



APPLICATION ACCEPTED: March 4, 2016
APPLICATION AMENDED: May 27, 2016
PLANNING COMMISSION: September 21, 2016
BOARD OF SUPERVISORS: TBD

County of Fairfax, Virginia

September 7, 2016

STAFF REPORT

SEA 2006-LE-030

LEE DISTRICT



APPLICANT: PMIG 1009, LLC

ZONING: Community Retail Commercial District (C-6)
Highway Corridor Overlay District (HC)

LOCATION: 5500 Franconia Road

PARCELS: 81-4 ((1)) 71C and 81-4 ((1)) 71G (part)

ACREAGE: 37,000 square feet

FAR: 0.08

PLAN MAP: Retail and Other

SE CATEGORY: Category 5, Use 3 – Car Wash (Section 9-505)
Category 5, Use 20 – Quick-Service Food Store
(Section 9-505)
Category 5, Use 21 – Service Station (Section 9-505)
Category 6, Use 7- Quick-Service Food Store and Service
Station in a Highway Corridor Overlay District
(Section 9-611)

PROPOSAL: Amend approval for a service station and car wash to permit
a new service station, quick-service food store and car wash
in a Highway Corridor Overlay District.

Kelly Posusney, AICP

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



STAFF RECOMMENDATIONS:

Staff recommends approval of SEA 2006-LE-030, subject to development conditions consistent with those contained in Appendix 1.

Staff recommends denial of the modification of Paragraph 1 of Section 14-903 of the Zoning Ordinance to allow canopy lighting to exceed 30 footcandles.

Staff recommends denial of the modification of Paragraph 1 of Section 14-903 of the Zoning Ordinance to allow canopy lighting to exceed 30 footcandles.

Staff recommends approval of the modification of the transitional screening and barrier required per Sections 13-303 and 13-403 of the Zoning Ordinance along Old Rolling Road, in favor of the proposed vegetative width of 17 feet with a four foot tall masonry wall, as shown on the SEA Plat.

Staff recommends approval of a waiver of the tree preservation target deviation pursuant to Section 12-0508 of the Public Facilities Manual, in favor of the proposed vegetation shown on the SEA plat.

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

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

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

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



Special Exception Amendment

SEA 2006-LE-030

Applicant:
Accepted:
Proposed:

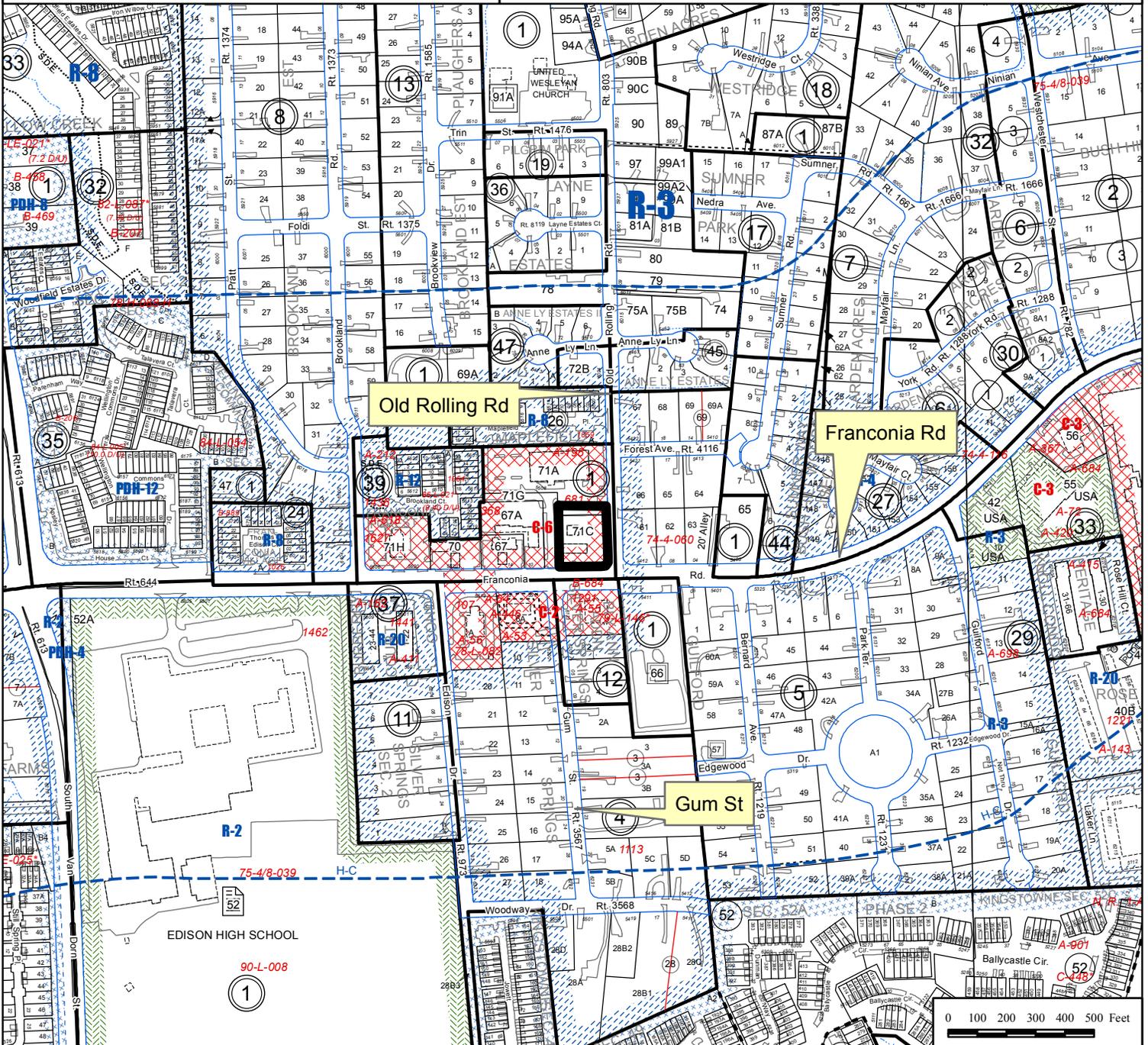
PMIG 1009, LLC
03/04/2016

AMEND SE 2006-LE-030 PREVIOUSLY APPROVED FOR SERVICE STATION/MINI-MART TO MODIFY SITE/CONDITIONS FOR SERVICE STATION/MINI-MART AND CAR WASH IN THE HIGHWAY CORRIDOR OVERLAY DISTRICT



Area: 37000 SF OF LAND; DISTRICT - LEE
Zoning Dist Sect: 04-060404-060407-0607
Located: 5500 FRANCONIA ROAD, ALEXANDRIA, VA 22310

Zoning: C-6
Plan Area: 4,
Overlay Dist: HC
Map Ref Num: 081-4- /01/ /0071C /01/ /0071G (pt.)



SPECIAL EXCEPTION AMENDMENT PLAT (SEA-2006-LE-030)

TRAMONTE, YEONAS, ROBERTS & MARTIN PLLC
ATTORNEYS AND COUNSELLORS AT LAW

8245 BOONE BOULEVARD, SUITE 400
VIENNA, VIRGINIA 22182
TELEPHONE: 703-734-4800
FACSIMILE: 703-442-9532

August 24, 2016

Ms. Barbara Berlin
Department of Planning and Zoning
12055 Govt. Cntr. Pkwy., Suite 801
Fairfax, VA 22035

Re: Special Exception Application for a Service Station/Quick-Service Food Store/Car Wash on Tax Map 81-4(1)71C and 71G Part
Applicant: PMIG 1009 LLC
Lee District

Dear Ms. Berlin:

The following is submitted as an amended statement of justification for a Special Exception for a Service Station/Quick-Service Food Store/Car Wash. The 37,000 square foot parcel is located on Franconia Road. There is an existing service station with a mini-mart and eight (8) fueling stations. The Applicant proposes to construct 10 fueling stations on 5 pump islands under a canopy, a 2861 square foot Quick-Service Food Store and an automated car wash. There will be 19 parking spaces and 10 stacking spaces for the car wash.

The Application Property is located in the Area IV Rose Hill Planning District, RH-2 Bush Hill Community Planning Section of the Comprehensive Plan. Site specific text reads:

"Commercial development in the sector should be limited to the area planned for retail use on the north side of Franconia Road, between Brookland Road and Old Rolling Road, south of the townhouse development along Maplefield Place. Redevelopment of these parcels (Tax Map 81-4(1)67, 67A, 70, 71A, 71C, 71G, and 71H) should improve the overall character and function of the area in neighborhood commercial uses while ensuring the protection and preservation of the adjacent residential community. Parcel consolidation is strongly recommended to provide an improved opportunity for effective buffering, attractive landscaping and coordinated circulation and access."

The following is description of the proposed use:

- A. Type of Operation: Service Station/Quick-Service Food Store/Car Wash
B. Hours of Operation: 24 hours a day, 7 days a week
C. Estimated number of Patrons: 900 Patrons/day
D. Number of Employees: 2 per shift

E. Estimate of Traffic Impact:

- a. A.M. Peak 99
b. P.M. Peak 156
c. Average daily trips 2066

- F. Vicinity to be served: Springfield
G. Description of Building Façade: Masonry, Metal, Glass
H. A listing of all hazardous or toxic substances: Gasoline and Petroleum products.
I. The use conforms to the provisions of all applicable ordinances and regulations.

The Applicant requests the following waivers/modifications:

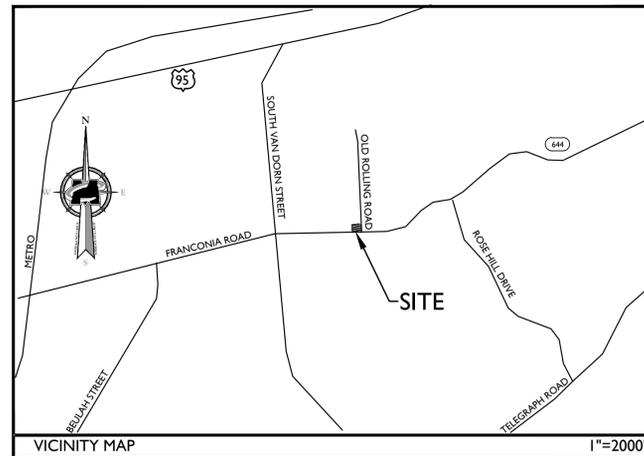
- Modification of Section 14-903(1) to allow canopy lighting to exceed 30 footcandles. The photometric plan proposes an average of 43 footcandles. All lighting will be recessed under the canopy with full cut-off fixtures; 43 footcandles are necessary for safe fueling under the canopy and more in line with industry standards. The traditional screening and barrier will effectively shield the neighborhood.
- Waiver of the barrier requirement along Franconia Road. The Applicant is proposing a low level planting bed which will not interfere with sight distance. A 42 inch chain link fence would be unsightly. Section 13-305 paragraph 3 states that transitional screening may be modified where the building and/or the land between the building and the property line has been specifically designed to minimal adverse impact through or combination of architectural and landscaping techniques.
- Reduction of transitional screening along Old Rolling Road to 17 foot width with a 4 foot high masonry wall pursuant to Section 13-305 paragraph 4. Section 13-305 paragraph 2 allows modification where strict provisions would reduce the useable area and preclude reasonable use of the lot. The 17 feet of screening and wall will minimize adverse impact on the residential neighborhood. Section 10-104(3)(B)(4) supports the reduction of wall height in a front yard to 4 feet.

Very truly yours,

Keith C. Martin

cc: Tad Anderson

FOR PETROLEUM MARKETING GROUP 5500 FRANCONIA ROAD LEE MAGISTERIAL DISTRICT FAIRFAX COUNTY, VIRGINIA



INDEX OF SHEETS	
SHEET NO.	SHEET NAME
C1	COVER SHEET
C2	EXISTING CONDITIONS AND DEMOLITION PLAN
C3	SPECIAL EXCEPTION PLAT
C4-C5	PHOTOMETRIC PLAN
C6	EXISTING VEGETATION MAP
C7	LANDSCAPE PLAN
C8	STORMWATER MANAGEMENT PLAN
C9	BMP/SWM ANALYSIS
C10	DRAINAGE AREA MAPS
C11	ADEQUATE OUTFALL
C12	TRUCK TURN MOVEMENT
C13	ARCHITECTURAL ELEVATIONS
1 OF 1	ALTA/ACSM LAND TITLE SURVEY

APPLICANT	
PMIG 1009, LLC 2359 RESEARCH COURT WOODBRIDGE, VIRGINIA 22192 CONTACT: MR. TAD ANDERSON PHONE: 703-494-5800 EXT. 2050 EMAIL: TANDERSON@PETROMG.COM	
OWNER	
PMIG 1009, LLC 2359 RESEARCH COURT WOODBRIDGE, VIRGINIA 22192 CONTACT: MR. TAD ANDERSON PHONE: 703-494-5800 EXT. 2050 EMAIL: TANDERSON@PETROMG.COM	
ENGINEER	
MASER CONSULTING 22375 BRODERICK DRIVE, STE 110 STERLING, VA 20166 703-430-4330 C/O EDUARDO INTRIAGO EINTRIAGO@MASERCONSULTING.COM	

LEGEND			
	EXISTING	PROPOSED	
BOLLARD			SIGN
SPOT ELEVATION	15.70	FC: 15.70	HANDICAP PARKING
UNDERGROUND ELECTRIC	E	E	CLEAN OUT
OVERHEAD LINES	OHW	OHW	SANITARY MANHOLE
LIGHT POLE			SANITARY LINES
MOUNTED LIGHT			DRAINAGE MANHOLE
POWER POLE			DRAINAGE INLET
GAS METER			STORM PIPES
DRAINAGE DIVIDE			UNDERGROUND TELEPHONE
LIMITS OF DISTURBANCE (LOD)		LOD	SHRUB
ADA ACCESS ROUTE			TREESIZE & TYPE
MINOR CONTOUR LINE			TRANSFORMER
MAJOR CONTOUR LINE			CONCRETE
FIRE HYDRANT			CENTERLINE OF ROAD
WATER METER			
UNDERGROUND WATER			
CHAIN LINK FENCE			

SITE DATA			
TAX MAP	0814-01-0071C	0814-01-0071G (PART)	
SITE AREA	31,776 SF	5,224 SF	
TOTAL SITE AREA	= 37,000 SF		

ZONING DATA			
1) ZONE	C-6 COMMUNITY RETAIL		
2) MIN. LOT SIZE	40,000 S.F.		(SQ. FT.)
3) OVERLAY DISTRICT(S)	HIGHWAY CORRIDOR		
4) SITE AREA	31,776 + 5,224 = 37,000	0.85	(ACRES)
5) ZONING C-6 AREA	31,776 + 5,224 = 37,000	0.85	(ACRES)
6) PROPOSED STREET DEDICATION:	977	0.02	(ACRES)
NET LOT AREA:	36,023	0.83	(ACRES)
7) USE / OPERATION:	QUICK SERVICE FOOD STORE, SERVICE STATION, CAR WASH		
8) EXISTING BUILDING GROSS FLOOR AREA	981 (DEMO)**		(SQ. FT.)
	2,639 (SERVICE STATION)		
	+ 945 (CAR WASH)		
9) PROPOSED BUILDING GROSS FLOOR AREA	3,584 (TOTAL)		SQ. FT.

	REQUIRED/ALLOWED	EXISTING **	PROPOSED/PROVIDED
10) MIN. LOT WIDTH	200 FEET	175.50 FEET	175.50 FEET
11) MAX. BUILDING HEIGHT	40 FEET	N/A (DEMO'D)	27 FEET
BUILDING	40 FEET	N/A	19 FEET
CAR WASH	40 FEET	N/A (DEMO'D)	17.5 FEET
CANOPY			
12) NUMBER OF FLOORS			1 FLOOR
13) MIN. YARD REQUIREMENTS:			
FRONT (FROM FRANCONIA ROAD TO PROP. CANOPY)	45' BUT NOT LESS THAN 40 FT	N/A	41 FEET
FRONT (FROM OLD ROLLING ROAD TO PROP. CANOPY)	45' AND NOT LESS THAN 40 FT	N/A	43.93 FEET
REAR (NORTH)	20 FEET	N/A	49 FEET
SIDE (WEST)	0 FEET	N/A	6 FEET
14) MAXIMUM FAR	0.30	0.03	0.08
15) OPEN SPACE REQUIRED	15% (5,550 SF)	24% (8,944 SF)	24% (8,598 SF)

16) PARKING DATA:	
JURISDICTIONAL PARKING: (6.5 SPACES/1,000 GFA)	18 SPACES
PROPOSED PARKING:	
8.5' X 18' SPACES	8 SPACES
8.5' X 16.5' SPACES (WITH 1.5' OVERHANG)	8 SPACES
12' X 16.5' SPACES (WITH 1.5' OVERHANG)	2 SPACES
ADA (VAN ACCESSIBLE)	1 SPACE
TOTAL PROPOSED PARKING:	19 SPACES

* THIS FIGURE INCLUDES BOTH THE CAR WASH/STORAGE BUILDING (940 GSF) AND THE SALES KIOSK (41 GSF)
** THE EXISTING INFORMATION PROVIDED ABOVE WAS TAKEN FROM AN ALTA/ACSM SURVEY PREPARED BY MASER CONSULTING, P.A. ENTITLED "ALTA/ACSM LAND TITLE SURVEY FOR PMIG 1009, LLC" DATED 09/01/15. EXISTING BUILDING AND CANOPY TO BE DEMOLISHED IN ITS ENTIRETY. EXISTING SETBACKS DO NOT DEMONSTRATE PROPOSED SETBACKS.

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Landscape Architects • Environmental Scientists

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REV	DATE	DRAWN BY	DESCRIPTION
1	02/16/16	PAP	PLANS REVISED PER REVIEW COMMENTS.
2	03/01/16	PAP	PLANS REVISED PER COMMENTS RECEIVED.
3	04/01/16	CHE	PLANS REVISED PER COUNTY STAFF COMMENTS.
4	08/11/16	RS	PLANS REVISED PER COUNTY STAFF COMMENTS.

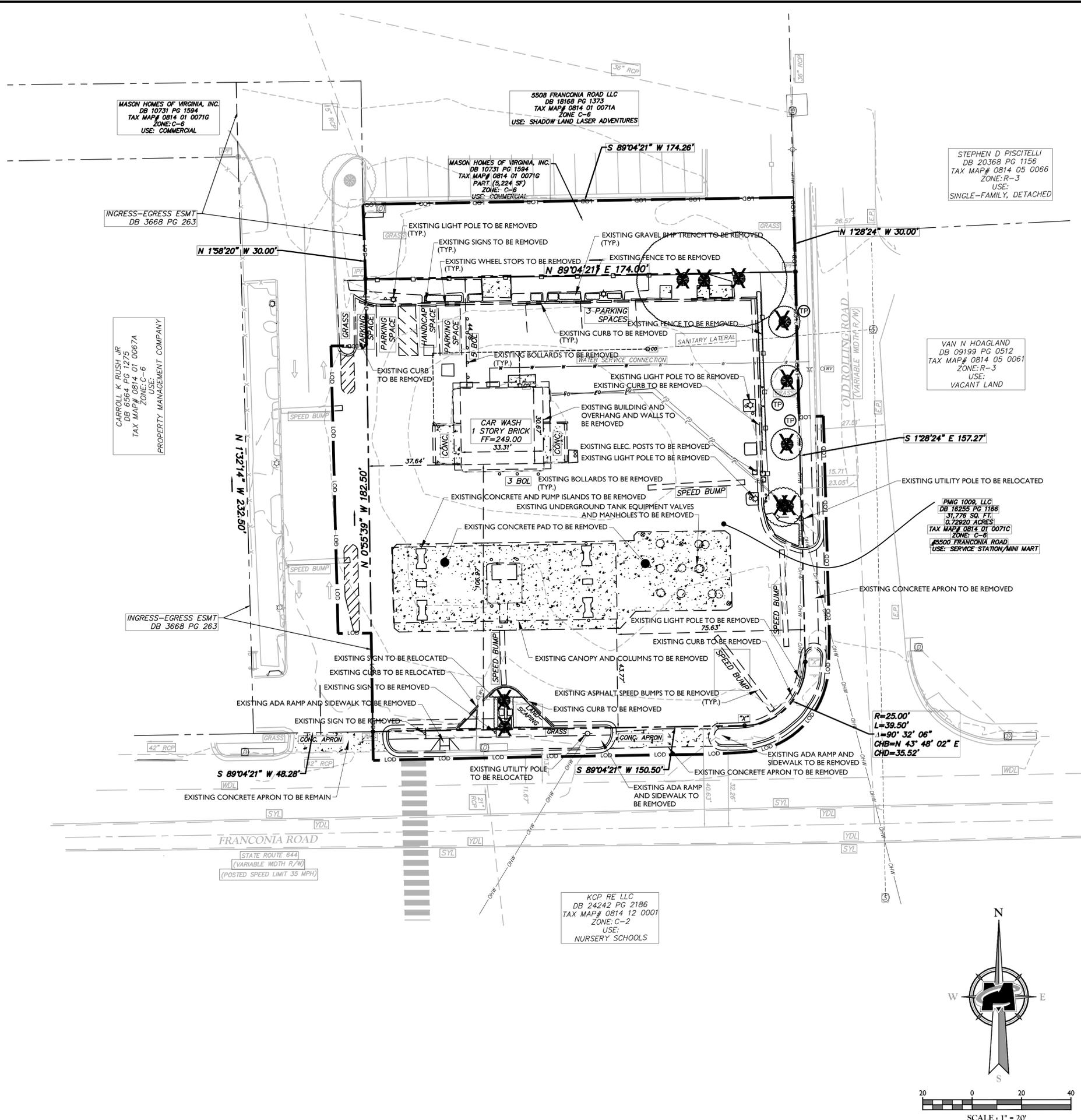
COMMONWEALTH OF VIRGINIA
EDUARDO J. INTRIAGO
Lic. No. 0402054260
PROFESSIONAL ENGINEER
Eduardo Intriago
EDUARDO J. INTRIAGO
VIRGINIA PROFESSIONAL ENGINEER - LICENSE NUMBER: 54260

SPECIAL EXCEPTION AMENDMENT PLAT (SEA-2006-LE-030)
FOR
PETROLEUM MARKETING GROUP
5500 FRANCONIA ROAD
LEE MAGISTERIAL DISTRICT
FAIRFAX COUNTY VIRGINIA

STERLING OFFICE
22375 Broderick Drive
Suite 110
Sterling, VA 20166
Phone: 703.430.4330
Fax: 703.430.4339
email: solutions@maserconsulting.com

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	01/11/16	PAP/CHE	EJRP
PROJECT NUMBER:	15000548A	DRAWING NAME:	C-COVER

SHEET TITLE
COVER SHEET
SHEET NUMBER:
C1



LEGEND	
	LIMITS OF DISTURBANCE
	EXISTING VEGETATION TO BE REMOVED
	TREE PROTECTION

DEMOLITION NOTES:

1. THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON TAX MAP 0814-01-0071C (31,766 SF) AND PART OF 0814-01-0071G (5,224 SF), TOTALING AN AREA OF 37,000 SQUARE FEET ALL ZONED C-6. THE SITE IS LOCATED AT 5500 FRANCONIA ROAD IN FAIRFAX COUNTY, VIRGINIA.
2. TOPOGRAPHY SHOWN HEREON IS BASED ON A FIELD SURVEY BY MASER CONSULTING ENTITLED "ALTA/ACSM LAND TITLE SURVEY FOR PMIG 1009, LLC" DATED 9/01/15 (MASER PROJECT NUMBER 15000548A).
3. THE PROPOSED REDEVELOPMENT OF THIS SITE IS IN COMPLIANCE WITH THE FAIRFAX COUNTY COMPREHENSIVE PLAN (2013 EDITION).
4. THERE ARE NO KNOWN PRIVATE WELLS AND/OR SEPTIC FIELDS LOCATED ON THIS LOT. LOT IS CURRENTLY SERVED BY PUBLIC SEWER AND WATER.
5. THERE ARE NO EASEMENTS HAVING A WIDTH OF TWENTY-FIVE (25) FEET OR MORE, NOR ANY MAJOR UNDERGROUND UTILITY EASEMENTS LOCATED ON THIS LOT.
6. THERE ARE NO KNOWN GRAVES, OBJECTS, OR STRUCTURES MARKING A PLACE OF BURIAL ON THIS SITE.
7. THE PROPERTY SHOWN HEREON IS LOCATED WITHIN ZONE "X" AS SHOWN ON FIRM (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 51059C0295E (MAP EFFECTIVE SEPTEMBER 17, 2010).
8. ALL IMPROVEMENTS WITHIN THE EXISTING SITE ARE TO BE REMOVED, UPON APPROVAL BY APPROPRIATE AGENCIES. THERE ARE ALSO DEMOLITION ACTIVITIES REQUIRED WITHIN THE FRANCONIA ROAD AND OLD ROLLING ROAD RIGHTS-OF-WAYS INCLUDING, BUT NOT LIMITED TO, RELOCATION OF SITE ENTRANCES AND ADA RAMPS.
9. SOIL REMEDIATION MEASURES FOR PROPOSED LANDSCAPE AREAS WITHIN EXISTING PAVED AREAS (TO BE REMOVED) SHALL BE PROVIDED AT SITE PLAN.



Engineers
Planners
Surveyors
Landscape Architects
Environmental Scientists

22375 Broderick Drive, Suite 110
Sterling, VA 20166
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F: 703.430.4339
www.maserconsulting.com

June 10, 2016

Mr. Keith Cline, Director of Urban Forestry
The Department of Public Works and Environmental Services
Fairfax County
12055 Government Center Parkway, Suite 659
Fairfax, VA 22035-5502

Re: Tree Preservation Target Deviation
SEA 2016-LE-030 (PMG Mid Atlantic, LLC);
Tax Map# 081-4-05-7C and 7G (Part); Lee District
5500 Franconia Road, Alexandria, VA 22310

Dear Mr. Cline:

We respectfully request a Tree Preservation Target Deviation to provide relief regarding the tree preservation target area. Based on the existing vegetation sheet calculations contained within table 12.3 the target for preservation is 6.87%.

Pursuant to Section 12-0508.3A(3), on-site construction activities could be reasonably expected to impact the existing trees used to meet the Tree Preservation Target. In addition, pursuant to Section 12-0508.3A(2), the three (3) existing purple leaf plums located along Old Rolling Road have been recommended for removal by County staff as they do not meet health and conditions standards. Pursuant to the above information, it is not feasible to utilize the existing trees on-site towards the 10-Year canopy requirement for the subject site. Please see sheet C6, entitled "Existing Vegetation Map", revision date 06/10/16 for more information regarding the specific locations of these trees.

Please note the proposed 10 year canopy will be met with new plantings of which the majority will be native. This will result in more bio-diversity on the subject site. Please see sheet C7, entitled "Landscape Plan", revision date 06/10/16 for more information regarding the proposed vegetation.

Lastly, please also accept a deviation request to allow the location of eight (8) of the required twenty (20) Category II evergreen trees outside of the transitional buffer yard along Old Rolling Rd. Per insufficient green space within the transitional buffer yard, said eight (8) trees would be to densely planted together and stressed. The proposed locations will allow for the greatest possible chance for long-term survival of this vegetation. Please see sheet C7, entitled "Landscape Plan", revision date 06/10/16 for more information.

If you have any questions, please contact me at (703) 430-4330.

Very truly yours,
MASER CONSULTING P.A.

Jonathan Jolley, P.L.A., Principal Associate

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EDUARDO J. INTRIAGO
Lic. No. 0402054360
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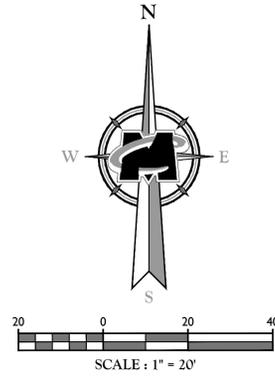
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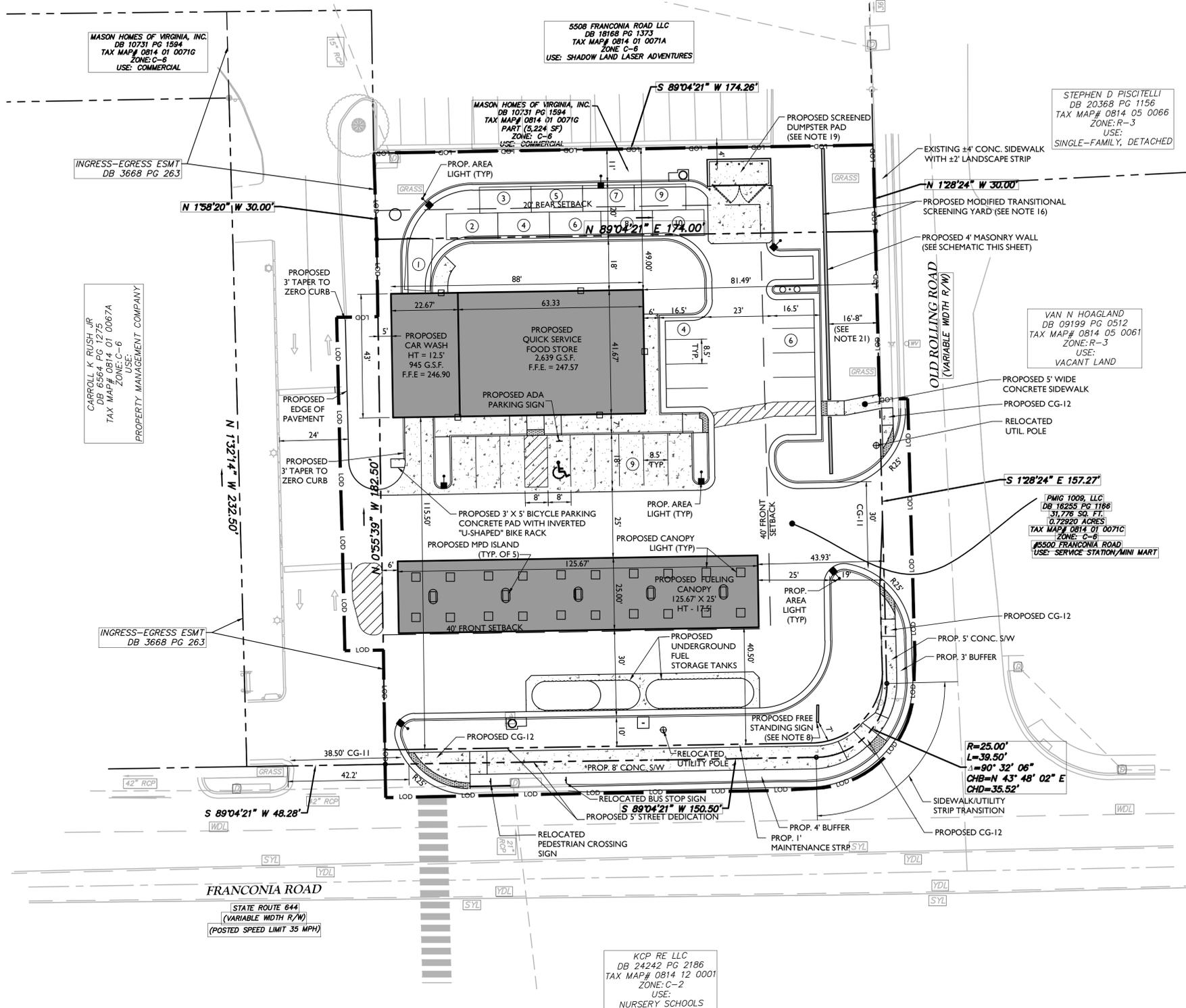
STERLING OFFICE
22375 Broderick Drive
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SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	01/11/16	PAP/CHE	EBRP
PROJECT NUMBER:	DRAWING NAME:		
15000548A	C-DEM0		

SHEET TITLE:
EXISTING CONDITIONS/DEMOLITION PLAN

SHEET NUMBER:
C2





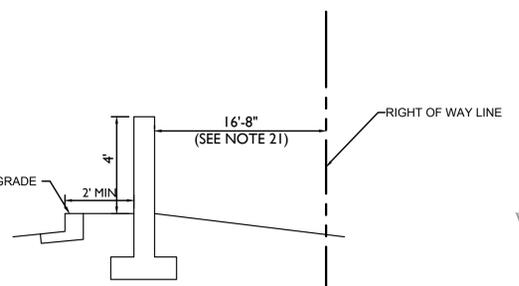
NOTES:

- THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON TAX MAP 0814-01-0071 C (31,766 SF) AND PART OF 0814-01-0071 G (5,224 SF). THE PROPERTY IS ZONED C-6, AND IS LOCATED AT 5500 FRANCONIA ROAD IN FAIRFAX COUNTY, VIRGINIA.
- TOPOGRAPHY SHOWN HEREON IS BASED ON A FIELD SURVEY BY MASER CONSULTING ENTITLED "ALTA/ACSM LAND TITLE SURVEY FOR PM109, LLC" DATED 9/01/15 (MASER PROJECT NUMBER 15000548A).
- THE PROPOSED REDEVELOPMENT OF THIS SITE IS IN COMPLIANCE WITH THE FAIRFAX COUNTY COMPREHENSIVE PLAN (2013 EDITION).
- THERE ARE NO KNOWN PRIVATE WELLS AND/OR SEPTIC FIELDS LOCATED ON THIS LOT. LOT IS CURRENTLY SERVED BY PUBLIC SEWER AND WATER.
- THERE ARE NO EASEMENTS HAVING A WIDTH OF TWENTY-FIVE (25) FEET OR MORE, NOR ANY MAJOR UNDERGROUND UTILITY EASEMENTS LOCATED ON THIS LOT.
- THERE ARE NO KNOWN GRAVES, OBJECTS, OR STRUCTURES MARKING A PLACE OF BURIAL ON THIS SITE.
- THE PROPERTY SHOWN HEREON IS LOCATED WITHIN ZONE "X" AS SHOWN ON FIRM (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 51059C0295E (MAP EFFECTIVE SEPTEMBER 17, 2010).
- SIGNAGE TO BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 12 OF THE FAIRFAX COUNTY ZONING ORDINANCE AND THE PROVISIONS OF ARTICLE 4 OF CHAPTER 10 OF THE CODE FOR MOTOR VEHICLE FUEL PRICE SIGNAGE.
- MINOR MODIFICATIONS TO THE SPECIAL EXCEPTION PLAT MAY BE MADE AT TIME OF SITE PLAN BASED UPON FINAL ENGINEERING AND DESIGN.
- THIS PROPOSAL IS COMPLIANT WITH THE COMPREHENSIVE PLAN (2013 EDITION).
- THERE IS NO RESOURCE PROTECTION AREA WITHIN THE LIMITS OF THIS PROPERTY.
- THERE ARE NO SPECIAL AMENITIES PROVIDED WITH THIS DEVELOPMENT.
- THERE ARE NO NATURAL FEATURES DESERVING OF PROTECTION AND PRESERVATION WITHIN THE LIMITS OF THIS SITE.
- THIS PLAN IS NONCOMPLIANT WITH THE "TRANSITIONAL SCREENING AND BARRIER MATRIX" IN CHAPTER 13 OF THE FAIRFAX COUNTY ZONING ORDINANCE. A WAIVER IS REQUESTED FOR THE FRONT YARD SETBACK FROM OLD ROLLING ROAD. SECTION 13-305, PARAGRAPH 3 STATES THAT TRANSITIONAL SCREENING MAY BE MODIFIED WHERE THE BUILDING AND/OR THE LAND BETWEEN THE BUILDING AND THE PROPERTY LINE HAS BEEN SPECIFICALLY DESIGNED TO MINIMIZE ADVERSE IMPACT. CONTRACTOR TO COMPLETE ALL WORK WITHIN THE RIGHT-OF-WAY IN A SINGLE PHASE.
- TRANSITIONAL SCREENING YARD WIDTH HAS BEEN REDUCED BY TWO THIRDS (2/3) AND THE HEIGHT OF WALL HAS BEEN REDUCED TO FOUR FEET (4'). THE 17 FEET OF SCREENING AND WALL WILL MINIMIZE THE ADVERSE IMPACT ON THE RESIDENTIAL NEIGHBORHOOD.
- PRIOR TO FINAL CONSTRUCTION BOND RELEASE, THE LEED-AP, WHO IS ALSO A PROFESSIONAL ENGINEER OR LICENSED ARCHITECT, SHALL SUBMIT A CERTIFICATION STATEMENT INCLUDING SUPPORTING DOCUMENTATION AS DETAILED BELOW, CONFIRMING THAT THE GREEN BUILDING ELEMENTS LISTED BELOW HAVE BEEN INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF THE BUILDING. THE APPLICANT SHALL PROVIDE SECURE BICYCLE RACKS AND/OR STORAGE FOR 1 BICYCLE WITHIN 200 YARDS OF A BUILDING ENTRANCE. THE APPLICANT SHALL PROVIDE PROOF OF INSTALLATION AND PLAN LOCATION.
- DUMPSTER SCREEN WALL TO BE MASONRY AND IN CONFORMANCE WITH PROPOSED BUILDING (COLOR, TYPE OF MASONRY ETC.).
- THERE IS NO LOADING SPACE ON-SITE. ALL LOADING ACTIVITIES TO TAKE PLACE DURING OFF HOURS.
- WAIVER HEREBY REQUESTED FROM VDOT FOR THE 5' SIDEWALK AND 3' BUFFER REQUIREMENTS FOR THE AREA NORTH OF THE PROPOSED OLD ROLLING ROAD ENTRANCE. IF THE REQUESTED WAIVER IS NOT APPROVED, THE ROAD SECTION NORTH OF THIS ENTRANCE SHALL BE CONSTRUCTED TO MATCH THE SECTION SOUTH OF THE ENTRANCE (5' SIDEWALK, 3' BUFFER, AND STREET DEDICATION). IT IS HEREBY UNDERSTOOD THAT THIS CONFIGURATION WILL REQUIRE ENCROACHMENT INTO THE REDUCED (16'-8") BUFFER YARD.

APPROXIMATE DEVELOPMENT SCHEDULE:

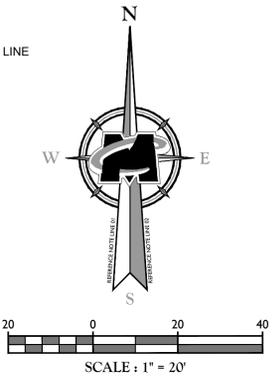
- SEP APPROVAL - 6 MONTHS
- FINAL PLAN APPROVAL - 9 MONTHS
- DEMOLITION AND CONSTRUCTION - 1 YEAR

NOTE: TIME PERIODS NOTED ABOVE DO NOT RUN SIMULTANEOUSLY.

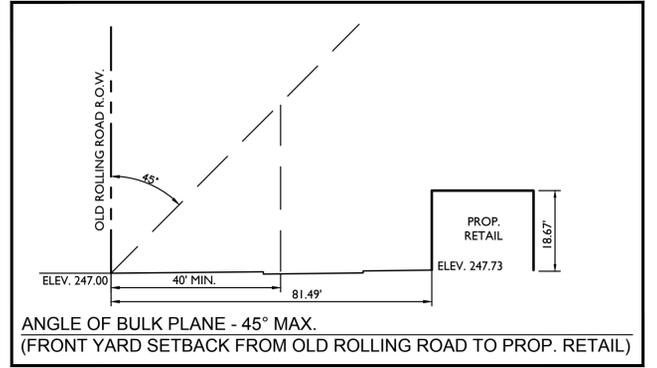
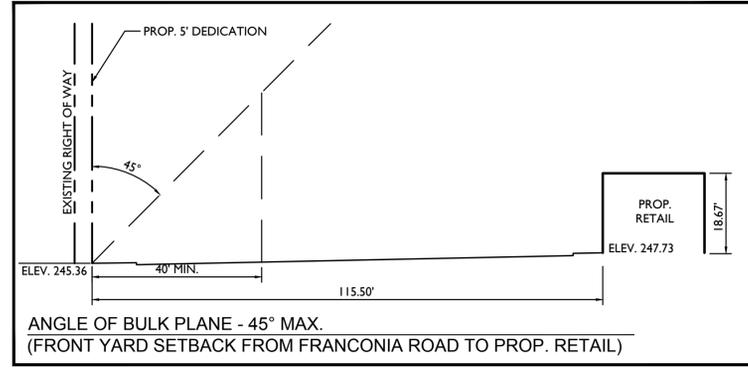
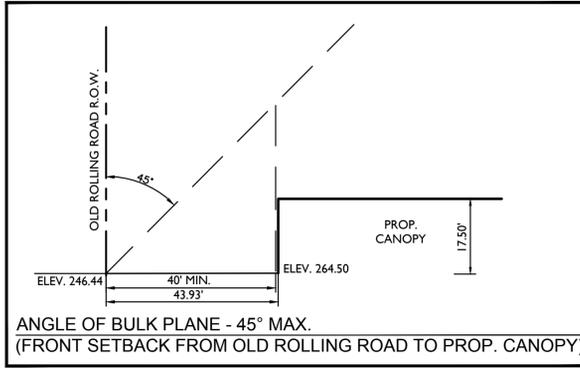
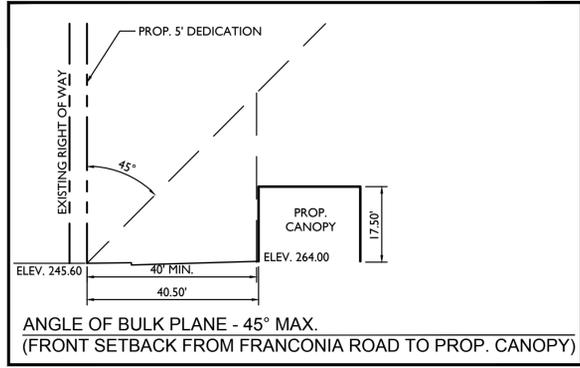


NOTE: WALL TO BE BRICK FACED ON BOTH SIDES. COLOR TO MATCH AND/OR CONFORM TO PROPOSED BUILDING ARCHITECTURE.

MASONRY WALL SCHEMATIC



ANGLE OF BULK PLANE GRAPHICS



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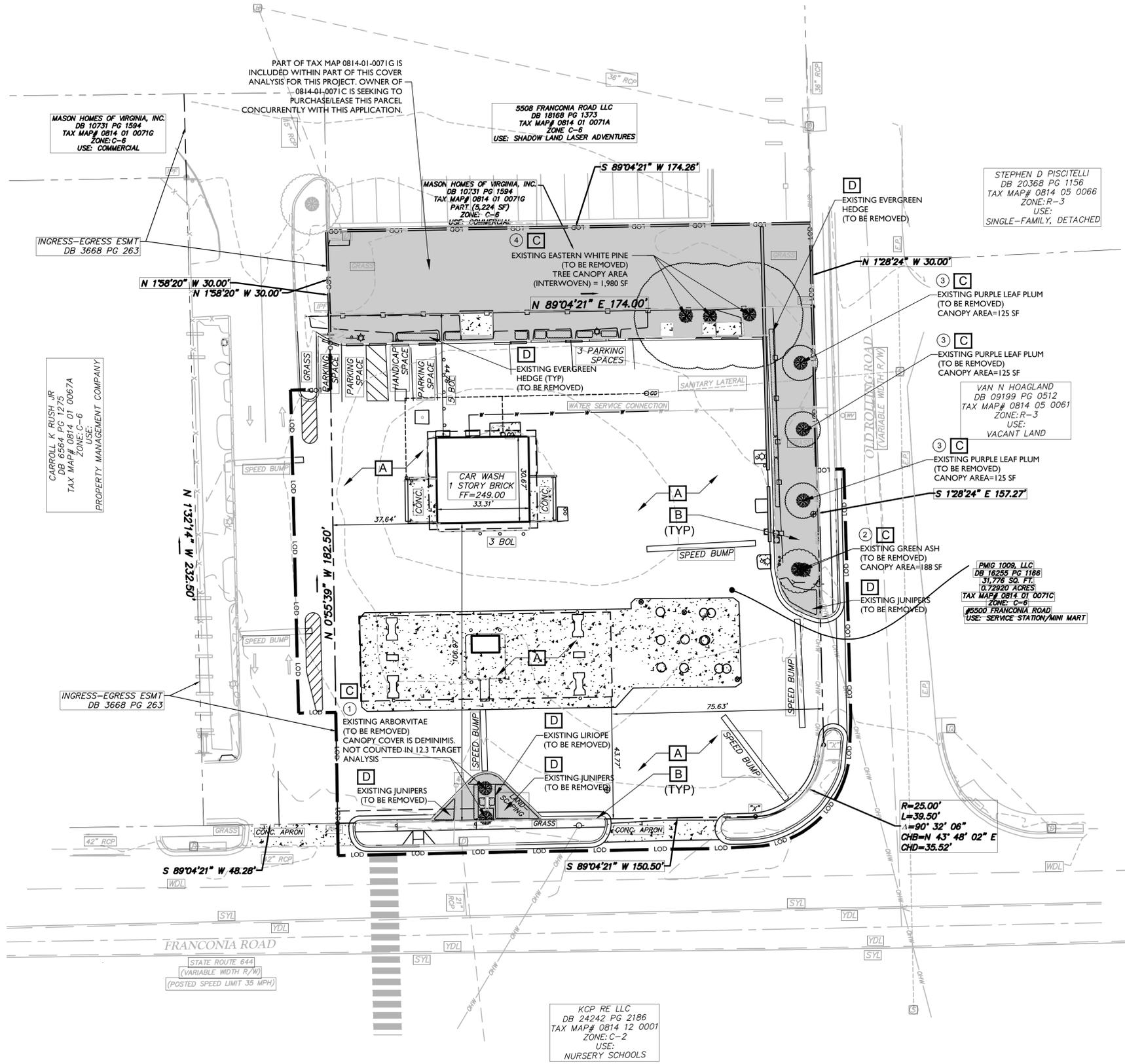
COMMONWEALTH OF VIRGINIA
EDUARDO J. INTRIAGO
Lic. No. 0402054260
PROFESSIONAL ENGINEER
Eduardo J. Intriago
EDUARDO J. INTRIAGO
VIRGINIA PROFESSIONAL ENGINEER - LICENSE NUMBER: 54260

SPECIAL EXCEPTION AMENDMENT PLAT (SEA-2006-LE-030)
FOR PETROLEUM MARKETING GROUP
5500 FRANCONIA ROAD
LEE MAGISTERIAL DISTRICT
FAIRFAX COUNTY
VIRGINIA

STERLING OFFICE
22375 Broderick Drive
Suite 110
Sterling, VA 20166
Phone: 703.430.4330
Fax: 703.430.4339
email: solutions@maserconsulting.com

SCALE: AS SHOWN DATE: 01/11/16 DRAWN BY: PAPI/CHE CHECKED BY: EJR/P
PROJECT NUMBER: 15000548A DRAWING NAME: CLAYT

SHEET TITLE: SPECIAL EXCEPTION AMENDMENT PLAT
SHEET NUMBER: C3



TREE LEGEND		
TREE CIRCUMFERENCE	TREE TYPE	
① 10 FT. HT	ARBORVITAE	
② +/- 6" D.B.H.	GREEN ASH (MULTI-STEM)	
③ +/- 4" D.B.H. (TYP)	PURPLE LEAF PLUM	
④ +/- 20" D.B.H. (TYP)	EASTERN WHITE PINE	

LEGEND	
	GRASSLAND COVER
	1' CONTOUR
	VEGETATION COMMUNITY INDICATOR (SEE COMMUNITY TYPE CHART)

LAND COVER CHART						
SYMBOL	COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	CONDITION	ACREAGE (AC)	COMMENTS
A	DEVELOPED LAND	AREAS OF CONSTRUCTED FEATURES INCLUDING BUILDINGS, PARKING AND ROADWAYS	N/A	FAIR	+/- 0.57858 (25,203 SF)	*SEE CONDITIONS DESCRIPTION
B	MAINTAINED GRASSLANDS	AREA OF EARLY GRASSED AND LANDSCAPE AREAS, ATHLETIC FIELDS OR OTHER GREEN AREAS DEVOID OF NATURAL VEGETATION	N/A	FAIR	+/- 0.20140 (8,773 SF)	*SEE CONDITIONS DESCRIPTION
C	LANDSCAPED TREE CANOPY	TREE CANOPY ESTABLISHED THROUGH THE PLANTING OF NURSERY STOCK TREES THAT IS NOT PART OF A NATURAL FOREST COMMUNITY	N/A	FAIR	+/- 0.05838 (2,543 SF)	*SEE CONDITIONS DESCRIPTION
D	MISCELLANEOUS	AREAS THAT DO NOT MATCH THE PREVIOUS COVER TYPES.	N/A	FAIR	+/- 0.01081 (471 SF)	*SEE CONDITIONS DESCRIPTION
TOTAL SITE ACREAGE : 0.08492 ACRES					TOTAL 0.84917 ACRES	

* COVERAGE TYPES REFERENCE TABLE 12.2 OF THE FAIRFAX COUNTY CODE
 TOTAL LOT AREA EQUALS 0.84917 ACRES OR 37,000 SF (LOTS 0814-01-0071C + 0814-01-0071G)

CONDITION DESCRIPTION:

- AREA "A" IS DEVELOPED MAN MADE INFRASTRUCTURE CONSISTING OF BUILDINGS, UTILITIES, SURFACE FEATURES SUCH AS PAVED PARKING AREAS AND CONCRETE CURBING AND SIDEWALKS. OVERALL CONDITION OF THE MAN MADE IMPROVEMENTS ARE CONSIDERED FAIR AT THIS TIME.
- AREA "B" CONSISTS OF MAINTAINED GRASSLANDS OR LANDSCAPE BEDS AS PART OF THE EXISTING LANDSCAPING ON-SITE. THE AREAS ARE TO BE CONSIDERED FAIR IN CONDITION AND ARE MAINTAINED.
- AREA "C" CONSISTS OF TREE CANOPY ESTABLISHED THROUGH THE PLANTING OF NURSERY STOCK TREES THAT IS NOT PART OF A NATURAL FOREST COMMUNITY. SPECIES WITHIN THIS COVER TYPE INCLUDE, EASTERN WHITE PINE, PURPLE LEAF PLUM, GREEN ASH AND ARBORVITAE.

THE ARBORVITAE, GREEN ASH AND EASTERN WHITE PINE WILL BE REMOVED PER CONFLICT WITH THE PROPOSED REDEVELOPMENT IMPROVEMENTS. THE PURPLE LEAF PLUM WILL ALSO BE REMOVED PER COUNTY URBAN FORESTRY RECOMMENDATION.

- AREA "D" CONSISTS OF ISOLATED AREAS OF MISCELLANEOUS PLANT MATERIAL COMMONLY FOUND IN NURSERY STOCK SUCH AS: JUNIPER GROUND COVER, LIRIOPE GROUND COVER, NANDINA DOMESTICA AND COMMON YEW. THESE SPECIES WILL BE REMOVED PER CONFLICT WITH THE PROPOSED REDEVELOPMENT IMPROVEMENTS.

TABLE 12.3 - TREE PRESERVATION TARGET AND STATEMENT	
A. TREE PRESERVATION TARGET AND STATEMENT	
A. PRE-DEVELOPMENT AREA OF EXISTING TREE CANOPY (FROM EX. VEGETATION MAP):	6.87%
B. PERCENTAGE OF GROSS SITE AREA COVERED BY EXISTING TREE CANOPY:	6.87% **
C. PERCENTAGE OF 10-YEAR CANOPY REQUIRED FOR SITE (TABLE 12.4):	10.00%
D. PERCENTAGE OF THE 10-YEAR TREE CANOPY REQUIREMENT THAT SHOULD BE MET THROUGH TREE PRESERVATION:	6.87%
E. PROPOSED PERCENTAGE OF CANOPY REQUIREMENT THAT WILL BE MET THROUGH TREE PRESERVATION:	0.00%
F. HAS THE TREE PRESERVATION TARGET MINIMUM BEEN MET:	NO

**TAX MAP PARCELS 0814-01-0071C & 0814-01-0071G HAVE BEEN ADDED TOGETHER TO OBTAIN THE TOTAL SITE AREA. PARCEL 0814-01-0071G IS BEING PURCHASED AND COMBINED WITH PARCEL 0814-01-0071C.

TREE PRESERVATION NARRATIVE

THE MAJORITY OF THE SUBJECT SITE CONTAINS IMPROVED MAN MADE INFRASTRUCTURE AND IS DEVOID OF NATURALLY OCCURRING LANDSCAPE AND FOREST COMMUNITIES. EXISTING PLANT MATERIAL CONSISTS OF SEVERAL TREE SPECIES THAT ARE PART OF THE TYPE "C" LAND COVER NOTED ABOVE AND WOULD NOT DEVELOP AND/OR MATURE INTO NATURALLY OCCURRING PLANT COMMUNITIES COMMON TO THIS REGION. THE PLANT MATERIAL IS ACCESSED TO BE IN FAIR CONDITION OVERALL.

THE PROPOSED REDEVELOPMENT WILL RESULT IN CONFLICTS WITH SEVERAL OF THE EXISTING TREES ON THE SUBJECT SITE AND THE THREE (3) EXISTING PURPLE LEAF PLUMS HAVE BEEN RECOMMENDED FOR REMOVAL BY THE URBAN FORESTRY DEPARTMENT AS THEY DO NOT MEET HEALTH CONDITIONS. PURSUANT TO THE ABOVE INFORMATION, IT IS NOT FEASIBLE TO UTILIZE THE EXISTING TREES ON-SITE TOWARDS THE 10-YEAR TREE CANOPY REQUIREMENT FOR THE SUBJECT SITE. NEW TREE PLANTINGS WILL BE REQUIRED TO ACHIEVE THIS REQUIREMENT. PLEASE SEE TABLE 12.10 FOR ADDITIONAL INFORMATION.

PART OF TAX MAP 0814-01-0071G IS INCLUDED WITHIN PART OF THIS COVER ANALYSIS FOR THIS PROJECT. OWNER OF 0814-01-0071C IS SEEKING TO PURCHASE/LEASE THIS PARCEL CONCURRENTLY WITH THIS APPLICATION.

MASON HOMES OF VIRGINIA, INC.
 DB 10731 PG 1594
 TAX MAP# 0814 01 0071G
 ZONE: C-6
 USE: COMMERCIAL

5508 FRANCONIA ROAD LLC
 DB 18168 PG 1373
 TAX MAP# 0814 01 0071A
 ZONE: R-3
 USE: SHADOW LAND LASER ADVENTURES

MASON HOMES OF VIRGINIA, INC.
 DB 10731 PG 1594
 TAX MAP# 0814 01 0071G
 PART (6,224 SF)
 ZONE: C-6
 USE: COMMERCIAL

STEPHEN D PISCITELLI
 DB 20368 PG 1156
 TAX MAP# 0814 05 0066
 ZONE: R-3
 USE: SINGLE-FAMILY, DETACHED

VAN N HOAGLAND
 DB 09199 PG 0512
 TAX MAP# 0814 05 0061
 ZONE: R-3
 USE: VACANT LAND

PMIG 1009, LLC
 DB 16255 PG 1186
 31,776 SQ. FT.
 0.72920 ACRES
 TAX MAP# 0814 01 0071C
 ZONE: C-6
 USE: SERVICE STATION/MINI MART

KCP RE LLC
 DB 24242 PG 2186
 TAX MAP# 0814 12 0001
 ZONE: C-2
 USE: NURSERY SCHOOLS

CARROLL K RUSH JR
 DB 6564 PG 1275
 TAX MAP# 0814 01 0067A
 ZONE: C-6
 USE: PROPERTY MANAGEMENT COMPANY

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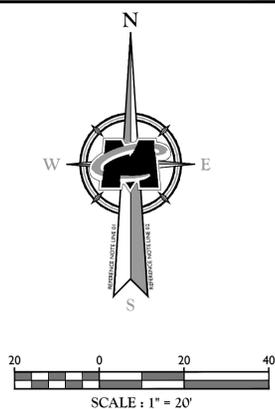
COMMONWEALTH OF VIRGINIA
 Jonathan M. Jolley
 Cert No. 0406-001503
 6-10-16
 LANDSCAPE ARCHITECT
JONATHAN JOLLEY
 VIRGINIA REGISTERED
 LANDSCAPE ARCHITECT - LICENSE NUMBER: 01503

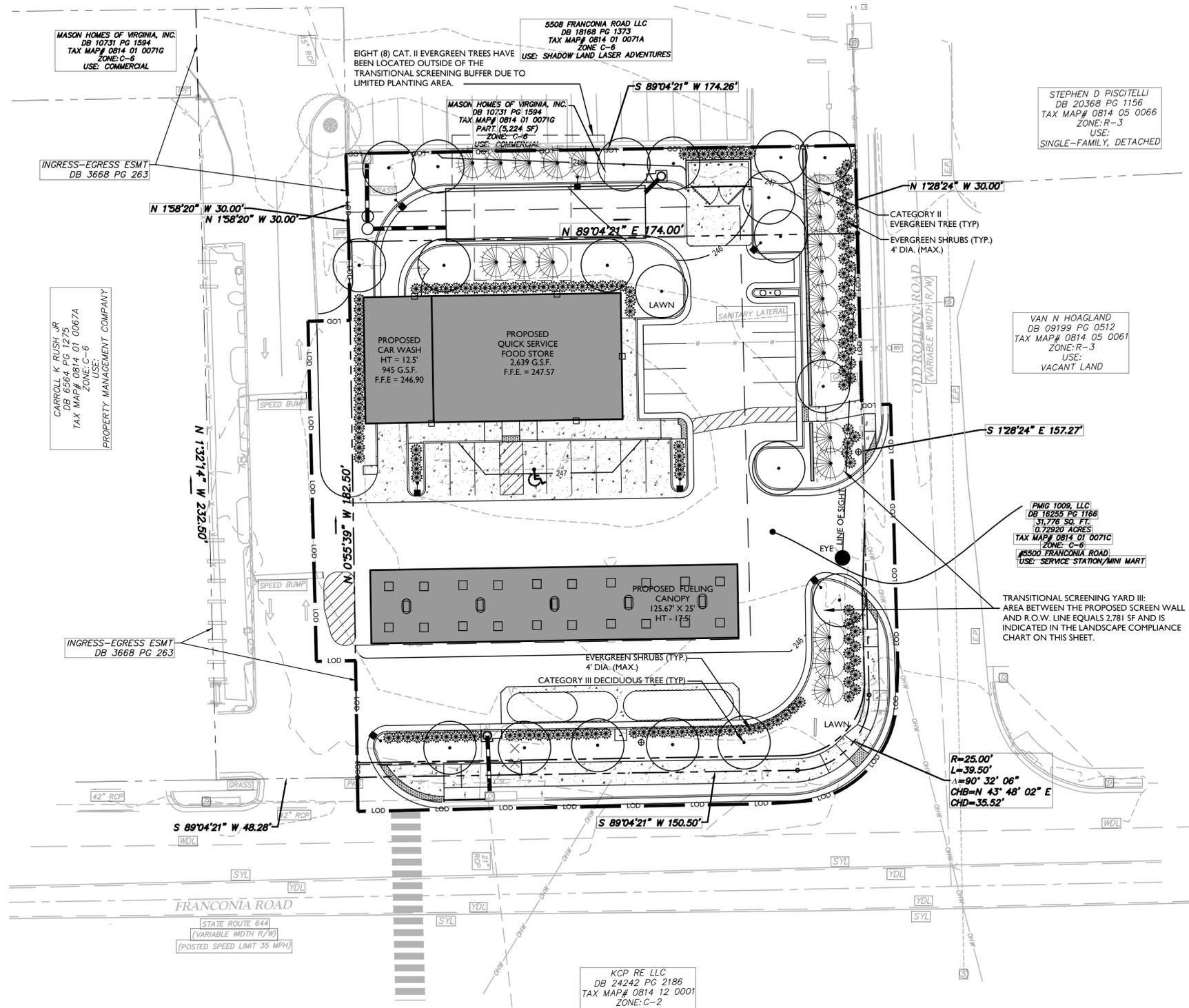
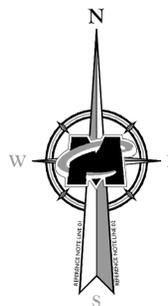
SPECIAL EXCEPTION AMENDMENT PLAT (SEA-2006-LE-030)
 FOR
PETROLEUM MARKETING GROUP
 5500 FRANCONIA ROAD
 LEE MAGISTERIAL DISTRICT
 FAIRFAX COUNTY
 VIRGINIA

MASER CONSULTING, P.A.
 STERLING OFFICE
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 email: solutions@maserconsulting.com

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	01/11/16	PAP/CHE	EB/RP
PROJECT NUMBER:	DRAWING NAME:		
15000548A	C-LAND1		

SHEET TITLE
EXISTING VEGETATION MAP
 SHEET NUMBER:
C6





COUNTY OF FAIRFAX LANDSCAPE COMPLIANCE CHARTS

- INTERIOR PARKING LOT LANDSCAPING: SECTION 13-202**
- NOT REQUIRED AS PARKING PROVIDED EQUALS LESS THAN TWENTY (20) STALLS.
- PERIPHERAL PARKING LOT LANDSCAPING: SECTION 13-203**
- NOT REQUIRED AS PARKING PROVIDED EQUALS LESS THAN TWENTY (20) STALLS.
- TRANSITIONAL SCREENING AND BARRIERS: SECTION 13-300**
- OLD ROLLING ROAD - TRANSITIONAL SCREENING YARD 3
 REQUIRED YARD DEPTH: 50 FT
 PROPOSED YARD DEPTH: 17 FT W/ 4 FT HT. MASONRY WALL '13-305 (4) WAIVER REQUEST
 REQUIRED PLANTINGS:
 TREES: LARGE & MEDIUM TREES THAT EQUAL 75% CANOPY COVERAGE OF THE YARD IN 10 YEARS. A MIXTURE OF DECIDUOUS AND EVERGREEN W/ 70% BEING EVERGREEN AND NO MORE THAN 35% OF THE TREES BEING 1 SPECIES.
 AREA OF YARD: 2,781 SF / 2,086 SF REQ. COVER IN 10 YR.
 1,480 SF = 70% TO BE EVERGREEN CANOPY
 628 SF = DECIDUOUS CANOPY
 NUMBER OF TREES REQUIRED TO ACHIEVE 75% IN 10 YEARS:
 CAT. III - NATIVE DECIDUOUS LARGE: 3
 CAT. II - NATIVE EVERGREEN MEDIUM: 20
 MEDIUM EVERGREEN SHRUBS 3 SHRUBS PER 10 LINEAR FEET, LOCATED AWAY FROM THE BARRIER.
 LINEAR FEET OF YARD: 150 LF
 NUMBER OF SHRUBS REQUIRED: 45
 PROPOSED PLANTINGS:
 DECIDUOUS TREES - 3 (MEETS REQUIREMENTS)
 EVERGREEN TREES - 12 '13-305 (4) WAIVER REQUEST
 NOTE: PER LACK OF AVAILABLE PLANTING AREA, THE (8) REMAINING REQUIRED EVERGREEN TREES HAVE BEEN PLACED ON-SITE ALONG THE REAR PROPERTY LINE WHERE ADDITIONAL PLANTING AREA EXISTS TO ALLOW FOR AN INCREASED CHANCE OF SURVIVAL.
 SHRUBS - 50 SHRUBS. (MEETS REQUIREMENTS.)
- FRANCONIA ROAD: BARRIER REQUIREMENTS**
 REQUIRED: BARRIER D, E OR F
 PROPOSED: '13-305 (4) WAIVER REQUEST
 SOLID EVERGREEN HEDGEROW & LARGE DECIDUOUS TREES
 TOTAL SHRUBS PROPOSED: 40 - 4 DIA. EVERGREEN SHRUBS
 TOTAL DECIDUOUS TREES PROPOSED: 5 - CATEGORY III TREES
- TREE CONSERVATION: SECTION 12-0000**
- SEE THE EXISTING VEGETATION PLAN OF THIS PLAN SET FOR INFORMATION REGARDING TREE CONSERVATION.
- TREE PRESERVATION NARRATIVE: SECTION 12-0509.3A**
- SEE THE EXISTING VEGETATION PLAN OF THIS PLAN SET FOR THE TREE PRESERVATION NARRATIVE.

PLANTING SCHEDULE

QTY.	TREE CATEGORY	COVER IN 10 YR	MULTIPLIER	TOTAL COVER IN 10 YR
20	CAT. II EVERGREEN	50SF @ 2" CALIPER AT TIME OF PLANTING	1.5 (NATIVE)	50 SF X 1.5 = 75 SF 8 X 75SF = 600 SF * ONLY TREES LOCATED OUTSIDE OF THE TRANS. SCREEN BUFFER HAVE BEEN INCLUDED (8)
20	CAT. III DECIDUOUS	150 SF @ 2" CALIPER AT TIME OF PLANTING	1.5 (NATIVE)	150 SF X 1.5 = 225 SF 225 SF X 17' = 3,825 SF * ONLY TREES LOCATED OUTSIDE OF THE TRANS. SCREEN BUFFER HAVE BEEN INCLUDED (17)
N/A	WOODY EVERGREEN SHRUBS	30" MIN. DIA. AT TIME OF PLANTING; 48" DIA. PROJECTED	N/A	NOT INCLUDED IN COVERAGE CALCULATIONS
TOTAL 10 YEAR CANOPY COVERAGE PLANTED:				3,825 SF + 600 SF = 4,425 SF (EXCEEDS REQUIREMENT)
*ADDITIONAL VEGETATION PLANTED ON-SITE SUCH AS WITHIN THE TRANSITIONAL SCREENING BUFFER HAVE NOT BEEN COUNTED TOWARDS THE 10 YEAR CANOPY COVERAGE				

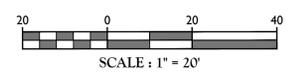
SPECIFIC SPECIES ASSOCIATED WITH EACH CATEGORY NOTED ABOVE WILL BE SELECTED FROM THE APPROVED NATIVE SPECIES PLANT LIST CONTAINED IN THE FAIRFAX COUNTY CODE DURING THE SITE PLAN PROCESS.

TABLE 12.10 - 10 YEAR TREE CANOPY CALCULATION WORKSHEET

B. TREE CANOPY REQUIREMENT		
B.1. IDENTIFY GROSS SITE AREA:		37,000 SF
B.2. SUBTRACT AREA DEDICATED TO PARKS, ROAD FRONTAGE, PUBLIC USES, ETC.:		878 SF
B.3. SUBTRACT AREA OF EXEMPTIONS:		0 SF
B.4. ADJUSTED GROSS SITE AREA (B.1 - B.2):		36,122 SF
B.5. IDENTIFY SITES ZONING AND/OR USE:		C-6
B.6. PERCENTAGE OF 10-YEAR TREE CANOPY REQUIRED:		10%
B.7. AREA OF TREE CANOPY REQUIRED (B.4 X B.6):		3,612 SF
B.8. MODIFICATION OF 10-YEAR TREE CANOPY REQUIREMENTS REQUESTED:		NO
D. TREE PLANTING		
D.1. AREA OF CANOPY TO BE MET THROUGH TREE PLANTING:		3,612 SF
D.2. AREA OF CANOPY PLANTED FOR AIR QUALITY BENEFITS (1.5 MULTIPLIER):		0 SF
D.4. AREA OF CANOPY PLANTED FOR ENERGY CONSERVATION (1.5 MULTIPLIER):		0 SF
D.6. AREA OF CANOPY PLANTED FOR WATER QUALITY (1.25 MULTIPLIER):		0 SF
D.8. AREA OF CANOPY PLANTED FOR WILDLIFE BENEFITS (1.5 MULTIPLIER):		0 SF
D.10. AREA OF CANOPY PLANTED BY NATIVE TREES (1.5 MULTIPLIER):		4,425 SF
D.12. AREA OF CANOPY PLANTED BY IMPROVED CULTIVARS AND VARIETIES (1.25 MULTIPLIER):		0 SF
D.14. AREA OF CANOPY PROVIDED THROUGH TREE SEEDLINGS (1.5 MULTIPLIER):		0 SF
D.15. AREA OF CANOPY PROVIDED THROUGH NATIVE SHRUBS (1.0 MULTIPLIER):		0 SF
D.16. PERCENTAGE OF D14 REPRESENTED BY D15 (MUST NOT EXCEED 33%):		-
D.17. TOTAL OF CANOPY AREA PROVIDED THROUGH TREE PLANTING:		4,425 SF
D.18. IS AN OFF-SITE PLANTING RELIEF REQUESTED:		NO
D.19. TREE BANK OR TREE FUND?		NO
D.20. CANOPY AREA REQUESTED TO BE PROVIDED THROUGH OFF-SITE BANKING OR TREE FUND:		NO
D.21. AMOUNT TO BE DEPOSITED INTO THE TREE PRESERVATION AND PLANTINGS FUND		N/A
E. TOTAL OF 10-YEAR TREE CANOPY PROVIDED		
E.1. TOTAL OF CANOPY AREA PROVIDED THROUGH TREE PRESERVATION (C10):		0 SF **
E.2. TOTAL OF CANOPY AREA PROVIDED THROUGH TREE PLANTING (D17):		4,425 SF
E.3. TOTAL OF CANOPY AREA PROVIDED THROUGH OFF-SITE MECHANISM (D19):		0 SF
E.4. TOTAL OF 10 YEAR TREE CANOPY PROVIDED (E1 + E2 + E3):		4,425 SF

** A WAIVER IS HEREBY REQUESTED TO PROVIDED RELIEF REGARDING THE TREE PRESERVATION TARGET AREA. BASED ON THE EXISTING VEGETATION SHEET CALCULATIONS CONTAINED WITHIN TABLE 12.3 THE TARGET FOR PRESERVATION IS 6.87%. SAID TOTAL CANNOT BE ACHIEVED VIA PRESERVATION. THE MAJORITY OF EXISTING VEGETATION WILL BE IN CONFLICT WITH THE PROPOSED IMPROVEMENTS. PLEASE NOTE, PROPOSED CANOPY AREA LOCATED WITHIN THE TRANSITIONAL SCREENING YARD III ALONG OLD ROLLING ROAD HAS BEEN REMOVED FROM THE 10 YEAR CANOPY COVERAGE CALCULATIONS.
 **A WAIVER IS HEREBY REQUESTED TO PLACE EIGHT (8) CATEGORY II EVERGREEN TREES WITHIN GREEN SPACE AT THE REAR OF THE PROPERTY TO ALLOW FOR A HIGHER CHANCE OF LONG-TERM SURVIVAL OF SAID TREES. IF THEY ARE LOCATED WITHIN THE TRANSITIONAL SCREENING BUFFER THE DENSITY OF PLANTINGS WILL BE TOO GREAT MUCH AND PLANTINGS WILL SUFFER.

TOTAL LOT AREA EQUALS 37,000 SF. (LOTS 0814-01-0071C + 0814-01-0071G)



COUNTY OF FAIRFAX LANDSCAPE NOTES

LANDSCAPE PRE-INSTALLATION MEETING: "PRIOR TO INSTALLATION OF PLANTS TO MEET REQUIREMENTS OF THE APPROVED LANDSCAPE PLAN, THE CONTRACTOR/DEVELOPER SHALL COORDINATE A PRE-INSTALLATION MEETING ON SITE WITH THE LANDSCAPE CONTRACTOR AND A REPRESENTATIVE OF THE COUNTY URBAN FOREST MANAGEMENT DIVISION (UFMD), ANY PROPOSED CHANGES TO THE LOCATION OF PLANTING, SIZE OF TREES/SHRUBS, AND ANY PROPOSED PLANT SUBSTITUTION FOR SPECIES SPECIFIED ON THE APPROVED PLAN SHALL BE REVIEWED AT THIS TIME AND MUST BE APPROVED PRIOR TO PLANTING. THE INSTALLATION OF PLANTS NOT SPECIFIED ON THE APPROVED PLAN, AND NOT PREVIOUSLY APPROVED BY UFMD, MAY REQUIRE SUBMISSION OF A REVISION TO THE LANDSCAPE PLAN OR REMOVAL AND REPLACEMENT WITH APPROVED MATERIAL.

FIELD LOCATION OF PLANTING MATERIAL: WHEN REQUIRED BY THE APPROVED PLAN, SHALL BE REVIEWED AT THE PRE-INSTALLATION MEETING. THE LANDSCAPE CONTRACTOR SHALL PROPOSED INDIVIDUAL PLANTING LOCATIONS IN CONSULTATION WITH THE CONTRACTOR/DEVELOPER PRIOR TO THE PRE-INSTALLATION MEETING, FOR REVIEW BY UFMD STAFF. STAKES SHALL BE ADJUSTED, AS NEEDED, DURING THE COURSE OF THE MEETING AS DETERMINED BY UFMD STAFF BASED ON DISCUSSION WITH THE CONTRACTOR/DEVELOPER AND THE LANDSCAPE CONTRACTOR."

NATIVE SPECIES LANDSCAPING: "ALL LANDSCAPING PROVIDED SHALL BE NATIVE TO THE MIDDLE ATLANTIC REGION TO THE EXTENT FEASIBLE AND NON-INVASIVE AS DETERMINED BY UFMD. IN ADDITION, THE QUALITY AND QUANTITY OF LANDSCAPING PROVIDED SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THE RZ/FP."

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1	02/16/16	PLANS REVISION PER REVIEW COMMENTS.
2	03/01/16	PAP
3	04/16/16	PLANS REVISION PER COUNTY STAFF COMMENTS
4	08/11/16	PLANS REVISION PER COUNTY STAFF COMMENTS

COMMONWEALTH OF VIRGINIA
 Jonathan M. Jolley
 Cert. No. 0406-001503
 6-10-16
 LANDSCAPE ARCHITECT

JONATHAN JOLLEY
 VIRGINIA REGISTERED
 LANDSCAPE ARCHITECT - LICENSE NUMBER: 01503

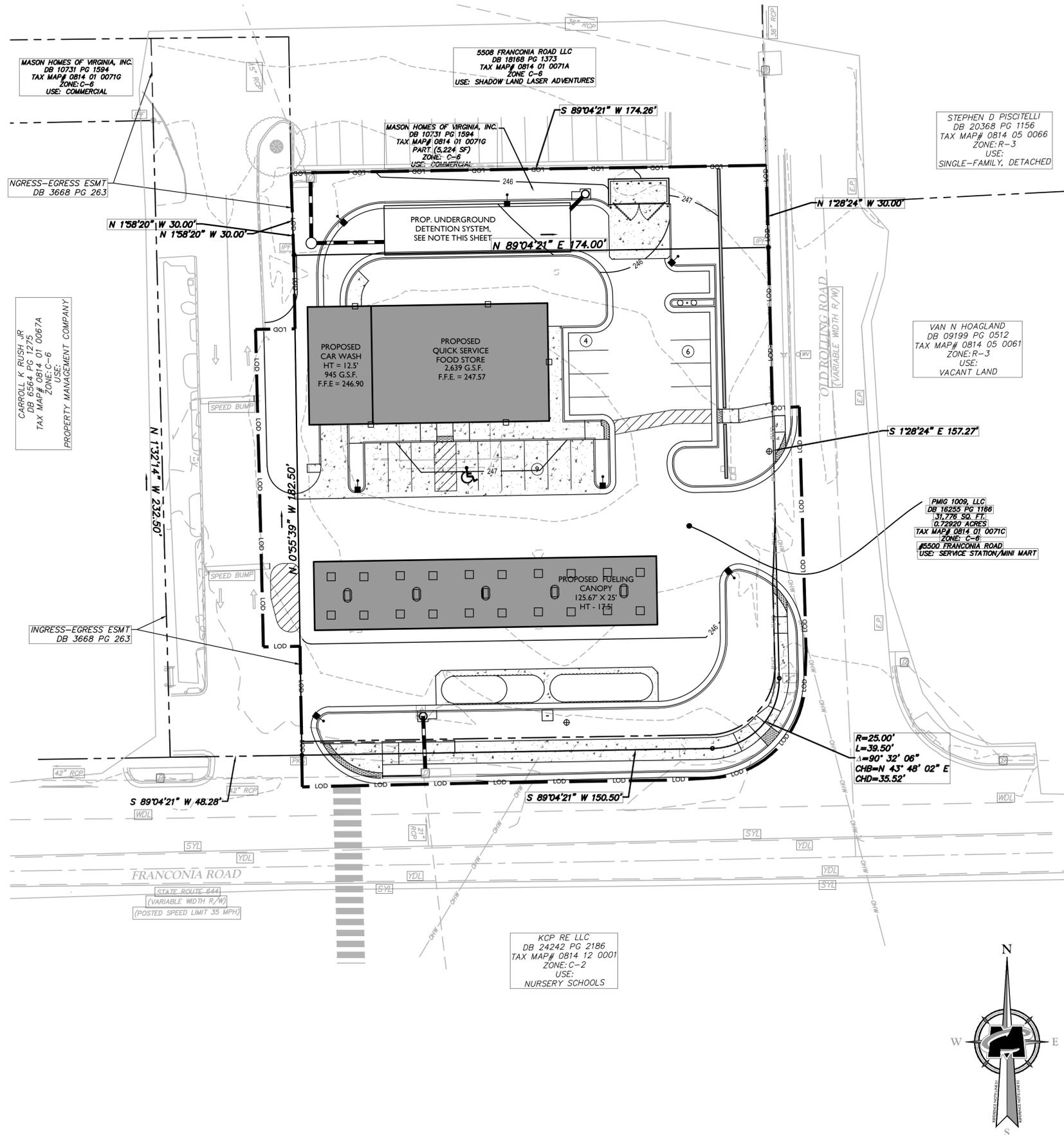
SPECIAL EXCEPTION AMENDMENT PLAT (SEA-2006-LE-030)
 FOR
PETROLEUM MARKETING GROUP

5500 FRANCONIA ROAD
 LEE MAGISTERIAL DISTRICT
 FAIRFAX COUNTY VIRGINIA

MASER CONSULTING, P.A.
 STERLING OFFICE
 22375 Broderick Drive
 Suite 110
 Sterling, VA 20166
 Phone: 703.430.4330
 Fax: 703.430.4339
 email: solutions@maserconsulting.com

SCALE: AS SHOWN DATE: 01/11/16 DRAWN BY: PAPI/CHE CHECKED BY: EJP/RP
 PROJECT NUMBER: 15000548A DRAWING NAME: C-LAND1

SHEET TITLE: **LANDSCAPE PLAN**
 SHEET NUMBER: **C7**



STORMWATER NARRATIVE:

THIS SITE IS LOCATED IN FAIRFAX COUNTY, AT 5500 FRANCONIA ROAD, ALEXANDRIA. IT IS SITUATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF FRANCONIA ROAD AND OLD ROLLING ROAD WHICH IS PART OF THE CAMERON RUN WATERSHED.

THE PROPERTY IS CURRENTLY ZONED C-6 AND IS ABUTTED WITH ANOTHER PARCEL ZONED C-6 ALONG THE NORTHERLY PROPERTY LINE AND A PARCEL ZONED C-6 ALONG THE WEST PROPERTY LINE (MASON HOMES OF VIRGINIA, INC.). THE SOUTHERN PROPERTY LINE IS THE RIGHT-OF-WAY LINE FOR THE FOREMENTIONED FRANCONIA ROAD, WHILE THE EASTERLY PROPERTY LINE IS THE RIGHT-OF-WAY LINE FOR OLD ROLLING ROAD.

THE SUBJECT PARCEL IS CURRENTLY A SERVICE STATION WITH FIVE (5) SERVICE BAYS AND SIX (6) MULTI-PRODUCT DISPENSERS AND TYPICAL CANOPY COVER. THE EXISTING BUILDINGS ARE APPROXIMATELY 981 GROSS SQUARE FEET. THIS FIGURE INCLUDES THE ENTIRE FLOOR AREA WITHIN THE FOUR WALLS OF THE EXISTING BUILDING (APPROXIMATELY 940 GSF) ALONG WITH THE SALES KIOSK (APPROXIMATELY 41 GSF). THE REMAINING PARCEL IS COMPRISED OF THE ASSOCIATED PARKING, VEHICULAR ACCESS TO PUMP ISLANDS AND PARKING, AND AN UNDERGROUND TANK FIELD FOR FUEL STORAGE. THE SITE AREA IS APPROXIMATELY 0.85 ACRES, WITH AN IMPERVIOUS COVERAGE OF 0.74 ACRES.

THE ANTICIPATED SCOPE OF DEMOLITION INCLUDES THE REMOVAL OF THE EXISTING BUILDING, EXISTING CANOPY, MULTI-PRODUCT DISPENSERS, UNDERGROUND TANKS, AS WELL AS THE ENTIRE PARKING AREA TO FACILITATE THE PROPOSED SITE GEOMETRY AND THE RE-GRADING OF THE SITE. THE VEHICULAR ENTRANCES AND PUBLIC SIDEWALK ALONG THE TWO PUBLIC RIGHTS-OF-WAY WILL ALSO BE REALIGNED AND/OR REPLACED TO IMPROVE VEHICULAR AND PEDESTRIAN TRAFFIC FLOW.

THE PROPOSED IMPROVEMENTS WILL INCLUDE A 2,639 GROSS SQUARE FOOT QUICK SERVICE FOOD STORE AND A 945 SQUARE FOOT AUTOMATED CAR WASH, FIVE (5) MULTI-PRODUCT DISPENSERS, DISPENSER CANOPY, AND UNDERGROUND TANK FIELD. IMPROVEMENTS WILL ALSO INCLUDE RELOCATED ACCESS POINTS FROM THE PUBLIC RIGHTS-OF-WAY, RELOCATED PARKING SPACES, AND STACKING SPACES TO ACCOMMODATE A QUEUE FOR THE AUTOMATED CAR WASH. IN ADDITION TO THE RELOCATED VEHICULAR ENTRANCES, IMPROVEMENTS WITHIN THE PUBLIC RIGHTS-OF-WAY WILL ALSO INCLUDE NEW PEDESTRIAN SIDEWALKS, INCLUDING ADA RAMPS AND ADA ACCESS TO THE SERVICE STATION/MINI-MART WHICH WILL BE COMPLIANT TO THE CURRENT ADA GUIDELINES. BASED UPON THE ANTICIPATED SITE GEOMETRY, THE PROPOSED IMPERVIOUS COVERAGE WILL BE SIMILAR TO EXISTING CONDITIONS, APPROXIMATELY 0.74 ACRES.

THE EXISTING STORM DRAIN SYSTEM IS A CLOSED SYSTEM. THE SOUTHERN BRANCH OF THIS SYSTEM CARRIES FLOW FROM THE RESIDENTIAL LOTS EAST OF THE SITE. LOCATED APPROXIMATELY 400 FEET EAST OF THE SUBJECT PROPERTY ALONG FRANCONIA ROAD, THIS FLOW IS CONVEYED UNDERGROUND TO AN EXISTING CURB INLET LOCATED NEAR THE MIDDLE OF THE SOUTHERN PROPERTY LINE. THIS EXISTING INLET INTERCEPTS ON-SITE SURFACE FLOW FROM THE EXISTING SOUTHERLY PARKING LOT AREA. FLOW IS THEN CONVEYED TO AN EXISTING INLET LOCATED NEAR THE SOUTHEASTERLY PROPERTY CORNER. THIS INLET IS CONNECTED TO AN UNDERGROUND REACH, WHICH EXTENDS IN A WESTERLY DIRECTION ALONG FRANCONIA ROAD. FLOW IS CONVEYED TO AN EXISTING POND IN VAN DORN VILLAGE WHICH CONVEYS INTO AN UNNAMED CREEK AND INTO BACKLICK RUN.

WATER QUALITY FOR THIS SITE WILL BE PROVIDED WITH A STORMTECH ISOLATOR ROW AND UNDERGROUND DETENTION SYSTEM, OR APPROVED EQUIVALENT, LOCATED AT THE NORTHERN EDGE OF THE PROPERTY (NORTH OF THE PROPOSED AUTOMATED CAR WASH ENTRANCE AISLE). THIS FACILITY WILL INTERCEPT FLOW FROM APPROXIMATELY 0.30 ACRES LOCATED AT THE NORTHERN PORTION OF THE SITE. THE FACILITY WILL COLLECT AND DETAIN THIS AREA AND THEN CONVEY TO A CONTROL STRUCTURE AND THEN TO THE EXISTING INLET (OFFSITE) WHERE THE WATER IS CURRENTLY DRAINING IN THE EXISTING CONDITIONS. TO ACCOMMODATE THE INCREASE IN IMPERVIOUSNESS, PER PRELIMINARY CALCULATIONS, IT IS ESTIMATED THAT 750 CUBIC FEET OF STORAGE WILL BE REQUIRED. THE DETENTION SYSTEM HAS BEEN DESIGNED TO DETAIN APPROXIMATELY A VOLUME OF 1,000 CUBIC FEET.

BASED ON THE VIRGINIA RUNOFF REDUCTION METHOD, THE PROVISION OF THE AFORE-MENTIONED DETENTION SYSTEM WILL SATISFY THE REDEVELOPMENT OF THIS SITE. SEE COMPUTATIONS (SHEET C10) FOR FURTHER INFORMATION.

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 Sections:

Special Permits (Sect. 8-011 2J & 2L)	Special Exceptions (Sect. 9-011 2J & 2L)
Cluster Subdivision (Sect. 9-615 1C & 1N)	Commercial Revitalization Districts (Sect. 9-622 2A (12) & (14))
Development Plans PRC District (Sect. 16-302 3 & 4L)	PRC Plan (Sect. 16-303 1E & 1 O)
FDP P Districts (Sect. 16-502 1A (6) & (17))	Amendments (Sect. 18-202 10F & 10I)

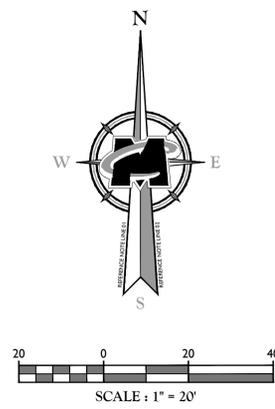
- 1. Plat is at a minimum scale of 1"=50' (Unless it is depicted on one sheet with a minimum scale of 1"=100')
- 2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet(s) C3. If infiltration is proposed the soils should be tested for suitability prior to submission of the development plan and results of the infiltration test provided as part of the description of the facility.

3. Provide:

Facility Name/ Type & No. (If any pond, infiltration trench, underground tank, etc.)	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage volume (cf)	If pond, dam height (ft.)
UNDERGROUND DETENTION (1)	0.30	0.00	0.30	1,200±	1,000±	N/A
Totals: (1)	0.30	0.00	0.30	1,200±	1,000±	N/A

- 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet(s) C3. Pond inlet and outlet pipe systems are shown on Sheet(s) C9.
- 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet(s) C3. Type of maintenance access road surface noted on the plat is ASPHALT (asphalt, geoblock, gravel, etc.)
- 6. Landscaping and tree preservation in and near the stormwater management facility is shown on Sheet(s) C7-C8.
- 7. Stormwater management and BMP narratives including Virginia Runoff Reduction Spreadsheet and descriptions of how detention and best management practices requirements will be met are provided on Sheet(s) C11.
- 8. A description of 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(s) C12. If the outfall is proposed to be improved off-site it should be specifically noted.
- 9. A detailed description and analysis of how the channel protection requirements and flood protection requirements of each numbered outfall will be satisfied per Stormwater Management Ordinance and Public Facilities Manual are provided on Sheet(s) C12.
- 10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheet(s) C12.
- 11. A submission waiver is required for N/A.
- 12. Stormwater management is not required because REDUCTION IN IMPERVIOUS COVER AND RETENTION. PROVIDED BY UNDERGROUND DETENTION SYSTEM. Revised: 8/4/2015

UNDERGROUND DETENTION SYSTEM NOTE:
STORMTECH ISOLATOR ROW AND MC-3500 CHAMBER
MODEL OR APPROVED EQUIVALENT. APPROXIMATE
FOOTPRINT 45' x 23'



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WWW.CALL811.COM

REV.	DATE	DRAWN BY	DESCRIPTION
1	02/16/16	PAP	PLANS REVISED PER REVIEW COMMENTS.
2	05/05/16	PAP	PLANS REVISED PER COUNTY STAFF COMMENTS.
3	08/05/16	CHE	PLANS REVISED PER COUNTY STAFF COMMENTS.
4	08/11/16	RS	PLANS REVISED PER COUNTY STAFF COMMENTS.

COMMONWEALTH OF VIRGINIA
EDUARDO J. INTRIAGO
Lic. No. 0402054560
PROFESSIONAL ENGINEER
Adriano Intriago
EDUARDO J. INTRIAGO
VIRGINIA PROFESSIONAL
ENGINEER - LICENSE NUMBER: 54260

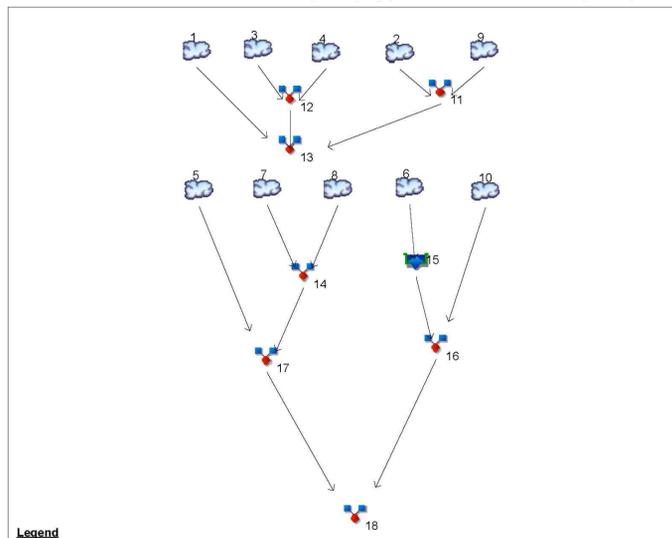
SPECIAL EXCEPTION
AMENDMENT PLAT
(SEA-2006-LE-030)
FOR
**PETROLEUM
MARKETING GROUP**
5500 FRANCONIA ROAD
LEE MAGISTERIAL
DISTRICT
FAIRFAX COUNTY
VIRGINIA

MASER CONSULTING, P.A.
STERLING OFFICE
22375 Broderick Drive
Suite 110
Sterling, VA 20166
Phone: 703.430.4330
Fax: 703.430.4339
email: solutions@maserconsulting.com

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN:	01/11/16	PAP/CHE	EJRP
PROJECT NUMBER:	DRAWING NAME:		
15000548A	C-SWM		

SHEET TITLE:
**STORMWATER
MANAGEMENT PLAN**
SHEET NUMBER:
C8

Watershed Model Schematic



Legend

Hyd. Origin	Description
1 SCS Runoff	EX. DA-A
2 SCS Runoff	EX. DA-B
3 SCS Runoff	EX. DA-C
4 SCS Runoff	EX. DA-D
5 SCS Runoff	PROP. DA-A
6 SCS Runoff	PROP. DA-B
7 SCS Runoff	PROP. DA-C
8 SCS Runoff	PROP. DA-D
9 SCS Runoff	EX. DA-E
10 SCS Runoff	PROP. DA-E
11 Combine	Ex. Conditions to Ex Inlet B
12 Combine	Ex. Conditions to Ex Inlet A
13 Combine	Existing Site
14 Combine	Prop. Conditions to Ex Inlet A
15 Reservoir	UG BASIN
16 Combine	Prop. Conditions to Ex Inlet B
17 Combine	Prop. Conditions to Ex Inlet A
18 Combine	Proposed Site

Project: SWM Comps.gpw Thursday, 05 / 5 / 2016

Hydraflow Rainfall Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2016 by Autodesk, Inc. v10.5 Thursday, 05 / 5 / 2016

Return Period (Yrs)	Intensity-Duration-Frequency Equation Coefficients (FHA)			
	B	D	E	(N/A)
1	53.4945	12.3000	0.8970	-----
2	63.3384	12.5000	0.8866	-----
3	3.9900	0.1000	0.0000	-----
5	43.9256	8.7000	0.7579	-----
10	162.2881	25.7001	0.9822	-----
25	41.6109	7.3000	0.6710	-----
50	35.4824	5.4000	0.6057	-----
100	39.9704	7.4000	0.5982	-----

File name: PGC.IDF

Intensity = B / (Tc + D)^A

Return Period (Yrs)	Intensity Values (in/hr)											
	5 min	10	15	20	25	30	35	40	45	50	55	60
1	4.15	3.30	2.75	2.37	2.08	1.86	1.68	1.54	1.42	1.31	1.23	1.15
2	5.01	4.01	3.35	2.89	2.55	2.28	2.07	1.89	1.74	1.62	1.51	1.42
3	3.99	3.99	3.99	3.99	3.99	3.99	3.99	3.99	3.99	3.99	3.99	3.99
5	6.04	4.77	3.99	3.45	3.05	2.75	2.51	2.31	2.15	2.01	1.88	1.78
10	5.62	4.84	4.26	3.80	3.43	3.13	2.88	2.66	2.48	2.32	2.17	2.05
25	7.73	6.15	5.18	4.52	4.04	3.67	3.37	3.13	2.93	2.75	2.60	2.47
50	8.59	6.77	5.71	5.00	4.49	4.09	3.78	3.52	3.30	3.12	2.96	2.82
100	8.86	7.24	6.22	5.52	4.99	4.58	4.25	3.97	3.74	3.54	3.37	3.22

Tc = time in minutes. Values may exceed 60.

Precip. file name: \\WASERVER\Projects\VA Office Standards\Hydraflow\FXCO-Rainfall Data.pcp

Storm Distribution	Rainfall Precipitation Table (in)							
	1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr
SCS 24-hour	2.62	3.17	0.00	0.00	4.87	0.00	0.00	8.41
SCS 6-Hr	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-1st	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-2nd	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-3rd	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-4th	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-Indy	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Custom	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Hydrograph Return Period Recap

Hyd. No.	Hydrograph type (origin)	Inflow hyd(s)	Peak Outflow (cfs)								Hydrograph Description
			1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr	
1	SCS Runoff	-----	0.697	0.871	-----	-----	1.400	-----	-----	2.486	EX. DA-A
2	SCS Runoff	-----	0.792	0.990	-----	-----	1.591	-----	-----	2.824	EX. DA-B
3	SCS Runoff	-----	1.818	2.237	-----	-----	3.518	-----	-----	6.157	EX. DA-C
4	SCS Runoff	-----	0.931	1.139	-----	-----	1.775	-----	-----	3.089	EX. DA-D
5	SCS Runoff	-----	0.362	0.485	-----	-----	0.875	-----	-----	1.689	PROP. DA-A
6	SCS Runoff	-----	0.951	1.187	-----	-----	1.910	-----	-----	3.389	PROP. DA-B
7	SCS Runoff	-----	1.767	2.190	-----	-----	3.481	-----	-----	6.132	PROP. DA-C
8	SCS Runoff	-----	0.857	1.079	-----	-----	1.757	-----	-----	3.145	PROP. DA-D
9	SCS Runoff	-----	0.136	0.207	-----	-----	0.458	-----	-----	1.053	EX. DA-E
10	SCS Runoff	-----	0.090	0.138	-----	-----	0.305	-----	-----	0.702	PROP. DA-E
11	Combine	2, 9.	0.920	1.190	-----	-----	2.049	-----	-----	3.876	Ex. Conditions to Ex Inlet B
12	Combine	3, 4.	2.749	3.376	-----	-----	5.293	-----	-----	9.246	Ex. Conditions to Ex Inlet A
13	Combine	1, 11, 12	4.367	5.436	-----	-----	8.742	-----	-----	15.611	Existing Site
14	Combine	7, 8.	2.624	3.269	-----	-----	5.238	-----	-----	9.277	Prop. Conditions to Ex Inlet A
15	Reservoir	6	0.747	0.902	-----	-----	1.385	-----	-----	3.349	UG BASIN
16	Combine	10, 15	0.823	1.016	-----	-----	1.631	-----	-----	4.036	Prop. Conditions to Ex Inlet B
17	Combine	5, 14.	2.986	3.754	-----	-----	6.113	-----	-----	10.97	Prop. Conditions to Ex Inlet A
18	Combine	16, 17	3.723	4.673	-----	-----	7.557	-----	-----	14.89	Proposed Site

Proj. file: SWM Comps.gpw Thursday, 05 / 5 / 2016

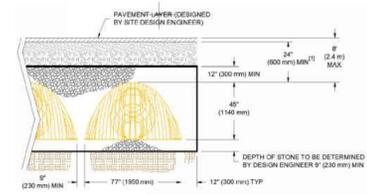
Hydrograph Summary Report

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	0.871	2	716	1,883	-----	-----	-----	EX. DA-A
2	SCS Runoff	0.990	2	716	2,139	-----	-----	-----	EX. DA-B
3	SCS Runoff	2.237	2	716	4,998	-----	-----	-----	EX. DA-C
4	SCS Runoff	1.139	2	716	2,597	-----	-----	-----	EX. DA-D
5	SCS Runoff	0.485	2	716	985	-----	-----	-----	PROP. DA-A
6	SCS Runoff	1.187	2	716	2,567	-----	-----	-----	PROP. DA-B
7	SCS Runoff	2.190	2	716	4,807	-----	-----	-----	PROP. DA-C
8	SCS Runoff	1.079	2	716	2,303	-----	-----	-----	PROP. DA-D
9	SCS Runoff	0.207	2	718	416	-----	-----	-----	EX. DA-E
10	SCS Runoff	0.138	2	718	277	-----	-----	-----	PROP. DA-E
11	Combine	1.190	2	716	2,555	2, 9.	-----	-----	Ex. Conditions to Ex Inlet B
12	Combine	3.376	2	716	7,595	3, 4.	-----	-----	Ex. Conditions to Ex Inlet A
13	Combine	5.436	2	716	12,033	1, 11, 12	-----	-----	Existing Site
14	Combine	3.269	2	716	7,110	7, 8.	-----	-----	Prop. Conditions to Ex Inlet A
15	Reservoir	0.902	2	720	2,567	6	101.67	303	UG BASIN
16	Combine	1.016	2	720	2,844	10, 15	-----	-----	Prop. Conditions to Ex Inlet B
17	Combine	3.754	2	716	8,095	5, 14.	-----	-----	Prop. Conditions to Ex Inlet A
18	Combine	4.673	2	716	10,939	16, 17	-----	-----	Proposed Site

SWM Comps.gpw Return Period: 2 Year Thursday, 05 / 5 / 2016



User Inputs	Results
Chamber Model	MC-3500
Outlet Control Structure	Yes (Outlet)
Project Name	5500 FRANCONIA ROAD
Project Location	FAIRFAX, VA
Project Date	05/05/2016
Engineer	MASER CONSULTING
Measurement Type	Imperial
Required Storage Volume	1000 cubic ft.
Stone Porosity	40%
Stone Above Chamber	12 in.
Stone Foundation Depth	9 in.
Average Cover Over Chambers	24 in.
Design Constraint	WIDTH
Design Constraint Dimension	18 ft.
System Volume and Bed Size	
Installed Storage Volume	1082 cubic ft.
Storage Volume Per Chamber	178.9 cubic ft.
Storage Volume Per End Cap	46.9 cubic ft.
Number Of Chambers Required	5 each
Number Of End Caps Required	4 each
Rows/Chambers	1 row(s) of 3 chamber(s)
Leftover Rows/Chambers	1 row(s) of 2 chamber(s)
Maximum Length	30.80 ft.
Maximum Width	16.18 ft.
Approx. Bed Size Required	473 square ft.
System Components	
Amount Of Stone Required	74 cubic yards
Volume Of Excavation (Not Including Fill)	114 cubic yards
Non-woven Filter Fabric Required	156 square yards
Length Of Isolator Row	26.3 ft.
Woven Isolator Row Fabric	48 square yards



© ADS StormTech 2015

Hydrograph Summary Report

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	0.697	2	716	1,486	-----	-----	-----	EX. DA-A
2	SCS Runoff	0.792	2	716	1,688	-----	-----	-----	EX. DA-B
3	SCS Runoff	1.818	2	716	4,004	-----	-----	-----	EX. DA-C
4	SCS Runoff	0.931	2	716	2,097	-----	-----	-----	EX. DA-D
5	SCS Runoff	0.362	2	716	731	-----	-----	-----	PROP. DA-A
6	SCS Runoff	0.951	2	716	2,026	-----	-----	-----	PROP. DA-B
7	SCS Runoff	1.767	2	716	3,821	-----	-----	-----	PROP. DA-C
8	SCS Runoff	0.857	2	716	1,803	-----	-----	-----	PROP. DA-D
9	SCS Runoff	0.136	2	718	276	-----	-----	-----	EX. DA-E
10	SCS Runoff	0.090	2	718	184	-----	-----	-----	PROP. DA-E
11	Combine	0.920	2	716	1,965	2, 9.	-----	-----	Ex. Conditions to Ex Inlet B
12	Combine	2.749	2	716	6,101	3, 4.	-----	-----	Ex. Conditions to Ex Inlet A
13	Combine	4.367	2	716	9,551	1, 11, 12	-----	-----	Existing Site
14	Combine	2.624	2	716	5,625	7, 8.	-----	-----	Prop. Conditions to Ex Inlet A
15	Reservoir	0.747	2	720	2,025	6	101.27	230	UG BASIN
16	Combine	0.823	2	720	2,210	10, 15	-----	-----	Prop. Conditions to Ex Inlet B
17	Combine	2.986	2	716	6,356	5, 14.	-----	-----	Prop. Conditions to Ex Inlet A
18	Combine	3.723	2	716	8,565	16, 17	-----	-----	Proposed Site

SWM Comps.gpw Return Period: 1 Year Thursday, 05 / 5 / 2016

Hydrograph Summary Report

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	1.400	2	716	3,129	-----	-----	-----	EX. DA-A
2	SCS Runoff	1.591	2	716	3,556	-----	-----	-----	EX. DA-B
3	SCS Runoff	3.518	2	716	8,092	-----	-----	-----	EX. DA-C
4	SCS Runoff	1.775	2	716	4,151	-----	-----	-----	EX. DA-D
5	SCS Runoff	0.875	2	716	1,822	-----	-----	-----	PROP. DA-A
6	SCS Runoff	1.910	2	716	4,267	-----	-----	-----	PROP. DA-B
7	SCS Runoff	3.481	2	716	7,885	-----	-----	-----	PROP. DA-C
8	SCS Runoff	1.757	2	716	3,878	-----	-----	-----	PROP. DA-D
9	SCS Runoff	0.458	2	718	923	-----	-----	-----	EX. DA-E
10	SCS Runoff	0.305	2	718	616	-----	-----	-----	PROP. DA-E
11	Combine	2.049	2	716	4,479	2, 9.	-----	-----	Ex. Conditions to Ex Inlet B
12	Combine	5.293	2	716	12,243	3, 4.	-----	-----	Ex. Conditions to Ex Inlet A
13	Combine	8.742	2	716	19,852	1, 11, 12	-----	-----	Existing Site
14	Combine	5.238	2	716	11,764	7, 8.	-----	-----	Prop. Conditions to Ex Inlet A
15	Reservoir	1.385	2	720	4,267	6	103.03	557	UG BASIN
16	Combine	1.631	2	720	4,882	10, 15	-----	-----	Prop. Conditions to Ex Inlet B
17	Combine	6.113	2	716	13,585	5, 14.	-----	-----	Prop. Conditions to Ex Inlet A
18	Combine	7.557	2	716	18,468	16, 17	-----	-----	Proposed Site

SWM Comps.gpw Return Period: 10 Year Thursday, 05 / 5 / 2016

DA	STORMWATER DISCHARGE SUMMARY		
	FLOWS		
	1 YR - 24 HR STORM (CFS)	2 YR - 24 HR STORM (CFS)	10 YR - 24 HR STORM (CFS)
EXISTING DRAINAGE AREA TO OFFSITE INFILTRATION	0.7	0.9	1.4
PROPOSED DRAINAGE AREA TO OFFSITE INFILTRATION	0.4		

DA	FLOWS		
	1 YR - 24 HR STORM (CFS)	2 YR - 24 HR STORM (CFS)	10 YR - 24 HR STORM (CFS)
EXISTING DA-A	0.7	0.9	1.4
PROPOSED DA-A	0.4	0.5	0.9
EXISTING DA-B	0.8	1.2	1.9
PROPOSED DA-B	1.0	1.2	1.9
EXISTING DA-C	1.8	2.2	3.5
PROPOSED DA-C	1.8	2.2	3.5
EXISTING DA-D	0.9	1.1	1.8
PROPOSED DA-D	0.9	1.1	1.8
EXISTING DA-E	0.1	0.2	0.5
PROPOSED DA-E	0.1	0.1	0.3

SITE ADEQUATE OUTFALL:
AS SHOWN IN THE INDIVIDUAL STORMWATER DISCHARGE SUMMARY CHART, THE PROPOSED IMPROVEMENTS WILL EITHER HAVE NO AFFECT OR REDUCED THE FLOWS TO THE EXISTING STORMWATER SYSTEMS AS FOLLOWS:

DA-A
THE RUNOFF AREA TO THE EXISTING OFFSITE INFILTRATION SYSTEM HAS BEEN REDUCED FROM 0.22 ACRES TO 0.16 ACRES. IN ADDITION THE IMPERVIOUS AREA HAS BEEN REDUCED WITH THE PROPOSED GREEN SPACE ADDED ALONG THE SIDE OF THE PROPOSED CAR WASH.

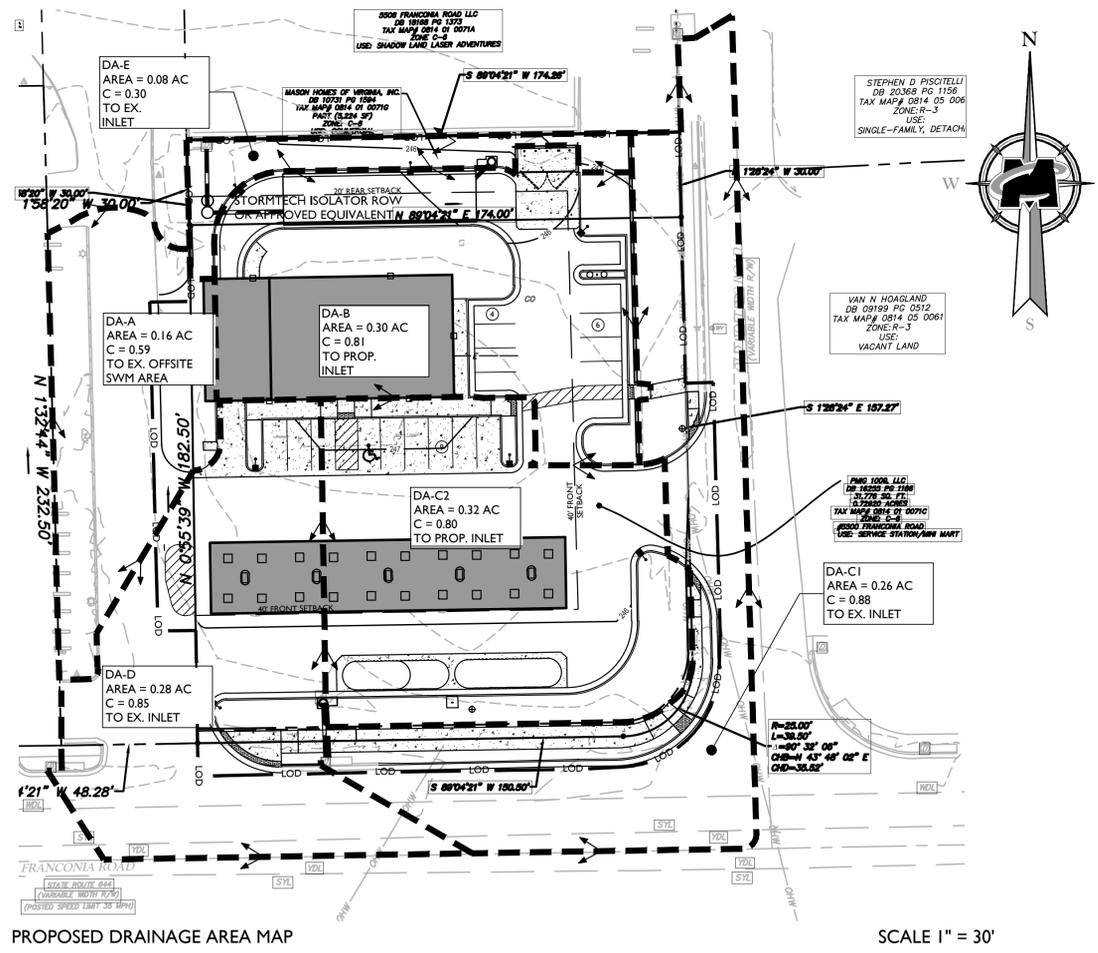
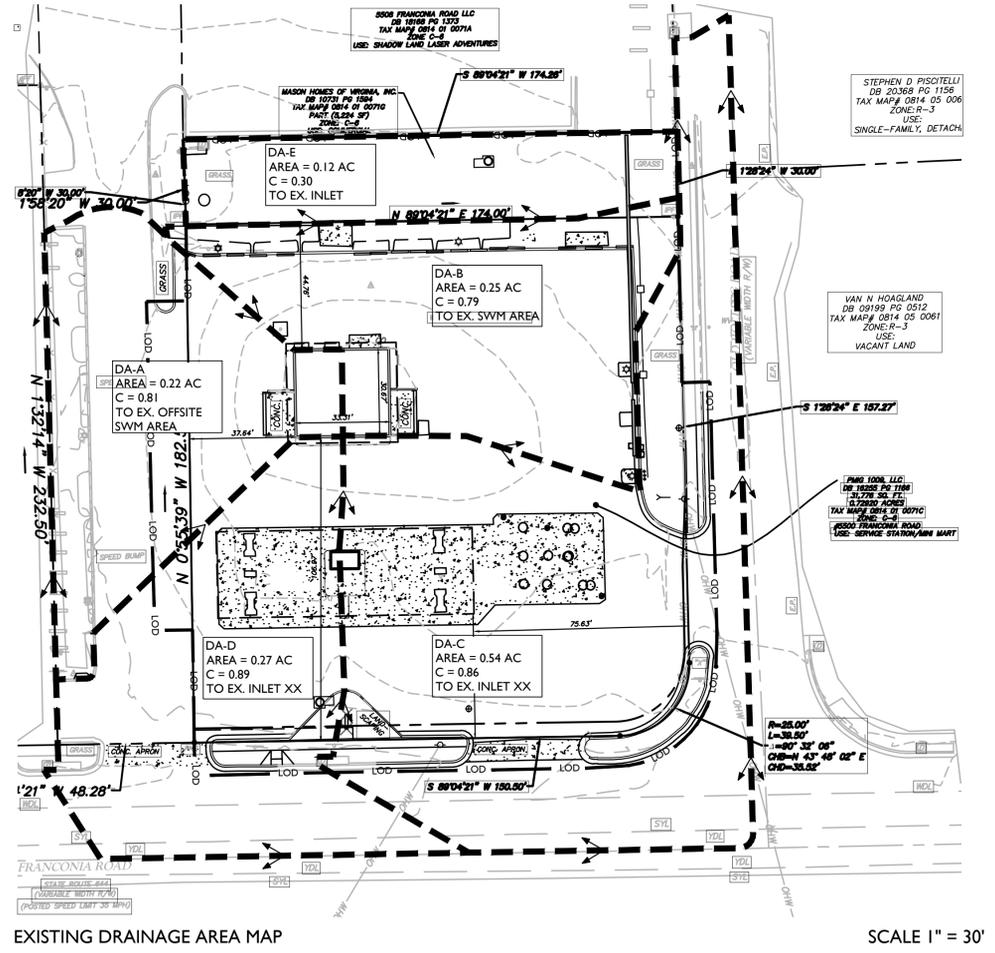
DA-B
THE EXISTING DRAINAGE AREA WAS APPROXIMATELY 0.25 ACRES WITH A C FACTOR OF 0.79. WITH THE PROPOSED LAYOUT THAT AREA HAS BEEN INCREASED TO INCLUDE A PORTION OF THE EXISTING DA-E. THIS AREA WILL BE COLLECTED USING THE PROPOSED ISOLATOR ROW AND DETENTION SYSTEM. THE CONTROL STRUCTURE HAS BEEN DESIGNED TO RELEASE THE COLLECTED WATER AT A REDUCED RATE TO IMPROVE CONDITIONS TO THE EXISTING STORM SYSTEM.

DA-C (PROPOSED DA-C1 & DA-C2)
THE EXISTING DRAINAGE AREA OF 0.54 ACRES WITH A C FACTOR OF 0.86 SHEET FLOWS TO AN EXISTING INLET WITHIN THE RIGHT-OF-WAY OF FRANCONIA ROAD. WITH THE PROPOSED LAYOUT, THE FRANCONIA ROAD ENTRANCE HAS BEEN CLOSED. A PROPOSED INLET HAS BEEN PLACED ON SITE TO COLLECT THE WATER THAT WAS PREVIOUSLY FLOWING OFFSITE. THIS INLET WILL COLLECT DA-C2 (0.32 ACRES WITH A C FACTOR OF 0.80) AND WILL CONVEY THE FLOW TO THE INLET THAT IT WAS PREVIOUSLY DRAINING TO WITHIN THE FRANCONIA ROAD RIGHT-OF-WAY. THE ONSITE INLET WAS ADDED TO PREVENT CONCENTRATED FLOW DISCHARGING AT THE REMAINING FRANCONIA ROAD COMMON ENTRANCE LOCATION. IN ADDITION, WITH DA-C1, THE RUNOFF AREA TO THE EXISTING INLET HAS BEEN REDUCED TO 0.26 ACRES WITH A C FACTOR OF 0.88. AS SHOWN IN THE CHART, THE COMBINED FLOW TO THE INLET HAS REMAINED UNCHANGED DUE TO THE REDUCTION OF IMPERVIOUS AREA.

DA-D
THE EXISTING DRAINAGE AREA SHEET FLOWS TO AN EXISTING INLET WITHIN THE RIGHT-OF-WAY OF FRANCONIA ROAD. THIS DRAINAGE AREA HAS BEEN INCREASED FROM 0.27 ACRES TO 0.28 ACRES, HOWEVER WITH THE ADDITION OF GREEN SPACE THE CHANGE IN FLOW REMAINS UNCHANGED.

DA-E
THE EXISTING DRAINAGE AREA OF 0.12 ACRES HAS BEEN REDUCED TO AN AREA OF 0.08 ACRES. THE C FACTOR HAS REMAINED 0.30 AS THERE IS NO IMPERVIOUS AREA WITHIN THE DRAINAGE AREA.

FOR COMBINED FLOWS WITHIN THE SYSTEMS SEE SHEET C9.



VIRGINIA RUNOFF REDUCTION METHOD REDEVELOPMENT WORKSHEET

SITE RESULTS - WATER QUALITY COMPLIANCE

SITE DATA

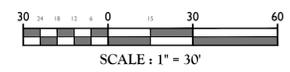
Post-Redevelopment Project & Land Cover Information		Total Disturbed Acreage	0.95		
Constants					
Annual Rainfall (inches)	43				
Target Rainfall Event (inches)	1.00				
Phosphorus EMC (mg/L)	0.26	Nitrogen EMC (mg/L)	1.86		
Target Phosphorus Target Load (lb/acre/yr)	0.41				
Pj	0.90				
Pre-Redevelopment Land Cover (acres)					
	A soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) - undisturbed, protected forest/open space or reforested land	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres) - disturbed, graded for yards or other turf to be mowed/managed	0.00	0.00	0.21	0.00	0.21
Impervious Cover (acres)	0.00	0.00	0.74	0.00	0.74
				Total	0.95
Post-Redevelopment Land Cover (acres)					
	A soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) - undisturbed, protected forest/open space or reforested land	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres) - disturbed, graded for yards or other turf to be mowed/managed	0.00	0.00	0.21	0.00	0.21
Impervious Cover (acres)	0.00	0.00	0.74	0.00	0.74
				Total	0.95
Area Check	Okay	Okay	Okay	Okay	

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	AREA CHECK
IMPERVIOUS COVER	0.25	0.00	0.00	0.00	0.00	OK.
IMPERVIOUS COVER TREATED	0.25	0.00	0.00	0.00	0.00	OK.
TURF AREA	0.05	0.00	0.00	0.00	0.00	OK.
TURF AREA TREATED	0.05	0.00	0.00	0.00	0.00	OK.
AREA CHECK	OK.	OK.	OK.	OK.	OK.	
Phosphorous						
TOTAL PHOSPHOROUS LOAD REDUCTION REQUIRED (LB/YEAR)	0.17					
RUNOFF REDUCTION (cf)	0					
PHOSPHOROUS LOAD REDUCTION ACHIEVED (LB/YR)	0.23					
ADJUSTED POST-DEVELOPMENT PHOSPHOROUS LOAD (TP) (lb/yr)	1.48					
REMAINING PHOSPHOROUS LOAD REDUCTION (LB/YR) NEEDED	CONGRATULATIONS!! YOU EXCEEDED THE TARGET REDUCTION BY 0.1 LB/YEAR					
Nitrogen (for information purposes)						
RUNOFF REDUCTION (cf)	0					
NITROGEN LOAD REDUCTION ACHIEVED (LB/YR)	0.00					
ADJUSTED POST-DEVELOPMENT NI TROGEN LOAD (TP) (lb/yr)	12.22					

SITE SUMMARY

Site Rv	0.79
Post Development Treatment Volume (ft ³)	2720
Post Development TP Load (lb/yr)	1.71
Post Development TN Load (lb/yr)	12.22
Total TP Load Reduction Required (lb/yr)	0.17
Total Runoff Volume Reduction (ft ³)	0
Total TP Load Reduction Achieved (lb/yr)	0
Total TN Load Reduction Achieved (lb/yr)	0.00
Adjusted Post Development TP Load (lb/yr)	1.48
Remaining Phosphorous Load Reduction (lb/yr) Required	0.00
Total Impervious Cover Treated (acres)	0.25
Total Turf Area Treated (acres)	0.05
Total TP Load Reduction Achieved in D.A. A (lb/yr)	0.23
Total TN Load Reduction Achieved in D.A. A (lb/yr)	0.00

14. Manufactured BMP	Impervious acres draining to device	0% runoff volume reduction	0.00	0.25	0.00	0	862	40	0.00	0.54	0.22	0.32
14. StormTech Isolator Row	turf acres draining to device	0% runoff volume reduction	0.00 <td>0.05 <td>0.00 <td>0</td> <td>172</td> <td>40</td> <td>0.00 <td>0.03 <td>0.01 <td>0.02</td> </td></td></td></td></td>	0.05 <td>0.00 <td>0</td> <td>172</td> <td>40</td> <td>0.00 <td>0.03 <td>0.01 <td>0.02</td> </td></td></td></td>	0.00 <td>0</td> <td>172</td> <td>40</td> <td>0.00 <td>0.03 <td>0.01 <td>0.02</td> </td></td></td>	0	172	40	0.00 <td>0.03 <td>0.01 <td>0.02</td> </td></td>	0.03 <td>0.01 <td>0.02</td> </td>	0.01 <td>0.02</td>	0.02



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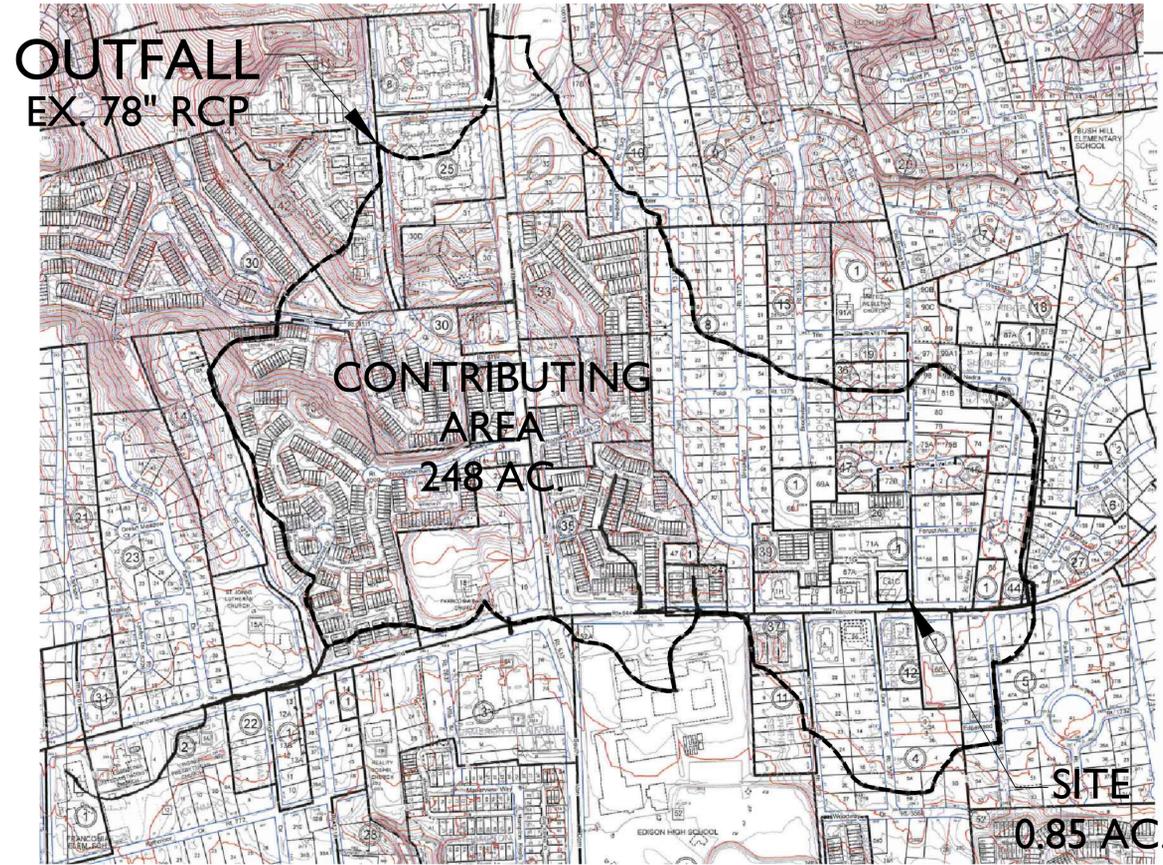
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SPECIAL EXCEPTION AMENDMENT PLAT (SEA-2006-LE-030)
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FAIRFAX COUNTY
VIRGINIA

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Fax: 703.430.4339
email: solutions@maserconsulting.com

SCALE: AS SHOWN DATE: 01/11/16 DRAWN BY: PAPI/CHE CHECKED BY: EJP/R
PROJECT NUMBER: 15000548A DRAWING NAME: C-DAM
SHEET TITLE: DRAINAGE AREA MAPS
SHEET NUMBER: C10



OUTFALL ANALYSIS

SCALE 1" = 500'

OUTFALL NARRATIVE:

THE EXISTING STORM WATER OUTFALL FOR THIS SITE IS COLLECTED IN TWO STORM DRAIN SYSTEMS. ONE SYSTEM, WHICH COLLECTS FLOW FROM THE SOUTHERLY PORTION OF THE SITE, IS LOCATED ALONG FRANCONIA ROAD. THIS SYSTEM CONVEYS FLOW WESTERLY FROM THE SITE AS WELL AS ADDITIONAL FLOW FROM RESIDENTIAL LOTS LOCATED TO THE EAST OF THE SUBJECT SITE. THE OTHER SYSTEM IS LOCATED AT THE NORTHWEST CORNER OF THE PROPOSED LIMIT OF CONSTRUCTION, WHICH CONVEYS STORM FLOW WESTERLY THROUGH ADJACENT PARCELS. THESE BRANCHES CONVERGE APPROXIMATELY 500 FEET WEST OF THE SUBJECT SITE (AT A POINT THAT IS APPROXIMATELY 200 FEET NORTH OF THE FRANCONIA ROAD RIGHT-OF-WAY).

ADDITIONAL FLOW, COLLECTED FROM THE FRANCONIA FOREST SUBDIVISION, IS CONVEYED VIA A TERTIARY BRANCH. THESE COMBINED FLOWS ARE THEN DEPOSITED INTO A DRY POND (AS DEPICTED ON TAX MAP 81-4 STORM WATER, PREPARED BY DEPARTMENT OF INFORMATION TECHNOLOGY)

THE STORM WATER IS DETAINED IN THE EXISTING DRY POND BY THE OUTLET STRUCTURE. ADDITIONAL FLOW IS INTRODUCED INTO THE SYSTEM APPROXIMATELY TWENTY FIVE FEET FROM THE DRY POND'S OUTLET STRUCTURE. THIS FLOW IS GENERATED FROM APPROXIMATELY 6 LOTS LOCATED WITHIN THE BROOKLAND FARMS SUBDIVISION. FLOW IS THEN CONVEYED APPROXIMATELY 700 FEET IN A NORTHWESTERLY DIRECTION, AT WHICH POINT IS DISCHARGED INTO AN OPEN SWALE (NOTED AS F.P.L. ON THE AFOREMENTIONED FAIRFAX COUNTY STORMWATER MAP). IT SHOULD ALSO BE NOTED THAT ADDITIONAL FLOW IS INTRODUCED INTO THE SWALE VIA A REACH WHICH COLLECTS FLOW FROM SUMNER PARK AND ANNE LY ESTATES (LOCATED APPROXIMATELY 1600 FEET AND 1300 FEET, RESPECTIVELY, EASTERLY OF THE DISCHARGE POINT). IN ADDITION, SEVERAL OF THE RESIDENTIAL LOTS LOCATED IN THE BROOKLAND ESTATES SUBDIVISION CONTRIBUTE A MORE SUBSTANTIAL FLOW INTO THE SYSTEM.

FLOW IS THEN CONVEYED WITHIN THE OPEN SWALE IN A NORTHWESTERLY DIRECTION. IT IS FIRST CONVEYED VIA CULVERT UNDER WOODFIELD ESTATES DRIVE. THIS OCCURS APPROXIMATELY 250 FEET FROM ITS AFOREMENTIONED POINT OF INTRODUCTION INTO THE OPEN SWALE. THIS FLOW CONVERGES WITH ADDITIONAL FLOW FROM SURROUNDING LOTS, ADDITIONAL FLOW CONVEYED FROM LOTS LOCATED WITHIN BROOKLAND FARMS, AND FLOW FROM WOODFIELD ESTATES SUBDIVISION. THIS CONVERGENCE OCCURS IN A RELATIVELY LARGE DRY POND (AS DEPICTED ON THE AFOREMENTIONED FAIRFAX COUNTY MAPPING). DISCHARGE FROM THIS POND IS CONVEYED VIA AN OUTLET CONTROL STRUCTURE AND IN A WESTERLY DIRECTION UNDER SOUTH VAN DORN STREET VIA A CULVERT. THE POINT OF DISCHARGE FOR THIS CULVERT IS LOCATED IN AN OPEN SWALE LOCATED ON THE WEST SIDE OF SOUTH VAN DORN STREET (APPROXIMATELY 1600 FEET NORTHERLY OF FRANCONIA ROAD).

THE SURFACE FLOW IS CONVEYED IN THE NATURAL SWALE IN A WESTERLY DIRECTION APPROXIMATELY 500 FEET, WHERE IT IS INTRODUCED TO A CULVERT LOCATED UNDER CROWN ROYAL DRIVE RIGHT-OF-WAY. ADDITIONAL FLOW IS INTRODUCED AT THIS CULVERT'S POINT OF DISCHARGE. THIS FLOW IS GENERATED FROM THE SOUTHERLY PORTION OF THE JEFFERSON AT VAN DORN SUBDIVISION AND THE SOUTHEASTERLY PORTION OF FOUNDERS WALK CONDO SUBDIVISION.

ADDITIONAL FLOW IS INTRODUCED INTO THE NATURAL SWALE APPROXIMATELY 150 FEET WESTERLY FROM THE AFOREMENTIONED CULVERT'S DISCHARGE POINT. THIS FLOW IS GENERATED FROM THE VAN DORN STATION SUBDIVISION. FAIRFAX COUNTY MAPPING DEPICTS A DRY POND LOCATED IN THE EASTERLY PORTION OF THIS SUBDIVISION. DISCHARGE FROM THIS POND IS CONVEYED THROUGH A STORM DRAIN SYSTEM LOCATED ALONG THE SOUTH SIDE OF CROWN ROYAL DRIVE. THIS SYSTEM DEPOSITS THE FLOW INTO THE AFOREMENTIONED NATURAL SWALE.

ADDITIONAL FLOW, GENERATED IN THE VAN DORN VILLAGE SUBDIVISION, IS INTRODUCED FROM THE NORTHERLY DIRECTION. THIS FLOW IS CONTROLLED THROUGH THE DETENTION OF A DRY POND LOCATED JUST SOUTH OF HIGH MEADOW ROAD. THE OUTLET STRUCTURE DEPOSITS THE FLOW INTO THE NATURAL SWALE.

FLOWS CONVERGE IN THE SWALE LOCATED NORTH OF HIGH MEADOW ROAD, WHERE IT IS FURTHER CONTROLLED BY A CULVERT LOCATED UNDER LANGTON DRIVE, WHICH IS LOCATED IN THE RUNNYMEADE SUBDIVISION.

THE DISCHARGE POINT OF THIS CULVERT REPRESENTS THE POINT OF INTEREST FOR THE OUTFALL ANALYSIS, WHERE THE CONTRIBUTING AREA IS GREATER THAN 100 TIMES THE AREA OF THE SUBJECT PROPERTY.

AS OF THE DATE OF A FIELD VISIT CONDUCTED ON NOVEMBER 11, 2015, THE CONDITIONS AT THE OUTFALL POINT WERE IN GOOD CONDITION. THERE WERE NO SIGNS OF EROSION OR OTHER CONCERNS OF AN ENVIRONMENTAL NATURE.

WITH THE FIVE DETENTION FACILITIES AND SEVERAL ROAD CULVERTS PROVIDING ADDITIONAL DETENTION (DUE TO BUILD UP OF HEADWATER AT THESE CROSSINGS), THE FLOW AT THE DOWNSTREAM POINT OF INTEREST HAS BEEN SUBSTANTIALLY REDUCED/CONTROLLED DURING DEVELOPMENT OF THE SITES LOCATED WITHIN THIS PARTICULAR WATERSHED.

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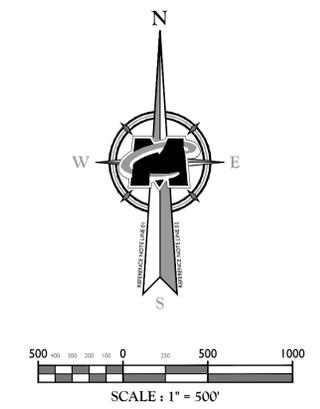
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SHEET TITLE:
ADEQUATE OUTFALL

SHEET NUMBER:
C11



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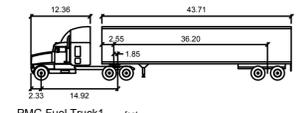
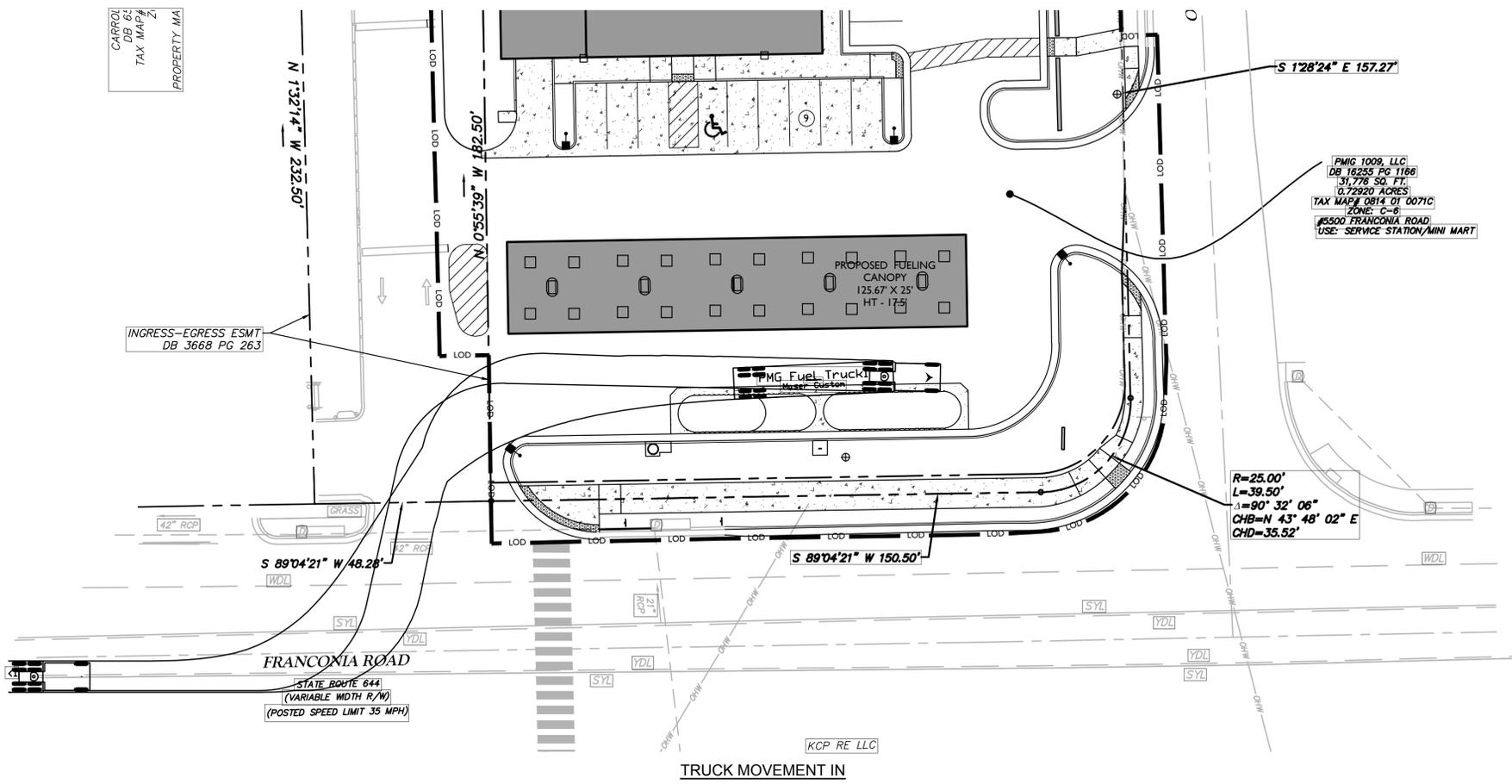
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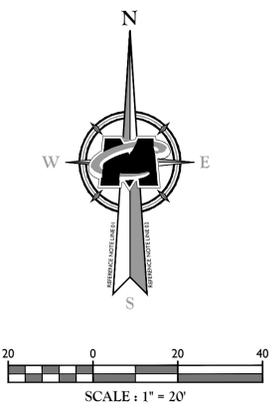
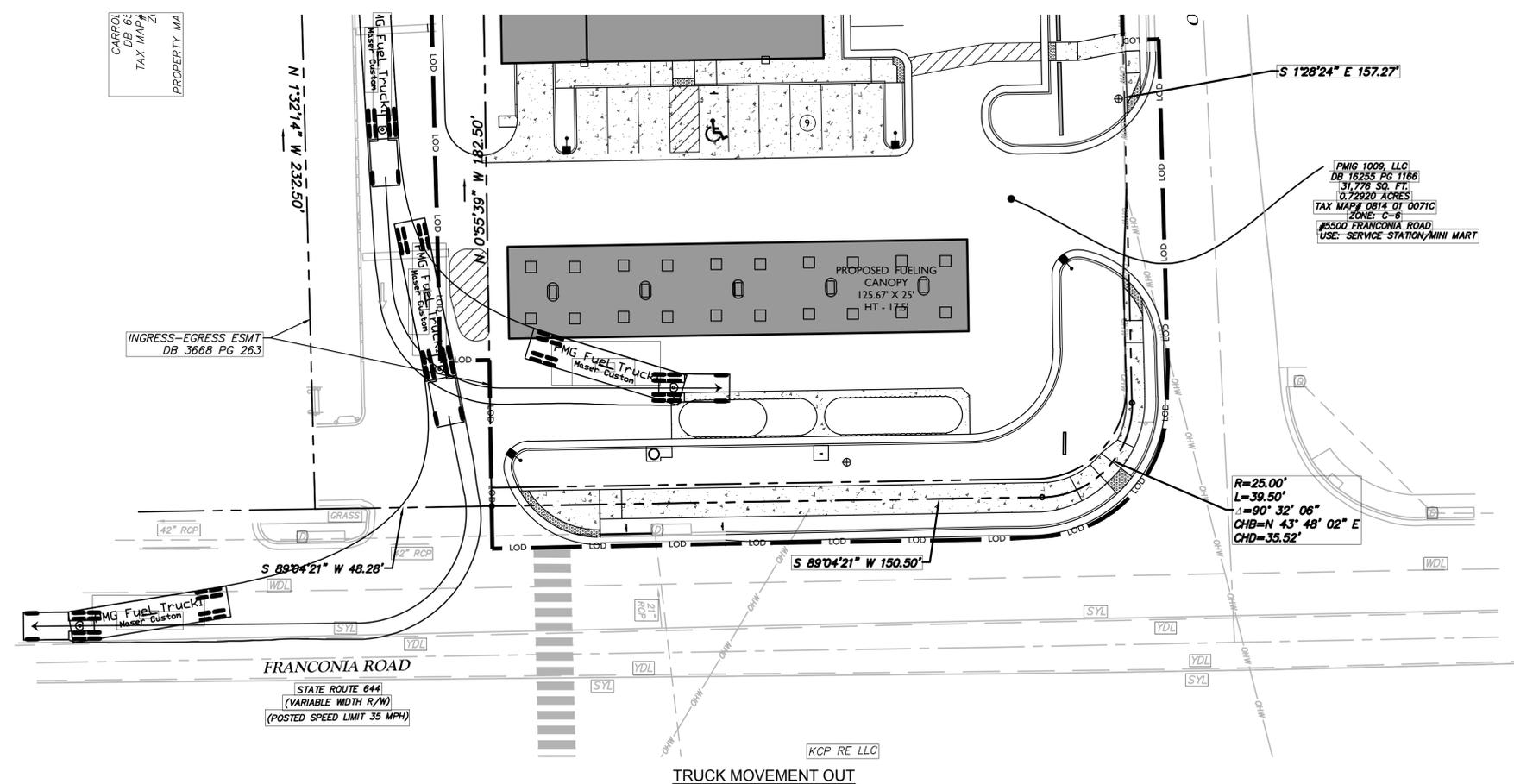
SHEET TITLE
TRUCK TURN MOVEMENT

SHEET NUMBER:
C12



PMG Fuel Truck1 feet
 Tractor Width : 7.50 Lock to Lock Time : 6.0
 Trailer Width : 8.50 Steering Angle : 28.4
 Tractor Track : 8.00 Articulating Angle : 70.0
 Trailer Track : 8.50

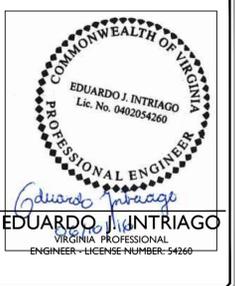
TYPICAL FUEL TRUCK PROFILE



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EDUARDO J. INTRIAGO
 VIRGINIA PROFESSIONAL ENGINEER - LICENSE NUMBER: 54260

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SCALE: AS SHOWN DATE: 01/11/16 DRAWN BY: PAPI/CHE CHECKED BY: EJR/P
 PROJECT NUMBER: 15000548A DRAWING NAME: C-DTLS

SHEET TITLE: ARCHITECTURAL ELEVATIONS
 SHEET NUMBER: C13

Left Side Elevation

Soft green building commitments:

- The Applicant is a LEED®-accredited professional as a member of the design team.
- Roofing membrane shall have a Solar Reflectance Index (SRI) equal to or greater than 78 for a minimum of 75% of the total roof area.
- The Applicant shall provide a light pollution reduction strategy for interior and exterior lighting per County and Code guidelines.
- The motion sensor faucets and flush valves and ultra-low flow plumbing fixtures that have a maximum water usage per County and Code guidelines.
- Measures to provide reduction in energy shall be used.
- Where applicable, building materials that have been produced or manufactured within 500 miles of the project site.
- Carbon dioxide (CO2) monitors shall be provided where / as necessary.
- Ventilation rates: ASHRAE Standard 62.1-2007 shall be followed as necessary.
- Low-emitting materials shall be used for all adhesives, sealants, paints, coatings, flooring systems, composite wood, and agrifiber products, as well as furniture and furnishings if available.
- Vinyl composition tile and rubber tile flooring that shall meet the requirements of the FloorScore certification program.
- The Applicant shall not use any particle board, medium density fiberboard (MDF), plywood, wheatboard, strawboard, or panel substrates on the interior of the building which contain urea formaldehyde resins. The Applicant shall provide proof of installation and the manufacturers' product data.
- Natural lighting will be provided where applicable.
- LED or fluorescent lamps will be provided for both interior and exterior applications.
- Energy Star appliances and equipment shall be used where applicable.
- The R-value of thermal insulation for the roof shall be R-20 minimum.
- Per the bike parking standards:
 - One long-term bicycle parking space will be provided in a secure location inside the building for employees.

Front Elevation

1. The Applicant is a LEED®-accredited professional as a member of the design team.

2. Roofing membrane shall have a Solar Reflectance Index (SRI) equal to or greater than 78 for a minimum of 75% of the total roof area.

3. The Applicant shall provide a light pollution reduction strategy for interior and exterior lighting per County and Code guidelines.

4. The motion sensor faucets and flush valves and ultra-low flow plumbing fixtures that have a maximum water usage per County and Code guidelines.

5. Measures to provide reduction in energy shall be used.

6. Where applicable, building materials that have been produced or manufactured within 500 miles of the project site.

7. Carbon dioxide (CO2) monitors shall be provided where / as necessary.

8. Ventilation rates: ASHRAE Standard 62.1-2007 shall be followed as necessary.

9. Low-emitting materials shall be used for all adhesives, sealants, paints, coatings, flooring systems, composite wood, and agrifiber products, as well as furniture and furnishings if available.

10. Vinyl composition tile and rubber tile flooring that shall meet the requirements of the FloorScore certification program.

11. The Applicant shall not use any particle board, medium density fiberboard (MDF), plywood, wheatboard, strawboard, or panel substrates on the interior of the building which contain urea formaldehyde resins. The Applicant shall provide proof of installation and the manufacturers' product data.

12. Natural lighting will be provided where applicable.

13. LED or fluorescent lamps will be provided for both interior and exterior applications.

14. Energy Star appliances and equipment shall be used where applicable.

15. The R-value of thermal insulation for the roof shall be R-20 minimum.

16. Per the bike parking standards:

- One long-term bicycle parking space will be provided in a secure location inside the building for employees.

CONVENIENCE STORE W/ CAR WASH
SITE VA 032
5500 FRANCONIA ROAD
SPRINGFIELD, VIRGINIA

DATE: **MAY 2, 2016**

1

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DESCRIPTION OF THE APPLICATION

The applicant, PMIG 1009, LLC, requests approval of an amendment to a special exception (SEA) to permit a service station with ten fueling stations on five pump islands built under a canopy and a 2,659 square foot quick service food store with an attached 945 square foot automated car wash on the 37,000 square foot subject property located at 5500 Franconia Road in Alexandria. The subject site is zoned C-6 and HC and developed with a service station and automated car wash. The existing development is proposed to be demolished. Service stations, quick service food stores and car washes are permitted with special exception approval in C-6 Districts. The hours of operation are proposed to be 24 hours a day, 7 days a week. The applicant has estimated the site will have 900 patrons a day with two employees per shift.



Figure 1: Subject Property and Surrounding Area (Source: Fairfax County Pictometry)

Waivers and Modifications Requested:

- Modification of Paragraph 1 of Section 14-903 to allow the average canopy lighting to exceed 30 footcandles, in favor of the 43.63 footcandles proposed on the SEA Plat.
- Waiver of the barrier requirement along Franconia Road.
- Modification of the transitional screening and barrier requirement along Old Rolling Road to be a width of 17 feet with a four foot high masonry wall.
- Waiver of the tree preservation target deviation in favor of the proposed vegetation shown on the SEA Plat.

A reduced copy of the submitted SEA Plat is included at the front of this report. Copies of the proposed development conditions, the applicant's statement of justification and the affidavit are included in Appendices 1, 2 and 3, respectively.

LOCATION AND CHARACTER

As depicted in Figure 1, the subject property is located on the northern side of Franconia Road, west of its intersection with Old Rolling Road. The site is zoned C-6 and located within a Highway Corridor Overlay District. The subject property is an existing service station with eight fueling stations and a 981 square foot automated car wash. There are two entrances to the site from Franconia Road and one entrance from Old Rolling Road. The surrounding development is detailed in the table below.

Direction	Use	Zoning	Plan
North	Commercial Recreation (Shadowland Laser Adventures)	C-6	Retail and Other
East	Single Family Detached Residential (Guilford Subdivision)	R-3	Residential: 3-4 du/ac
South	Nursery School (KinderCare Learning Centers, Inc.)	C-2	Office
West	Low-Rise Office (Rush Companies)	C-6	Retail and Other
West	Service Station (Gulf)	C-6	Retail and Other

BACKGROUND

On April 18, 1973, the Board of Zoning Appeals approved Special Permit S 31-73 with conditions, to permit a service station and "auto laundry – no repair." Development Condition #1 of S 31-73 stipulated that the approval was granted only to the applicant, Crown Central Petroleum Corporation.

On November 30, 2006, Petroleum Marketing Group, Inc. filed a Special Expectation, SE 2006-LE-030, to permit the existing service station and car wash previously approved by Special Permit S 31-73 to continue to operate. The only change was the operator of the business. The current Zoning Ordinance, as adopted in 1978, permitted service stations as a special exception use in the C-6 District. As such, rather than a special permit amendment, the applicant had to file a special exception. The Board of Supervisors approved SE 2006-LE-030 on September 10, 2007. A copy of the Development Conditions dated June 29, 2007 are included as Appendix 4.

The original SE was comprised of land known as Tax Map 81-4 ((1)) 71C, which contains 31,776 square feet. This SEA application also includes a portion of

Tax Map 81-4 ((1)) 71G which contains 5,224 square feet of land. Figure 2 depicts the parcels included in this SEA application that result in a total of 37,000 square feet of land area. The applicant attempted to obtain a Minor Lot Line Adjustment to consolidate the portion of Tax Map 81-4 ((1)) 71G with 71C. Due to the existing non-conformity of the parcels, a lot line adjustment was not permitted since an existing non-conformity may not be aggravated. Therefore, the applicant has proposed a long-term land lease with the owner of Tax Map 81-4 ((1)) 71G, Mason Homes of Virginia, Inc., to utilize a portion of the lot for this development.

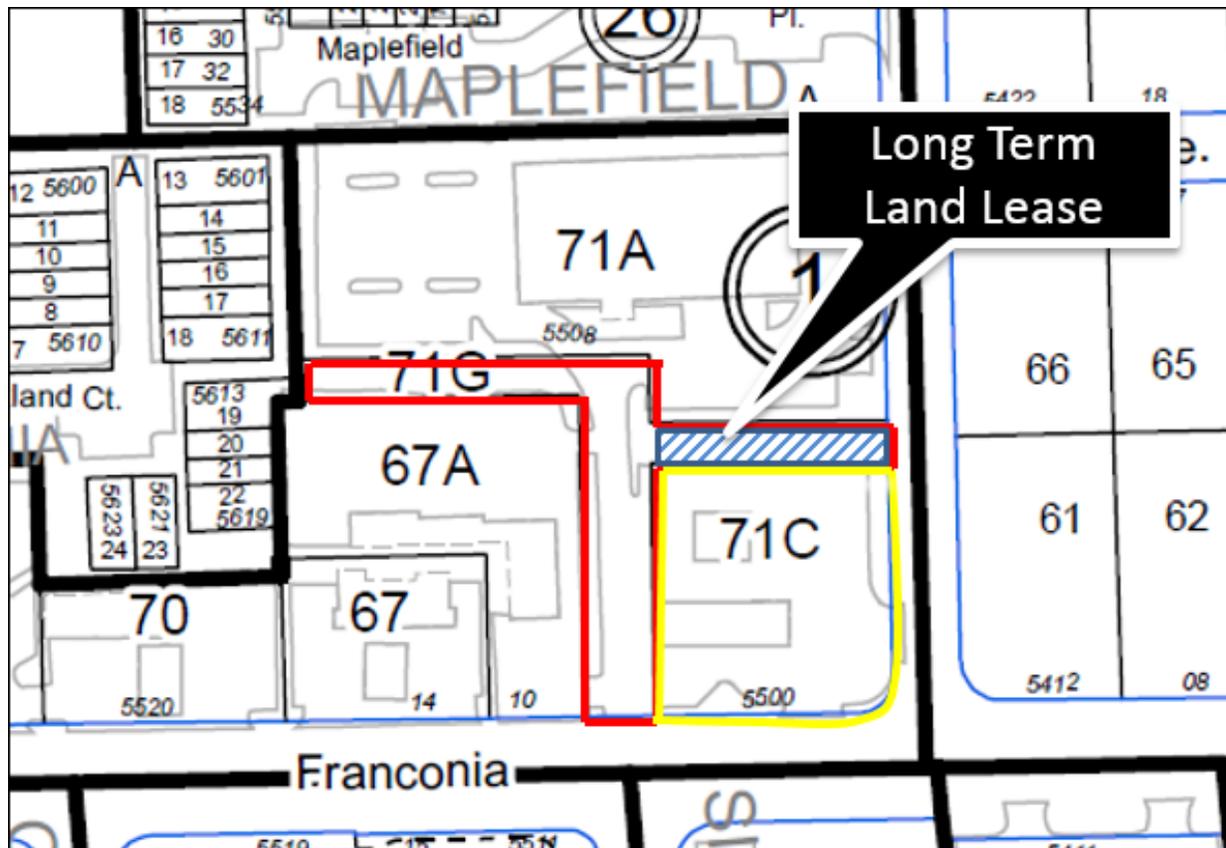


Figure 2: Tax Map Parcels (Source: Digital Map Viewer)

COMPREHENSIVE PLAN PROVISIONS

Plan Area:	Area IV
Planning District:	Rose Hill Planning District
Planning Sector:	Bush Hill Community Planning Sector (RH2)
Plan Map:	Retail and Other

Fairfax County Comprehensive Plan, 2013 Edition of the Area IV Plan, Rose Hill Planning District, as amended through October 20, 2015, RH2-Bush Hill Community Planning Sector, an excerpt of page 39 as applicable to the subject site states:

Land Use

3. “Commercial development in the sector should be limited to the area planned for retail use on the north side of Franconia Road, between Brookland Road and Old Rolling Road, south of the townhouse development along Maplefield Place. Redevelopment of these parcels (Tax Map 81-4((1)) 67, 67A, 70, 71A, 71C, 71G, and 71H) should improve the overall character and function of the area in neighborhood commercial uses while ensuring the protection and preservation of the adjacent residential community. Parcel consolidation is strongly recommended to provide an improved opportunity for effective buffering, attractive landscaping and coordinated circulation and access. ...”

Fairfax County Comprehensive Plan, 2013 Edition, Policy Plan, Land Use Compatibility, Objective 14 as amended through April 29, 2014, page 10 states:

Policy L: Regulate the amount of noise and light produced by nonresidential land uses to minimize impacts on nearby residential properties.

Fairfax County Comprehensive Plan, 2013 Edition, Policy Plan, Environment, as amended through July 1, 2014, on pages 12 and 19, states:

“Increasing urbanization requires that care be taken to reduce unfocused emissions of light and that efforts be made to avoid creating sources of glare which may interfere with residents' and/or travelers' visual acuity.

Objective 5: Minimize light emissions to those necessary a consistent with general safety.

Policy a. Recognize the nuisance aspects of unfocused light emissions.”

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. ...”

SPECIAL EXCEPTION AMENDMENT PLAT DESCRIPTION

The Special Exception Amendment Plat (SEA Plat) entitled “Special Exception Amendment Plat (SEA 2006-LE-030) for Petroleum Marketing Group,” submitted by Maser Consulting, P.A. consisting of 14 sheets dated January 11, 2016, revised through

August 31, 2016, is reviewed below. A reduced copy of the SEA Plat is located at the front of the staff report.

Site Layout

As shown in Figure 3, development of the site consists of a service station with ten fueling stations on five pump islands built under a canopy and a 2,659 square foot quick-service food store with attached 945 square foot automated car wash. The canopy for the fueling stations will be 17.5 feet high and the proposed height of the building is 27 feet 3 inches tall. The automated car wash is to be located on the western side of the building, placing it at the location furthest from the residential development across Old Rolling Road. There will be 19 parking spaces and ten stacking spaces for vehicles entering the car wash. A dumpster with enclosure is to be located in the northern portion of the site, near the car wash stacking aisle.

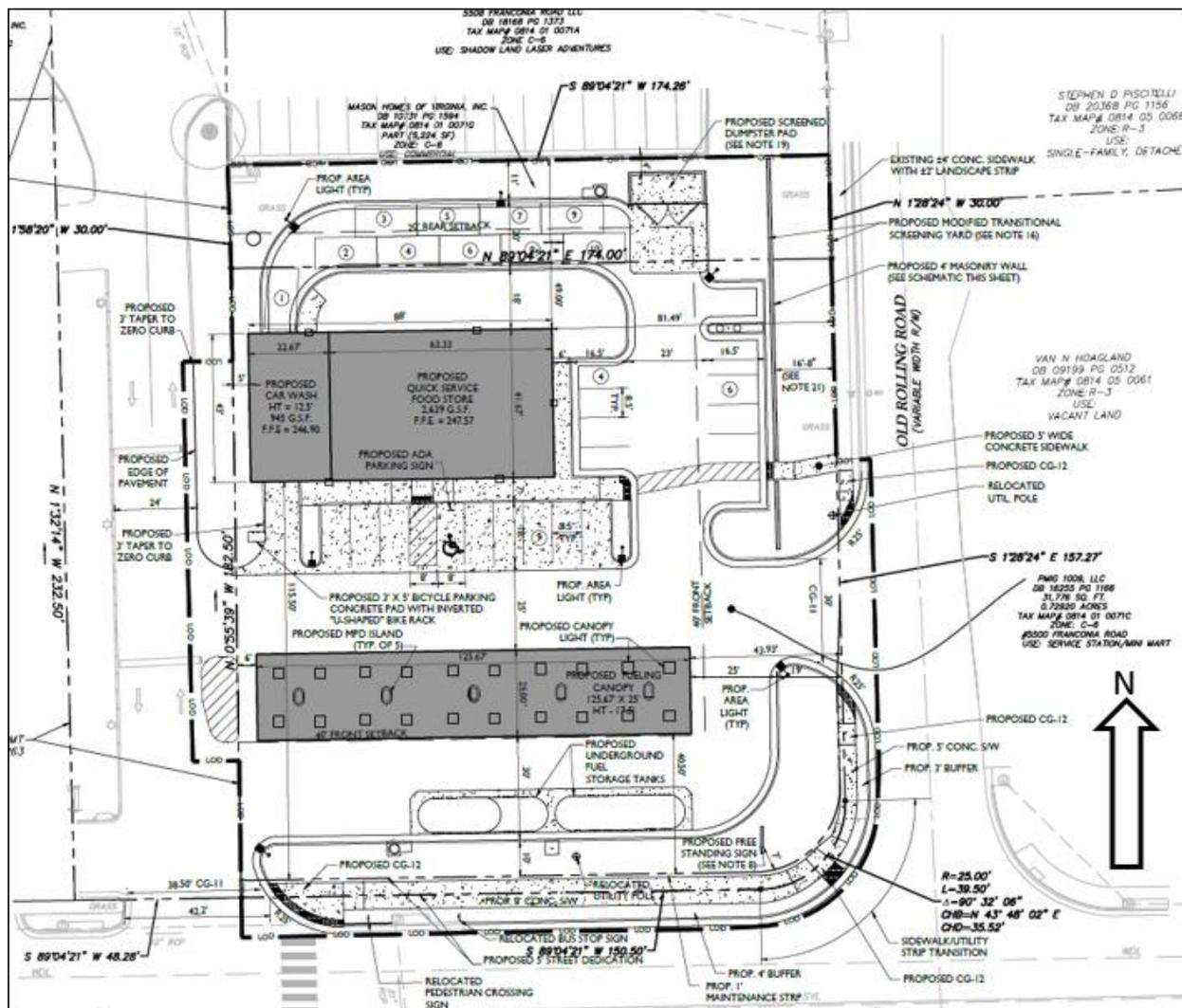


Figure 3: Site Layout (Source: SEA Plat, Sheet C3)

The hours of operation will remain unchanged from the current operational hours of 24 hours a day, 7 days a week. There will be two employees per shift. Access to the site is currently through two entrances along Franconia Road and one entrance off of Old Rolling Road, both public roadways. As part of this application, the applicant has proposed to close the entrance on Franconia Road closest to Old Rolling Road. The site's access from Franconia Road will remain through the existing ingress/egress easement adjacent to the western property line. The Old Rolling Road entrance will be relocated approximately 40 feet to the north so that it is a safer distance from the Franconia Road intersection.

Landscaping and Open Space

The majority of the vegetation currently existing on-site is in poor condition. The applicant has therefore requested a Tree Preservation Target Deviation to remove and replace the existing vegetation that does not meet the County's health and conditions standards for vegetation as required by the Public Facilities Manual with plantings as shown on the Landscape Plan (Sheet C7). A mixture of evergreen trees, evergreen shrubs and deciduous trees will be planted. A four foot high masonry wall is also planned along Old Rolling Road. The applicant has committed that the new planting will be comprised of native and non-invasive species to the extent feasible.

Modifications and waivers to the transitional screening and barrier requirements and a waiver of the tree preservation target are requested for this development. They are discussed in detail further in the Modifications and Waivers section of this staff report. Approximately 24 percent or 8,599 square feet of open space is provided, which exceeds the 15 percent (5,550 square foot) open space requirement for the C-6 District.

Stormwater Management

The subject property is located within the Cameron Run Watershed. As discussed in the stormwater management (SWM) outfall narrative on Sheet C8 of the SEA Plat, the stormwater detention and water quality control requirements will be provided by an underground detention facility and Stormtech Isolator Row.

Architecture and Design

The front elevation for the quick-service food store with attached automated car wash is presented below in Figure 4. The applicant has proposed a mix of façade materials to include an EFIS (Exterior Finish and Insulation Systems) exterior wall with stone veneer, glass and metal roof elements. The applicant intends to incorporate green building features in the design. Soft green building commitments have been provided on Sheet C13 of the SEA plat. Objective 13 of the Environmental section of the Policy Plan in the Comprehensive Plan encourages green building practices in the design and construction of redevelopment projects. Development conditions have been provided for these design elements.

The applicant will be constructing a new canopy over the proposed ten fueling pumps. The applicant is seeking a modification of Paragraph 1 of Section 14-903 to allow the canopy lighting to exceed the County's limitation of 30 footcandles in favor of an average maintained lighting of 43.63 footcandles. At the same time, however, Sheet C13 of the SEA Plat notes in the soft green building commitments that "the Applicant shall provide a light pollution reduction strategy for interior and exterior lighting per County and Code guidelines."



Figure 4: Architectural Elevation

ANALYSIS

Land Use Analysis

The land use planning objectives for the Bush Hill Community Planning Sector encourage "redevelopment to improve the overall character and function of the area in neighborhood commercial uses while ensuring the protection and preservation of the adjacent residential community." With the exception of the proposed lighting of the canopy, discussed in more detail later in this report, staff believes the development meets this objective. Additionally, staff finds that the proposed use and intensity is consistent with the purpose and intent of the C-6 zoning district, which supports commercial development oriented to serve several neighborhoods.

In order to facilitate a more pedestrian friendly environment, the applicant is proposing to close an existing entrance on Franconia Road. The applicant is also dedicating an additional five feet of right-of-way along Franconia Road resulting in a total of 13 feet of right-of-way. This will allow for the existing five foot wide sidewalk to be widened to an eight foot wide sidewalk. In conjunction with the right-of-way dedication, the applicant will construct the sidewalk in conformance with the Virginia Department of Transportation (VDOT) and American Association of State Highway and Transportation Officials (AASHTO) standards. Additionally, plantings are proposed throughout the site creating a more aesthetically pleasing streetscape when viewed from the roadway and neighboring properties.

Transportation Analysis (Appendix 5)

The application was reviewed by the Fairfax County Department of Transportation (FCDOT) and the Virginia Department of Transportation (VDOT). The applicant has made various improvements suggested by staff over the lifespan of the application. These proposed improvements include closing the entrance along Franconia Road closest to Old Rolling Road, dedicating additional right-of-way along Franconia Road for the installation of an eight foot wide sidewalk consistent with the major paved trail shown on the Countywide Trails Plan, constructing the sidewalk in conformance with VDOT/AASHTO standards and installing new sidewalks and CG-12 ramps at the Old Rolling Road entrance.

The County's Bicycle Master Plan proposes an on-road bike lane on Franconia Road. The County, working with VDOT through their repaving program, striped bike lanes along Franconia Road from S. Van Dorn Street to Craft Road, which includes the applicant's frontage. The applicant has indicated they will provide short-term bicycle parking outside of the building for patrons and long-term secured bicycle parking inside for employees.

Sidewalk/Trail

The County's Trails Plan calls for a major paved trail on the north side of Franconia Road along the applicant's frontage. A major paved trail, according to the Trails Plan, is a minimum of an eight foot wide paved path that can be concrete or asphalt, of which, an eight foot wide concrete sidewalk would meet this requirement. A trail, such as this in the County's Trails Plan, is classified as a shared use path according to VDOT. A shared use path, based on the VDOT Road Design Manual requires between 19.5 and 21 feet of right-of-way and includes a ten-foot wide asphalt path, which is the current standard. The applicant has indicated that due to site constraints, dedicating an additional 11.5 to 13 feet of right-of-way beyond the eight feet that exists today, is not feasible. The applicant is willing, as shown on the SEA Plat, to dedicate an additional five feet of right-of-way for a total of 13 feet of right-of-way. The additional five feet of right-of-way would allow for the following:

- The five foot wide sidewalk to be widened to an eight foot wide sidewalk;
- An increased buffer between the sidewalk from a substandard three feet to a standard four foot buffer; and
- A one foot wide maintenance strip behind the sidewalk.

Additionally, the VDOT Road Design Manual allows for a shared use path to be reduced to eight feet in width if the following four criteria are met:

- 1) Bicycle traffic is expected to be low, even on peak days or during peak hours;

- 2) Pedestrian use of the facility is not expected to be more than occasional;
- 3) There will be good horizontal and vertical alignment providing safe and frequent passing opportunities; and
- 4) During normal maintenance activities, the path will not be subjected to maintenance vehicle loading conditions that would cause pavement edge damage.

Staff finds that the four criteria will be met. Furthermore, for the following reasons, staff is supportive of an eight foot wide sidewalk along this section of Franconia Road:

- The neighborhoods around the gas station are suburban but the area has been built up in such a way that makes it difficult to implement suburban standards, especially where retrofits for wider sidewalks or shared use paths are indicated in the Comprehensive Plan;
- The wider sidewalk would be located in proximity to an established single family neighborhood that is north of the site;
- Edison High School is located approximately 900 feet to the west where high school students may be expected to ride their bikes from the neighborhoods;
- A Fairfax Connector bus stop is located in front of the applicant's property where riders can be expected to wait on the sidewalk to board the bus; and
- This is the first segment of the eight foot wide sidewalk that would be constructed along this segment of Franconia Road, and thus would be precedent setting for all other properties in the area.

Staff believes the criteria for an eight foot wide shared use path will be met in this area and VDOT has indicated that they will accept maintenance of the facility if it is an eight foot wide sidewalk.

In addition to the transportation improvements along Franconia Road, the applicant will upgrade the sidewalk on Old Rolling Road from four feet wide to five feet in width with a three foot wide buffer along the portion of Old Rolling Road from their relocated driveway entrance to Franconia Road. The applicant will replace the existing sidewalk and add an ADA compliant ramp on Old Rolling Road that is north of the relocated driveway, which is a linear distance of approximately 20 feet. Finally, an ADA accessible lead-in sidewalk and crosswalk will be provided from Old Rolling Road, just north of the relocated driveway entrance, to the front door of the building.

Access Management

The applicant has submitted an access management exception (AME) to VDOT for the relocated access point proposed along Old Rolling Road. The Old Rolling Road entrance is proposed to be relocated 40 feet to the north away from the Franconia Road intersection with a reduced width to the commercial standard of 30 feet. Additionally, the eastern driveway entrance on Franconia Road closest to the intersection of Old Rolling Road and Franconia Road is proposed to be closed. The VDOT Road Design Manual, 2005 Edition, Appendix F, Access Management Design Standards for Entrances and

Intersections supports increasing the spacing between entrances. It specifically states on Page F-115 that:

“...access management increases the spacing between entrances, thus reducing the number and variety of events to which drivers along the corridor must respond. Close spacing between unsignalized entrances forces the driver to watch for ingress and egress traffic at several locations simultaneously. Increased spacing translates into fewer accidents, savings in travel time, and preservation of corridor capacity. ...”

Staff believes that the closure of the eastern Franconia Road entrance and the relocation of the Old Rolling Road entrance will be a safer condition than currently exists. As of the publication of this staff report, the applicant has submitted the access management exception (AME) to VDOT for review and approval.

Loading Space

During the review process, the applicant requested an interpretation from the Zoning Administration Division (ZAD) to determine if a loading space was required by the Zoning Ordinance for a quick service food store use. The determination is included as Appendix 6.

A quick service food store was deemed by ZAD to be most similar to a retail sales establishment with regard to the off-street loading requirements. Section 11-203 of the Zoning Ordinance requires retail sales establishments to have one loading space for the first 10,000 square feet of gross floor area, plus one space for each additional 15,000 square feet or major fraction thereof. Since the proposed quick service food store is only 2,639 square feet, ZAD has concluded that a designated loading space is not required.

Pursuant to Paragraph 14 of Section 11-202 of the Zoning Ordinance, when loading facilities are required but the use does not occupy the minimum gross floor area specified, then adequate receiving facilities shall be provided as determined by the Director of the Department of Public Works and Environmental Services (DPWES). A development condition has been included to ensure adequate receiving facilities are shown at the time of site plan.

Stormwater Management (Appendix 7)

The subject property is located within the Cameron Run Watershed. As discussed in the stormwater management (SWM) outfall narrative on Sheet C8 of the SEA Plat, the stormwater detention and water quality control requirements will be provided by an underground detention facility and Stormtech Isolator Row. There is a slight reduction in impervious area from the existing development to the proposed. During development the expectation is that the natural drainage divide be honored.

Environmental Analysis (Appendix 8)

Per staff's request, the applicant included a Phase I Environmental Site Assessment (ESA) with their application submission. This study was also reviewed by the Fairfax County Fire Marshal. There were no issues identified in the review and the Department of Health has verified that no water wells exist on this property. At the time of tank closure, the applicant will be required by the Virginia Department of Environmental Quality to complete a tank closure assessment.

In regards to the canopy lighting, the Comprehensive Plan recommends against excessive light emissions with the goal to ensure that no light trespass occurs on adjacent properties. Additionally, the Comprehensive Plan recommends that through the zoning process, the amount of noise and light produced by nonresidential land uses be regulated to minimize impacts on nearby residential properties. It should be noted that the applicant's request to modify the lighting limitations for the proposed service station canopy appears to be in conflict the applicant's "soft" green building commitment to "provide a light pollution reduction strategy for interior and exterior lighting per County and Code guidelines."

As will be discussed in the Modifications and Waivers section of this report, the photometric plan shows the proposed footcandles exceeding the Zoning Ordinance requirement of 30 footcandles. Staff recommends the applicant reduce the intensity of the proposed canopy lighting to be in conformance with both Zoning Ordinance requirements and the Comprehensive Plan guidance. Staff finds this issue to be unresolved and recommends denial of the modification to Paragraph 1 of Section 14-903.

Urban Forestry Analysis (Appendix 9)

Staff from the Urban Forestry Management Division (UFMD) reviewed the application, and initially identified several concerns with the proposed plans. Among the concerns were conformance with the transitional screening and barrier requirements along the eastern and southern property lines and the tree preservation target and ten year canopy requirements given the general poor quality of the existing trees.

During the review process, these concerns have been addressed by the applicant. Given that the majority of the vegetation currently existing on-site is in poor condition, the applicant has requested a Tree Preservation Target Deviation. The existing vegetation that does not meet the County's health and conditions standards required by the Public Facilities Manual will be removed and replaced with a higher quality of landscape materials. A mixture of evergreen trees, evergreen shrubs and deciduous trees will be planted. Staff is supportive of the Tree Preservation Target Deviation and believes the proposed landscaping will be a vast improvement from the existing vegetation. A four foot high masonry wall is also planned along Old Rolling Road to block vehicle headlights from shining onto adjacent properties. The new plantings shall to the extent feasible be comprised of native and non-invasive species.

Modifications and waivers to the transitional screening and barrier requirements are requested for this development. As discussed in detail further in the Modifications and Waivers section of this staff report, UFMD is in support of the proposed reductions to the requirements.

ZONING ORDINANCE PROVISIONS (Appendix 10)

General Special Exception Standards (Section 9-006)

All special exception uses shall satisfy the following general standards:

General Standards 1 and 2 requires that the proposed use at the specified location “*be in harmony with the adopted Comprehensive Plan*” and “*with the general purpose and intent of the applicable zoning district regulations.*” Staff finds that the proposed service station, car wash and quick-service food store will be in harmony with the Comprehensive Plan, which calls for commercial redevelopment on this parcel. On the whole, the proposed redevelopment will improve the overall character and function of the subject site while ensuring the protection and preservation of the adjacent residential community. Additionally, staff finds the proposal to be in conformance with the purpose and intent of the C-6 District, which supports commercial development oriented to serve several neighborhoods.

General Standard 3 states that the proposed use shall “*be harmonious with and not adversely affect the use or development of neighboring properties.*” This standard also requires that “*the location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.*” The proposed commercial development is consistent with the use of a service station and car wash. The redevelopment is an intensification; however, the applicant has proposed landscaping with a four foot high wall to screen the neighboring residential properties from the service station. The car wash is positioned furthest away from the residential development and the gas pumps are orientated closest to Franconia Road. Staff believes that the proposed plan, subject to the included development conditions, would meet this standard.

General Standard 4 requires “*that pedestrian and vehicular traffic associated with the use will not be hazardous or conflict with existing or anticipated traffic.*” In order to facilitate a more pedestrian friendly environment, the applicant is proposing to close the entrance along Franconia Road closest to Old Rolling Road. The applicant is also dedicating additional right-of-way along Franconia Road for the installation of an eight foot wide sidewalk in conformance with the Countywide Trails Plan which calls for a major paved trail in this location. In conjunction with the right-of-way dedication, the applicant will construct the sidewalk in conformance with VDOT/AASHTO standards.

New sidewalk and CG-12 ramps will be constructed at the Old Rolling Road entrance and will tie into the existing sidewalk network. Therefore, staff has concluded that the proposed plan meets this standard.

General Standard 5 stipulates that *“the Board shall require landscaping and screening in accordance with the provisions of Article 13.”* The applicant has proposed a development that provides transitional screening yards generally in conformance with the Zoning Ordinance requirements, and provides a barrier to the surrounding residential development in conjunction with plantings that meet the high end of the requirements. Staff believes the proposed waiver and modifications of the transitional screening and barrier requirements to that shown on the SEA Plat are appropriate and finds that with their approval, this standard will be satisfied.

General Standard 6 stipulates that *“open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.”* The C-6 zoning district requires 20 percent of the site to be open space. The proposal provides approximately 24 percent or 8,599 square feet of open space, which exceeds the 15 percent or 5,550 square foot requirement. As such, staff finds this standard met.

General Standard 7 states that *“adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.”* The site will have 19 parking spaces for both employee and customer parking, which satisfies the requirement. Ten stacking spaces for the car wash are adequately accommodated. Preliminary review by DPWES finds adequate drainage and utility connections for the development. At the time of site plan, all drainage and any necessary utility connections will be assessed in depth.

General Standard 8 specifies that *“signs shall be regulated by the provisions of Article 12; however, the Board may impose more strict requirements for a given use than those set forth in this Ordinance.”* A note has been included on the SEA Plat which states that any signage must be in conformance with the Zoning Ordinance regulations.

Standards for All Category 5 Uses (Section 9-503)

This application is also subject to the three additional standards for all Category 5 special exception uses, which require conformance with the lot size and bulk regulations of the Zoning Ordinance, the performance standards specified in the applicable zoning district, and Article 17 of the Zoning Ordinance, which concerns site plans. Table 2 found below, outlines the bulk standards for the C-6 zoning district. Staff believes that these standards would be met with the imposition of the proposed development conditions.

TABLE 2 – BULK STANDARDS FOR C-6 ZONING		
Standard	Required	Provided
Lot Size	40,000 square feet minimum	37,000 square feet ¹
Lot Width	200 foot minimum	174 feet ¹
Building Height	40 feet maximum	Quick-Service Food Store / Car Wash: 27 feet, 3 inches Canopy: 17 feet, 5 inches
Front Yard	Controlled by a 45° angle of bulk plane, but not less than 40 feet	Franconia Road: 40.5 feet Old Rolling Road: 43.93 feet
Rear Yard	20 foot minimum	49 feet
Side Yard	None required	5 feet
Floor Area Ratio	0.40 maximum	0.08
Landscaped Open Space	15% of the gross area	24%
Transitional Screening and Barrier Requirements		
Franconia Road (Southern Lot Line)	Barrier D, E or F	Waiver of Barrier Requested
Old Rolling Road (Eastern Lot Line)	Transitional Screening Yard III: 50 Feet Barrier E, F or G	Modifications Requested Screening Yard: 17 feet Barrier: 4 foot masonry wall

¹Section 2-405 of the Zoning Ordinance permits lots that were recorded prior to the effective date of the Zoning Ordinance that met the requirements of the Zoning Ordinance in effect at the time of recordation to be used for any use permitted in the zoning district in which located even though the lot does not meet the bulk standards of the district. At the time of approval for Special Permit S 31-75, which occurred on April 18, 1973, bulk standards met the Zoning Ordinance requirements. Fairfax County Department of Tax Administration records show that the structures on site were constructed in 1975, which predate the current Zoning Ordinance, which became effective on August 14, 1978.

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

Quick-service food stores, car washes and service stations, when permitted by special exception, must also satisfy the following additional standards:

Standard A stipulates that “*such a use shall have on all sides the same architectural*”

features or shall be architecturally compatible with the building group or neighborhood with which it is associated.” The applicant has proposed a mix of façade materials to include an EFIS (Exterior Finish and Insulation Systems) exterior wall with stone veneer, glass and metal roof elements. Staff finds these materials to be compatible with and complementary to the surrounding neighborhood. With the implementation of the proposed development condition, this standard has been satisfied.

Standard B states that the use *“shall be designed so that pedestrian and vehicular circulation is coordinated with that on adjacent properties.”* As discussed above the vehicular and pedestrian circulation will be improved from the existing condition. The applicant proposes to: close the entrance along Franconia Road closest to Old Rolling Road; dedicate additional right-of-way along Franconia Road for the installation of a sidewalk consistent with the Countywide Trails Plan; construct the sidewalk in conformance with VDOT/AASHTO standards; and install new sidewalks and CG-12 ramps at the Old Rolling Road entrance. Staff finds the standard has been met since these improvements will create a more pedestrian friendly environment while coordinating the pedestrian and vehicular flow with the adjacent properties.

Standard C specifies that *“the site shall be designed to minimize the potential for turning movement conflicts and to facilitate safe and efficient on-site circulation”*, and that *“parking and stacking spaces shall be located in such a manner as to facilitate safe and convenient vehicle and pedestrian access to all uses on the site.”* Circulation patterns, parking and stacking are clearly delineated on the SEA Plat. The location of the car wash creates minimal vehicular conflict. Staff finds that the proposal meets this standard.

Standard D states that *“the lot must be of sufficient area and width to accommodate the use and that any such use will not adversely affect any nearby existing or planned residential areas as a result of the hours of operation, noise generation, parking, glare or other operational factors.”* Although the lot area and lot width are less than optimum for the C-6 District, the applicant has demonstrated that the layout provides enough space to accommodate the operation for the car wash, quick-service food store and fueling station with sufficient room for queuing vehicles. The proposed four foot tall masonry barrier and vegetative screening provide an effective buffer to the adjacent single-family residences. It is staff’s opinion that this standard has been addressed.

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

Highway Corridor Overlay District - Use Limitations (Section 7-608)

The purpose of the Highway Corridor Overlay District (HC) in Section 7-600 of the Zoning Ordinance, is in general, to protect and promote the health, safety and general welfare of the public by the prevention or reduction of traffic congestion and/or danger in the public and private streets, a limitation is placed on certain automobile oriented, fast service, or quick turn-over uses. Paragraph 1 of Section 7-608, includes three use

limitations and Paragraph 3 of Section 7-608 provides limitations specific to the C-5 or C-6 District (the subject property is zoned C-6).

Par. 1A of Sect. 7-608 states that the use “*shall be designed so that pedestrian and vehicular circulation is coordinated with that on adjacent properties.*” The vehicular and pedestrian circulation will be improved from the existing condition. The applicant proposes to: close the entrance along Franconia Road closest to Old Rolling Road; dedicate additional right-of-way along Franconia Road for the installation of a sidewalk consistent with the Countywide Trails Plan; construct the sidewalk in conformance with VDOT/AASHTO standards; and install new sidewalks and CG-12 ramps at the Old Rolling Road entrance. These improvements will create a more pedestrian friendly environment while coordinating the pedestrian and vehicular flow with the adjacent properties. With the implementation of the development conditions, staff believes the limitation has been addressed.

Par. 1B of Sect. 7-608 stipulates that “*such a use shall have access designed so as not to impede traffic on a public street intended to carry through traffic.*” Access to the site is provided off of Franconia Road and Old Rolling Road, both public streets. Staff does not believe this development will impede traffic, particularly as the applicant is reducing the number of entrances along Franconia Road. As such, staff finds that this limitation has been met.

Par. 3A of Sect. 7-608 says that “*service stations/mini-marts shall not be used for the performance of major repairs, and no wrecked, inoperative or abandoned vehicles may be temporarily stored outdoors for a period in excess of seventy-two (72) hours, subject to the limitation that there shall be no dismantling, wrecking or sale of said vehicles or parts thereof*” and that “*there shall be no more than two (2) such vehicles on site at any one time.*” The applicant is not proposing to utilize this site for vehicular repairs. A development condition has been added to ensure this limitation is met.

WAIVERS AND MODIFICATIONS

Modification of Paragraph 1 of Section 14-903

Paragraph 1 of Section 14-903 states that:

Service station and service station/mini-mart canopy lighting shall not exceed a maintained lighting level of thirty (30) footcandles under the canopy as measured horizontally at grade. However, a higher or lower maintained lighting level, not to exceed fifty (50) footcandles, may be specified by the Board in conjunction with the approval of a special exception, development plan or proffered rezoning. All underside canopy lighting shall consist of full cut-off lighting fixtures.

The applicant has requested a modification of Paragraph 1 of Section 14-903, to allow canopy lighting to exceed 30 footcandles in favor of the proposed average maintained

lighting of 43.63 footcandles. The applicant says that the increase in footcandles is necessary for safe fueling under the canopy and is more in line with the industry standards. The applicant further asserts that the proposed transitional screening and four foot high barrier will effectively shield the neighborhood.

The Policy Plan Element of the Fairfax County Comprehensive Plan, 2013 Edition, contains recommendations regarding land use compatibility. Specifically on page 10, Objective 14, Policy L recommends that through the zoning process the amount of noise and light produced by nonresidential land uses be regulated to minimize impacts on nearby residential properties.

Appendix 11 includes an excerpt from the March 24, 2003, staff report analysis on Zoning Ordinance Amendment ZOA-20-03-355, which was approved by the Board of Supervisors on June 16, 2003 regarding Outdoor Lighting Standards. Based on this analysis and the Comprehensive Plan recommendation, staff does not believe the modification requested is justified. Furthermore, the granting of this modification may be more detrimental than beneficial. As discussed in the March 24, 2003 staff report:

Staff has observed a trend of increasing illumination under canopies, which is often driven by the need to stay competitive with existing nearby stations that are far brighter than necessary.

If the modification is approved, staff fears that a precedent along Franconia Road would be established, and businesses could potentially be competing with the effects of each other's lighting and glare. As such, staff believes that an approval of this modification could result in other service stations along Franconia Road seeking a modification of the lighting standards to compete with the applicant. Not only would this lighting have detrimental impacts on surrounding residences, it could also adversely affect safety as further stated in the staff report for ZOA-20-03-355:

The combination of brighter lights and more glare has resulted in potentially hazardous conditions for motorist and pedestrians... staff considered arguments that higher levels of service station lighting is needed for safety and security reasons; however, interviews with security consultants and with State and local public safety officials have indicated that over lighting can actually reduce safety and security.

Overlighting can leave customers temporarily night-blinded when leaving the canopy. Furthermore, the high level of lighting under the canopy prevents customers from seeing persons and objects outside the perimeter of the canopy. For the above reasons, as well as the site's proximity to residential development and the fact that the canopy will be newly constructed, it is staff's opinion that the applicant should install lighting in conformance with the Zoning Ordinance's requirement of 30 footcandles or less. As noted elsewhere in this report, the applicant has committed to "provide a light pollution reduction strategy for interior and exterior lighting per County and Code Guidelines." Reducing the canopy lighting to the County's standards could also help achieve the

County's objectives for energy and resource conservation and efficiency as laid out in the Policy Plan's Green Building Practices. A development condition has been included requiring conformance with Article 14 of the Zoning Ordinance.

Waiver of the Barrier Requirement (Franconia Road)

A child care center/nursery school is located south of the subject site across Franconia Road, which triggers a barrier requirement per Section 13-304 of the Zoning Ordinance. As detailed in Section 13-304, the requirement may be satisfied by either Barrier D (42-48 inch chain link fence), Barrier E (six foot tall wall) or Barrier F (six foot high solid fence). In lieu of the barrier, the applicant has proposed a low level planting hedge that will not interfere with sight distance from Franconia Road and Old Rolling Road. Per Paragraph 3 of Section 13-305, a waiver may be granted when the area has been designed to minimize adverse impacts through landscaping techniques. Accordingly, staff does not object to the request for a waiver.

Modification of Transitional Screening and Barrier (Old Rolling Road)

The applicant has requested a modification of the transitional screening yard and barrier required per Sections 13-303 and 13-403 of the Zoning Ordinance around the eastern portion of the property where the site abuts residential property. The applicant has proposed a 17 foot landscaped screening width and a four foot tall masonry wall. The masonry wall will be located in a front yard; therefore, per Paragraph 3B of Section 10-104, the wall can only be a maximum of four feet. The applicant's statement of justification refers to Paragraph 2 of Section 13-305, which allows for a modification to the transitional screening when the strict provisions would reduce the usable area of a lot. Staff believes that the screening and barrier proposed are sufficient to lessen adverse impacts on the neighboring residential development and does not object to the request for a modification.

Waiver of the Tree Preservation Target

The quality of the few existing on-site trees is generally poor. Accordingly, the applicant is requesting a deviation from the tree preservation target pursuant to Section 12-0508 of the Public Facilities Manual. Given the existing conditions, staff supports the deviation request in favor of the proposed trees shown on the Landscape Plan.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusion

The proposed redevelopment of the site to a service station, quick-service food store and car wash will be consistent with the surrounding uses. So long as the modification of the permitted lighting levels for the service station canopy is denied, staff believes that the proposal will not adversely impact the neighboring properties. Staff concludes

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

Staff Recommendation

Staff recommends approval of SEA 2006-LE-030, subject to the approval of the proposed development conditions contained in Appendix 1 of the staff report.

Staff recommends denial of the modification of Paragraph 1 of Section 14-903 of the Zoning Ordinance to allow canopy lighting to exceed 30 footcandles.

Staff recommends approval of the waiver from the barrier required per Section 13-304 of the Zoning Ordinance along Franconia Road.

Staff recommends approval of the modification of the transitional screening and barrier required per Sections 13-303 and 13-403 of the Zoning Ordinance along Old Rolling Road, in favor of the proposed vegetative width of 17 feet with a four foot tall masonry wall, as shown on the SEA Plat.

Staff recommends approval of a waiver of the tree preservation target deviation pursuant to Section 12-0508 of the Public Facilities Manual, in favor of the proposed vegetation shown on the SEA plat.

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

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

APPENDICES

1. Proposed Development Conditions
2. Statement of Justification
3. Affidavit
4. SE 2006-LE-030 Development Conditions & Plat
5. Transportation Memoranda
6. Zoning Administration Division Determination
7. Stormwater Memorandum
8. Environmental Analysis
9. Urban Forestry Analysis
10. Zoning Ordinance Provisions
11. Staff Report Analysis on Zoning Ordinance Amendment ZOA-20-03-355
12. Glossary of Terms

PROPOSED DEVELOPMENT CONDITIONS

SEA 2006-LE-030

September 7, 2016

If it is the intent of the Board of Supervisors to approve Special Exception SEA 2006-LE-030, located at 5500 Franconia Road, Tax Map 81-4 ((1)) 71C and Tax Map 81-4 ((1)) 71G (part), to permit the development of a service station with associated quick-service food store and carwash, staff recommends that the Board of Supervisors condition the approval by requiring conformance with the following development conditions. These development conditions incorporate and supersede all previously approved development conditions. Those conditions carried forward from the previously approval are marked with an asterisk (*).

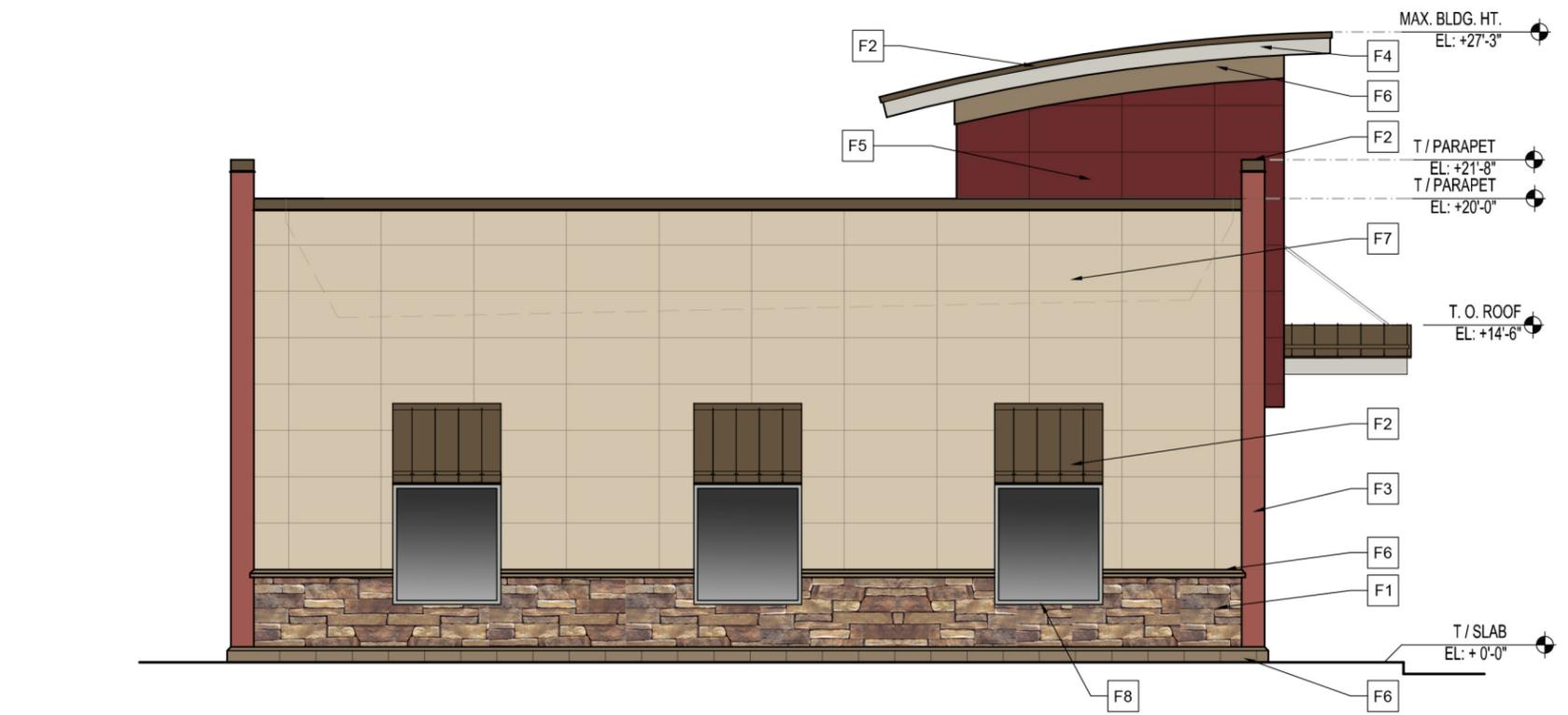
1. This Special Exception Amendment (SEA) is granted for and runs with the land indicated in this application and is not transferable to other land.*
2. This SEA is granted only for the purpose(s), structure(s) and/or use(s) indicated on the Special Exception Plat approved with the application, as qualified by these development conditions.*
3. A copy of these SEA conditions, along with 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 hours of operation for the permitted use. *
4. This SEA is subject to the provisions of Article 17, Site Plans, as may be determined by DPWES. Any plan submitted pursuant to this SEA shall be in substantial conformance with the approved Special Exception Plat entitled "Special Exception Amendment Plat (SEA-2006-LE-030) for Petroleum Marketing Group", prepared by Maser Consulting, dated January 11, 2016, as revised through August 31, 2016, and these conditions. Minor modifications to the approved Special Exception Amendment may be permitted pursuant to Paragraph 4 of Section 9-004 of the Zoning Ordinance.
5. All signage shall conform to the provisions of Article 12 of the Zoning Ordinance.*
6. There shall be no display, selling, storing, rental, or leasing of automobiles, trucks, trailers, recreational vehicles, lawn movers, etc. from this property. No abandoned, wrecked or inoperable vehicles shall be stored on this property.*
7. Trash shall be stored in the masonry enclosure. The gates on the enclosure shall remain closed, except during trash pick-up times.

8. All outdoor lighting shall meet the requirements of Article 14 of the Zoning Ordinance.
9. Temporary promotional banners, balloons, flags, or rooftop displays shall not be permitted on site. No promotional signage shall be permitted on any light poles; however, this shall not preclude the display of seasonal banners.*
10. There shall be no outdoor storage or display of goods offered for sale.*
11. No outdoor speakers or loud speakers shall be utilized on the site.*
12. Stacking spaces for the car wash use shall be provided in accordance with Article 11 of the Zoning Ordinance. Stacking of vehicles for the carwash shall not block any of the access points to the site. During the hours of operation for the service station employees shall monitor compliance with this condition. If any vehicles are not in compliance with this condition, service station employees shall ensure that those vehicles are moved from any access point to the site.*
13. At the time of site plan, the applicant shall demonstrate adequate receiving facilities to the satisfaction of the Director of DPWES.
14. The applicant shall operate the service station as defined in Article 20 of the Zoning Ordinance. The service station shall not be used for the performance of major repairs, and shall not include the outdoor storage of abandoned, wrecked, or inoperable vehicles on the site for more than 72 hours as outlined in Section 9-505, Paragraph 3(B) of the Zoning Ordinance. Furthermore, there shall be no outdoor dismantling, wrecking or sale of said vehicles or parts thereof.*
15. Prior to the installation of the planting material, an on-site pre-installation meeting shall be held. Any proposed changes to the location of planting, size of trees/shrubs, and any proposed plant substitutions for species specified on the approved plan must be approved prior to planting. The installation of plants not specified on the approved plan, and not previously approved by UFMD, may require submission of a revision to the landscape plan or removal and replacement with approved material.
16. Field location of planting material shall be reviewed at the pre-installation meeting. Proposed individual planting locations shall be staked prior to the pre-installation meeting for the review and approval of UFMD. Stakes shall be adjusted, as needed, as determined by UFMD.
17. All landscaping provided shall be native to the middle Atlantic region to the extent feasible and non-invasive as determined by UFMD. In addition, the quality and quantity of landscaping provided shall be in substantial conformance with the SE Plat.
18. Bicycle racks shall be properly installed per the Fairfax County Bicycle Parking Guidelines.

19. The materials and colors for the quick-service food store and car wash shall be consistent with the Architectural Elevations included as Attachment 1 to these development conditions.

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, 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 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.



Left Side Elevation

							
STONE VENEER	METAL ROOF AND CAP	EIFS COLOR	EIFS COLOR	EIFS COLOR	EIFS COLOR	EIFS COLOR	STOREFRONT DOORS & FRAME
F1	F2	F3	F4	F5	F6	F7	F8

- Soft green building commitments:
1. The Applicant is a LEED®-accredited professional as a member of the design team.
 2. Roofing membrane shall have a Solar Reflectance Index (SRI) equal to or greater than 78 for a minimum of 75% of the total roof area.
 3. The Applicant shall provide a light pollution reduction strategy for interior and exterior lighting per County and Code guidelines.
 4. The motion sensor faucets and flush valves and ultralow-flow plumbing fixtures that have a maximum water usage per County and Code guidelines.
 5. Measures to provide reduction in energy shall be used.
 6. Where applicable, building materials that have been produced or manufactured within 500 miles of the project site.
 7. Carbon dioxide (CO2) monitors shall be provided where / as necessary.
 8. Ventilation rates: ASHRAE Standard 62.1-2007 shall be followed as necessary.
 9. Low-emitting materials shall be used for all adhesives, sealants, paints, coatings, flooring systems, composite wood, and agrifiber products, as well as furniture and furnishings if available.
 10. Vinyl composition tile and rubber tile flooring that shall meet the requirements of the FloorScore certification program.
 11. The Applicant shall not use any particle board, medium density fiberboard (MDF), plywood, wheatboard, strawboard, or panel substrates on the interior of the building which contain urea formaldehyde resins. The Applicant shall provide proof of installation and the manufacturers' product data.
 12. Natural lighting will be provided where applicable.
 13. LED or fluorescent lamps will be provided for both interior and exterior applications.
 14. Energy Star appliances and equipment shall be used where applicable.
 15. The R-value of thermal insulation for the roof shall be R-20 minimum.
 16. Per the bike parking standards:
 - ii. One long-term bicycle parking space will be provided in a secure location inside the building for employees.



Front Elevation

							
STONE VENEER	METAL ROOF AND CAP	EIFS COLOR	EIFS COLOR	EIFS COLOR	EIFS COLOR	EIFS COLOR	STOREFRONT DOORS & FRAME
F1	F2	F3	F4	F5	F6	F7	F8

CONVENIENCE STORE W/ CAR WASH
 SITE VA 032
 5500 FRANCONIA ROAD
 SPRINGFIELD, VIRGINIA

DATE:
 MAY 2, 2016

TRAMONTE, YEONAS, ROBERTS & MARTIN PLLC
ATTORNEYS AND COUNSELLORS AT LAW

8245 BOONE BOULEVARD, SUITE 400
 VIENNA, VIRGINIA 22182
 TELEPHONE: 703-734-4800
 FACSIMILE: 703-442-9532

August 24, 2016

Ms. Barbara Berlin
 Department of Planning and Zoning
 12055 Govt. Cntr. Pkwy., Suite 801
 Fairfax, VA 22035

Re: Special Exception Application for a Service Station/Quick-Service Food Store/Car Wash on Tax Map 81-4((1))71C and 71G Part
 Applicant: PMIG 1009 LLC
 Lee District

Dear Ms. Berlin:

The following is submitted as an amended statement of justification for a Special Exception for a Service Station/Quick-Service Food Store/Car Wash. The 37,000 square foot parcel is located on Franconia Road. There is an existing service station with a mini-mart and eight (8) fueling stations. The Applicant proposes to construct 10 fueling stations on 5 pump islands under a canopy, a 2861 square foot Quick-Service Food Store and an automated car wash. There will be 19 parking spaces and 10 stacking spaces for the car wash.

The Application Property is located in the Area IV Rose Hill Planning District, RH-2 Bush Hill Community Planning Section of the Comprehensive Plan. Site specific text reads:

“Commercial development in the sector should be limited to the area planned for retail use on the north side of Franconia Road, between Brookland Road and Old Rolling Road, south of the townhouse development along Maplefield Place. Redevelopment of these parcels (Tax Map 81-4((1))67, 67A, 70, 71A, 71C, 71G, and 71H) should improve the overall character and function of the area in neighborhood commercial uses while ensuring the protection and preservation of the adjacent residential community. Parcel consolidation is strongly recommended to provide an improved opportunity for effective buffering, attractive landscaping and coordinated circulation and access.”

The following is description of the proposed use:

- | | |
|---------------------------------|---|
| A. Type of Operation: | Service Station/Quick-Service Food Store/Car Wash |
| B. Hours of Operation: | 24 hours a day, 7 days a week |
| C. Estimated number of Patrons: | 900 Patrons/day |
| D. Number of Employees: | 2 per shift |

E. Estimate of Traffic Impact:

- a. A.M. Peak 99
- b. P.M. Peak 156
- c. Average daily trips 2066

- F. Vicinity to be served: Springfield
- G. Description of Building Façade: Masonry, Metal, Glass
- H. A listing of all hazardous or toxic substances: Gasoline and Petroleum products.
- I. The use conforms to the provisions of all applicable ordinances and regulations.

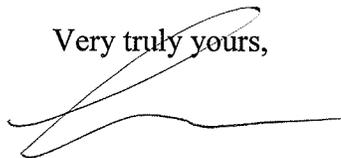
The Applicant requests the following waivers/modifications:

1. Modification of Section 14-903(1) to allow canopy lighting to exceed 30 footcandles. The photometric plan proposes an average of 43 footcandles. All lighting will be recessed under the canopy with full cut-off fixtures; 43 footcandles are necessary for safe fueling under the canopy and more in line with industry standards. The traditional screening and barrier will effectively shield the neighborhood.

2. Waiver of the barrier requirement along Franconia Road. The Applicant is proposing a low level planting bed which will not interfere with sight distance. A 42 inch chain link fence would be unsightly. Section 13-305 paragraph 3 states that transitional screening may be modified where the building and/or the land between that building and the property line has been specifically designed to minimal adverse impact through or combination of architectural and landscaping techniques.

3. Reduction of transitional screening along Old Rolling Road to 17 foot width with a 4 foot high masonry wall pursuant to Section 13-305 paragraph 4. Section 13-305 paragraph 2 allows modification where strict provisions would reduce the useable area and preclude reasonable use of the lot. The 17 feet of screening and wall will minimize adverse impact on the residential neighborhood. Section 10-104(3)(B)(4) supports the reduction of wall height in a front yard to 4 feet.

Very truly yours,



Keith C. Martin

cc: Tad Anderson

SPECIAL EXCEPTION AFFIDAVIT

133906

DATE: May 31, 2016
(enter date affidavit is notarized)

I, Keith C. Martin, 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 2006-LE- 030
(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)
- PMIG 1009, LLC Tad Anderson	2359 Research Ct. Woodbridge, VA 22192	Applicant/Title Owner of TM 81-4 ((1)) 71C/Lessee of TM 81-4 ((1)) 71G Part Agent
- Mason Homes of Virginia, Inc.	1110 Gatewood Dr. Alexandria, VA 22307	Title Owner/Lessor of TM 81-4 ((1)) 71G Part
- Tramonte, Yeonas, Roberts & Martin PLLC Keith C. Martin	8245 Boone Blvd #400 Vienna, VA 22182	Attorneys/Agents Attorney/Agent
- Maser Consulting, P.A.,P.C. Eduardo Intriago	22375 Broderick Dr. Suite 110 Sterling, VA 20166	Engineers/Agents 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 AFFIDAVIT

DATE: May 31, 2016
(enter date affidavit is notarized)

133906

for Application No. (s): SEA 2006-LE- 030
(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) PMIG 1009, LLC
2359 Research Ct.
Woodbridge, VA 22192

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)

Petroleum Marketing Group, Inc.-Manager
Petroleum Marketing Investment Group,
LLC-Member

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

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

Special Exception Attachment to Par. 1(b)

DATE: May 31, 2016

133906

for Application No. (s): SEA 2006-LE-030
(enter date affidavit is notarized)
(enter County-assigned application number (s))

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

Petroleum Marketing Group, Inc.
2359 Research Ct.
Woodbridge, VA 22192

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)

Abdolhossein Ejtemai
David Nolan

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

Petroleum Marketing Investment Group, LLC
2359 Research Ct.
Woodbridge, VA 22192

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)

Abdolhossein Ejtemai- Manager/Member
Kian Investment, LLC- Member

(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: May 31, 2016
(enter date affidavit is notarized)

133906

for Application No. (s): SEA 2006-LG-030
(enter County-assigned application number (s))

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

Kian Investments LLC
2359 Research Ct.
Woodbridge, VA 22192

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)

Abdolhossein Ejtemai- Manager/Member

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

Tramonte, Yeonas, Roberts & Martin PLLC
8245 Boone Blvd #400
Vienna, VA 22182

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)

Vincent A. Tramonte II
George P. Yeonas
Jill J. Roberts
Keith C. Martin

(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: May 31, 2016
(enter date affidavit is notarized)

133906

for Application No. (s): SEA 2006-LE-030
(enter County-assigned application number (s))

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

Maser Consulting, P.A.,P.C.
22375 Broderick Dr. Suite 110
Sterling, VA 20166

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)

Richard M. Maser

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

Mason Homes of Virginia, Inc.
1110 Gatewood Dr.
Alexandria, VA 22307

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)

Jacques Y. Khoriaty

(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: May 31, 2016
(enter date affidavit is notarized)

133906

for Application No. (s): SEA 2006-LE- 030
(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)

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

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

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

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: May 31, 2016
(enter date affidavit is notarized)

133906

for Application No. (s): SEA 2006-LE- 030
(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 2006-LE- 030
(county-assigned application number(s), to be entered by County Staff)

SPECIAL EXCEPTION AFFIDAVIT

DATE: May 31, 2016
(enter date affidavit is notarized)

133906

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

Keith C. Martin, Agent
(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 31st day of May, 2016, in the State/Comm. of Virginia, County/City of Fairfax

My commission expires: 1-31-17

Teresa F. Rankin
Notary Public



DEVELOPMENT CONDITIONS**SE 2006-LE-030****June 29, 2007**

If it is the intent of the Board of Supervisors to approve SE 2006-LE-030 located at 5500 Franconia Road (Tax Map 81-4((1)) 71C) to permit a service station use and associated car wash pursuant to Section 4-604 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions. These development conditions incorporate and supersede all previously approved development conditions for Special Permit S 31-73. Previously approved conditions are marked with an asterisk (*). New conditions and changes to previous conditions are underlined.

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 SE Plat entitled "Crown Petroleum Corporation amended for the Petroleum Marketing Group, Inc., prepared by Crown Petroleum Corporation and amended by Robert E. Ackerly of the Petroleum Marketing Group, Inc., consisting of 3 sheets, dated December 22, 1986, revised through March 14, 2007. Minor modifications to the approved Special Exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
5. All signage on site shall conform to the provisions of Article 12 of the Zoning Ordinance. Sign permits shall be obtained for all existing signs for which none were issued previously, and for all proposed signs.
6. There shall be no display, selling, storing, rental, or leasing of automobiles, trucks, trailers, recreational vehicles, lawn mowers, etc. from this property. No abandoned, wrecked, or inoperable vehicles shall be stored on the property.*

7. Trash shall be stored in a wood enclosure.
8. The service station shall consist of a maximum of ten (10) multi product dispensers (MPD).
9. Existing lighting, including streetlights, canopy lighting, security, pedestrian, and/or other incidental lighting, may remain. All new and replacement lighting fixtures shall be in accordance with the Performance Standards contained in Part 9 of Article 14 of the Zoning Ordinance.
10. Temporary promotional banners, balloons, flags, or rooftop displays shall not be permitted on site. No promotional signage shall be permitted on any light poles; however, this shall not preclude the display of seasonal banners.
11. There shall be no outdoor storage or display of goods offered for sale.
12. Existing landscaping/shrubs/trees that are on the site shall be preserved and maintained to the extent possible as determined by Urban Forest Management (UFM), DPWES. If trees identified for preservation by UFM must be removed, then appropriate replacement trees shall be planted as determined by UFM.
13. Supplemental planting shall be provided within the grass area along the eastern boundary of the site as determined by UFM.
14. Off-street parking for both the service station use and car wash use shall be provided in accordance with Article 11 of the Zoning Ordinance.
15. Stacking spaces for the car wash use shall be provided in accordance with Article 11 of the Zoning Ordinance. Stacking of vehicles for the carwash shall not block any of the access points to the site. During the hours of operation for the service station employees shall monitor compliance with this condition. If any vehicles are not in compliance with this condition, service station employees shall ensure that those vehicles are moved from any access point to the site.
16. Vehicles shall not park within or block the existing ingress/egress easement along the western boundary of the subject site. In order to ensure compliance with this condition, the applicant shall provide the following measures, as shown on Exhibit A (attached), as determined by the Fairfax County Department of Transportation, which include, but may not be limited to:
 - The applicant shall paint (yellow) the curb at the westerly edge of pavement in the easement and install No Parking signage at conspicuous locations along the western edge of the easement. Two painted dividers shall be provided to delineate the travel way to the adjacent property to the north from the service station area; one divider that extends the curbed divider between the entrance to the adjacent property to the north (5508 Franconia Road, Tax Map 81-4((1)) 71A) and the parking spaces at the rear of the easement, and a second divider located approximately 14 feet west of the existing canopy on the subject site, running parallel to the canopy. A centerline to delineate lanes for incoming/outgoing traffic within the easement area and directional arrows shall

be painted on the (24') travel way within the easement. Right turn out, left turn out, and in arrows shall be painted at the Franconia Road entrance onto the easement area. The two existing speed bumps in the easement area shall be painted yellow.

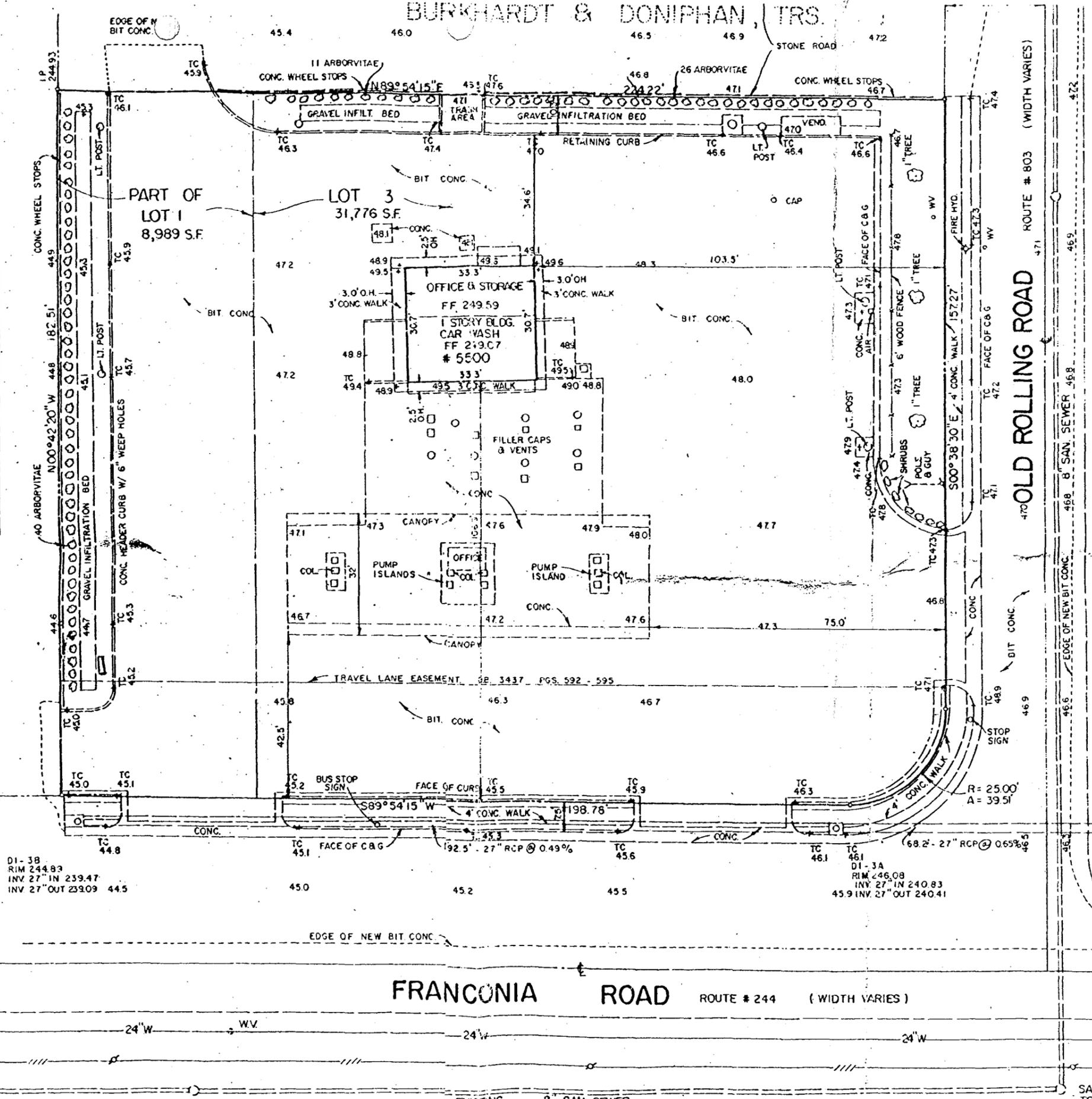
- No parking signage shall meet the Manual on Uniform Traffic Control Devices (MUTCD) and Virginia Department of Transportation (VDOT) standards.
- Two spaces for drying cars shall be provided, and signage provided to identify the spaces to vehicles exiting the car wash.
- During the hours of operation for the service station employees shall monitor compliance with this condition. If any vehicles are not in compliance with this condition, service station employees shall ensure that those vehicles are moved from the easement area.

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, eighteen (18) months after the date of approval unless a Non-Residential Use Permit has been obtained. 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.

BURKHARDT & DONIPHAN, TRS.



Location No. SE 2006-LE-030 Staff S.W.
 APPROVED (SE) SP PLAN
 SEE DEV CONDS DATED June 29, 2007
 Date of (BOS) (BZA) approval Sept 10, 2007
 Sheet 1 of 3

SHEET INDEX

- 1 EXISTING CONDITIONS PLAN
- 2 EXISTING VEGETATION PLAN
- 3 PARKING PLAN

SE 2006-LE-030

EXISTING CONDITIONS PLAN

SHEET 1 OF 3

3/14/07

5500 FRANCONIA ROAD
 ALEXANDRIA, VA (FAIRFAX COUNTY)

D1-3B
 RIM 244.89
 INV 27" IN 239.47
 INV 27" OUT 239.09 44.5

D1-3A
 RIM 246.08
 INV 27" IN 240.83
 45.9 INV. 27" OUT 240.41

SAN. MH
 TOP 246.09
 INV. 235.44 IN
 INV. 235.31 OUT

SAN MH
 TOP 245.17



OLD ROLLING ROAD
(WIDTH VARIES)

EXISTING LANDSCAPING SCHEDULE

ITEM	QUANTITY
EVERGREEN SHRUB	21
EVERGREEN HEDGE	2*
PINE TREE	3
SHADE TREE	2

* APPROX. 55 FT. AND 40 FT. LONG

VERIFIED BY:

Robert E. Ackrley
ROBERT E. ACKERLEY
ENGINEERING MANAGER
PETROLEUM MARKETING GROUP, INC.

Station No. 2E204-16-01 Staff S-01
APPROVED SE SP PLAN
SEE DEV CONDS DATED June 29, 2007
Date of (BOS) (BZA) approval Sept. 10, 2007
Sheet 2 of 3

NOTE: STATION IS SERVED BY PUBLIC WATER AND SEWER.

RECEIVED
Department of Planning & Zoning
MAR 15 2007
Zoning Evaluation Division

SE 2006-LE-030
EXISTING VEGETATION PLAN
SHEET 2 OF 3 3/14/07

VA-32

CROWN CENTRAL PETROLEUM CORPORATION
PRODUCERS • REFINERS • MARKETERS OF PETROLEUM PRODUCTS AND PETROCHEMICALS
GENERAL OFFICES • ONE NORTH CHARLES • P.O. BOX 1168 • BALTIMORE, MARYLAND 21203

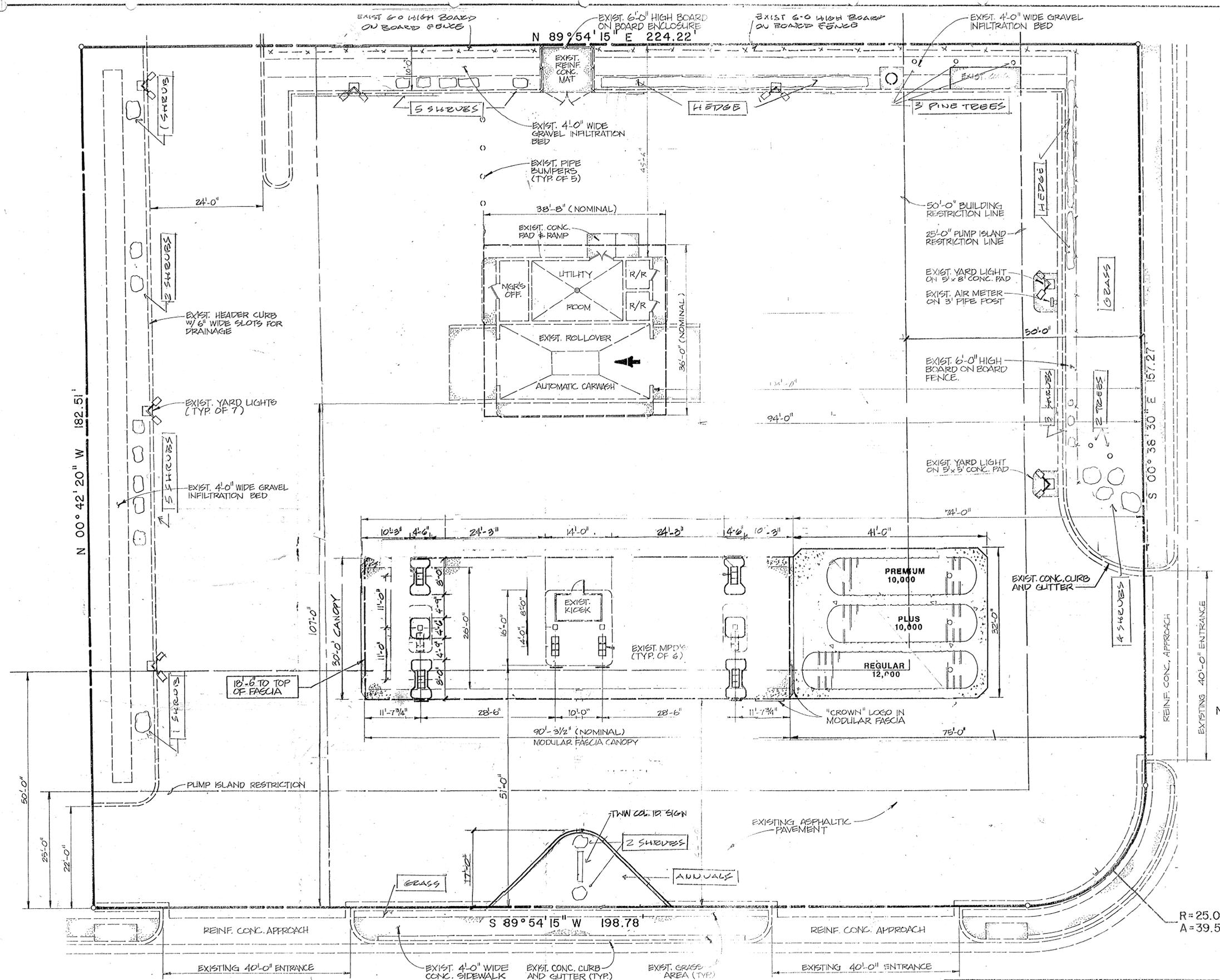
PLOT PLAN: CROWN SERVICE STATION
5500 FRANCONIA ROAD
ALEXANDRIA, VIRGINIA 22310

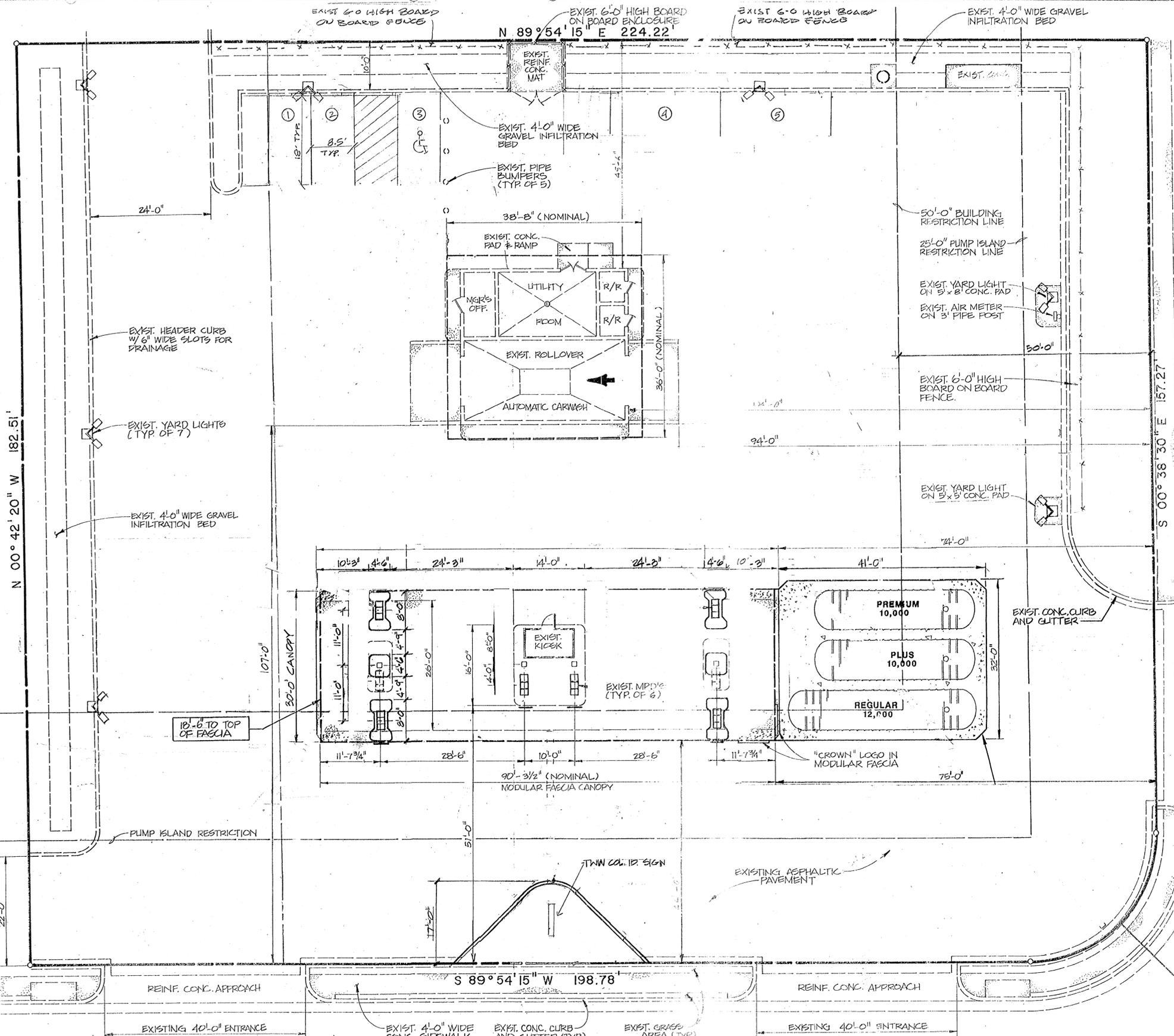
SCALE: 1" = 10'-0" DATE: 22 DECEMBER 06 STATION NUMBER: VA-32
DRAWN BY: ALAN CHECKED BY: NUMBER: CCP-7232 R REV. NO. 14

REV. NO.	DATE	DESCRIPTION
10	5-9-91	ADDED NEW TANKS & PIPING (PIPERAGES)
9	9-8-89	ADDED NEW TAIN COL. SIGN
8	5-25-88	ADDED NOTE TO REPLACE ELECT.
7	5-3-88	CHANGED Kiosk NOTE DELETED LOW VOL. LIGHTS, ADD YRD LIGHTS
6	2-11-88	REVISED ISLAND LAYOUT PER COUNTY RECORD M.
5	10-20-87	ADDED STACKING SPACES (10)
4	8-7-87	DELETED CAR WASH BOUND REPLACEMENT NOTE
3	1-29-87	REVISED ISLAND LAYOUT
2	12-22-86	REDRAWN PER AS BUILT
1	11-24-86	UPGRADED PER C.E. MARK-UP

REV. NO.	DATE	DESCRIPTION
14	3-12-93	FELOC, NEW TANKS & NOTES
13	12-2-92	REV. ISLANDS, ADDED "DEAD END" TYPE
12	6-12-92	ADDED NEW CANOPY LIGHTS
11	7-15-91	RELOCATED NEW TANKS

FRANCONIA ROAD
(WIDTH VARIES)





PARKING TABULATION

TOTAL REQUIRED = 5
 TOTAL PROVIDED = 5 (INCLUDING 1 HANDICAP)

PREPARED BY:
Robert E. Ackersley
 ROBERT E. ACKERLEY
 ENGINEERING MANAGER
 PETROLEUM MARKETING GROUP, INC.

OLD ROLLING ROAD
 (WIDTH VARIES)

Station No. SE2006-LE-030 Staff S.W.
 APPROVED SP PLAN
 SEE DEV CONDS DATED June 29, 2007
 Date of BOS (BZA) approval Sept. 10, 2007
 Sheet 3 of 3

NOTE: STATION IS SERVED BY PUBLIC WATER AND SEWER.

SE 2006-LE-030
 PARKING PLAN
 SHEET 3 OF 3 3/14/07

FRANCONIA ROAD
 (WIDTH VARIES)

REV. NO.	DATE	DESCRIPTION
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CROWN CENTRAL PETROLEUM CORPORATION

PRODUCERS • REFINERS • MARKETERS OF PETROLEUM PRODUCTS AND PETROCHEMICALS

GENERAL OFFICES • ONE NORTH CHARLES • P.O. BOX 1168 • BALTIMORE, MARYLAND 21203

CROWN

PLOT PLAN: CROWN SERVICE STATION
 5500 FRANCONIA ROAD
 ALEXANDRIA, VIRGINIA 22310

SCALE: 1" = 10'-0" DATE: 22 DECEMBER 06 STATION NUMBER: VA-32

DRAWN BY: ALAN CHECKED BY: [] DRAWING NUMBER: CCP-7232 R REV NO: 14



County of Fairfax, Virginia

MEMORANDUM

DATE: July 29, 2016

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

FROM: Michael Davis, Acting Chief *JCH for MAD*
Site Analysis Section, DOT

FILE: SEA 2006-LE-030

SUBJECT: SEA 2006-LE-030 – PMIG 1009, LLC
Land Identification Maps: 81-4 ((1)) 71C and 71G Part

This department has reviewed the Special Exception plat, dated January 11, 2016 and revised to June 13, 2016. The applicant seeks to replace the existing building and 8-pump gas station with a 10-pump gas station, a 2,639 square foot quick service food store, and a car wash. The entire site will be razed including the existing sidewalk along the applicant's frontage on Franconia Road and a portion of Old Rolling Road.

There are currently three driveway entrances that provide full access to the site. Two are located on Franconia Road. The western entrance on Franconia Road is a shared entrance between the applicant and the property to the west and the property to the north that is directly behind the applicant's site. The third driveway entrance is located on Old Rolling Road.

The applicant is proposing to close the eastern driveway entrance on Franconia Road. The site will still be served by the shared western driveway entrance on Franconia Road that will remain in its current configuration and a driveway entrance on Old Rolling Road driveway. The applicant is proposing to move the Old Rolling Road driveway entrance approximately 40 feet to the north and reduce the width of the driveway to 30 feet.

The County's Bicycle Master Plan shows an on-road bike lane on Franconia Road. The County, working with VDOT through their repaving program, striped bike lanes on Franconia Road from S. Van Dorn Street to Craft Road, which includes the applicant's frontage.

The County's Trails Plan calls for a major paved trail on the north side of Franconia Road along the applicant's frontage. A major paved trail, according to the Trails Plan, is a minimum of an 8-foot wide paved path that can be concrete or asphalt, of which, an 8-foot wide concrete sidewalk would meet this requirement. A trail, such as this in the County's Trails Plan, is classified as a shared use path according to VDOT. A shared use path, based on the VDOT Road Design Manual requires between 19.5 and 21 feet of right-of-way and includes a 10-foot wide asphalt path, which is the current standard. The applicant has indicated that due to site constraints, dedicating an additional 11.5 to 13 feet of right-of-way beyond the 8 feet

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



Ms. Barbara Berlin, Director

July 29, 2016

Page 2 of 3

that exists today, is not feasible. The applicant has indicated, and is willing, to dedicate an additional 5 feet of right-of-way for a total 13 feet of right-of-way. The additional 5 feet would allow for the following:

- The 5-foot wide sidewalk to be widened to an 8-foot wide sidewalk.
- Increase the buffer between the sidewalk from a substandard 3-feet to a standard 4-foot buffer, and
- Allow for a 1-foot maintenance strip behind the sidewalk.

Additionally, the Road Design Manual allows for a shared use path to be reduced to 8-feet in width if four criteria are met:

- 1) Bicycle traffic is expected to be low, even on peak days or during peak hours.
- 2) Pedestrian use of the facility is not expected to be more than occasional.
- 3) There will be good horizontal and vertical alignment providing safe and frequent passing opportunities, and
- 4) During normal maintenance activities the path will not be subjected to maintenance vehicle loading conditions that would cause pavement edge damage.

FCDOT believes the criteria for an 8-foot wide shared use path will be met in this area.

FCDOT is supportive of an 8-foot wide sidewalk for the following reasons:

- The neighborhoods around the gas station are suburban but the area has been built up in such a way that makes it difficult to implement suburban standards, especially where retrofits for wider sidewalks or shared use paths are indicated in the Comprehensive Plan.
- The wider sidewalk would be located approximate to an established single family neighborhood that is north of the site.
- Edison High School is located approximately 900 feet to the west where high school students may be expected to ride their bikes from the neighborhoods.
- A Fairfax Connector bus stop is located in front of the applicant's property where riders can be expected to wait on the sidewalk to board the bus, and
- This is the first segment of the 8-foot wide sidewalk that would be constructed along this segment of Franconia Road, and thus be precedent setting for all other properties in the area.

Pending VDOT's decision of whether to accept maintenance of the 8-foot wide sidewalk at site plan approval, the County can elect to maintain the sidewalk to ensure that the Comprehensive Plan requirements for a major paved trail are met.

The applicant will upgrade the sidewalk on Old Rolling Road from four feet wide to five feet with a three foot buffer along the portion of Old Rolling Road that is within the limits of disturbance for construction on the site. The length of the sidewalk to be upgraded, which includes the driveway, is approximately 100 feet. Additionally, an ADA accessible lead-in sidewalk and crosswalk will be provided from Old Rolling Road, just north of the relocated

Ms. Barbara Berlin, Director

July 29, 2016

Page 3 of 3

driveway entrance, to the front door of the building. Finally, the applicant has indicated they will provide short-term bicycle parking outside of the building for patrons and long-term secured bicycle parking inside for employees.

MAD/JCH/MWG

Cc: Kelly Posusney, DPZ



DEPARTMENT OF TRANSPORTATION

4975 Alliance Drive
Fairfax, VA 22030

Charlie Kilpatrick
COMMISSIONER

June 15, 2016

To: Ms. Barbara Berlin
Director, Zoning Evaluation Division

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

Subject: SEA 2006-LE-030; PMG

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.

- Entrances should meet the spacing requirements of the VDOT *Road Design Manual*. Access Management Exceptions should be submitted and approved during the zoning process.
- The proposed sidewalks along Franconia Road and Old Rolling Road should not exceed 5' in width.
- The proposed 10' sidewalk along Franconia Road is unnecessary. Provide convincing justification for the excessive width.
- A 3' buffer strip should be provided along the Old Rolling Road sidewalk.



County of Fairfax, Virginia

MEMORANDUM

DATE: August 4, 2016

TO: Casey Gresham, Staff Coordinator
Zoning Evaluation Division

FROM: Megan Duca, Senior Assistant to the Zoning Administrator *MD*
Ordinance Administration Branch

SUBJECT: Loading Space Requirements for Quick Service Food Stores
RZ 2016-LE-006/SE 2016-LE-002 and SEA 2006-LE-030

This is in response to your request for a determination as to whether a loading space is required for the quick service food stores proposed in association with the above referenced applications. Section 11-203 of the Zoning Ordinance contains the minimum off-street loading space requirements, and a quick service food store is not referenced as a specific use within this section. Pursuant to Par. 16 of Sect. 11-202, where the required number of loading spaces is not set forth for a particular use in Sect. 11-203, and there is no similar type of use listed, the Zoning Administrator is to determine the basis for the number of loading spaces to be provided.

A quick service food store is defined in Article 20 of the Zoning Ordinance as follows:

QUICK-SERVICE FOOD STORE: Any building, except a service station or service station/mini-mart, which contains less than 5000 square feet of net floor area and which is used for the retail sale of food or food and other items.

Given this definition, a quick service food store is deemed to be most similar to a retail sales establishment with regard to off-street loading requirements. Pursuant to Sect. 11-203, the loading space requirement for a retail sales establishment is one space for the first 10,000 square feet of gross floor area, plus one space for each additional 15,000 square feet or major fraction thereof. However, Par. 14 of Sect. 11-202 of the Zoning Ordinance states that when loading facilities are required but the use does not occupy the minimum gross floor area specified, then adequate receiving facilities shall be provided as determined by the Director of the Department of Public Works and Environmental Services (DPWES). In this case, the proposed quick service food stores will contain less than 10,000 square feet of gross floor area. As such, the quick service food stores are required to provide adequate receiving facilities as determined by DPWES.



County of Fairfax, Virginia

MEMORANDUM

DATE: June 14, 2016

TO: Kelly Posusney, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Mohan Bastakoti, P.E., Senior Engineer III 
South Branch
Site Development and Inspections Division
Department of Public Works and Environmental Services

SUBJECT: Application# SEA 2006-LE-030(PMIG 1009, LLC); LDS Project# 4412-ZONA-001-1; Tax Map# 081-4-01-0071C & 71G; Lee District

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

Chesapeake Bay Preservation Ordinance (CBPO)

Resource Protection Area (RPA) is not present on this site.

Floodplain

There is no regulated floodplain on this site.

Downstream Drainage Complaints

There is no storm water complaint on file within the property.

Drainage Diversion

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



Water Quality Control

Water quality controls must be satisfied for this development (PFM 6-0401.2). The applicant has proposed Stormtech Isolator Row for water quality. Part of the Virginia Runoff Reduction spreadsheet was also provided on the plan. It shows that water quality requirements have been met. BMP sizing computations, setbacks and construction specifications shall be provided and reviewed during site plan review.

Stormwater Detention

Unless waived by the Director, the postdevelopment peak flow for the 2-year 24-hour storm event shall be released at a rate that is equal to or less than the predevelopment peak flow rate from the 2-year 24-hour storm event and the postdevelopment peak flow for the 10-year 24-hour storm event shall be released at a rate that is less than or equal to the predevelopment peak flow rate from the 10-year 24-hour storm event. SWMO 124-4-4.D.

Underground detention facility has been proposed to meet the above detention requirement. The hydraulic and hydrologic computations and routing through the facility will be reviewed with site plan.

Downstream Drainage System

A preliminary stormwater outfall narrative was included on the plan. The details of the hydrological and hydraulic computations will be reviewed with site plan review.

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



County of Fairfax, Virginia

MEMORANDUM

DATE: May 31, 2016

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

FROM: Denise M. James, Chief *DMJ*
Environment and Development Review Branch, DPZ

SUBJECT: ENVIRONMENTAL ASSESSMENT for: **SEA 2006-LE-030**
PMIG

This memorandum, prepared by Mary Ann Welton, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the subject Special Exception Amendment (SEA) plan revised through May 5, 2016. The extent to which the application is in harmony to the applicable guidance contained in the Comprehensive Plan is noted. Possible solutions to remedy identified issues are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are in harmony with Plan policies.

DESCRIPTION

This application requests approval for a new service station with 10 fuel pumps on five islands protected by a canopy, a mini-mart and a car wash. Nineteen parking spaces and 10 stacking spaces are proposed for the mini-mart and car wash, respectively. The site is currently developed with an existing service station with 8 fuel pumps, a mini-mart and car wash. The application property is located at the northwestern corner of Old Rolling Road and Franconia Road. The property is currently zoned C-6 (commercial, community retail).

ENVIRONMENTAL ANALYSIS

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed land use. Particular emphasis is given to opportunities provided by this application to conserve the County's remaining natural amenities.

Stormwater Management Best Management Practices

The subject property falls within the Cameron Run watershed. The stormwater narrative indicates that water quality requirements for the property will be provided by an underground detention facility and a Stormtech Isolator Row on the northern property boundary which will capture runoff from a portion of the site. Item 12 on Sheet C-8 states that there will be a

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reduction of impervious surface, but that fact is not supported by the stormwater documentation provided. This statement conflicts with the site data provided on Sheet C-10 that shows impervious surface in the proposed condition will remain unchanged from the existing condition. The applicant is encouraged to demonstrate how impervious cover information has been calculated. Impervious cover calculations will govern the size of the stormwater facility required to serve the site.

The applicant is encouraged to provide a note on the development plan or in the narrative regarding how the Stormwater Management Ordinance, Chapter 124 of the County Code, will be addressed for this application. Stormwater management/best management practice measures, outfall adequacy and the stormwater management ordinance requirements are subject to the review and approval by the Department of Public Works and Environmental Services (DPWES).

Environmental Site Assessment

The applicant has provide an Environmental Site Assessment (ESA) for the proposed application performed by Advantage Environmental Consultants, LLC, dated May 6, 2016. The Phase 1 assessment was reviewed by the County's Fire Marshal. No issues were identified in the review; however, a question was raised about the whether or not drinking water wells may have been affected by the underground storage tanks at this service station. The County's Health Department noted that no drinking water well currently exist on the subject property; however, the question remains unanswered as to whether wells within a defined radius around the gas station may have been affected by the existing underground storage tanks. The Department of Environmental Quality (DEQ) regulates underground storage tanks (USTs).

It is noted that Department of Environmental Quality's (DEQ) procedures require that when existing USTs are removed, a tank closure assessment will be made as part of the Department of Environmental Quality's protocol – Form 7350. If contamination is found, then DEQ may require a full site characterization which could include groundwater monitoring. With the state regulation and review of the underground fuel tanks, staff finds that contamination issues, if any, will be addressed.

Canopy Lighting

The Comprehensive Plan recommends against excessive light emissions with the goal to ensure that no light trespass occurs on adjacent properties. The photometric plan submitted with this application on Sheet C4 of the development plan demonstrates that the proposed canopy lighting is proposed to be 44 footcandles, and the Zoning Ordinance stipulates that the canopy footcandles not exceed 30. In order to ensure conformance with the Comprehensive Plan guidance, staff recommends that the applicant reduce the intensity of the proposed canopy lighting to meet the Zoning Ordinance limit of 30 footcandles, then the conformance with the Comprehensive Plan will be addressed. This issue is unresolved.

Green Building Practices

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 existing service station will be entirely demolished and replaced. The applicant is encouraged to demonstrate support of the County's

green building policy. At this time the applicant has provided three notes on Sheet C3 of the special exception plan – Note 17, 18 and 19 which commit to a bike rack and the use of native and non-native plant species for the landscaping. Staff recommends that the green building commitment be expanded and that the commitment be incorporated into a development condition.

DMJ/MAW

COMPREHENSIVE PLAN CITATIONS

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

In the Fairfax County Comprehensive Plan, 2013 Edition, Policy Plan, Environment, as amended through July 1, 2014, on pages 7-9, the Plan states:

- “Objective 2: Prevent and reduce pollution of surface and groundwater resources. Protect and restore the ecological integrity of streams in Fairfax County.**
- Policy 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 f. Where practical and feasible, retrofit older stormwater management facilities to perform water quality functions to better protect downstream areas from degradation.
- Policy g. Monitor the performance of BMPs.
- Policy h. Protect water resources by maintaining high standards for discharges from point sources.
- Policy i. Monitor Fairfax County's surface and groundwater resources....
- Policy n. Optimize stormwater management and water quality controls and practices for redevelopment consistent with revitalization goals.
- Policy o. Ensure that development and redevelopment sites that have been subject to contamination by toxic substances or other hazardous materials are remediated to the extent that they will not present unacceptable health or environmental risks for the specific uses proposed for these sites and that unacceptable health or

environmental risks will not occur as a result of contamination associated with nearby properties.

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

In the Fairfax County Comprehensive Plan, 2013 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. . . .”

In the Fairfax County Comprehensive Plan, 2013 Edition, Policy Plan, Environment, as amended through July 1, 2014, on page 12, the Plan states:

“Increasing urbanization requires that care be taken to reduce unfocused emissions of light and that efforts be made to avoid creating sources of glare which may interfere with residents' and/or travelers' visual acuity.

Objective 5: Minimize light emissions to those necessary and consistent with general safety.

Policy a. Recognize the nuisance aspects of unfocused light emissions.”

“Objective 13: Design and construct buildings and associated landscapes to use energy 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. ...”



County of Fairfax, Virginia

MEMORANDUM

DATE: May 23, 2016

TO: Kelly Posusney, Staff Coordinator
Zoning Evaluation Division, DPZ

FROM: Rachel Habig-Myers, Urban Forester II *RHM*
Forest Conservation Branch, UFMD

SUBJECT: Sylvia LP Jones Lot 3, Outlot B.SEA 2006-LE-030

Site Description: The site is located within the Rose Hill Planning District and consists of a one story brick gas station/mini mart and an awning covering eight fueling stations. Existing vegetation consists of early landscape trees including white pine, purple leaf plum, green ash and arborvitae.

This review is based on the Special Exception Amendment Application, SEA 2006-LE-030 stamped as "Received Department of Planning & Zoning, May 6, 2016." And the Special Exception Plat stamped as "Received Department of Planning & Zoning, May 6, 2016." A site visit was conducted as part of this review on May 25, 2016.

General Comment:

1. **Comment:** Site visit revealed that the three purple leafed plums proposed for preservation do not meet health and conditions standards required by the Public Facilities Manual, and cannot be claimed for 10 year canopy credit. Additionally, the transitional screening yard appears to be impacted by a potential overhead electrical easement that has not been depicted on the plan. Any plantings to occur within this easement require written approval from the appropriate utility and cannot be claimed to meet 10 year canopy requirements.
2. **Recommendation:** The applicant should revise Table 12.13 to show that the purple leafed plums have been removed, as well as any proposed plantings that occur within the probable utility easement along Old Rolling Road.
3. **Comment:** The tree preservation target deviation request letter was provided with this application as a separate document. This letter does not clearly outline any of the acceptable conditions for requesting a tree preservation target deviation as outlined in PFM 12-0508.3A. Also, the UFMD Directors last name was misspelled.



Recommendation: The applicant should provide this letter as part of the generalized development plan, not as a separate document. The letter should describe the need for a deviation by specifically stating any of the three allowable conditions found in PFM 12-0508.3A that apply in this case, including the removal of the 3 purple leafed plums previously . The UFMD Director’s name should be spelled Cline, not Kline.

4. **Comment:** Comment #10 from the UFMD comment memo regarding the first submission of this plan requested that a landscape preinstallation meeting and the use of native species landscaping be provided as development conditions. These items were instead included as landscape notes, which is inappropriate.

Recommendation: The applicant should provide these stipulations as development conditions in the Generalized Development Plan and remove the landscape notes found on page C9. This requirement applies to the information required in regard to soil remediation as well.

Specific Comments:

Sheet C3 of 13:

5. **Comment:** The applicant has provided a transitional screening wall detail without describing the character of the wall to be provided.

Recommendation: The applicant should provide a detail outlining the materials to be used in construction, finishes and colors; and should include depictions of both sides showing how the wall will be finished.

6. **Comment:** The applicant mentions waivers and modifications of Transitional Screening Beds and Barriers in Notes 14 and 16. However, no information is given here clarifying the relief requested or suitable justifications for allowing these waivers and modifications.

Recommendation: The applicant should revise comments 14 and 16 to clarify the relief requested, along with suitable justifications for allowing the waivers and modifications in question as found in Zoning Ordinance 13-305.

7. **Comment:** Note 19 states that the applicant “shall exclusively use native and non-native species for landscaping and other plantings on the site”. This note is misleadingly worded as all landscaping materials are either native or nonnative, so there is not exclusive use implied here. This note also conflicts with the intent of requested development condition regarding native species landscaping outlined in the first UFMD comment memo dated April 15, 2016.



Recommendation: The applicant should remove Note 19 from sheet C3.

Sheet C7 of 13:

8. **Comment:** Shrubs are currently awarded 10 year canopy credit in Table 12.10, citing PFM 12-0510.4D(1). This PFM clause deals specifically with ten year canopy requirements on lots zoned R-2, R-1, R-C, or R-E only, and cannot be applied in this case.

Recommendation: The applicant should revise the landscape plan to show that 10 year canopy requirements will be met through the planting of trees, such as those found in Table 12.17.

9. **Comment:** The crowns of trees to be planted in order to satisfy 10 year tree canopy requirements are not depicted to scale.

Recommendation: The applicant should revise the landscape plan using tree symbols drawn at a scale that accurately represents their projected 10 year tree canopy area as given in Table 12.17.

10. **Comment:** The applicant cites sight distance as a reason for altering transitional screening and/or barrier requirements in this plan. However, sight lines have not been provided on the Landscape Plan to provide evidence of this need, which is inappropriate.

Recommendation: The applicant should provide sight lines on the Landscape Plan to serve as a justification for reduced transitional screening and/or barrier requirements and further Urban Forestry comments may follow.

11. **Comment:** The applicant is proposing a modified barrier along Old Rolling Road, in the form of a six foot wall, however Zoning Ordinance 13 specifies a seven foot wall in cases where transitional screening yard widths are reduced.

Recommendation: The applicant should provide a valid justification for proposing a reduced height for the barrier required when transitional screening yards are reduced, and further Urban Forestry comments may follow.

12. **Comment:** The transitional screening yard proposed along Old Rolling Road covers only 55% of the required frontage as currently depicted, which is insufficient.

Recommendation: The applicant should extend the transitional screening yard and barrier to the southern property boundary, as required by Zoning Ordinance 13. Areas that are required for use as a driveway or sidewalk can be subtracted from the transitional



screening yard, however the square footage of 10 year canopy lost should be made up elsewhere on site.

RHM/

UFMDID #: 212280

cc: DPZ File

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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.

9-503 Standards for all Category 5 Uses

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

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

9-505

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

1. In all districts where permitted by special exception:
 - A. Such a use shall have on all sides the same architectural features or shall be architecturally compatible with the building group or neighborhood with which it is associated.
 - B. Such a use shall be designed so that pedestrian and vehicular circulation is coordinated with that on adjacent properties.
 - C. The site shall be designed to minimize the potential for turning movement conflicts and to facilitate safe and efficient on-site circulation. Parking and stacking spaces shall be provided and located in such a manner as to facilitate safe and convenient vehicle and pedestrian access to all uses on the site.
 - D. In reviewing such a use or combination of uses, it shall be determined that the lot is of sufficient area and width to accommodate the use and that any such use will not adversely affect any nearby existing or planned residential areas as a result of the hours of operation, noise generation, parking, glare or other operational factors.
 - E. For a drive-through pharmacy, signs shall be required to be posted in the vicinity of the stacking area stating the limitations on the use of the window service and/or drive-through lane. Such signs shall not exceed two (2) square feet in area or be located closer than five (5) feet to any lot line. ...
3. In the C-5 and C-6 Districts, in addition to Par. 1 above:
 - A. There shall be no outdoor storage or display of goods offered for sale except for the outdoor storage or display of goods permitted at a service station or service station/mini-mart.
 - B. Service stations and service station/mini-marts shall not be used for the performance of major repairs, and no wrecked, inoperative or abandoned vehicles may be temporarily stored outdoors for a period in excess of seventy-two (72) hours, subject to the limitation that there shall be no dismantling, wrecking or sale of said vehicles or parts thereof. In addition, there shall be no more than two (2) such vehicles on site at any one time. ...

7-608 Use Limitations

All uses shall be subject to the use limitations set forth in the underlying zoning district(s), and, in addition, drive-in financial institutions, fast food restaurants, quick-service food stores, service stations and service station/mini-marts shall be subject to the following use limitations:

1. In any Highway Corridor Overlay District:
 - A. Such a use shall be designed so that pedestrian and vehicular circulation is coordinated with that on adjacent properties.
 - B. Such a use shall have access designed so as not to impede traffic on a public street intended to carry through traffic. To such end, access via the following means may be given favorable consideration:
 - (1) Access to the site is provided by a public street other than one intended to carry through traffic, and/or
 - (2) Access to the site is provided via the internal circulation of a shopping center, which center contains at least six (6) other commercial uses, or an office complex having a limited number of well-designed access points to the public street system and no additional direct access is provided to the site from a public street intended to carry through traffic over and above those entrances which may exist to provide access to the shopping center, and/or
 - (3) Access to the site is provided by a functional service drive, which provides controlled access to the site.
 - C. There shall be no outdoor storage or display of goods offered for sale except for the outdoor storage or display of goods permitted at a service station or service station/mini-mart. ...
3. Where the underlying district is C-5 or C-6, in addition to Par. 1 above:
 - A. Service stations and service station/mini-marts shall not be used for the performance of major repairs, and no wrecked, inoperative or abandoned vehicles may be temporarily stored outdoors for a period in excess of seventy-two (72) hours, subject to the limitation that there shall be no dismantling, wrecking or sale of said vehicles or parts thereof. In addition, there shall be no more than two (2) such vehicles on site at any one time. ...

14-903 Lighting Standards for Certain Commercial Uses

In addition to Sect. 902 above, outdoor lighting fixtures associated with service stations, service station/mini-marts and vehicle sale, rental and ancillary service establishments shall be subject to the following:

1. Service station and service station/mini-mart canopy lighting shall not exceed a maintained lighting level of thirty (30) footcandles under the canopy as measured horizontally at grade. However, a higher or lower maintained lighting level, not to exceed fifty (50) footcandles, may be specified by the Board in conjunction with the approval of a special exception, development plan or proffered rezoning. All underside canopy lighting shall consist of full cut-off lighting fixtures. ...

light source and the residential property is a reasonable distance to require shielding. For advertising purposes, a visibility range of a $\frac{1}{4}$ to $\frac{1}{2}$ mile is listed in the proposed amendment.

Given that parking structures may have some similar lighting characteristics as buildings under construction, staff considered extending this requirement to also apply to parking structures. It is recognized that light emitted from interior parking structure lighting fixtures can frequently be seen from adjacent properties. However, a parking structure is a finished structure which may not have exposed interior lamps visible from adjacent properties. The interior lamps of parking structures are generally shielded from view from adjacent properties by walls and other shielding elements. Therefore, staff believes that it is unnecessary to also apply this shielding requirement to parking structures.

LIGHTING STANDARDS FOR CERTAIN COMMERCIAL USES – Sect. 14-903

In surveying the wide variety of outdoor lighting that is used throughout Fairfax County, it became apparent that certain commercial uses commonly utilize excessive outdoor lighting that has no corresponding relation to lighting levels that are needed to perform tasks related to the use. Outdoor lighting is frequently used as a means of advertisement. It is believed that more lighting will attract more attention and, therefore, outdoor lighting is often increased. Based on complaints received by zoning enforcement and field investigations, staff found that service stations, service station/mini-marts, and vehicle sale, rental and ancillary service establishments (vehicle sales establishments) frequently use lighting levels that far exceed IESNA recommended standards. Some fast food restaurants and shopping centers also use excessive lighting for advertisement purposes. Staff believes that the full cut-off, partial shielding, internally illuminated signage, house side shielding and curfew requirements proposed with this amendment will address many of the issues associated with commercial lighting. However, it is staff's opinion that service station canopies and vehicle display lots need additional restrictions due to the unique nature of those uses.

Field measurements have shown that it is not uncommon to find lighting levels of 80 to 90 footcandles under service station canopies when a much lower level of illumination is required to safely perform the tasks that are required in such areas and to allow for safe transitions to contrasting light areas when leaving the canopy area. IESNA recommends either 20, 30 or 50 footcandles for areas under service station canopies depending on whether the illuminance of the surrounding area is identified as being low, medium or high. As defined by IESNA, a low surrounding area is a stand alone location on a rural road and/or community, and a high surrounding area is located at the corner of a major intersection within an urban area or large community. After closely reviewing service station canopy lighting issues, staff believes that high lighting levels are often used to attract customers and are not needed for safety, security or task specific performance purposes. Evidence which supports this view is widely presented in lighting manufacturers' brochures that state that the lighting fixtures provide "high attraction and sparkle" and "better visibility of your business from the highway." Staff has observed a trend of increasing illumination levels under canopies, which is often driven by the need to stay competitive with existing nearby stations that are far brighter than necessary.

In addition to using more light, service stations are using drop lens style lighting fixtures in canopies which emit significant glare. The combination of brighter lights and more glare has resulted in potentially hazardous conditions for motorists and pedestrians. Individuals who are sensitive to bright lights can experience temporary vision impairment, particularly when driving in wet conditions. Staff considered arguments that higher levels of service station lighting is needed for safety and security reasons; however, interviews with security consultants and with State and local public safety officials have indicated that overlighting can actually reduce safety and security. Studies have shown that glare can impair vision and overlighting can cause a reduction in an eye's ability to adjust to sudden changes in brightness. Most of the literature on this subject indicates that low uniformity ratios are critical for proper adaptation to changing light levels and identification of potential dangers in the form of people or objects. An analysis of this subject has led staff to believe that quality lighting, not excessive lighting, is the answer to safer and more secure service station environments.

The proposed amendment introduces a new lighting level limitation for canopies at service stations and service station/mini-marts. The new regulation provides for a maximum maintained lighting level in footcandles as measured horizontally at grade under the canopy. The use of maintained lighting levels is proposed because it is a convention that is commonly used in the lighting industry. As defined under this proposed amendment, a maintained lighting level is the average illumination when the initial output of a lamp is reduced by certain light loss factors such as lamp depreciation and dirt accumulation on lenses and other lighting fixture components. For advertising purposes, a range of 20 to 50 footcandles as measured horizontally at grade is listed in the proposed amendment, and this proposed range is consistent with the current IESNA recommendations. Given that the predominant nature of the County has become urban or suburban, staff is recommending that a maximum maintained lighting level of 50 footcandles be approved, as it is believed that 50 footcandles is more than adequate lighting in most instances to address the safety, security and operational needs of the service stations, while minimizing the impacts on the adjacent properties. However, it is noted that there may be instances when this maximum level may be too high. Accordingly, language has been incorporated into the proposed amendment that acknowledges that the Board could specify a lesser maintained lighting level in conjunction with the approval of a special exception, development plan or proffered rezoning. In addition, the proposed amendment also requires that all underside canopy lighting incorporate the use of full cut-off lighting fixtures. Because the drop lens style lighting fixture is not a full cut-off lighting fixture, the use of such a lens would not be permitted under this amendment. Prohibiting the use of the drop lens lighting fixtures will greatly reduce glare.

Similar arguments to those presented in regard to service station canopies can also be applied to the outdoor display areas associated with vehicle sales establishments. Such uses typically provide very high levels of outdoor lighting that can be harmful to passing motorists and pedestrians. IESNA recommendations limit the "front row" or "feature display" areas on vehicle sales establishments to 35, 50, or 75 footcandles, depending on whether the illuminance of the surrounding area is identified as being low, medium or high, with the same definitions as discussed above. General display areas are recommended to be illuminated at levels of 20, 30 or 50

footcandles, depending on the designation of the surrounding area. Recent staff field surveys of vehicle sales establishments have indicated that typical vehicle display areas contain lighting levels of 50 to 60 footcandles. It is staff's opinion that it is not necessary to accommodate the feature display areas on vehicle sales establishments and, consequently, staff has elected to consider IESNA's recommended lighting levels for general display areas for guidance in making its recommendation. Again for advertising purposes, a range of 20 to 50 footcandles as measured horizontally at grade is listed in the proposed amendment, and staff is recommending a maintained lighting level of 50 footcandles with the understanding that the Board could specify a lower level in conjunction with the approval of a special exception, development plan or proffered rezoning. The display area would include all display/storage areas for vehicles offered for sale or rent and the associated travel lanes.

In addition to the above lighting level restrictions, the proposed amendment requires the submission of a photometric plan for service stations, service station/mini-marts, and vehicle sale, rental and ancillary service establishments. The photometric plan must be prepared by a State licensed professional engineer, architect, land surveyor, or lighting professional that is certified by the National Council on Qualifications for the Lighting Professions (NCQLP) or the International Association of Lighting Designers (IALD). The photometric plan shall contain the following information: a) location and limits of the canopies or outdoor display area; b) location and height of all canopy lighting for service stations and service station/mini-marts and all pole, building or ground mounted lighting fixtures for outdoor display areas at vehicle sales establishments; and c) a photometric diagram showing predicted maintained lighting levels produced by either the canopy or display area lighting fixtures.

A photometric plan would be required as part of the submission of a Category 5 or 6 special exception, development plan or rezoning application for a service station, a service station/mini-mart, or a vehicle sales establishment. In this case the photometric plan would be subject to approval by the Board as part of the zoning approval process. A photometric plan approved by the Board would then be submitted to the Director of the Department of Public Works and Environmental Services (Director) as part of the site plan submission for such use. A photometric plan would also be required as part of a site plan submission or as a separate submission for one of the above uses, when no special exception, development plan or rezoning approval is required. In such cases the photometric plan would be subject to the review and approval of the Director as part of the site plan review process.

There would be no additional application fee when the photometric plan is submitted as part of a site plan, special exception, development plan or proffered rezoning application, as the photometric plan is considered part of the regular submission requirements and not as a separate submission. However, if the plan is submitted as a separate submission, a fee of \$500 is proposed. This is the same fee as is charged for a waiver of a Zoning Ordinance or Public Facilities Manual requirement during site plan review and it is believed that the reviews will be comparable.

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		