placed no farther than ten (10) 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 Phase I and Phase II erosion and sedimentary 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.
15. The Applicant shall (1) root prune roots one inch in diameter or larger of trees to be preserved that may be damaged during clearing, demolition, grading, utility installation and/or the installation of retaining walls; and (2) mulch to a minimum depth of 3 inches within the areas to be left undisturbed where soil conditions are poor, lacking leaf litter or prone to soil erosion. Areas that will be root pruned and mulched shall be clearly identified on the Tree Preservation Plan. The details for these treatments shall be included in the Tree Preservation Plan and shall be subject to the review and approved of UFMD. All root pruning and mulching work 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:
 - i. 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.

- ii. Root pruning shall take place prior to installation of tree protection fence.
- iii. 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.
- iv. Root pruning shall be conducted with the on-site supervision of the Project Arborist.
- v. Tree protection fencing shall be installed immediately after root pruning, and shall be positioned directly in the root pruning trench and backfilled for stability, or just outside the trench within the disturbed area.
- vi. Immediately after the Phase II erosion & sedimentary control activities are complete, mulch shall be applied at a depth of 3 inches within designated areas. Mulch may be placed within tree preservation areas at points designated by the Project Arborist to minimize impacts to existing vegetation. Motorized equipment may be used to reach over tree protection fence to place mulch at designated points. Mulch shall be spread by hand within trees preservation areas.
- vii. Mulch shall consist of wood chips pine bark mulch. Hay or straw mulch shall not be used within tree preservation areas.
- viii. UFMD shall be informed in writing when all root pruning and tree protection fence installation is complete.

16. The Applicant shall provide signs that identify and help protect all areas to be left undisturbed. These signs will be highly visible, posted in appropriate locations along the limits of clearing and grading, and attached to the tree protection fencing. Under no circumstances will the signs be nailed or in any manner attached to the trees or vegetation within the areas to left undisturbed.

17. Supplemental plantings may be required, as determined by UFMD, adjacent to the limits of clearing and grading shown on the approved SPA/SEA Plat where existing vegetation may not be adequate to provide screening as required by the Zoning Ordinance. Selected species for supplemental planting shall be typical of the existing forest type. Planted stock and associated mulch shall be contiguous to the tree preservation area and treated as an expansion of the existing tree line, not set apart from the forested area.

18. Interior portions of designated tree preservation areas shall remain undisturbed and survive construction in a manner that preserves the ecological functionality, health, and condition of overstory and understory tree, shrubs, and herbaceous plants, decaying leaf and woody debris, and soil conditions that are present at the time of plan submission. Invasive species that pervade the forested area to a degree that threatens the survival and regeneration of native species shall be controlled with implementation of a plan that clearly identifies targeted areas and

species, details removal and treatment techniques, replanting with herbaceous and woody material, monitoring, program duration in accordance with PFM 12-0404.2B and 12-0509.3B.

19. The applicant shall exclusively use native and non-invasive species for landscaped and other plantings on the site. The applicant shall provide planting lists showing species and location of plantings.
20. The proposed traffic channelization island shall be designed to meet the VDOT Commercial Entrance Channelization standards, as reviewed and approved by VDOT and DPWES.
21. The applicant shall provide and maintain a clear sight distance of 390 feet to the driver's left from the proposed driveway exit per to VDOT's Road Design Manual.
22. The applicant shall provide the proposed Right-of-Way dedication parallel to Pohick Road centerline, the roadway pavement extension and striping, and curb and gutter, to meet VDOT road design standards.
23. The applicant shall complete the vacation and re-dedication of the portion of the existing trail easement prior to site plan approval, for the trail easement to be located outside of the Right-of-Way dedication area, as reviewed and approved by DPWES..
24. The applicant shall install a roofing membrane with a Solar Reflectance Index (SRI) appropriate to the slope of the roof (i.e. for a low-sloped roof ($\leq 2:12$) equal to or greater than 78 for a minimum of 75% of the total roof area, and for a high-sloped roof ($> 2:12$) equal to or greater than 29). The applicant shall provide proof of installation, roof area calculations, and manufacturers' product data to the Environment and Development Review Branch of DPZ.
25. The applicant shall provide a light pollution reduction strategy for interior and exterior lighting as listed below – to be written as it pertains to the specific case (examples include, LED lighting for signage/interior lighting, reduction by automatic device below the interior lighting power maximum allowances per International Energy Conservation Code (IECC) Table 505.5.2 for all non-emergency interior luminaries with a direct line of sight to any openings in the envelope (translucent or transparent) between certain hours, with an after-hours override provided by a manual or occupant-sensing device provided the override lasts no more than 30 minutes, or for exterior lighting, the input power of exterior lighting shall be reduced (by automatic device of) by more than the Zoning Ordinance's current minimum of 50%. The applicant shall provide proof of installation and plan locations to the Environment and Development Review Branch of DPZ.

26. The Applicant shall install motion sensor faucets and flush valves and ultralow-flow plumbing fixtures that have a maximum water usage as listed below (to be modified with the project-specific fixtures to be included). The Applicant shall provide proof of installation and manufacturers' product data to the Environment and Development Review Branch of DPZ.

- Water Closet (gallons per flush, gpf) 1.28
- Urinal (gpf) 0.5
- Showerheads (gallons per minute, gpm*) 2.0
- Lavatory faucets (gpm**) 1.5
- Kitchen and janitor sink faucets 2.20
- Metering faucets 0.25

* When measured at a flowing water pressure of 80 pounds per square inch (psi).

** When measured at a flowing water pressure of 60 pounds per square inch (psi).

27. The Applicant shall provide an area for the separation, collection and storage of glass, paper, metal, plastic and cardboard generated by both customers and employees. There shall be a dedicated area on the Property for the storage of the recycled materials. The Applicant shall provide proof of installation, installation locations and a copy of the Applicant's recycling hauling contract to the Environment and Development Review Branch of DPZ.

28. To the extent reasonably feasible, and in accordance with all applicable building codes the Applicant shall salvage any lighting and plumbing fixtures, signage, exterior doors, and door hardware. The Applicant shall provide construction drawings and an itemized list of the reuse to the Environment and Development Review Branch of DPZ.

29. To the extent reasonably feasible, the Applicant shall use building materials that have been produced or manufactured within 500 miles of the project site including concrete, brick veneer, engineered lumber, windows and doors, structural steel, and carpet. The Applicant shall provide proof of installation and invoice receipts, with manufacturer's data showing the production or manufacturing location to the Environment and Development Review Branch of DPZ.

30. The Applicant shall use low-emitting materials for all adhesives, sealants, paints, coatings, flooring systems, composite wood, and agrifiber products, as well as furniture and furnishings if available – to be written as it pertains to the specific case. Low-emitting is defined according to the following table:

<u>Application</u>	<u>(VOC Limit g/L less water)</u>
• <u>Carpet Adhesive</u>	<u>50</u>
• <u>Rubber floor adhesive</u>	<u>60</u>
• <u>Ceramic tile adhesive</u>	<u>65</u>

- Anti-corrosive/ anti-rust paint 250
- Clear wood finishes 350

The Applicant shall provide proof of installation and the manufacturers' product data to the Environment and Development Review Branch of DPZ.

31. The Applicant shall install only LED or fluorescent lamps in all interior building lighting fixtures. The Applicant shall provide a maximum lighting power allowance of 1.25 watts/square foot (code maximum is 1.5 watts/square foot for retail area and 0.9 watts/per square foot for the service department area). The Applicant shall provide proof of installation, energy usage calculations and manufacturers' product data to the Environment and Development Review Branch of DPZ.
32. The Applicant shall install Energy Star appliances and equipment for all refrigerators, dishwashers, water heaters, computers, monitors, televisions, vending machines, water coolers, and other appliances and office equipment (if available). The Applicant shall provide proof of installation, installation locations, and manufacturers' product data, including the Energy Star energy guide to the Environment and Development Review Branch of DPZ.

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 permit shall not be valid until this has been accomplished.

Pursuant to Sect. 8-015 of the Zoning Ordinance, this special permit shall automatically expire, without notice, thirty (30) months after the date of approval unless construction has commenced and been diligently prosecuted. The Board of Zoning Appeals may grant additional time to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special permit. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

PROPOSED DEVELOPMENT CONDITIONS**SEA 2004-MV-001-02****March 9, 2016**

If it is the intent of the Board of Supervisors to approve SEA 2004-MV-001-02 located at 8616 Pohick Road, Tax Map 98-1 ((1)) 21, to amend SEA 2004-MV-001 previously approved for a telecommunications facility to permit continuation of the use at a newly modified site pursuant to Sect. 3-104 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions. These conditions supersede all previous conditions associated with SEA 2004-MV-001-02 (an asterisk identifies those conditions carried forward from SEA 2004-MV-001-02 with minor modifications to update page references and labels).

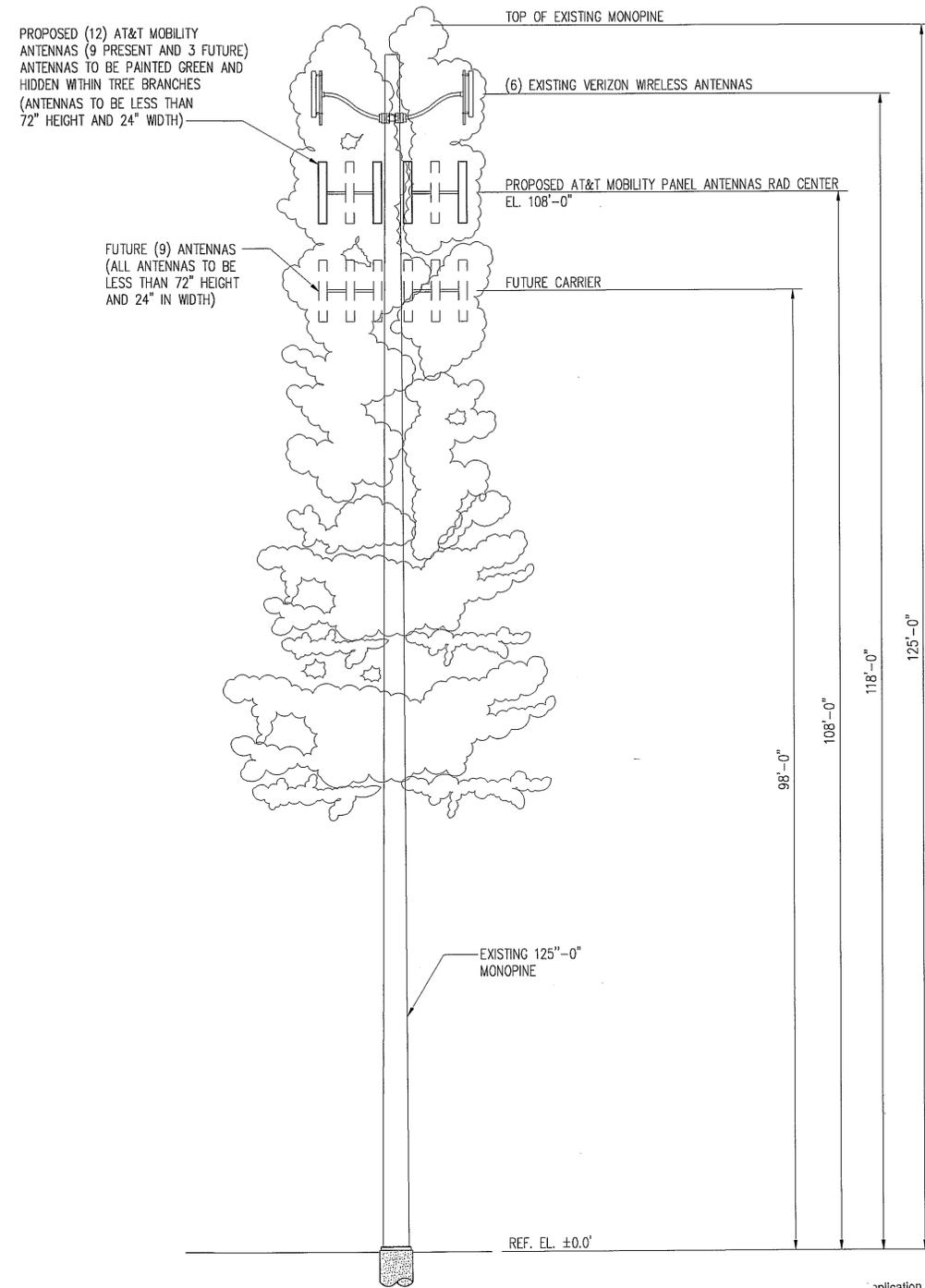
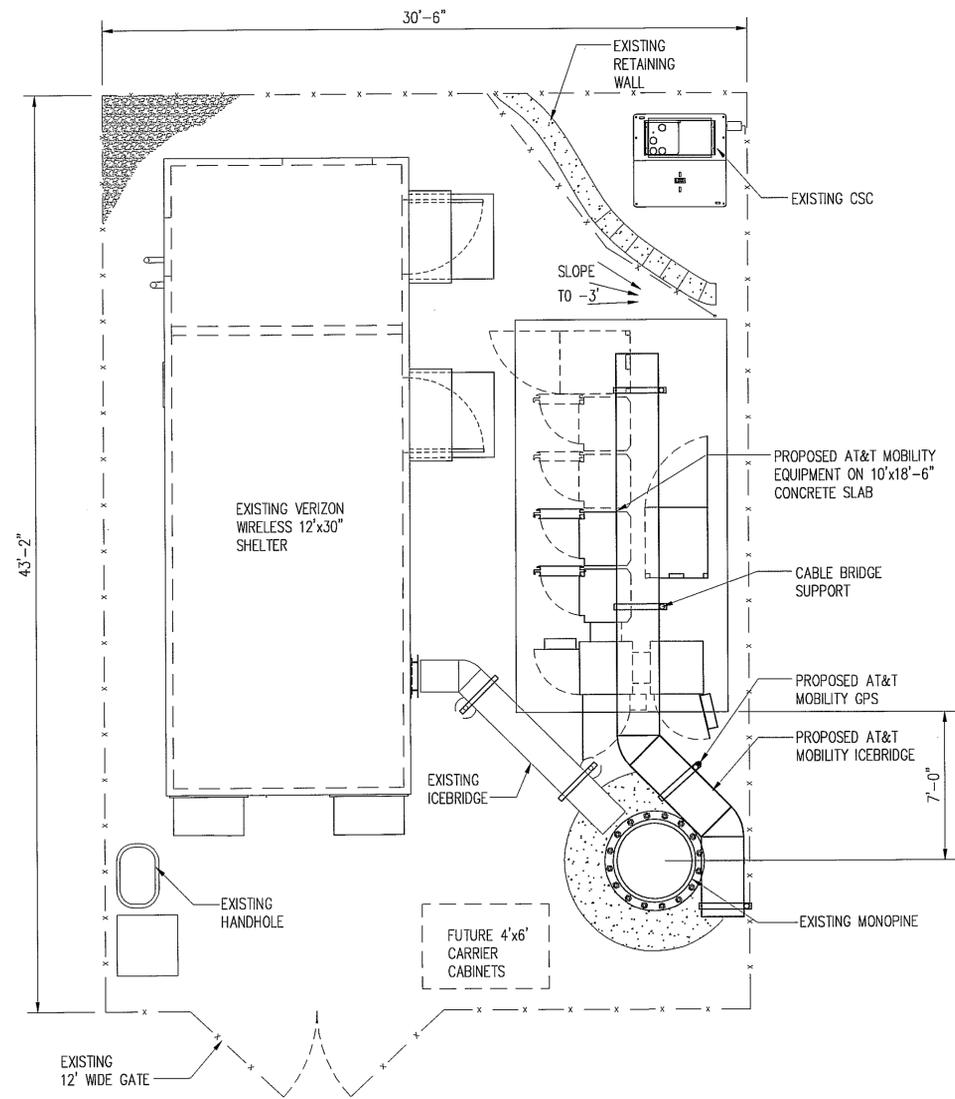
1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.*
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the SEA plat approved with the application, as qualified by these development conditions.*
3. A copy of the Special Exception Amendment conditions and the Non-Residential Use Permit (Non-RUP) shall be posted in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.*
4. This Special Exception Amendment is subject to the provisions of Article 17, Site Plans. Any plan submitted pursuant to the special exception amendment shall be in substantial conformance with the approved Special Exception Amendment / Special Permit Amendment (SEA/SPA) Plat entitled "SPA/SEA Plat, Site Plan, First Virginia Baptist Church" consisting of six sheets, prepared by Apex Solutions, LLC, dated April 2, 2015, as revised through February 3, 2016, and these conditions. ~~Minor modifications to the approved special exception amendment may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.~~*
5. Unless waived by the Zoning Administrator, a steady red market light shall be installed on the monopole and operated at all times. Said light shall be shielded to prevent the downward transmission of light.*
6. The existing chain link fence shall be maintained around the perimeter of the telecommunications compound as shown on the SEA/SPA Plat.*
7. There shall be no outdoor storage of materials, equipment, or vehicles within the wireless compound for the telecommunications facility.*

8. All existing vegetation on the property is to be maintained in good condition, including the removal and replacement of all dead, dying and diseased trees, as determined by Urban Forest Management (UFM).*
9. Stormwater Management (SWM) and Best Management Practices (BMP) shall be provided in accordance with the requirements of the Public Facilities Manual (PFM) as determined by the Department of Public Works and Environmental Services (DPWES).* Prior to site plan approval, the applicant shall provide a comparison of existing versus proposed impervious area tabulation/map. The existing impervious area shall be established based on the most recent County approved site plan (per Sheet C-4B of Project #007056-MSP-001-3). Based on this, stormwater detention requirements and Best Management Practices shall be met pursuant to the Public Facilities Manual, unless waived by DPWES.
10. No signs shall be permitted on the subject property for the advertisement of the users of the telecommunications facility.*
11. Should the need arise to alter the treepole, the Applicant shall submit engineering and structural data affirming that said alterations conform to structural wind load and all other requirements of the Virginia Uniform Statewide Building Code.*
12. Any component(s) of the telecommunications facility shall be removed within 120 days after such component(s) are no longer in use.*
13. The maximum height of the telecommunications tower (treepole) shall not exceed 125 feet.*
14. The appearance of the treepole shall be maintained by the Applicant in substantial conformance with the elevations shown ~~on the SEA/SPA Plat~~ as Attachment 1 to these conditions.*

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

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

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



Application No. SP-2010-001 Staff DeManche
 APPROVED [Signature] / SP PLAN
 SEE DEV CONDS DATED March 3, 2010
 Date of (BOS) (BZA) approval April 27, 2010
 Sheet 4 of 6

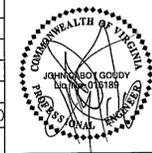


PROJECT NUMBER:
1072.052

MAVERICK - POHICK ROAD
VERIZON MONOPINE
10127894_461G3768
 8616 POHICK RD.
 SPRINGFIELD, VA 22153



6	02/18/10	ADDED LANDSCAPING	W.A.	C.G.	C.G.
5	12/17/09	REVISED DISTURBED AREA	W.A.	C.G.	C.G.
4	12/11/09	COUNTY COMMENTS	W.A.	C.G.	C.G.
3	08/26/09	COUNTY COMMENTS	W.A.	C.G.	C.G.
2	06/05/09	COMMENTS	W.A.	C.G.	C.G.
NO.	DATE	REVISIONS	BY	CHK	APPD
SCALE: AS SHOWN			DESIGNED: W.A.	DRAWN: C.G.	



COMPOUND PLAN AND UTILITY POLE ELEVATION

JOB NO.	DRAWING NUMBER
24782-432	Z03

RECEIVED
Department of Planning & Zoning

NOV 17 2015

Zoning Evaluation Division



WALSH COLUCCI
LUBELEY & WALSH PC

Andrew A. Painter, Esq.
(571) 209-5775
apainter@thelandlawyers.com

November 17, 2015

Via Email & Hand Delivery

Ms. Casey Gresham, Staff Coordinator
Fairfax County Department of Planning & Zoning
Zoning Evaluation Division
12055 Government Center, Suite 801
Fairfax, Virginia 22035-5509

**Re: Response to Staffing Comments: SEA 2004-MV-001-2/SPA 2004-MV-025-2
("Trustees of the First Virginia Baptist Church")**

Dear Ms. Gresham:

On behalf of the **Trustees of First Virginia Baptist Church** (the "Applicant"), this letter provides a written response to the staffing discussions and memoranda you forwarded regarding the above-referenced case. For your convenience, staff's comments are stated below and the Applicant's responses follow in bold text.

The Applicant has substantially revised its proposed building program to address issues related to loss of pervious surface and vegetation. The revised proposal now calls for a two-phase expansion of the existing church and church-related functions. Phase I includes removal of the parsonage (depicted as "Building B" on the plat), construction of two temporary classroom trailers, and construction of a 5,680 s.f. multipurpose building for religious education classes. The existing temporary trailers and sheds will be removed during this time.

Phase II will include the construction of a 4,992-square foot one-story addition and removal of the two temporary trailers. The Phase II building will provide a sanctuary as well as additional space for religious education classes, congregation meeting space, and social events. During Phase II, the existing church building will be converted into a chapel and auxiliary education building. A limit of 150 seats in the sanctuary—either in the existing church building or in the Phase II building—will be maintained at all times.

Concerning stormwater management, the Applicant continues to propose the installation of an infiltration trench concurrent with Phase I, to be located in the location of the former paved play area, which will result in a decrease in impervious surface and loss of vegetation. The smaller two-phase building program now allows this infiltration trench to be located closer to the proposed buildings, thereby reducing the limits of disturbance.

ATTORNEYS AT LAW

703 528 4700 | WWW.THELANDLAWYERS.COM
2200 CLARENDON BLVD. | SUITE 1300 | ARLINGTON, VA 22201-3359

LOUDOUN 703 737 3633 | WOODBRIDGE 703 680 4664

DPWES Site Development and Inspections Division

- An infiltration facility and a vegetated filter strip have now been proposed as the BMP practices by which the project will meet its phosphorous reduction requirements. A preliminary VRRM (Virginia Runoff Reduction Method) analysis has been included in the SPA/SEA Plat to support the design engineer's expectation that the Level 2 infiltration facility plus the vegetated filter strip should provide sufficient water quality compliance. Related calculation and design details will be reviewed at the final design/site plan stage.

Applicant Response: Acknowledged.

- The site's "existing" impervious surface coverage, for the purposes of the SWM/BMP calculations, shall be the impervious coverage depicted on the Drainage Plan sheet (Sheet C-4B) included in the plan set for Project #007056-MSP-001-3 (approved 4/11/2007). All site impervious surface in excess of that shown on this plan sheet is considered new or proposed impervious surface with respect to the current site plan and the proposed SWM/BMP facility designs. Note that Sheet 3 of the current SPA/SEA Plat does not show the appropriate "existing" impervious surface for the site. Related calculation and design details will be reviewed at the final design/site plan stage.

Applicant Response: Acknowledged.

- An infiltration facility has now been proposed as the SWM practice by which the project will meet its detention requirements. The site's B-type soils should be conducive to such infiltration practices. Related calculation and design details will be reviewed at the final design/site plan stage.

Applicant Response: Acknowledged.

- Note that the "existing" impervious surface constraint identified above in the water quality discussion is applicable to the water quantity calculations, as well.

Applicant Response: Acknowledged.

- The stormwater management plan to be prepared at final design must address all of the items listed in SWMO 124-2-7.B.

Applicant Response: Acknowledged.

- The latest BMP specifications provided on the Virginia Stormwater BMP Clearinghouse website must be used for final design. The design engineer is also referred to LTI 14-13 with regard to the selection of the appropriate BMP specifications. Virginia DEQ Stormwater Design Specifications No. 2 & No. 8 must be used for the designs of the proposed vegetated filter strip and infiltration facility, respectively.

Applicant Response: Acknowledged.

Virginia Department of Transportation

- Sheet 4 should show the sight distance triangle for the entrance along Pohick Road with the location of the driver's eye set back 14.5' from the travel way.

Applicant Response: Revised as requested.

- Per Appendix F-35 and B-11 of the *VDOT Road Design Manual*, the sight distance requirement and sight distance triangle should be per the design speed of Pohick Road. Why is 25 mph shown and not 35 mph?

Applicant Response: The design speed has been corrected to depict 35 miles per hour.

DPWES Forest Conservation Branch

1. **Comment:** The proposed transitional screening yard does not effectively meet the intent of the requirement for transitional screening 1. A modification is requested to reduce the screening yard width from 25 to 15 feet, a reduction of 40%. Proposed planting should still provide 75 percent tree cover, as required by ZO 13-303.3A(1), over the reduced area of the screening yard. Available planting area in the 15-foot wide screening yard is approximately 3000 square feet. Based on 75% 10-yr. canopy cover in the screening yard, 2250 sq. ft. of tree canopy should be provided in the screening yard. Nine (9) Category IV trees, planted at 2-in. cal. are proposed for 1800 sq. ft. of canopy.

Recommendation: Tree canopy in the screening yard should be increased by a minimum of 450 sq. ft. Increased tree canopy could be achieved by spacing the proposed deciduous trees closer together to fit in more (min. spacing = 15 ft. on center, or add several smaller trees staggered in between the larger trees shown.

Applicant Response: Revised as requested.

2. **Comment:** Shrubs should be provided in proportionate quantity, based on the requirement of three (3) shrubs for every 10 linear feet of screening yard. With the reduction in width of the screening yard, shrubs could be provided at the proportionately reduced rate of two (2) shrubs for every 10 linear feet of screening yard. The applicant should adhere to requirements for predominantly evergreen shrubs of medium height (5-6 feet).

Recommendations: Increase the number of shrubs to 50. Selected species should be able to reach an ultimate height of at least 5-6 feet. A majority of the shrubs should be evergreen. Locate shrubs more staggered and randomly rather than in straight lines.

Applicant Response: Revised as requested.

3. **Comment:** Landscaping around the existing and proposed buildings would increase the aesthetic appearance to improve views of the property that may remain through the reduced screening yard.

Recommendation: Require the landscape plan to show foundation plantings around the buildings to soften building lines and improve appearance, or make foundation plantings a condition of approval.

Applicant Response: Revised as requested.

DPZ Environment & Development Review Branch

- **Green Building Practices:** Encourage commitments to implementation of green building practices through certification under established green building rating systems for individual buildings (e.g., the U.S. Green Building Council's Leadership in Energy and Environmental Design for New Construction [LEED-NC®] or the U.S. Green Building Council's Leadership in Energy and Environmental Design for Core and Shell [LEED-CS®] program or other equivalent programs with third party certification). An equivalent program is one that is independent, third-party verified, and has regional or national recognition or one that otherwise includes multiple green building concepts and overall levels of green building performance that are at least similar in scope to the applicable LEED rating system. Encourage commitments to the attainment of the ENERGY STAR® rating where available. Encourage certification of new homes through an established residential green building rating system that incorporates multiple green building concepts and has a level of energy performance that is comparable to or exceeds ENERGY STAR qualification for homes. Encourage the inclusion of professionals with green building accreditation on development teams. Encourage commitments to the provision of information to owners of buildings with green building/energy efficiency measures that identifies both the benefits of these measures and their associated maintenance needs.”

Applicant Response: Concerning environmental sustainability, the proposed building will include Energy Star windows and appliances, energy-efficient light fixtures and HVAC systems, LED or fluorescent lamps in all common interior building lighting fixtures, and low-emitting materials for all adhesives, sealants, paints, coatings, flooring systems, composite wood, and agrifiber products, as well as furniture and furnishings, if available.

- **Stormwater Best Management Practices and Adequate Outfall:** The proposed stormwater management system has been designed consistent with new stormwater management requirements, as set forth in the Stormwater Management Ordinance, Chapter 124 of the Fairfax County Code.

Applicant Response: Acknowledged.

- **Tree Preservation:** The applicant is encouraged to work with the Urban Forestry Management Division of DPWES to find additional opportunities to augment the landscaping for this worship center.

Applicant Response: Acknowledged; the Applicant has increased landscaping around the existing and proposed buildings to increase the aesthetic appearance to improve views of the property. The Applicant has also increased the tree canopy in the screening yard, and has increased the number of shrubs.

- **Green Building:** The Policy Plan incorporates guidance in support of the application of energy conservation, water conservation and other green building practices in the design and construction of new development and redevelopment projects. The applicant is encouraged to commit to green building practices, such as high efficiency mechanical systems, use of materials with recycled content and a high energy building performance for this development.

Applicant Response: Acknowledged; the Applicant is amenable to a condition of approval which requires it to make commercially reasonable efforts to reuse walls, floors, roof portions, and/or interior nonstructural elements from demolition of any existing structures, to use building materials that have been produced or manufactured within 500 miles of the property, to install a high-efficiency HVAC system, to use low-emitting materials for all adhesives, sealants, paints, coatings, flooring systems, composite wood, and agrifiber products, as well as furniture and furnishings if available, and to install motion sensor faucets and flush valves that have a maximum water usage.

- The applicant has not provided a development condition in support of the County's green building policy at this time.

Applicant Response: The Applicant is amenable to a condition of approval which requires it to make commercially reasonable efforts to reuse walls, floors, roof portions, and/or interior nonstructural elements from demolition of any existing structures, to use building materials that have been produced or manufactured within 500 miles of the property, to install a high-efficiency HVAC system, to use low-emitting materials for all adhesives, sealants, paints, coatings, flooring systems, composite wood, and agrifiber products, as well as furniture and furnishings if available, and to install motion sensor faucets and flush valves that have a maximum water usage.

Please feel free to call me directly at (571) 209-5775 should you have any questions.

Sincerely,

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



Andrew A. Painter

Enclosures

Cc: Ms. Marlae Schnare, Springfield District Supervisor
Dr. Jey Kim, First Virginia Baptist Church
Mr. Yung Kim, P.E., Apex Solutions, LLC
Mr. Jon K. Erickson, P.E., L.S., Morris, Ritchie & Associates, Inc.
Mr. John F. Heltzel AIA, John F. Heltzel AIA, P.C.
Lynne J. Strobel, Walsh Colucci

SPECIAL EXCEPTION AFFIDAVIT

126705c

DATE: March 2, 2016
(enter date affidavit is notarized)

I, Andrew A. Painter, attorney/agent, do hereby state that I am an
(enter name of applicant or authorized agent)

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

in Application No.(s): SEA 2004-MV-001-02
(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)
Trustees of First Virginia Baptist Church Trustees/Agents: Ginny Kim Joon Boo Shong Oh Sang Yoon Andrew Choi Jane Yoon Agents: Jey Kim Justin Yun	8616 Pohick Road Springfield, Virginia 22153	Applicant/Title Owner of Tax Map 98-1 ((1)) 21/Ground Lessor
Apex Solutions, L.L.C. Agent: Yung Kim	412 Old Dominion Avenue Herndon, Virginia 20170	Engineer/Planner/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: March 2, 2016
(enter date affidavit is notarized)

126705c

for Application No. (s): SEA 2004-MV-001-02
(enter County-assigned application number (s))

(NOTE): All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel (s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Walsh, Colucci, Lubeley & Walsh, P.C. Agents: Martin D. Walsh Lynne J. Strobel Timothy S. Sampson (former) M. Catharine Puskar Sara V. Mariska G. Evan Pritchard Andrew A. Painter Matthew J. Allman Jeffrey R. Sunderland Robert D. Brant Elizabeth D. Baker Inda E. Stagg Elizabeth A. Nicholson (former) Amy E. Friedlander	2200 Clarendon Blvd., Suite 1300 Arlington, Virginia 22201	Attorneys/Planners/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney*/Agent Attorney/Agent Planner/Agent Planner/Agent Planner/Agent Planner/Agent

*Admitted in New York and California. Admission to Virginia Bar pending.

Cellco Partnership d/b/a Verizon Wireless Agent: Brian A. Stover	9000 Junction Drive Annapolis Junction, Maryland 20701	Ground Lessee of Tax Map 98-1 ((1)) 21 part
--	---	--

M.J. Wells & Associates, Inc. Agents: Robin L. Antonucci Brian J. Horan	1420 Spring Hill Road, Suite 610 Tysons, VA 22102	Transportation Consultant/ Agent
--	--	-------------------------------------

John F. Heltzel AIA, P.C. Agent: John F. Heltzel	9389 Forestwood Lane, Manassas, VA 20110	Architect/Agent
--	---	-----------------

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: March 2, 2016
(enter date affidavit is notarized)

126705c

for Application No. (s): SEA 2004-MV-001-02
(enter County-assigned application number(s))

1(b). The following constitutes a listing*** of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders:

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

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name and number, street, city, state, and zip code) . Walsh, Colucci, Lubeley & Walsh, P.C.
2200 Clarendon Blvd., Suite 1300
Arlington, Virginia 22201

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Wendy A. Alexander, David J. Bomgardner,	J. Randall Minchew, Andrew A. Painter,
E. Andrew Burcher, Thomas J. Colucci,	G. Evan Pritchard, M. Catherine Puskar,
Michael J. Coughlin, Peter M. Dolan, Jr.,	John E. Rinaldi, Kathleen H. Smith,
Jay du Von, William A. Fogarty, John H.	Lynne J. Strobel, Garth M. Wainman,
Foote, H. Mark Goetzman, Bryan H.	Nan E. Walsh

Guidash, Michael J. Kalish,

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

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

Special Exception Attachment to Par. 1(b)

DATE: March 2, 2016
(enter date affidavit is notarized)

126705c

for Application No. (s): SEA 2004-MV-001-02
(enter County-assigned application number (s))

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

Apex Solutions LLC
412 Old Dominion Ave
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)

Yung Kim

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

Bell Atlantic Mobile Systems, LLC
One Verizon Way
Basking Ridge, NJ 07920-1097

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)

MCI Communications Services, Inc.

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

Special Exception Attachment to Par. 1(b)

DATE: March 2, 2016
(enter date affidavit is notarized)

126705 c

for Application No. (s): SEA 2004-MV-001-02
(enter County-assigned application number (s))

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

MCI Communications Services, Inc.
One Verizon Way
Basking Ridge, NJ 07920-1097

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)

MCI Broadband Solutions, Inc.

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

MCI Broadband Solutions, Inc.
901 International Parkway
Lake Mary, FL 32746

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)

Terremark Worldwide, Inc.

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

Special Exception Attachment to Par. 1(b)

DATE: March 2, 2016
(enter date affidavit is notarized)

126705 c

for Application No. (s): SEA 2004-MV-001-02
(enter County-assigned application number (s))

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

Terremark Worldwide, Inc.
One Biscayne Tower
2 South Biscayne Blvd, #2800
Miami, FL 33131

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 Business Network Services Inc.

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

Verizon Business Network Services Inc.
One Verizon Way
Basking Ridge, NJ 07920-1097

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)

MCI Communications Corporation

(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: March 2, 2016
(enter date affidavit is notarized)

126705c

for Application No. (s): SEA 2004-MV-001-02
(enter County-assigned application number (s))

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

MCI Communications Corporation
One Verizon Way
Basking Ridge, NJ 07920-1097

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 Business Global LLC

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

Verizon Business Global LLC
One Verizon Way
Basking Ridge, NJ 07920-1097

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.

(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: March 2, 2016
(enter date affidavit is notarized)

126705 c

for Application No. (s): SEA 2004-MV-001-02
(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
New York, New York 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)

Publicly traded.

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

GTE Wireless Incorporated
One Verizon Way
Basking Ridge, NJ 07920-1097

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)

GTE Corporation
MFS Globenet, Inc.

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

Special Exception Attachment to Par. 1(b)

DATE: March 2, 2016
(enter date affidavit is notarized)

126705c

for Application No. (s): SEA 2004-MV-001-02
(enter County-assigned application number (s))

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

GTE Corporation
140 West Street
New York, New York 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.
NYNEX LLC
Verizon Ventures LLC

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

MFS Globenet, Inc.
One Verizon Way
Basking Ridge, NJ 07920-1097

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)

MCI International Services, Inc.

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

Special Exception Attachment to Par. 1(b)

DATE: March 2, 2016
(enter date affidavit is notarized)

126705 C

for Application No. (s): SEA 2004-MV-001-02
(enter County-assigned application number (s))

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

Verizon Ventures LLC
One Verizon Way
Basking Ridge, NJ 07920-1097

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.

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

NYNEX LLC
140 West Street
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.

(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: March 2, 2016
(enter date affidavit is notarized)

126705 c

for Application No. (s): SEA 2004-MV-001-02
(enter County-assigned application number (s))

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

MCI International Services, Inc.
One Verizon Way
Basking Ridge, NJ 07920-1097

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)

MCI International Inc.
Verizon Business Network Services Inc.

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

MCI International Inc.
One Verizon Way
Basking Ridge, NJ 07920-1097

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)

MCI Communications Corporation

(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: March 2, 2016
(enter date affidavit is notarized)

126705 c

for Application No. (s): SEA 2004-MV-001-02
(enter County-assigned application number (s))

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

JV PartnerCo, LLC
One Verizon Way
Basking Ridge, NJ 07920-1097

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 Americas, Inc.

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

Verizon Americas, Inc.
One Verizon Way
Basking Ridge, NJ 07920-1097

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 Americas Holdings Inc.

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

Special Exception Attachment to Par. 1(b)

126705c

DATE: March 2, 2016
(enter date affidavit is notarized)

for Application No. (s): SEA 2004-MV-001-02
(enter County-assigned application number (s))

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

Verizon Americas Holdings Inc.
901 International Parkway
Lake Mary, FL 32746

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 Americas Finance 2 Inc.

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

Verizon Americas Finance 2 Inc.
One Verizon Way
Basking Ridge, NJ 07920-1097

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 Americas Finance 1 Inc.

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

Special Exception Attachment to Par. 1(b)

DATE: March 2, 2016
(enter date affidavit is notarized)

126705 e

for Application No. (s): SEA 2004-MV-001-02
(enter County-assigned application number (s))

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

Verizon Americas Finance 1 Inc.
One Verizon Way
Basking Ridge, NJ 07920-1097

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.

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

Verizon Holdings LLC
One Verizon Way
Basking Ridge, NJ 07920-1097

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 Americas Inc.

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

Special Exception Attachment to Par. 1(b)

DATE: March 2, 2016
(enter date affidavit is notarized)

126705 C

for Application No. (s): SEA 2004-MV-001-02
(enter County-assigned application number (s))

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

M.J. Wells & Associates, Inc.
1420 Spring Hill Road, Suite 610
Tysons, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

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

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

M.J. Wells & Associates, Inc. Employee
Stock Ownership Trust. All employees are
eligible plan participants; however, no one
employee owns 10% or more of any class of
stock.

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

John F. Heltzel AIA, P.C.
9389 Forestwood Lane,
Manassas, VA 20110

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)

John F. Heltzel

(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: March 2, 2016
(enter date affidavit is notarized)

126705 C

for Application No. (s): SEA 2004-MV-001-02
(enter County-assigned application number(s))

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

PARTNERSHIP INFORMATION

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

Cellco Partnership d/b/a Verizon Wireless
9000 Junction Drive
Annapolis Junction, Maryland 20701

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

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

General Partners:
Bell Atlantic Mobile Systems, LLC
GTE Wireless Incorporated
JV PartnerCo, LLC
PCS Nucleus, L.P.

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

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

Special Exception Attachment to Par. 1(c)

DATE: March 2, 2016
(enter date affidavit is notarized)

126705c

for Application No. (s): SEA 2004-MV-001-02
(enter County-assigned application number (s))

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

PCS Nucleus, L.P.
One Verizon Way
Basking Ridge, NJ 07920-1097

(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)

General Partners:
✓ Verizon Holdings LLC
✓ JV PartnerCo, LLC

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: March 2, 2016
(enter date affidavit is notarized)

126705c

for Application No. (s): SEA 2004-MV-001-02
(enter County-assigned application number(s))

1(d). One of the following boxes **must** be checked:

In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land:

Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land.

2. That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

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

None

(check if applicable) There are more interests to be listed and Par. 2 is continued on a "Special Exception Attachment to Par. 2" form.

Application No.(s): SEA 2004-MV-001-02
(county-assigned application number(s), to be entered by County Staff)

SPECIAL EXCEPTION AFFIDAVIT

DATE: March 2, 2016
(enter date affidavit is notarized)

126705c

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

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

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

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

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

WITNESS the following signature:

(check one) [] Applicant [x] Applicant's Authorized Agent

Andrew A. Painter, attorney/agent
(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 2 day of March 2016, in the State/Comm. of Virginia, County/City of Arlington.

Kimberly K. Follin
Notary Public

My commission expires: 11/30/2019

KIMBERLY K. FOLLIN
Registration # 283945
Notary Public
COMMONWEALTH OF VIRGINIA

Application No.(s): SPA 2004-MV-025-02
 (county-assigned application number(s), to be entered by County Staff)

122695c

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: February 26, 2016
 (enter date affidavit is notarized)

I, Andrew A. Painter, attorney/agent, do hereby state that I am an
 (enter name of applicant or authorized agent)

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

and that, to the best of my knowledge and belief, the following is true:

1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS, and LESSEES** of the land described in the application,* and, if any of the foregoing is a **TRUSTEE,**** each **BENEFICIARY** of such trust, and all **ATTORNEYS** and **REAL ESTATE BROKERS**, and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

(NOTE: All relationships to the application listed above in **BOLD** print must be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Trustees of First Virginia Baptist Church Trustees/Agents: Ginny Kim Joon Boo Shong Oh Sang Yoon Andrew Choi Jane Yoon	8616 Pohick Road Springfield, Virginia 22153	Applicant/Title Owner of Tax Map 98-1 ((1)) 21/Ground Lessor
Agents: Jey Kim Justin Yun		
Apex Solutions, L.L.C. Agent: Yung Kim	412 Old Dominion Avenue Herndon, Virginia 20170	Engineer/Planner/Agent

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

Application No.(s): SPA 2004-MV-025-02
(county-assigned application number(s), to be entered by County Staff)

Page 1 of 2

Special Permit/Variance Attachment to Par. 1(a)

122695C

DATE: February 26, 2016
(enter date affidavit is notarized)

(NOTE): All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel (s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Walsh, Colucci, Lubeley & Walsh, P.C. Agents: Martin D. Walsh Lynne J. Strobel Timothy S. Sampson (former effective April 1, 2015) M. Catharine Puskar Sara V. Mariska G. Evan Pritchard Andrew A. Painter Matthew J. Allman Jeffrey R. Sunderland ● Robert D. Brant Elizabeth D. Baker Inda E. Stagg Elizabeth A. Nicholson (former) Amy E. Friedlander	2200 Clarendon Blvd., Suite 1300 Arlington, Virginia 22201	Attorneys/Planners/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney*/Agent Attorney/Agent Planner/Agent Planner/Agent Planner/Agent Planner/Agent
Cellco Partnership d/b/a Verizon Wireless Agent: Brian A. Stover	9000 Junction Drive Annapolis Junction, Maryland 20701	Ground Lessee of Tax Map 98-1 ((1)) 21 part
M.J. Wells & Associates, Inc. Agents: Robin L. Antonucci Brian J. Horan	1420 Spring Hill Road, Suite 610 Tysons, VA 22102	Transportation Consultant/ Agent

*Admitted in New York and California. Admission to Virginia Bar pending.

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

Application No.(s): SPA 2004-MV-025-02
(county-assigned application number(s), to be entered by County Staff)

Page 2 of 2

Special Permit/Variance Attachment to Par. 1(a)

DATE: February 26, 2016
(enter date affidavit is notarized)

122695C

(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)

- John F. Heltzel AIA, P.C.

9389 Forestwood Lane,
Manassas, VA 20110

Architect/Agent

Agent:

- John F. Heltzel

(check if applicable)

There are more relationships to be listed and Par. 1(a) is continued further on a "Special Permit/Variance Attachment to Par. 1(a)" form.

Information added.

Application No.(s): SPA 2004-MV-025-02
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: February 26, 2016
(enter date affidavit is notarized)

122695c

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, number, street, city, state, and zip code)

Walsh, Colucci, Lubeley & Walsh, P.C.
2200 Clarendon Blvd., Suite 13
Arlington, Virginia 22201

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Wendy A. Alexander, David J. Bomgardner,	J. Randall Minchew, Andrew A. Painter,
E. Andrew Burcher, Thomas J. Colucci,	G. Evan Pritchard, M. Catherine Puskar,
Michael J. Coughlin, Peter M. Dolan, Jr.,	John E. Rinaldi, Kathleen H. Smith,
Jay du Von, William A. Fogarty, John H.	Lynne J. Strobel, Garth M. Wainman,
Foote, H. Mark Goetzman, Bryan H.	Nan E. Walsh
Guidash, Michael J. Kalish,	

(check if applicable) There is more corporation information and Par. 1(b) is continued on a "Special Permit/Variance 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.

Application No.(s): SPA 2004-MV-025-02
(county-assigned application number(s), to be entered by County Staff)

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Special Permit/Variance Attachment to Par. 1(b)

DATE: February 26, 2016
(enter date affidavit is notarized)

122695C

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

Apex Solutions LLC
412 Old Dominion Ave
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)

Yung Kim

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

Bell Atlantic Mobile Systems, LLC
One Verizon Way
Basking Ridge, NJ 07920-1097

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)

MCI Communications Services, Inc.

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

Application No.(s): SPA 2004-MV-025-02
(county-assigned application number(s), to be entered by County Staff)

Page 2 of 12

Special Permit/Variance Attachment to Par. 1(b)

122695C

DATE: February 26, 2016
(enter date affidavit is notarized)

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

MCI Communications Services, Inc.
One Verizon Way
Basking Ridge, NJ 07920-1097

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)

MCI Broadband Solutions, Inc.

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

MCI Broadband Solutions, Inc.
901 International Parkway
Lake Mary, FL 32746

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)

Terremark Worldwide, Inc.

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

Application No.(s): SPA 2004-MV-025-02
(county-assigned application number(s), to be entered by County Staff)

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Special Permit/Variance Attachment to Par. 1(b)

DATE: February 26, 2016
(enter date affidavit is notarized)

122695C

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

Terremark Worldwide, Inc.
One Biscayne Tower
2 South Biscayne Blvd, #2800
Miami, FL 33131

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 Business Network Services Inc.

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

Verizon Business Network Services Inc.
One Verizon Way
Basking Ridge, NJ 07920-1097

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)

MCI Communications Corporation

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

Application No.(s): SPA 2004-MV-025-02
(county-assigned application number(s), to be entered by County Staff)

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Special Permit/Variance Attachment to Par. 1(b)

DATE: February 26, 2016
(enter date affidavit is notarized)

122695C

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

MCI Communications Corporation
One Verizon Way
Basking Ridge, NJ 07920-1097

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 Business Global LLC

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

Verizon Business Global LLC
One Verizon Way
Basking Ridge, NJ 07920-1097

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.

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

Application No.(s): SPA 2004-MV-625-02
(county-assigned application number(s), to be entered by County Staff)

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Special Permit/Variance Attachment to Par. 1(b)

DATE: February 26, 2016
(enter date affidavit is notarized)

122695C

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

Verizon Communications, Inc.
140 West Street
New York, New York 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)

Publicly traded.

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

GTE Wireless Incorporated
One Verizon Way
Basking Ridge, NJ 07920-1097

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)

GTE Corporation
MFS Globenet, Inc.

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

Application No.(s): SPA 2004-MV-025-02
(county-assigned application number(s), to be entered by County Staff)

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Special Permit/Variance Attachment to Par. 1(b)

DATE: February 26, 2016
(enter date affidavit is notarized)

122695C

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

GTE Corporation
140 West Street
New York, New York 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.
NYNEX LLC
Verizon Ventures LLC

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

MFS Globenet, Inc.
One Verizon Way
Basking Ridge, NJ 07920-1097

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)

MCI International Services, Inc.

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

Application No.(s): SPA 2064-MV-025-02
(county-assigned application number(s), to be entered by County Staff)

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Special Permit/Variance Attachment to Par. 1(b)

DATE: February 26, 2016
(enter date affidavit is notarized)

122695C

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

Verizon Ventures LLC
One Verizon Way
Basking Ridge, NJ 07920-1097

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.

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

NYNEX LLC
140 West Street
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.

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

Application No.(s): SPA 2004-MV-025-02
(county-assigned application number(s), to be entered by County Staff)

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Special Permit/Variance Attachment to Par. 1(b)

122695 C

DATE: February 26, 2016
(enter date affidavit is notarized)

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

MCI International Services, Inc.
One Verizon Way
Basking Ridge, NJ 07920-1097

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)

MCI International Inc.
Verizon Business Network Services Inc.

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

MCI International Inc.
One Verizon Way
Basking Ridge, NJ 07920-1097

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)

MCI Communciations Corporation

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

Application No.(s): SPA 2004-MV-025-02
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Special Permit/Variance Attachment to Par. 1(b)

DATE: February 26, 2016
(enter date affidavit is notarized)

122695C

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

JV PartnerCo, LLC
One Verizon Way
Basking Ridge, NJ 07920-1097

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 Americas, Inc.

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

Verizon Americas, Inc.
One Verizon Way
Basking Ridge, NJ 07920-1097

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 Americas Holdings Inc.

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

Application No.(s): SPA 2004-MV-025-02
(county-assigned application number(s), to be entered by County Staff)

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Special Permit/Variance Attachment to Par. 1(b)

DATE: February 26, 2016
(enter date affidavit is notarized)

122695C

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

Verizon Americas Holdings Inc.
901 International Parkway
Lake Mary, FL 32746

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 Americas Finance 2 Inc.

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

Verizon Americas Finance 2 Inc.
One Verizon Way
Basking Ridge, NJ 07920-1097

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 Americas Finance 1 Inc.

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

Application No.(s): SPA 2004-MV-025-02
(county-assigned application number(s), to be entered by County Staff)

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Special Permit/Variance Attachment to Par. 1(b)

DATE: February 26, 2016
(enter date affidavit is notarized)

122695C

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

Verizon Americas Finance 1 Inc.
One Verizon Way
Basking Ridge, NJ 07920-1097

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.

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

Verizon Holdings LLC
One Verizon Way
Basking Ridge, NJ 07920-1097

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 Americas Inc.

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

Application No.(s): SPA 2004-MV-025-02
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Special Permit/Variance Attachment to Par. 1(b)

122695c

DATE: February 26, 2016
(enter date affidavit is notarized)

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

M.J. Wells & Associates, Inc.
1420 Spring Hill Road, Suite 610
Tysons, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

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

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

M.J. Wells & Associates, Inc. Employee
Stock Ownership Trust. All employees are
eligible plan participants; however, no one
employee owns 10% or more of any class of
stock.

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

- John F. Heltzel AIA, P.C.
9389 Forestwood Lane,
Manassas, VA 20110

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)

- John F. Heltzel

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

Information added.

Application No.(s): SPA 2004 - mv - 025 - 02
(county-assigned application number(s), to be entered by County Staff)

Page Three

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: February 26, 2016
(enter date affidavit is notarized)

122695C

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

PARTNERSHIP INFORMATION

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

Cellco Partnership d/b/a Verizon Wireless
9000 Junction Drive
Annapolis Junction, Maryland 20701

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

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

General Partners:
Bell Atlantic Mobile Systems, LLC
GTE Wireless Incorporated
JV PartnerCo, LLC
PCS Nucleus, L.P.

(check if applicable) There is more partnership information and Par. 1(c) is continued on a "Special Permit/Variance 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.

Application No.(s): SPA 2004-MV-025-02
(county-assigned application number(s), to be entered by County Staff)

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Special Permit/Variance Attachment to Par. 1(c)

DATE: February 26, 2016
(enter date affidavit is notarized)

122695c

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

· PCS Nucleus, L.P.
· One Verizon Way
· Basking Ridge, NJ 07920-1097

(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)

· General Partners:
· Verizon Holdings LLC
· JV PartnerCo, LLC

(check if applicable) There is more partnership information and Par. 1(c) is continued further on a
“Special Permit/Variance Attachment to Par. 1(c)” form.

Application No.(s): SPA 2004-MV-025-02
(county-assigned application number(s), to be entered by County Staff)

Page Four

SPECIAL PERMIT/VARIANCE AFFIDAVIT

122695C

DATE: February 26, 2016
(enter date affidavit is notarized)

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 Zoning Appeals, 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 Permit/Variance Attachment to Par. 2" form.

Application No.(s): SPA 2004-MV-025-02
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

122695c

DATE: February 26, 2016
(enter date affidavit is notarized)

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

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

None

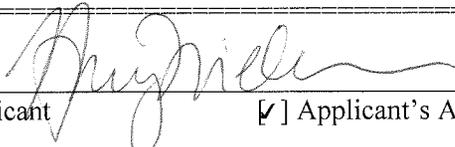
(NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

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

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

WITNESS the following signature:

(check one)


[] Applicant [x] Applicant's Authorized Agent

Amy E. Friedlander, agent
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 26 day of February, 2016, in the State/Comm. of Virginia, County/City of Arlington.


Notary Public

My commission expires: 11/30/2019

KIMBERLY K. FOLLIN
Registration # 283945
Notary Public
COMMONWEALTH OF VIRGINIA



FAIRFAX COUNTY

OFFICE OF THE CLERK
BOARD OF SUPERVISORS
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035-0072

Tel: 703-324-3151 • Fax: 703-324-3926 • TTY: 703-324-3903

V I R G I N I A

www.fairfaxcounty.gov/gov/bos/clerkhomepage.htm
Email: clerktothebos@fairfaxcounty.gov

September 22, 2004

Frank W. Stearns, Esquire
Venable, LLP
8010 Towers Crescent Drive, Suite 300
Vienna, Virginia 22182

Re: Special Exception Application Number SE 2004-MV-001

Dear Mr. Stearns:

At a regular meeting of the Board of Supervisors held on September 13, 2004, the Board approved Special Exception Application Number SE 2004-MV-001 in the name of Washington DC SMSA Limited Partnership D/B/A Verizon Wireless located at 8616 Pohick Road (Tax Map 98-1 ((1)) 21), to permit a telecommunications facility (tree pole and equipment shelter) on the location of a place of worship pursuant to Section 3-104 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s), and/or use(s) indicated on the Special Exception Plat (SE Plat) approved with this application, as qualified by these development conditions.
3. A copy of this Special Exception and the Non-Residential Use Permit (Non-RUP) SHALL BE POSTED in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
4. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this Special Exception shall be in substantial

conformance with the approved Special Exception Plat entitled "Chapel Acres Tree pole, 8616 Pohick Road, Springfield, VA 22153, Fairfax County, Mount Vernon Magisterial District," prepared by Clark Nexsen (Gary E. Dickinson), consisting of 3 sheets, dated June 4, 2004, as revised through July 20, 2004, with the Existing Vegetation Map prepared by American Land Development and Engineering, Inc. dated November 6, 2003. Minor modifications to the approved Special Exception may be permitted pursuant to Paragraph 4 of Section 9-004 of the Zoning Ordinance.

5. Prior to the approval of any plans or the issuance of any permits for this Special Exception use, a Special Permit application shall be submitted and shall be approved by the Board of Zoning Appeals to permit the existing church use and proposed telecommunications facility on the subject property of the Calvary Korean Baptist Church. If such a Special Permit is not approved, this Special Exception shall be null and void.
6. Unless waived by the Zoning Administrator, a steady red marker light shall be installed on the monopole and operated at all times. Said light shall be shielded to prevent the downward transmission of light.
7. An 8 foot tall fence shall be installed around the perimeter of the telecommunications compound as shown on the Special Exception Plat.
8. There shall be no outdoor storage of materials, equipment, or vehicles within the wireless compound for the telecommunications facility.
9. Landscaping shall be provided as shown on the Special Exception Plat. A landscape plan shall be submitted concurrent with site plan review and shall be subject to the review and approval of the Urban Forestry Division. Additional landscaping may be provided subject to approval of the Urban Forestry Division.
10. The limits of clearing and grading shall be in substantial conformance with that shown on the Special Exception Plat.
11. There shall be no land disturbance within the tree save area depicted on the Special Exception Plat. All trees shown to be preserved shall be protected by a tree protection fence. Tree protection fencing to consist of four foot high, 14 gauge welded wire attached to 6 foot steel posts driven 18 inches into the ground and placed no further than 10 feet apart shall be erected at the limits of clearing and grading as shown on the Special Exception Plat. All tree protection fencing shall be installed, as approved by the Urban Forester, prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree fences, except super silt fence, shall be

performed under the supervision of a certified arborist. Three days prior to the commencement of any clearing, grading, or demolition activities, the Urban Forestry Division shall be notified and given the opportunity to inspect the site to assure that all tree protection devices have been correctly installed.

12. Stormwater Management (SWM) and Best Management Practices (BMP) shall be provided in accordance with the requirements of the Public Facilities Manual (PFM) as determined by the Department of Public Works and Environmental Services (DPWES). If not in substantial conformance with this Special Exception Plat, then a Special Exception Amendment (SEA) may be necessary.
13. No signs shall be permitted on the subject property for the advertisement of the users of the telecommunications facility.
14. Should the need arise to alter the telecommunications monopole, the Applicant shall submit engineering and structural data affirming that said alterations conform to structural wind load and all other requirements of the Virginia Uniform Statewide Building Code.
15. Any component(s) of the telecommunications facility shall be removed within 120 days after such component(s) are no longer in use.
16. The maximum number of antennas shall be 12.
17. The telecommunications tower shall be designed as a tree pole in substantial conformance with the elevation depicted on the Special Exception Plat.
18. The maximum height of the telecommunications tower (tree pole) shall not exceed 125 feet.
19. The appearance of the tree pole shall be maintained by the Applicant in substantial conformance with the elevations shown on the Special Exception Plat.

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

SE 2004-MV-001
September 22, 2004

- 4 -

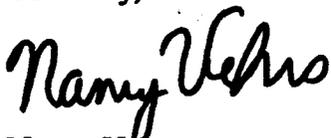
Pursuant to Section 9-015 of the Zoning Ordinance, this Special Exception shall automatically expire, without notice, thirty (30) months after the date of approval unless, at a minimum, the use has been established or construction has commenced and been diligently prosecuted. The Board of Supervisors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

The Board also modified the transitional screening requirements along a portion of the western property boundary.

On July 21, 2004, the Planning Commission approved Public Facilities Review Application 2232-V04-2. The Commission noted that the proposal by Verizon Wireless to locate a telecommunications facility on the site of the Calvary Korean Baptist Church at 8616 Pohick Road satisfies the criteria of location, character, and extent, as specified in Section 15.2-2232 of the *Code of Virginia*, and is in substantial accord with the provisions of the comprehensive plan.

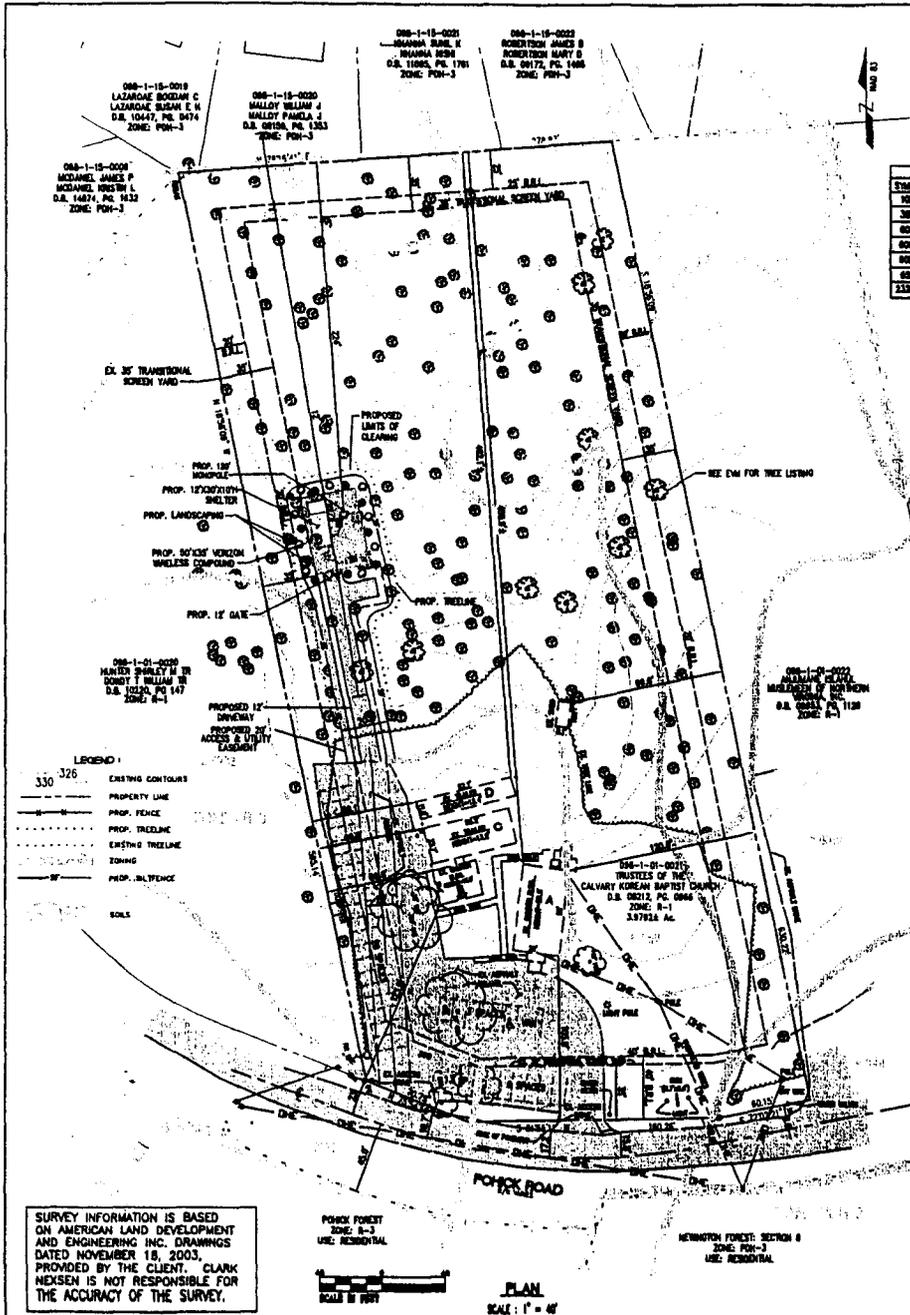
If you have questions regarding the expiration of this Special Exception or filing a request for additional time, they should be directed to the Zoning Evaluation Division in the Department of Planning and Zoning at 703-324-1290. The mailing address for the Zoning Evaluation Division is Suite 801, 12055 Government Center Parkway, Fairfax, Virginia 22035.

Sincerely,

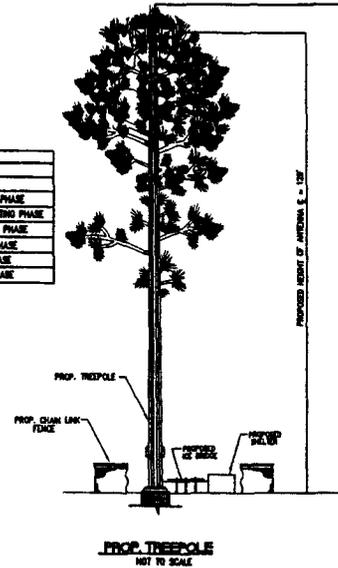


Nancy Vears
Clerk to the Board of Supervisors

NV/ns

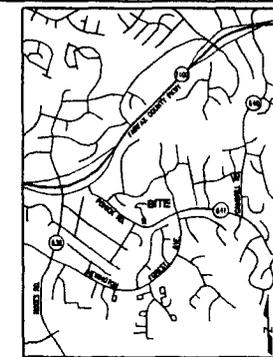
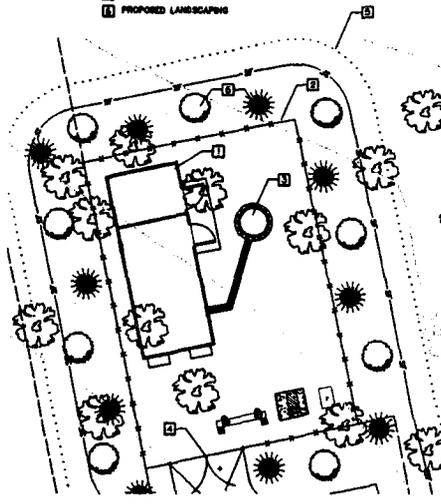


SOILS LEGEND	
SYMBOL	SOIL TYPE
10B1	GLENNVILLE HLT LOAM
30B1	BELLEVILLE LOAM, UNDEVELOPING PHASE
60B2	APPLING GRITTY LOAM, UNDEVELOPING PHASE
60B3	APPLING GRITTY LOAM, HILLY PHASE
60B4	APPLING GRITTY LOAM, HILLY PHASE
60B5	COLFAE LOAM, UNDEVELOPING PHASE
33B2	FAIRFAX LOAM, UNDEVELOPING PHASE



NOTES

1. PROPOSED 12' X 30' EQUIPMENT SHELTER
2. PROPOSED 8' X 12' VERIZON WIRELESS COMPOUND
3. PROPOSED 12' TREE POLE
4. PROPOSED 12' GATE
5. PROPOSED LIMITS OF CLEARING
6. PROPOSED LANDSCAPING



- NOTES:**
1. APPLICANT: VERIZON WIRELESS INC. 9000 JUNCTION DRIVE ANNAPOLIS JUNCTION, MD 20704 (301) 815-2000 (301) 815-2188 APPLICANT ATTORNEY: VENABLE LLP 8015 YOUNG CHERRYCREST, SUITE 200 MERRIA, VA 22182 CONTACT: FRANK STEARNS (703) 790-1858
 2. PROPERTY OWNER: TRUSTEES OF THE CALVARY KOREAN BAPTIST CHURCH 8616 POKICK ROAD SPRINGFIELD, VA 22153 SITE ADDRESS: 8616 POKICK ROAD SPRINGFIELD, VA 22153
 3. CURRENT ZONING: R-1 PROPOSED DRIVEWAY: 1200' PROPOSED COMPOUND: 1,8700'
 4. TOTAL DISTURBED AREA: 1,8700'
 5. SITE DATA: PIN: 086-1-01-0021 MAGISTRAL DISTRICT: 08-00-50 (MOUNT VERNON) DEED BOOK: DAVIS PAGE: 0888 CURRENT ZONE: R-1 PROPERTY TYPE: CHURCH LAND AREA: 3,9762 ACRES (173,3340')
 6. EXISTING AND PROPOSED IMPROVEMENTS ARE SHOWN ON THIS PLAN. ALL EXISTING BUILDINGS ARE TO BE RETAINED.
 7. HEIGHTS: CHURCH BUILDING "A" 28.5' CHURCH BUILDING "B" 12.5' TRAILER "C" 13.5' TRAILER "D" 13.5' SHED 8.5' SOH 7.7' PROP. WIRE POLE 125' PROP. V.W. SHELTER "E" 10'
 8. ACCORDING TO COUNTY PROPERTY RECORDS, THE BUILDINGS WERE CONSTRUCTED IN 1974.
 9. MINIMUM YARD REQUIREMENTS: A. BULK PLANE SHELLINGS: FRONT 50' SIDE 30' REAR 35' B. ALL OTHER STRUCTURES: FRONT: CONTROLLED BY A 45% ANGLE OF BULK PLANE, BUT NOT LESS THAN 40 FEET. SIDE: CONTROLLED BY A 45% ANGLE OF BULK PLANE, BUT NOT LESS THAN 20'. REAR: CONTROLLED BY A 45% ANGLE OF BULK PLANE, BUT NOT LESS THAN 25'.
 10. PARKING TARIFFS: REQUIRED: 1 SPACE PER 4 SEATS = 18 SPACES PROVIDED: 70 SPACES ARE 8.5 FEET WIDE AND 16 FEET DEEP. VAN ACCESSIBLE SPACE IS 16' WIDE AND HANDICAP SPACE IS 8 FEET WIDE. ALL TRAILER LANE ARE 54 FEET WIDE. BOTH ENTRANCES/EXITS TO POKICK ROAD ARE A MINIMUM OF 35 FEET.
 11. PROPERTY IS SERVED BY PUBLIC SEWER AND WATER.
 12. GROSS FLOOR AREAS: BUILDING "A" 1,8480' BUILDING "B" 6415' TRAILER "C" 1,3340' TRAILER "D" 7085' V.W. SHELTER 4000' (PROPOSED) TOTAL 4,9070'
 13. FLOOR AREA RATIO: 0.4254
 14. TOPOGRAPHY SHOWN IS FROM COUNTY RECORDS AND FIELD SURVEY CONDUCTED OCTOBER 2003.
 15. SEE ACCOMPANYING EXISTING VEGETATION MAP FOR EXISTING VEGETATION AND PROPOSED REVEGETATION.
 16. THIS SITE LIES WITHIN THE AREA DESIGNATED "RESOURCE MANAGEMENT AREA". THIS SITE DOES NOT LIE WITHIN THE RESOURCE PROTECTION OVERLAY DISTRICTS, QUALITY OUTDOOR FLOORPLAN, HISTORIC, NATURAL, RESOURCE, AIRPORT NOISE IMPACT, SOIL CONTROL, HIGHWAY CORRIDOR, OR WATER SUPPLY PROTECTION OVERLAY DISTRICTS.
 17. EXISTING OPEN SPACE = 148,4170' OR 61% OF PROPERTY. PROPOSED OPEN SPACE = 107% OF 61% OF PROPERTY. THERE ARE NO GRADIENTS OR BURIAL GROUNDS VISIBLE ON THIS PROPERTY.

PLANT SCHEDULE			
SYMBOL	SPACING	PLANT NAME	SPACING
○	10' X 10'	RED CEDAR	15'
●	10' X 10'	DOGWOOD	15'
○	10' X 10'	DOGWOOD	15'

CLARK NEXSEN
Architecture & Engineering
5510 Cherokee Ave., Suite 230
Alexandria, Virginia 22312
703.256.3344
Fax 703.256.6622
http://www.clarknexsen.com

verizon wireless
9000 JUNCTION DRIVE
ANNAPOLIS JUNCTION, MD 20701

COMMONWEALTH OF VIRGINIA
Gary E. Dickinson
GARY E. DICKINSON
No. 017919
6/11/04
PROFESSIONAL ENGINEER

SITE INFO:
CHAPEL ACRES TREE POLE

8616 POKICK ROAD
SPRINGFIELD, VA 22153
FAIRFAX COUNTY
MOUNT VERNON MAGISTRAL DISTRICT

SITE NO.:
WAS V01CHAP

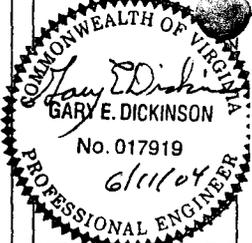
DESIGN: JCY
DRAWN: RJE
REVIEW: GEL
TTY DATE:

COMMISSION NUMBER: 1880.2(1)

SUBMITTALS		
REV.	DESCRIPTION	DATE
1	REVISION SITE PLAN	8/9/04
2	FINAL SITE PLAN	8/11/04

SHEET NAME:
SURVEY AND ELEVATIONS

SHEET NO.:
C-1



SITE INFO:
**CHAPEL ACRES
TREEPOLE**

8616 POHOCK ROAD
SPRINGFIELD, VA 22153
FAIRFAX COUNTY

SITE NO.:
WAS V01CHAP

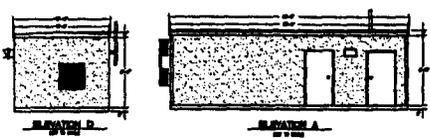
DESIGN:
REVISION:
DATE:
DRAWING NUMBER: 1890.2(1)

SYMBOL	DESCRIPTION	DATE
△	REVISED SITE PLAN	6/19/04
△	FINAL SITE PLAN	6/11/04

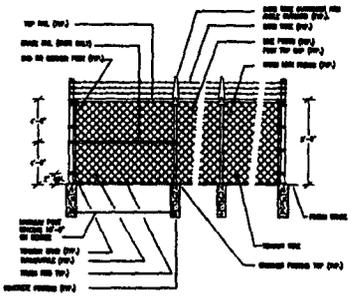
SHEET NAME:

ELEVATIONS

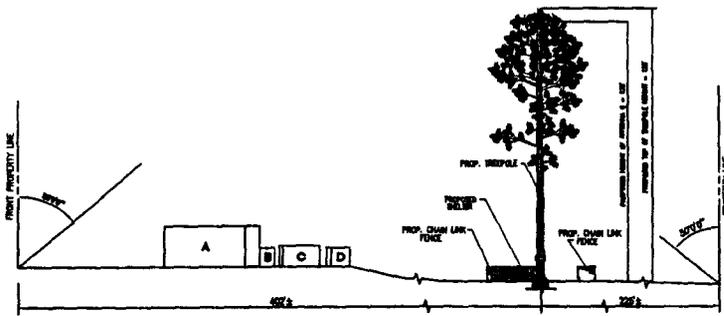
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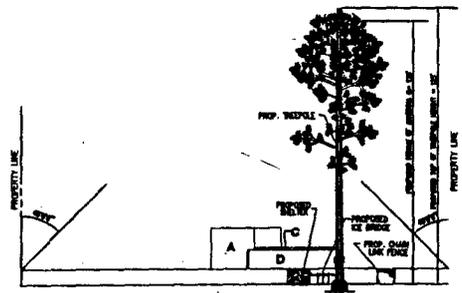
VERIZON EQUIP. SHELTER DETAIL
NOT TO SCALE



CHAIN LINK FENCE DETAIL
SCALE 1/4" = 1'-0"



FRONT ANGLE OF BULK PLANE
SCALE 1/4" = 1'-0"



SIDE ANGLE OF BULK PLANE
SCALE 1/4" = 1'-0"

- NOTES:
- APPLICANT:
VERIZON WIRELESS, INC.
9000 JUNCTION DRIVE
ANNAPOLIS JUNCTION, MD 20701
(301) 812-3000
(301) 812-3100
APPLICANT ATTORNEY:
VENABLE LLP
5010 WYOMER CRESTCHOT, SUITE 300
VIRGINIA, VA 22152
CONTACT: FRANK STEARNS
(703) 790-1888
 - PROPERTY OWNER:
TRUSTEES OF THE CALVARY KOREAN BAPTIST CHURCH
8616 POHOCK ROAD
SPRINGFIELD, VA 22153
SITE ADDRESS:
8616 POHOCK ROAD
SPRINGFIELD, VA 22153
 - CURRENT ZONING: R-1
 - TOTAL DISTURBED AREA:
PROPOSED DRIVEWAY: 1200SF
PROPOSED COMPOUND: 1,7300SF
TOTAL:
 - SITE DATA:
PWS 088-1-01-0021
MAJESTRAL DISTRICT: 08-00-00 (MOUNT VERNON)
ACED BOOK: 0812 PAGE 0966
CURRENT ZONE: 1-1
PROPERTY TYPE: CHURCH
LAND AREA: 3.8722 ACRES (172,334SF)
EXISTING AND PROPOSED IMPROVEMENTS ARE SHOWN ON THIS PLAN. ALL EXISTING BUILDINGS ARE TO BE RETAINED.
 - HEIGHTS:
CHURCH BUILDING "A": 28.8'
CHURCH BUILDING "B": 12.5'
TRAILER "C": 13.4'
TRAILER "D": 12.4'
SIGN: 6.4'
SIGN: 7.7'
SIGN: 12.0'
PROP. V.M. SHELTER "E": 10'
 - ACCORDING TO COUNTY PROPERTY RECORDS, THE BUILDINGS WERE CONSTRUCTED IN 1971.
 - MINIMUM YARD REQUIREMENTS:
A. SINGLE FAMILY DWELLINGS
FRONT: 40'
SIDE: 20'
REAR: 25'
B. ALL OTHER STRUCTURES
FRONT: CONTROLLED BY A 80% ANGLE OF BULK PLANE, BUT NOT LESS THAN 40 FEET.
SIDE: CONTROLLED BY A 45% ANGLE OF BULK PLANE, BUT NOT LESS THAN 30'
REAR: CONTROLLED BY A 45% ANGLE OF BULK PLANE, BUT NOT LESS THAN 25'
 - PARKING REQUIREMENTS:
REQUIRED: 1 SPACE PER 4 SEATS = 18 SPACES
70 SEATS PROVIDED
PROVIDED: 36 SPACES
PARKING SPACES ARE 8.5 FEET WIDE AND 18 FEET DEEP.
VAN ACCESSIBLE SPACE IS 10' WIDE AND HANGAR SPACE IS 8 FEET WIDE.
ALL PARKING LANES ARE 24 FEET WIDE.
BOTH ENTRANCES/EXITS TO POHOCK ROAD ARE A MINIMUM OF 30 FEET WIDE.
 - PROPERTY IS SERVED BY PUBLIC SEWER AND WATER.
 - GROSS FLOOR AREAS:
BUILDING "A": 1,846SF
BUILDING "B": 641SF
TRAILER "C": 1,334SF
TRAILER "D": 726SF
V.M. SHELTER (PROPOSED): 260SF
TOTAL: 4,807SF
 - FLOOR AREA RATIO GOVERNS
 - TOPOGRAPHY SHOWN IS FROM COUNTY RECORDS AND FIELD SURVEY, OCTOBER 2003.
 - SEE ACCOMPANYING EXISTING VEGETATION MAP FOR EXISTING VEGETATION AND PROPOSED REMAINING VEGETATION.
 - THIS SITE LIES WITHIN THE AREA DESIGNATED "RESOURCE MANAGEMENT AREA". THIS SITE DOES NOT LIE WITHIN THE RESOURCE PROTECTION AREA, ENVIRONMENTAL QUALITY CONSERVATION FLOORPLAN, HISTORIC, NATURAL RESOURCE, AIRPORT NOISE IMPACT, SIGN CONTROL, HIGHWAY CORRIDOR, OR WATER SUPPLY PROTECTION OVERLAY DISTRICTS.
 - EXISTING OPEN SPACE = 148,417SF OR 8% OF PROPERTY.
PROPOSED OPEN SPACE = 136,972SF OR 81% OF PROPERTY.
THERE ARE NO CRACKS OR OTHER GROUNDS UNDERLYING ON THIS PROPERTY.

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

TRUSTEES OF THE CALVARY KOREAN BAPTIST CHURCH, SP 2004-MV-025 Appl. under Sect(s). 3-103 of the Zoning Ordinance for an existing church to permit site modifications and trailers to remain. Located at 8616 Pohick Rd. on approx. 3.98 ac. of land zoned R-1. Mt. Vernon District. Tax Map 98-1 ((1)) 21. (in association with SE 2004-MV-001) (Admin. moved from 6/1/04 and 6/29/04 at appl. req.) (Deferred indefinitely from 10/26/04) Mr. Hart moved that the Board of Zoning Appeals adopt the following resolution:

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

WHEREAS, following proper notice to the public, a public hearing was held by the Board on March 1, 2005; and

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

1. The applicant is the owner of the land.
2. The applicant presented testimony showing compliance with the applicable standards.
3. But for the failure to get a Non-RUP, there would be no issue.
4. The Board of Supervisors has approved the telecommunications facility.
5. The Board has a staff recommendation of approval.

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

THAT the applicant has presented testimony indicating compliance with the general standards for Special Permit Uses as set forth in Sect. 8-006 and the additional standards for this use as contained in Sect(s). 3-103 of the Zoning Ordinance.

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

1. This approval is granted to the applicant, Trustees of the Calvary Korean Baptist Church, only and is not transferable without further action of this Board, and is for the location indicated on the application, 8616 Pohick Road (3.98 acres) and is not transferable to other land.
2. This Special Permit is granted only for the purpose(s), structures and/or use(s) indicated on the Special Permit Plat (SP Plat) prepared by Clark Nexsen June 4, 2004 with revisions through October 8, 2004, and approved with this application, as qualified by these development conditions.
3. A copy of this Special Permit and the Non-Residential Use Permit (Non-RUP) SHALL BE POSTED in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
4. This Special Permit is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this Special Permit shall be in substantial conformance with these

conditions. Minor modifications to the approved Special Permit may be permitted pursuant to Par. 4 of Sect. 8-004 of the Zoning Ordinance.

5. There shall be a maximum of 70 seats in the sanctuary of the church.
6. Parking shall be provided as shown on the SP Plat. All parking shall be on-site.
7. All signs, existing and proposed, shall be in conformance with Article 12 of the Zoning Ordinance.
8. Within 90 days of approval of this Special Permit, the applicant shall apply for and obtain approval of a Non-RUP for the use of the church and trailers on the subject property.
9. Prior to issuance of the Non-RUP, the applicant shall install a single row of evergreen plantings along the southern and western boundaries of the parking area to shield automobile headlight glare from impacting Pohick Road and the property identified as Tax Map 98-1 ((1)) 20. These evergreen plantings shall be installed subject to the approval by the Urban Forest Management Branch.
10. Transitional screening shall be modified as shown on the SP Plat and as described in Condition 8.
11. Barriers shall be waived in favor of that shown on the SP Plat.
12. Any new lighting, or replacement lighting installed on the subject property shall be provided in accordance with the Performance Standards contained in Part 9 of Article 14 of the Zoning Ordinance.
13. The limits of clearing and grading shall be no greater than shown on the Special Permit Plat.
14. The trailers shall be approved for a period of five (5) years from the final approval date of this special permit.

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 establishing the use as outlined above, and this Special Permit shall not be valid until this has been accomplished.

Pursuant to Sect. 8-015 of the Zoning Ordinance, this Special Permit shall automatically expire, without notice, thirty (30) months after the date of approval* unless construction has commenced on the telecommunications facility. The Board of Zoning Appeals may grant additional time to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the Special Permit. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

Mr. Beard seconded the motion, which carried by a vote of 5-0-1. Mr. Pammel abstained from the vote. Mr. Hammack was absent from the meeting.

*This decision was officially filed in the office of the Board of Zoning Appeals and became final on March 9, 2005. This date shall be deemed to be the final approval date of this special permit.

A Copy Teste:



Kathleen A. Knoth
Clerk to the Board of Zoning Appeals

GENERAL NOTES

1. THE CONTRACTOR SHALL OBEY ALL ORDINANCES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LOCAL ORDERS OF ANY PUBLIC AUTHORITY, MUNICIPAL AND UTILITY COMPANY JURISDICTIONS, CODES REGARDING THE PERFORMANCE OF THE WORK. THE WORK PERFORMED ON THE PROJECT AND THE MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES.
2. THE ARCHITECT/OWNER HAS MADE EVERY EFFORT TO SET FORTH IN THE CONSTRUCTION AND CONTRACT DOCUMENTS THE COMPLETE SCOPE OF WORK. THE CONTRACTOR BEING THE JOB IS NEVERTHELESS CAUTIONED THAT UNLESS OTHERWISE NOTED IN THE DRAWINGS AND/OR SPECIFICATIONS SHALL NOT EXCUSE SAID CONTRACTOR FROM COMPLETING THE PROJECT AND IMPROVED/IN ACCORDANCE WITH THE INTENT OF THESE DOCUMENTS.
3. THE CONTRACTOR OR OWNER SHALL BEAR THE RESPONSIBILITY OF NOTIFYING THE VERIZON WIRELESS REPRESENTATIVE OF ANY CONFLICT, ERROR OR OMISSION PRIOR TO THE SUBMISSION OF THE CONTRACTOR'S PROPOSAL OR PERFORMANCE OF WORK. IN THE EVENT OF DISCREPANCIES, THE CONTRACTOR SHALL PRICE THE MORE COSTLY OR EXTENSIVE WORK, UNLESS DIRECTOR OTHERWISE IN WRITING.
4. THE SCOPE OF WORK SHALL INCLUDE FURNISHING ALL MATERIALS, EQUIPMENT, LABOR AND ALL OTHER MATERIALS AND LABOR REQUIRED NECESSARY TO COMPLETE THE WORK/PROJECT AS DESCRIBED HEREIN.
5. THE CONTRACTOR SHALL VISIT THE JOB SITE PRIOR TO THE SUBMISSION OF BIDS OR PERFORMING WORK TO BECOME FAMILIAR WITH THE FIELD CONDITIONS AND TO VERIFY THAT THE PROJECT CAN BE CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
6. THE CONTRACTOR SHALL OBTAIN AUTHORIZATION TO PROCEED WITH CONSTRUCTION PRIOR TO STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED BY THE CONSTRUCTION DOCUMENTS/CONTRACT DOCUMENTS.
7. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS ACCORDING TO THE MANUFACTURER'S/OWNER'S SPECIFICATIONS UNLESS OTHERWISE NOTED OR WHERE LOCAL CODES OR ORDINANCES TAKE PRECEDENCE.
8. THE CONTRACTOR SHALL PROVIDE A FULL SET OF CONSTRUCTION DOCUMENTS AS THE BIDS LISTED WITH THE LATEST REVISIONS AND ADDENDUMS OR CLARIFICATIONS AVAILABLE FOR THE USE BY ALL PERSONNEL INVOLVED WITH THE PROJECT.
9. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE PROJECT DESCRIBED HEREIN. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL THE CONSTRUCTION METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COMPLETING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS WHICH MAY BE REQUIRED FOR THE WORK BY THE ARCHITECT/OWNER, THE STATE, COUNTY, OR LOCAL GOVERNMENT AGENCY.
11. THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, EASEMENTS, PIPELINES, CURBS, ETC. DURING CONSTRUCTION. UPON COMPLETION OF WORK, THE CONTRACTOR SHALL REPAIR ANY DAMAGE THAT MAY HAVE OCCURRED DUE TO CONSTRUCTION ON OR ABOUT THE PROPERTY.
12. THE CONTRACTOR SHALL MAINTAIN THE GENERAL WORK AREA AS CLEAN AND HAZARD FREE DURING CONSTRUCTION AND REMOVE OF ALL DEBRIS, RUBBISH AND RESIDUE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY. MATERIALS SHALL BE LEFT IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DIRT, OR SHARDERS OF ANY NATURE.
13. THE CONTRACTOR SHALL COMPLY WITH ALL OSHA REQUIREMENTS AS THEY APPLY TO THIS PROJECT.
14. THE CONTRACTOR SHALL NOTIFY THE VERIZON WIRELESS REPRESENTATIVE WHERE A CONFLICT OCCURS ON ANY OF THE CONTRACT DOCUMENTS. THE CONTRACTOR IS NOT TO BEAR MATERIAL OR CONSTRUCTION ANY PORTION OF THE WORK THAT IS IN CONFLICT UNLESS THE CONFLICT IS RESOLVED BY THE VERIZON WIRELESS REPRESENTATIVE.
15. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, PROPERTY LINES, ETC., ON THE JOB.



CHapel ACRES
8616 POHICK ROAD
SPRINGFIELD, VA 22153
FAIRFAX COUNTY

INSTRUCTIONS TO BIDDERS
FROM FAIRFAX COUNTY DEPARTMENT OF PLANNING AND ZONING, 60 SOUTH ON GREENWICH CHURCH PARKWAY, SUITE 202, CHESAPEAKE, VIRGINIA 23041. PHONE: 703-291-1100. FAX: 703-291-1101. WEBSITE: WWW.FAIRFAXCOUNTYVA.GOV. THIS BIDDING DOCUMENT IS FOR THE CONSTRUCTION OF A VERIZON WIRELESS 12' X 20' X 10' PREPARED BUILDING ON CORNER WITH (1) PROPOSED AND (2) EXISTING INTERSECTION ADDRESS ON A PROPOSED 12' TREEPOLE. 0.5/1/05 ROAD RAMP TURNING POHICK ROAD TO TURN RIGHT ONTO POHICK ROAD/VA-661. ON 1/2 MILE, SITE IS ON YOUR LEFT 8616 POHICK ROAD.

SHEET INDEX	
T-1	TITLE SHEET
C-1	SITE PLAN AND ENLARGED SITE
C-2	ELEVATIONS

CODE ANALYSIS	
APPLICABLE BUILDING CODE:	IRC 2000
DESCRIPTION OF WORK:	FRONT LOADED COMMUNICATIONS EQUIPMENT SHELTER ON GRADE
CONSTRUCTION TYPE:	28 NONCOMBUSTIBLE/UNPROTECTED
NUMBER OF STORES:	ONE
FIRE PROTECTION:	NONE
BUILDING AREA:	400 SQFT.



PROJECT DESCRIPTION	
THIS PROJECT CONSISTS OF THE INSTALLATION OF A VERIZON WIRELESS 12' X 20' X 10' PREPARED BUILDING ON CORNER WITH (1) PROPOSED AND (2) EXISTING INTERSECTION ADDRESS ON A PROPOSED 12' TREEPOLE.	
ALL DIMENSIONS: FACILITY IS UNDIMENSIONED AND NOT FOR PROGRAM. VERIFICATION SITE SHALL NOT BE SERVED BY CITY SEWER OR WATER.	
APPROVAL	
OWNER:	DATE:
DESIGNER:	DATE:
CITY/STATE:	DATE:
CONTRACTOR:	DATE:

CLARK NIESSEN
Architects & Engineers
5510 Chambers Ave., Suite 230
Alexandria, Virginia 22312
703.256.3344
Fax: 703.256.4622
http://www.clarkniesen.com



3000 JUNCTION DRIVE
ANNAPOLIS JUNCTION, MD 20701

COMMONWEALTH OF VIRGINIA
Gary E. Dickinson
GARY E. DICKINSON
No. 017919
10/8/04
PROFESSIONAL ENGINEER

SITE INFO:
**CHapel ACRES
TREEPOLE**

8616 POHICK ROAD
SPRINGFIELD, VA 22153
FAIRFAX COUNTY
MOUNT VERNON HISTORICAL DISTRICT

SITE NO.:
WAS VO1CHAP

DATE	DESCRIPTION	DATE
8/26/04	REVISED SITE PLAN	8/26/04
8/27/04	FINAL SITE PLAN	8/27/04
7/28/04	FINAL SITE PLAN	7/28/04
10/10/04	FINAL SITE PLAN	10/10/04

SHEET NAME:
TITLE SHEET

SHEET NO.:
T-1



County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

April 28, 2010

Nelson Figueroa-Velez
1120 20th Street, NW Suite 300
Washington, DC 20036

Re: Special Exception Amendment Application SEA 2004-MV-001

Dear Mr. Figueroa-Velez:

At a regular meeting of the Board of Supervisors held on April 27, 2010, the Board approved Special Exception Amendment Application SEA 2004-MV-001 in the name of Trustees of the Calvary Korean Baptist Church and New Cingular Wireless PCS, LLC DBA AT&T Mobility Washington, DC, SMSA Limited Partnership DBA Verizon Wireless. The subject property is located at 8616 Pohick Road on approximately 3.98 acres of land zoned R-1 in the Mount Vernon District [Tax Map 98-1 ((1)) 21]. The Board's action amends Special Exception Application SE 2004-MV-001 previously approved for a telecommunications facility to permit site modifications of development conditions pursuant to Section 3-104 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions which supersede all previous development conditions; conditions carried forward unchanged from previous approvals are marked with an asterisk (*):

1. This Special Exception Amendment is granted for and runs with the land indicated in this application and is not transferable to other land.*
2. This Special Exception Amendment is granted only for the purpose(s), structure(s) and/or use(s) indicated on the SEA plat approved with the application, as qualified by these development conditions.*
3. A copy of this Special Exception Amendment and the Non-Residential Use Permit (Non-Rup) SHALL BE POSTED in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.*

Office of the Clerk to the Board of Supervisors
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035

Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 703-324-3903
Email: clerktothebos@fairfaxcounty.gov
<http://www.fairfaxcounty.gov/bosclerk>

4. This Special Exception Amendment is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special exception amendment shall be in substantial conformance with the approved Special Exception Amendment/ Special Permit Amendment (SEA/SPA) plat entitled "Maverick – Pohick Road Verizon Monopine," prepared by Entrex Communication Services, Inc., and dated June 5, 2009 as revised through February 18, 2010, and these conditions. Minor modifications to the approved special exception amendment may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
5. Unless waived by the Zoning Administrator, a steady red market light shall be installed on the monopole and operated at all times. Said light shall be shielded to prevent the downward transmission of light.*
6. The existing eight foot tall chain link fence shall be maintained around the perimeter of the telecommunications compound as shown on the SEA/SPA plat.
7. There shall be no outdoor storage of materials, equipment, or vehicles within the wireless compound for the telecommunications facility.*
8. All existing vegetation on the property is to be maintained in good condition, including the removal and replacement of all dead, dying and diseased trees, as determined by Urban Forest Management (UFM).
9. Stormwater Management (SWM) and Best Management Practices (BMP) shall be provided in accordance with the requirements of the Public Facilities Manual (PFM) as determined by the Department of Public Works and Environmental Services (DPWES).*
10. No signs shall be permitted on the subject property for the advertisement of the users of the telecommunications facility.*
11. Should the need arise to alter the treepole, the Applicants shall submit engineering and structural data affirming that said alterations conform to structural wind load and all other requirements of the Virginia Uniform Statewide Building Code.*
12. Any component(s) of the telecommunication facility shall be removed within 120 days after such component(s) are no longer in use.*
13. The maximum height of the telecommunications tower (treepole) shall not exceed 125 feet.*

14. The appearance of the treepole shall be maintained by the Applicants in substantial conformance with the elevations shown on the SEA/SPA plat.*

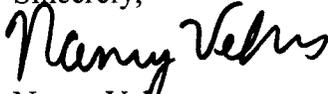
This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for obtaining the required Non-Residential Use Permit through established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

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

The Board also:

- Modified the transitional screening requirements and waiver of the barrier requirement, in favor of that shown on the SEA/SPA Plat.

Sincerely,



Nancy Vehrs
Clerk to the Board of Supervisors
NV/ph

Cc: Chairman Sharon Bulova
Supervisor Gerry Hyland, Mount Vernon District
Janet Coldsmith, Director, Real Estate Division, Dept. of Tax Administration
Regina Coyle, Director, Zoning Evaluation Division, DPZ
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning
Angela K. Rodeheaver, Section Chief, Transportation. Planning Division
Eric Teitelman, Capital Projects and Operations Div., Dept. of Transportation
Ken Williams, Plans & Document Control, ESRD, DPWES
Department of Highways-VDOT
Sandy Stallman, Park Planning Branch Manager, FCPA
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division
District Planning Commissioner
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation

COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

TRUSTEES OF THE CALVARY KOREAN BAPTIST CHURCH & NEW CINGULAR WIRELESS PCS, LLC d.b.a. AT&T MOBILITY, SPA 2004-MV-025 Appl. under Sect(s). 3-103 of the Zoning Ordinance to amend SP 2004-MV-025 previously approved for a church and telecommunications facility to permit site modifications and modifications of development conditions. Located at 8616 Pohick Rd. on approx. 3.98 ac. of land zoned R-1. Mt. Vernon District. Tax Map 98-1 ((1)) 21. (In association with SEA 2004-MV-001) (Admin. moved from 2/24/10 at appl. req.) Mr. Beard moved that the Board of Zoning Appeals adopt the following resolution:

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

WHEREAS, following proper notice to the public, a public hearing was held by the Board on March 31, 2010; and

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

1. Trustees of the Calvary Korean Baptist Church is the owner of the land.
2. The present zoning is R-1.
3. The area of the lot is 3.98 acres.
4. The Board has a staff recommendation for approval.
5. This, in conjunction with Sect. 9-104, will be disguised as a tree, which is in keeping with the proximity.
6. There are no other locations available since it is in an R District, pursuant to Sect. 9-104.

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

THAT the applicant has presented testimony indicating compliance with the general standards for Special Permit Uses as set forth in Sect. 8-006 and the additional standards for this use as contained in the Zoning Ordinance.

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

1. This approval is granted to the applicants, Trustees of the Calvary Korean Baptist Church and New Cingular Wireless PCS, LLC d.b.a. AT&T Mobility, and is not transferable without further action of this Board, and is for the location indicated on the application, 8616 Pohick Road (3.98 acres) and is not transferable to other land.
2. This special permit amendment is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special permit amendment plat prepared by Entrex Communication Services, Inc., dated June 5, 2009, as revised through February 18, 2010, plat entitled "Maverick-Pohick Road Verizon Monopole", approved with the application, as qualified by these development conditions.
3. A copy of this special permit amendment and the Non-Residential Use Permit (Non-Rup) SHALL BE POSTED in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.

4. This special permit amendment is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special exception shall be in substantial conformance with these conditions. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 8-004 of the Zoning Ordinance.
5. There shall be a maximum of 70 seats in the sanctuary of the church.
6. Parking shall be provided as shown on the SEA/SPA plat. All parking shall be on-site.
7. All signs, existing and proposed, shall be in conformance with Article 12 of the Zoning Ordinance.
8. All existing vegetation on the property is to be maintained in good condition, including the removal and replacement of all dead, dying and diseased trees, as determined by Urban Forest Management (UFM).
9. Prior to issuance of the Non-Rup, the applicant shall install a single row of evergreen plantings along the southern and western boundaries of the parking area to shield automobile headlight glare from impacting Pohick Road and the property identified as Tax Map 98-1 ((1)) 20. These evergreen plantings shall be installed subject to approval by Urban Forest Management (UFM).
10. Transitional screening shall be modified as shown on the SEA/SPA plat and as described in Condition # 8.
11. Barriers shall be waived in favor of that shown on the SEA/SPA plat.
12. Any new lighting, or replacement lighting installed on the subject property shall be provided in accordance with the Performance Standards contained in Part 9 of Article 14 of the Zoning Ordinance.
13. The trailers (C, D and E) depicted on the SEA/SPA plat shall be approved until July 1, 2013.
14. A site plan shall be submitted within six months from the final approval date of this special permit for trailer "E" and the gravel area located to the north and east of all trailers (C, D and E) depicted on the SEA/SPA plat. If the site plan has not been submitted as required above, the approval for trailer "E" shall be null and void, and the trailer shall be removed.
15. Prior to the issuance of a Non-Rup, a site plan shall be submitted for trailer "E" and the impervious gravel area located to the north and east of all trailers (C,D and E) depicted on the SEA/SPA plat. A re-vegetation plan shall be submitted concurrently with the site plan, depicting the re-vegetation of the gravel area with mixed native seedlings. All re-vegetation plantings shall meet Public Facility Manual (PFM) standards, as determined by UFM. The re-vegetation plan shall include, but not be limited to, the following:

- Plant list detailing species, sizes, quantities and stock type of trees
- Soil treatments and amendments, if necessary.
- Methods of installation
- Maintenance
- Monitoring

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

Pursuant to Section 8-015 of the Zoning Ordinance, this Special Permit Amendment shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established or construction has commenced and been diligently prosecuted. The Board of Zoning Appeals may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special permit amendment. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

Mr. Smith seconded the motion, which carried by a vote of 6-0. Ms. Gibb was absent from the meeting.

PROJECT INFORMATION

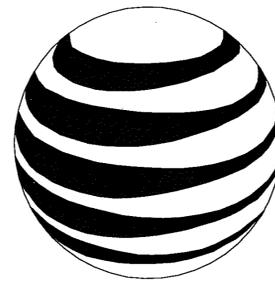
SCOPE OF WORK: COLLOCATION OF UNMANNED TELECOMMUNICATIONS FACILITY AT AN EXISTING TREE POLE WITH GROUND BASED EQUIPMENT PLACED INSIDE AN EXISTING FENCED COMPOUND.

SITE ADDRESS: 8616 POHICK RD. SPRINGFIELD, VA 22153

LATITUDE: N 38° 44' 36.53"
LONGITUDE: W 77° 14' 37.23"

JURISDICTION: FAIRFAX COUNTY, VA
CURRENT USE: CHURCH/TELECOMMUNICATIONS FACILITY
PROPOSED USE: CHURCH/TELECOMMUNICATIONS FACILITY
HEIGHT: 125'-0"
ZONING: R-1

SPA 2004 - MV - 025, SEA 2004 - MV -001, 2232 # FS-V09-191



at&t Mobility

**MAVERICK - POHICK ROAD VERIZON MONOPINE
10127894_461G3768**

DRAWING INDEX

REV

Z01	TITLE SHEET	5
Z02	SITE PLAN	6
Z02A	BULK PLANE	5
Z03	COMPOUND PLAN AND TREE POLE ELEVATION	5
Z04	EQUIPMENT DETAILS	5
Z05	LANDSCAPING PLAN	6

TOTAL NET INCREASE TO IMPERVIOUS AREA: NONE

TOTAL DISTURBED AREA: 185 SF

APPLICABLE BUILDING CODES AND STANDARDS

SUBCONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) FOR THE LOCATION. THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN.

BUILDING CODE: VIRGINIA STATEWIDE UNIFORM BUILDING CODE 2006 EDITION, 90 MPH BASIC WIND SPEED

ELECTRICAL CODE: [NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70 - 1999, NATIONAL ELECTRICAL CODE]

SUBCONTRACTOR'S WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING STANDARDS.
AMERICAN CONCRETE INSTITUTE (ACI) 318, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), MANUAL OF STEEL CONSTRUCTION, ASD, NINTH EDITION
TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA) 222-F, STRUCTURAL STANDARD FOR STRUCTURAL ANTENNA TOWER AND ANTENNA SUPPORTING STRUCTURES

INSTITUTE FOR ELECTRICAL AND ELECTRONICS ENGINEERS (IEEE) 81, GUIDE FOR MEASURING EARTH RESISTIVITY, GROUND IMPEDANCE, AND EARTH SURFACE POTENTIALS OF A GROUND SYSTEM
IEEE 1100 (1999) RECOMMENDED PRACTICE FOR POWERING AND GROUNDING OF ELECTRONIC EQUIPMENT

IEEE C62.41, RECOMMENDED PRACTICES ON SURGE VOLTAGES IN LOW VOLTAGE AC POWER CIRCUITS (FOR LOCATION CATEGORY "C3" AND "HIGH SYSTEM EXPOSURE")

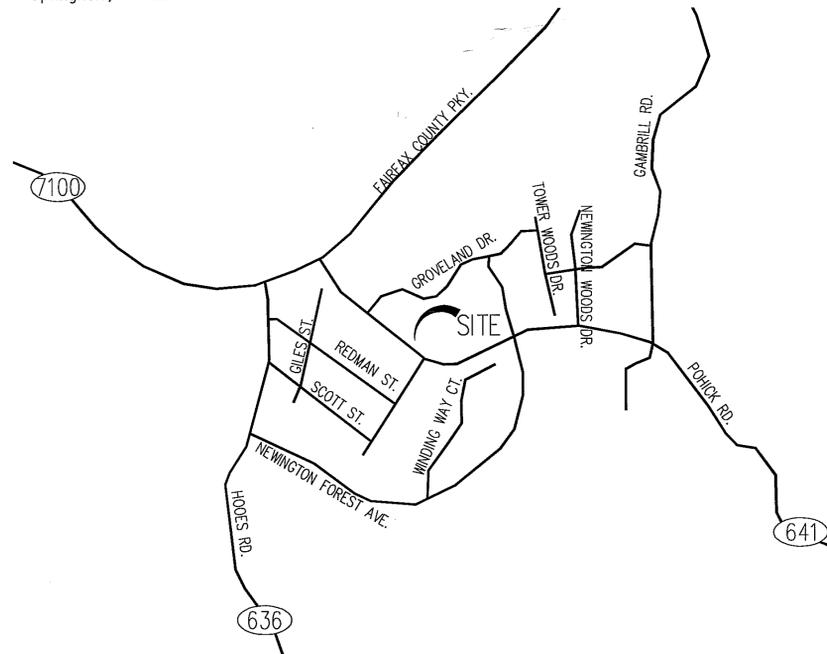
TIA 607 COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS

TELCORDIA GR-1503 COAXIAL CABLE CONNECTIONS

FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION, OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE REQUIREMENT SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.

VICINITY MAP

DIRECTION: "FROM 7150 STANDARD DR. HANOVER, MD 21076. Take MD-100 E towards Glen Burnie. Take right ramp onto SR-295 (Baltimore Washington Pkwy). Road name changes to Kenilworth Ave. (DC-295). Merge onto Anacostia Fwy. Take exit 1B onto I-495. Take right ramp onto I-95 S. Take exit 169 onto Brandon Ave. Turn left onto Bland St. Turn left onto SR-617 (Amherst Ave.). Merge onto SR-617 (Backlick Rd.). Take right ramp onto SR-7100 Fairfax county Pky. Take right ramp and make left onto SR-641 (Pohick Rd.). Arrive at 8616 Pohick Rd., Springfield, VA 22153.



SITE PLAN
SCALE: 1"=100'-0"
TRUE NORTH

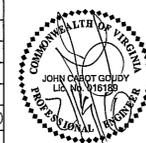
OWNER APPROVAL

AT&T CONSTRUCTION: _____ DATE: _____ AT&T RF: _____ DATE: _____
AT&T COMPLIANCE: _____ DATE: _____ AT&T REAL ESTATE: _____ DATE: _____

SYMBOLS AND ABBREVIATIONS

ADJ	ADJUSTABLE	MECH	MECHANICAL	⊕	SPOT ELEVATION
APPROX	APPROXIMATE	MFR	MANUFACTURER	⊕	CENTERLINE
CAB	CABINET	MBG	MAIN GROUND BAR	⊕	PLATE
CLG	CEILING	MIN	MINIMUM	⊕	DETAIL NUMBER
CONC	CONCRETE	MTL	METAL	⊕	SHEET NUMBER
CONT	CONTINUOUS	NIC	NOT IN CONTRACT	⊕	GROUND WIRE
CJ	CONSTRUCTION JOINT	NTS	NOT TO SCALE	⊕	COAXIAL CABLE
DIA	DIAMETER	OC	ON CENTER	⊕	ANTENNA
DWG	DRAWING	OPP	OPPOSITE	⊕	FUTURE ANTENNA
EGB	EQUIPMENT GROUND BAR	SF	SQUARE FOOT	⊕	
EA	EACH	SHT	SHEET	⊕	
ELEC	ELECTRICAL	SIM	SIMILAR	⊕	
EL	ELEVATION	SS	STAINLESS STEEL	⊕	
EQ	EQUAL	STL	STEEL	⊕	
EQUIP	EQUIPMENT	TOC	TOP OF CONCRETE	⊕	
EXT	EXTERIOR	TOM	TOP OF MASONRY	⊕	
FF	FINISHED FLOOR	TOS	TOP OF STEEL	⊕	
GA	GAGE	TYP	TYPICAL	⊕	
GALV	GALVANIZED	VIF	VERIFY IN FIELD	⊕	
GB	GROUND BAR	UON	UNLESS OTHERWISE NOTED	⊕	
GC	GENERAL CONTRACTOR	WWF	WELDED WIRE FABRIC	⊕	
GRND	GROUND	W/	WITH	⊕	
LG	LONG	&	AND	⊕	
LLH	LONG LEG HORIZONTAL	@	AT	⊕	
MAX	MAXIMUM			⊕	

Application No. SEA 2004-MV-001 Staff: DeManche
APPROVED [Signature] SP PLAN
SEE DEV CONDS DATED March 3, 2010
Date of BOS (BZA) approval: April 27, 2010
Sheet 1 of 6



TITLE SHEET

JOB NO. 24782-432
DRAWING NUMBER Z01



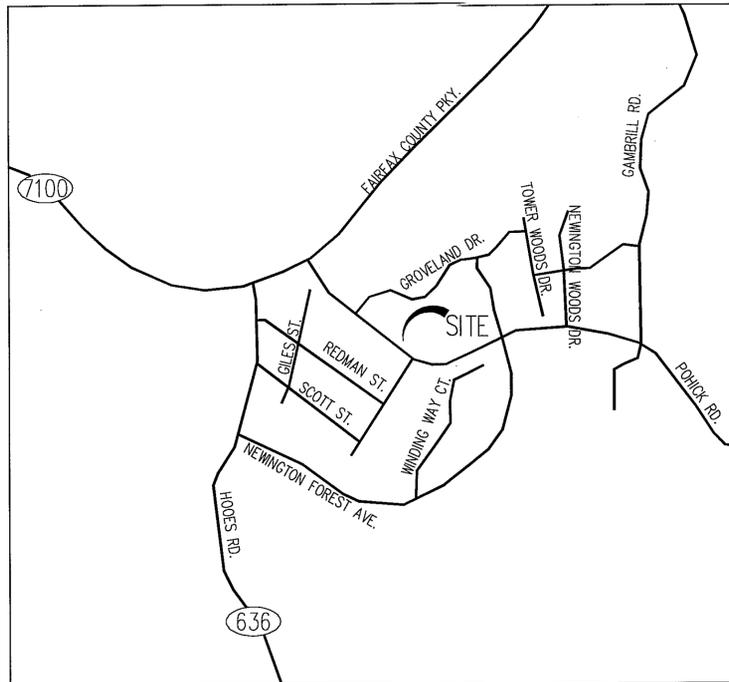
PROJECT NUMBER:
1072.052

**MAVERICK - POHICK ROAD
VERIZON MONOPINE
10127894_461G3768**
8616 POHICK RD.
SPRINGFIELD, VA 22153

at&t Mobility
7150 STANDARD DRIVE
HANOVER, MD 21076

6	02/18/10	ADDED LANDSCAPING	W.A.	C.G.	C.G.
5	12/17/09	REVISED DISTURBED AREA	W.A.	C.G.	C.G.
4	12/11/09	COUNTY COMMENTS	W.A.	C.G.	C.G.
3	08/26/09	COUNTY COMMENTS	W.A.	C.G.	C.G.
2	06/05/09	COMMENTS	W.A.	C.G.	C.G.
NO.	DATE	REVISIONS	BY	CHK	APPD
SCALE: AS SHOWN		DESIGNED: C.G.	DRAWN: W.A.		

RECEIVED
Department of Planning & Zoning
FEB 22 2010
Zoning Evaluation Division



VICINITY MAP
SCALE: 1"=100'-0"



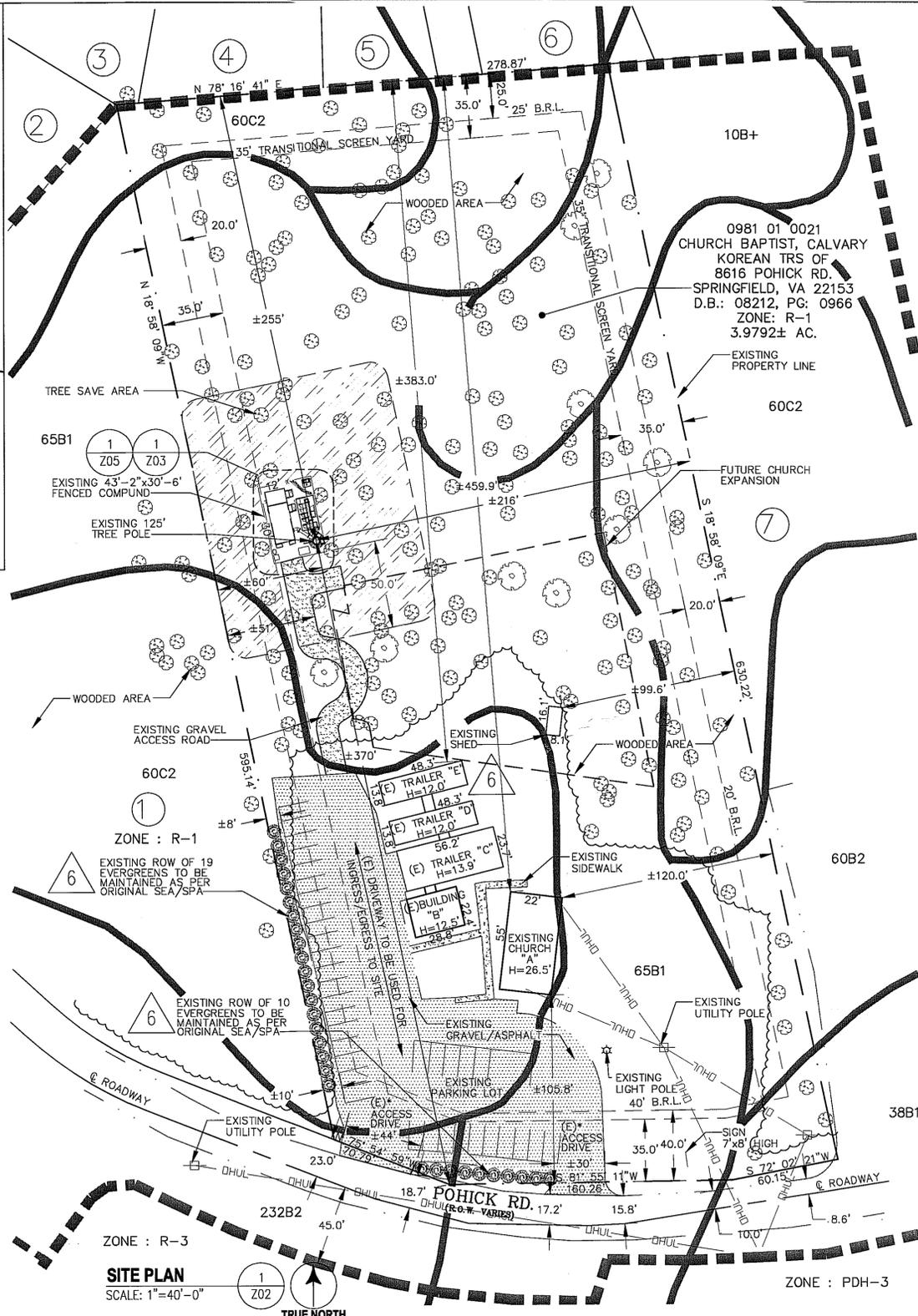
LEGEND:

- PROPERTY LINE
- ZONING
- SOILS
- EXISTING TREE LINE
- OVERHEAD UTILITY LINE

SOILS LEGEND:

SYMBOL	SOIL TYPE
10B+	GLENVILLE SILT LOAM
38B1	BELTSVILLE LOAM, UNDULATING PHASE
60B2	APPLING GRITTY LOAM, UNDULATION PHASE
60C2	APPLING GRITTY LOAM, ROLLING PHASE
60D2	APPLING GRITTY LOAM, HILLY PHASE
65B1	COLFAX LOAM, UNDULATING PHASE
232B2	FAIRFAX LOAM, UNDULATING PHASE

*NOTE: EXISTING ACCESS DRIVE TO BE USED FOR INGRESS/EGRESS TO THE PROPERTY.



SITE PLAN
SCALE: 1"=40'-0"



0981 01 0020
HUNTER, SHIRLEY M TR
DOWDY T WILLIAM TR
5417 E BACKLICK RD.
SPRINGFIELD, VA 22151
D.B.: 10220, PG: 0147
ZONE: R-1

0981 15 0009
MCDANIEL, JAMES P
MCDANIEL, KRISTIN L
7811 BLUE JASMINE CT.
SPRINGFIELD, VA 22153
D.B.: 14874, PG: 1632
ZONE: PDH-3

0981 15 0019
LAZAROE, SUSAN E H
8623 GROVELAND DR.
SPRINGFIELD, VA 22153
D.B.: 15351, PG: 0035
ZONE: PDH-3

0981 15 0020
NGUYEN, TUAN M
8621 GROVELAND DR.
SPRINGFIELD, VA 22153
D.B.: 18111, PG: 1255
ZONE: PDH-3

0981 15 0021
KHANNA, SUNIL K,
KHANNA, NISHI
8619 GROVELAND DR.
SPRINGFIELD, VA 22153
D.B.: 11095, PG: 1761
ZONE: PDH-3

0981 15 0022
ROBERTSON, JAMES B
ROBERTSON, MARY D
8617 GROVELAND DR.
SPRINGFIELD, VA 22153
D.B.: 09172, PG: 1465
ZONE: PDH-3

0981 01 0022
ANJUMANE ISLAHUL,
MUSLEEMEN OF NORTHERN
VIRGINIA INC.
8608 POHICK RD.
SPRINGFIELD, VA 22153
D.B.: 09653, PG: 1126
ZONE: R-1

FLOOD PLANE NOTES

THE FLOOD ZONE OF THE PROPOSED TREEPOLE IS AS FOLLOWS: FLOOD ZONE X, AREAS TO BE OUTSIDE 500-YEAR FLOODPLAIN. SOURCE, FEMA FLOOD MAP FOR FAIRFAX, COUNTY, VA. COMMUNITY PANEL NUMBER 515525 0075 D. REVISED, MARCH 5, 1990.

SITE PLAN NOTES

- SITE: MAVERICK - POHICK ROAD VERIZON MONOPINE
LATITUDE: 38°44' 36.53" N
LONGITUDE: 77°14' 37.23" W
- THESE DRAWINGS WERE PREPARED FROM COMPILED INFORMATION TAKEN FROM DRAWINGS PREPARED FOR VERIZON WIRELESS BY CLARK NEXSEN DATED OCTOBER 8, 2004
- OWNER: CHURCH BAPTIST, CALVARY KOREAN TRS OF
ADDRESS: 8616 POHICK RD.
SPRINGFIELD, VA 22153
DEED: BOOK: 08212 PAGE: 0966
ZONE: R-1

NOTES

- APPLICANT:
NEW CINGULAR WIRELESS PCS, LLC d/b/a AT&T MOBILITY
7150 STANDARD DRIVE
HANOVER, MD 21075
TRUSTEES OF THE CALVARY KOREAN BAPTIST CHURCH
WASHINGTON, DC SMSA LIMITED PARTNERSHIP d/b/a
VERIZON WIRELESS
- PROPERTY OWNER:
TRUSTEES OF THE CALVARY KOREAN BAPTIST CHURCH
8616 POHICK ROAD
SPRINGFIELD, VA 22153
SITE ADDRESS:
8616 POHICK ROAD
SPRINGFIELD, VA 22153
- CURRENT ZONING: R-1
- TOTAL DISTURBED AREA:
PROPOSED PAD: 185 SF
TOTAL: 185 SF
- TOTAL INCREASE TO IMPERVIOUS AREA: NONE
- SITE DATA:
PIN: 0981 01 0021
MAGESTERIAL DISTRICT: 06-00-00 (MOUNT VERNON)
DEED BOOK: 0812 PAGE: 0966
CURRENT ZONE: R-1
PROPERTY TYPE: CHURCH
LAND AREA: 3.9792 ACRES (173,334 SF)
- EXISTING AND PROPOSED IMPROVEMENTS ARE SHOWN ON THIS PLAT. ALL EXISTING BUILDINGS ARE TO BE RETAINED.
- HEIGHTS:
CHURCH BUILDING "A" 26.5'
CHURCH BUILDING "B" 12.5'
TRAILER "C" 13.9'
TRAILER "D" 12.0'
TRAILER "E" 12.0'
SHED 8.4'
SIGN 8'
EXISTING TREEPOLE 125'
EXISTING VERIZON WIRELESS SHELTER "E" 10'
- ACCORDING TO COUNTY PROPERTY RECORDS, THE BUILDINGS WERE CONSTRUCTED IN 1971.
- MINIMUM YARD REQUIREMENTS
A. SINGLE FAMILY DWELLINGS
FRONT 40'
SIDE 25'
REAR 25'
B. ALL OTHER STRUCTURES
FRONT: CONTROLLED BY A 50° ANGLE OF BULK PLANE, BUT NOT LESS THAN 40 FEET.
SIDE: CONTROLLED BY A 45° ANGLE OF BULK PLANE, BUT NOT LESS THAN 20 FEET.
REAR: CONTROLLED BY A 45° ANGLE OF BULK PLANE, BUT NOT LESS THAN 25 FEET.
- PARKING TABULATION
REQUIRED: 1 SPACE PER 4 SEATS = 18 SPACES
70 SEATS PROVIDED
PROVIDED: 35 SPACES
PARKING SPACES ARE 8.5 FEET WIDE AND 18 FEET DEEP. VAN ACCESSIBLE SPACE IS 16' WIDE AND HANDICAP SPACE IS 8 FEET WIDE. ALL TRAVEL LANES ARE 24 FEET WIDE. BOTH ENTRANCES/EXITS TO POHICK ROAD ARE A MINIMUM OF 30 FEET WIDE.
- PROPERTY IS SERVED BY PUBLIC SEWER AND WATER.
- GROSS FLOOR AREAS:
BUILDING "A" 1,546 SF
BUILDING "B" 641 SF
TRAILER "C" 1,334 SF
TRAILER "D" 666 SF
TRAILER "E" 666 SF
VERIZON WIRELESS SHELTER 360 SF
TOTAL 5,213 SF
- FLOOR AREA RATIO: 0.0266
- EXISTING OPEN SPACE = 139,972 SF OF 81% OF PROPERTY.
PROPOSED OPEN SPACE = 139,972 SF OF 81% OF PROPERTY.
- THERE ARE NO GRAVE SITES OR BURIAL GROUNDS VISIBLE ON THIS PROPERTY.
- EXISTING TREE LOCATIONS AS SHOWN ON SITE PLAN WERE TAKEN FROM DRAWING PREPARED BY CLARK NEXSEN DATED 06/04/04.



Application No. SE2004-111-001 Staff: Delanche
APPROVED SP PLAN
SEE DEV CONDS DATED March 3, 2010
Date of (BOS) (BZA) approval April 27, 2010
Sheet 2 of 6



PROJECT NUMBER:
1072.052

MAVERICK - POHICK ROAD
VERIZON MONOPINE
10127894 461G3768
8616 POHICK RD.
SPRINGFIELD, VA 22153

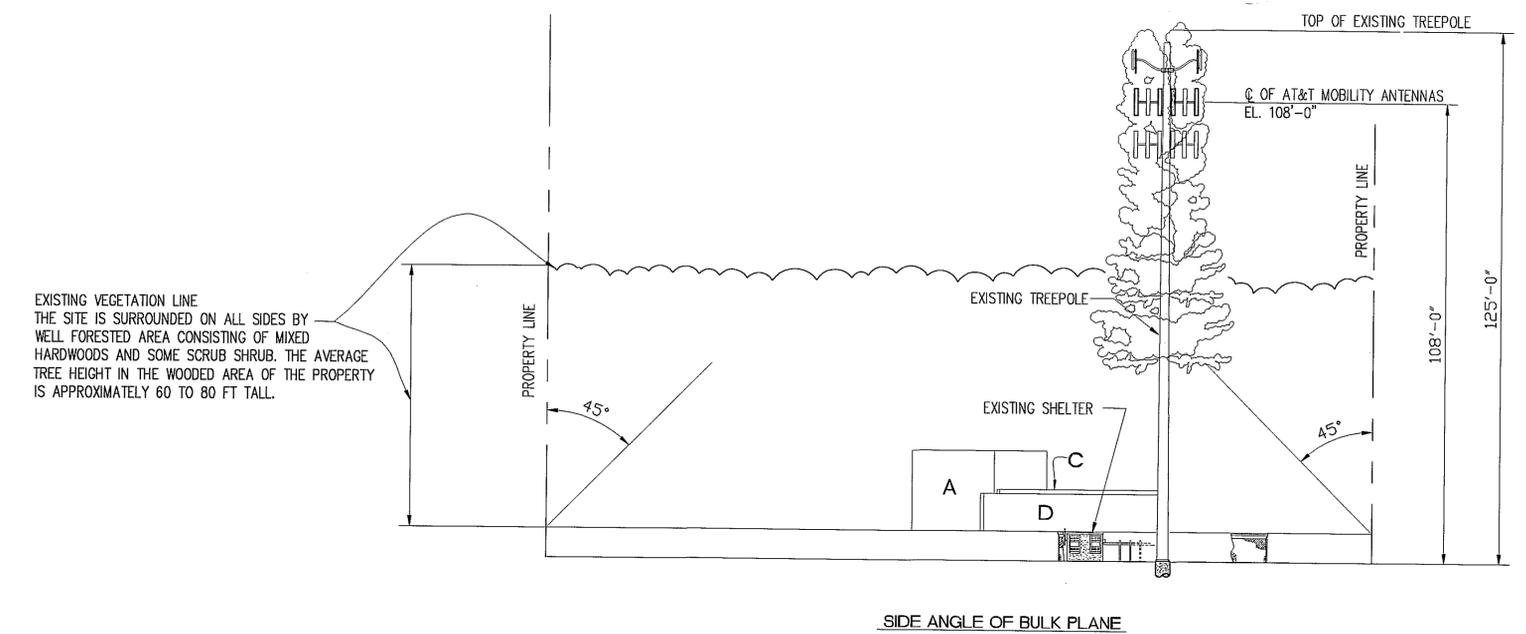
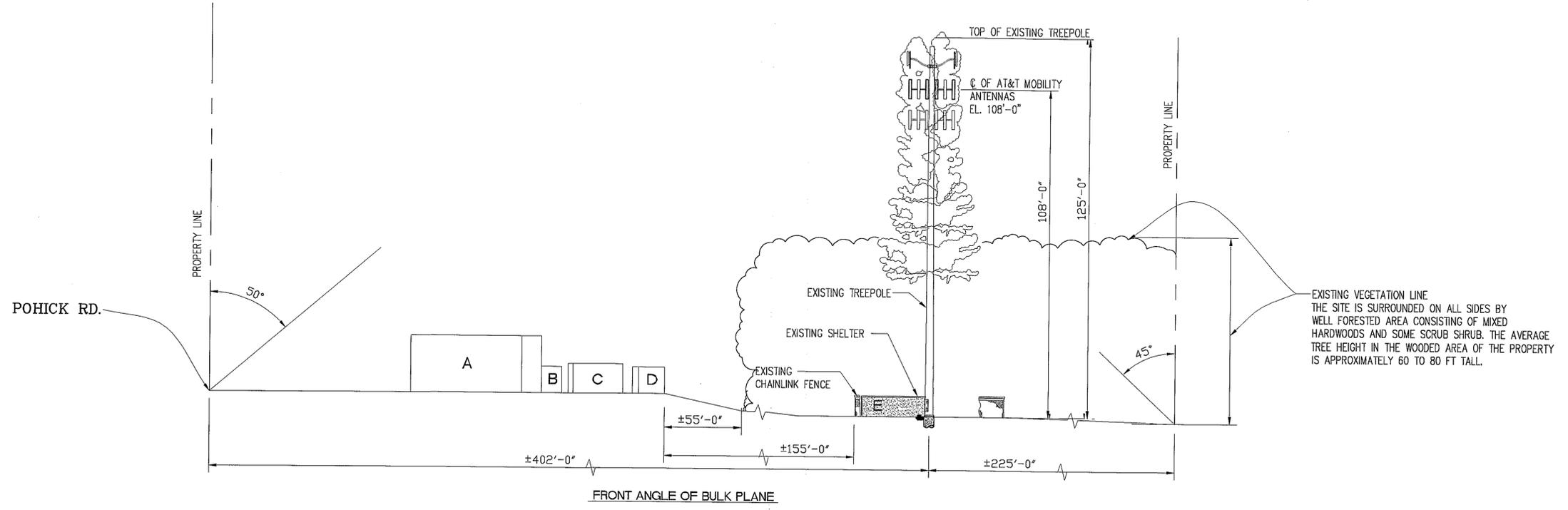


NO.	DATE	REVISIONS	BY	CHK	APPD
6	02/18/10	ADDED LANDSCAPING	W.A.	C.G.	C.G.
5	12/17/09	REVISED DISTURBED AREA	W.A.	C.G.	C.G.
4	12/11/09	COUNTY COMMENTS	W.A.	C.G.	C.G.
3	08/26/09	COUNTY COMMENTS	W.A.	C.G.	C.G.
2	06/05/09	COMMENTS	W.A.	C.G.	C.G.
NO.	DATE	REVISIONS	BY	CHK	APPD

SCALE: AS SHOWN DESIGNED: C.G. DRAWN: W.A.



SITE PLAN	
JOB NO.	DRAWING NUMBER
24782-432	Z02



BULK PLANE
SCALE: 1"=20'-0"

1
Z02A

TRUE NORTH

Application No. 58900111-001 Staff DeManche
APPROVED CS / SP PLAN
SEE DEV CONDS DATED March 3, 2010
Date of CS (BZA) approval April 27, 2010
Sheet 3 of 6

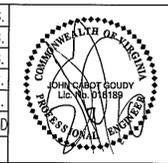


PROJECT NUMBER:
1072.052

MAVERICK - POHICK ROAD
VERIZON MONOPINE
10127894_461G3768
8616 POHICK RD.
SPRINGFIELD, VA 22153

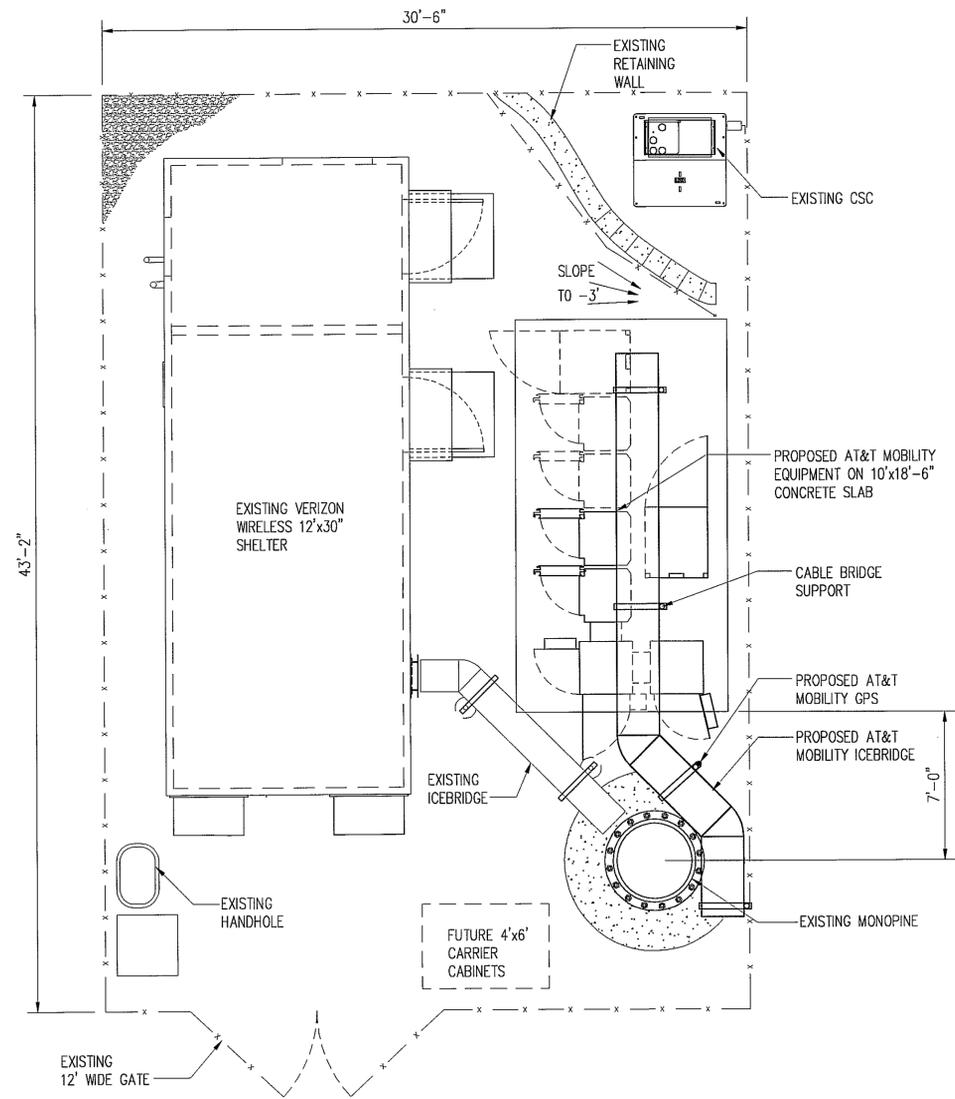


6/02/18/10	ADDED LANDSCAPING	W.A.	C.G.	C.G.
5/12/17/09	REVISED DISTURBED AREA	W.A.	C.G.	C.G.
4/12/11/09	COUNTY COMMENTS	W.A.	C.G.	C.G.
3/08/26/09	COUNTY COMMENTS	W.A.	C.G.	C.G.
2/06/05/09	COMMENTS	W.A.	C.G.	C.G.
NO.	DATE	REVISIONS	BY	CHK APPD
SCALE: AS SHOWN		DESIGNED: C.G.	DRAWN: W.A.	

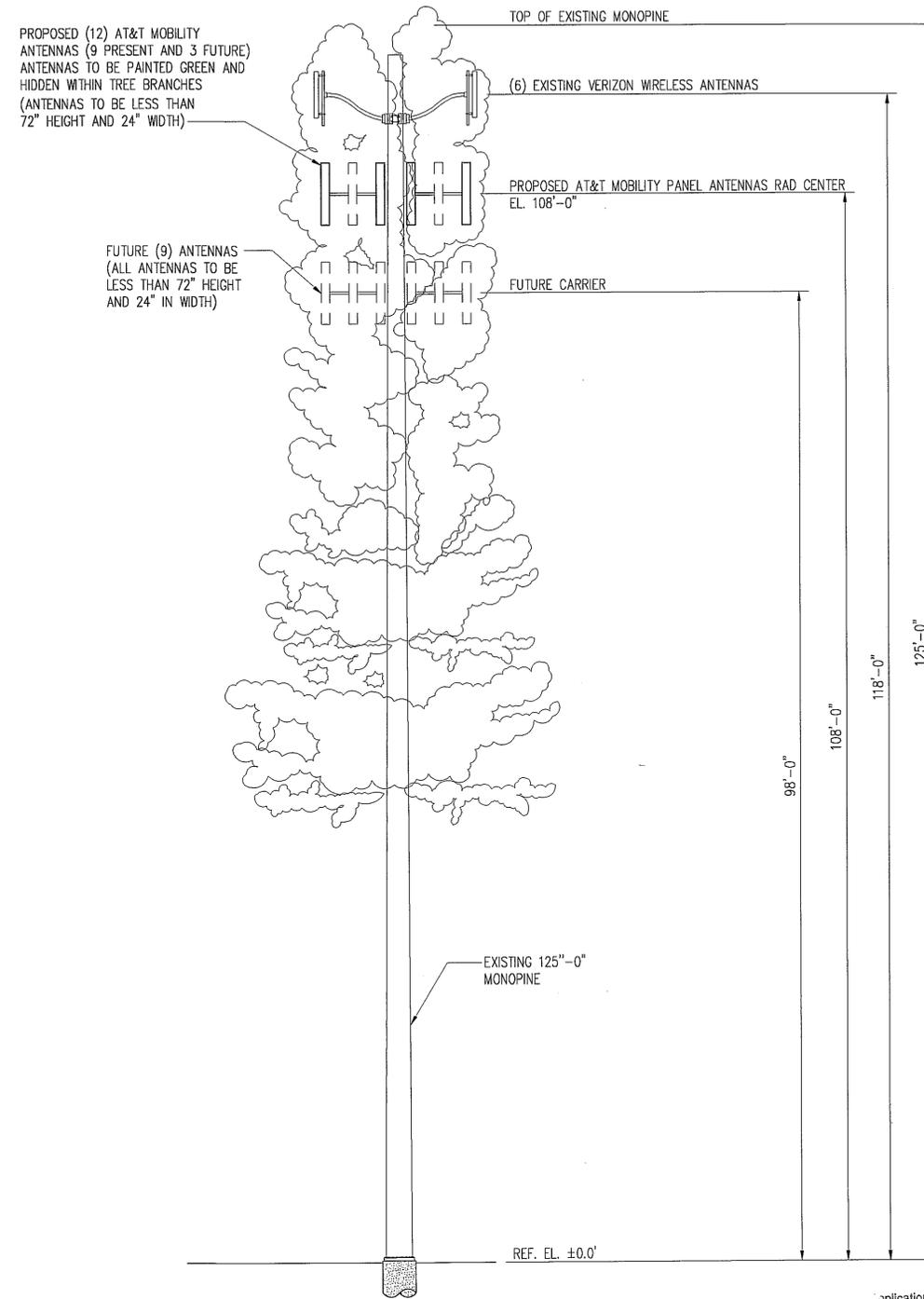


BULK PLANE

JOB NO.	DRAWING NUMBER
24782-432	Z02A



COMPOUND LAYOUT
SCALE: 1/4"=1'-0"



MONOPINE ELEVATION
SCALE: 1/8"=1'-0"



Application No. SP-2010-001 Staff DeManche
 APPROVED / SP PLAN
 SEE DEV CONDS DATED March 3, 2010
 Date of (BZA) approval April 27, 2010
 Sheet 4 of 6



PROJECT NUMBER:
1072.052

MAVERICK - POHICK ROAD
VERIZON MONOPINE
10127894_461G3768
 8616 POHICK RD.
 SPRINGFIELD, VA 22153

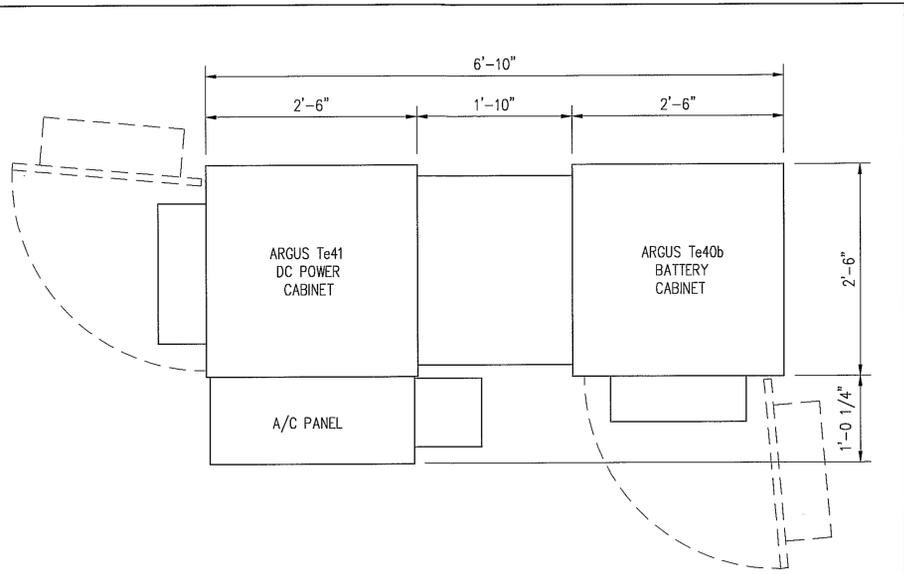


6	02/18/10	ADDED LANDSCAPING	W.A.	C.G.	C.G.
5	12/17/09	REVISED DISTURBED AREA	W.A.	C.G.	C.G.
4	12/11/09	COUNTY COMMENTS	W.A.	C.G.	C.G.
3	08/26/09	COUNTY COMMENTS	W.A.	C.G.	C.G.
2	06/05/09	COMMENTS	W.A.	C.G.	C.G.
NO.	DATE	REVISIONS	BY	CHK	APPD
SCALE: AS SHOWN			DESIGNED: W.A.	DRAWN: C.G.	



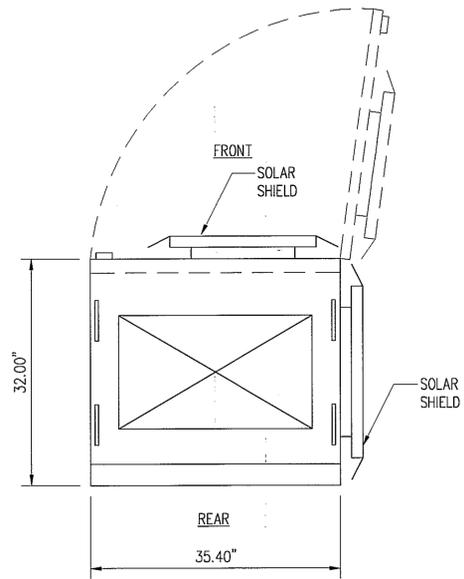
COMPOUND PLAN
AND UTILITY POLE ELEVATION

JOB NO.	DRAWING NUMBER
24782-432	203



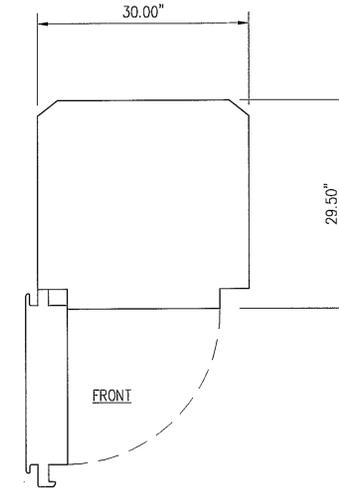
ARGUS EQUIPMENT LAYOUT
SCALE: 1"=1'-0"

1
Z04



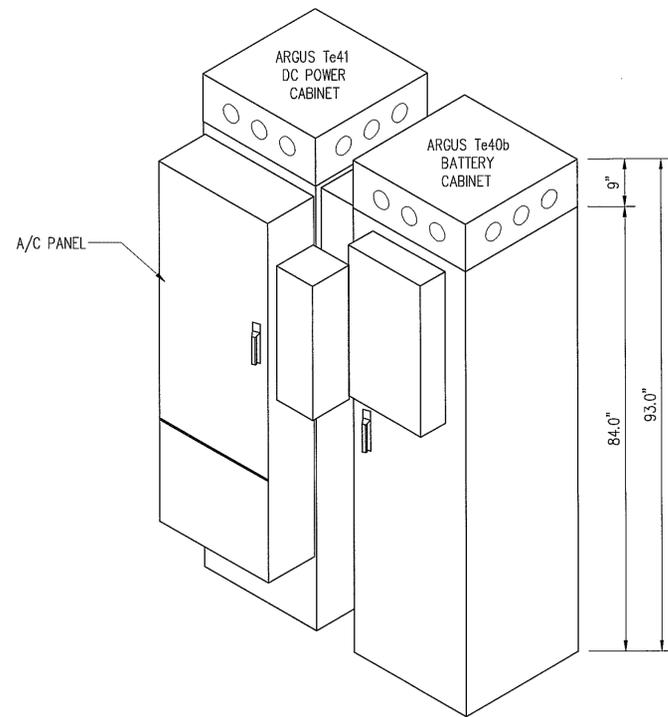
LUCENT UMTS EQUIPMENT LAYOUT
SCALE: 1"=1'-0"

3
Z04



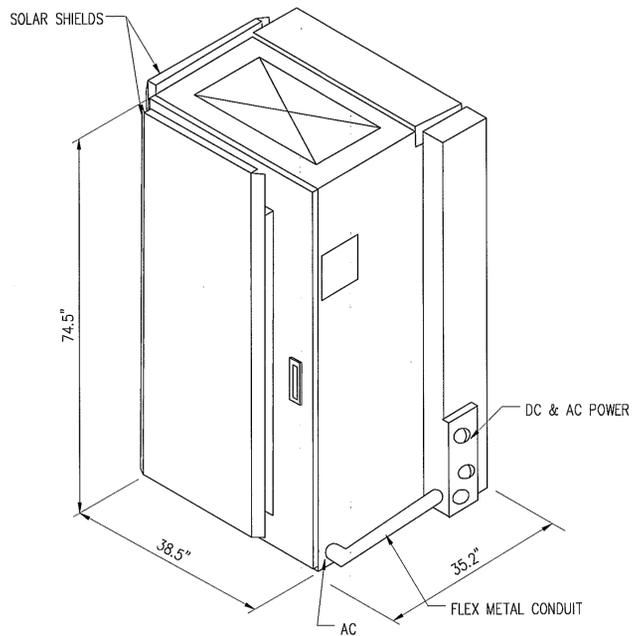
**NOKIA ULTRA EDGE
BTS OUTDOOR CABINET LAYOUT**
SCALE: 1"=1'-0"

5
Z04



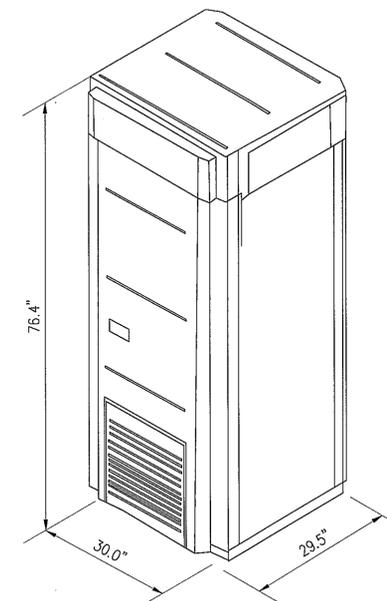
ARGUS EQUIPMENT DETAIL
SCALE: N.T.S.

2
Z04



LUCENT UMTS EQUIPMENT DETAIL
SCALE: N.T.S.

4
Z04



**NOKIA ULTRA EDGE
BTS OUTDOOR CABINET DETAIL**
SCALE: N.T.S.

6
Z04

Application No. 35A2004-M-001 Staff: DeManche
APPROVED: [Signature] SP PLAN
SEE DEV CONDS DATED March 3, 2010
Date of (B)S (BZA) approval: April 27, 2010
Sheet 5 of 6



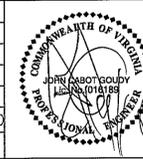
PROJECT NUMBER:
1072.052

**MAVERICK - POHICK ROAD
VERIZON MONOPINE
10127894_461G3768**
8616 POHICK RD.
SPRINGFIELD, VA 22153



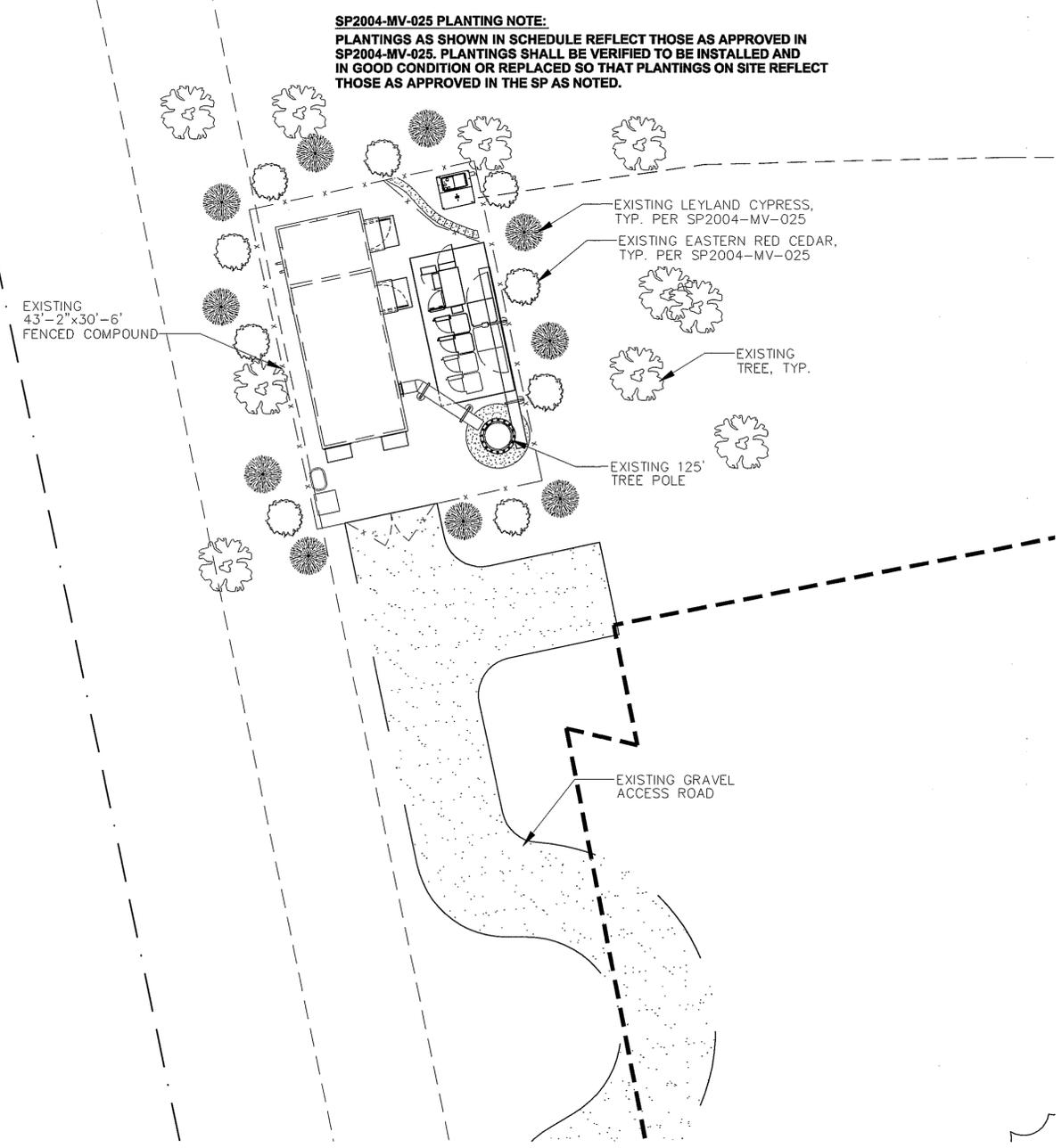
7150 STANDARD DRIVE
HANOVER, MD 21076

6	02/18/10	ADDED LANDSCAPING	W.A.	C.G.	C.G.
5	12/17/09	REVISED DISTURBED AREA	W.A.	C.G.	C.G.
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2	06/05/09	COMMENTS	W.A.	C.G.	C.G.
NO.	DATE	REVISIONS	BY	CHK	APPD
SCALE: AS SHOWN		DESIGNED: W.A.	DRAWN: C.G.		

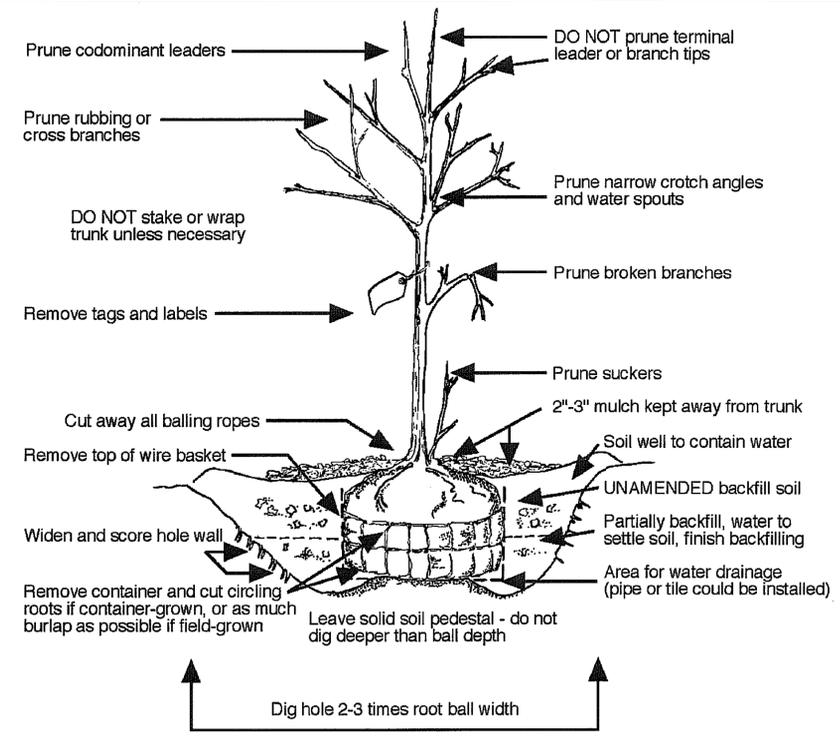


EQUIPMENT DETAILS

JOB NO. 24782-432
DRAWING NUMBER Z04



LANDSCAPING PLAN
 SCALE: 1"=10'-0"
 1 C01
 TRUE NORTH



TREE PLANTING DETAIL
 SCALE: N.T.S.
 2 Z06

GENERAL PLANTING NOTES:

- ALL PLANTS SHALL BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE.
- ALL PLANTS SHALL BE CONTAINER-GROWN OR BALLED AND BURLAPPED.
- ALL TREES SHALL BE STRAIGHT TRUNKED, FULL HEADED.
- ALL PLANTS INCLUDED IN THE PLANT LIST AND NOTED ON THE LANDSCAPE PLAN ARE SUBJECT TO THE APPROVAL OF THE OWNER'S REPRESENTATIVE AND FAIRFAX COUNTY URBAN FOREST MANAGEMENT DIVISION STAFF BEFORE, DURING AND AFTER CONSTRUCTION.
- ALL PLANTS AND PLANTING AREAS SHALL BE COMPLETELY MULCHED.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING (INCLUDING, BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZATION, ETC.) OF PLANTING AREAS AND LAWNS UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE OWNER'S REPRESENTATIVE.
- THE OWNER'S REPRESENTATIVE WILL APPROVE THE STAKED LOCATION OF ALL PLANT MATERIAL PRIOR TO INSTALLATION.
- ALL TREES AND SHRUBS SHALL BE PLANTED AS SPECIFIED IN THE LATEST EDITION OF THE "TREE AND SHRUB PLANTING GUIDELINES" PREPARED BY VIRGINIA COOPERATIVE EXTENSION, VPI&SU.
- ANY PLANT MATERIAL THAT DIES, TURNS BROWN OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE AND MEETING ALL SPECIFICATIONS.
- STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK", LATEST EDITION, REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
- CONTRACTOR TO WATER AND WARRANTY TREES FOR 1 YEAR.
- TO MITIGATE SOIL COMPACTION PRIOR TO PLANTING, THE PLANTING AREA SHALL BE TILLED TO A DEPTH OF ONE FOOT (1") TO LOOSEN SOIL AND AMENDED OVER THE ENTIRE AREA AS NEEDED BASED ON SOIL SAMPLES. SOIL WITHIN INDIVIDUAL PLANTING HOLES SHALL NOT BE AMENDED.

PLANT LIST

SYMBOL	QTY.	COMMON NAME	BOTANICAL NAME	SIZE
	15	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	6' - 8' HT.
	16	LEYLAND CYPRESS	CUPRESSOCYPARIS LEYLANDI	5' - 6' HT.

Application No. SEA2004-MV-025 Staff DeManche
 APPROVED SE SP PLAN
 SEE DEV CONDS DATED March 3, 2010
 Date of BOS (BZA) approval April 27, 2010
 Sheet 6 of 6



PROJECT NUMBER:
1072.052

MAVERICK - POHICK ROAD
VERIZON MONOPINE
 10127894_461G3768
 8616 POHICK RD.
 SPRINGFIELD, VA 22153



6	02/18/10	ADDED LANDSCAPING	W.A.	C.G.	C.G.
5	12/17/09	REVISED DISTURBED AREA	W.A.	C.G.	C.G.
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2	06/05/09	COMMENTS	W.A.	C.G.	C.G.
NO.	DATE	REVISIONS	BY	CHK	APPD
SCALE: AS SHOWN		DESIGNED: C.G.	DRAWN: W.A.		



LANDSCAPING PLAN
 6
 JOB NO. 24782-432
 DRAWING NUMBER Z05



County of Fairfax, Virginia

MEMORANDUM

DATE: April 30, 2015

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

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

SUBJECT: ENVIRONMENTAL ANALYSIS: SP 2004-MV-025-02;
SEA 2004-MV-001-02
Trustees of the Korean Baptist Church

This memorandum, prepared by Mary Ann Welton, includes citations from the Comprehensive Plan that list and explain environmental policies for this property. Plan citations are followed by a discussion of concerns including a description of potential impacts that may result from the revised Special Permit/Special Exception (SPA/SEA) Plat dated April 2, 2015. Possible solutions to remedy identified issues are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are in harmony with Plan policies.

COMPREHENSIVE PLAN CITATIONS:

Fairfax County Comprehensive Plan, 2013 Edition, Policy Plan, Environment, as amended through July 1, 2014, pages 7-8 state, the Plan states:

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

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

Policy j. Regulate land use activities to protect surface and groundwater resources.

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

- Minimize the amount of impervious surface created.
- Site buildings to minimize impervious cover associated with driveways and parking areas and to encourage tree preservation. . . .
- Encourage cluster development when designed to maximize protection of ecologically valuable land. . . .
- Encourage fulfillment of tree cover requirements through tree preservation instead of replanting where existing tree cover permits. Commit to tree preservation thresholds that exceed the minimum Zoning Ordinance requirements.
- Where appropriate, use protective easements in areas outside of private residential lots as a mechanism to protect wooded areas and steep slopes. . . .
- Encourage the use of innovative BMPs and infiltration techniques of stormwater management where site conditions are appropriate, if consistent with County requirements.
- Apply nonstructural best management practices and bioengineering practices where site conditions are appropriate, if consistent with County requirements. ”

Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, Environment, as amended through July 1, 2014, on page 10, the Plan states:

“Objective 3: Protect the Potomac Estuary and the Chesapeake Bay from the avoidable impacts of land use activities in Fairfax County.

Policy a. Ensure that new development and redevelopment complies with the County's Chesapeake Bay Preservation Ordinance. . . .”

Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, Environment, as amended through July 27, 2010, on page 19, the Plan states:

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

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

- Environmentally-sensitive siting and construction of development;
- Application of low impact development practices, including minimization of impervious cover (See Policy k under Objective 2 of this section of the *Policy Plan*);
- Optimization of energy performance of structures/energy-efficient design;
- Use of renewable energy resources;
- Use of energy efficient appliances, heating/cooling systems, lighting and/or other products;
- Application of best practices for water conservation, such as water efficient landscaping and innovative wastewater technologies, that can serve to reduce the use of potable water and/or reduce stormwater runoff volumes;

- Reuse of existing building materials for redevelopment projects;
- Recycling/salvage of non-hazardous construction, demolition, and land clearing debris;
- Use of recycled and rapidly renewable building materials;
- Use of building materials and products that originate from nearby sources;
- Reduction of potential indoor air quality problems through measures such as increased ventilation, indoor air testing and use of low-emitting adhesives, sealants, paints/coatings, carpeting and other building materials;
- Reuse, preservation and conservation of existing buildings, including historic structures;
- Retrofitting of other green building practices within existing structures to be preserved, conserved and reused;
- Energy and water usage data collection and performance monitoring;
- Solid waste and recycling management practices; and
- Natural lighting for occupants.

Encourage commitments to implementation of green building practices through certification under established green building rating systems for individual buildings (e.g., the U.S. Green Building Council's Leadership in Energy and Environmental Design for New Construction [LEED-NC[®]] or the U.S. Green Building Council's Leadership in Energy and Environmental Design for Core and Shell [LEED-CS[®]] program or other equivalent programs with third party certification). An equivalent program is one that is independent, third-party verified, and has regional or national recognition or one that otherwise includes multiple green building concepts and overall levels of green building performance that are at least similar in scope to the applicable LEED rating system. Encourage commitments to the attainment of the ENERGY STAR[®] rating where available. Encourage certification of new homes through an established residential green building rating system that incorporates multiple green building concepts and has a level of energy performance that is comparable to or exceeds ENERGY STAR qualification for homes. Encourage the inclusion of professionals with green building

accreditation on development teams. Encourage commitments to the provision of information to owners of buildings with green building/energy efficiency measures that identifies both the benefits of these measures and their associated maintenance needs.”

ENVIRONMENTAL ANALYSIS

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

Background: The Korean Baptist Church proposes a multi-phased expansion of their worship center and facilities located on 3.98 acres of land on the north side of Pohick Road. The worship center presently accommodates 70 seats and the proposal seeks to accommodate 150 seats over three phases.

Stormwater Best Management Practices and Adequate Outfall: The subject property is located within the Pohick Creek watershed. The existing worship center is 1,540 square foot building. The most current development plan depicts several new buildings and improvements which include the following:

- 5,400 square foot, 1 story building;
- 5,680 square foot, 1 story multi-purpose building;
- 5,136 square foot, 1 story multi-purpose building.

The development plan depicts an infiltration trench, grass filter strip and a sediment trap to capture runoff from the .63 acre of new impervious surface which is proposed. The outfall narrative indicates that runoff from the site will be captured by an underground pipe system which drains to the Middle Run floodplain. In the reviewing engineers opinion the outfall is adequate. The adequacy of stormwater management/best management practice facilities and outfall measures are subject to review and approval by the Department of Public Works and Environmental Services (DPWES).

The stormwater management plan has been greatly improved from the December, 2014, submission. The applicant originally proposed a large stormwater management pond in the northeast corner of the property which would have resulted in significant tree removal and land disturbance. The current proposal eliminates the unnecessary tree loss and disturbance.

The proposed stormwater management system has been designed consistent with new stormwater management requirements, as set forth in the Stormwater Management Ordinance, Chapter 124 of the Fairfax County Code. A link to the ordinance is below.

http://www.fairfaxcounty.gov/dpwes/stormwaterordinance/chapter_124.pdf

Tree Preservation: The applicant is encouraged to work with the Urban Forestry Management Division of DPWES to find additional opportunities to augment the landscaping for this worship center.

Green Building: The Policy Plan incorporates guidance in support of the application of energy conservation, water conservation and other green building practices in the design and construction of new development and redevelopment projects. The applicant is encouraged to commit to green building practices, such as high efficiency mechanical systems, use of materials with recycled content and a high energy building performance for this development. The applicant has not provided a development condition in support of the County's green building policy at this time.

PGN: MAW



County of Fairfax, Virginia

MEMORANDUM

DATE: January 5, 2016

TO: Casey Gresham, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: William J. Veon, Jr., Senior Engineer III (Stormwater)
Central Branch, Site Development and Inspections Division
Department of Public Works and Environmental Services

SUBJECT: Zoning Application No.: SEA 2004-MV-001-02 & SPA 2004-MV-025-02
Trustees of First Virginia Baptist Church
SPA/SEA Plat (dated October 22, 2015 - REVISED)
LDS Project No.: 007056-ZONA-002-1 & 007056-ZONA-003-1
Tax Map No.: 098-1-01-0021
Springfield District

The subject revised application has been reviewed and follow-up comments have been provided for clarification of the remaining stormwater management issue. All comments without a Final Comment entry are still valid, and all Final Comments with “ok” for the final follow-up are now valid:

Note: The Stormwater Management Ordinance (SWMO – County Code, Chapter 124) Article 4 technical design criteria, and the current Public Facilities Manual (PFM), the “new” stormwater regulations, apply to this project unless it can be demonstrated that the project qualifies for “grandfathering” (SWMO 124-1-12) or “time limits” (SWMO 124-1-11). No documentation has been provided with this application to support either of these options, so this review has considered SWMO Article 4 technical (design) criteria in the preparation of the comments that follow.

Final Comment: The above requirement has been acknowledged and the proposed stormwater management system has been/will be revised accordingly.

Applicant Response (11/17/2015): Acknowledged.

Final Follow-up Comment (1/5/2016): ok.

Chesapeake Bay Preservation Ordinance (CBPO)
There is no Resource Protection Area (RPA) on this site.

Department of Public Works and Environmental Services
Land Development Services, Site Development and Inspections Division
12055 Government Center Parkway, Suite 535
Fairfax, Virginia 22035-5503
Phone 703-324-1720 • TTY 711 • FAX 703-324-8359



Floodplains

There are no regulated floodplains on the property/site.

Downstream Drainage Complaints

There are no significant, contemporary downstream drainage complaints on file.

Water Quality

Water quality controls are required for this project (SWMO 124-1-6, 124-4-1 & 124-4-2). An onsite dry pond facility has been proposed as the combined SWM/BMP practice by which the project will meet its phosphorus reduction requirements. However, a VRRM (Virginia Runoff Reduction Method) spreadsheet analysis has not been included in the plan set. So, neither a preliminary estimate of the phosphorus reduction requirements, nor an initial indication of whether the proposed pond will provide sufficient compliance with the requirements, has been provided. Without a preliminary VRRM analysis, it cannot be ascertained whether the proposed project has the potential to meet the water quality standards. Although the details of the BMP calculations and facility design will be reviewed at the final design/site plan stage, the preliminary VRRM spreadsheet analysis is required at this stage in the zoning process.

Note that DEQ Stormwater Design Specification No. 15, "Extended Detention (ED) Pond", will need to be used for the design of the proposed pond. However, under the "new" stormwater regulations an ED pond is not considered to be an effective BMP practice, and the assigned phosphorus reduction percentage is only 15% (rather than the "old" 40%). So, other BMP practices will likely need to be incorporated into the site design.

Also note that only the impervious surface that existed for this site as of 1993 (the year the Chesapeake Bay Preservation Ordinance [CBPO] was adopted) can be considered to be part of the current "existing" site condition, unless other County waivers and/or plan approvals can be provided that demonstrate the permitted installation of additional impervious surfaces. The 1997 aerial imagery contained in the County's GIS database indicates the current site's "existing" impervious surface coverage can be assumed to be the impervious coverage depicted on the Drainage Plan sheet (Sheet C-4B) included in the plan set for Project #007056-MSP-001-3 (approved 4/11/2007). All site impervious surface in excess of that shown on this plan sheet is considered new or proposed impervious surface with respect to the current site plan and the proposed SWM/BMP facility design. Sheet 3 will need to be revised accordingly.

Final Comment: An infiltration facility and a vegetated filter strip have now been proposed as the BMP practices by which the project will meet its phosphorous reduction requirements. A preliminary VRRM (Virginia Runoff Reduction Method) analysis has been included in the SPA/SEA Plat to support the design engineer's expectation that the Level 2 infiltration facility plus the vegetated filter strip should provide sufficient water quality compliance. Related calculation and design details will be reviewed at the final design/site plan stage.

Applicant Response (11/17/2015): Acknowledged.

Final Follow-up Comment (1/5/2016): ok.

The site's "existing" impervious surface coverage, for the purposes of the SWM/BMP calculations, shall be the impervious coverage depicted on the Drainage Plan sheet (Sheet C-4B) included in the plan set for Project #007056-MSP-001-3 (approved 4/11/2007). All site impervious surface in excess of that shown on this plan sheet is considered new or proposed impervious surface with respect to the current site plan and the proposed SWM/BMP facility designs. Note that Sheet 3 of the current SPA/SEA Plat does not show the appropriate "existing" impervious surface for the site. Related calculation and design details will be reviewed at the final design/site plan stage.

Applicant Response (11/17/2015): Acknowledged.

Final Follow-up Comment (1/5/2016): Although the above-described impervious surface design constraint has been acknowledged, there do not appear to be any changes to the plans and calculations to formalize this acknowledgement. Either the proposed SPA/SEA Plat must be revised to distinguish between the accepted and unaccepted portions of the existing impervious surface for SWM/BMP design purposes, or a proffer must be developed to specify that Sheet C-4B of Project #007056-MSP-001-3 be used to establish the accepted portion.

Water Quantity - Detention

Water quantity controls for stormwater detention are required for this project (SWMO 124-1-6, 124-4-1 & 124-4-4.D). An onsite dry pond facility has been proposed as the combined SWM/BMP practice by which the project will meet its detention requirements. A partial preliminary design analysis has been included in the SPA/SEA Plat, which identifies the need for a storage volume of about 12,900 cf to provide sufficient detention for the 10-yr runoff from the 8.4 ac area contributing runoff to the pond. The site's portion of the total drainage area is about 3.65 ac. Calculation and design details will be reviewed at the final design/site plan stage.

Note that the 6'-high dam that is proposed to impound the detention volume will need to be designed according to the requirements in PFM 6-1600, including the dam breach analysis requirement (due to the proximity of the downstream residences).

Also note that the "existing" impervious surface constraint identified above in the water quality discussion is applicable to the water quantity calculations, as well; and it is expected that the required detention volume will increase as a result.

Final Comment: An infiltration facility has now been proposed as the SWM practice by which the project will meet its detention requirements. The site's B-type soils should be conducive to

such infiltration practices. Related calculation and design details will be reviewed at the final design/site plan stage.

Applicant Response (11/17/2015): Acknowledged.

Final Follow-up Comment (1/5/2016): ok.

Note that the “existing” impervious surface constraint identified above in the water quality discussion is applicable to the water quantity calculations, as well.

Applicant Response (11/17/2015): Acknowledged.

Final Follow-up Comment (1/5/2016): Although the above-described impervious surface design constraint has been acknowledged, there do not appear to be any changes to the plans and calculations that formalize this acknowledgement. Either the proposed SPA/SEA Plat must be revised to distinguish between the accepted and unaccepted portions of the existing impervious surface for SWM/BMP design purposes, or a proffer must be developed to specify that Sheet C-4B of Project #007056-MSP-001-3 be used to establish the accepted portion.

Water Quantity - Outfalls

Water quantity controls for outfall channel and flood protection are required for this proposed project (SWMO 124-1-6, 124-4-1, 124-4-4.B & 124-4-4.C). A preliminary Outfall Narrative has been included, and has identified one site outfall. This outfall discharges directly northeast into a riprap channel on the adjacent property (to the east), and the channel carries stormwater a short distance north to a County-maintained storm drain system. The design engineer has provided a professional opinion that the outfall is adequate. The outfall analysis calculations and details will be reviewed at the final design/site plan stage.

Note that the provided original storm drain design calculations for Afton Glen are based on a 10-minute time-of-concentration (Tc). Therefore, the allowable site discharge (the “pre” flow) will need to be based on a 10-minute Tc (rather than the proposed 5-minute Tc) in order for the “post” site’s contribution to the storm drain system to remain in the “adequate” range.

Stormwater Planning Comments

This site is located in the Pohick Creek Watershed, and the Pohick-Middle Run Watershed Management Area (WMA). There is no project within this WMA that will be affected by runoff from this site.

Dam Breach

The property is not located within a dam breach inundation zone.

Casey Gresham, Staff Coordinator
Zoning Application No.: SEA 2004-MV-001-02 & SPA 2004-MV-025-02
January 5, 2016
Page 5 of 5

Miscellaneous

The stormwater management plan to be prepared at final design must address all of the items listed in SWMO 124-2-7.B.

The latest BMP specifications provided on the Virginia Stormwater BMP Clearinghouse website must be used for final design. The design engineer is also referred to LTI 14-13 with regard to the selection of the appropriate BMP specifications. Virginia DEQ Stormwater Design Specification No. 15 must be used for the design of the proposed dry pond.

Final Comment: The stormwater management plan to be prepared at final design must address all of the items listed in SWMO 124-2-7.B.

Applicant Response (11/17/2015): Acknowledged.

Final Follow-up Comment (1/5/2016): ok.

The latest BMP specifications provided on the Virginia Stormwater BMP Clearinghouse website must be used for final design. The design engineer is also referred to LTI 14-13 with regard to the selection of the appropriate BMP specifications. Virginia DEQ Stormwater Design Specifications No. 2 & No. 8 must be used for the designs of the proposed vegetated filter strip and infiltration facility, respectively.

Applicant Response (11/17/2015): Acknowledged.

Final Follow-up Comment (1/5/2016): ok.

Please contact me at 703-324-1720 or William.Veon@fairfaxcounty.gov, if you have any questions or require additional information.

WJV/

cc: Don Demetrius, Chief, Watershed Projects Evaluation Branch, SPD, DPWES
Fred Rose, Chief, Watershed Planning & Assessment Branch, SPD, DPWES
Durga Kharel, Chief, Central Branch, SDID, DPWES
Hani Fawaz, Senior Engineer III, Central Branch, SDID, DPWES
Zoning Application File



County of Fairfax, Virginia

MEMORANDUM

DATE: February 18, 2016

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

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

FILE: SE 2004-MV-001, SP 2004-MV-025

SUBJECT: SEA 2004-MV-001-2/SPA 2004-MV-025-2
Trustees of the First Virginia Baptist Church
8616 Pohick Road, Springfield VA 22153
Tax Map: 98-1 ((01)) 021

This department reviewed the subject application and the Special Permit and Special Exception Amendment plat (SPA/SEA) dated July 19, 2013, revised through February 3, 2016, and offers the following comments.

- The proposed channelization island's design does not appear to completely prevent left turns out from this site onto Pohick Road. The channelized island should be designed to meet the VDOT Commercial Entrance Channelization standards.
- The applicant should provide and maintain a clear sight distance of 390 feet to the driver's left from the proposed driveway exit, according to VDOT's Road Design Manual.
- The applicant should provide the proposed ROW dedication parallel to the Pohick Road centerline, the roadway pavement extension and striping, and curb and gutter, to meet VDOT road design standards.
- The applicant proposes to vacate a portion of the existing trail easement and re-dedicate a new trail easement that is outside of the proposed ROW dedication, as shown on the SPA/SEA plat. The applicant should complete this vacation and re-dedication prior to site plan approval.
- Applicant should provide inverted "U" bike racks to be installed within 50 feet of the main entrance, as per the Fairfax County Bicycle Parking Guidelines.

cc: Casey Gresham, DPZ

MAD/RP

Fairfax County Department of Transportation
4050 Legato Road, Suite 400
Fairfax, VA 22033-2895
Phone: (703) 877-5600 TTY: 711
Fax: (703) 877-5723
www.fairfaxcounty.gov/fcdot



February 26, 2016

To: Ms. Barbara Berlin
Director, Zoning Evaluation Division

From: Noreen H. Maloney
Virginia Department of Transportation – Land Development Section

Subject: **SEA 2004-MV-001-02 conc. w/ SPA 2004-MV-025-2;
First Virginia Baptist Church**

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

This office has reviewed the subject application and offers the following comments.

- The proposed 8' foot asphalt trail along Pohick Road will not qualify for State Maintenance.
- A detail of the Channelized Island should be provided per Appendix F-115 of the VDOT *Road Design Manual*. Including the appropriate Offset and Radius.
- Signage and Striping along Pohick Road will be addressed during site plan review.



County of Fairfax, Virginia

MEMORANDUM

DATE: December 16, 2015

TO: Casey Gresham, Staff Coordinator
Zoning Evaluation Division, DPZ

FROM: Hugh C. Whitehead, Urban Forester III
Forest Conservation Branch, DPWES

SUBJECT: Calvary Korean Baptist Church, SEA 2004-MV-001-02

I have reviewed the above referenced Special Exception Amendment Application consisting of an SPA/SEA Plat, stamped as received by the Zoning Evaluation Division on November 17, 2015; and a Statement of Justification dated November 17, 2015.

All Forest Conservation Branch comments resulting from review of previous submissions of this plan have been adequately addressed. Forest Conservation Branch staff has no further comments at this time.

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

HCW/
UFMDID #: 195048

cc: DPZ File





FAIRFAX COUNTY PARK AUTHORITY



M E M O R A N D U M

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

FROM: Sandy Stallman, AICP, Manager 
Park Planning Branch, PDD

DATE: October 7, 2014

SUBJECT: SEA 2004-MV-001 w SPA 2004-MV025, Calvary Korean Baptist Church
Tax Map Number: 98-1 ((1)) 21

The Park Authority staff has reviewed the above referenced plan. Based on that review, staff has determined that this application bears no adverse impact on the land, resources, facilities or service levels of the Park Authority.

However, should any future resubmission propose changes or disturbance to the tree preservation area, staff would recommend archaeological work be completed as the land form has a high potential for Native American sites.

FCPA Reviewer: Anna Bentley
DPZ Coordinator: Mary Ann Tsai

Copy: Cindy Walsh, Director, Resource Management Division
Liz Crowell, Manager, Cultural Resource Management & Protection Section
Mary Ann Tsai, DPZ Coordinator
Chron File
File Copy

8-006 General Standards

In addition to the specific standards set forth hereinafter with regard to particular special permit uses, all special permit 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 group or use, the BZA 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 BZA, under the authority presented in Sect. 007 below, may impose more strict requirements for a given use than those set forth in this Ordinance.

8-303 Standards for all Group 3 Uses

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

1. Except as may be qualified in the following Sections, all uses shall comply with the lot size and bulk regulations of the zoning district in which located; however, subject to the provisions of Sect. 9-607, the maximum building height for a Group 3 use may be increased.
2. All uses shall comply with the performance standards specified for the zoning district in which located.
3. Before establishment, all uses, including modifications or alterations to existing uses, except home child care facilities, shall be subject to the provisions of Article 17, Site Plans.

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.

9-105 Additional Standards for Mobile and Land Based Telecommunication Facilities

1. Except for antennas completely enclosed within a structure, all antennas and their supporting mounts shall be of a material or color that closely matches and blends with the structure on which it is mounted.
2. Except for a flag mounted on a flagpole as permitted under the provisions of Par. 2 of Sect. 12-203, no commercial advertising or signs shall be allowed on any monopole, tower, antenna, antenna support structure, or related equipment cabinet or structure.
3. If any additions, changes or modifications are to be made to monopoles or towers, the Director shall have the authority to require proof, through the submission of engineering and structural data, that the addition, change, or modifications conforms to structural wind load and all other requirements of the Virginia Uniform Statewide Building Code.
4. No signals, lights or illumination shall be permitted on an antenna unless required by the Federal Communications Commission, the Federal Aviation

Administration or the County, provided, however, that on all antenna structures which exceed 100 feet in height, a steady red marker light shall be installed and operated at all times, unless the Zoning Administrator waives the red marker light requirement upon a determination by the Police Department that such marker light is not necessary for flight safety requirements for police and emergency helicopter operations. All such lights shall be shielded to prevent the downward transmission of light.

5. All antennas and related equipment cabinets or structures shall be removed within 120 days after such antennas or related equipment cabinets or structures are no longer in use.

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		