



APPLICATION ACCEPTED: March 1, 2016
PLANNING COMMISSION: September 21, 2016 @ 8:15 p.m.
BOARD OF SUPERVISORS: TBD

County of Fairfax, Virginia

September 8, 2016

STAFF REPORT

RZ 2016-LE-006/SE 2016-LE-002

LEE DISTRICT

APPLICANT: PMG Mid Atlantic, LLC

ZONING: C-5, R-1, R-2, HC

PARCEL: 81-3 ((5)) 6

ACREAGE: C-6 District = 38,528 square feet
R-1 District = 519 square feet
R-2 District = 2,238 square feet
Total acreage = 41,285 square feet

FAR: 0.08

OPEN SPACE: 32%

PLAN MAP: Retail and Other Commercial Uses

PROPOSAL: **RZ:** To rezone the 41,285 square foot subject property from the C-5, HC, R-1, and R-2 Districts to the C-5 and HC Districts.

SE: To permit the redevelopment of a service station with minimart to include two additional pumps, an associated quick-service food store and an automated carwash.

STAFF RECOMMENDATIONS:

Staff recommends approval of RZ 2016-LE-006, subject to the execution of proffers consistent with those contained in Appendix 1.

Casey Gresham

Staff recommends approval of SE 2016-LE-002, subject to the proposed development conditions in Appendix 2.

Staff recommends the following regarding the requested waivers and modification:

- Approval of a waiver of the tree preservation target deviation in favor of the proposed vegetation shown on the GDP/SE plat.
- Denial of a modification of Sect. 14-903 (1) to allow canopy lighting to exceed 30 footcandles in favor of the average maintained lighting of 44.46 footcandles.

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

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

The approval of this rezoning and 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.



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

Rezoning Application

RZ 2016-LE-006

Applicant: PMG MID ATLANTIC, LLC
Accepted: 03/01/2016
Proposed: SERVICE STATION AND MINI-MART WITH CAR WASH

Area: 41285 SF OF LAND; DISTRICT - LEE

Zoning Dist Sect:

Located: SOUTHWEST QUADRANT OF THE INTERSECTION OF FRANCONIA ROAD WITH GROVEDALE DRIVE

Zoning: FROM C- 5 TO C- 5, FROM R- 1 TO C- 5, FROM R- 2 TO C- 5

Overlay Dist: HC

Map Ref Num: 081-3- /05/ /0006

Special Exception

SE 2016-LE-002

Applicant: PMG MID ATLANTIC, LLC
Accepted: 03/01/2016
Proposed: SERVICE STATION AND MINI-MART WITH CAR WASH IN A HIGHWAY CORRIDOR OVERLAY DISTRICT

Area: 41285 SF OF LAND; DISTRICT - LEE

Zoning Dist Sect: 04-050404-050407-0607

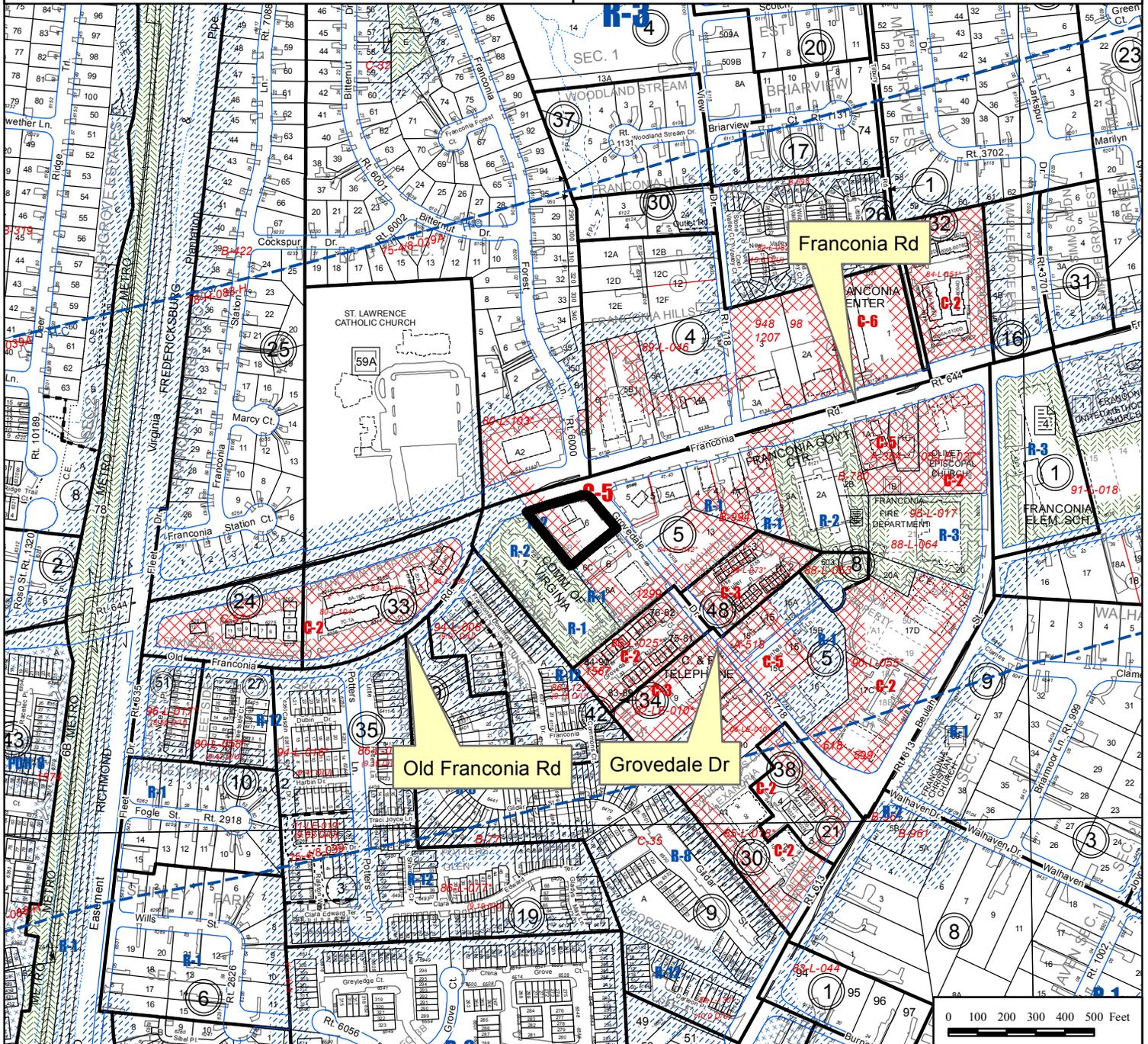
Located: 6201 FRANCONIA ROAD, ALEXANDRIA, VA 22310

Zoning: C- 5

Plan Area: 4,

Overlay Dist: HC

Map Ref Num: 081-3- /05/ /0006



GENERALIZED DEVELOPMENT PLAN/ SPECIAL EXCEPTION PLAT

FOR PETROLEUM MARKETING GROUP

RZ 2016-LE-006 SE 2016-LE-002 6201 FRANCONIA ROAD LEE MAGISTERIAL DISTRICT FAIRFAX COUNTY, VIRGINIA

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

May 26, 2016

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

Re: Rezoning Application for C-5, R-1, R-2 and HC to C-5 and HC and Special Exception Application for a Service Station/Quick Serve Food Store/Car Wash on Tax Map 81-3(5)6 Applicant: PMG Mid-Atlantic, LLC Lee District

Dear Ms. Berlin:

The following is submitted as a statement of justification for a rezoning from C-5, R-1, R-2 and HC to C-5 and HC and a Special Exception for a Service Station/Quick Serve Food Store/Car Wash. The 0.96 acre parcel is located in the southwest quadrant of the intersection of Franconia Road and Grovedale Drive. 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 2,450 square foot Quick Serve Food Store and an automated car wash. There will be 17 parking spaces and 10 stacking spaces for the car wash. There is a 20 foot wide strip of the parcel along its western property line currently zoned R-2. The entire parcel is proposed to be uniformly rezoned to the C-5 District. The R-2 zoned portion abuts Tax Map 81-3(5)7 owned by the Commonwealth of Virginia and used for the Department of Motor Vehicles.

The Application Property is located in the Area IV Springfield Planning District, S-7 Springfield East Community Planning Section of the Comprehensive Plan. There is not specific text regarding the property. The Plan Map shows the parcel is "Retail".

The following is description of the proposed use:

- A. Type of Operation: Service Station/ Quick Serve 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

Very truly yours,


Keith C. Martin

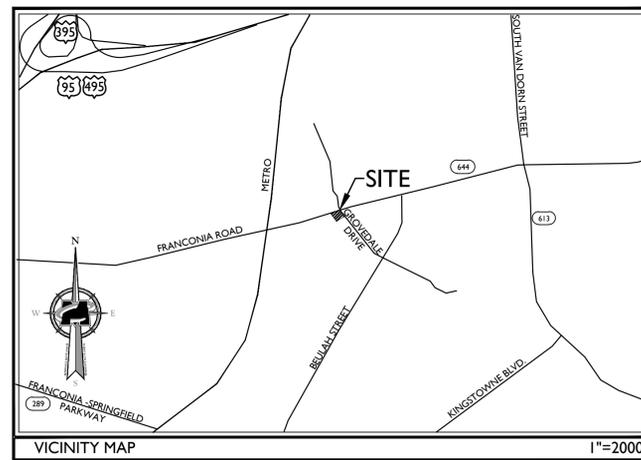
cc: Tad Anderson

THE FOLLOWING ITEMS WILL BE APPLIED FOR PRIOR TO SITE PLAN APPROVAL:

1. THE APPLICANT WILL SUBMIT A BIKE LANE WAIVER REQUEST.
2. THE APPLICANT WILL SUBMIT A SIDEWALK DESIGN WAIVER REQUEST.
3. THE APPLICANT WILL SUBMIT A SIDEWALK AND BUFFER WAIVER REQUEST.

INDEX OF SHEETS	
SHEET NO.	SHEET NAME
C1	COVER SHEET
C2	EXISTING CONDITIONS AND DEMOLITION PLAN
C3	GDP/SEP
C4	ANGLE OF BULK PLANE GRAPHICS
C5-C7	PHOTOMETRIC PLAN
C8	EXISTING VEGETATION MAP
C9	LANDSCAPE PLAN
C10	STORMWATER MANAGEMENT PLAN
C11-C12	BMP/SWM ANALYSIS
C13	DRAINAGE AREA MAPS
C14	ADEQUATE OUTFALL
C15	TRUCK TURN MOVEMENT
C16-C17	SIGHT DISTANCE ANALYSIS
C18	ELEVATION SHEET
I OF I	ALTA/ACSM LAND TITLE SURVEY

APPLICANT	
PETROLEUM MARKETING GROUP 2359 RESEARCH COURT WOODBRIDGE, VIRGINIA 22192 CONTACT: MR. TAD ANDERSON PHONE: 703-494-5800 EXT. 2050 EMAIL: TANDERSON@PETROMG.COM	
OWNER	
JOHN J. COALSON, SR AND OLA M. COALSON 6517 ELDER AVENUE SPRINGFIELD, VIRGINIA 22150	
ENGINEER	
MASER CONSULTING 22375 BRODERICK DRIVE, STE 110 STERLING, VA 20166 703-430-4330 C/O EDUARDO INTRIAGO INTRIAGO@MASERCONSULTING.COM	



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

ZONING DATA			
1) ZONE	C-5 COMMERCIAL HIGHWAY, R-1, R-2		
2) MIN. LOT SIZE	40,000	SQ. FT.	
3) OVERLAY DISTRICT(S)	HIGHWAY CORRIDOR		
4) SITE AREA	0.94777	41.285	SQ. FT.
5) ZONING C-5 AREA	EXISTING 38,528	PROPOSED 41,285	SQ. FT.
6) ZONING R-1 AREA	EXISTING 519	PROPOSED 0	SQ. FT.
6) ZONING R-2 AREA	EXISTING 2,238	PROPOSED 0	SQ. FT.
7) USE / OPERATION:	QUICK SERVICE FOOD STORE		
8) EXISTING BUILDING GROSS FLOOR AREA	2,007 (DEMO'D)	SQ. FT.	
	2,313 (SERVICE STATION)		
	+ 877 (CAR WASH)		
9) PROPOSED BUILDING GROSS FLOOR AREA	3,190 (TOTAL)	SQ. FT.	
	REQUIRED/ALLOWED	* EXISTING	PROPOSED/PROVIDED
10) MIN. LOT WIDTH	200 FEET	219 FEET	219 FEET
11) MAX. BUILDING HEIGHT	40 FEET	N/A	27.0 FEET
BUILDING	40 FEET	N/A	19.0 FEET
CAR WASH	40 FEET	N/A	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	40.50 FEET
FRONT (FROM GROVEDALE TO PROP. CAR WASH)	45' AND NOT LESS THAN 40 FT	N/A	57.11 FEET
REAR	20 FEET	N/A	27 FEET
14) MAXIMUM FAR	0.30	0.25	0.08
15) OPEN SPACE REQUIRED	20% (8,257 SF)	11% (4,663 SF)	32% (13,140 SF)
16) PARKING DATA:			
JURISDICTIONAL PARKING: (6.5 SPACES/1,000 GFA)	16 SPACES		
PROPOSED PARKING:			
8.5' X 18' SPACES	13 SPACES		
12' X 18' SPACES	2 SPACES		
ACCESSIBLE SPACES	1 SPACE (8' X 18' WITH 8' X 18' LOADING)		
TOTAL PROPOSED PARKING:	16 SPACES		
* THE EXISTING INFORMATION PROVIDED ABOVE WAS TAKE FROM AN ALTA/ACSM SURVEY PREPARED BY MASER CONSULTING, P.A. ENTITLED "ALTA/ACSM LAND TITLE SURVEY FOR JOHN J. COALSON, SR. & OLA M. COALSON, FAIRFAX COUNTY, VIRGINIA" DATED 09/01/15.			

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REV	DATE	DRAWN BY	DESCRIPTION
1	04-26-16	PAP	PAP
2	06-16-16	PAP	REVISIONS PER COUNTY COMMENTS RECEIVED 05/19/16

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

GENERALIZED DEVELOPMENT PLAN/SPECIAL EXCEPTION PLAT FOR PETROLEUM MARKETING GROUP
6201 FRANCONIA ROAD
LEE MAGISTERIAL DISTRICT
FAIRFAX COUNTY VIRGINIA

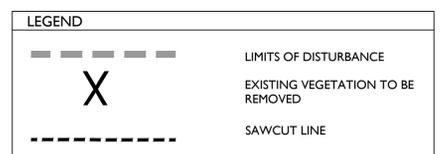
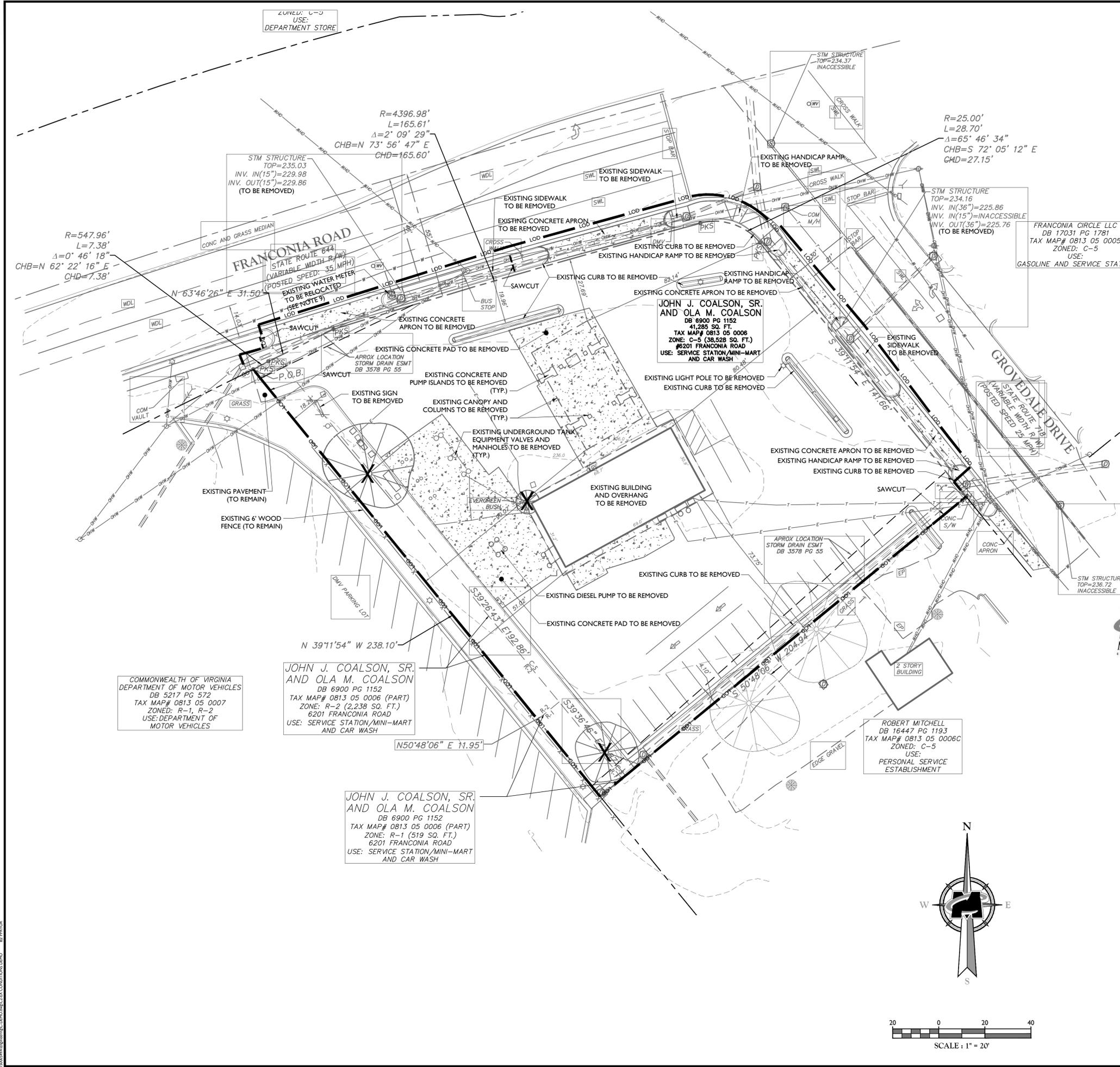
STERLING OFFICE
22375 Broderick Drive
Suite 110
Sterling, VA 20166
Phone: 703.430.4330
Fax: 703.430.4339
email: solutions@maserconsulting.com

SCALE	DATE	DRAWN BY	CHECKED BY
AS SHOWN	12/07/15	PAP/CHE	EJRP

PROJECT NUMBER	DRAWING NAME
15000549A	C-COVER

SHEET TITLE
COVER SHEET

SHEET NUMBER
C1



DEMOLITION NOTES:

1. THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON TAX MAP 0813-005-006, IS ZONED C-5, R-1 AND R-2 AND IS LOCATED AT 6201 FRANCONIA ROAD IN FAIRFAX COUNTY, VIRGINIA.
2. TOPOGRAPHY SHOWN HEREON IS BASED ON A FIELD SURVEY BY MASER CONSULTING ENTITLED "EXISTING CONDITIONS SURVEY FOR JOHN J. COALSON, SR. AND OLA M. COALSON" DATED 9/01/15 (MASER PROJECT NUMBER 15000549A).
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 GROVEDALE DRIVE RIGHTS-OF-WAYS INCLUDING, BUT NOT LIMITED TO, RELOCATION OF SITE ENTRANCES AND ADA RAMPS, MODIFICATIONS TO THE EXISTING STORM DRAIN SYSTEM(S), AND STORM DRAIN OUTFALL CONNECTION TO THE EXISTING STORM DRAIN SYSTEM.
9. RELOCATION OF EXISTING WATER METER SHALL BE ADDRESSED WITH FINAL SITE PLAN.

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REV	DATE	DRAWN BY	DESCRIPTION
1	04-28-16	PAP	PAP
2	06-10-16	PAP	REVISIONS PER COUNTY COMMENTS RECEIVED 05/16/16

COMMONWEALTH OF VIRGINIA
 EDUARDO J. INTRIAGO
 Lic. No. 0402054260
 PROFESSIONAL ENGINEER

GENERALIZED DEVELOPMENT PLAN/SPECIAL EXCEPTION PLAT FOR PETROLEUM MARKETING GROUP

6201 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	12/07/15	PAP/CHE	EBRP
PROJECT NUMBER:	DRAWING NAME:		
15000549A	C-DEMO		

SHEET TITLE:
EXISTING CONDITIONS AND DEMOLITION PLAN

SHEET NUMBER:
C2



Engineers
 Planners
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 Landscape Architects
 Environmental Scientists

22375 Broderick Drive, Suite 110
 Sterling, VA 20166
 T: 703.430.4330
 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
 Application# RZ 2016-LE-006 concurrent with SE 2016-LE-002 (PMG Mid Atlantic, LLC); LDS Project# 1018-ZONA-002-1; Tax Map# 081-3-05-0006; Lee District
 6201 Franconia Road, Alexandria, VA 22310

Dear Mr. Cline:

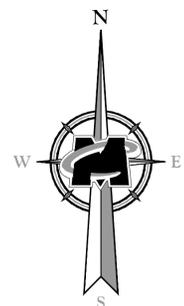
We respectfully request a Tree Preservation Target Deviation to provide relief regarding the tree preservation target area in accordance with Section 12-0508.3A(3) of the Fairfax County Public Facilities Manual. Due to the proximity of the existing trees to proposed construction activity, it is reasonable to expect that these trees would not survive demolition and/or construction activities in a healthy and structurally sound condition.

Please note that 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 refer to the Landscape Plan (Sheet C9), revision date 06/10/16 for more information regarding the proposed vegetation.

If you have questions pertaining to the proposed project, please contact me at (703) 430-4330. Thank you.

Very truly yours,
 MASER CONSULTING P.A.

Jonathan M. Jolley, PLA
 Principal Associate



SCALE: 1" = 20'

COMMONWEALTH OF VIRGINIA
 DEPARTMENT OF MOTOR VEHICLES
 DB 5217 PG 572
 TAX MAP# 0813 05 0007
 ZONED: R-1, R-2
 USE: DEPARTMENT OF
 MOTOR VEHICLES

JOHN J. COALSON, SR.
 AND OLA M. COALSON
 DB 6900 PG 1152
 TAX MAP# 0813 05 0006 (PART)
 ZONE: R-2 (2,238 SQ. FT.)
 6201 FRANCONIA ROAD
 USE: SERVICE STATION/MINI-MART
 AND CAR WASH

JOHN J. COALSON, SR.
 AND OLA M. COALSON
 DB 6900 PG 1152
 TAX MAP# 0813 05 0006 (PART)
 ZONE: R-1 (519 SQ. FT.)
 6201 FRANCONIA ROAD
 USE: SERVICE STATION/MINI-MART
 AND CAR WASH

ROBERT MITCHELL
 DB 16447 PG 1193
 TAX MAP# 0813 05 0006C
 ZONED: C-5
 USE:
 PERSONAL SERVICE
 ESTABLISHMENT

FRANCONIA INVESTMENTS
DB 05641 PG 0211
TAX MAP# 0813 22 A2
ZONED: C-5
USE:
DEPARTMENT STORE

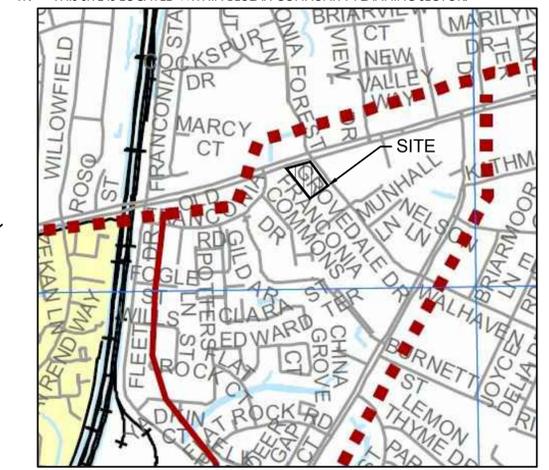
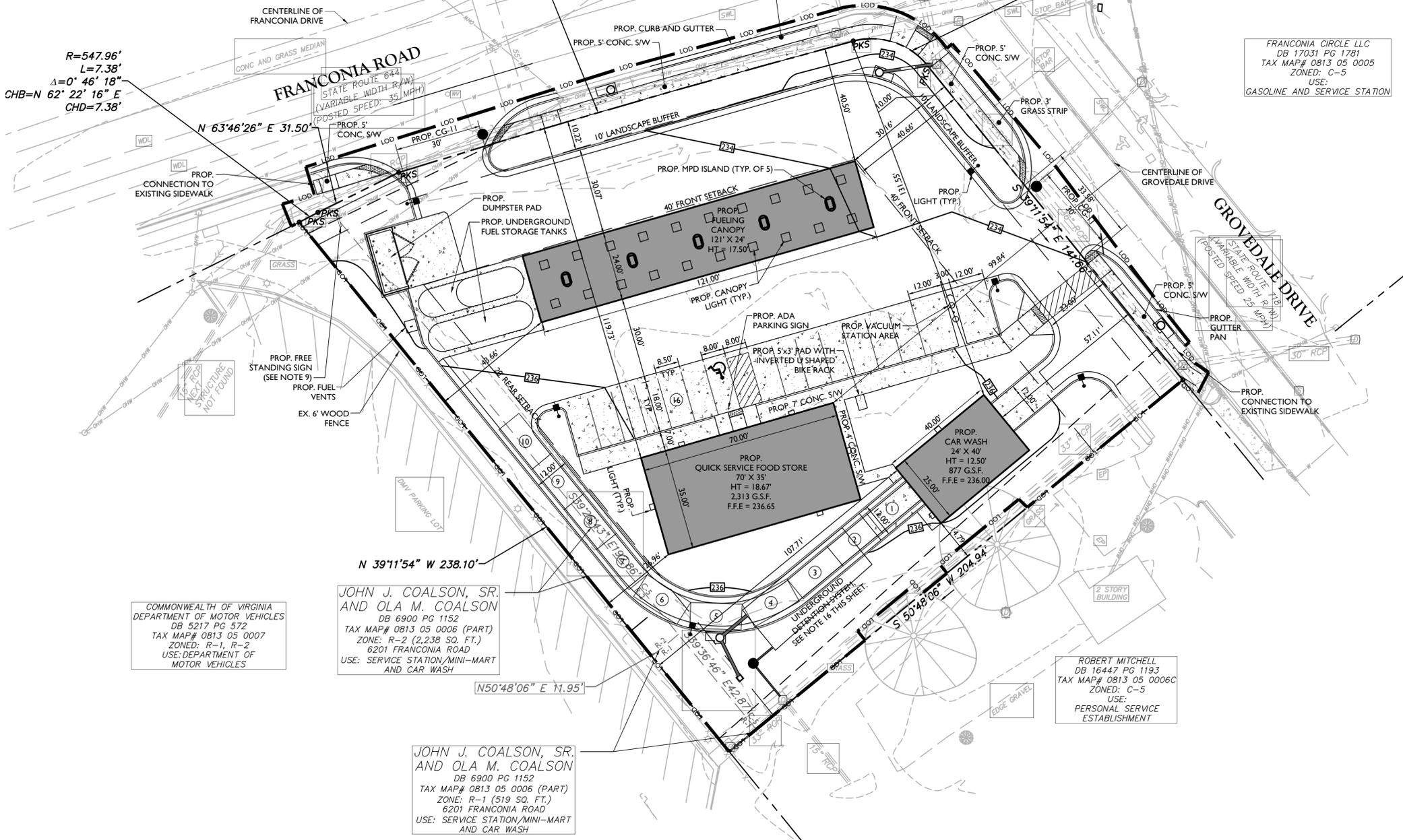
EX. 36" STORM DRAIN
PER VDOT PLAN, PROJECT #0644-029-197, C-501
(SEE SHEET C14 FOR OUTFALL ANALYSIS)

$R=4396.98'$
 $L=165.61'$
 $\Delta=2^{\circ} 09' 29''$
 $CHB=N 73^{\circ} 56' 47'' E$
 $CHD=165.60'$

$R=25.00'$
 $L=28.70'$
 $\Delta=65^{\circ} 46' 34''$
 $CHB=S 72^{\circ} 05' 12'' E$
 $CHD=27.15'$

$R=547.96'$
 $L=7.38'$
 $\Delta=0^{\circ} 46' 18''$
 $CHB=N 62^{\circ} 22' 16'' E$
 $CHD=7.38'$

FRANCONIA CIRCLE LLC
DB 17031 PG 1781
TAX MAP# 0813 05 0005
ZONED: C-5
USE:
GASOLINE AND SERVICE STATION



FAIRFAX COUNTY TRAIL SYSTEM - FRANCONIA ROAD
SOURCE: FAIRFAX COUNTY GIS DATA.

NOTES:

- THE PROPERTY DELINEATED ON THIS PLAN IS LOCATED ON TAX MAP 0813-005-006, IS ZONED C-5, R-1 AND R-2, AND IS LOCATED AT 6201 FRANCONIA ROAD IN FAIRFAX COUNTY, VIRGINIA.
- TOPOGRAPHY SHOWN HEREON IS BASED ON A FIELD SURVEY BY MASER CONSULTING ENTITLED "EXISTING CONDITIONS SURVEY FOR JOHN J. COALSON, SR. AND OLA M. COALSON" DATED 9/01/15 (MASER PROJECT NUMBER 15000549A).
- 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.
- BASED ON THE "COUNTY-WIDE TRAILS PLAN" AS ADOPTED BY THE FAIRFAX COUNTY BOARD OF SUPERVISORS ON OCTOBER 28, 2014, THERE IS A "MAJOR PAVED TRAIL (ASPHALT OR CONCRETE)" ALONG FRANCONIA ROAD. BASED ON THE TRAIL MAP, IT APPEARS THAT THE TRAIL IS ALONG THE OPPOSITE SIDE OF FRANCONIA ROAD AT THIS PARCEL'S STREET FRONTAGE (SEE MAP IMAGE, THIS SHEET).
- 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 PLAN MAY BE MADE AT TIME OF SITE PLAN BASED UPON FINAL ENGINEERING AND DESIGN.
- THERE IS NO RESOURCE PROTECTION AREA WITHIN THE LIMITS OF THIS PROPERTY.
- THERE ARE NO SPECIAL AMENITIES PROPOSED WITH THIS DEVELOPMENT.
- THERE ARE NO NATURAL FEATURES DESERVING OF PROTECTION AND PRESERVATION WITHIN THE LIMITS OF THIS SITE.
- THIS PLAN IS COMPLIANT WITH THE "TRANSITIONAL SCREENING AND BARRIER MATRIX" IN CHAPTER 13 OF THE FAIRFAX COUNTY ZONING ORDINANCE.
- CONTRACTOR TO COMPLETE ALL WORK WITHIN THE RIGHT-OF-WAY IN A SINGLE PHASE.
- UNDERGROUND DETENTION SYSTEM, STORMTECH ISOLATOR ROW AND MC-3500 CHAMBER MODEL OR APPROVED EQUIVALENT. APPROXIMATE FOOTPRINT 45'x23'. THIS SITE IS LOCATED WITHIN BEULAH COMMUNITY PLANNING SECTOR.

APPROXIMATE DEVELOPMENT SCHEDULE:

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

NOTE: TIME PERIODS NOTED ABOVE DO NOT RUN SIMULTANEOUSLY.

LEED NOTES:

- 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 2 BICYCLES WITHIN 50 FEET OF THE BUILDING ENTRANCE. IN ADDITION THERE IS AN ADDITIONAL BICYCLE SPACE WITHIN THE FLOOR PLAN. THE APPLICANT WILL PROVIDE PROOF OF INSTALLATION AND PLAN LOCATION.
- THE APPLICANT SHALL EXCLUSIVELY USE NATIVE AND NON-INVASIVE SPECIES FOR LANDSCAPE AND OTHER PLANTINGS ON THE SITE. THE APPLICANT SHALL PROVIDE PLANTING LISTS SHOWING SPECIES AND LOCATION OF PLANTINGS.

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 ■ Mt. Arlington, NJ ■ Lehigh Valley, PA
 ■ Mt. Laurel, NJ ■ Exton, PA
 ■ Sterling, VA ■ Philadelphia, PA
 ■ Norfolk, VA ■ Columbia, MD
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REV	DATE	DRAWN BY	DESCRIPTION
1	04-28-16	PAP	PAP
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COMMONWEALTH OF VIRGINIA
EDUARDO J. INTRIAGO
Lic. No. 0402054260
PROFESSIONAL ENGINEER

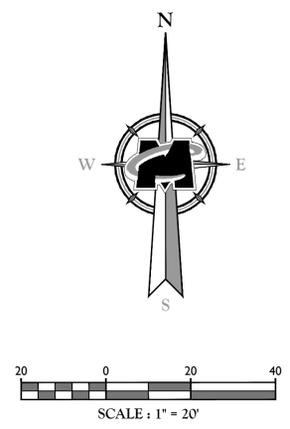
Eduardo J. Intriago
EDUARDO J. INTRIAGO
VIRGINIA PROFESSIONAL ENGINEER - LICENSE NUMBER: 54260

GENERALIZED DEVELOPMENT PLAN/SPECIAL EXCEPTION PLAN FOR PETROLEUM MARKETING GROUP

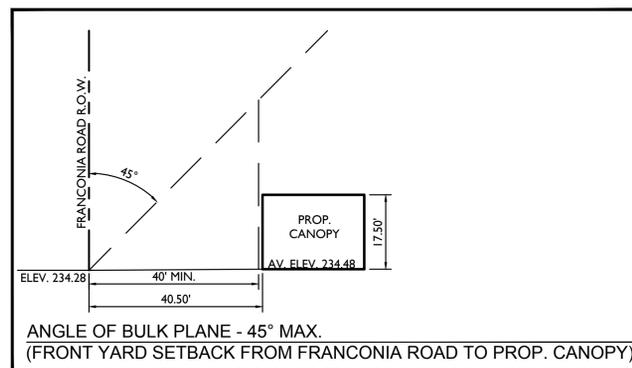
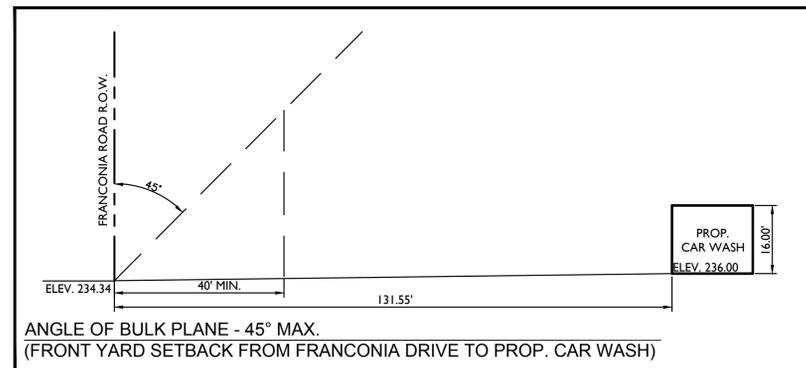
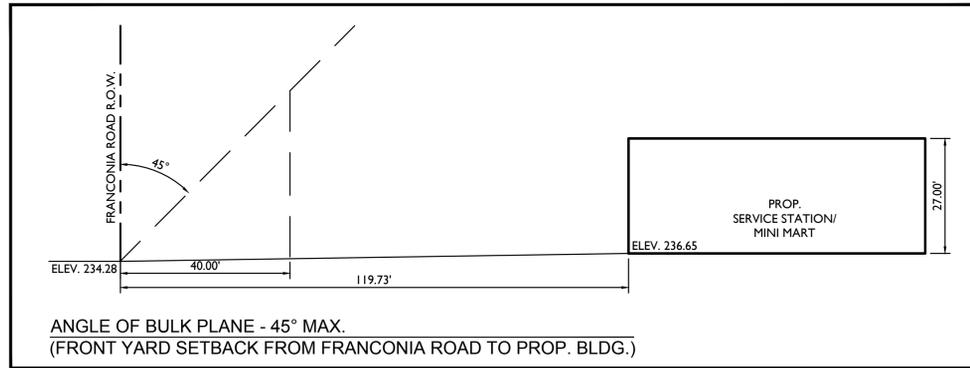
6201 FRANCONIA ROAD
LEE MAGISTERIAL DISTRICT
FAIRFAX COUNTY
VIRGINIA

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

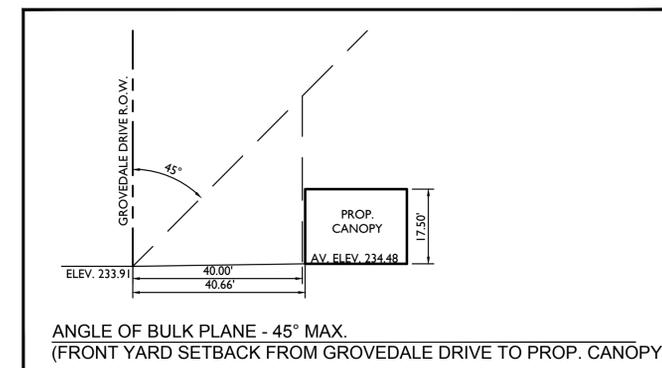
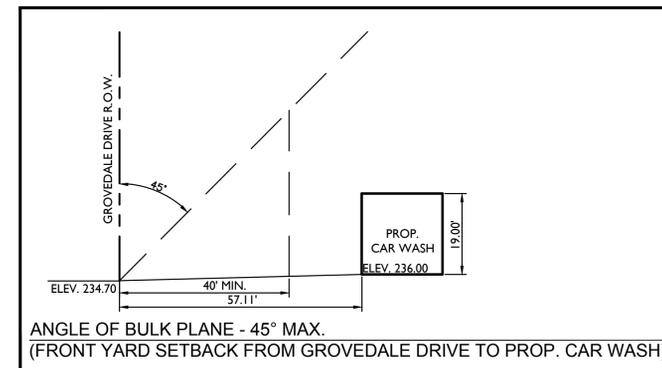
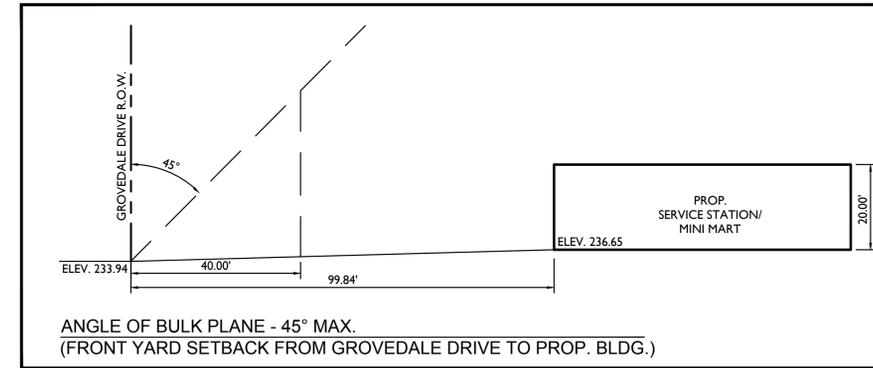
SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	12/07/15	PAP/CHE	EJRP
PROJECT NUMBER:	DRAWING NAME:		
15000549A	CLAYT		
SHEET TITLE			
GDP/SEP			
SHEET NUMBER			
C3			



ANGLE OF BULK PLANE FOR FRANCONIA ROAD



ANGLE OF BULK PLANE FOR GROVEDALE DRIVE



NOTE:
ALL BULK PLAN INFORMATION WAS COMPOSED FROM
PRELIMINARY ARCHITECTURAL PLANS AND ARE SUBJECT TO
CHANGE.



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1	04-28-16	PAP	REVISIONS PER COUNTY COMMENTS RECEIVED 05/19/16.
2	06-01-16	PAP	

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

GENERALIZED
DEVELOPMENT
PLAN/SPECIAL
EXCEPTION PLAT
FOR
PETROLEUM
MARKETING GROUP
6201 FRANCONIA ROAD
LEE MAGISTERIAL
DISTRICT
FAIRFAX COUNTY
VIRGINIA

MASER 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	12/07/15	PAP/CHE	EJRP
PROJECT NUMBER:	DRAWING NAME:		
15000549A	CLAYT		

SHEET TITLE
**ANGLE OF BULK
PLANE GRAPHICS**

SHEET NUMBER:
C4

PS Series

Crown-Weld® Square Straight Steel Poles

Product Description

Non-tapered square steel poles are supplied with a welded base with cover, four galvanized anchor bolts, massive mounting terminals and pole cap (except tenon mount). Each anchor bolt is provided with two washers and two nuts. Steel pole base has slotted holes. Per National Electrical Code requirements, pole is standard with a 2" x 6" hand hole, located 1'6" above the bottom of the pole base. A 1/2" stainless-steel weld stud with grounding lug is located inside the pole, opposite the hand hole. A hand hole cover is supplied but shipped separately. In addition, 4" x 27" and 4" x 30" poles include an internal 5/16" steel reinforced sleeve welded inside the bottom 24" of the pole, as well as a reinforcement welded around the hand hole for added strength. The hand hole location on reinforced poles is 12" above the bottom of the pole base.

CONSTRUCTION & MATERIALS

- Square, non tapered pole of structural steel tubing (ASTM A 500) with a minimum yield of 46,000 p.s.i.
- Welded to a formed carbon steel base plate with a minimum yield strength of 36,000 p.s.i.
- Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion.

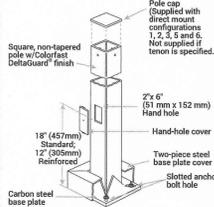
REGULATORY & VOLUNTARY QUALIFICATIONS

- National Electrical Code Requirements
- UL Listed in US for electrical ground bonding
- CSA Certified in Canada for ground bonding and structural strength

LIMITED WARRANTY

- 7 years on poles/7 years on Colorfast DeltaGuard® finish

*See <http://lighting.cree.com/warranty> for warranty terms



Accessories

- Field-Installed
- GR Outlet Assembly - 120V
- REC-GR1
- REC-GR2
- REC-GR3
- REC-GR4
- REC-GR5
- REC-GR6
- REC-GR7
- REC-GR8
- REC-GR9
- REC-GR10
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- REC-GR96
- REC-GR97
- REC-GR98
- REC-GR99
- REC-GR100

Ordering Information

Example: PS511C16K

Product	Mounting Configuration	Color Options
PS311C 15' x 4" x 1/2"	1 Single	Black Bronze White
PS311C 15' x 4" x 1/2"	2 Two @ 180°	Black Bronze White
PS311C 15' x 4" x 1/2"	3 Three @ 120°	Black Bronze White
PS311C 15' x 4" x 1/2"	4 Four @ 90°	Black Bronze White
PS311C 15' x 4" x 1/2"	6 Six @ 60°	Black Bronze White
PS311C 15' x 4" x 1/2"	8 Eight @ 45°	Black Bronze White
PS311C 15' x 4" x 1/2"	10 Ten @ 36°	Black Bronze White
PS311C 15' x 4" x 1/2"	12 Twelve @ 30°	Black Bronze White
PS311C 15' x 4" x 1/2"	15 Fifteen @ 24°	Black Bronze White
PS311C 15' x 4" x 1/2"	20 Twenty @ 18°	Black Bronze White
PS311C 15' x 4" x 1/2"	25 Twenty-five @ 14.4°	Black Bronze White
PS311C 15' x 4" x 1/2"	30 Thirty @ 12°	Black Bronze White
PS311C 15' x 4" x 1/2"	36 Thirty-six @ 10°	Black Bronze White
PS311C 15' x 4" x 1/2"	45 Forty-five @ 8°	Black Bronze White
PS311C 15' x 4" x 1/2"	60 Sixty @ 6°	Black Bronze White
PS311C 15' x 4" x 1/2"	75 Seventy-five @ 4.8°	Black Bronze White
PS311C 15' x 4" x 1/2"	90 Ninety @ 4°	Black Bronze White
PS311C 15' x 4" x 1/2"	108 One-hundred and eight @ 3.3°	Black Bronze White
PS311C 15' x 4" x 1/2"	135 One-hundred and thirty-five @ 2.7°	Black Bronze White
PS311C 15' x 4" x 1/2"	180 One-hundred and eighty @ 2.25°	Black Bronze White
PS311C 15' x 4" x 1/2"	225 Two-hundred and twenty-five @ 1.8°	Black Bronze White
PS311C 15' x 4" x 1/2"	270 Two-hundred and seventy @ 1.5°	Black Bronze White
PS311C 15' x 4" x 1/2"	324 Three-hundred and twenty-four @ 1.2°	Black Bronze White
PS311C 15' x 4" x 1/2"	360 Three-hundred and sixty @ 1°	Black Bronze White
PS311C 15' x 4" x 1/2"	432 Four-hundred and thirty-two @ 0.83°	Black Bronze White
PS311C 15' x 4" x 1/2"	540 Five-hundred and forty @ 0.66°	Black Bronze White
PS311C 15' x 4" x 1/2"	648 Six-hundred and forty-eight @ 0.54°	Black Bronze White
PS311C 15' x 4" x 1/2"	756 Seven-hundred and fifty-six @ 0.45°	Black Bronze White
PS311C 15' x 4" x 1/2"	900 Nine-hundred @ 0.36°	Black Bronze White
PS311C 15' x 4" x 1/2"	1080 One-thousand and eighty @ 0.3°	Black Bronze White
PS311C 15' x 4" x 1/2"	1350 One-thousand and thirty-five @ 0.27°	Black Bronze White
PS311C 15' x 4" x 1/2"	1620 One-thousand and sixty-two @ 0.225°	Black Bronze White
PS311C 15' x 4" x 1/2"	1800 One-thousand and eighty @ 0.2°	Black Bronze White
PS311C 15' x 4" x 1/2"	2160 Two-thousand and sixteen @ 0.166°	Black Bronze White
PS311C 15' x 4" x 1/2"	2700 Two-thousand and seventy @ 0.135°	Black Bronze White
PS311C 15' x 4" x 1/2"	3240 Three-thousand and twenty-four @ 0.1125°	Black Bronze White
PS311C 15' x 4" x 1/2"	3600 Three-thousand and sixty @ 0.09°	Black Bronze White
PS311C 15' x 4" x 1/2"	4320 Four-thousand and thirty-two @ 0.075°	Black Bronze White
PS311C 15' x 4" x 1/2"	5400 Five-thousand and forty @ 0.06°	Black Bronze White
PS311C 15' x 4" x 1/2"	6480 Six-thousand and forty-eight @ 0.05°	Black Bronze White
PS311C 15' x 4" x 1/2"	7560 Seven-thousand and fifty-six @ 0.045°	Black Bronze White
PS311C 15' x 4" x 1/2"	9000 Nine-thousand @ 0.036°	Black Bronze White
PS311C 15' x 4" x 1/2"	10800 One-thousand and eighty @ 0.03°	Black Bronze White
PS311C 15' x 4" x 1/2"	13500 One-thousand and thirty-five @ 0.027°	Black Bronze White
PS311C 15' x 4" x 1/2"	16200 One-thousand and sixty-two @ 0.0225°	Black Bronze White
PS311C 15' x 4" x 1/2"	18000 One-thousand and eighty @ 0.02°	Black Bronze White
PS311C 15' x 4" x 1/2"	21600 Two-thousand and sixteen @ 0.0166°	Black Bronze White
PS311C 15' x 4" x 1/2"	27000 Two-thousand and seventy @ 0.0135°	Black Bronze White
PS311C 15' x 4" x 1/2"	32400 Three-thousand and twenty-four @ 0.01125°	Black Bronze White
PS311C 15' x 4" x 1/2"	36000 Three-thousand and sixty @ 0.009°	Black Bronze White
PS311C 15' x 4" x 1/2"	43200 Four-thousand and thirty-two @ 0.0075°	Black Bronze White
PS311C 15' x 4" x 1/2"	54000 Five-thousand and forty @ 0.006°	Black Bronze White
PS311C 15' x 4" x 1/2"	64800 Six-thousand and forty-eight @ 0.005°	Black Bronze White
PS311C 15' x 4" x 1/2"	75600 Seven-thousand and fifty-six @ 0.0045°	Black Bronze White
PS311C 15' x 4" x 1/2"	90000 Nine-thousand @ 0.0036°	Black Bronze White
PS311C 15' x 4" x 1/2"	108000 One-thousand and eighty @ 0.003°	Black Bronze White
PS311C 15' x 4" x 1/2"	135000 One-thousand and thirty-five @ 0.0027°	Black Bronze White
PS311C 15' x 4" x 1/2"	162000 One-thousand and sixty-two @ 0.00225°	Black Bronze White
PS311C 15' x 4" x 1/2"	180000 One-thousand and eighty @ 0.002°	Black Bronze White
PS311C 15' x 4" x 1/2"	216000 Two-thousand and sixteen @ 0.00166°	Black Bronze White
PS311C 15' x 4" x 1/2"	270000 Two-thousand and seventy @ 0.00135°	Black Bronze White
PS311C 15' x 4" x 1/2"	324000 Three-thousand and twenty-four @ 0.001125°	Black Bronze White
PS311C 15' x 4" x 1/2"	360000 Three-thousand and sixty @ 0.0009°	Black Bronze White
PS311C 15' x 4" x 1/2"	432000 Four-thousand and thirty-two @ 0.00075°	Black Bronze White
PS311C 15' x 4" x 1/2"	540000 Five-thousand and forty @ 0.0006°	Black Bronze White
PS311C 15' x 4" x 1/2"	648000 Six-thousand and forty-eight @ 0.0005°	Black Bronze White
PS311C 15' x 4" x 1/2"	756000 Seven-thousand and fifty-six @ 0.00045°	Black Bronze White
PS311C 15' x 4" x 1/2"	900000 Nine-thousand @ 0.00036°	Black Bronze White
PS311C 15' x 4" x 1/2"	1080000 One-thousand and eighty @ 0.0003°	Black Bronze White
PS311C 15' x 4" x 1/2"	1350000 One-thousand and thirty-five @ 0.00027°	Black Bronze White
PS311C 15' x 4" x 1/2"	1620000 One-thousand and sixty-two @ 0.000225°	Black Bronze White
PS311C 15' x 4" x 1/2"	1800000 One-thousand and eighty @ 0.0002°	Black Bronze White
PS311C 15' x 4" x 1/2"	2160000 Two-thousand and sixteen @ 0.000166°	Black Bronze White
PS311C 15' x 4" x 1/2"	2700000 Two-thousand and seventy @ 0.000135°	Black Bronze White
PS311C 15' x 4" x 1/2"	3240000 Three-thousand and twenty-four @ 0.0001125°	Black Bronze White
PS311C 15' x 4" x 1/2"	3600000 Three-thousand and sixty @ 0.00009°	Black Bronze White
PS311C 15' x 4" x 1/2"	4320000 Four-thousand and thirty-two @ 0.000075°	Black Bronze White
PS311C 15' x 4" x 1/2"	5400000 Five-thousand and forty @ 0.00006°	Black Bronze White
PS311C 15' x 4" x 1/2"	6480000 Six-thousand and forty-eight @ 0.00005°	Black Bronze White
PS311C 15' x 4" x 1/2"	7560000 Seven-thousand and fifty-six @ 0.000045°	Black Bronze White
PS311C 15' x 4" x 1/2"	9000000 Nine-thousand @ 0.000036°	Black Bronze White
PS311C 15' x 4" x 1/2"	10800000 One-thousand and eighty @ 0.00003°	Black Bronze White
PS311C 15' x 4" x 1/2"	13500000 One-thousand and thirty-five @ 0.000027°	Black Bronze White
PS311C 15' x 4" x 1/2"	16200000 One-thousand and sixty-two @ 0.0000225°	Black Bronze White
PS311C 15' x 4" x 1/2"	18000000 One-thousand and eighty @ 0.00002°	Black Bronze White
PS311C 15' x 4" x 1/2"	21600000 Two-thousand and sixteen @ 0.0000166°	Black Bronze White
PS311C 15' x 4" x 1/2"	27000000 Two-thousand and seventy @ 0.0000135°	Black Bronze White
PS311C 15' x 4" x 1/2"	32400000 Three-thousand and twenty-four @ 0.00001125°	Black Bronze White
PS311C 15' x 4" x 1/2"	36000000 Three-thousand and sixty @ 0.000009°	Black Bronze White
PS311C 15' x 4" x 1/2"	43200000 Four-thousand and thirty-two @ 0.0000075°	Black Bronze White
PS311C 15' x 4" x 1/2"	54000000 Five-thousand and forty @ 0.000006°	Black Bronze White
PS311C 15' x 4" x 1/2"	64800000 Six-thousand and forty-eight @ 0.000005°	Black Bronze White
PS311C 15' x 4" x 1/2"	75600000 Seven-thousand and fifty-six @ 0.0000045°	Black Bronze White
PS311C 15' x 4" x 1/2"	90000000 Nine-thousand @ 0.0000036°	Black Bronze White
PS311C 15' x 4" x 1/2"	108000000 One-thousand and eighty @ 0.000003°	Black Bronze White
PS311C 15' x 4" x 1/2"	135000000 One-thousand and thirty-five @ 0.0000027°	Black Bronze White
PS311C 15' x 4" x 1/2"	162000000 One-thousand and sixty-two @ 0.00000225°	Black Bronze White
PS311C 15' x 4" x 1/2"	180000000 One-thousand and eighty @ 0.000002°	Black Bronze White
PS311C 15' x 4" x 1/2"	216000000 Two-thousand and sixteen @ 0.00000166°	Black Bronze White
PS311C 15' x 4" x 1/2"	270000000 Two-thousand and seventy @ 0.00000135°	Black Bronze White
PS311C 15' x 4" x 1/2"	324000000 Three-thousand and twenty-four @ 0.000001125°	Black Bronze White
PS311C 15' x 4" x 1/2"	360000000 Three-thousand and sixty @ 0.0000009°	Black Bronze White
PS311C 15' x 4" x 1/2"	432000000 Four-thousand and thirty-two @ 0.00000075°	Black Bronze White
PS311C 15' x 4" x 1/2"	540000000 Five-thousand and forty @ 0.0000006°	Black Bronze White
PS311C 15' x 4" x 1/2"	648000000 Six-thousand and forty-eight @ 0.0000005°	Black Bronze White
PS311C 15' x 4" x 1/2"	756000000 Seven-thousand and fifty-six @ 0.00000045°	Black Bronze White
PS311C 15' x 4" x 1/2"	900000000 Nine-thousand @ 0.00000036°	Black Bronze White
PS311C 15' x 4" x 1/2"	1080000000 One-thousand and eighty @ 0.0000003°	Black Bronze White
PS311C 15' x 4" x 1/2"	1350000000 One-thousand and thirty-five @ 0.00000027°	Black Bronze White
PS311C 15' x 4" x 1/2"	1620000000 One-thousand and sixty-two @ 0.000000225°	Black Bronze White
PS311C 15' x 4" x 1/2"	1800000000 One-thousand and eighty @ 0.0000002°	Black Bronze White
PS311C 15' x 4" x 1/2"	2160000000 Two-thousand and sixteen @ 0.000000166°	Black Bronze White
PS311C 15' x 4" x 1/2"	2700000000 Two-thousand and seventy @ 0.000000135°	Black Bronze White
PS311C 15' x 4" x 1/2"	3240000000 Three-thousand and twenty-four @ 0.0000001125°	Black Bronze White
PS311C 15' x 4" x 1/2"	3600000000 Three-thousand and sixty @ 0.00000009°	Black Bronze White
PS311C 15' x 4" x 1/2"	4320000000 Four-thousand and thirty-two @ 0.000000075°	Black Bronze White
PS311C 15' x 4" x 1/2"	5400000000 Five-thousand and forty @ 0.00000006°	Black Bronze White
PS311C 15' x 4" x 1/2"	6480000000 Six-thousand and forty-eight @ 0.00000005°	Black Bronze White
PS311C 15' x 4" x 1/2"	7560000000 Seven-thousand and fifty-six @ 0.000000045°	Black Bronze White
PS311C 15' x 4" x 1/2"	9000000000 Nine-thousand @ 0.000000036°	Black Bronze White
PS311C 15' x 4" x 1/2"	10800000000 One-thousand and eighty @ 0.00000003°	Black Bronze White
PS311C 15' x 4" x 1/2"	13500000000 One-thousand and thirty-five @ 0.000000027°	Black Bronze White
PS311C 15' x 4" x 1/2"	16200000000 One-thousand and sixty-two @ 0.0000000225°	Black Bronze White
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PS311C 15' x 4" x 1/2"	21600000000 Two-thousand and sixteen @ 0.0000000166°	Black Bronze White
PS311C 15' x 4" x 1/2"	27000000000 Two-thousand and seventy @ 0.0000000135°	Black Bronze White
PS311C 15' x 4" x 1/2"	32400000000 Three-thousand and twenty-four @ 0.00000001125°	Black Bronze White
PS311C 15' x 4" x 1/2"	36000000000 Three-thousand and sixty @ 0.000000009°	Black Bronze White
PS311C 15' x 4" x 1/2"	43200000000 Four-thousand and thirty-two @ 0.0000000075°	Black Bronze White
PS311C 15' x 4" x 1/2"	54000000000 Five-thousand and forty @ 0.000000006°	Black Bronze White
PS311C 15' x 4" x 1/2"	64800000000 Six-thousand and forty-eight @ 0.000000005°	Black Bronze White
PS311C 15' x 4" x 1/2"	75600000000 Seven-thousand and fifty-six @ 0.0000000045°	Black Bronze White
PS311C 15' x 4" x 1/2"	90000000000 Nine-thousand @ 0.0000000036°	Black Bronze White
PS311C 15' x 4" x 1/2"	108000000000 One-thousand and eighty @ 0.000000003°	Black Bronze White

OSQ Series

LED Area/Flood Luminaire - Medium

Product Description

The OSQ Area/Flood luminaire blends extreme optical control, advanced thermal management and modern, clean aesthetics. Built to last, the housing is rugged cast aluminum with an integral, weatherlight LED driver compartment. Versatile mounting configurations offer simple installation. Its slim, low-profile design minimizes wind load requirements and blends seamlessly into the site providing even, quality illumination. An input power designator is a suitable upgrade for HID applications up to 400 Watt. An input power designator is a suitable upgrade for HID applications up to 400 Watt.

Performance Summary

Utilizes BetaLED[®] Technology
NanoOptic[®] Precision Delivery Grid[®] optic
Made in the U.S.A. of U.S. and imported parts
CRI: Minimum 70 CRI (4000K & 5700K), 80 CRI (3000K)
CCT: 3000K (+/-300K), 4000K (+/-300K), 5700K (+/-500K)
Limited Warranty: 10 years on luminaire/10 years on Colorfast DeltaGuard[®] finish

Accessories

Field-Installed
Backpack Style
OSQ-BA-1000 - Fixed lighting optic
OSQ-BA-1000 - Rotated optic

Ordering Information

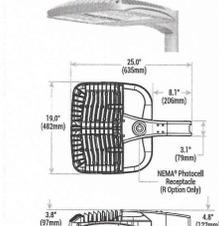
Fully assembled luminaire is composed of two components that must be ordered separately.
Example Mount: OSQ-A-570 + Luminaire: OSQ-A-1000-4000K-UV

Mount (Luminaire must be ordered separately)	Color Options	UV Filter	UV Filter	UV Filter	UV Filter
OSQ-A-570	Black	Black	Black	Black	Black
OSQ-A-570-UV	Black	Black	Black	Black	Black
OSQ-A-570-UV-10	Black	Black	Black	Black	Black

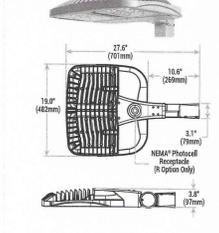
Product	Version	Mounting	Optic	Input Power Designator	CCT	Voltage	Color Options	Options
OSQ	A	MM	250° Type II Medium	100 No Mount	3000K	120-277V	Black	UV 10-15W Diverging UV 15-20W Diverging UV 20-25W Diverging UV 25-30W Diverging UV 30-35W Diverging UV 35-40W Diverging UV 40-45W Diverging UV 45-50W Diverging UV 50-55W Diverging UV 55-60W Diverging UV 60-65W Diverging UV 65-70W Diverging UV 70-75W Diverging UV 75-80W Diverging UV 80-85W Diverging UV 85-90W Diverging UV 90-95W Diverging UV 95-100W Diverging

Rev. Date: V4 08/22/2014
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DA Mount



AA Mount



OSQ Series - Medium

Product Specifications

- CONSTRUCTION & MATERIALS
 - Slim, low profile design minimizes wind load requirements
 - Luminaire housing is rugged die cast aluminum with an integral, weatherlight LED driver compartment and high performance heat sink
 - Convenient interlocking mounting method on direct arm mount. Mounting adapter is rugged die cast aluminum and mounts to 3/4" (19.05mm) square or round pole, secured by two 3/16" (4.76mm) bolts spaced on 2" (51mm) centers
 - Mounting for the adjustable arm mount adapter is rugged die cast aluminum and mounts to 2" (51mm) Ø 2.375" (60mm) Ø.5mm
 - Adjustable arm mount can be adjusted 180° in 2.5° increments
 - Designed for uplight and downlight applications
 - Exclusive Colorfast DeltaGuard[®] finish features an E-Coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Silver, bronze, black, white, and platinum bronze are available
 - Weight: 5.5 lbs. (2.5kg)

- ELECTRICAL SYSTEM
 - Input Voltage: 120-277V or 347-480V, 50/60Hz, Class 2 driver
 - Power Factor: > 0.9 at full load
 - Total Harmonic Distortion: < 20% at full load
 - Integral 10kV surge suppression protection standard
 - To address inrush current, slow blow fuse or type C/D breaker should be used

- REGULATORY & VOLUNTARY QUALIFICATIONS
 - cULus Listed
 - Suitable for wet locations
 - Enclosure rated IP65 per IEC 60529 when ordered with R option
 - Comply factory for CE certified products
 - Pending certification to ANSI C136.31-2001, 30 bridge and overpass vibration standards
 - 10kV surge suppression protection tested in accordance with IEEE/ANSI C82.41.2
 - Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
 - Meets Bay Area requirements within ARRA
 - DLC qualified when ordered with 30K (SME, SSH optic), 40K (2ME, 3ME, 4ME, 5ME, SSH optic), or 57K (2ME, 3ME, 4ME, 5ME, SSH optic). Please refer to <http://www.designlights.org/OPL> for most current information

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Input Power Designator	System Watts	Total Current					
		120V	208V	240V	277V	347V	480V
A	112	0.97	0.56	0.49	0.41	0.34	0.25
J	148	1.47	0.83	0.74	0.64	0.50	0.36

Ambient	Input Power Designator	Initial LMF	Recommended Cree [®] Outdoor Luminaire Lumen Maintenance Factors (LMF) ¹			
			25K hr Projected LMF	50K hr Projected LMF	75K hr Calculated LMF	100K hr Calculated LMF
5°C (41°F)	A	1.94	0.99	0.94	0.88	0.84
10°C (50°F)	J	1.63	0.98	0.93	0.88	0.83
15°C (59°F)	A	1.62	0.97	0.92	0.87	0.83
20°C (68°F)	J	1.61	0.96	0.91	0.86	0.82
25°C (77°F)	A	1.60	0.95	0.90	0.85	0.81

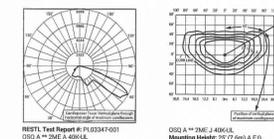
¹Luminaire lumen values at 25°C (77°F) are calculated per TM-21 based on LM-80 data and in-lab binning testing. The procedure uses IESNA TM-21-11 Projected Values reported in the data sheet based on the procedure that is within the scope of the IESNA LM-80-04 test method. For more information on the IESNA LM-80-04 test method, please refer to the IESNA LM-80-04 test method. For more information on the IESNA LM-80-04 test method, please refer to the IESNA LM-80-04 test method. For more information on the IESNA LM-80-04 test method, please refer to the IESNA LM-80-04 test method.

OSQ Series - Medium

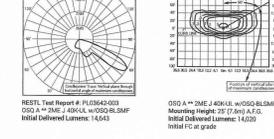
Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP certified laboratory. To obtain an IES file specific to your project consult: <http://www.cree.com/lighting>.

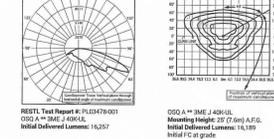
2ME



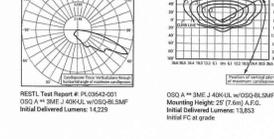
3ME



4ME



5ME



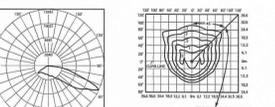
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OSQ Series - Medium

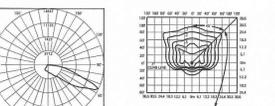
Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP certified laboratory. To obtain an IES file specific to your project consult: <http://www.cree.com/lighting>.

AME



REISTL Test Report # PL10466-021
 OSQ A ** AME J 40K/UL
 Mounting Height: 23' (7m) A, F, G
 Initial Delivered Lumens: 16,293



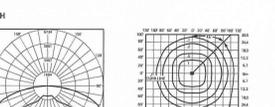
REISTL Test Report # PL10466-002
 OSQ A ** AME J 40K/UL w/OSQ-BL-DMF
 Mounting Height: 23' (7m) A, F, G
 Initial Delivered Lumens: 13,647

SME



REISTL Test Report # PL10466-001
 OSQ A ** SME J 40K/UL
 Mounting Height: 23' (7m) A, F, G
 Initial Delivered Lumens: 20,709

SSH



REISTL Test Report # PL10466-001
 OSQ A ** SSH J 40K/UL
 Mounting Height: 23' (7m) A, F, G
 Initial Delivered Lumens: 15,817

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XSP Series

XSPW[®] Wall Mount Luminaire

Product Description

The XSPW[®] wall mount luminaire has a slim, low profile design intended for outdoor wall mounted applications. The rugged lightweight aluminum housing and mounting box are designed for installation over standard and must ring single gang j-boxes. The luminaire allows for through-wired or conduit entry from the top, bottom, sides and rear. The housing design is intended specifically for LED technology including a weatherlight LED driver compartment and thermal management. Optic design features industry-leading NanoOptic[®] Precision Delivery Grid[®] system in multiple distributions. Applications: General area and security lighting

Performance Summary

Utilizes BetaLED[®] Technology
NanoOptic[®] Precision Delivery Grid[®] optic
Made in the U.S.A. of U.S. and imported parts
CRI: Minimum 70 CRI
CCT: 4000K (+/-300K), 5700K (+/-500K)
Limited Warranty: 10 years on luminaire/10 years on Colorfast DeltaGuard[®] finish

Ordering Information

Example: XSPW402C-UZ

Product	Version	Mounting	Optic	Input Power Designator	Voltage	Color Options	Options
XSPW	A	W	Type II	400K	120-277V	Black	UV 10-15W Diverging UV 15-20W Diverging UV 20-25W Diverging UV 25-30W Diverging UV 30-35W Diverging UV 35-40W Diverging UV 40-45W Diverging UV 45-50W Diverging UV 50-55W Diverging UV 55-60W Diverging UV 60-65W Diverging UV 65-70W Diverging UV 70-75W Diverging UV 75-80W Diverging UV 80-85W Diverging UV 85-90W Diverging UV 90-95W Diverging UV 95-100W Diverging

Rev. Date: V2 08/15/2014
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 Canada: www.cree.com/canada T (800) 473-1234 F (800) 890-7507

XSP Series

Product Specifications

- CONSTRUCTION & MATERIALS
 - Slim, low profile design
 - Luminaire housing specifically designed for installation with advanced LED thermal management and driver
 - Luminaire mounting box designed for installation over standard and must ring single gang j-boxes
 - Luminaire can also be direct mounted to a wall and surface wired
 - Secures to wall with four 3/16" (4.76mm) screws (by other)
 - Conduit entry from top, bottom, sides, and rear
 - Designed and UL approved for easy through-wiring
 - Designed for downlight applications only
 - Exclusive Colorfast DeltaGuard[®] finish features an E-Coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Silver, black, white, and platinum bronze are available
 - Weight: 5.5 lbs. (2.5kg)

- ELECTRICAL SYSTEM
 - Input Voltage: 120-277V or 347V/480V, Class 2 driver
 - Power Factor: > 0.9 at full load
 - Total Harmonic Distortion: < 20% at full load
 - Integral 10kV surge suppression protection standard
 - To address inrush current, slow blow fuse or type C/D breaker should be used
- REGULATORY & VOLUNTARY QUALIFICATIONS
 - cULus Listed
 - Suitable for wet locations
 - Enclosure rated IP65 per IEC 60529
 - DLC qualified
 - Please refer to <http://www.designlights.org/OPL> for most current information
 - 10kV surge suppression protection tested in accordance with IEEE/ANSI C82.41.2
 - Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
 - Meets Bay Area requirements within ARRA

Input Power Designator	System Watts	Total Current					
		120V	208V	240V	277V	347V	
C	42	0.36	0.20	0.18	0.15	0.14	
G	25	0.21	0.12	0.10	0.09	0.15	

Ambient	Input Power Designator	Initial LMF	Recommended Cree [®] Outdoor Luminaire Lumen Maintenance Factors (LMF) ¹			
			25K hr Projected LMF	50K hr Projected LMF	75K hr Calculated LMF	100K hr Calculated LMF
5°C (41°F)	C	1.04	1.02	1.01	1.00	1.00
10°C (50°F)	G	1.03	1.01	1.00	0.99	0.99
15°C (59°F)	C	1.02	1.00	0.99	0.98	0.98
20°C (68°F)	G	1.01	0.99	0.98	0.97	0.97
25°C (77°F)	C	1.00	0.98	0.97	0.96	0.96

¹Luminaire lumen values at 25°C (77°F) are calculated per TM-21 based on LM-80 data and in-lab binning testing. The procedure uses IESNA TM-21-11 Projected Values reported in the data sheet based on the procedure that is within the scope of the IESNA LM-80-04 test method. For more information on the IESNA LM-80-04 test method, please refer to the IESNA LM-80-04 test method. For more information on the IESNA LM-80-04 test method, please refer to the IESNA LM-80-04 test method.

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REV	DATE	DRAWN BY	DESCRIPTION
1	06-16-16	PAP	REVISIONS PER COUNTY COMMENTS RECEIVED 05/19/16
2	06-16-16	PAP	

EDUARDO J. INTRIAGO
 Lic. No. 0402054260
 VIRGINIA PROFESSIONAL ENGINEER - LICENSE NUMBER: 54260

GENERALIZED DEVELOPMENT PLAN/SPECIAL EXCEPTION PLAT FOR PETROLEUM MARKETING GROUP

6201 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: 12/07/15
 DRAWN BY: PAPHCE
 CHECKED BY: EJPB
 PROJECT NUMBER: 15000549A
 DRAWING NUMBER: C-LGHT
 SHEET TITLE: PHOTOMETRIC PLAN
 SHEET NUMBER: C6

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1	04-26-16	PAP	REVISIONS PER COUNTY COMMENTS
2	06-16-16	PAP	REVISIONS PER COUNTY COMMENTS RECEIVED 05/19/16

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

GENERALIZED DEVELOPMENT PLAN/SPECIAL EXCEPTION PLAT FOR PETROLEUM MARKETING GROUP
 6201 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	12/07/15	PAP/CHE	EJRP
PROJECT NUMBER:	DRAWING NAME:		
15000549A	C-LGHT		

SHEET TITLE
PHOTOMETRIC PLAN

SHEET NUMBER
C7

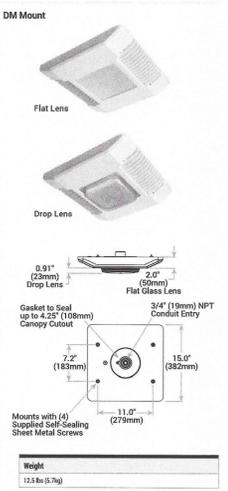
CPY Series
 CPY250™ LED Canopy/Soffit Luminaire

Product Description
 The CPY250™ LED Canopy/Soffit Luminaire has an extremely thin profile constructed of rugged cast aluminum. It can be surface mounted easily from below the canopy deck and also has the ability to be pendant mounted. Direct imaging of the LEDs is eliminated with a highly efficient patterned flat or 0.91" (23mm) drop glass lens.

Performance Summary
 Made in the U.S.A. of U.S. and imported parts
 CRI: Minimum 70 CRI
 CCT: 4000K (+/- 300K), 5700K (+/- 500K) Standard
 Limited Warranty*: 10 years on luminaire/10 years on Colorfast DeltaGuard® finish
 IP66 Rated (Direct Mount only)
 Class I, Division II Hazardous Location for select models
 *See www.cree.com/lighting for warranty details

Accessories

Field-Installed	Product Mount Luminaires
Direct Mount Luminaires	Product Mount Luminaires
Canopy Upgrade Kits	Filing
XA-BL220M - for use with Jet-Plugs	XA-PST10 - Pendant Filing
XA-BL220M - for use with Slope Function	Product Mount Kits
XA-BL220P - for use with Slope or Matrix	XA-PST20T - 2" (51mm)
XA-BL220M - for use with Whiskey Barrel or Rip-A-Lite	XA-PST30T - 3" (76mm)
XA-BL220M - for use with Slope Mount	XA-PST40T - 4" (102mm)
XA-BL220M - for use with 1/2" Round or Whiskey Cick	XA-PST50T - 5" (127mm)
Direct Mount Junction Box/2m Kit	XA-PST60T - 6" (152mm)
XA-BL220M - 4" (102mm) x 1.5" (38mm) NPT Stem	XA-PST70T - 7" (178mm)
Mount-It-Now	XA-PST80T - 8" (203mm)
XA-BL220M - 1/2" (12.7mm) x 1.5" (38mm) NPT Stem	XA-PST90T - 9" (229mm)
Direct Mount Heavy Plates	XA-PST100T - 10" (254mm)
XA-BL220M - Plate Only	XA-BL220M - Plate w/ 17' (203mm) Leader
XA-BL220M-12M - Plate w/ 17' (203mm) Leader	XA-BL220M-18M - Plate w/ 18' (457mm) Leader



Ordering Information

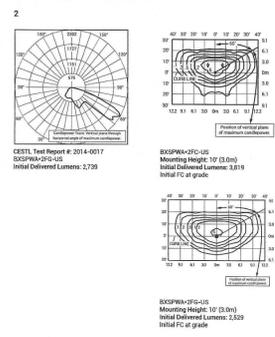
Example: CPY250-A-DM-C4-UL-DV

Product	Version	Mounting	Optic	Input Power Designator	Voltage	Color Options	Options
CPY250	A	DM	D	UL	120V	WH	DM - 0-10V Dimming
CPY250	A	DM	D	UL	120V	WH	- Available with 0-10V Input Power Designators only
CPY250	A	DM	D	UL	120V	WH	- Can be dimmed by other
CPY250	A	DM	D	UL	120V	WH	- Refer to drawing spec sheet for details
CPY250	A	DM	D	UL	120V	WH	- Can't receive voltage of specified Input Power Designator
CPY250	A	DM	D	UL	120V	WH	- Refer to M.L. spec sheet for details
CPY250	A	DM	D	UL	120V	WH	- Available with 0-10V Input Power Designators only
CPY250	A	DM	D	UL	120V	WH	- Refer to M.L. spec sheet for details
CPY250	A	DM	D	UL	120V	WH	- High 100% Low 30%
CPY250	A	DM	D	UL	120V	WH	- Programmable LED Load
CPY250	A	DM	D	UL	120V	WH	- Available with 0-10V Input Power Designators only
CPY250	A	DM	D	UL	120V	WH	- Refer to M.L. spec sheet for details
CPY250	A	DM	D	UL	120V	WH	- 4000K Color Temperature
CPY250	A	DM	D	UL	120V	WH	- Minimum 70 CRI
CPY250	A	DM	D	UL	120V	WH	- Color temperature per luminaire

UL US DLC ENEC Rec. Date: V5 07/09/2015 CREE

XSP Series

Photometry
 All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP certified laboratory. To obtain an IES file specific to your project consult: <http://www.cree.com/lighting>.



Type II Distribution

Input Power Designator	4000K		5700K	
	Initial Delivered Lumens*	BUS Ratings** Per TM-15-11	Initial Delivered Lumens*	BUS Ratings** Per TM-15-11
C	3,819	B1 U0 E1	4,109	B1 U0 E1
G	2,529	B1 U0 E1	2,722	B1 U0 E1

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -4 and +15% of initial delivered lumens.
 ** For more information on the BUS Rating (Short-Circuit Current Rating) visit www.cree.com/lighting or call 1-800-391-5538.

Type III Distribution

Input Power Designator	4000K		5700K	
	Initial Delivered Lumens*	BUS Ratings** Per TM-15-11	Initial Delivered Lumens*	BUS Ratings** Per TM-15-11
C	3,819	B1 U0 E1	4,109	B1 U0 E1
G	2,529	B1 U0 E1	2,722	B1 U0 E1

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -4 and +15% of initial delivered lumens.
 ** For more information on the BUS Rating (Short-Circuit Current Rating) visit www.cree.com/lighting or call 1-800-391-5538.

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CPY250™ LED Canopy/Soffit Luminaire

Product Specifications

- Thin, low profile design
- Easy mounting and servicing from below the deck
- Luminaire housing is constructed of rugged cast aluminum with integral heat sink specifically designed for LED
- Flat lens is 0.132" tempered safety glass
- Drop lens is 0.137" tempered borosilicate glass
- Direct mount is suitable for use in single or double skin canopies with a minimum 4.0" (102mm) side panel and a minimum 22 gauge, 0.031" (0.79mm) canopy thickness
- Direct mount luminaire mounts directly to the canopy deck with the drilling of a single 2" to 4" (51mm to 102mm) round hole, is secured in place with self-sealing screws that provide a weathertight seal and includes 3/4" (19mm) conduit entry for direct wire feed
- Pendant mount includes a box for customer wiring and is intended to be mounted by 3/4" IP pendant (by others)
- Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Black, bronze, silver and white are available
- Weight: 12.5 lbs. (5.7kg)

- ELECTRICAL SYSTEM**
- Input Voltage: 120-277V or 347-480V (A, B and D Input Power Designators only), 50/60Hz, Class I drivers
 - Power Factor: > 0.9 at full load
 - Total Harmonic Distortion: < 20% at full load
 - Integral 6kV surge suppression protection standard
 - To address inrush current, slow blow fuse or type C/D breaker should be used
 - 100% Source Current I.L. Peak
 - Operating Temperature Range: A Input Power Designator: -40°C - +40°C (direct mount to plywood), -40°C - +45°C (direct mount to sheet metal/suspended); B Input Power Designator: -40°C - +45°C (plywood), -40°C - +40°C (sheet metal/suspended); C Input Power Designator: -40°C - +45°C (plywood), -40°C - +50°C (sheet metal/suspended); D Input Power Designator: -40°C - +45°C (sheet metal/suspended)
 - WARNING: Exceeding maximum operating temperature may result in thermal feedback
- REGULATORY & VOLUNTARY QUALIFICATIONS**
- cULus Listed
 - Suitable for wet locations when ordered with DM mount
 - Suitable for damp locations when ordered with PD mount
 - Enclosure rated IP66 per IEC 60529 when ordered with DM mount
 - Consult factory for CE Certified products
 - 6kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2
 - Meets FCC Part 15 standards for conducted and radiated emissions
 - DLC qualified when ordered with A, B & C Input Power Designators. Please refer to www.designlights.org/DLC for most current information
 - Luminaire and finish endurance tested for withstand 5,000 hours of elevated ambient air log conditions as defined in ASTM Standard B 117
 - Meets Bay American requirements within ABRA
 - RoHS compliant when ordered with DM mount. Consult factory for additional details
 - Class I, Division II Hazardous Location rated when ordered with the following SKUs: CPY250-A-DM-C4-UL, CPY250-A-DM-C4-UL-DV, CPY250-A-DM-C4-UL-DV-10, CPY250-A-DM-C4-UL-DV-10-10, CPY250-A-DM-C4-UL-DV-10-10-10 and CPY250-A-DM-C4-UL-DV-10-10-10-10. Consult factory for additional details

Electrical Data*

Input Power Designator	System Watts	System VA	Total Current					
			120V	208V	240V	277V	347V	480V
A	84	84	0.69	0.40	0.35	0.32	0.24	0.18
B	120	117	1.05	0.61	0.54	0.47	0.36	0.26
C	43	N/A	0.35	0.21	0.19	0.17	N/A	N/A
D	140	145	1.24	0.71	0.62	0.54	0.44	0.29

Recommended CPY Series Lumen Maintenance Factors (LMF)

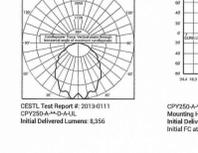
Ambient Temp	Input Power Designator	Initial LMF	20k Hr Projected LMF	50k Hr Projected LMF	75k Hr Projected LMF	100k Hr Projected LMF
5°C (41°F)	A & C	1.00	1.00	0.90	0.87	0.81
	B & D	1.05	0.98	0.90	0.83	0.76
15°C (59°F)	A & C	1.04	0.99	0.92	0.86	0.80
	B & D	1.09	0.96	0.89	0.82	0.75
25°C (77°F)	A & C	1.02	0.97	0.91	0.84	0.79
	B & D	1.07	0.96	0.88	0.80	0.74
35°C (95°F)	A & C	1.01	0.96	0.90	0.84	0.79
	B & D	1.06	0.95	0.87	0.80	0.73
45°C (113°F)	A & C	1.00	0.95	0.89	0.83	0.77
	B & D	1.05	0.94	0.86	0.79	0.72
55°C (131°F)	A & C	0.98	0.94	0.88	0.82	0.76
	B & D	1.03	0.93	0.85	0.78	0.72

* Lumen maintenance values at 25°C (77°F) are calculated per 100,000 hours of operation based on LM-80 data and in-situ binning testing as defined in the IESNA LM-80-08 test procedure. For more information on the LM-80 test procedure visit www.iesna.org or call 1-800-391-5538. ** For more information on the BUS Rating (Short-Circuit Current Rating) visit www.cree.com/lighting or call 1-800-391-5538.

CPY250™ LED Canopy/Soffit Luminaire

Photometry
 All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: <http://www.cree.com/lighting/Products/Outdoor/Canopy/CPY-Series>

DROP LENS

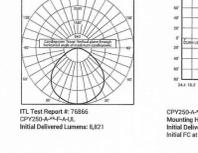


Drop Lens Distribution

Input Power Designator	4000K		5700K	
	Initial Delivered Lumens*	BUS Ratings** Per TM-15-11	Initial Delivered Lumens*	BUS Ratings** Per TM-15-11
A	7,693	B3 U2 E1	8,096	B3 U2 E1
B	12,490	B3 U2 E1	13,000	B3 U2 E1
C	4,493	B2 U2 E1	4,620	B2 U2 E1
D	16,483	B3 U2 E2	17,389	B4 U2 E2

* Initial delivered lumens at 25°C (77°F).
 ** For more information on the BUS Rating (Short-Circuit Current Rating) visit www.cree.com/lighting or call 1-800-391-5538.

FLAT LENS

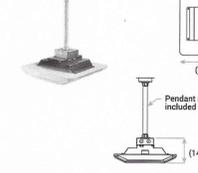


Flat Lens Distribution

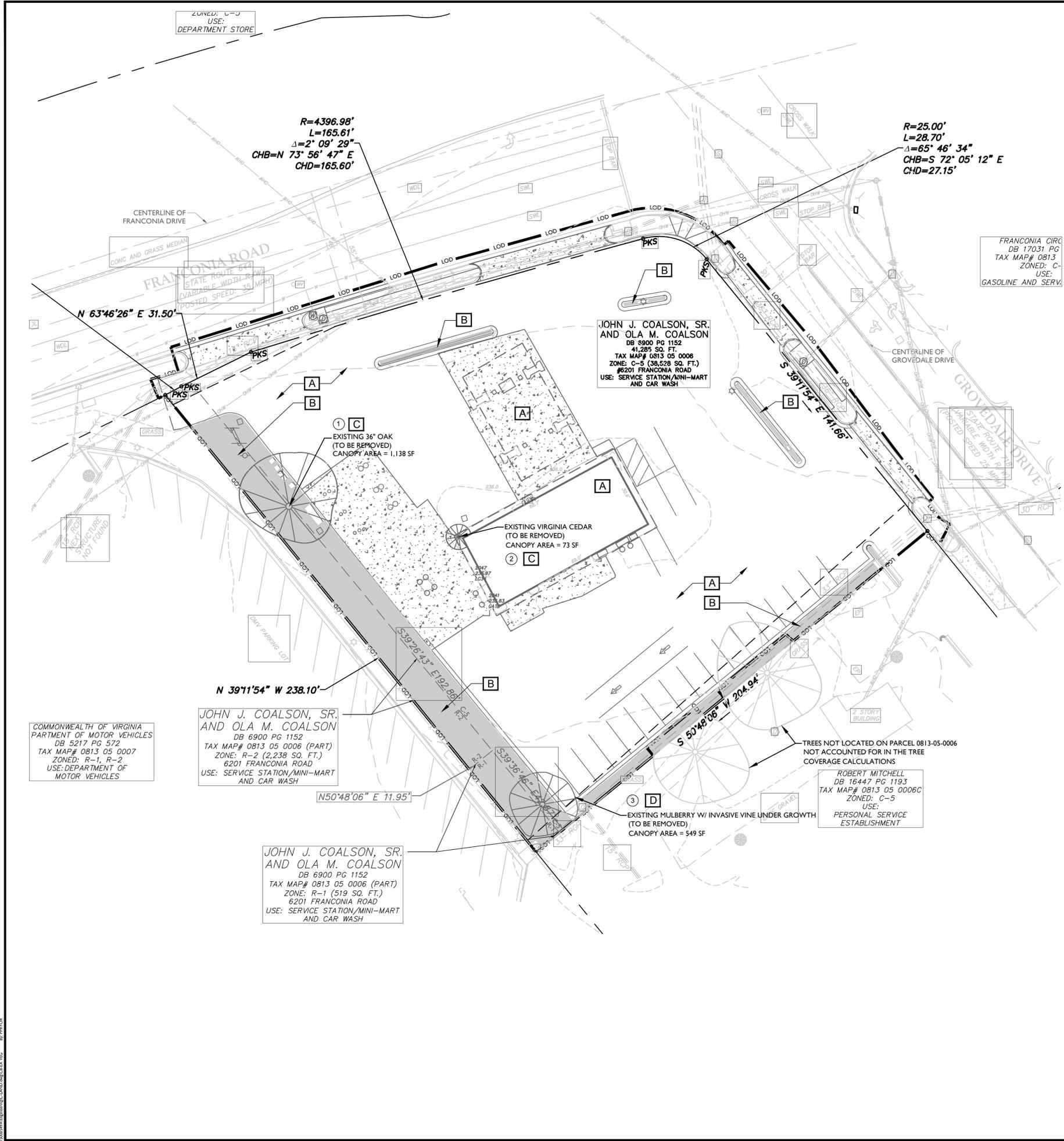
Input Power Designator	4000K		5700K	
	Initial Delivered Lumens*	BUS Ratings** Per TM-15-11	Initial Delivered Lumens*	BUS Ratings** Per TM-15-11
A	7,690	B3 U0 E1	8,000	B3 U0 E1
B	12,490	B3 U0 E1	13,000	B3 U0 E1
C	4,490	B2 U0 E1	4,610	B2 U0 E1
D	16,780	B4 U0 E1	17,470	B4 U0 E1

* Initial delivered lumens at 25°C (77°F).
 ** For more information on the BUS Rating (Short-Circuit Current Rating) visit www.cree.com/lighting or call 1-800-391-5538.

PD Mount

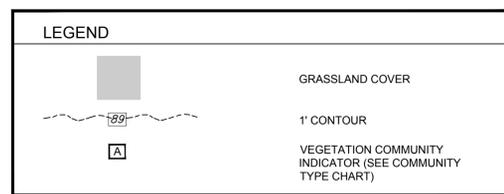


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TREE LEGEND

TREE CIRCUMFERENCE	TREE TYPE
① 36" DBH	PIN OAK
② 10 FT. HT	VIRGINIA CEDAR
③ 20 FT. HT (MULTI-STEM)	MULBERRY



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	+/- 0.79978 (34,838 SF)	*SEE CONDITIONS DESCRIPTION
B	MAINTAINED GRASSLANDS	AREA OF EARLY GRASSED AREAS, ATHLETIC FIELDS OR OTHER GREEN AREAS DEVOID OF NATURAL VEGETATION	N/A	FAIR	+/- 0.10759 (4,687 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	POOR	+/- 0.02780 (1,211 SF)	*SEE CONDITIONS DESCRIPTION
D	MISCELLANEOUS	AREAS THAT DO NOT MATCH THE PREVIOUS COVER TYPES	N/A	FAIR	+/- 0.01260 (549 SF)	*SEE CONDITIONS DESCRIPTION

TOTAL SITE ACREAGE : 0.94777 ACRES TOTAL 0.94777 ACRES

* COVERAGE TYPES REFERENCE TABLE 12.2 OF THE FAIRFAX COUNTY CODE
 TOTAL LOT AREA EQUALS 0.94777 ACRES OR 41,285 SF

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 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. TWO (2) TREES CONTRIBUTE TO THIS AREA; THIS FIRST IS A 36" DBH PIN OAK IN POOR CONDITION, THE TREE EXHIBITS SIGNS OF A PAST LIGHTNING STRIKE AND HAS SEVERAL DEAD LEADER BRANCHES WITHIN THE UPPER CANOPY.
- THE SECOND IS A VIRGINIA CEDAR APPROXIMATELY 10 FT IN HEIGHT CONSIDERED FAIR CONDITION. THESE TWO (2) TREES WILL BE REMOVED PER CONFLICT WITH THE PROPOSED IMPROVEMENTS AS PART OF THIS APPLICATION.
- AREA "D" CONSISTS OF AN ISOLATED AREA OF INVASIVE PLANT MATERIAL INCLUDING A LARGE MULTI-STEM MULBERRY TREE APPROXIMATELY 15 FT. IN HEIGHT WITH IVY AND/OR JAPANESE HONEYSUCKLE UNDER GROWTH. MATERIAL IS IN FAIR CONDITION, BUT WILL BE REMOVED AS PART OF THE PROPERTY IMPROVEMENTS. THE AREA IN WHICH ITS LOCATED WILL BE PLANTED WITH NATIVE SHADE TREES.

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):	4.26%
B	PERCENTAGE OF GROSS SITE AREA COVERED BY EXISTING TREE CANOPY:	4.26%
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:	4.26%
E	PROPOSED PERCENTAGE OF CANOPY REQUIREMENT THAT WILL BE MET THROUGH TREE PRESERVATION:	0%
F	HAS THE TREE PRESERVATION TARGET MINIMUM BEEN MET:	NO

TREE PRESERVATION NARRATIVE

THE MAJORITY OF THE SUBJECT SITE CONTAINS IMPROVED MAN MADE INFRASTRUCTURE AND IS DEVOID OF NATURALLY OCCURRING LANDSCAPE AND FOREST COMMUNITIES. THREE EXISTING TREES EITHER PLANTED DURING THE ORIGINAL DEVELOPMENT OF THIS PROPERTY OR HAVE SELF SEEDING ACCOUNT FOR ALL OF THE EXISTING TREE CANOPY COVERAGE AT THIS TIME. THE CONDITION OF THE (PIN OAK) HAS BEEN ASSESSED AS POOR AT THIS TIME. EVIDENCE OF A LIGHTNING STRIKE HAS BEEN OBSERVED AND UPPER BRANCHES WITHIN THE CANOPY ARE DEAD. THIS TREE SHOULD BE REMOVED PRIOR TO BECOMING A POTENTIAL HAZARD TO THE PUBLIC. THE (VIRGINIA CEDAR) HAS BEEN ASSESSED AS FAIR CONDITION, HOWEVER THE LOCATION OF THE EXISTING TREE WILL CONFLICT WITH THE NEWLY PROPOSED IMPROVEMENTS. THE MULBERRY TREE WITH ATTACHED INVASIVE VINES WILL BE REMOVED AS PART OF THE IMPROVEMENTS AND REPLACED WITH NATIVE SHADE TREES.

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.

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REV	DATE	DESCRIPTION
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2	06-16-16	PAP

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

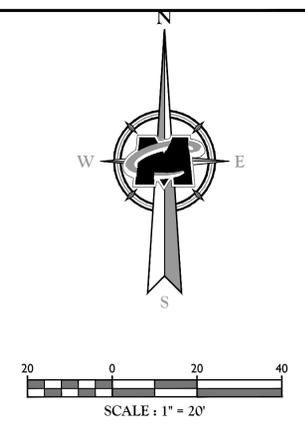
GENERALIZED DEVELOPMENT PLAN/SPECIAL EXCEPTION PLAT FOR PETROLEUM MARKETING GROUP

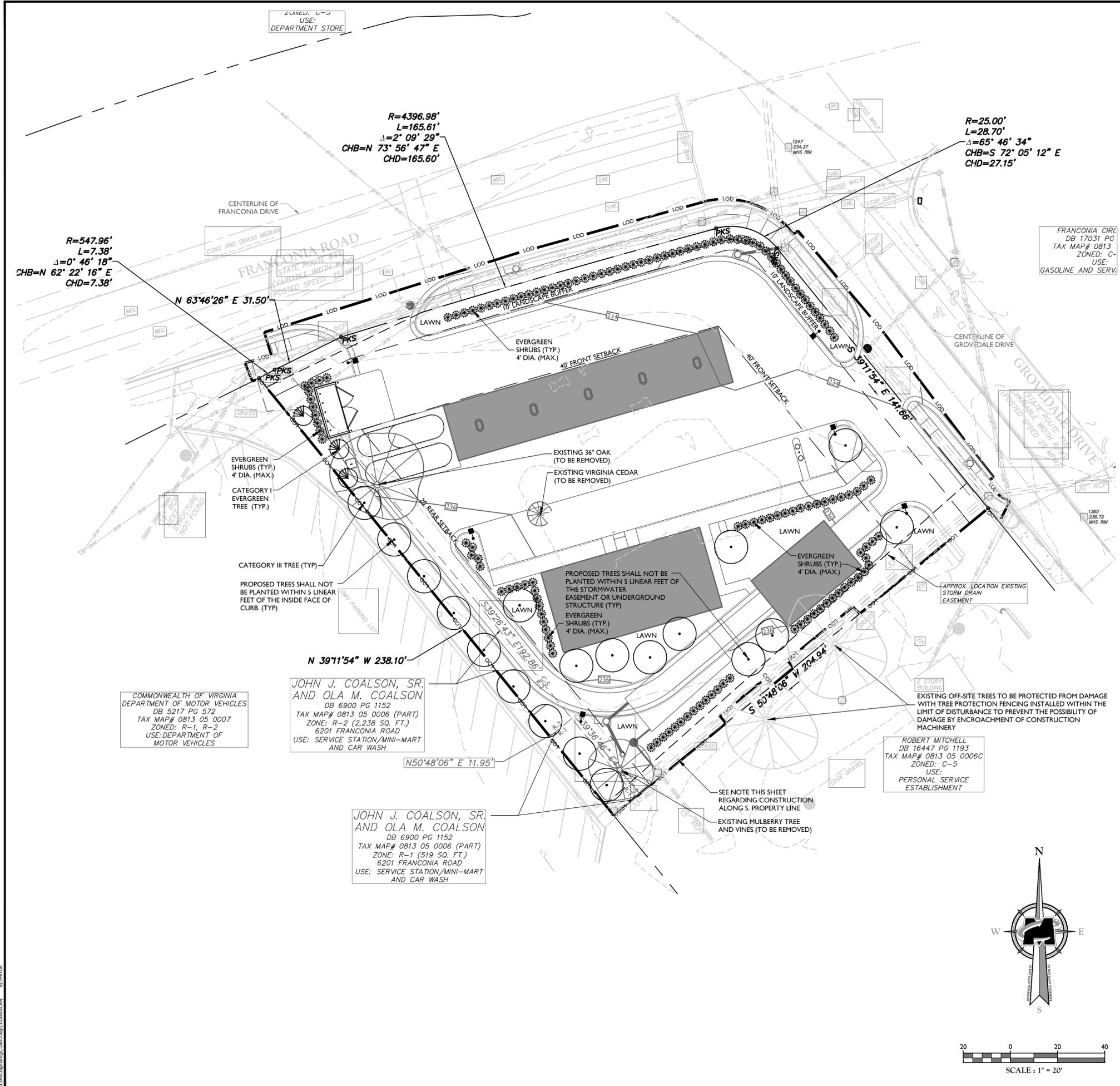
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 LEE MAGISTERIAL DISTRICT
 FAIRFAX COUNTY
 VIRGINIA

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

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AS SHOWN	12/07/15	PAP/CHE	EJRP
PROJECT NUMBER:	DRAWING NAME:		
15000549A	C-LAND		

SHEET TITLE: EXISTING VEGETATION MAP
 SHEET NUMBER: C8





COUNTY OF FAIRFAX LANDSCAPE COMPLIANCE CHARTS

- INTERIOR PARKING LOT LANDSCAPING: SECTION 13-2002**
 1. NOT REQUIRED AS PARKING PROVIDED EQUALS LESS THAN TWENTY (20) STALLS.
- PERIPHERAL PARKING LOT LANDSCAPING: SECTION 13-2003**
 1. NOT REQUIRED AS PARKING PROVIDED EQUALS LESS THAN TWENTY (20) STALLS.
- TRANSITIONAL SCREENING AND BARRIERS: SECTION 13-3000**
 1. NOT REQUIRED.
- TREE CONSERVATION: SECTION 12-0000**
 1. SEE THE EXISTING VEGETATION PLAN OF THIS PLAN SET FOR INFORMATION REGARDING TREE CONSERVATION.
- TREE PRESERVATION NARRATIVE: SECTION 12-0509.3A**
 1. 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
3	CAT. I EVERGREEN	50SF @ 2' CALIPER AT TIME OF PLANTING	1.0	3 X 50SF = 150 SF
19	CAT. III DECIDUOUS	150 SF @ 2' CALIPER AT TIME OF PLANTING	1.5 (NATIVE)	150 SF X 1.5 = 225 SF 225 SF X 19 = 4,275 SF
N/A	WOODY EVERGREEN SHRUBS	CALCULATED BY SURFACE AREA PER 12.6510.4D(1) 30" MIN. DIA. AT TIME OF PLANTING; 48" DIA. PROJECTED	1.0	NOT COUNTED WITHIN THE COVERAGE CALCULATIONS
TOTAL 10 YEAR CANOPY COVERAGE PLANTED:				150 SF + 4,275 SF = 4,425 SF (EXCEEDS REQUIREMENT BELOW)

TABLE 12.10 - 10 YEAR TREE CANOPY CALCULATION WORKSHEET

B. TREE CANOPY REQUIREMENT		
B.1 IDENTIFY GROSS SITE AREA:		41,285 SF
B.2 SUBTRACT AREA DEDICATED TO PARKS, ROAD FRONTAGE, PUBLIC USES, ETC.:		0 SF
B.3 SUBTRACT AREA OF EXEMPTIONS:		0 SF
B.4 ADJUSTED GROSS SITE AREA (B.1 - B.2):		41,285 SF
B.5 IDENTIFY SITES ZONING AND/OR USE:		C-5
B.6 PERCENTAGE OF 10-YEAR TREE CANOPY REQUIRED:		10%
B.7 AREA OF TREE CANOPY REQUIRED (B.4 X B.6):		4,129 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:		4,129 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 ENERGY CONSERVATION (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):		4,275 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 D.14 REPRESENTED BY D.15 (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 (E.1 + E.2 + E.3):		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 4.26%. SAID TOTAL CANNOT BE ACHIEVED VIA PRESERVATION AS THE EXISTING VEGETATION CONSISTS OF ONLY THREE (3) TREES; THE EXISTING PIN OAK IS ASSESSED IN POOR CONDITION AND IS RECOMMENDED FOR REMOVAL; THE EXISTING VIRGINIA CEDAR WILL BE IN CONFLICT WITH THE PROPOSED IMPROVEMENTS; AND THE EXISTING MULBERRY TREE IS CONSIDERED INVASIVE AND IS ALSO IMPACTED WITH INVASIVE VINES AND IS RECOMMENDED FOR REMOVAL.

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.

COUNTY OF FAIRFAX LANDSCAPE NOTES

LANDSCAPE PRE-INSPECTION 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 STAKE 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/FDP.

NOTE: MINIMAL LANDSCAPING WORK SHALL BE ALLOWED OUTSIDE OF THE LIMITS OF DISTURBANCE ALONG THE SOUTHERN PROPERTY BOUNDARY, AND SHALL BE LIMITED TO SEEDING OR SODDING GRASS. THIS WORK SHALL BE ACCOMPLISHED WITHOUT IMPACTING THE TREES TO BE PRESERVED. ALL WORK WILL BE DONE BY HAND WITHOUT DISTURBING THE ROOT SYSTEM OF THE ADJACENT OFFSITE TREES, AND ANY USE OF POWER TOOLS WILL BE LIMITED TO SMALL, HAND-OPERATED EQUIPMENT. ANY WORK REQUIRING THE USE OF LARGER MOTORIZED EQUIPMENT SUCH AS, BUT NOT LIMITED TO, TREE TRANSPANTING SPADES, SKID LOADERS, TRACTORS, TRUCKS, STUMP-GRINDERS, OR ANY ACCESSORY OR ATTACHMENT CONNECTED TO SUCH EQUIPMENT SHALL NOT OCCUR UNLESS APPROVED IN WRITING BY THE DIRECTOR OF UFMD.

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 Jonathan M. Jolley
 Cert No. 0406-001503
 6.10.16
 LANDSCAPE ARCHITECT

JONATHAN JOLLEY
 VIRGINIA REGISTERED
 LANDSCAPE ARCHITECT - LICENSE NUMBER: 01503

GENERALIZED DEVELOPMENT PLAN/SPECIAL EXCEPTION PLAT FOR **PETROLEUM MARKETING GROUP**

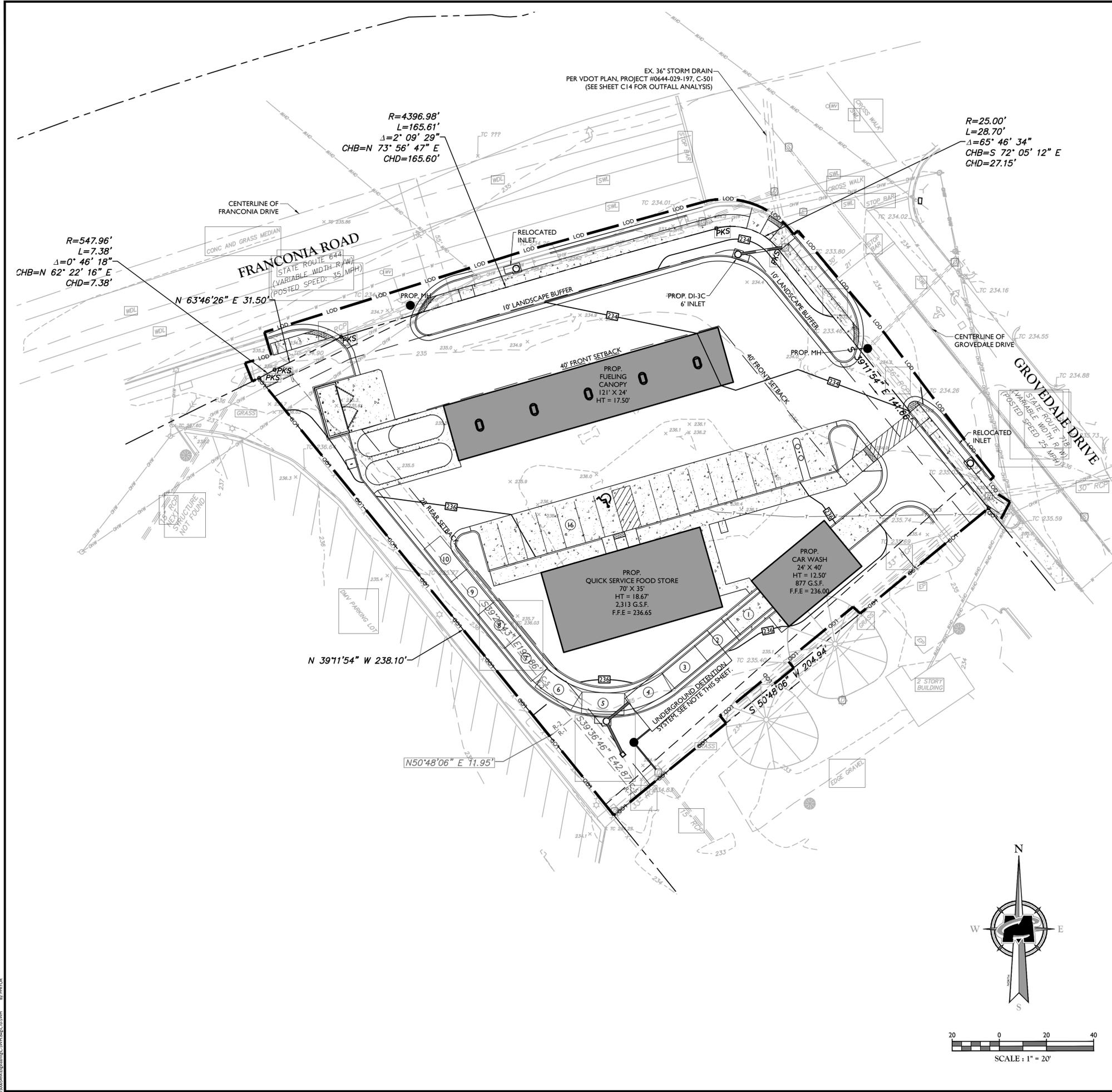
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MASER CONSULTING, P.A.
 STERLING OFFICE
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 Fax: 703.430.4339
 email: solutions@maserconsulting.com

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PROJECT NUMBER: 15000549A
 DRAWING NAME: C-LAND

SHEET TITLE: **LANDSCAPE PLAN**
 SHEET NUMBER: **C9**



STORMWATER NARRATIVE:

THIS SITE IS LOCATED IN FAIRFAX COUNTY, AT 6201 FRANCONIA ROAD, ALEXANDRIA. IT IS SITUATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF FRANCONIA ROAD AND GROVEDALE DRIVE WHICH IS PART OF THE CAMERON RUN WATERSHED.

THE PROPERTY IS CURRENTLY ZONED C-5, R-2, AND R-1 AND IS ABUTTED WITH ANOTHER PARCEL ZONED C-5 ALONG THE SOUTHEASTERLY PROPERTY LINE (PERSONAL SERVICE ESTABLISHMENT) AND A PARCEL ZONED R-2 AND R-1 ALONG THE WEST PROPERTY LINE (DMV OFFICE). THE NORTHERLY PROPERTY LINE IS THE RIGHT-OF-WAY LINE FOR THE AFOREMENTIONED FRANCONIA ROAD, WHILE THE EASTERLY PROPERTY LINE IS THE RIGHT-OF-WAY LINE FOR GROVEDALE DRIVE.

THE SUBJECT PARCEL IS CURRENTLY A SERVICE STATION WITH THREE SERVICE BAYS AND FIVE (5) MULTI-PRODUCT DISPENSERS AND TYPICAL CANOPY COVER. THE EXISTING BUILDING IS APPROXIMATELY 2,025 GROSS SQUARE FEET. THIS FIGURE INCLUDES THE ENTIRE FLOOR AREA WITHIN THE FOUR WALLS (SERVICE BAYS, OFFICE, ETC). 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 0.95 ACRES, WITH AN EXISTING IMPERVIOUS COVERAGE OF 83%.

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 2,313 GROSS SQUARE FOOT SERVICE STATION/MINI-MART, 877 GSF 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, AND STACKING SPACES TO ACCOMMODATE A QUEUE FOR THE AUTOMATED CAR WASH. IN ADDITION TO THE RELOCATED VEHICULAR ENTRANCES, THE 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 REDUCED TO APPROXIMATELY 73%.

THE EXISTING STORM DRAIN SYSTEM IS A CLOSED SYSTEM. THE SOUTHERN BRANCH OF THIS SYSTEM COLLECTS FLOW FROM GROVEDALE OFFICE PARK AT THE SOUTHWEST PROPERTY CORNER. IT IS THEN CONVEYED ALONG THE SOUTHERLY PROPERTY LINE AND ALONG THE WEST SIDE OF THE GROVEDALE DRIVE RIGHT-OF-WAY. THERE IS ANOTHER BRANCH OF UNDERGROUND STORM DRAIN WHICH COLLECTS FLOW FROM THE ADJACENT PROPERTY AT THE NORTHWEST PROPERTY CORNER. THIS FLOW IS CONVEYED ALONG THE SOUTHERLY RIGHT-OF-WAY LINE FOR FRANCONIA ROAD, WHERE IT JOINS WITH THE AFOREMENTIONED BRANCH SOUTH WEST OF THE INTERSECTION OF FRANCONIA ROAD AND GROVEDALE DRIVE.

AT THIS POINT, THE SOUTHERLY AND NORTHERLY SYSTEMS CONVERGE AT A MANHOLE LOCATED OFF THE NORTHEAST PROPERTY CORNER, IN THE SOUTHERLY MOST LANE OF FRANCONIA ROAD. BASED ON COUNTY MAPPING DATA, THE STORM WATER THEN FLOWS IN A NORTHERLY DIRECTION ACROSS FRANCONIA ROAD THROUGH AN EXISTING 36" PIPE. FLOW IS THEN CONVEYED NORTHERLY THROUGH A 42" PIPE, ON THE EAST SIDE OF FOREST LANE.

RELOCATION OF THE VEHICULAR ENTRANCES WILL REQUIRE THAT TWO OF THE EXISTING CURB INLETS ALONG THE SITE'S PUBLIC STREET FRONTAGES WILL BE RELOCATED. THE STRUCTURES THAT ARE EXISTING CURB INLETS WILL BE REPLACED WITH MANHOLES TO FACILITATE VEHICULAR TRAFFIC.

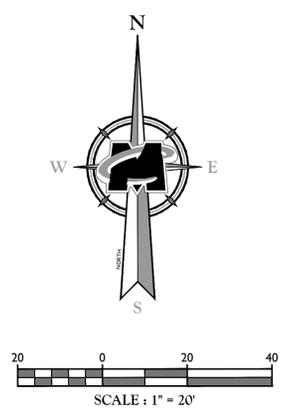
WATER QUALITY FOR THIS SITE WILL BE PROVIDED WITH A STORMTECH ISOLATOR ROW AND UNDERGROUND DETENTION SYSTEM, OR APPROVED EQUIVALENT, (APPROX. 1,035 SF/0.02 AC) LOCATED AT THE SOUTHWEST AREA OF THE PROPERTY. THIS FACILITY WILL INTERCEPT ON-SITE FLOW FROM 0.30 ACRES LOCATED AT THE SOUTHERN PORTION OF THE SITE. OVERFLOW FROM THIS SYSTEM WILL BE CONTROLLED BY AN OUTLET STRUCTURE AND CONVEYED TO THE EXISTING STORM DRAIN SYSTEM LOCATED ALONG THE SOUTHERLY PROPERTY LINE.

BASED ON THE VIRGINIA RUNOFF REDUCTION METHOD, THE PROVISION OF THE AFORE-MENTIONED UNDERGROUND DETENTION BASIN WILL SATISFY THE REDEVELOPMENT OF THIS SITE. SEE COMPUTATIONS (SHEET C12) FOR FURTHER INFORMATION.

ADDITIONALLY, WHEN ROUTING THE VARIOUS STORM EVENTS THROUGH THE FACILITY IT WAS DETERMINED THAT THE FLOW FOR EACH EVENT WILL BE REDUCED. THIS IS DUE TO THE PROPOSED APPROXIMATE 10% REDUCTION IN IMPERVIOUS AREA AS WELL AS THE STORM WATER STORAGE CHARACTERISTICS OF THE PROPOSED DETENTION FACILITY.

PLEASE REFER TO THE "STORMWATER DISCHARGE SUMMARY" ON SHEET C12 FOR A SUMMARY OF THE FLOWS GENERATED BY THE VARIOUS STORM EVENTS.

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



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2	06-16-16	PAP	REVISIONS PER COUNTY COMMENTS RECEIVED 05/19/16.

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

GENERALIZED DEVELOPMENT PLAN/SPECIAL EXCEPTION PLAT FOR
PETROLEUM MARKETING GROUP

6201 FRANCONIA ROAD
LEE MAGISTERIAL DISTRICT
FAIRFAX COUNTY
VIRGINIA

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

SCALE: AS SHOWN	DATE: 12/07/15	DRAWN BY: PAPICHE	CHECKED BY: EJR/P
PROJECT NUMBER: 15000549A	DRAWING NAME: C-SWM		

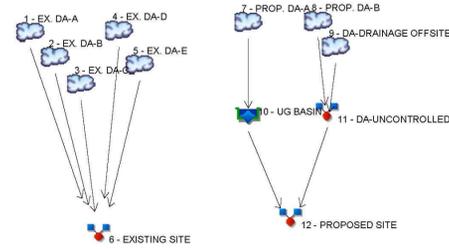
SHEET TITLE: **STORMWATER MANAGEMENT PLAN**

SHEET NUMBER: **C10**

15000549A.dwg 04/14/2016 10:30:01 AM

Watershed Model Schematic

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



Legend

Hyd. No.	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	EX-DA-E
6	Combine	EXISTING SITE
7	SCS Runoff	PROP-DA-A
8	SCS Runoff	PROP-DA-B
9	SCS Runoff	DA-DRAINAGE OFFSITE
10	Reservoir	UG BASIN
11	Combine	DA-UNCONTROLLED
12	Combine	PROPOSED SITE

Project: 6201 Franconia SWM (04.27.16).gpw

Wednesday, 04 / 27 / 2016

Hydrograph Return Period Recap

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

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	-----	1,014	1,257	-----	-----	1,998	-----	-----	-----	EX-DA-A
2	SCS Runoff	-----	1,145	1,419	-----	-----	2,256	-----	-----	-----	EX-DA-B
3	SCS Runoff	-----	0.163	0.211	-----	-----	0.358	-----	-----	-----	EX-DA-C
4	SCS Runoff	-----	0.457	0.556	-----	-----	0.860	-----	-----	-----	EX-DA-D
5	SCS Runoff	-----	0.246	0.299	-----	-----	0.463	-----	-----	-----	EX-DA-E
6	Combine	1, 2, 3, 4, 5	3,026	3,743	-----	-----	5,935	-----	-----	-----	EXISTING SITE
7	SCS Runoff	-----	0.645	0.873	-----	-----	1.602	-----	-----	-----	PROP-DA-A
8	SCS Runoff	-----	1.897	2.320	-----	-----	3.615	-----	-----	-----	PROP-DA-B
9	SCS Runoff	-----	0.113	0.173	-----	-----	0.382	-----	-----	-----	DA-DRAINAGE OFFSITE
10	Reservoir	7	0.175	0.210	-----	-----	0.301	-----	-----	-----	UG BASIN
11	Combine	8, 9	2,004	2,487	-----	-----	3,996	-----	-----	-----	DA-UNCONTROLLED
12	Combine	10, 11	2,142	2,653	-----	-----	4,238	-----	-----	-----	PROPOSED SITE

Proj. file: 6201 Franconia SWM (04.27.16).gpw

Wednesday, 04 / 27 / 2016

Hydrograph Summary Report

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

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	1,014	2	716	2,194	-----	-----	-----	EX-DA-A
2	SCS Runoff	1,145	2	716	2,477	-----	-----	-----	EX-DA-B
3	SCS Runoff	0.163	2	716	335	-----	-----	-----	EX-DA-C
4	SCS Runoff	0.457	2	716	1,057	-----	-----	-----	EX-DA-D
5	SCS Runoff	0.246	2	716	569	-----	-----	-----	EX-DA-E
6	Combine	3,026	2	716	6,632	1, 2, 3, 4, 5	-----	-----	EXISTING SITE
7	SCS Runoff	0.645	2	716	1,301	-----	-----	-----	PROP-DA-A
8	SCS Runoff	1.897	2	716	4,272	-----	-----	-----	PROP-DA-B
9	SCS Runoff	0.113	2	716	230	-----	-----	-----	DA-DRAINAGE OFFSITE
10	Reservoir	0.175	2	724	1,300	7	230.05	408	UG BASIN
11	Combine	2,004	2	716	4,502	8, 9	-----	-----	DA-UNCONTROLLED
12	Combine	2,142	2	716	5,802	10, 11	-----	-----	PROPOSED SITE

6201 Franconia SWM (04.27.16).gpw

Return Period: 1 Year

Wednesday, 04 / 27 / 2016

Hydrograph Summary Report

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

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	1,257	2	716	2,759	-----	-----	-----	EX-DA-A
2	SCS Runoff	1,419	2	716	3,115	-----	-----	-----	EX-DA-B
3	SCS Runoff	0.211	2	716	437	-----	-----	-----	EX-DA-C
4	SCS Runoff	0.556	2	716	1,300	-----	-----	-----	EX-DA-D
5	SCS Runoff	0.299	2	716	700	-----	-----	-----	EX-DA-E
6	Combine	3,743	2	716	8,311	1, 2, 3, 4, 5	-----	-----	EXISTING SITE
7	SCS Runoff	0.873	2	716	1,768	-----	-----	-----	PROP-DA-A
8	SCS Runoff	2,320	2	716	5,291	-----	-----	-----	PROP-DA-B
9	SCS Runoff	0.173	2	718	346	-----	-----	-----	DA-DRAINAGE OFFSITE
10	Reservoir	0.210	2	724	1,767	7	230.29	584	UG BASIN
11	Combine	2,487	2	716	5,637	8, 9	-----	-----	DA-UNCONTROLLED
12	Combine	2,653	2	716	7,404	10, 11	-----	-----	PROPOSED SITE

6201 Franconia SWM (04.27.16).gpw

Return Period: 2 Year

Wednesday, 04 / 27 / 2016

Hydrograph Summary Report

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

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	1,998	2	716	4,527	-----	-----	-----	EX-DA-A
2	SCS Runoff	2,256	2	716	5,111	-----	-----	-----	EX-DA-B
3	SCS Runoff	0.358	2	716	766	-----	-----	-----	EX-DA-C
4	SCS Runoff	0.860	2	716	2,050	-----	-----	-----	EX-DA-D
5	SCS Runoff	0.463	2	716	1,104	-----	-----	-----	EX-DA-E
6	Combine	5,935	2	716	13,557	1, 2, 3, 4, 5	-----	-----	EXISTING SITE
7	SCS Runoff	1.602	2	716	3,316	-----	-----	-----	PROP-DA-A
8	SCS Runoff	3.615	2	716	8,456	-----	-----	-----	PROP-DA-B
9	SCS Runoff	0.382	2	718	769	-----	-----	-----	DA-DRAINAGE OFFSITE
10	Reservoir	0.301	2	726	3,315	7	231.12	1,201	UG BASIN
11	Combine	3,996	2	716	9,225	8, 9	-----	-----	DA-UNCONTROLLED
12	Combine	4,238	2	716	12,540	10, 11	-----	-----	PROPOSED SITE

6201 Franconia SWM (04.27.16).gpw

Return Period: 10 Year

Wednesday, 04 / 27 / 2016

Hydraflow Rainfall Report

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

Wednesday, 04 / 27 / 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	41.8109	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)^E

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: R:\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

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Return Period: 2 Year

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Lic. No. 0402054260
PROFESSIONAL ENGINEER
EDUARDO J. INTRIAGO
VIRGINIA PROFESSIONAL ENGINEER - LICENSE NUMBER: 54260

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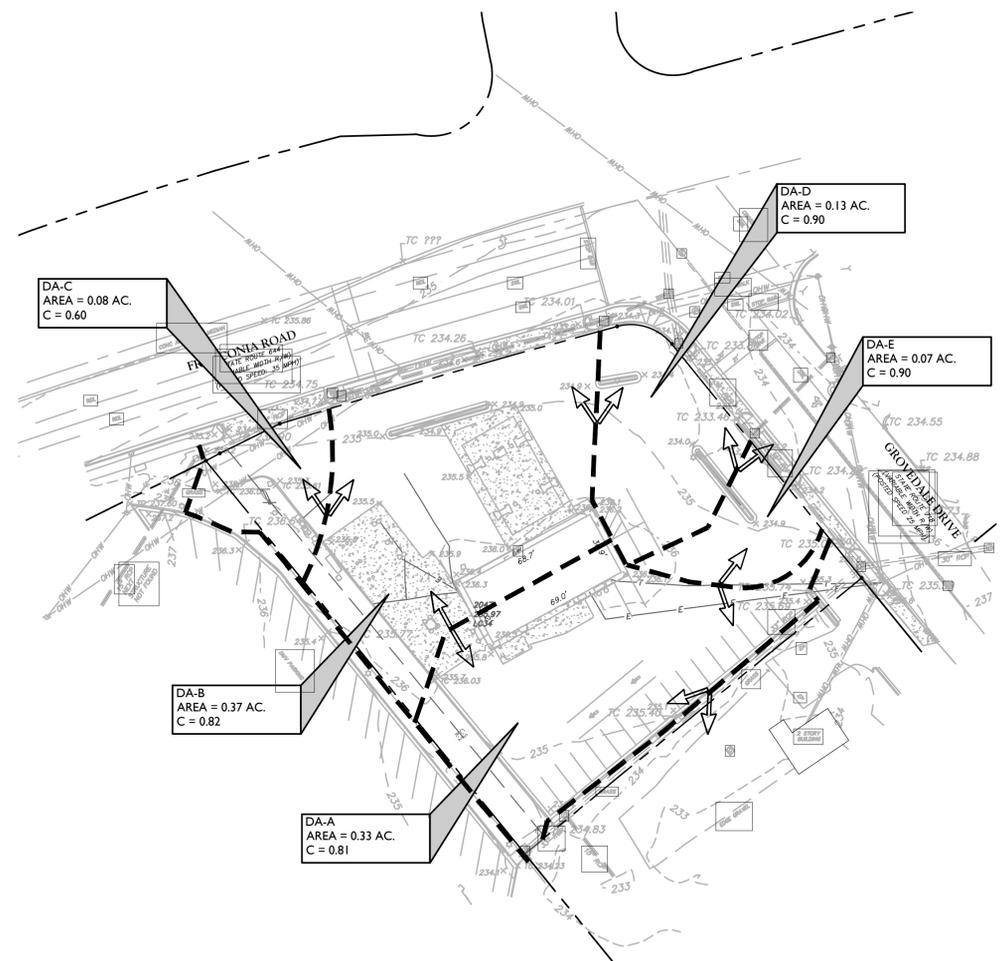
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AS SHOWN	12/07/15	PAP/CHE	EJRP
PROJECT NUMBER:	DRAWING NAME:		
15000549A	C-SWM		

SHEET TITLE
BMP/SWM ANALYSIS

SHEET NUMBER
C11

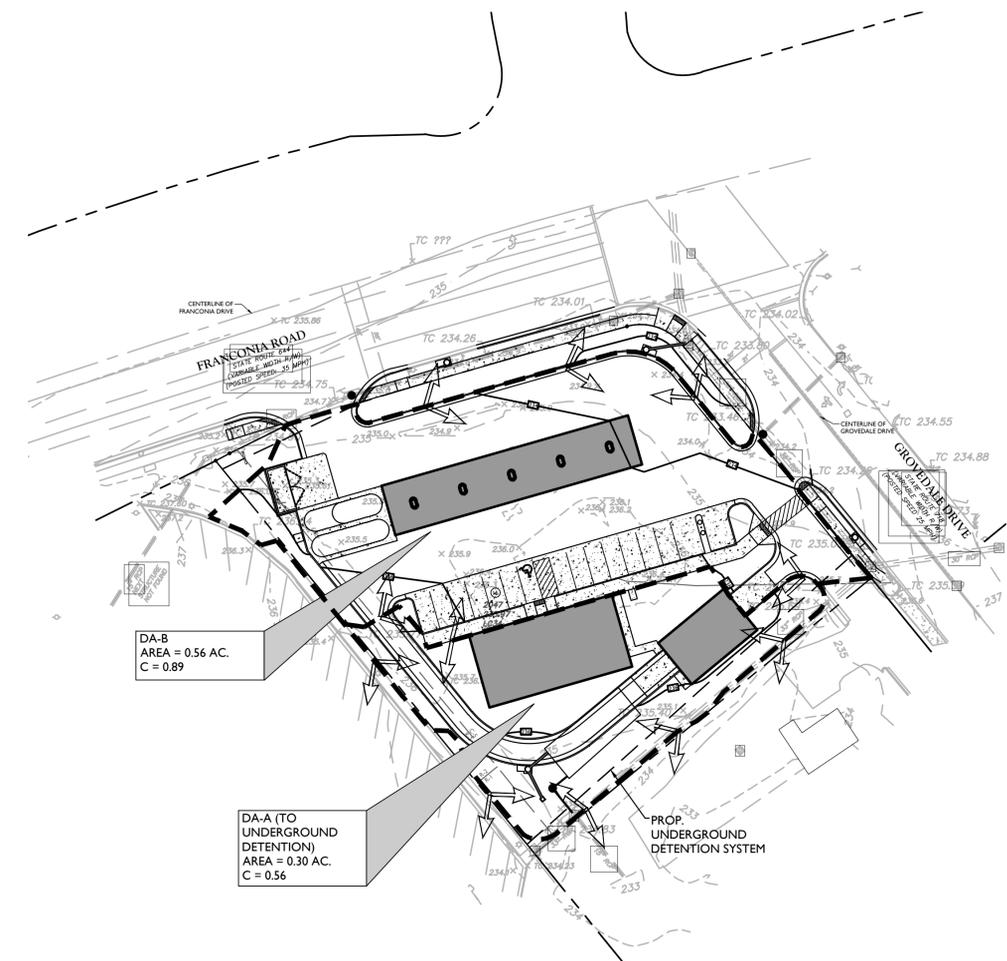
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EXISTING DRAINAGE AREA MAP

SCALE 1" = 40'



PROPOSED DRAINAGE AREA MAP

SCALE 1" = 40'

ADEQUATE OUTFALL NARRATIVE FOR DA-A

PROPOSED CONDITION DA-A - PROPOSED DRAINAGE AREA DA-A CONSISTS OF A PORTION OF THE EXISTING DRAINAGE AREA DA-A. THE EXISTING DA-A CONVEYS 0.33 ACRES WITH A CN OF 0.81. THE EXISTING FLOWS TO THIS SYSTEM ARE: Q1=1.0cfs, Q2=1.3cfs, Q10=2.0cfs. THE PROPOSED DA-A WILL CONVEY 0.30 ACRES WITH A CN OF 0.56. THE PROPOSED DA-A HAS A REDUCTION IN IMPERVIOUS AREA AND WITH THE PROPOSED UNDERGROUND DETENTION SYSTEM AND CONTROL STRUCTURE, THE PROPOSED FLOW IS GREATLY REDUCED. THE PROPOSED FLOWS TO THIS SYSTEM ARE: Q1=0.2cfs, Q2=0.2cfs, Q10=0.3cfs.

STORMWATER DISCHARGE SUMMARY			
	1 YR - 24 HR STORM (cfs)	2 YR - 24 HR STORM (cfs)	10 YR - 24 HR STORM (cfs)
PRE-DEVELOPED (UNCONTROLLED)	3.0	3.7	5.9
TOTAL PRE-DEVELOPED FLOW	3.0	3.7	5.9
POST-DEVELOPED (UNCONTROLLED)	2.0	2.5	4.0
POST-DEVELOPED (CONTROLLED)	0	0	0.4
TOTAL POST-DEVELOPED FLOW	2.0	2.5	4.0
REDUCTION	1.0	1.2	1.9

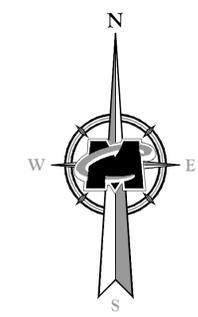
ADEQUATE OUTFALL NARRATIVE FOR DA-B

PROPOSED CONDITION DA-B - PROPOSED DRAINAGE AREA DA-B CONSISTS OF THE EXISTING DRAINAGE AREAS DA-B, DA-C, DA-D AND DA-E AS WELL AS A PORTION OF DA-A. THE EXISTING DRAINAGE AREAS CONVEY TO SEPARATE INLETS THAT WILL BE MODIFIED WITH THE PROPOSED SITE CONFIGURATION. THE EXISTING INLETS COLLECTING RUNOFF FROM DRAINAGE AREAS DA-C AND DA-E WILL BE CONVERTED TO MANHOLES AND WILL NO LONGER COLLECT RUNOFF. WITH THE PROPOSED GRADING AND MODIFICATIONS TO THE EXISTING ENTRANCES, THESE AREAS WILL CONVEY TO A PROPOSED INLET COLLECTING RUNOFF FROM PROPOSED DA-B.

THE EXISTING FLOWS TO THE SYSTEM ARE AS FOLLOWS:
 DA-B - Q1=1.1cfs Q2=1.4cfs Q10=2.3cfs
 DA-C - Q1=0.2cfs Q2=0.2cfs Q10=0.4cfs
 DA-D - Q1=0.5cfs Q2=0.6cfs Q10=0.9cfs
 DA-E - Q1=0.2cfs Q2=0.3cfs Q10=0.5cfs

THESE SUB DRAINAGE AREAS CONVEY TO A MANHOLE OFFSITE. AS A WHOLE, THE TOTAL FLOWS TO THE SYSTEM ARE Q1=2.0cfs Q2=2.5cfs Q10=3.9cfs. NOTE, FLOWS ARE ONLY CONSIDERED FROM THE PROJECT SITE.

THE PROPOSED FLOW TO THE SYSTEM FROM DRAINAGE AREA DA-B IS:
 Q1=1.9cfs Q2=2.3cfs Q10=3.6cfs
 THE PROPOSED CONDITION REDUCES THE IMPERVIOUS AREA AS WELL AS REDUCING THE FLOW TO THE SYSTEM AS A WHOLE.



SCALE: 1" = 40'

REV	DATE	DRAWN BY	DESCRIPTION
1	04-28-16	PAP	PAP
2	06-10-16	PAP	REVISIONS PER COUNTY COMMENTS

COMMONWEALTH OF VIRGINIA
 EDUARDO J. INTRIAGO
 Lic. No. 0402054260
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 EDUARDO J. INTRIAGO
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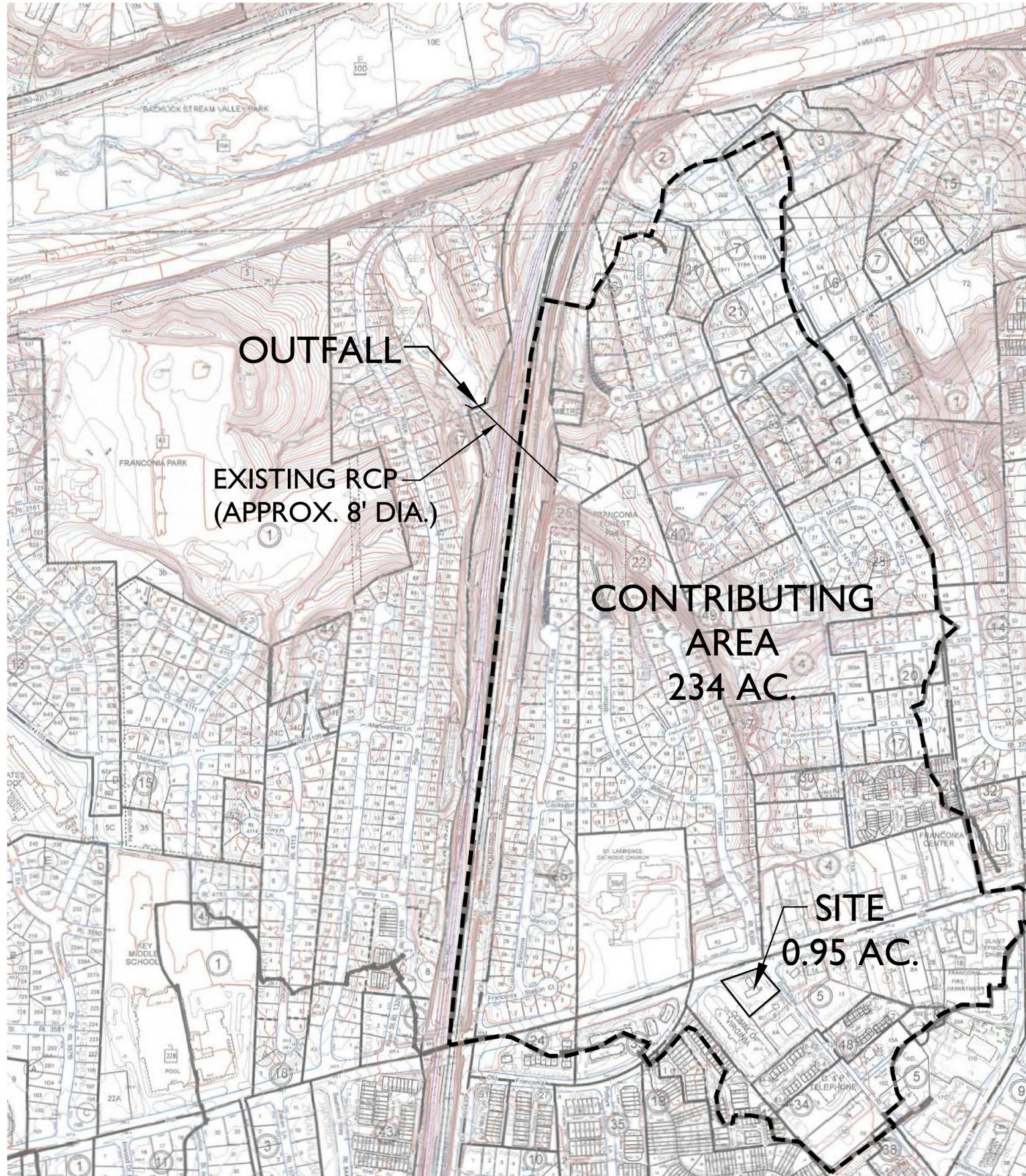
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 22375 Broderick Drive
 Suite 110
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 Phone: 703.430.4330
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AS SHOWN	12/07/15	PAPICHE	EJRP
PROJECT NUMBER:	DRAWING NAME:		
15000549A	C-DAM		

SHEET TITLE
DRAINAGE AREA MAPS

SHEET NUMBER
C13



OUTFALL DRAINAGE AREA
SCALE: 1"=300'

OUTFALL NARRATIVE:

THE EXISTING STORM WATER OUTFALL FOR THIS SITE IS COLLECTED IN TWO STORM DRAIN SYSTEMS LOCATED ALONG THE SOUTHERLY AND NORTHERLY PROPERTY LINES. THE FLOWS CONVERGE, VIA AN EXISTING 36" DIAMETER PIPE, AT A MANHOLE LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF FRANCONIA ROAD AND GROVEDALE DRIVE.

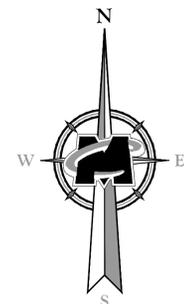
THE STORM FLOW IS THEN CONVEYED NORTHERLY ALONG THE BOUNDARY BETWEEN FRANCONIA HILLS AND FRANCONIA FOREST (EAST OF FOREST LANE). THE UNDERGROUND FLOW IS CONVEYED APPROXIMATELY 800 FEET NORTH OF FRANCONIA ROAD WHERE IT IS CONVEYED TO A NATURAL SWALE LOCATED IN FRANCONIA HILLS. BASED ON A FIELD VISIT ON NOVEMBER 11, 2015, THIS OUTFALL APPEARED TO BE IN GOOD CONDITION.

STORM DRAIN OUTFALL FROM VALLEY VIEW ESTATES, LOCATED EASTERLY OF THIS NATURAL SWALE CONVERGES WITHIN FRANCONIA HILLS (SECTION ONE, LOT 14). THIS FLOW IS CONVEYED VIA AN UNDERGROUND SYSTEM FROM AN EXISTING STORM WATER MANAGEMENT FACILITY LOCATED IN VALLEY VIEW ESTATES. OUTFALL THIS SYSTEM IS LOCATED ALONG THE COMMON BOUNDARY BETWEEN VALLEY VIEW ESTATES AND MAPLE GROVE. IT IS DISCHARGED ON THE WEST SIDE OF VALLEY VIEW DRIVE, INTO THE AFOREMENTIONED FRANCONIA HILLS.

SURFACE FLOW THEN CONTINUES THROUGH THE SCHEBISH PROPERTY, WOODLAND LAKE, AND FRANCONIA FOREST PARK. ADDITIONAL CONCENTRATED FLOW IS INTRODUCED TO THE SURFACE FLOW AS DISCHARGE FROM AN EXISTING STORM WATER MANAGEMENT FACILITY LOCATED IN WOODLAND LAKE. THIS FACILITY ACCEPTS FLOW/DISCHARGE FROM WOODLAND FOREST (LOCATED EASTERLY). THIS CONVERGENCE OF FLOWS AT FRANCONIA FOREST PARK AND WOODLAND LAKE OCCURS APPROXIMATELY 2,200 FEET NORTHERLY FROM THE SUBJECT SITE.

SURFACE FLOW IS CONVEYED APPROXIMATELY 300 FEET IN A NORTHWESTERLY DIRECTION TO A STORM WATER MANAGEMENT FACILITY LOCATED IN PARCEL B OF SECTION 5 OF FRANCONIA FOREST. FLOW IS ALSO INTRODUCED INTO THIS FACILITY FROM A NORTHERLY DIRECTION. THIS FLOW IS DISCHARGED FROM A STORM WATER MANAGEMENT FACILITY LOCATED IN PARCEL B OF SECTION 2 OF VALLEY VIEW MANOR.

DISCHARGE FROM THE VALLEY VIEW MANOR FACILITY IS CONVEYED TO AN EXISTING CULVERT WHICH CONVEYS THE FLOW UNDER THE RAILROAD TRACKS. BASED ON THE AFOREMENTIONED FIELD VISIT OF NOVEMBER 11, 2015, THIS CULVERT IS AN ESTIMATED 8 FOOT DIAMETER REINFORCED CONCRETE PIPE. FLOW IS CONVEYED WESTERLY AND DISCHARGES INTO HIGHGROVE ESTATES INTO AN AREA NOTED AS FLOOD PLAIN ON FAIRFAX COUNTY'S FLOOD PLAIN MAPPING DATA. THIS DISCHARGE POINT WAS IN GOOD CONDITION AS OF NOVEMBER 11, 2015. THE WATERWAY APPEARED TO BE ADEQUATELY LINED WITH RIP-RAP, WITH NO EROSION CONDITIONS PRESENT. FOR THE PURPOSES OF THIS NARRATIVE, IT SHOULD ALSO BE MENTIONED THAT THE CONTRIBUTING DRAINAGE AREA TO THIS POINT IS APPROXIMATELY 234 ACRES, WHICH MEETS THE CRITERIA OF FAIRFAX COUNTY'S OUTFALL ANALYSIS.



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2	06-01-16		

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EDUARDO J. INTRIAGO
Lic. No. 0402054260
PROFESSIONAL ENGINEER

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

GENERALIZED DEVELOPMENT PLAN/SPECIAL EXCEPTION PLAT FOR PETROLEUM MARKETING GROUP

6201 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

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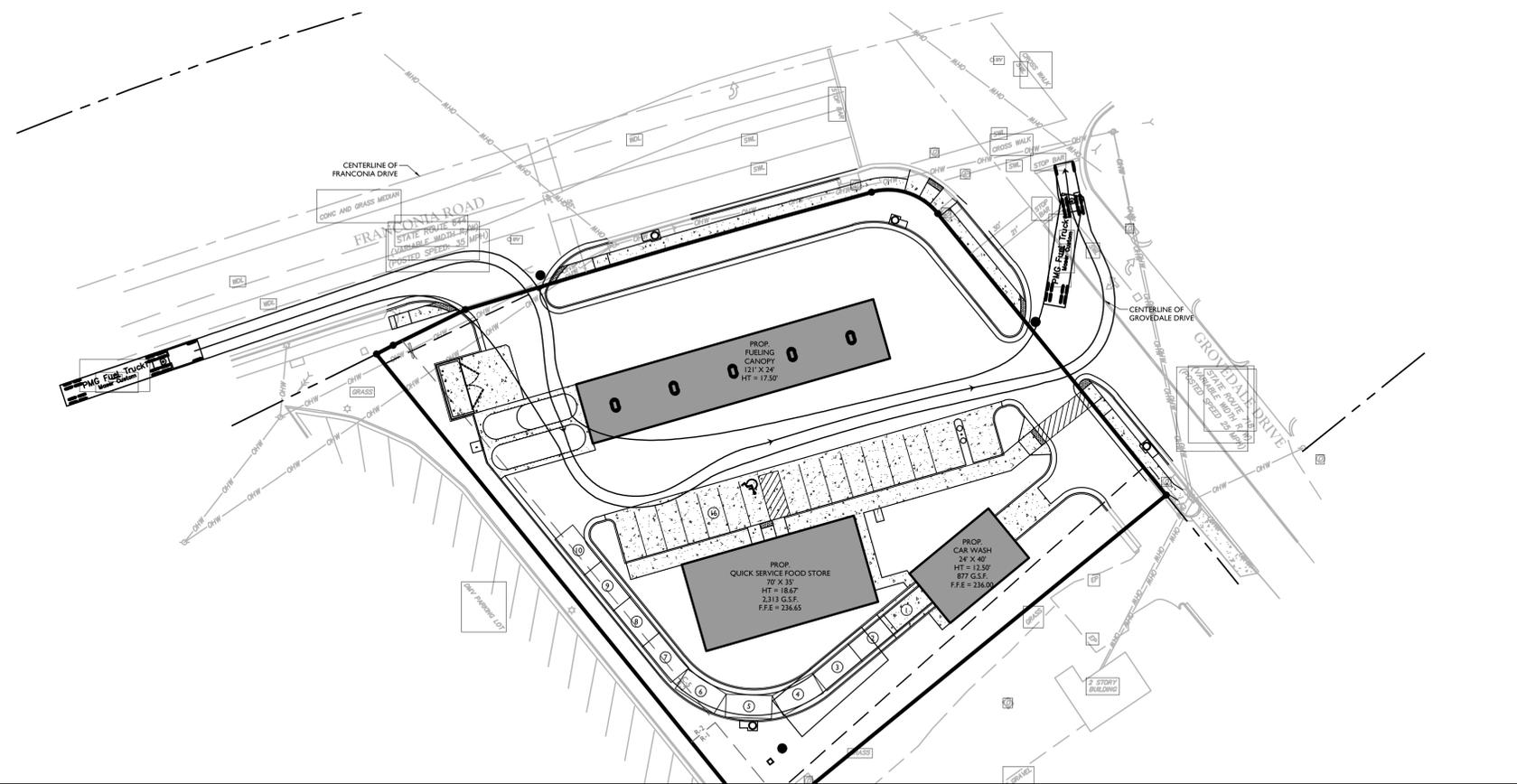
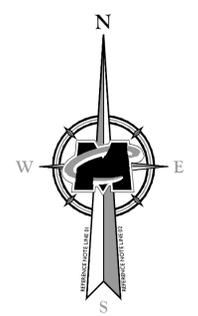
PROJECT NUMBER: 15000549A
DRAWING NAME: C-ADEQ-OUTF

SHEET TITLE: ADEQUATE OUTFALL
SHEET NUMBER: C14

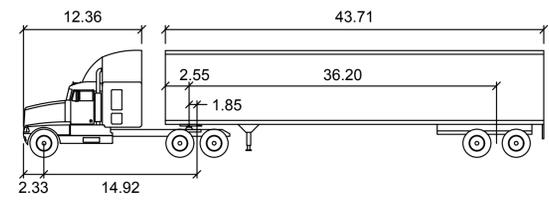
I:\2016\15000549A\CADD\OUTFALL\C14-4000-OUTFALL.dwg P:\MYOC

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TRUCK MOVEMENT
 SCALE: 1"=30'



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		

PROFILE OF TRUCK
 SCALE: 1"=10'

REV.	DATE	DRAWN BY	DESCRIPTION
1	04-28-16	PAP	REVISIONS PER COUNTY COMMENTS.
2	06-16-16	PAP	REVISIONS PER COUNTY COMMENTS RECEIVED 05/19/16.

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

GENERALIZED
 DEVELOPMENT
 PLAN/SPECIAL
 EXCEPTION PLAT
 FOR
**PETROLEUM
 MARKETING GROUP**

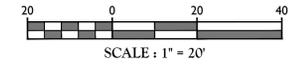
6201 FRANCONIA ROAD
 LEE MAGISTERIAL
 DISTRICT
 FAIRFAX COUNTY
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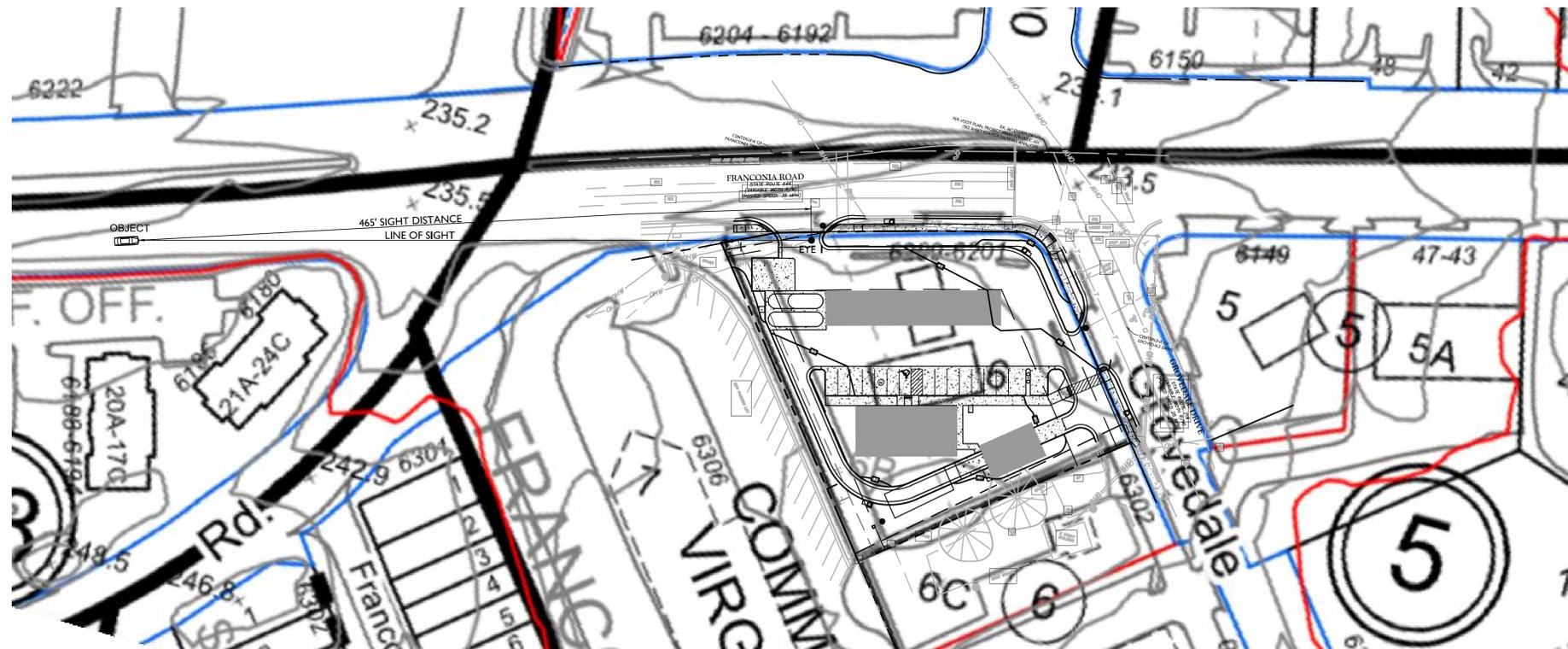
STERLING OFFICE
 22375 Broderick Drive
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 Fax: 703.430.4339
 email: solutions@maserconsulting.com

SCALE: AS SHOWN	DATE: 12/07/15	DRAWN BY: PAPICHE	CHECKED BY: EJRP
PROJECT NUMBER: 15000549A	DRAWING NAME: C-GRAD		

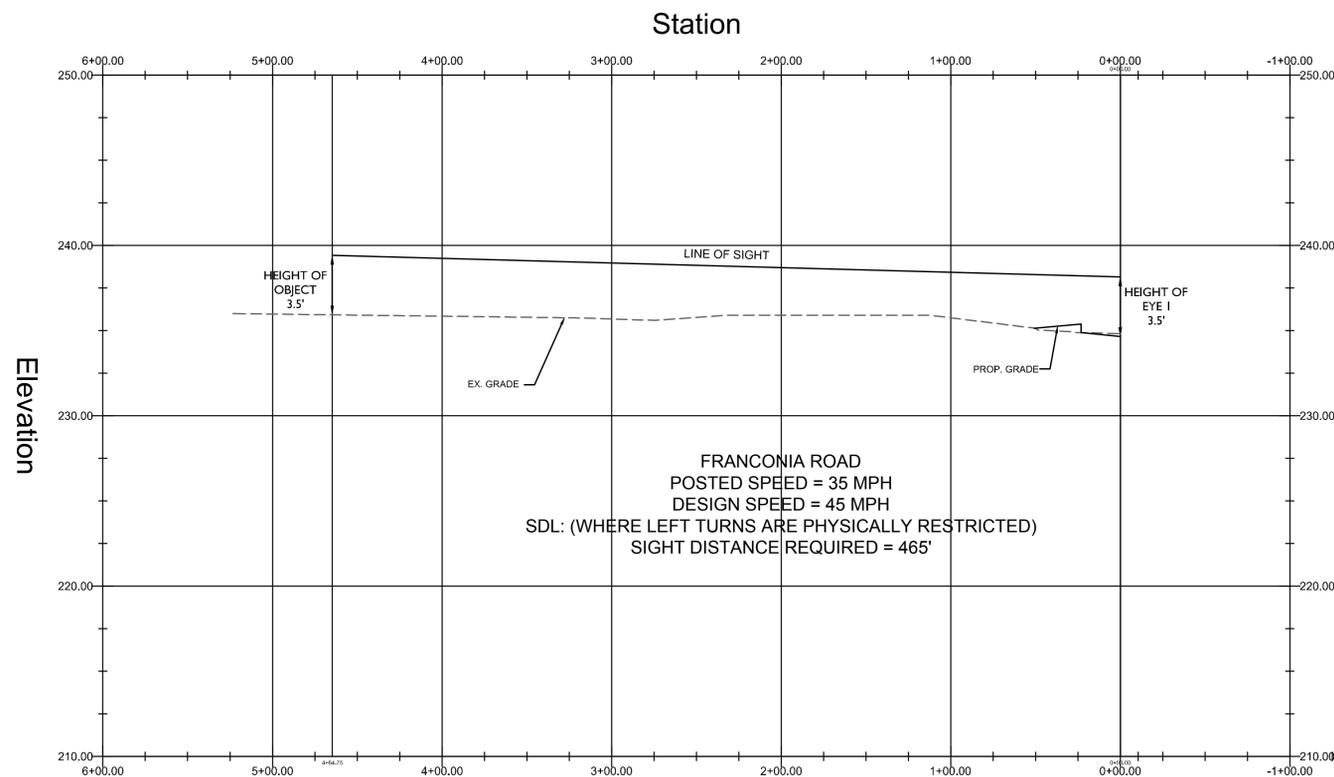
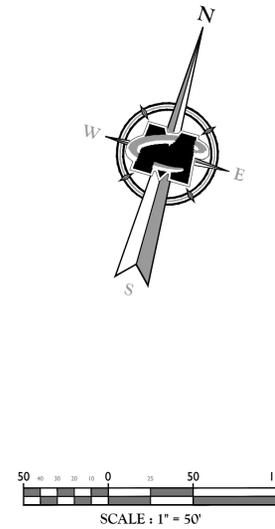
SHEET TITLE
TRUCK TURN MOVEMENT

SHEET NUMBER:
C15





SIGHT DISTANCE FRANCONIA ROAD PLAN VIEW
SCALE: 1" = 50'



SIGHT DISTANCE FRANCONIA ROAD PROFILE
SCALE: 1" = 50' (H); 1" = 5' (V)

NOTE: OFFSITE TOPOGRAPHY INFORMATION IS TAKEN FROM FAIRFAX COUNTY DIGITAL MAP VIEWER, ENTITLED "PROPERTY MAP 2' CONTOUR," LAST REVISED 08-10-2015 (MAP TILE 81-3).

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

GENERALIZED DEVELOPMENT PLAN/SPECIAL EXCEPTION PLAT FOR PETROLEUM MARKETING GROUP
6201 FRANCONIA ROAD
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VIRGINIA

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22375 Broderick Drive
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email: solutions@maserconsulting.com

SCALE: AS SHOWN	DATE: 12/07/15	DRAWN BY: PAPICHE	CHECKED BY: EJR/P
PROJECT NUMBER: 15000549A	DRAWING NAME: CLAYT		

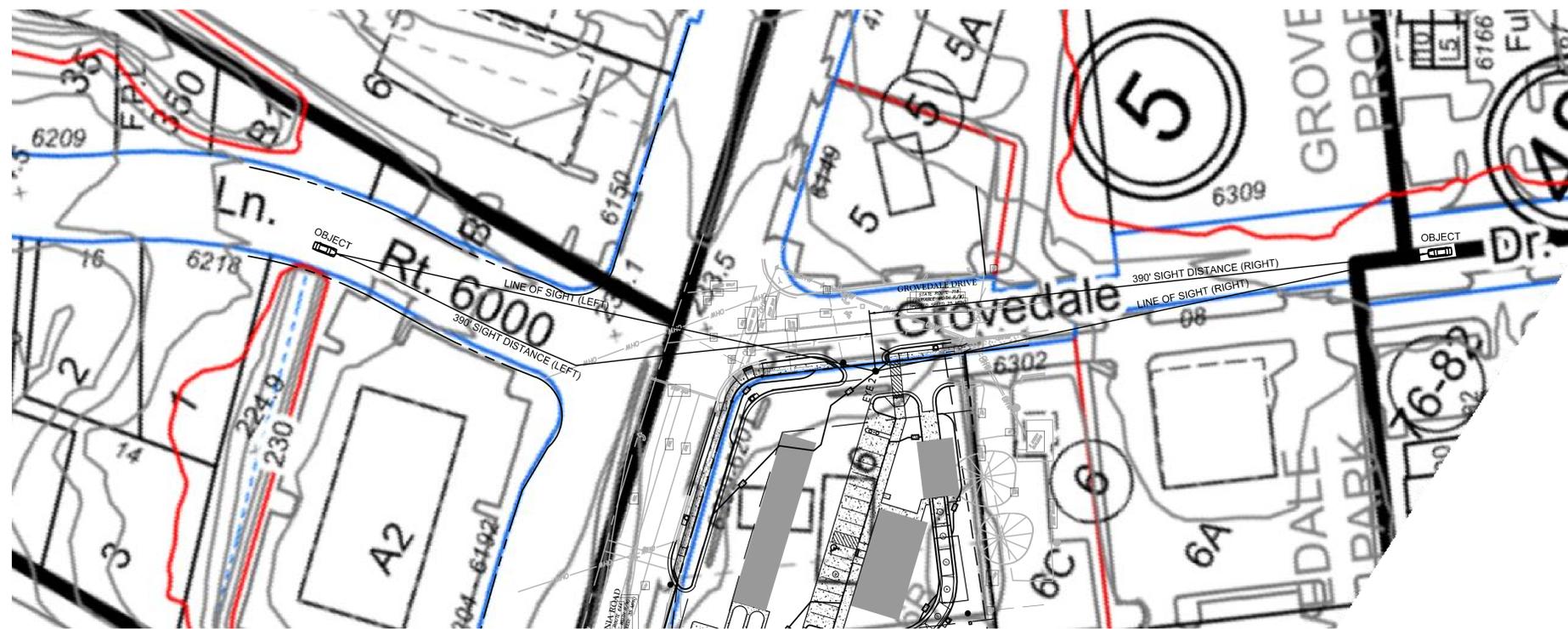
SHEET TITLE: **SIGHT DISTANCE ANALYSIS**

SHEET NUMBER: **C16**

15000549A/Engineering/CLAYT_msc/SIGHT DISTANCE

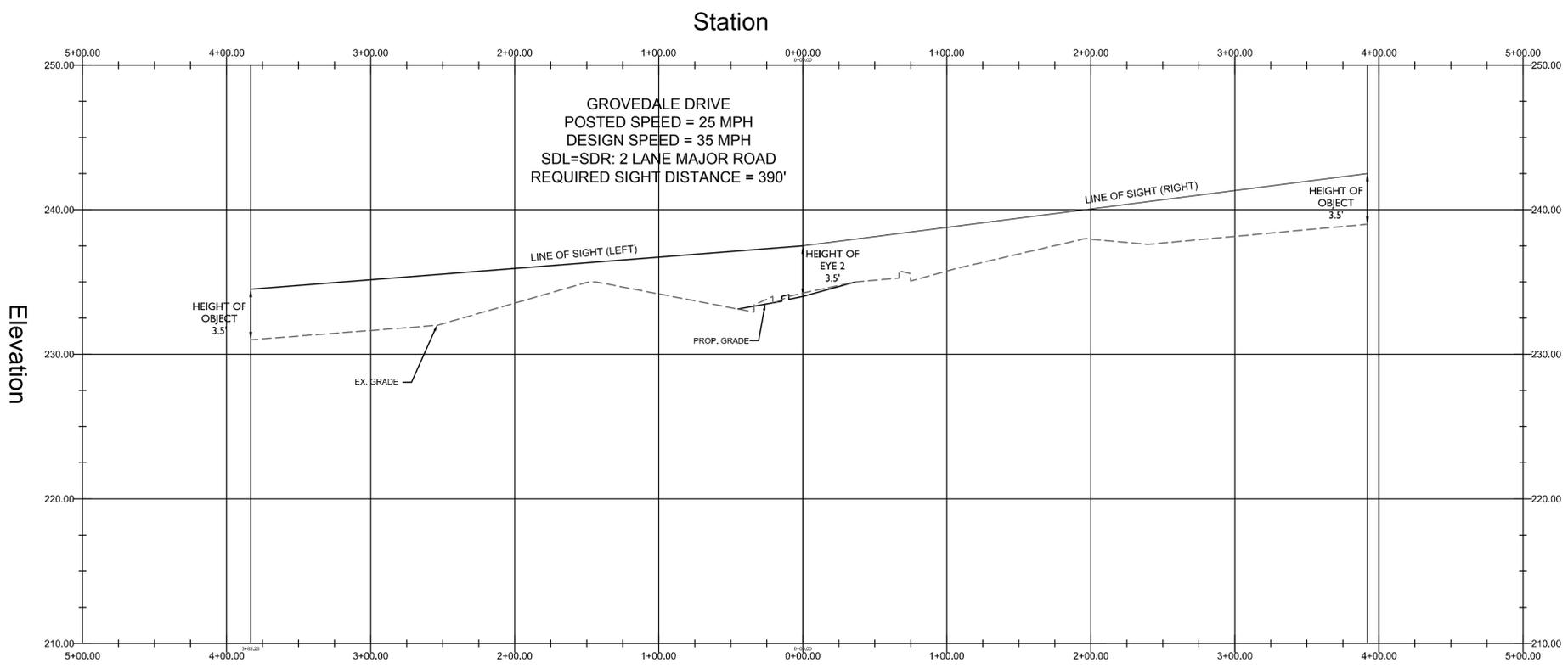
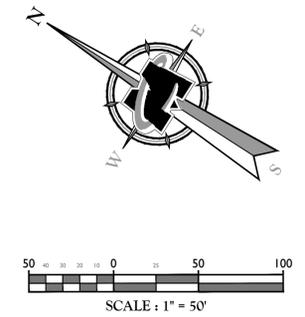
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SIGHT DISTANCE GROVEDALE DRIVE PLAN VIEW
 SCALE: 1" = 50'

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SIGHT DISTANCE GROVEDALE DRIVE PROFILE
 SCALE: 1" = 50' (H); 1" = 5' (V)

REV.	DATE	DRAWN BY	DESCRIPTION
1	08-26-16	PAP	REVISIONS PER COUNTY COMMENTS.
2	08-10-16	PAP	REVISIONS PER COUNTY COMMENTS RECEIVED 05/19/16.

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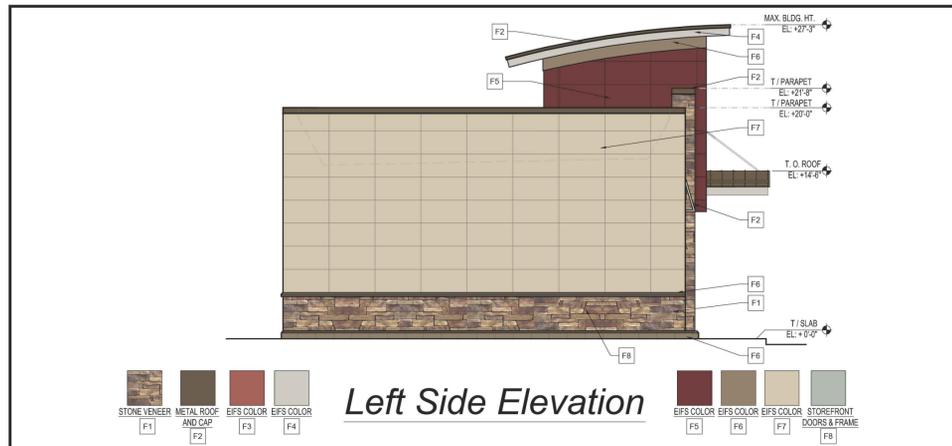
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PETROLEUM MARKETING GROUP
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SCALE: AS SHOWN	DATE: 12/07/15	DRAWN BY: PAPIE	CHECKED BY: EJR
PROJECT NUMBER: 15000549A	DRAWING NAME: C-LAYT		

SHEET TITLE:
SIGHT DISTANCE ANALYSIS

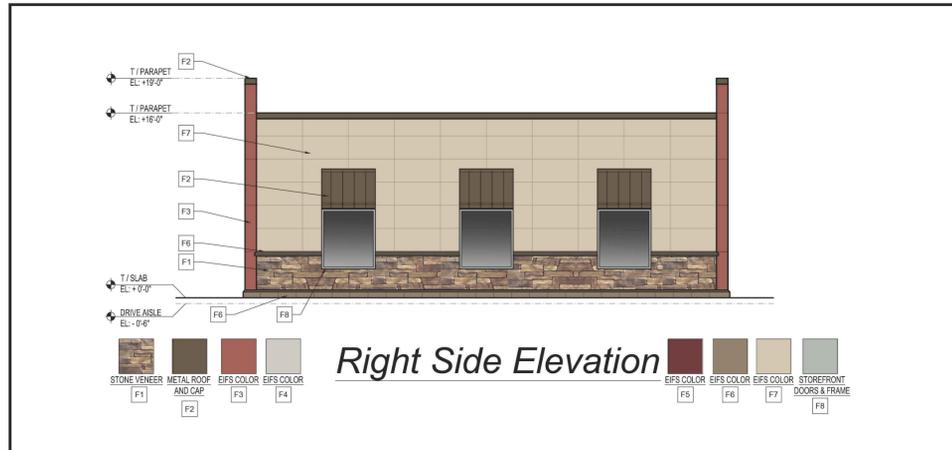
SHEET NUMBER:
C17



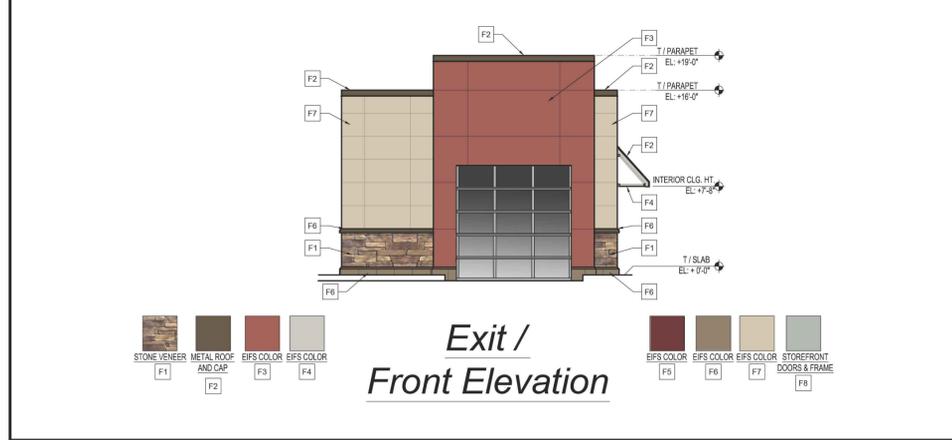
Left Side Elevation



Front Elevation



Right Side Elevation



Exit / Front 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.
 - 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.

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SPRINGFIELD, VIRGINIA

DATE:
APRIL 26, 2016

1

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6201 FRANCONIA ROAD
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FAIRFAX COUNTY VIRGINIA

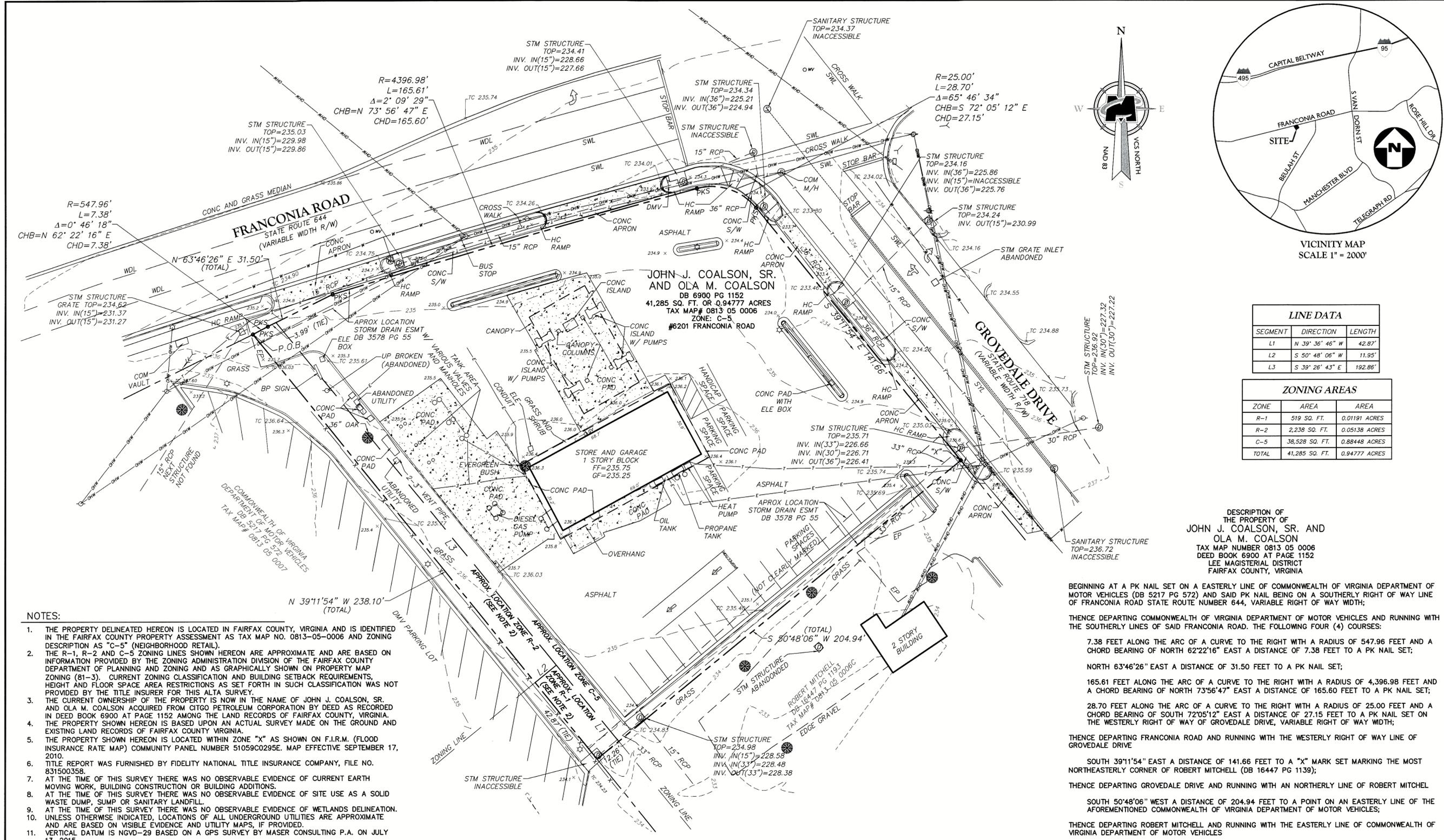
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AS SHOWN	12/07/15	PAP/CHE	EJRP

PROJECT NUMBER:	DRAWING NAME:
15000549A	C-DTL5

SHEET TITLE:
ELEVATION SHEET

SHEET NUMBER:
C18



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LINE DATA

SEGMENT	DIRECTION	LENGTH
L1	N 39° 36' 46" W	42.87'
L2	S 50° 48' 06" W	11.95'
L3	S 39° 26' 43" E	192.86'

ZONING AREAS

ZONE	AREA	AREA
R-1	519 SQ. FT.	0.01191 ACRES
R-2	2,238 SQ. FT.	0.05138 ACRES
C-5	38,528 SQ. FT.	0.88448 ACRES
TOTAL	41,285 SQ. FT.	0.94777 ACRES

DESCRIPTION OF THE PROPERTY OF JOHN J. COALSON, SR. AND OLA M. COALSON
 TAX MAP NUMBER 0813 05 0006
 DEED BOOK 6900 AT PAGE 1152
 LEE MAGISTERIAL DISTRICT
 FAIRFAX COUNTY, VIRGINIA

BEGINNING AT A PK NAIL SET ON A EASTERLY LINE OF COMMONWEALTH OF VIRGINIA DEPARTMENT OF MOTOR VEHICLES (DB 5217 PG 572) AND SAID PK NAIL BEING ON A SOUTHERLY RIGHT OF WAY LINE OF FRANCONIA ROAD STATE ROUTE NUMBER 644, VARIABLE RIGHT OF WAY WIDTH;

THENCE DEPARTING COMMONWEALTH OF VIRGINIA DEPARTMENT OF MOTOR VEHICLES AND RUNNING WITH THE SOUTHERLY LINES OF SAID FRANCONIA ROAD, THE FOLLOWING FOUR (4) COURSES:

7.38 FEET ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 547.96 FEET AND A CHORD BEARING OF NORTH 62°22'16" EAST A DISTANCE OF 7.38 FEET TO A PK NAIL SET;

NORTH 63°46'26" EAST A DISTANCE OF 31.50 FEET TO A PK NAIL SET;

165.61 FEET ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 4,396.98 FEET AND A CHORD BEARING OF NORTH 73°56'47" EAST A DISTANCE OF 165.60 FEET TO A PK NAIL SET;

28.70 FEET ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 25.00 FEET AND A CHORD BEARING OF SOUTH 72°05'12" EAST A DISTANCE OF 27.15 FEET TO A PK NAIL SET ON THE WESTERLY RIGHT OF WAY OF GROVEDALE DRIVE, VARIABLE RIGHT OF WAY WIDTH;

THENCE DEPARTING FRANCONIA ROAD AND RUNNING WITH THE WESTERLY RIGHT OF WAY LINE OF GROVEDALE DRIVE

SOUTH 39°11'54" EAST A DISTANCE OF 141.66 FEET TO A "X" MARK SET MARKING THE MOST NORTHEASTERLY CORNER OF ROBERT MITCHELL (DB 16447 PG 1139);

THENCE DEPARTING GROVEDALE DRIVE AND RUNNING WITH AN NORTHERLY LINE OF ROBERT MITCHELL

SOUTH 50°48'06" WEST A DISTANCE OF 204.94 FEET TO A POINT ON AN EASTERLY LINE OF THE AFOREMENTIONED COMMONWEALTH OF VIRGINIA DEPARTMENT OF MOTOR VEHICLES;

THENCE DEPARTING ROBERT MITCHELL AND RUNNING WITH THE EASTERLY LINE OF COMMONWEALTH OF VIRGINIA DEPARTMENT OF MOTOR VEHICLES

NORTH 39°11'54" WEST A DISTANCE OF 238.10 FEET TO THE POINT OF BEGINNING.

CONTAINING 41,285 SQUARE FEET OR 0.94777 ACRES, MORE OR LESS.

- NOTES:**
- THE PROPERTY DELINEATED HEREON IS LOCATED IN FAIRFAX COUNTY, VIRGINIA AND IS IDENTIFIED IN THE FAIRFAX COUNTY PROPERTY ASSESSMENT AS TAX MAP NO. 0813-05-0006 AND ZONING DESCRIPTION AS "C-5" (NEIGHBORHOOD RETAIL).
 - THE R-1, R-2 AND C-5 ZONING LINES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON INFORMATION PROVIDED BY THE ZONING ADMINISTRATION DIVISION OF THE FAIRFAX COUNTY DEPARTMENT OF PLANNING AND ZONING AND AS GRAPHICALLY SHOWN ON PROPERTY MAP ZONING (81-3). CURRENT ZONING CLASSIFICATION AND BUILDING SETBACK REQUIREMENTS, HEIGHT AND FLOOR SPACE AREA RESTRICTIONS AS SET FORTH IN SUCH CLASSIFICATION WAS NOT PROVIDED BY THE TITLE INSURER FOR THIS ALTA SURVEY.
 - THE CURRENT OWNERSHIP OF THE PROPERTY IS NOW IN THE NAME OF JOHN J. COALSON, SR. AND OLA M. COALSON ACQUIRED FROM CITGO PETROLEUM CORPORATION BY DEED AS RECORDED IN DEED BOOK 6900 AT PAGE 1152 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
 - THE PROPERTY SHOWN HEREON IS BASED UPON AN ACTUAL SURVEY MADE ON THE GROUND AND EXISTING LAND RECORDS OF FAIRFAX COUNTY VIRGINIA.
 - THE PROPERTY SHOWN HEREON IS LOCATED WITHIN ZONE "X" AS SHOWN ON F.I.R.M. (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 51059C0295E, MAP EFFECTIVE SEPTEMBER 17, 2010.
 - TITLE REPORT WAS FURNISHED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, FILE NO. 831500358.
 - AT THE TIME OF THIS SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
 - AT THE TIME OF THIS SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
 - AT THE TIME OF THIS SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF WETLANDS DELINEATION.
 - UNLESS OTHERWISE INDICATED, LOCATIONS OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE AND ARE BASED ON VISIBLE EVIDENCE AND UTILITY MAPS, IF PROVIDED.
 - VERTICAL DATUM IS NGVD-29 BASED ON A GPS SURVEY BY MASER CONSULTING P.A. ON JULY 13, 2015.
 - ONE FOOT CONTOUR INTERVALS ARE SHOWN HEREON.

TITLE REPORT DISPOSITION:
 TITLE REPORT FURNISHED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY.
 FILE NO: 831500358
 EXAMINATION PERIOD: AUGUST 11, 2015 AT 8:00AM

- THE FOLLOWING IS A DISPOSITION OF THE SPECIAL EXCEPTIONS REPORTED IN SECTION 3 OF SAID TITLE REPORT:
- CANNOT BE SHOWN BY A SURVEY. MATTERS OF A LEGAL NATURE.
 - CANNOT BE SHOWN BY A SURVEY. MATTERS OF A LEGAL NATURE.
 - CANNOT BE SHOWN BY A SURVEY. MATTERS OF A LEGAL NATURE.
 - EASEMENT GRANTED TO VIRGINIA ELECTRIC AND POWER COMPANY DATED APRIL 26, 1948 RECORDED IN DEED BOOK 626, PAGE 99, CANNOT BE SHOWN BY A SURVEY, INSUFFICIENT SURVEY DATA PROVIDED WITHIN DEED.
 - CANNOT BE SHOWN BY A SURVEY. MATTERS OF A LEGAL NATURE.
 - EASEMENT TO VIRGINIA ELECTRIC AND POWER COMPANY DATED APRIL 19, 1971, RECORDED JUNE 3, 1971, IN DEED BOOK 3441, PAGE 323, CANNOT BE SHOWN BY A SURVEY, INSUFFICIENT SURVEY DATA PROVIDED WITHIN DEED.
 - EASEMENT TO VIRGINIA ELECTRIC AND POWER COMPANY DATED SEPTEMBER 20, 1971, RECORDED JANUARY 7, 1972, IN DEED BOOK 3559, PAGE 236, CANNOT BE SHOWN BY A SURVEY, INSUFFICIENT SURVEY DATA PROVIDED WITHIN DEED.
 - EASEMENT GRANTED TO THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA, DATED FEBRUARY 15, 1972, IN DEED BOOK 3578, AT PAGE 55, IS SHOWN HEREON.
 - EASEMENT(S) GRANTED TO COMMONWEALTH OF VIRGINIA BY DEED, DATED DECEMBER 14, 1973, RECORDED DECEMBER 20, 1973, IN DEED BOOK 3964, CANNOT BE SHOWN BY A SURVEY, INSUFFICIENT SURVEY DATA PROVIDED WITHIN DEED.

LEGEND

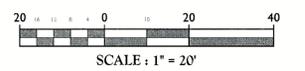
---	PROPERTY LINE	⊙	SAN. MANHOLE
- - -	EDGE OF GRAVEL	⊕	STORM MANHOLE
- x - x -	BRICK/WOOD FENCE	⊖	ELECTRIC MANHOLE
⊙	WATER MANHOLE	---	STORM PIPE
75	MAJOR CONTOUR	⊙	WHEEL STOP
74	MINOR CONTOUR	⊙	TREE
OW	OVERHEAD WIRE	⊙	
-	U/G ELECTRIC		

ABBREVIATIONS

IPF	= IRON PIPE FOUND	SWL	= SOLID WHITE LINE	PKS	= PK NAIL SET
WV	= WATER VALVE	EP	= EDGE OF PAVEMENT	"X"	= "X" CUT IN CONC.
INV	= INVERT	WDL	= WHITE DASHED LINE		
UP	= UTILITY POLE	SYL	= SOLID YELLOW LINE		

TO: JOHN J. COALSON & OLA M. COALSON AND FIDELITY NATIONAL TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 2, 3, 4, 5, 6(a), 7(b), 7(c), 8, 9, 11(b), 13, 16, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 09/01/15.



ALTA/ACSM LAND TITLE SURVEY

FOR JOHN J. COALSON, SR. & OLA M. COALSON

DEED BOOK 6900 AT PAGE 1152

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	09/01/15	JJM	IGM
PROJECT NUMBER	DRAWING NAME		
15000549A	V-ALTA		

SHEET TITLE: ALTA/ACSM LAND TITLE SURVEY

SHEET NUMBER: | of |

DESCRIPTION OF THE APPLICATION

The applicant, PMG Mid Atlantic, LLC, requests approval of a Rezoning (RZ) to rezone the subject 41,285 square foot property from the C-5, R-1, and R-2 Districts and Highway Corridor Overlay (HC) to the C-5 District and HC Overlay. Currently, 519 square feet of the site is zoned R-1, 2,238 square feet of the site is zoned R-2, while the remaining 38,528 square feet of the site is zoned C-6. The applicant also requests a concurrent Special Exception (SE) to redevelop the existing service station and mini-mart to a service station with associated quick-service food store and carwash. The applicant's proposal includes the addition of two fueling pumps for a total of 10 fueling pumps, the replacement of the existing mini-mart with a 2,450 square foot (SF) quick-service food store, and the addition of a new 877 SF automated single-bay carwash. The site is anticipated to attract approximately 900 patrons per day and will be operated 24 hours a day, 7 days a week.

Waivers and Modifications Requested:

- Waiver of the tree preservation target deviation in favor of the proposed vegetation shown on the GDP/SE plat.
- Modification of Sect. 14-903 (1) to allow canopy lighting to exceed 30 footcandles in favor of the average maintained lighting of 44.46 footcandles.

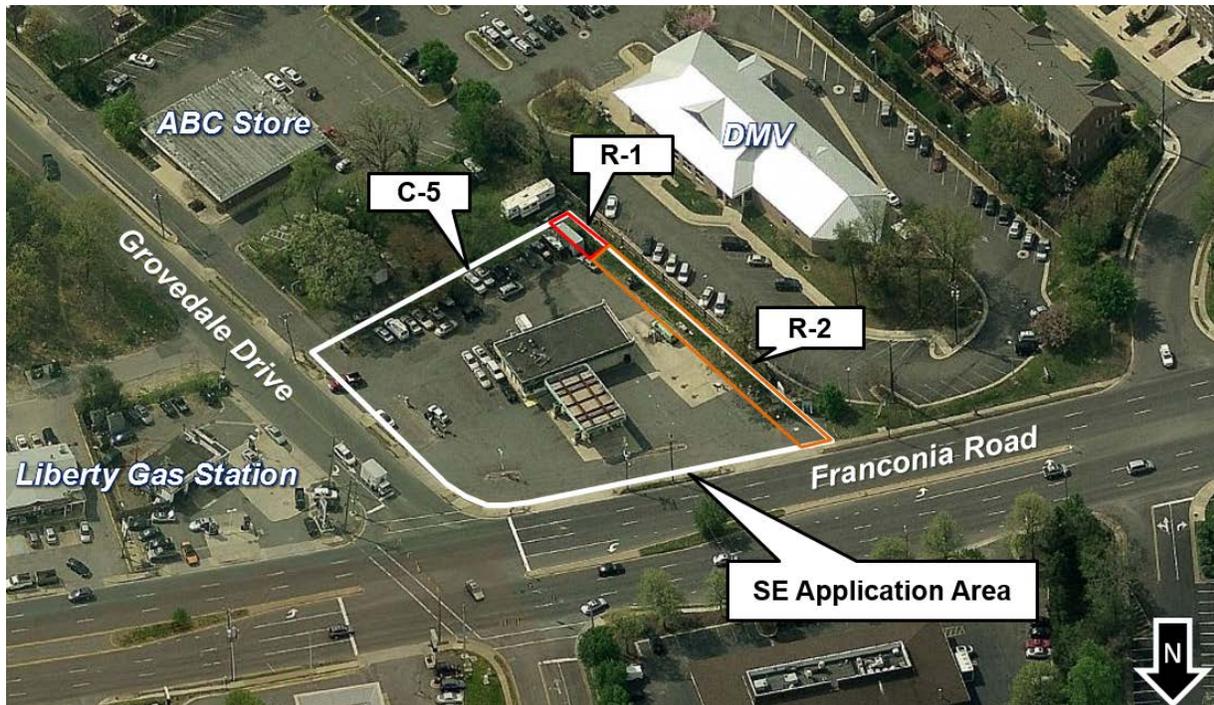


Figure 1: Subject application area

A reduced copy of the submitted Generalized Development Plan (GDP)/SE 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

The 41,285 square foot site is located in the Lee District in the southwestern quadrant of the intersection of Franconia Road and Grovedale Drive. The subject property is currently developed as an 8-pump service station with associated mini-mart. As previously stated, this proposal would demolish existing structures and replace them with a new service station, 10 fueling stations beneath a canopy, a quick service food store and an automated car wash. The redevelopment results in a net-increase of 1,183 square feet and an overall floor area ratio (FAR) of 0.08. The site currently contains two entrances along Franconia Road, along with two entrances along Grovedale Drive.

A summary of the surrounding land use, zoning, and Comprehensive Plan recommendations is provided in the following table.

	Existing Zoning:	Existing Use:	Plan Recommendation:
North:	C-5	Retail/Commercial Uses	Retail and Other Commercial Uses
East:	C-5	Service Station	Retail and Other Commercial Uses
South:	C-5	Retail/Commercial Uses	Retail and Other Commercial Uses
West	R-2	Department of Motor Vehicles (DMV)	Public Facilities, Governmental and Institutional

BACKGROUND

The gas station has been in operation since its construction in 1974. Prior to that, the site was undeveloped.

No further land use applications have been filed on the property.

COMPREHENSIVE PLAN PROVISIONS

Plan Area:	Area IV
Planning District:	Springfield Planning District
Planning Sector:	S9 – Beulah Community Planning Sector
Plan Map:	Retail and Other Commercial Uses

The Fairfax County Comprehensive Plan, 2013 Edition, Area IV, Springfield Planning District, as amended through 10-20-2015, S-9 Beulah Community Planning Sector Recommendations, Pages 88 – 99, the Plan, as applied to the application area, states the following:

Land Use

The Beulah Planning Sector contains stable residential neighborhoods. Infill development should be of a compatible use, type, and density and in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 14.

Where substantial parcel consolidation is specified, it is intended that such consolidations will provide for projects that function in a well-designed, efficient manner and provide for the development of unconsolidated parcels in conformance with the Area Plan.

The area bounded by Franconia Road on the north, and Beulah Street and Grovedale Drive on the east and west, respectively, should develop as the community focal point for the greater Franconia area. A cluster of public facilities (including the Franconia Government Center), community-serving office and retail uses, and the historic Olivet Episcopal Church are located here. Compatible redevelopment along with an urban park will help establish this area as a community focal point and complement the function of this area as a location for community activities and interaction.

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

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. ...*

ANALYSIS

Generalized Development Plan/Special Exception Plat (GDP/SE Plat)

Title of GDP/SE Plat: GDP/SE Plat for Petroleum Marketing Group
Prepared by: Maser Consulting
Original Date: April 28, 2016
Revision Date: June 10, 2016

Site Layout

The subject application proposes complete demolition of the site and reconstruction with a new canopy covering five fueling stations, a new 2,450 square foot quick-service food store, and an 877 square foot detached automated carwash. Overall, the proposal includes a total of 3,190 square feet of gross floor area (GFA) for an overall FAR of 0.08.

foot landscape buffer along a portion of Franconia Road and Grovedale Drive. In addition, the proposal includes the planting of 3 evergreens and 19 Category III deciduous trees. The three trees currently located on-site will all be removed. As later discussed in the Waivers and Modifications section, the applicant is requesting a waiver of the tree preservation target deviation.

Transitional screening and barriers are not required for this development. In addition, no interior or peripheral parking lot landscaping is required. Approximately 32 percent (or 13,140 square feet) of open space is provided, which exceeds the 20 percent (or 8,257 square feet) requirement.

Stormwater Management

The subject property is located within the Cameron Run Watershed. Stormwater management will be provided via an underground detention system. As discussed in the stormwater management (SWM) outfall narrative on Sheet C14 of the GDP/SE Plat, the existing stormwater outfall for this site is collected in two storm drain systems located along the southern and northern property lines. From a manhole, the storm flow is conveyed underground to a natural swale located in Franconia Hills. As proposed by the applicant, the plan proposes to meet water quality control through a proposed MC 3500 chamber to reduce the phosphorus load from the site. In addition, this chamber includes a storage capacity of 2,786 cubic feet to address water quantity. The applicant shall demonstrate both water quantity and quality are addressed to the satisfaction of the Department of Public Works and Environmental Services (DPWES) during site review.

Architecture and Design

Sheet C18 of the GDP/SE Plat provides illustrative examples of the architectural elevations for the quick-service food store. The applicant has proposed a mix of façade materials to include masonry, metal, and glass. The carwash would be constructed with the same materials and color scheme as the convenience store. Sheet C18 also includes a list of “soft” green building commitments, to include the use of low-emitting materials and Energy Star appliances.

The applicant will be constructing a new canopy over the proposed 10 fueling pumps. The applicant is seeking a modification of Par. 1 of Sect. 14-903 to allow the canopy lighting to exceed the County’s limitation of 30 footcandles in favor of an average maintained lighting of 44.46 footcandles. At the same time, however, Sheet C18 of the GDP/SE Plat notes that “the Applicant shall provide a light pollution reduction strategy for interior and exterior lighting per County and Code guidelines.”



Figure 2: Proposed architectural elevations

Land Use Analysis

No land use issues were identified during review of this application.

Environmental Analysis (Appendix 5)

Per staff's request, the applicant included a Phase I Environmental Site Assessment (ESA) with submission of the application. This study was also reviewed by the Virginia Department of Environmental Quality (DEQ), and two previous complaints had been noted on the site. As neither case resulted in the need for corrective action and no data suggested that drinking wells had been affected by the underground storage tanks at this service station, no issues were found. At the time of tank closure, the applicant should complete a tank closure assessment to ensure there has been no groundwater contamination.

With respect 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. As will be discussed in the Modifications section of this report, the photometric plan shows the proposed footcandles to exceed the Zoning Ordinance requirements of 30 footcandles. Staff recommends that the applicant reduce the intensity of the proposed canopy lighting to be in conformance with both Zoning Ordinance requirements and the Comprehensive Plan guidance. This request to exceed the County's requirement for service station canopy lighting also conflicts with the applicant's "soft" green building commitment to "provide a light pollution reduction strategy for interior and exterior lighting per County and Code guidelines." Staff finds this issue to be unresolved.

Transportation Analysis (Appendix 6)

The application was reviewed by the Virginia Department of Transportation (VDOT) and the Fairfax County Department of Transportation (FCDOT). The applicant has made

various improvements suggested by FCDOT, including the consolidation from four entrances to two entrances, the proposal of a new 5-foot wide sidewalk with a 3-foot wide grass buffer strip along both Franconia Road and Grovedale Drive, and the realignment of a pedestrian crosswalk to access the quick-service food store. While a majority of the issues have been addressed by the applicant, the applicant has failed to record an inter-parcel access easement along an existing connection to adjacent Lot 6C. This remains an outstanding issue, and a development condition has been included requiring the recording of the easement.

The applicant requested a determination from the Zoning Administration Division as to whether a loading space was required by the Zoning Ordinance for this type of use. It was determined that per Article 14, as the retail establishment use does not meet the 10,000 SF threshold for a loading space, the applicant does not need to provide a loading space; they will, however, need to demonstrate to the director of the Department of Public Works and Environmental Services (DPWES) that “adequate receiving facilities” are provided. The determination is included in Appendix 7, and a development condition has been included requiring the demonstration of adequate receiving facilities at the time of site plan.

At this time, the applicant failed to submit full access management exceptions to VDOT. Until these access management exceptions have been received and approved, VDOT cannot fully support the two access points proposed. This issue remains unresolved, as the site layout could change if the exceptions are not approved by VDOT.

Urban Forestry Analysis (Appendix 8)

Staff from the Urban Forestry Management Division (UFMD) reviewed the application, and all concerns have been addressed by the applicant. While staff would have preferred that the applicant preserve the three on-site trees, staff does believe that the proposed plantings will provide significant improvements to the vegetated spaces on-site.

Stormwater Management (Appendix 9)

As previously discussed, according to the applicant’s stormwater narrative and adequate outfall analysis, stormwater quantity and quality controls are provided by two storm drain systems that eventually convey storm flow and surface flow to a natural swale in Franconia Hills. Per DPWES, the natural drainage divide must be honored during development. In addition, water quality controls must be satisfied, and adequate outfall analysis must be provided and reviewed during the site plan process.

Sanitary Sewer and Fairfax Water Analyses

The application property is adequately served sanitary sewer and water services. No concerns have been identified related to utility service at the site.

ZONING ORDINANCE PROVISIONS (Appendix 10)**General Special Exception Standards (Sect. 9-006)**

All special exception uses shall satisfy the following general standards:

General Standards 1 and 2 require that the proposed use at the specified location “*be in harmony with the adopted Comprehensive Plan*” and “*with the general purpose and intent of the applicable zoning district regulations*”. The Comprehensive Plan recommends the property continue to be developed as commercial and other retail uses; the proposal remains in conformance with this recommendation. In addition, the C-5 District supports convenience shopping facilities with a neighborhood-oriented market. Staff believes that this application will further the intentions and continue to be in harmony with the Comprehensive Plan and in conformance with the Zoning District regulations.

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 application site is surrounded by similar commercial uses, including another service station use. The proposed development represents a slight intensification of the site, but nonetheless a continuation of an existing service station that is similar in nature to the surrounding uses. Staff believes that the proposal will not adversely affect the use or development of neighboring properties. In addition, the heights of each proposed structure are well within the Zoning Ordinance limitation. It is staff’s opinion that this standard will be met.

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 foster a more pedestrian-friendly environment, the applicant has proposed to reduce the number of site entrances from four to two. In addition, the existing deteriorating sidewalks will be replaced with 5-foot wide sidewalks and a 3-foot wide vegetative buffer between the sidewalk and roadway. Lastly, the inclusion of a pedestrian crosswalk linking the Grovedale Drive sidewalk with the entrance of the quick-service store provides a clear connection by which pedestrians can access the site. Staff concludes that the application proposal will meet this standard.

General Standard 5 stipulates that “*the Board shall require landscaping and screening in accordance with the provisions of Article 13*”. No transitional screening or barriers are required on-site; however, the applicant has proposed a vegetative buffer of Category III deciduous trees and woody evergreen shrubs along the western property line. As previously noted, staff believes this is a great improvement from the existing 3 trees on-site. Coupled with the 10-foot landscaped buffer along Franconia Road and Grovedale

Drive, the site will contain sufficient landscaping to satisfy this standard.

General Standard 6 stipulates that *“open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located”*. In the C-5 District, the Zoning Ordinance requires 20 percent open space. The proposal includes 32 percent of open space, which exceeds the requirement.

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 proposes 16 parking spaces, which satisfies the requirement. In addition, 10 stacking spaces are provided for the carwash. No additional utility connections appear to be necessary at this time. This standard has been met.

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 GDP/SE Plat which states that any signage must be in conformance with the Zoning Ordinance regulations.

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

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

TABLE 1 – BULK STANDARDS FOR C-5 ZONING		
Standard	Required	Provided
Lot Size	40,000 square feet minimum	41,285 square feet
Lot Width	200 foot minimum	219 feet
Building Height	40 feet maximum	Quick-Service: 27 feet Carwash: 19 feet Canopy: 17.5 feet
Front Yard	Controlled by a 45° angle of bulk plane, but not less than 40 feet	From Franconia to Canopy: 40.5 feet From Grovedale to carwash: 57.1 feet
Rear Yard	20 foot minimum	27 feet
Side Yard	None required	N/A
Floor Area Ratio	0.30 maximum	0.08
Open Space	20%	32%

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

Car washes, quick-service food stores, and service stations 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”*. As previously discussed, the application proposes a mix of façade materials to include masonry, glass, and metal, for both the quick-service food store and carwash structures. A development condition has been included requiring general conformance with the provided architectural elevations. Staff finds these materials to be compatible with and complementary to the surrounding neighborhood. With implementation of the staff 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”*. The vehicular and pedestrian circulation will be improved from existing conditions via the closure of two vehicular entrances, the improvement of sidewalks, and the inclusion of a pedestrian crosswalk to access the site. These improvements along with the recommended recording of an inter-parcel access easement with the adjacent property will aid in the circulation coordination with adjacent properties. With the imposition of the development conditions, staff believes this standard will be met.

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”*. Initially, FCDOT expressed concern about the turning movements of fueling trucks leaving the site, particularly when making the turn from Grovedale Drive to Franconia Road. Due to the infrequent nature of these turns, VDOT determined that the best approach to this concern was to leave the site access along Grovedale Drive as an uncontrolled access point. On-site, the proposal promotes safe and efficient on-site circulation. Regarding the parking and stacking spaces, staff believes that they have been located in such a manner as to facilitate safe and convenient access to the site. Staff believes 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”*. The lot meets and exceeds the size and width requirements of the C-5 District. While the adjacent property to the west is zoned R-1, it is developed as a branch of the DMV and is planned for governmental use; none of the

adjacent properties are developed or planned for residential uses. Therefore, staff does not anticipate the proposed development to conflict with surrounding properties regarding operational factors.

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

With the imposition of the proposed development conditions, staff believes that these standards have been addressed.

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

The purpose of the Highway Corridor Overlay District (HC) in Sect. 7-600 of the Zoning Ordinance is to protect and promote the health, safety, and general welfare of the public through 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. Par. 1 of Sect. 7-608, includes three use limitations and Par. 3 of Sect. 7-608 provides limitations specific to the C-5 or C-6 District (the subject property is zoned C-5):

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*”. As previously discussed, the vehicular and pedestrian connection will be improved from the existing circulation patterns, and the vehicular and pedestrian connections to adjacent properties will be enhanced through the inter-parcel access recordation. With the implementation of development conditions, staff finds the proposal to meet this limitation.

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. The following means of achieving this would be considered favorably: access via a public street not intended to carry through traffic, access via the internal circulation of a shopping center containing at least six other commercial uses, or access via a service drive*”. Access to the site is provided from entrances along Franconia Road and Grovedale Drive, which are both public streets. Grovedale Drive is generally not intended to carry through traffic. Staff does not believe this use will impede traffic on a public street intended to carry through traffic, particularly as the applicant is reducing the number of entrances along both streets.

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. In addition, there shall be no more than two (2) such vehicles on site at any one time.*” A development condition has been included prohibiting major vehicle repairs and outside storage for more than 72 hours. With the imposition of the development conditions, staff believes this will be met.

WAIVERS AND MODIFICATIONS

Waiver of Tree Preservation Target

The applicant has requested a waiver of the tree preservation target deviation in favor of the proposed vegetation shown on the GDP/SE Plat. Staff believes this waiver is justified, as the site will have a net gain of 24 trees following the removal of the existing three trees. Of the three trees presently on-site, the existing Pin Oak has been assessed and found to be in poor condition, and it is recommended that this tree be removed; in addition, the existing Mulberry tree is considered an invasive species, so staff also recommends its removal. For the reasons outlined above, staff supports and recommends approval of this waiver.

Modification of Sect. 14-903, Par. 1

Section 14-903, Par. 1 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.

Even though the applicant has committed to "provide a light pollution reduction strategy for interior and exterior lighting per County and Code guidelines", the applicant has requested a modification of Sect. 14-903 (1), to allow canopy lighting to exceed 30 footcandles in favor of the proposed average maintained lighting of 44.46 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.

Appendix 11 includes an excerpt from the 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. In the staff report, staff observes that the increased lighting levels associated with service station canopies is driven by the desire to increase visibility of the station and not concerns about safety::

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 for redevelopment, and businesses could be competing with the effects of each other's lighting and glare. As such, staff believes that an approval of this modification could be more detrimental than beneficial as other service stations along

Franconia Road might also seek a modification of the lighting standards to compete with the applicant.

Furthermore, staff also observed in the report for ZOA 20-03-355, increased lighting levels under the service station canopy could, in fact, lead to less secure conditions:

The combination of brighter lights and more glare has resulted in potentially hazardous conditions for motorists 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 these reasons and the fact that the canopy will be new, 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 early 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.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusion

The subject application requests intensification of the site from a gas station/service station with associated mini-mart to a gas station/service station with associated carwash and quick-service food store. With this intensification of uses, the application will improve the vehicular circulation, pedestrian pathways, and on-site vegetation. However, staff cannot support the request to modify the outdoor lighting standards to permit the applicant to increase the lighting under the canopy by 60 percent over the permitted lighting levels of the Zoning Ordinance. Staff finds that, with the execution of proffers and implementation of the proposed development conditions, the proposal will be in harmony with the Comprehensive Plan and in conformance with the applicable Zoning Ordinance provisions.

Staff Recommendation

Staff recommends approval of RZ 2016-LE-006, subject to the execution of proffers contained in Appendix 1 of the staff report.

Staff recommends approval of SE 2016-LE-002, subject to the approval of the proposed development conditions contained in Appendix 2 of the staff report.

Staff recommends approval of a waiver of the tree preservation target deviation in favor of the proposed vegetation shown on the GDP/SE plat.

Staff recommends denial of a modification of Sect. 14-903 (1) to allow canopy lighting to exceed 30 footcandles in favor of the average maintained lighting of 44.46 footcandles.

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. Draft Proffers
2. Proposed Development Conditions
3. Statement of Justification
4. Affidavit
5. Environmental Analysis Memorandum
6. Transportation Analysis Memorandums
7. Zoning Administration Determination on Loading Space Requirements
8. Urban Forestry Analysis Memorandum
9. Stormwater Management Analysis Memorandum
10. Zoning Ordinance Provisions
11. Excerpt from Staff Report on Zoning Ordinance Amendment ZOA-20-03-355
12. Glossary of Terms

PROFFERS**PMG Mid-Atlantic, LLC
RZ 2016-LE-006****October 11, 2016**

Pursuant to Section 15.2-2303(a) of the Code of Virginia, 1950, as amended, the property owners and Applicant in this Rezoning proffer that the development of the parcel under consideration and shown on the Fairfax County Tax Maps as Tax Map Reference No. 81-3((5))6 (hereinafter referred to as the "Property") will be in accordance with the following conditions if, and only if, said rezoning request for the C-5 District are granted by the Board of Supervisors of Fairfax County, Virginia (the "Board"). In the event said application requests are denied or the Board's approval is overturned by a court of competent jurisdiction, these proffers shall be null and void. The Owners and the Applicant ("Applicant"), for themselves, their successors and assigns, agree that these proffers shall be binding on the future development of the Property unless modified, waived or rescinded in the future by the Board, in accordance with applicable County and State statutory procedures.

GENERAL

1. Substantial Conformance. Subject to the proffers and the provisions of Article 18 of the Zoning Ordinance, under which minor modifications to an approved development plan are permitted, development of the Property shall be in substantial conformance with the Generalized Development Plan/Special Exception Plat ("GDP SE Plat"), prepared by Maser Consulting, P.A., and dated June 10, 2016.

2. Minor Modifications. In addition to that described above, pursuant to Paragraph 4 of Section 18-403 of the Zoning Ordinance, minor modifications to the GDP/SEA Plat and these proffers may be permitted as determined by the Zoning Administrator.

3. Special Exception Uses. Uses pursuant to Section 4-504 of the Zoning Ordinance shall be limited to: Service Station, Quick Service Food Store and Car Wash.

4. Prior to site plan approval, the Applicant shall record an inter-parcel access easement on the southeast corner of the Property on the private service drive.

5. Successors and Assigns. These proffers shall bind and inure to the benefit of the Applicant and its successors and assigns. Each reference to "Applicant" in these proffers shall include and be binding upon the Applicant's successor(s) in interest and/or developer(s) of any portion of the Property.

6. Counterparts. These proffers may be executed in one or more counterparts, each of which when so executed shall be deemed an original document and all when taken together shall constitute but one and the same instrument.

PMG MID-ATLANTIC, LLC
Applicant/Agent of PMIG 1009, LLC

By: Petroleum Marketing Group, Inc.,
Its manager

By: _____
Abdolhossein Ejtemai, President

PMIG 1009, LLC
Title Owner of TM 81-3((5))6

By: Petroleum Marketing Group, Inc.,
Its manager

By: _____
Abdolhossein Ejtemai, President

PROPOSED DEVELOPMENT CONDITIONS**SE 2016-LE-002****October 12, 2016**

If it is the intent of the Board of Supervisors to approve Special Exception SE 2016-LE-002, located at 6201 Franconia Road, Tax Map 81-3 ((5)) 6, 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.

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the Special Exception Plat approved with the application, as qualified by these development conditions.
3. A copy of these SE 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 Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by DPWES. Any plan submitted pursuant to this Special Exception shall be in substantial conformance with the approved Special Exception Plat entitled "Generalized Development Plan / Special Exception Plat for Petroleum Marketing Group", prepared by Maser Consulting, dated December 7, 2015, as revised through June 10, 2016, and these conditions. Minor modification to the approved Special Exception may be permitted pursuant to Paragraph 5 of Section 9-004 of the Zoning Ordinance.
5. The quick-service food store structure shall not exceed 2,450 square feet in gross floor area.
6. All signage shall conform to the provisions of Article 12 of the Zoning Ordinance.
7. 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.
8. Despite that depicted on the SE Plat, 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 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 substitutions 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.
16. Field location of planting material, when required by the approved plan, shall be reviewed at the pre-installation meeting. The Landscape Contractor shall stake 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.
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 RZ/SE Plat.
18. Minimal landscaping work shall be allowed outside of the LOD along the southern property boundary, and shall be limited to seeding or sodding grass. This work shall be accomplished without impacting the trees to be preserved, all work will be done by hand without disturbing the root system of the adjacent offsite trees, and any use of power tools will be limited to small, hand-operated equipment. Any work requiring the use of larger motorized equipment such as, but not limited to, tree transplanting spades, skid loaders, tractors, trucks, stump-grinders, or any

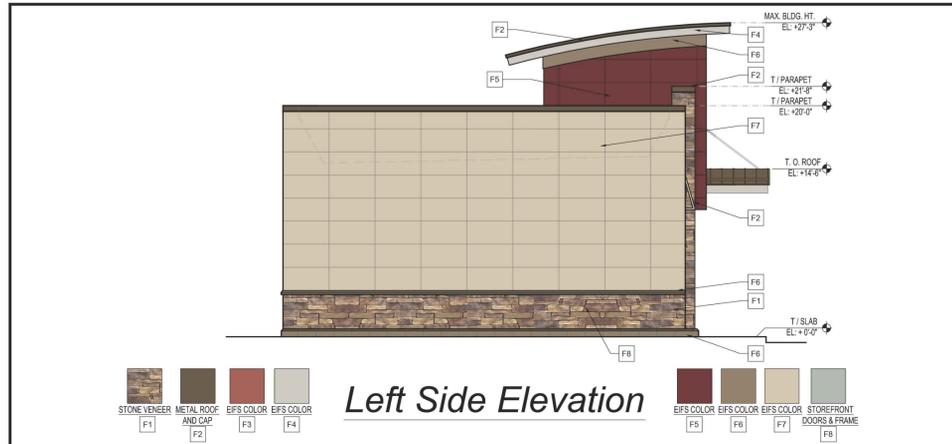
accessory or attachment connected to such equipment shall not occur unless approved in writing by the Director of UFMD

19. To the satisfaction of UFMD, the applicant shall provide soil remediation details and strategies at the time of site plan.
20. The applicant shall record an inter-parcel access easement along the existing connection to Lot 6C.
21. 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.
22. Bicycle racks shall be provided and properly installed per the Fairfax County Bicycle Parking Guidelines.

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.

ATTACHMENT 1



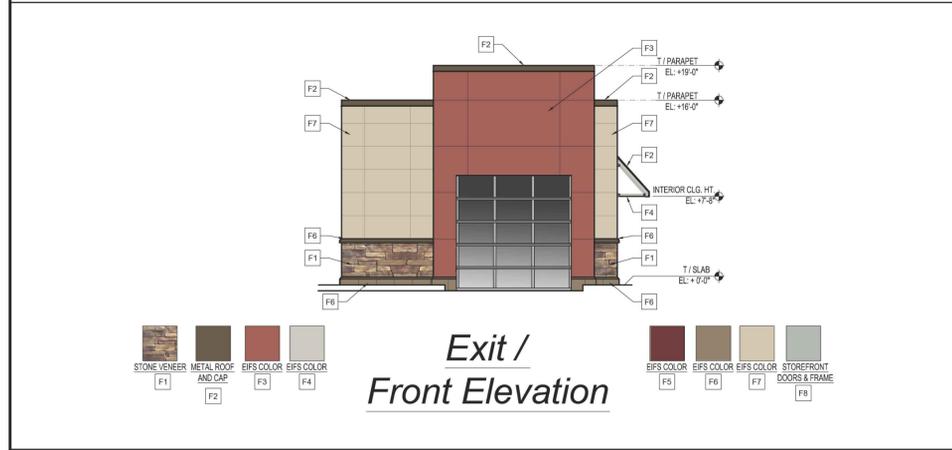
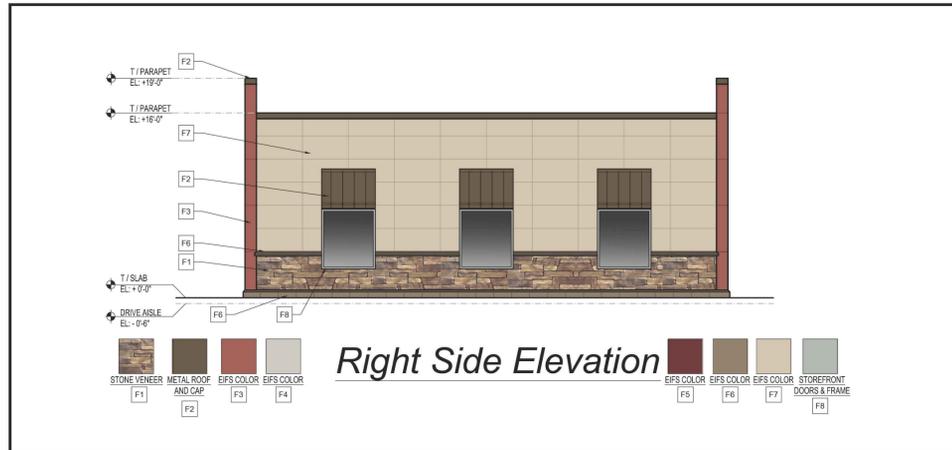
- Soft green building commitments:
- The Applicant is a LEED®-accredited professional as a member of the design team.
 - Roofing membrane shall have a Solar Reflectance Index (SRI) equal to or greater than 78 for a minimum of 75% of the total roof area.
 - The Applicant shall provide a light pollution 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, wheelboard, 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.

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703.378.7991 703.378.7994 (fax)
www.dunninggroup.com

CONVENIENCE STORE
SITE # 4115
6201 FRANCONIA ROAD
SPRINGFIELD, VIRGINIA

DATE: APRIL 26, 2016

1



- 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.
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 - 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.

DunningGroup architects
a professional limited liability company
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703.378.7991 703.378.7994 (fax)
www.dunninggroup.com

CAR WASH
SITE # 4115
6201 FRANCONIA ROAD
SPRINGFIELD, VIRGINIA

DATE: APRIL 26, 2016

2

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REV.	DATE	DRAWN BY	DESCRIPTION
1	04-26-16	PAP	REVISIONS PER COUNTY COMMENTS
2	06-10-16	PAP	REVISIONS PER COUNTY COMMENTS RECEIVED 05/19/16

COMMONWEALTH OF VIRGINIA
EDUARDO J. INTRIAGO
Lic. No. 0402054260
PROFESSIONAL ENGINEER

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

GENERALIZED DEVELOPMENT PLAN/SPECIAL EXCEPTION PLAT FOR PETROLEUM MARKETING GROUP

6201 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: 12/07/15	DRAWN BY: PAPI/CHE	CHECKED BY: EJR/P
PROJECT NUMBER: 15000549A	DRAWING NAME: C-DTLS		

SHEET TITLE: ELEVATION SHEET

SHEET NUMBER: C18

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

May 26, 2016

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

Re: Rezoning Application for C-5, R-1, R-2 and HC to C-5 and HC and Special
Exception Application for a Service Station/Quick Serve Food Store/Car Wash on
Tax Map 81-3((5))6
Applicant: PMG Mid-Atlantic, LLC
Lee District

Dear Ms. Berlin:

The following is submitted as a statement of justification for a rezoning from C-5, R-1, R-2 and HC to C-5 and HC and a Special Exception for a Service Station/Quick Serve Food Store/Car Wash. The 0.96 acre parcel is located in the southwest quadrant of the intersection of Franconia Road and Grovedale Drive. 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 2,450 square foot Quick Serve Food Store and an automated car wash. There will be 17 parking spaces and 10 stacking spaces for the car wash. There is a 20 foot wide strip of the parcel along its western property line currently zoned R-2. The entire parcel is proposed to be uniformly rezoned to the C-5 District. The R-2 zoned portion abuts Tax Map 81-3((5))7 owned by the Commonwealth of Virginia and used for the Department of Motor Vehicles.

The Application Property is located in the Area IV Springfield Planning District, S-7 Springfield East Community Planning Section of the Comprehensive Plan. There is not specific text regarding the property. The Plan Map shows the parcel is "Retail".

The following is description of the proposed use:

- | | |
|---------------------------------|---|
| A. Type of Operation: | Service Station/ Quick Serve 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

Very truly yours,



Keith C. Martin

cc: Tad Anderson

133894a

REZONING AFFIDAVIT

DATE: September 14, 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): RZ 2016-LE-006
(enter County-assigned application number(s), e.g. RZ 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 must be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
PMG Mid-Atlantic, LLC	2359 Research Ct. Woodbridge, VA 22192	Applicant/Title Owner AGENT FOR
Tad Anderson, Abdolhossein Ejtemai		Agents
Tramonte, Yeonas, Roberts & Martin PLLC	8245 Boone Blvd #400 Vienna, VA 22182	Attorneys/Agents
Keith C. Martin		Attorney/Agent
Maser Consulting, P.A.	22375 Broderick Dr., Suite 110 Sterling, VA 20166	Engineers/Agents
Eduardo Intriago		Agent
PMIG 1009, LLC	2359 Research Ct. Woodbridge, VA 22192	Title Owner
Abdolhossein Ejtemai		Agent

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

REZONING AFFIDAVIT

DATE: September 14, 2016
(enter date affidavit is notarized)

133894a

for Application No. (s): RZ 2016-LE-006
(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, and if the corporation is an owner of the subject land, all of the OFFICERS and DIRECTORS of such corporation:

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

CORPORATION INFORMATION

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

PMG Mid-Atlantic, 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/Member	Charles Cahel-Member
PMG MA Investors, LLC-Member	NSR Petro Services, LLC-Member
Nehoso, Inc.-Member	Abdolhossein Bjtemai-Member

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice President, Secretary, Treasurer, etc.)

(check if applicable) There is more corporation information and Par. 1(b) is continued on a "Rezoning 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.

Rezoning Attachment to Par. 1(b)

DATE: September 19, 2016
(enter date affidavit is notarized)

133894a

for Application No. (s): RZ 2016-LE-006
(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 SHAREHOLDER: (enter first name, middle initial, and last name)

Abdolhossein Ejtemai
David Nolan

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

Abdolhossein Ejtemai- President

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

PMG MA Investors, 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)

Members: Petroleum Marketing Group, Inc., S.R. Co., Inc., David J. and Jeannie A. Rubino, Gerald P. Dever, MHG Investments, LLC, E&C Enterprises, Inc., Keyhan Investments, LLC,	KEMT Investments, LLC, Nehoso, Inc., Petroleum Marketing Investment Group, LLC SKR Ventures, Inc.
--	--

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

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

Rezoning Attachment to Par. 1(b)

DATE: September 19, 2016
(enter date affidavit is notarized)

133894a

for Application No. (s): RZ 2016-LE-006
(enter County-assigned application number (s))

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

SKR Ventures, 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 SHAREHOLDER: (enter first name, middle initial, and last name)

Rahim Shambayati

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

Rahim Shambayati *pres.*

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

MHG 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)

Houtan Mostaghim-Manager/Member

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

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

Rezoning Attachment to Par. 1(b)

DATE: September 14, 2016
(enter date affidavit is notarized)

133894a

for Application No. (s): RZ 2016-LE-006
(enter County-assigned application number (s))

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

E&C Enterprises, 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 SHAREHOLDER: (enter first name, middle initial, and last name)

Abdolhossein Ejtemai
Julio Comejo

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

Abdolhossein Ejtemai - Pres.

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

Keyhan 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)

Keyhan Ejtemai-Manager/Member

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

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

Rezoning Attachment to Par. 1(b)

DATE: September 14, 2016
(enter date affidavit is notarized)

133894a

for Application No. (s): RZ 2016-LE-006
(enter County-assigned application number (s))

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

KEMT 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 SHAREHOLDER: (enter first name, middle initial, and last name)

Keyvan Ejtemai- Manager/Member

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

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

Nehoso, 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
Julio Comejo

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

Abdolhossein Ejtemai - *Pres.*

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

Rezoning Attachment to Par. 1(b)

DATE: September 19, 2016
(enter date affidavit is notarized)

133894a

for Application No. (s): RZ 2016-LE-006
(enter County-assigned application number (s))

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 SHAREHOLDER: (enter first name, middle initial, and last name)

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

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

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

~~N5R Petro Services, 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)

Sajid Chuadhary- Manager/ Member

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

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

Rezoning Attachment to Par. 1(b)

DATE: September 19, 2016
(enter date affidavit is notarized)

133894a

for Application No. (s): RZ 2016-LE-006
(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 SHAREHOLDER: (enter first name, middle initial, and last name)

Abdolhossein Ejtemai-Manager/Member

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

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

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

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

Rezoning Attachment to Par. 1(b)

DATE: September 14, 2016
(enter date affidavit is notarized)

133894a

for Application No. (s): RZ 2016-LE-006
(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 SHAREHOLDER: (enter first name, middle initial, and last name)

Richard M. Maser

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

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

DESCRIPTION OF CORPORATION: (check one statement)

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

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

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

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

Rezoning Attachment to Par. 1(b)

DATE: September 14, 2016
(enter date affidavit is notarized)

133894a

for Application No. (s): RZ 2016-LE-006
(enter County-assigned application number (s))

• **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

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

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

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

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

-Information updated-

REZONING AFFIDAVIT

DATE: September 19, 2016
(enter date affidavit is notarized)

133894a

for Application No. (s): RZ 2016-LE-006
(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, 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 "Rezoning 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.

REZONING AFFIDAVIT

DATE: September 14, 2016
(enter date affidavit is notarized)

133894a

for Application No. (s): RZ 2016-LE-006
(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 "Rezoning Attachment to Par. 2" form.

REZONING AFFIDAVIT

DATE: September 19, 2016
(enter date affidavit is notarized)

133894a

for Application No. (s): RZ 2016-LE-006
(enter County-assigned application number(s))

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 "Rezoning 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 19th day of September 20 16, in the State/Comm. of Virginia, County/City of Fairfax.

[Signature of Notary Public]
Notary Public

My commission expires: 1-31-17



SPECIAL EXCEPTION AFFIDAVIT

133891a

DATE: September 19, 2016
(enter date affidavit is notarized)

I, Keith C. Martin, Agent
(enter name of applicant or authorized agent), do hereby state that I am an

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

in Application No.(s): SE 2016-LE-002
(enter County-assigned application number(s), e.g. SE 88-V-001)

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

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

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

Table with 3 columns: NAME, ADDRESS, RELATIONSHIP(S). Lists various entities like PMG Mid-Atlantic, LLC, Tad Anderson, etc., with their addresses and roles.

(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).

Information is updated.

SPECIAL EXCEPTION AFFIDAVIT

133891a

DATE: September 19, 2016
(enter date affidavit is notarized)

for Application No. (s): SE 2016-LE-002
(enter County-assigned application number(s))

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

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

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name and number, street, city, state, and zip code) PMG Mid-Atlantic, 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/Member
- PMG MA Investors, LLC-Member
- Nehoso, Inc.-Member
- Charles Chahel-Member
- NSR Petro Services, LLC- Member
- Abdolhossein Ejtetai-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: September 14, 2016

(enter date affidavit is notarized)

133891a

for Application No. (s): SE 2016-LE-002

(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)

PMG MA Investors, 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)

Members: Petroleum Marketing Group, Inc., David J. and Jeannie A. Rubino , Gerald P. Dever, MHG Investments, LLC, E&C Enterprises, Inc., Keyhan Investments, LLC,	KEMT Investments, LLC, Nehoso, Inc., Petroleum Marketing Investment Group, LLC SKR Ventures, Inc.
--	--

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

Special Exception Attachment to Par. 1(b)

DATE: September 19, 2016
(enter date affidavit is notarized)

133891a

for Application No. (s): SE 2016-LE-002
(enter County-assigned application number (s))

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

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
MHG 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)
Houtan Mostaghim-Manager/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: September 14, 2016
(enter date affidavit is notarized)

133891a

for Application No. (s): SE 2016-LE-002
(enter County-assigned application number (s))

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

E&C Enterprises, 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
Julio Comejo

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

Keyhan 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)

Keyhan Ejtemai-Manager/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: September 19, 2016
(enter date affidavit is notarized)

133891 a

for Application No. (s): SE 2016-LE-002
(enter County-assigned application number (s))

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

KEMT 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)

Keyvan Ejtemai- Manager/Member

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

Nehoso, 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
Julio Cornejo

(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)

133891a

DATE: September 19, 2016

(enter date affidavit is notarized)

for Application No. (s): SE 2016-LE-002

(enter County-assigned application number (s))

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 Investments, LLC - Member

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

NSR Petro Services, 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)

Sajid Chuadhary- Manager/ 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)

133891a

DATE: September 19, 2016
(enter date affidavit is notarized)

for Application No. (s): SE 2016-LE-002
(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: September 14, 2016
(enter date affidavit is notarized)

133891a

for Application No. (s): SE 2016-LE-002
(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)

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

Special Exception Attachment to Par. 1(b)

DATE: September 14, 2016
(enter date affidavit is notarized)

133891a

for Application No. (s): SE 2016-LE-002
(enter County-assigned application number (s))

- **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

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.

Information updated

SPECIAL EXCEPTION AFFIDAVIT

DATE: September 19, 2016
(enter date affidavit is notarized)

133891a

for Application No. (s): SE 2016-LE-002
(enter County-assigned application number(s))

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

PARTNERSHIP INFORMATION

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

(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: September 14, 2016
(enter date affidavit is notarized)

133891a

for Application No. (s): SE 2016-LE-002
(enter County-assigned application number(s))

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

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

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

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

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

None

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

SPECIAL EXCEPTION AFFIDAVIT

133891a

DATE: September 19, 2016
(enter date affidavit is notarized)

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of 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 19th day of September 2016, in the State/Comm. of Virginia, County/City of Fairfax

My commission expires: 1-31-17

Teresa F. Rankin





County of Fairfax, Virginia

MEMORANDUM

DATE: June 8, 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: **RZ 2016-LE-006;**
PMG **SE 2016-LE-002**

This memorandum, prepared by Mary Ann Welton, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the subject Generalized Development Plan/ Special Exception Plat (SE) plan revised through April 28, 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 with sixteen parking spaces and a car wash. Ten stacking spaces are proposed for the car wash. The site is currently developed with an existing service station with 8 fuel pumps and a mini-mart. The application property is located at the southwestern corner of Franconia Road and Grovedale Drive. The property is currently zoned C-5 (commercial, neighborhood 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 Accotink Creek 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 southwestern corner of the property.

Department of Planning and Zoning
Planning Division
12055 Government Center Parkway, Suite 730
Fairfax, Virginia 22035-5509
Phone 703-324-1380
Fax 703-653-9447
www.fairfaxcounty.gov/dpz/



Item 12 on Sheet C-12 states that there will be a reduction of impervious surface. The site calculation on Sheet C-12 indicates that existing impervious cover is .93 acres. Impervious cover in the proposed condition is projected to be .76 acre. The applicant should provide a note on the development plan or a description in the stormwater 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 is under review by the County's Fire Marshal. The Virginia Department of Environmental Quality (DEQ) noted two previous complaints are on file for this site, but neither case resulted in any necessary corrective action, and no data exists in the file to suggest that drinking water wells have been affected by the underground storage tanks at this service station. DEQ regulates underground storage tanks (USTs). DEQ procedures require that Form 7350, a tank closure assessment, be completed at the time existing USTs are removed. The tank closure assessment procedure encompasses the necessary information for DEQ to determine whether or not a full site characterization is necessary, as derived from the 7350 protocol. If contamination is found at the time of closure, 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 C5 of the development plan demonstrates that the canopy lighting is proposed to be 53 footcandles in some areas, 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 conformance with the Comprehensive Plan will be addressed. This issue is unresolved.

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.”



County of Fairfax, Virginia

MEMORANDUM

DATE: June 20, 2016

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

FROM: Michael Davis, Acting Chief 
Site Analysis Section, DOT

FILE: RZ 2016-LE-006
SE 2016-LE-002

SUBJECT: RZ 2016-LE-006 and SE 2016-LE-002 – PMG Mid Atlantic, LLC
Land Identification Maps: 81-3 ((5)) 6

This department has reviewed the Special Exception plat, dated December 7, 2015, revised to June 10, 2016, and proffers, dated June 6, 2016. The applicant seeks to replace the existing building and 8-pump gas station with a 10-pump gas station, a 2,313 square foot quick service food store, and a car wash. The entire site will be razed including the existing sidewalk that fronts Franconia Road and Grovedale Drive.

There are currently four driveway entrances that provide access to the site. Two are located on Franconia Road and two are located on Grovedale Drive. The driveway entrance on Franconia Road that is closest to the Franconia Road and Grovedale Drive intersection is proposed to be closed. The other driveway entrance will be narrowed to the minimum commercial width needed for the site. The two existing entrances on Grovedale Drive will be consolidated into one new entrance that will be located between the two existing entrances.

FCDOT recommended that the Grovedale Drive entrance be restricted to right-in/right-out travel for the following reasons:

- 1) The proposed entrance is located in very close proximity to the Franconia Road and Grovedale Drive intersection which creates access management challenges
- 2) The Franconia Road and Grovedale Drive intersection is a skewed intersection creating design and operational challenges
- 3) The truck turn information provided by the applicant indicates that a truck cannot make a left turn out of the site without blocking the southbound lane of Grovedale Drive.

The applicant worked with FCDOT to design an entrance with a diverter island that would achieve the right-in/right-out condition. The diverter was designed to FCDOT's satisfaction; however, upon further coordination with VDOT Traffic Engineering, VDOT stated that the entrance with the diverter island would not be approved as the design will shift the right-in

Ms. Barbara Berlin, Director
June 20, 2016
Page 2 of 2

portion of the entrance closer to the Franconia Road and Grovedale Drive intersection. With disapproval of the diverter by VDOT, the entrance on Grovedale Drive has been modified to a full access design.

There is a private service drive along Grovedale Drive that would provide site access south of the property. This access is located further away from the intersection with Franconia Road which provides better sight distance and an opportunity for vehicles to queue on Grovedale Drive without blocking the southbound lane if the northbound queue extends beyond the proposed entrance. Staff conducted research to determine if the service drive allows legal access between the subject property and the entrance further south on Grovedale Drive. This research determined that there is no recorded inter-parcel access easement on the subject property. Staff requested that the applicant establish an inter-parcel access easement on their site to access the service drive. We also indicated that if we have the opportunity with redevelopment, that the County would request the same of the adjoining property owner. The applicant responded that they are not the owners of the subject property and are unable to establish an inter-parcel access easement. The applicant has made no effort to ask the property owner to address this request. With site redevelopment, this is the best opportunity to address this concern and we believe that more effort should take place to set the stage for legal public access to the service drive.

The sidewalk and buffer along Franconia Road and Grovedale Drive is currently 5 feet wide and 3 feet wide, respectively. The applicant proposes to replace the existing sidewalk and buffer to conform to the current dimensions. This requires a waiver of the VDOT standard for a buffer of 4 feet in width on Franconia Road. This will be proposed when a site plan is submitted with the proposed improvements. An ADA accessible lead-in sidewalk and crosswalk will be provided from Grovedale Drive to the front door of the building.

The County's Bicycle Master Plan shows an on-road bike lane on Franconia Road. Provision of the bike lane would require the applicant to reset the curb one foot back behind the existing curb line along Franconia Road on the frontage. This would create a bike lane distance of 250 feet however it would not connect to any existing bike lane. The applicant has indicated he will be requesting a waiver of implementation of this facility when a site plan is submitted.

MAD/MWG

Cc: Casey Gresham, DPZ

**DEPARTMENT OF TRANSPORTATION**4975 Alliance Drive
Fairfax, VA 22030**Charlie Kilpatrick**
COMMISSIONER

June 20, 2016

To: Ms. Barbara Berlin
Director, Zoning Evaluation Division

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

Subject: SE 2016-LE-006 conc. w/ RZ 2016-LE-006; PMG Mid Atlantic

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. To date Exceptions have not been submitted for review.
- The proposed 5' sidewalk along Franconia Road should include a 4' buffer strip.
- Sight distance should be provided on the Landscape Plan for both entrances to ensure the line of sight is not obstructed by proposed plantings.



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.

MEMORAN

DATE: June 17, 2016

TO: Casey Gresham, Staff Coordinator
Zoning Evaluations Division, LDS

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

SUBJECT: Franconia Hills Section 2, Pt. Lot 6.RZ 2016-LE-006

Site Description: The site is located within the S-7 Springfield East Community Planning Section of the Area IV Springfield Planning District. The site has an existing minimart with eight fueling stations, and three trees including an Eastern Red Cedar, a pin oak, and a mulberry.

Specific Comment:

1. **Comment:** The applicant claims to be meeting the 10 year tree canopy requirement of 4129 sq.ft. by planting 29 category III deciduous trees and 3 category 1 evergreen trees, for a total of 4425 square feet of 10 year canopy credit. Several of these trees are proposed for planting close to the southwestern property line. Significant portions of their 10 year canopy will be located offsite and cannot be claimed for 10 year credit in this plan.
2. **Recommendation:** The applicant should add 2 category III deciduous trees to the landscape plan in order to ensure that 10 year canopy requirements are met.

rh/

UFMDID #: 212260

cc: DPZ File

Department of Public Works and Environmental Services
Urban Forest Management Division
 12055 Government Center Parkway, Suite 518
 Fairfax, Virginia 22035-5503
 Phone 703-324-1770, TTY: 711, Fax: 703-653-9550
www.fairfaxcounty.gov/dpwes





County of Fairfax, Virginia

MEMORANDUM

DATE: May 4, 2016

TO: Casey Gresham, 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# RZ 2016-LE-006 concurrent with SE 2016-LE-002(PMG Mid Atlantic, LLC); LDS Project# 1018-ZONA-002-1; Tax Map# 081-3-05-0006; 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)



Casey Gresham, Staff Coordinator

Application # RZ 2016-LE-006 concurrent with SE 2016-LE-002(PMG Mid Atlantic, LLC)

Page 2 of 3

Water Quality Control

Water quality controls must be satisfied for this development (PFM 6-0401.2). The plan shows that the applicant has proposed MC 3500 chamber to reduce the post development phosphorous load from this site. VRRM spreadsheet shows that water quality requirement has been met. BMP sizing computations, setbacks and construction specifications shall be provided and reviewed during site plan review.

Stormwater Detention

MC-3500 chamber with storage capacity of 2, 786 cubic feet was proposed. Application states that there is a 10% reduction in impervious area. This will satisfy detention requirement.

Downstream Drainage System

A preliminary stormwater outfall narrative was included on the plan. According to the applicant, existing outfalls are adequate. The applicant has stated that the proposed development will reduce the peak release from the site in such a way that the post development peak release rates will be less than the predevelopment peak.

The details of the hydrologic and hydraulic computation was not included on the CDP. Adequate outfall analysis shall be provided on site plan and will be reviewed in detail during site plan review.

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

FAIRFAX COUNTY ZONING ORDINANCE

- (7) Include the addition of any building or additions to buildings except that accessory structures clearly subordinate to the use, and minor additions to buildings may be permitted, provided that:
 - (a) the sum total of all such structures or additions shall not exceed the greater of 500 square feet of gross floor area, or five (5) percent of the approved gross floor area up to a maximum of 2500 square feet of gross floor area; and
 - (b) the maximum permitted FAR for the zoning district shall not be exceeded.
- C. For all approved special exception uses, any request for an addition shall require the provision of written notice by the requester in accordance with the following:
- (1) the notice shall include the letter of request with all attachments as submitted to the Zoning Administrator, a statement that the request has been submitted, and where to call for additional information; and
 - (2) the notice shall be sent to the last known address of the owners, as shown in the real estate assessment files of the Department of Tax Administration, of all property abutting and across the street from the site, or portion thereof, which is the subject of the request, and shall be delivered by hand or sent by certified mail, return receipt requested.

The request for an addition submitted to the Zoning Administrator shall include: an affidavit from the requester affirming that the required notice has been provided in accordance with the above; the date that the notice was delivered or sent; the names and addresses of all persons notified; and the Tax Map references for all parcels notified. No request for an addition shall be considered by the Zoning Administrator unless the affidavit has been provided in accordance with this paragraph.

When it is determined by the Zoning Administrator that a modification is not in substantial conformance with the approved special exception, such modification shall require the approval of an amendment to the special exception in accordance with Sect. 014 below or a new special exception.

9-005 Establishment of Categories

For purposes of applying specific conditions upon certain types of special exception uses, and for allowing special exception uses to be established only in those zoning districts which are appropriate areas for such uses, all special exception uses are divided into categories of associated or related uses, as hereinafter set forth in this Article 9.

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:

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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.

9-007 Conditions and Restrictions

In addition to those standards set forth in this Article, the Board, in approving a special exception, may impose such conditions and restrictions upon the proposed use as it may deem necessary in the public interest to secure compliance with the provisions of this Ordinance and to protect the viability of the implementation of the adopted comprehensive plan. Such conditions or restrictions may include but need not be limited to a time limitation on the length of the exception in accordance with the provisions of Sect. 008 below and may require the posting of a guarantee or bond in a reasonable amount by the applicant.

9-008 Time Limitations, Extensions, Renewals

In addition to the time limits set forth in this Article, the Board may require, as a condition of the approval of any special exception, that it shall be approved for a specified period of time; that it may be subsequently extended for a designated period by the Zoning Administrator; or that it

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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.

9-504 Additional Standards for Amusement Arcades

1. Such a use shall not be located closer than 1000 feet to any school. In addition, except when located under the roof of a shopping center, such a use shall not be located within 100 feet of any adjoining property which is in an R district.
2. Such use shall be established only after approval by the Board of a plan setting forth acceptable rules for the operation of the establishment. Such plan shall specify (a) procedures to preclude gambling and loitering; (b) regulations regarding the use of the establishment by school age children; and (c) procedures for the enforcement of the rules.
3. In addition, the Board shall impose such conditions and restrictions as it may deem necessary to assure that the use will be compatible with and will not adversely impact the adjacent area. Such conditions and restrictions may include, but need not be limited to, the following:
 - A. Hours of operation.
 - B. Number of adult attendants required to be on the premises at all times.
 - C. Size of the establishment and the number of amusement machines.

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.

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- 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.
2. In the C-3 and C-4 Districts, in addition to Par. 1 above:
- A. All such uses, except drive-in financial institutions, shall be an integral design element of a site plan for an office building or office building complex containing not less than 35,000 square feet of gross floor area.
 - B. Such a use shall have no separate and exclusive curb cut access to the abutting highway.
 - C. There shall be no outside storage or display of goods offered for sale.
 - D. Service stations shall not include any ancillary use such as vehicle or tool rental, and shall be limited to the servicing and retail sales of products used primarily by passenger vehicles.
 - E. Service stations 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 (2) such vehicles on site at any one time.
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.
4. In the C-7, C-8 and C-9 Districts, in addition to Par. 1 above:
- A. In the C-7 or C-9 District, 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.

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- 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 four (4) such vehicles on site at any one time.
 - C. The outdoor area devoted to any use such as vehicle or tool rental shall be limited to the area so designated on an approved special exception plat.
5. In the I-3, I-4, I-5 and I-6 Districts, in addition to Par. 1 above:
- A. All such uses, except drive-in financial institutions, shall be an integral design element of a site plan for an industrial building or building complex containing not less than 30,000 square feet of gross floor area.
 - B. In an I-3 or I-4 District, 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.
 - C. In an I-3 or I-4 District, service stations 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 four (4) such vehicles on site at any one time.
 - D. No Building Permit shall be approved for such a use unless a Building Permit has been approved for the related industrial building(s).
 - E. The outdoor area devoted to any use such as vehicle or tool rental shall be limited to that area so designated on an approved special exception plat.
6. In the PDH and PDC Districts, in addition to Par. 1 above:
- A. In the PDH District, fast food restaurants may be permitted only in accordance with the provisions of Sect. 6-106 and the following:
 - (1) Such use may be permitted only upon a finding by the Board that the planned development is of sufficient size to support the proposed use, and that the use is designed to serve primarily the needs of the residents of the development.
 - (2) Such use shall be designed and located so as to maintain the intended secondary nature of the use, and so that the associated impacts, including but not limited to associated on-site and off-site vehicular traffic, noise, odors, and visual impact, will not adversely affect the residential character of the development and surrounding properties.

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- (3) All direct vehicular access to the use shall be provided via the internal circulation system of a commercial area of the PDH development, which commercial area shall contain not less than three (3) non-automobile-related commercial establishments.
 - (4) The proposed development shall provide clearly designated pedestrian facilities for safe and convenient access from surrounding residential and commercial uses.
- B. In the PDC District, fast food restaurants may be permitted only in accordance with the provisions of Sect. 6-206.
7. In the PTC District, car washes, drive-in financial institutions, drive-through pharmacies, fast food restaurants, quick-service food stores, service stations and service stations/mini-marts may only be permitted in accordance with the provisions of Sect. 6-505.

9-506 Additional Standards for Commercial Recreation Restaurants

- 1. All such uses shall be designed and operated as a combined use for family-oriented recreation and on-premise dining.
- 2. The sale and consumption of food, frozen deserts or beverages shall be limited to the premises. Notwithstanding the above, the establishment may provide a carry-out service provided that such carry-out service is clearly not the principal business of that portion of the establishment devoted to the sale and consumption of food, frozen desserts or beverages.
- 3. The recreation portion of the establishment shall not be advertised or operated as a separate facility.
- 4. Any areas devoted primarily to mechanical and/or electronic operated games shall encompass no more than twenty-five (25) percent of the total gross floor area of the establishment.

9-507 Additional Standards for Convenience Centers

- 1. No convenience center shall be approved in a neighborhood or subdivision which has been recorded or recorded in part prior to the effective date of this Ordinance. In addition, no convenience center shall be located on a lot adjacent to existing dwellings, unless such center was represented on an approved development plan.
- 2. The approval of a special exception for a convenience center shall be subject to the approval of a development plan prepared in accordance with the provisions of Sect. 16-502.
- 3. No convenience center shall be located within a distance of one (1) mile from any other similar retail commercial use.

OVERLAY AND COMMERCIAL REVITALIZATION DISTRICT REGULATIONS

the regulations and requirements of both the underlying district(s) and the Highway Corridor Overlay District.

3. Such districts may be amended in accordance with the provisions of Part 2 of Article 18.

7-604 Administration

The administration of the provisions of the Highway Corridor Overlay District shall be as provided for in Article 9 for drive-in financial institutions, fast food restaurants, quick-service food stores, service stations and service station/mini-marts and as provided for in Article 18 for all other uses.

7-605 Permitted Uses

All uses permitted by right in the underlying zoning district(s)

7-606 Special Permit Uses

All uses permitted by special permit in the underlying zoning district(s)

7-607 Special Exception Uses

1. All uses permitted by special exception in the underlying zoning district(s) except as qualified by Sect. 601 above.
2. Except as permitted by right pursuant to Sections 4-502, 4-602, 4-702, 4-802, 4-902 and 10-202, drive-in financial institutions, fast food restaurants, quick-service food stores, service stations and service station/mini-marts subject to the provisions of Part 6 of Article 9 and Sect. 608 below.

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

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- (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.
- 2. Where the underlying district is C-2, C-3 or C-4, in addition to Par. 1 above:
 - A. Service stations shall not include any uses such as vehicle or tool rental.
 - B. Service stations 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.
- 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.
- 4. Where the underlying district is C-7, C-8, C-9, I-3 or I-4, 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 four (4) such vehicles on site at any one time.
- 5. Where the underlying district is I-5 or I-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.

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		