MEMORANDUM

DATE: 9/24/2018

TO: Distribution List

FROM: Tracy D. Strunk, AICP
Director, Zoning Evaluation Division
Department of Planning and Zoning

SUBJECT: Special Exception Application Analysis

REFERENCE: Application Number: SEA 88-D-008 (VA. Electric & Power Co., d/b/a Dominion Energy Virginia)

Case Information

Staff Coordinator: Kelly Posusney
Pre-Staffing Date: 11/5/2018 Staffing Date: 12/20/2018
Tentative PC Date: 2/28/2019 Tentative BOS Date: TBD

Memo Includes Full-Size Development Plans for Noted (1) Addressees: Yes □ No □

Attached for your review and comment is the zoning case information for the subject application. Action addressees are requested to provide written comments to the staff coordinator by (10/8/2018) to be considered in preparing staff's recommendation on this application. Information addressees may also submit any comments by the same date.

Action Addressees

1. DPZ Planning Division
   Chief, Env. & Dev. Review Br.
   Attn: Denise James
2. DPWES Site and Addressing
   Attn: Lon Ramsey
3. DPWES Sanitary-Sewer
   Attn: Sharad Regmi
4. VDOT
   Attn: David Jordan
5. Dept. of Transportation
   Transportation Planning
   Chief, Site Analyst Section
   Attn: Jeff Hermann
6. Fairfax County Park Authority
   Planning & Development Div.
   Plan Review Coordinator
   Attn: Lynne Johnson 4th fl
7. Planning Commission
   Board of Supervisors
   Providence District
8. Office of Community Revitalization/Reinvestment
   Attn: Barbara Byron
   “CRD/CRA or Tysons only”

Information Addressees

1. Planning Commission
   Executive Director
   Attn: Jill Cooper
2. Economic Dev. Authority
   Div. Real Estate Services
   Attn: Curtis Hoffman
   Clerk to Board of Supervisors
   Attn: Cathy Chianese
   Dept. of Information Technology
   Technology Infrastructure Div.
   Attn: Steve Brundage
   Dept. of Health
   Div. of Environmental Health
   Technical Review and Information Resources
   Attn: Kevin Waster
   Northern Va Soil and Water
   Conservation District
   Attn: Willie Wood
   Dept. of Family Services
   Aging Services
   AAA, B-3-708
   Attn: Jacquie Woodruff
   Dept. of Facilities Mgmt.
   Analyst, Property Mgmt. Div.

Attn: Marguerite Guarino
DPZ-ZED Division Director
Attn: Tracy Strunk
DPZ-ZED Asst. Director
Attn: William Mayland
DPZ-ZED
Attn: Branch Chiefs
DPZ-ZED
Chief, Proffer Interp. Branch
Attn: Suzanne Wright
DPZ-ZED
Admin. Asst., Legal Notices
Attn: Rachael Locke
DPZ Chief Zoning Inspector
Attn: Mavis Stanfield
Southeast Fairfax Dev. Corp.
Attn: Tony Fontana
*MV or LEE only*

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

Excellence * Innovation * Stewardship
Integrity * Teamwork * Public Service
**APPLICATION FOR A SPECIAL EXCEPTION**

(PLEASE TYPE or PRINT IN BLACK INK)

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<thead>
<tr>
<th>APPLICANT</th>
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<tbody>
<tr>
<td><strong>NAME</strong></td>
<td>VA. Electric &amp; Power Co., d/b/a Dominion Energy Virginia</td>
<td></td>
</tr>
<tr>
<td><strong>MAILING ADDRESS</strong></td>
<td>701 E. Cary Street, Richmond, VA 23219</td>
<td></td>
</tr>
<tr>
<td><strong>PHONE</strong></td>
<td><strong>HOME</strong> ( )</td>
<td><strong>WORK</strong> (804) 771-6145</td>
</tr>
<tr>
<td><strong>PHONE</strong></td>
<td>MOBILE ( )</td>
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<tr>
<th>PROPERTY INFORMATION</th>
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<tbody>
<tr>
<td><strong>PROPERTY ADDRESS</strong></td>
<td>8440 Tyco Road, Tysons, Virginia 22182</td>
<td></td>
</tr>
<tr>
<td><strong>TAX MAP NO.</strong></td>
<td>29-1-((1))-50C</td>
<td><strong>SIZE (ACRES/SQ FT)</strong> 3.29 ac / 143,262 sf</td>
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<tr>
<td><strong>ZONING DISTRICT</strong></td>
<td>R-1 &amp; I-4</td>
<td><strong>MAGISTERIAL DISTRICT</strong> Providence</td>
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<tr>
<td><strong>PROPOSED ZONING IF CONCURRENT WITH REZONING APPLICATION:</strong></td>
<td>n/a</td>
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<tr>
<th>SPECIAL EXCEPTION REQUEST INFORMATION</th>
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<tr>
<td><strong>ZONING ORDINANCE SECTION</strong></td>
<td>9-014; 9-101</td>
<td></td>
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<tr>
<td><strong>PROPOSED USE</strong></td>
<td>Amend SE 88-D-008 previously approved for an Electric Substation to permit a remodel of the existing substation</td>
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<tr>
<td><strong>NAME</strong></td>
<td>Gregory A. Riegle, Esquire / Sheri L. Akin, AICP, Senior Land Use Planner</td>
<td></td>
</tr>
<tr>
<td><strong>MAILING ADDRESS</strong></td>
<td>McGuireWoods LLP 1750 Tysons Boulevard, Suite 1800, Tysons, VA 22102</td>
<td></td>
</tr>
<tr>
<td><strong>PHONE</strong></td>
<td><strong>HOME</strong> ( )</td>
<td><strong>WORK</strong> (703) 712-5483 (SLA)</td>
</tr>
<tr>
<td><strong>PHONE</strong></td>
<td>MOBILE ( )</td>
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**MAILING**

Send all correspondence to (check one):  □ Applicant –or–  □ Agent/Contact

The name(s) and addresses of owner(s) of record shall be provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representatives on official business to enter the subject property as necessary to process the application.

Sheri L. Akin, Senior Land Use Planner

**TYPE/PRINT NAME OF APPLICANT/AGENT**

**SIGNATURE OF APPLICANT/AGENT**

**DO NOT WRITE IN THIS SPACE**

Date Application accepted:  **September 24, 2018**  Application Fee Paid:  **$ 16,375.00**
Tysons Substation
Statement of Justification

September 21, 2018

I. INTRODUCTION

Pursuant to Section 9-014 and 9-101 of the Fairfax County Zoning Ordinance dated August 14, 1978, as amended (the "Ordinance"), and 15.2-2232 of the Code of Virginia, the Virginia Electric and Power Company, d/b/a Dominion Energy Virginia ("Dominion"), hereby requests Special Exception and 15.2-2232 approval to permit the redevelopment of an existing electric substation known as Tysons Substation. Tysons Substation is located at 8440 Tyco Road in Tysons and is further identified as Tax Map No. 29-1-((1))-50C (the "Property"). The Property is located in the Providence District and is split-zoned R-1 and I-4.

II. BACKGROUND.

The Property has been the site of an existing substation since 1964, when it was originally approved for a substation use by the Board of Zoning Appeals. In 1988, it received approval under Section 15.1-456 of the Code of Virginia, as well as Special Exception approval in SE 88-D-008, to permit an additional expansion. The overall substation has remained unchanged since the late 80's.

Today, the site totals approximately 3.29 acres and is the primary substation serving Tysons. As an important distribution facility, Tysons Substation directly supplies power to the local area. With general area growth, the opening of the Silver Line, and resulting transit-oriented development, Tysons and its vicinity has seen tremendous growth in residential, commercial and office demand.

Dominion is proposing to upgrade and remodel Tysons Substation in order to meet future electrical demand in Tysons, as well as support and relieve the load demand on existing Dominion substations in the area. Most importantly, this substation will be the end point for the new "Idylwood to Tysons" underground transmission line that is critical for providing a new source of power for the Northern Virginia area.

The planned work at Tysons Substation is vital. The station is over 50 years old and has undergone expansions and piecemeal improvements since its original design. The rebuild will upgrade and provide the necessary equipment within this facility to continue to provide reliable electrical service to the surrounding communities and businesses. Further, it will provide emergency back-up for the regional power grid and will also meet electrical demand for the growth of Tysons and overall area.
III. PROJECT NEED:

The Federal Energy Regulatory Commission ("FERC") has designated the North American Electric Reliability Corporation ("NERC") as the Electric Reliability Organization for the United States. NERC Reliability Standards establish minimum criteria with which all public utilities must comply as components of the interstate electric transmission system. NERC's jurisdiction serves more than 334 million people across the continental United States, Canada, and the northern portion of Baja California, Mexico. The Energy Policy Act of 2005 mandates that electric utilities, such as Dominion Power, must follow NERC Reliability Standards or face fines up to 1 million dollars per day, per violation if found to be in non-compliance.

Dominion is required to evaluate its electric transmission system on a routine basis in order to ensure compliance with NERC Reliability standards. These routine checks keep the transmission grids running - even during contingency situations such as storm events or equipment failure - in a reliable manner. By approximately 2020, load on the existing lines in the Tysons and McLean areas is forecasted to exceed 300 megawatts. By constructing an additional source of power, Dominion will avoid a potential violation of mandatory NERC reliability standards.

In its evaluation of the area, Dominion identified the need for a new transmission line and underwent significant review and evaluation for its design and construction. The new "Idylwood to Tysons" transmission line will be underground, and will begin at Dominion's existing Idylwood Substation, south of Tysons. Its end point will be the Tysons Substation. In its assessment of the current Tysons Substation equipment, Dominion has determined that a remodel and upgrade is necessary. As indicated above, the existing equipment is older, and new equipment is necessary to receive the new underground transmission line coming into the station, as well as meet growth demands of the area.

IV. DESCRIPTION OF PROPOSAL

Because the substation Property is only 3.29 acres and located in a growing urban area, Dominion proposes to install Gas-Insulated Substation ("GIS") equipment instead of typical air-insulated substation equipment. GIS is the best available technology that can be used in a smaller footprint. It is exponentially more expensive than conventional substation equipment; however, the end result will be a new and improved substation that is more efficient and superior than what exists today.

The remodel will include a new 35' tall GIS equipment enclosure that will replace the older, air-cooled 230 kV switches. Currently, three 70' backbone structures exist at the site. One backbone will be removed, and the other two replaced with 75' backbones. The existing 20' distribution bays located in the middle of the site will remain. An additional 7,957 square foot gravel area will extend on the northern side of the site to accommodate a new 75' monopole, 12.5' control enclosure, and 25' shunt reactor. Six distributions poles will be removed, and the existing distribution lines will be placed underground. Overall, the changes and remodel will result in a substation that is less cluttered, sleeker, and technologically superior to what exists today.
V. SECTION 9-011 OF THE FAIRFAX COUNTY ZONING ORDINANCE:

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

A. Type of operation: Electric Substation

B. Hours of operation: 24 hours/day, 7 days/week

C. Estimated number of patrons: None

D. Proposed number of employees: No permanent employees are proposed. The facility will be visited approximately 1 to 2 times per month by Dominion personnel for site inspection purposes, and for any needed repairs or alterations.

E. Estimate of traffic impact: Given the minimal occurrence of site visits, traffic is not an issue.

F. Vicinity or general area to be served by the use: The distribution component of the substation currently serves Tysons Corner and the immediate surrounding area. The transmission component will support the electric grid for the entire Northern Virginia region. The proposed remodel and additional equipment will continue to serve these areas.

G. Architectural compatibility: A substation has been in operation at this site since 1964. There are no buildings associated with the substation, except unmanned control enclosures. The proposed enclosures and substation equipment will continue to be surrounded by landscaping and fencing.

H. Hazardous and toxic substances: There are no current or proposed hazardous or toxic substances proposed with the project, and the site will fully comply with all county, state, and federal environmental regulations.

I. Statement of conformance: To the best of the Applicant’s knowledge, the proposed use conforms to the provisions of all applicable ordinances, regulations, adopted standards, and any applicable conditions.

VI. SECTION 9-104 OF THE FAIRFAX COUNTY ZONING ORDINANCE

Section 9-104(3) states that if the proposed location of a Category 1 (light public utility) use is an R district, there shall be a finding that there is no alternative site available for such use in a C or I district within 500 feet of the proposed location; except that in the case of electric transformer stations and telecommunications central offices, there shall be a finding that there is no alternative site available in a C or I district within a distance of one (1) mile, unless there is a substantial showing that it is impossible for satisfactory service to be rendered from an available location in such C or I district.
RESPONSE: This provision applies to new Category 1 uses rather than redevelopment scenarios which is proposed with this application. Based upon the foregoing, the existing Tysons Substation is the best and most appropriate location. It has existed and operated here since 1964 and will continue to meet the needs of the County and the region.

VII. DESCRIPTION IN CONTEXT OF SECTION 9-006 OF THE ZONING ORDINANCE

1. The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.

RESPONSE: The location of the existing substation and proposed remodel is in harmony with the adopted Comprehensive Plan. The Plan map shows the property as public facilities, governmental, and institutional and further identifies the property as a Public Service and Utility Facility. Further, the Public Facility Plan text for Tysons notes the possible expansion of Tysons Substation.

Overall, the existing substation and proposed remodel is consistent with and is an integral part of Tysons by providing the necessary electrical infrastructure for its growth and success. As such, the redevelopment of Tysons Substation is supportive of the County's policies goals in the Comprehensive Plan.

2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.

RESPONSE: The proposed use is in harmony with the general purpose and intent of the applicable zoning district regulations. The existing electric substation facility is a permitted use within the R-1 District with special exception approval. Also, as noted above, a portion of the site is zoned I-4. Being a Category 1 use, an electric substation is permitted by-right in the I-4 District. A prior special exception was approved for this site as an electric substation, and the requested remodel and improvements are logical requests based upon area growth and meeting County infrastructure needs.

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.

RESPONSE: The existing substation has been located at the existing Property since 1964. The substation is currently surrounded by existing commercial development, as well as redeveloping properties. Once the rebuild is complete, it will continue to blend in with neighboring properties.
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.

RESPONSE: There is no pedestrian traffic associated with this use. Vehicular traffic will be minimal. The substation is expected to be visited by Dominion employees one to two times per month for maintenance purposes.

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.

RESPONSE: The Applicant proposes landscaping and screening to what exists today and in accordance with the Zoning Ordinance.

6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.

RESPONSE: The open spaces proposed in the R-1 zoned portion of the property is slightly less than the required 25% open space. However, the open space provided in the I-4 portion of the property exceeds Zoning Ordinance requirements.

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.

RESPONSE: The substation will be unmanned, but there will be an area in the substation available for the occasional Dominion vehicle or vehicles visiting the site. Adequate outfall and stormwater management will be provided and is referenced in the Special Exception plan.

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.

RESPONSE: No new signage is proposed. All existing signage is in compliance with the provisions of Article 12 of the Zoning Ordinance.

VIII. Fairfax County 2232 Process, as per Section 15.2-2232 of the Code of Virginia:

The redevelopment and continued operation of the Tysons Substation is appropriate in terms of location, character, and extent.

Location - The property is currently used as an existing substation, which was constructed in 1964. The substation predates many of the adjacent developments and
is vital electric infrastructure serving the area. The rebuild for this location is a logical need and request by Dominion due to past and forecasted growth in the region.

**Character** - The Tysons Substation is an existing public utility, and the proposed rebuild will not change the overall existing character of the use, but it will provide newer, state-of-the-art equipment that will improve the operation and look of the substation.

**Extent** - The remodel of the substation is the minimal necessary to serve the area at this time. Dominion is remodeling the substation with superior GIS distribution and transmission technology to allow for the new transmission line and maintain distribution assets within the property lines.

**IX. REQUESTED MODIFICATIONS AND WAIVERS:**

This application conforms to the provisions of all applicable ordinances, regulations and adopted standards, with the exception of the following:

1. **Increase in Fence Height** - Pursuant to Section 10-104(3)(H), the Applicant is requesting approval for an increase in fence height up to 12 feet. The increase in fence height will help block views of the equipment and provide infrastructure security. As such, the request will be in character with the existing site development, harmonious with the surrounding development, and will not adversely impact the use and/or enjoyment of any nearby property.

2. **Dustless Surface Waiver** - The Applicant requests approval to retain a gravel surface as it currently exists within the substation and permit a waiver of the dustless surface requirement.

**V. CONCLUSION:**

The above-described application proposes necessary redevelopment changes to an existing electrical substation facility in order to continue to support both local and regional electrical service, and meets the County standards for approval. With approval of the requested Special Exception and Section 15.2-2232 application, the proposal will conform to the provisions of all applicable ordinances, regulations, standards, and conditions. Furthermore, the proposed used conforms to the Zoning Ordinance and the recommendations of the Comprehensive Plan. Therefore, for the reasons set forth herein, Dominion respectfully requests the approval of these applications.

Sincerely,

[Signature]

Sheri L. Akin, AICP
Senior Land Use Planner
McGuireWoods LLP
Special Exception Amendment
SEA 88-D-008

Applicant: VA ELECTRIC & POWER CO., D/B/A DOMINION ENERGY VIRGINIA
Accepted: 09/24/2018
Proposed:

AMEND SE 88-D-008 PREVIOUSLY APPROVED FOR AN ELECTRICAL SUBSTATION TO ALLOW SITE MODIFICATIONS, TELECOMMUNICATIONS FACILITY AND INCREASE IN FENCE HEIGHT

Area: 3.29 AC; DISTRICT - PROVIDENCE
Zoning Dist Sect: 05-040403-0104
Located: 8440 TYCO ROAD, TYSONS, VA 22182
Zoning: I-4
Plan Area:
Overlay Dist: 2,2,
Map Ref Num: 029-1-01/0050C

Tyco Rd. Spring Hill Rd.
Special Exception Amendment
SEA 88-D-008
VA ELECTRIC & POWER CO., D/B/A
DOMINION ENERGY VIRGINIA

Tyco Rd.
Spring Hill Rd.
EXISTING TYSONS SUBSTATION - SITE PHOTO

PROJECT INFORMATION

APPLICANT: DOMINION ENERGY, VIRGINIA

DOM 2016 CARY STREET, 10TH FLOOR
ROCKVILLE, VIRGINIA 20850

CONTACT: AMANDA MAHERN, PERMITTING SPECIALIST

TELEPHONE: 854-777-0200 FAX: 854-777-4700
EMAIL: AMANDA.MAHERN@DOMINIONENERGY.COM

CIVIL ENGINEER: CRAVER ADEN ASSOCIATES

800 VILLA PARK DRIVE
ROCKVILLE, MARYLAND 20850

CONTACT: KEN WAGNER, PROGRAM MANAGER

TELEPHONE: 804-204-4779 FAX: 804-204-4779
EMAIL: KEN@MADEN.COM

TAX MAP #: 5201-00-0000

ZONING: R-1.5

MINIMUM LOT SIZE: 10,500 SF

MINIMUM LOT WIDTH: 200 FT

MINIMUM BUILDING HEIGHT: EXEMPT

MAXIMUM FLOOR AREA RATIO: EXEMPT

OPEN SPACE: 20% UNCHANGED

PARCEL AREA: TOTAL 3.29 ACRES

R-1 ZONING = 1.20 ACRES

0.1 PERMITTING SPECIFIC - 3.29 ACRES

Cemetery Note: There are no known graves, objects, or structures marking a place of burial on site.

Sewer: A small 30" concrete pipe on site.

Water: The water main on site is 12" and is protected by a concrete pipe.

Sewer: The sewer line on site is 30" and is protected by a concrete pipe.

NOCs: Special Exception Amendment Plat & 2232 Plan - NOT TO BE USED FOR CONSTRUCTION. Information shown in this plan is for informational purposes only.

Plan Date: AUGUST 23, 2018

Scale: 1" = 2000'
TYSONS CORNER COMPREHENSIVE PLAN STORMWATER CONFORMANCE

CHECKLIST NARRATIVE

The purpose of this narrative is to detail the process by which the stormwater site was designed, specified, and permitted to be constructed under the requirements of the stormwater management plan.

The Comprehensive Plan P3-50 (2000) set forth the design guidelines for stormwater management in Tyson's Corner. The design guidelines included the following components:

- The stormwater system was designed to treat stormwater runoff from the site.
- The stormwater system was designed to reduce the peak discharge rate from the site.
- The stormwater system was designed to reduce the volume of stormwater runoff from the site.
- The stormwater system was designed to reduce the concentration of pollutants in the stormwater runoff from the site.

COMPREHENSIVE PLAN STORMWATER MANAGEMENT GOALS:

- The stormwater management system was designed to meet the requirements of the stormwater management plan.
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COMPREHENSIVE PLAN STORMWATER RESPONSE

MANAGEMENT GOALS:

- The stormwater management system was designed to meet the requirements of the stormwater management plan.
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DESIGN OF BEST MANAGEMENT PRACTICES:

- Best management practices (BMPs) were designed to reduce the peak discharge rate from the site.
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COMPREHENSIVE PLAN IMPLEMENTATION

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DESIGN OF BEST MANAGEMENT PRACTICES:

- Best management practices (BMPs) were designed to reduce the peak discharge rate from the site.
- Best management practices (BMPs) were designed to reduce the volume of stormwater runoff from the site.
- Best management practices (BMPs) were designed to reduce the concentration of pollutants in the stormwater runoff from the site.

COMPREHENSIVE PLAN STORMWATER MANAGEMENT GOALS:

- The stormwater management system was designed to meet the requirements of the stormwater management plan.
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- The stormwater management system was designed to meet the requirements of the stormwater management plan.

COMPREHENSIVE PLAN STORMWATER RESPONSE

MANAGEMENT GOALS:

- The stormwater management system was designed to meet the requirements of the stormwater management plan.
- The stormwater management system was designed to meet the requirements of the stormwater management plan.
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- Best management practices (BMPs) were designed to reduce the concentration of pollutants in the stormwater runoff from the site.
### Site Land Cover Summary

<table>
<thead>
<tr>
<th>Pre-Development Land Cover Type</th>
<th>A Total</th>
<th>B Total</th>
<th>C Total</th>
<th>D Total</th>
<th>Total</th>
<th>% of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Forest/Open (acres)</td>
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<td>0.00</td>
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<td>0.00</td>
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### Drainage Area B Summary

<table>
<thead>
<tr>
<th>Land Cover Summary</th>
<th>A Total</th>
<th>B Total</th>
<th>C Total</th>
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<tbody>
<tr>
<td>Forest/Open (acres)</td>
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<tr>
<td>Managed turf (acres)</td>
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### BMP Selections

**Pre-Development BMPs**

<table>
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<tr>
<th>BMP</th>
<th>Managed Turf (acres)</th>
<th>Impervious Cover (acres)</th>
<th>BMP Treatment Volume (ft³)</th>
<th>TP Load from BMPs (lb)</th>
<th>TP Removed (lb)</th>
<th>TP Remaining (lb)</th>
<th>Denominator Treatment to be Employed</th>
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</thead>
<tbody>
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**Post-Development BMPs**

<table>
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<th>BMP</th>
<th>Managed Turf (acres)</th>
<th>Impervious Cover (acres)</th>
<th>BMP Treatment Volume (ft³)</th>
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### Drainage Area C Summary

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<td>0.00</td>
<td>0.00</td>
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<td>0.00</td>
<td>0.00</td>
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<th>BMP</th>
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**Post-Development BMPs**

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### Drainage Area D Summary

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<th>D Total</th>
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<tr>
<td>Managed turf (acres)</td>
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### BMP Selections

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</table>
### Existing Storm Sewer and Stormwater Management Details

From Approved Plan 6089-SP-601-5

#### Notes:
- **Area:** The area of the existing storm sewer and stormwater management system is marked on the plan for reference.
- **Details:** Various sections and details are provided to illustrate the components of the storm sewer system, including various types of inlets, manholes, and other features.

#### Methods of Construction:
- **Methods:** The construction methods are detailed, including materials and techniques used for the various components.

#### Existing as-Built Information:
- **From Approved Plan 6089-SP-601**

---

**STORM WATER INLET COMPUTATIONS**

<table>
<thead>
<tr>
<th>Date</th>
<th>Description</th>
<th>Data</th>
<th>Method</th>
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</thead>
<tbody>
<tr>
<td>01/01/2022</td>
<td>Storm Water Inlet Calculations</td>
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<td>Standard Methodology</td>
</tr>
</tbody>
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**STORM SEWER DESIGN COMPUTATIONS**

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<thead>
<tr>
<th>Date</th>
<th>Description</th>
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<th>Method</th>
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<td>Storm Sewer Design Computations</td>
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**Plants Schedule**

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<tr>
<th>Botanical Name</th>
<th>Common Name</th>
<th>Qty.</th>
<th>Stock Size (Diameter/Caiper)</th>
<th>Stock Type</th>
<th>10-Yr Tree Canopy</th>
<th>Canopy Sub-Total</th>
<th>Remarks</th>
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<tbody>
<tr>
<td>CEDAR</td>
<td>Eastern Redwood</td>
<td>1</td>
<td>C-1-2 10/14</td>
<td>FP</td>
<td>868</td>
<td>207</td>
<td>-</td>
</tr>
<tr>
<td>SYP HEMPA</td>
<td>Cherry</td>
<td>1</td>
<td>S-1-2 10/14</td>
<td>FP</td>
<td>868</td>
<td>207</td>
<td>-</td>
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<tr>
<td>LEAFY</td>
<td>Arbor Vitae</td>
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<td>L-1-2 10/14</td>
<td>FP</td>
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<td>FP</td>
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<td>Dogwood</td>
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<td>H-1-2 10/14</td>
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<td>J-1-2 10/14</td>
<td>FP</td>
<td>868</td>
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<td>Pine</td>
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<td>P-1-2 10/14</td>
<td>FP</td>
<td>868</td>
<td>207</td>
<td>-</td>
</tr>
</tbody>
</table>

**Total 10-Year Tree Canopy Provided by Planting = 1,272 ft²**

**Note:** All maps, specifications, and schedules are subject to revision and may be incorrect or incomplete. They are subject to any amendments or modifications as required by the project. No scale or relationship is intended to be implied by the use of any map or plan. All dimensions are approximate and should be verified by the user.
SPECIAL EXCEPTION AFFIDAVIT

DATE: JUL 30 2018
(enter date affidavit is notarized)

1, Sheri L. Akin, do hereby state that I am an (enter name of applicant or authorized agent)

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

in Application No.(s): __________________________
(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>
<thead>
<tr>
<th>NAME</th>
<th>ADDRESS</th>
<th>RELATIONSHIP(S)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Virginia Electric and Power</td>
<td>701 E. Cary Street, Richmond, VA 23219</td>
<td>Applicant/Title Owner of Tax Map Parcels 29-1 ((1)) 50C</td>
</tr>
<tr>
<td>Company d/b/a Dominion Energy Virginia</td>
<td>Agent: Wesley D. Keck Amanda M. Mayhew</td>
<td></td>
</tr>
<tr>
<td>Draper Aden Associates</td>
<td>8090 Villa Park Drive, Richmond, VA 23228</td>
<td>Engineer/Agent</td>
</tr>
<tr>
<td>Agent: Kenneth W. Wagner</td>
<td>Meaghan E. O'Brien</td>
<td></td>
</tr>
<tr>
<td>McGuireWoods LLP</td>
<td>1750 Tysons Boulevard, Suite 1800, Tysons, VA 22102</td>
<td>Attorney/Agent for Applicant</td>
</tr>
<tr>
<td>Agents: Scott E. Adams</td>
<td></td>
<td>Attorney/Agent</td>
</tr>
<tr>
<td>David R. Gill</td>
<td></td>
<td>Attorney/Agent</td>
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<tr>
<td>Jonathan P. Rak</td>
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<td>Attorney/Agent</td>
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<tr>
<td>Gregory A. Riegle</td>
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<td>Attorney/Agent</td>
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<tr>
<td>Kenneth W. Wire</td>
<td></td>
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</tr>
<tr>
<td>Sheri L. Akin</td>
<td></td>
<td>Planning/Agent</td>
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<tr>
<td>Lori R. Greenlief</td>
<td></td>
<td>Planning/Agent</td>
</tr>
<tr>
<td>Megan C. Rappolt</td>
<td></td>
<td>Planning/Agent</td>
</tr>
</tbody>
</table>

(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).

FORM SEA-1 Updated (7/1/06)
SPECIAL EXCEPTION AFFIDAVIT

DATE: JUL 30 2018
(enter date affidavit is notarized)

for Application No. (s): 
(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)
Virginia Electric and Power Company
d/b/a Dominion Energy Virginia
120 Tredegar Street
Richmond, VA 23219

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)

(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.

FORM SEA-1 Updated (7/1/06)
Special Exception Attachment to Par. 1(b)

DATE: JUL 30 2018
(enter date affidavit is notarized)

for Application No. (s): ____________________________
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Draper Aden Associates
8090 Villa Park Drive
Richmond, VA 23228

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)
Lee O. White

__________________________________________

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.

FORM SEA-1 Updated (7/1/06)
SPECIAL EXCEPTION AFFIDAVIT

DATE: JUL 30 2018
(enter date affidavit is notarized)

for Application No. (s): ____________________________
(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)
McGuireWoods LLP
1750 Tysons Boulevard, Suite 1800
Tysons, VA 22102

(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)

Equity Partners of McGuireWoods LLP

| Adams, John D. | Barger, Brian D. | Brantley, Bryan C. |
| Allen, Joel S. | Barrett, John M. | Brenner, Irving M. |
| Anderson, Arthur E., II | Becker, Scott L. | Brooks, Edwin E. |
| Anderson, James M., III | Beldner, Sabrina A. | Brose, R. C. |
| Anderson, Mark E. | Bell, Craig D. | Browning, Jeffrey K. |
| Andre-Dumont, Hubert | Bilk, R. E. | Burk, Eric L. |
| Atty, Lisa A. | Bittman, Robert J. | Busch, Stephen D. |
| Austin, Bradley S. | Blank, Jonathan T. | Callahan, Timothy P. |
| Bagley, Terrence M. | Boardman, J. K. | Carter, Jean G. |
| Bancroft, Josiah A. | Brackett, Alexander J. | Cason, Alan C. |

(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.

FORM SEA-1 Updated (7/1/06)
Special Exception Attachment to Par. 1(c)

DATE: JUL 30 2018
(enter date affidavit is notarized)

for Application No. (s): __________________________
(enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)
McGuireWoods LLP
1750 Tysons Boulevard, Suite 1800
Tysons, VA 22102

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

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

Chaffin, Rebecca S.  
Chapman, Jeffrey J.  
Checkovich, Tennyse J.  
Clark, Jeffrey C.  
Cockrell, Geoffrey C.  
Collins, Darren W.  
Cook, Jason W.  
Covingston, Peter J.  
Cowan, Eric W.  
Cramer, Robert W.  
Cromwell, Richard J.  
Croteau, Anne E.  
Culbertson, Craig R.  
Daglio, Michael R.  
Davey, Joshua D.  
DeRidder, Patrick A.  
deVYver, Kristopher I.  
DiMattia, Michael J.  
Dossa, Mehboob R.  
Downing, Scott P.  
Edwards, Elizabeth F.  
Ensing, Donald A.  
Evans, Gregory L.  
Evans, Jason D.  
Ey, Douglas W., Jr.  
Farrell, Thomas M.  
Feller, Howard (nmi)  
Finger, Jon W.  
Finkelson, David E.  
Flannery, Diane P.  
Foley, Douglas M.  
Fox, Charles D., IV  
Frank, Hannah T.  
Fratkin, Bryan A.  
Freedlander, Mark E.  
French, Taylor W.  
Fuhr, Joy C.  
Gambill, Michael A.  
Glassman, Margaret M.  
Gold, Stephen (nmi)  
Goydan, William E.  
Grant, Richard S.  
Greene, Adam J.  
Greene, Christopher K.  
Greenspan, David L.  
Greis, Jason S.  
Grieb, John T.  
Griset, Jill C.  
Haas, Cheryl L.  
Hackett, Mary J.  
Hampton, Charles B.  
Hardey, Kate W.  
Harmon, Jonathan P.  
Harmon, T. C.  
Hartsell, David L.  
Hatch, Benjamin L.  
Hatcher, J. K.  
Hayden, Patrick L.  
Hayes, Dion W.  
Hedrick, James T., Jr.  
Hilton, Robert C.  
Horne, Patrick T.  
Hornyak, David J.  
Hosmer, Patricia F.  
Howard, Justin D.  
Hughes, John L., Jr.  
Jackson, J. B.  
Jewett, Bryce D., III  
Justus, J. B.  
Kahn, Brian A.  
Kane, Matthew C.  
Kang, Franklin D.  
Kanennensohn, Kimberly J.  
Katsantonis, Joanne (nmi)  
Keeler, Steven J.

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

FORM SEA-1 Updated (7/1/06)
Special Exception Attachment to Par. 1(c)

for Application No. (s):

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)
McGuireWoods LLP
1750 Tysons Boulevard, Suite 1800
Tysons, VA 22102

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

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

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

FORM SEA-1 Updated (7/1/06)
Special Exception Attachment to Par. 1(c)

DATE: **JUL 30 2018**

(enter date affidavit is notarized)

for Application No. (s): ____________________________

(enter County-assigned application number (s))

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

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

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

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

- Sethi, Akash D.
- Simmons, L. D., II
- Spitz, Joel H.
- Spitzer, Mark A.
- Spivey, Angela M.
- Stallings, Thomas J.
- Stearman, Jennifer J.
- Steen, Bruce M.
- Steggerda, Todd R.
- Stone, Jacquelyn E.
- Swan, David I.
- Swett, Brian I.
- Symons, Noel H.
- Szurley, Peter S.
- Tarry, Samuel L., Jr.
- Taylor, R. T.
- Thanner, Christopher J.
- Thomas, Gerald V., II
- Thornhill, James A.
- Tysse, G. W.
- Van Horn, James E.
- Vance, Robin C.
- Vaughn, Scott P.
- Viola, Richard W.
- Visconsi Law Corporation, John R.*
- Walker, Barton C.
- Walker, John T., IV
- Walker, Thomas R.
- Walsh, W. K., Jr.
- Walsh, Amber M.
- Westwood, Scott E.
- Whelpley, David B., Jr.
- White, Harry R., III
- White, Walter H., Jr.
- Wilburn, John D.
- Williams, Steven R.
- Woolard, Michael B.
- Wren, Elizabeth G.
- Zahn, Thomas E.

*Does not own 10% or more of McGuireWoods LLP

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

FORM SEA-1 Updated (7/1/06)
SPECIAL EXCEPTION AFFIDAVIT

DATE: JUL 30 2018
(enter date affidavit is notarized)

for Application No. (s): ____________________________
(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.
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.)

Planning Commissioner Tim Sargeant (At-Large) is employed by Virginia Electric and Power Company, d/b/a Dominion Energy
Virginia, which is listed in Par. 1(a) of the Affidavit as the Applicant/Title Owner of the subject property.

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:

[ ] Applicant
[ ] Applicant’s Authorized Agent

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

Subscribed and sworn to before me this 30th day of July 2018, in the State/Comm.
of Virginia, County/City of Fairfax.

My commission expires: ____________________________