



FAIRFAX COUNTY PLANNING COMMISSION

July 11, 2018

PUBLIC HEARING FOR PLANNING DETERMINATION

Pursuant to
Va. Code Sec. 15.2 - 2232

Public Hearing Date: July 25, 2018 at 7:30 p.m.

Application Number: **2232-M18-7**

Applicant: **Fairfax County Department of Public Works and Environmental Services**

Proposed Use: Temporary Facility for the Edsall Road Fire Station

Supervisor District: Mason District

Subject Property: 5317 Carolina Place, Springfield, VA 22151
Tax Map 80-2 ((1)) 38

Area of Subject Property: 107 acres (Subject area - .86 acres)

Application Accepted: June 11, 2018

Recommendation: In accordance with Va. Code Sec. 15.2-2232, as amended, staff recommends that the Planning Commission find the proposal by the Fairfax County Department of Public Works and Environmental Services, to develop a Temporary Facility for the Edsall Road Fire Station at 5317 Carolina Place, Springfield, VA 22151, substantially in accord with provisions of the adopted Comprehensive Plan.

APPLICATION*Attachment A*

- Proposal:** Establish a Temporary Facility for the Edsall Road Fire Station # 26 to continue services while the permanent location is replaced at its existing location.
- Applicant:** Fairfax County Department of Public Works and Environmental Services (DPWES)
- Subject Property:** 5317 Carolina Place
Springfield, VA 22151
Tax Map 80-2 ((1)) 38
C-3 Zoning District

Size and location: The site is a 37,400 square foot area located along the east side of Carolina Place and is part of a larger 107 acre parcel located along Industrial Drive, west of Interstate 395, and within close proximity to the Edsall Road and 395 interchange. The parcel is owned by Vulcan Materials Company, and the proposed site of the temporary fire station will be leased from the owner for approximately three and a half years. The site leased for the temporary fire station is directly across Carolina Place from the permanent Edsall Road Fire Station, which is located on the west side of Carolina Place. The site is surrounded by industrial uses to the east and south, office and public facilities to the west, and existing vegetation to the north. The larger Vulcan parcel is primarily surrounded by industrial, warehouse and office uses to the east, south and west. To the northwest of the Vulcan parcel is Edsall Park, a single-family detached residential subdivision located approximately 350 feet away from the proposed temporary fire station. Edsall Park is screened from the adjacent industrial uses by existing vegetation. To the north of Edsall Road, approximately 400 feet from the proposed temporary fire station, are additional neighborhoods comprised of single-family detached housing.

Existing site conditions: The 107 acre Vulcan parcel is the site of heavy industrial uses and contains two concrete mixing/batch plants. The site also includes a concrete recycling area, delivery and offloading areas for the storage of raw materials used to make concrete, and a sales yard. Buildings located on the site include a repair shop and a quality control lab. The 37,400 square foot portion of the parcel leased for the proposed temporary fire station is comprised of a compacted gravel area currently used by Vulcan trucks for parking.

Statement of Justification

Proposed Justification: The site is proposed for use as a temporary facility for the Edsall Road Fire Station while the permanent fire station located at 5316 Carolina Place is replaced at its existing location. The existing station was constructed in 1974, and is outdated and requires a larger facility to address operational space shortages. The existing fire station lacks sufficient space for storing equipment and capacity for additional emergency responders anticipated to meet

the area's future service demands. Additionally, one of the station's apparatus bays was destroyed by fire in 2017, leaving it with only two bays, increasing the urgency for a replacement station.

Proposed Use: The proposed temporary fire station will be comprised of a one-story, pre-manufactured modular building for living quarters and office space, and three (3) apparatus bays comprised of a shell material over a steel structure, totaling approximately 7,037 square feet. The temporary fire station will include 12 bunks to accommodate 12 staff members and will require approximately 26 parking spaces for staff and visitors. The temporary fire station will be removed after the permanent station is completed and the site will return to a similar state prior to the construction of the temporary fire station.

Staff and Hours of Operation: The temporary fire station will be staffed 24 hours a day, seven days a week, with 12 staff members housed at the station on a daily basis.

Service Area: The geographic area currently served by the existing Edsall Road Fire Station will continue to be served by the temporary facility (see Attachment 1, Exhibit 6).

Maintenance Requirements and frequency: Facility and routine grounds maintenance will be provided. Fire apparatus equipment repairs will only be conducted onsite during an emergency. Otherwise, routine maintenance and miscellaneous repairs will be conducted off-site.

Alternative sites: Several alternative sites were considered for the temporary fire station. The Vulcan site was selected because it fulfilled all of the site and location requirements and is located directly across Carolina Place from the permanent station, ensuring uninterrupted service and the capability to serve the existing station's first response area.

Anticipated Impacts: Off-site impacts anticipated by DPWES are summarized below:

Access and Traffic: Access will be provided to the proposed facility from two ingress/egress points along Carolina Place, across from the permanent station. A surface parking lot accommodating 26 spaces will be provided to ensure adequate parking for staff and visitors. Additionally, three apparatus bays are planned to house an engine, a medic, a rescue and a foam unit. Since access to and from the proposed site of the temporary fire station will remain on Carolina Place, no significant transportation impacts or change in response times are anticipated.

Noise and Light Impacts: The proposed site is currently used by Vulcan trucks and generates more noise than is anticipated by the temporary fire station. To mitigate noise generated by the fire station and response vehicles, no exterior speakers are planned for the building and the use of vehicle-mounted air horns/sirens in the immediate vicinity of the station will be minimized. All site lighting will be designed to provide security and comply with Zoning Ordinances.

Air Quality Impacts: No impacts to air quality are anticipated.

Water Quality Impacts: No impacts to water quality are anticipated. The existing water and

sanitary sewer services will support the new facility. Erosion and sediment control measures will be installed to manage stormwater runoff during construction.

Visual Impacts: The proposed facility will be a one story pre-manufactured modular building for the living quarters and office spaces, and a membrane or pre-manufactured shell over steel structure for the three apparatus bays. The façade of the modular building will consist of a cementitious siding with a relatively flat roof, and the façade of the apparatus bays will be comprised of either a stretch fabric or cementitious siding, with a sloped roof with a ridge height of 25'6". The building's ramps, stairs and railings will be constructed of aluminum or wood. The applicant has requested a waiver of the transitional screening and barrier requirements since there is an existing vegetative buffer between the subject parcel and Edsall Road creating a visual barrier between residential neighborhoods to the north and the temporary fire station. The waiver will be submitted under separate cover at the time of minor site plan review.

Environmental Impacts: The proposed facility will have minimal environmental impact on adjacent properties. Erosion control measures will be provided in accordance with the Zoning Ordinance and the Public Facilities Manual. Three additional trees will be planted to meet tree canopy requirements. The temporary facility will be removed after the permanent fire station is constructed and operational, and all structures, utilities, and pavement will be demolished and the site will be returned to a similar state prior to the construction of the temporary fire station.

DESCRIPTION OF SURROUNDING AREA

Character and adjacent land uses: The area surrounding the proposed temporary fire station is characterized by industrial, office, and public facilities uses. The area to the east and south is primarily comprised of manufacturing and warehouses. To the west are office and public facilities uses along Carolina Place and Edsall Road. To the northwest of the adjacent office and public facilities uses is Edsall Park, a subdivision comprised of single-family detached homes approximately 350 feet away from the proposed site of the temporary fire station. The area north of Edsall Road includes additional neighborhoods of single family detached homes. There is a buffer comprised of vegetative screening and open space between the residential and non-residential uses.

COMPREHENSIVE PLAN PROVISIONS

The subject parcel is located in Area I, in the A-4 Edsall Community Planning Sector of the Annandale Planning District, within Land Unit C of the Beltway South Industrial Area. The Comprehensive Plan Map Identifies the subject parcel's base use as industrial, office and public parks. The portion of the subject parcel proposed for the temporary fire station is planned for office.

Comprehensive Plan Map: Industrial, office and public parks (Area associated with application planned for office)

Planning Area and Planning District: Area I, Annandale Planning District

Planning Sector: A4-Edsall Community Planning Sector, Beltway South Industrial Area

Land use recommendations:

- Subject property – Office, see Area Plan recommendation below
- North of subject property – 1-2 DU/AC
- East of subject property – Industrial
- South of subject property – Industrial
- West of subject property – Public Facilities and Office

COMPREHENSIVE PLAN CITATIONS: An assessment of this proposal for substantial conformance with current land use recommendations of the Comprehensive Plan (“the Plan”) is guided by the following citations from the Plan:

Area Plan:

Fairfax County Comprehensive Plan, Area I, 2017 Edition: Annandale Planning District, Amended through 3-14-2017, Overview, pages: 11-12

“Public Facilities

Existing public facilities located within the Annandale Planning District and those for which a future need has already been identified are included on Figure 6. Major expansions of existing facilities (with the exception of federal or state facilities) or uses of land that are distinctly different than the use of the public facility must be considered by the Planning Commission through provisions outlined in Section 15.2-2232 of the Code of Virginia. For these existing facilities, minor expansions which are in keeping with the character of the facility may be considered in conformance with the Plan.

**FIGURE 6
ANNANDALE PLANNING DISTRICT
EXISTING PUBLIC FACILITIES**

A4	Office of Personnel (Edsall)	Edsall Rd. Fire Station Co. 26”
----	---------------------------------	------------------------------------

Fairfax County Comprehensive Plan, Area I, 2017 Edition: Annandale Planning District, Amended through 3-14-2017, Beltway South Industrial Area, page: 80

“Land Unit C

Land Unit C generally is referred to as the Shirley Industrial Park and it is planned for industrial, office and public facilities uses as shown on the Plan map. The primary uses within this land unit are warehouses, distribution and processing plants. Future development and/or redevelopment of the industrially planned tracts should maintain this overall industrial orientation. Industrial uses are planned for development intensities up to .50 FAR. The existing buffer zone dedicated for public park along the northern boundary of this land unit (providing buffering for the Edsall Park residential community) should be maintained. This linear open space buffer should be completed and should be considered for a network of pedestrian and bike trails to provide recreation and permit inter-community movement.

In addition, an effective buffer of evergreen trees should be preserved along the northeastern perimeter of Land Unit C, along the south side of Edsall Road, in order to provide screening of buildings in the industrial park from residences across Edsall Road. Existing vegetation should be preserved as long as adequate sight distance is provided. If entrances to Industrial Drive opposite Mitchell Street and Canard Street are closed, the vacated space should be filled in with an effective screening of suitable evergreen trees.

Office and public facilities uses up to .30 FAR are planned for the northernmost portion of Land Unit C near the intersection of Edsall Road and Carolina Place. These uses provide an appropriate transition to, and minimize noise and visual impacts on, the residential neighborhoods to the west.”

Policy Plan:

Fairfax County Comprehensive Plan, 2017 Edition, Policy Plan, Public Facilities, Amended through 11-1-2016; Pages 2 - 4:

COUNTYWIDE OBJECTIVES AND POLICIES

The overall Public Facilities element of the Comprehensive Plan is based on general objectives which apply to the county's public facility planning effort as a whole and specific functional program areas in particular. These objectives therefore should be viewed as the key principles for establishing a facility network which is responsive to the county's ability to pay, community expectations, the public health, safety and general welfare, and neighborhood and land use impacts.

Objective 1: Locate new facilities to provide convenient service to the greatest number of people or service consumers and users.

Policy a. Site facilities appropriately to the area they are intended to serve.

Policy b. Reduce service area overlap between like facilities, unless overlap is necessary to correct service deficiencies.

Objective 2: Construct and maintain facilities in accord with expected levels of service objectives and fiscal limitations.

Policy a. Program the establishment of facilities through the county's Capital Improvement Program. Projects programmed for construction in the CIP should either be 1) identified in the plan text or on the Plan map in accordance with adopted service levels; 2) be demonstrated as particularly urgent to meet public health or safety needs or required service levels; or 3) be supported by a needs analysis reviewed both by the Offices of Comprehensive Planning and Management and Budget and supported by the County Executive's recommendation as evidenced by CIP inclusion.

Policy b. Follow adopted public facility standards to identify facility requirements associated with level of need, appropriate quantity and size, and relationship to population.

Policy c. Ensure adequate maintenance of existing facilities.

Objective 4: Mitigate the impact of public facilities on adjacent planned and existing land uses.

- Policy a. Locate public facilities in areas of compatible land use, if service efficiency and cost effectiveness can be achieved. Siting facilities in areas of different land uses is acceptable and at times required, to provide centrally located public facilities which are critical to the public interest as long as the integrity of the Comprehensive Plan is not impinged.
- Policy e. Ensure that site size and development conforms to all requirements of the Fairfax County Zoning Ordinance and exceeds site acreage requirements, as possible, to achieve maximum compatibility with surrounding land uses.

Fairfax County Comprehensive Plan, 2017 Edition, Policy Plan, Public Facilities, Amended through 11-1-2016; Pages 19 - 20:**“FIRE AND RESCUE****INTRODUCTION**

Fire and rescue stations in the county are located to provide maximum coverage based on a total response time of seven minutes, which is further defined as a five-minute travel response and two-minute preparation time from the time the emergency call is received. This response goal is critical to providing effective fire suppression as well as emergency medical services. Provision of service recognizes economical constraints and certain basic guidelines, however, increased requests for service and significant traffic volume create delays which may impede the attainment of this goal.

The county's adopted *Fire and Rescue Station Location Master Plan* assumes that stations can be located to enable a seven-minute response time to at least 95 percent of the county's population. This assumption was based on population and call volume projections that have been exceeded. If all projected stations in the Master Plan are built as planned, it is likely that the response time goal will be reached approximately 90 percent of the time. Therefore, a study of the placement of future infill stations needs to be undertaken.

The fundamental element in facility planning is determining future demand for emergency services, the methodology for which is defined in the *Fire and Rescue Station Location Master Plan*. While providing new facilities to meet the increasing demand is expected to be a primary focus for the Fire and Rescue Department, it is becoming apparent that existing facilities will require additions and rehabilitation to accommodate necessary emergency response equipment. Continued analysis of resource utilization may result in redeployment of equipment to heavier demand areas.

Location**Objective 21: Establish and maintain at a minimum, a seven-minute total response time coverage for fire and rescue emergencies to at least 95 per cent of the county's population. (See Figure 3.)**

- Policy a. Plan, locate and construct new fire stations based on the standards and guidelines and when the following conditions are met:
- The projected service area of a new station has a population density of 1,000 persons per square mile;
 - The projected service area is greater than two square miles;

- The projected service area is estimated to experience an activity level of 730 calls annually or an average of two per day; and
- Those service areas which are never expected to meet the population density or incident activity criteria due to land use restrictions should receive consideration for a mini (less than 9,500 square feet) fire station when they encompass eight square miles or more.

Policy b.

Locate new fire and rescue stations at the most strategic point in a proposed service area to achieve a seven-minute total response time coverage to all points of the area and/or provide the most optimum service to that area based on the service area void map of the *Station Location Master Plan* and the locational criteria of the Plan to include the following:

- Locate stations close to intersections where there is no problem with highway access;
- Avoid hillside locations or locations at the bottom of hills when many responses must be made upgrade;
- Avoid locating stations directly on heavily traveled major arteries; rather, locate on a parallel street or cross street with a traffic signal with pre-emption capability at a nearby intersection for efficient egress/ingress;
- Locate stations on paved roads, preferably state-maintained with shoulders and a minimum of curves in the immediate vicinity of station access;
- Locate stations on relatively flat topography and provide the opportunity to buffer the station from adjoining properties;
- Locate stations on the side where the greatest hazard or higher incident activity exists, where there is either a man-made or natural obstacle such as a railroad or river; and
- Locate stations to minimize service area overlap and to provide coverage to areas not within five minutes of an existing station. When a new station is required to remove an existing service void and there is unavoidable overlap with other existing service area, the new station should be located so that any service overlap benefits the high risk/high density areas and alleviates the response requirements of other high activity areas.

Policy c.

In addition to the regular review of fire station needs, plan and implement operational policies which enhance the ability of fire and emergency medical personnel to meet a seven-minute total response time from existing stations.”

STAFF ANALYSIS**Department of Planning and Zoning**Zoning Administration Division*Attachment B*

The proposed use is a public use under the Zoning Ordinance which is a permitted by right use in the C-3 District. It appears to meet all applicable Zoning ordinance requirements with respect to use and bulk regulations. Site approval will be required, to address all site layout matters, such as parking, lighting and landscaping/screening.

Zoning Evaluation Division*Attachment C*

The proposed temporary fire station creates no substantial conformance concerns with the pending development conditions and Special Exception (SE) Plat associated with Special Exception SE 2017-009, which was approved by the Board of Supervisors on July 10, 2018.

Planning Division – Environment and Development Review Branch*Attachment D*

There are no aspects of the proposed facility that conflict with the Environmental policies of the Comprehensive Plan.

Fairfax County Department of Transportation (FCDOT)Site Analysis Section*Attachment E*

No adverse impacts associated with the temporary fire station are anticipated. Since the site of the proposed temporary fire station is across Carolina Place from the existing fire station, access to and from the parcel will remain the same, and therefore no change is anticipated for response times.

Virginia Department of Transportation (VDOT)*Attachment F*

VDOT Staff has no objections to the proposed temporary fire station.

Department of Public Works and Environmental ServicesUrban Forest Management Division (UFMD), Forest Conservation Branch*Attachment G*

UFMD Staff noted the proposed site of the temporary fire station consists primarily of compacted gravel with fence row trees/shrubs around west, north and east sides. The northern portion of the parcel consists of unmaintained grass with scattered pines as well as upland hardwood tree species of various conditions.

- UFMD Staff commented that an existing vegetation map (EVM) was not submitted by

the applicant and it is unclear what type of vegetation is present and how the existing vegetation may be used to meet the intent of transitional screening.

- In response, the applicant provided an existing vegetation map.
- UFMD Staff commented that adjacent uses are not shown on plat, making it unclear as to the type of transitional screening required. UFMD recommended that all existing uses for parcels surrounding the property should be added to the plat in order to verify the type of transitional screening and barriers required for the site.
 - In response, the applicant submitted plat depicting uses for adjacent parcels.
- UFMD Staff commented that Transitional Screening is required on the northern side of the site because of adjacent residential uses across Edsall Road. The applicant requested a waiver in the Statement of Justification of the 2232 application. Transitional Screening cannot be modified with the 2232 application process and will require the submission of a Waiver of Transitional Screening (WTSW) under a separate cover.
 - In response, the applicant stated a Transitional Screening Waiver will be submitted with the first submission of the minor site plan review.
- UFMD Staff commented that it is unclear how all requirements of the Tree Conservation Plan will be met for the site. The Public Facilities Manual (PFM) requires a Tree Conservation Plan when land disturbance has the potential to destroy or degrade onsite trees. All elements required by a Tree Conservation Plan will be required with submission of the minor site plan and should be included in the 2232 application.
 - In response, the applicant stated Tree Preservation and Protection Plan have been added to the 2232 application.
- UFMD Staff commented no trees or tabulations have been provided by the applicant to demonstrate how the peripheral parking lot landscape requirement will be met. It appears that the applicant proposes to use existing fencerow vegetation to meet the requirement, but it is unclear what vegetation actually exists and its dimensions. Staff recommends a 10-foot landscape strip with at least one tree for every 40 feet of right-of-way along the parking lot.
 - In response, the applicant stated there is no parking abutting the right-of-way, and the existing vegetation provides necessary screening of the parking lot.

Wastewater Planning and Monitoring

Attachment H

The existing sanitary sewer line at Carolina Place has adequate capacity to accommodate sewage from the proposed temporary fire station.

Land Development ServicesSite Development and Inspections Division*Attachment I*

The proposed temporary fire station meets the requirements of the Comprehensive Plan. Staff noted that there is a Resource Protection Area (RPA) and floodplain on the subject parcel, however, it is not near the area proposed for the temporary facility.

Fire and Rescue DepartmentStrategic Planning*Attachment J*

No comments.

Fairfax Water*Attachment K*

The proposed site is served by Fairfax Water and adequate domestic water service is available from an existing 12-inch water main located in Carolina Place.

Fairfax County DPWES Response to Comments*Attachment L*

The DPWES response to comments addresses the comments noted above.

CONFORMANCE WITH THE COMPREHENSIVE PLAN*Attachment M*

Va. Code Sec. 15.2-2232, as amended, requires that the Planning Commission determine whether the general location or approximate location, character, and extent of the proposed facility are substantially in accord with the adopted Comprehensive Plan:

Location

The site of the proposed temporary fire station is located across Carolina Place from the permanent station, on a parcel within the Beltway South Industrial Area of the Annandale Planning District, identified on the Comprehensive Plan Map as industrial, office and public parks use at the base level. The area of the parcel leased for the temporary fire station is planned for office, and zoned C-3. The temporary fire station is deemed a public use, and permitted by right under the current zoning. Several other sites were considered for the temporary fire station, however this site was preferred because of its close proximity to the existing station, which is critical for the continued service of the station's designated first response area, and will ensure uninterrupted service during the replacement of the permanent facility. This proposal is consistent with Comprehensive Plan guidelines to site facilities appropriately to the area they are intended to serve.

Character

The character of the proposed temporary fire station is compatible with the surrounding area, which is primarily comprised of industrial and office uses. The proposed temporary fire station will be located on a site currently developed with a compacted gravel lot used for truck parking. The proposed temporary fire station will be comprised of a one story pre-manufactured modular building with a cementitious siding and relatively flat roof, and attached apparatus bays with a sloped roof, totaling 7,037 square feet. Ramps, stairs and railings to the building will be constructed of aluminum and/or wood. A surface lot with 26 parking spaces is planned for the northern side of the site extending from Carolina Place to the rear of the modular building. A separate driveway with ingress/egress along Carolina Place will serve the apparatus bays. The area adjacent to the temporary station consists of industrial uses, the existing Edsall Road Fire Station, and low-rise office buildings. Beyond the adjacent office and industrial uses are residential neighborhoods located to the west of Carolina Place and on the north side of Edsall Road, which are screened from the proposed site of the temporary fire station by existing vegetation located west of Carolina Place and immediately north of the proposed site of the temporary station.

Extent

No adverse impacts are anticipated from the proposed temporary fire station. The proposed site is directly across Carolina Place from the existing Edsall Road Fire Station, and comprised of a 37,400 square foot area that will be leased by the County from Vulcan Materials Company for three and a half years. The site is currently used by Vulcan for truck parking, and the noise generated from the temporary fire station is expected to be less than the existing use. The temporary fire station will be ready for occupancy by fall of 2019, in time for the construction of the new permanent fire station, ensuring there will be no disruption of emergency services. Once the permanent fire station is completed and operational, which is anticipated by the winter of 2021, the temporary facility will be removed and the site will be restored to a similar state existing prior to construction.

CONCLUSIONS AND RECOMMENDATIONS

Staff concludes that the subject proposal by the Fairfax County Department of Public Works and Environmental Services, to develop a temporary facility for the Edsall Road Fire Station at 5317 Carolina Place, Springfield, VA 22151, satisfies the criteria of location, character, and extent as specified in Va. Code Sec. 15.2-2232, as amended. Staff therefore recommends that the Planning Commission find the subject Application 2232-M18-7 is substantially in accord with provisions of the adopted Comprehensive Plan.

PLANNING DETERMINATION

Section 15.2 -2232 of the Code of Virginia



Number: 2232-M18-7

Acreage: 107 Ac. (Leased area .86 acres)

District: Mason

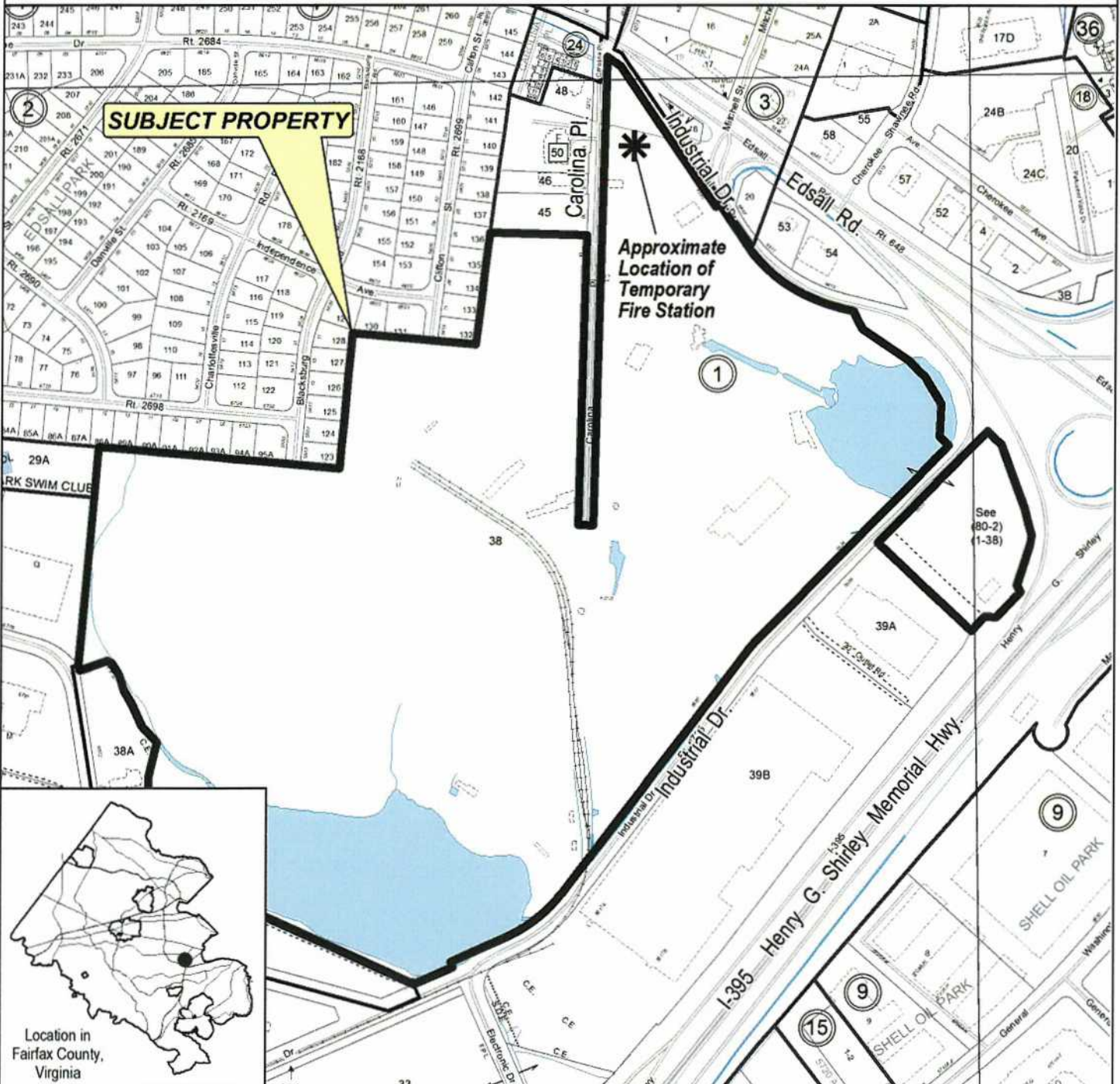
Tax Map ID Number: 80-2((1))38

Address: 5317 Carolina Place
Springfield, VA 22151

Planned Use: Industrial, Office
(Leased area planned for office)

Applicant: Department of Public Works
and Environmental Services

Proposed Use: Temporary Fire Station



500 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING
USING FAIRFAX COUNTY GIS



Attachment A

Application



2232 PUBLIC FACILITY REVIEW (Non-Telecommunications)

**County of Fairfax, Virginia
Application for Determination
Pursuant to
Virginia Code Section 15.2-2232**

*** This area to be completed by staff ***

APPLICATION NUMBER 2232-M18-7

(Please Type or Clearly Print)

PART I: APPLICATION SUMMARY

LOCATION OF PROPOSED USE

Address 5317 Carolina Place
City/Town Springfield Zip Code 22151
Place Name (if at county facility) Edsall Road Fire Station #26 Temporary Facility
Tax Map I.D. Number(s) 080-2-01-0038
Fairfax County Supervisor District Mason
Total Area of Subject Parcel(s) 107 acres (4,694,335 SF), Leased area - 0.86 acres (37,400 SF)
Zoning District C-3

APPLICANT(S)

Name (Company or Agency) Fairfax County, DPWES, Capital Facilities
Agent Name Deepak Bhinge
(Note: Failure to notify County of a change in agent may result in application processing delays)
Agent's Mailing Address 12000 Government Center Parkway, Suite 449
City/Town Fairfax State VA Zip Code 22035-0052
Telephone Number (703) 324-8770 Fax (703) 324-4365
E-mail deepak.bhinge@fairfaxcounty.gov
Secondary Contact (Must Be Provided) David Franklin
Telephone Number (703) 324-2473 E-mail david.franklin@fairfaxcounty.gov



PROPERTY OWNER(S) OF RECORD

Owner Florida Rock Industries, Inc. ATTN: Vulcan Lands

Street Address 1200 Urban Center Drive

City/Town Birmingham State AL Zip Code 35242

Has property owner been contacted about this proposed use? Yes No

BRIEF DESCRIPTION OF PROPOSED USE

This facility is Public Use and will house the temporary Edsall Road Fire Station #26 while the permanent station located at 5316 Carolina Place is under construction.

PRIOR TELECOMMUNICATIONS APPROVAL(S)

Research and provide all previous 2232, 456, 6409, or "Feature Shown" (FS) approvals for the applicant carrier that is the subject of this application. Provide explanation for any conflicting information between previous approval(s) of record and the information shown in this current application.

PRIOR ZONING APPROVAL(S)

Research and provide previous zoning approvals (RZ, SE, SP, VC, etc.) for all uses on site such as proffered conditions, special exceptions, special permits, variances, or development plans. This applies to any carrier with telecommunication equipment on the subject property.

RZ 2017-MA-013 Heavy Industrial Use and Vacation and/or Abandonment of Right-of-Way Assigned - In process. The temporary facility is located adjacent to this proposed rezoning area. The rezoning application allows a maximum encroachment of 15 feet into the proposed rezoning area to minimize impacts to the vegetation north of the temporary facility.



SIGNATURE

The undersigned acknowledges that additional Fairfax County land use review requirements may be identified during the review of this 2232 Review application and the fulfillment of such requirements is the responsibility of the applicant. The undersigned also acknowledges that all Fairfax County Zoning Ordinance requirements pertaining to this project shall be fulfilled.

In the event a new agent is assigned responsibility for this application, the applicant agrees to provide a letter to the Department of Planning and Zoning authorizing the transfer of responsibility for the application and providing all new contact information. In the event the applicant fails to notify County staff of a change in agent, the application may be subject to processing delays.

Signature of Applicant or Agent Deepak Bhatnagar

Date 4-18-2018

Submit completed application to:

**Chris Caperton, Chief, Facilities Planning Branch
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway, Suite 730
Fairfax, Virginia 22035-5507
(703) 324-1380**

PART II: SUPPORTING MATERIALS AND INFORMATION

Include the following materials and information as applicable to the proposal:

A. PROPERTY IDENTIFICATION MAP: At a scale of 1" = 500' identify the proposed site for the facility with the subject property centered and highlighted on a Fairfax County Tax Map. Records available online at <http://icare.fairfaxcounty.gov/Main/Home.aspx>

B. PROPOSED FACILITY/SITE PLAN (AT A SCALE OF 1"= NOT MORE THAN 50'):

1. One (1) 24" x 36" copy to correct scale
2. Four (4) 11" x 17" copies to correct scale
3. One (1) 8½" x 11" copy

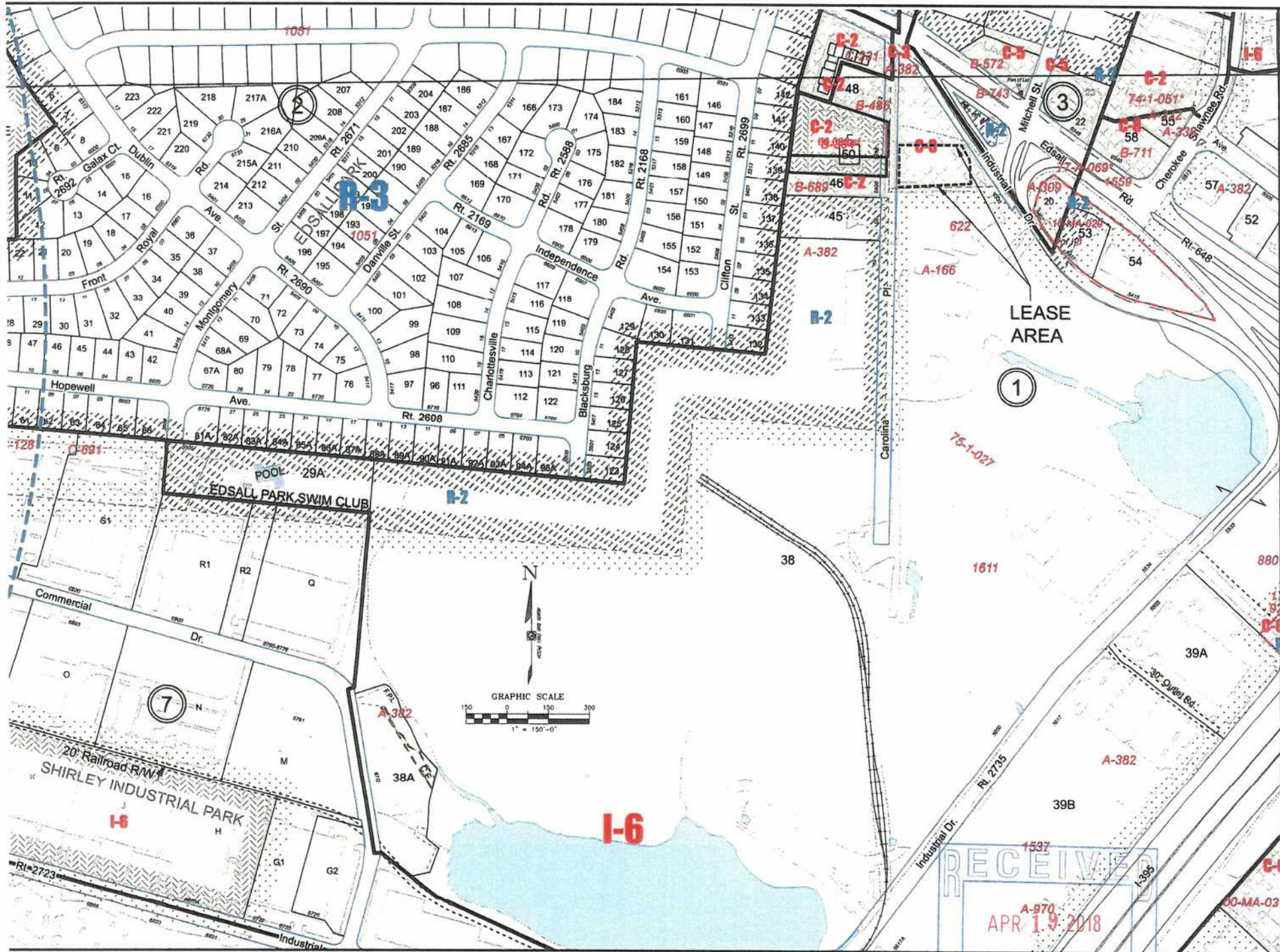
Note: Additional copies may be requested by County Staff

Include in the facility/site plan the following information as relevant to the proposal:

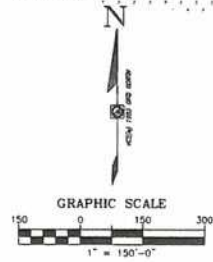
1. Subject and adjoining property boundaries
2. Public right(s)-of-way and names
3. Scale and north arrow
4. Locations, dimensions, and maximum heights of all existing and proposed structures and equipment
5. Distance of proposed structures and equipment to all lot lines
6. When located in a utility easement or road right-of-way, distance of structures and equipment to all utility easement lines or road right-of-way lines
7. Delineation of any floodplain designated by the Federal Insurance Administration, United States Geological Survey, or Fairfax County, and delineation of any Resource Protection Area
8. Building size or land area of new facility or use (acres or square feet)
9. Area of existing facility or use to be enlarged or renovated (acres or square feet)
10. Area of proposed enlargement or renovation (acres or square feet)
11. Any features of the proposed use such as fencing, screening and landscaping, and existing topography with a maximum contour interval of five (5) feet
12. Existing vegetation, proposed limits of clearing, and proposed landscaping and screening as required by the Fairfax County Zoning Ordinance
13. Details of screening for the use showing type of screening material, dimensions and placement; if landscaping is provided, list the height of the landscaping at time of planting and the ultimate height

C. PHOTOGRAPHS OF SITE: Photographs of the existing structure, building and site as applicable.

EXHIBIT 2 - VICINITY MAP



ADTEK
 9960 Fairfax Boulevard, Suite 300
 Fairfax, Virginia 22030
 Phone: 703-691-4040 Fax: 703-691-4056
 www.ADTengineers.com



RECEIVED
 A-970
 APR 19 2018
 DEPARTMENT OF PLANNING & ZONING
 PLANNING DIVISION

EDSALL ROAD TEMPORARY FIRE STATION
 5650 INDUSTRIAL DRIVE, SPRINGFIELD
 MASON DISTRICT FAIRFAX COUNTY
 ZONING OVERALL SITE PLAN

RECEIVED

DESIGN ENGINEER / SURVEYOR
AUTO. EXP. 08/01/2020
1999 FAIRFAX BOULEVARD, SUITE 300
FAIRFAX, VA 22030
(703) 691-6840 FAX: (703) 691-6208

EDSALL ROAD TEMPORARY FIRE STATION
COUNTY NUMBER

SHEET 1 OF 14
REVISED: 3/16

AN APPROVAL INFORMATION

Table with columns: RELATED INFORMATION, REQUIRED, NOT REQUIRED, COUNTY I.D. NUMBER, COMMENTS/SHEET NO. Includes items like CONCURRENT PROCESSING, AFFORDABLE DWELLING UNITS, FLOOD PLAIN STUDY, etc.

WASTE AND RECYCLING: ALL PROPERTIES ARE REQUIRED TO RECYCLE. DESIGNS FOR ALL PROPERTIES MUST PROVIDE ADEQUATE CONTAINERS/STRUCTURES FOR THE SEPARATE MANAGEMENT OF RECYCLABLES AND TRASH.

SANITARY SEWER INFORMATION

SEWER TREATMENT PLANT - THIS SITE IS SUBJECT TO SANITARY SEWER REIMBURSEMENT CHARGES. THIS SITE IS SERVED BY ONSITE SEWAGE TREATMENT SYSTEM(S).

INFORMATION REGARDING ACTIVITIES IN A RESOURCE PROTECTION AREA

Table with columns: ACTIVITY, YES/NO. Lists activities like STRUCTURE ACTIVITIES, DEVELOPMENT PRINCIPAL STRUCTURE, etc.

USES AND CONDITIONS

THE APPROVAL OF THESE PLANS SHALL IN NO WAY RELIEVE THE DEVELOPER OR HIS AGENT OF ANY LEGAL RESPONSIBILITIES WHICH MAY BE REQUIRED BY THE CODE OF VIRGINIA OR ANY ORDINANCE ENACTED BY THE COUNTY OF FAIRFAX.

PROFESSIONAL SEAL AND SIGNATURE
DATE: _____ DATE: _____ DATE: _____

DESIGNATED PLANS EXAMINER (DPE) CERTIFICATE
1ST SUBMISSION REVIEWED & RECOMMENDED FOR SUBMISSION
2ND SUBMISSION REVIEWED & RECOMMENDED FOR APPROVAL

ZONING REQUIREMENTS
1) ZONING C-3
2) AVERAGE LOT AREA 20,000 (SQ. FT.)
3) MIN. LOT AREA 100 (SQ. FT.)
4) MIN. LOT WIDTH 100 (FT.)
5) MAX. BUILDING HEIGHT 90 (FT.)
6) NUMBER OF FLOORS N/A (Commercial/Industrial ONLY)

SITE PLAN (SP) TABULATIONS
1) SITE AREA 107,287.1 (ACRES) 4,804,338 (SQ. FT.)
2) LEASE AREA 5,858.0 (ACRES) 27,450 (SQ. FT.)
3) AREA OF STREET DEDICATION N/A (SQ. FT.)
4) USE PUBLIC (TEMPORARY FIRE STATION)

FIRE MARSHAL NOTES
AVAILABLE FIRE FLOW 2550 GPM (FH (R2-1-01)) (GAL./MIN.)
SOURCE OF FIRE FLOW INFO FAIRFAX WATER (DATED 08/27/17)
TYPE OF CONSTRUCTION - USBC N/A
USE GROUP CLASSIFICATION - USBC B/S-1/R-2
BUILDING HEIGHT 25.4 (FT.)
BUILDING TO BE FULLY SPRINKLERED YES NO

STORMWATER INFORMATION
COUNTY STORMWATER PERMIT REQUIRED? YES NO
DESIGNED USING TECHNICAL CRITERIA 4 (NEW)
TYPE OF DEVELOPMENT: NEW DEVELOPMENT REDEVELOPMENT
NEW+REDEVELOPMENT (i.e. REDEVELOPMENT WITH A NET INCREASE IN IMPERVIOUS AREA)

Table with columns: FACILITY ID. NO., FACILITY TYPE, PURPOSE (QUALITY/QUANTITY), AREA TREATED (ACRES), LATITUDE (DECIMAL DEGREE), LONGITUDE (DECIMAL DEGREE), WATERSHED, RECEIVING WATERS, MAINTENANCE AGREEMENT Y/N, VARIUS CODE, LENGTH/AREA OF FACILITY (FT./SF), NO. OF BLDG SERVED (FOR ROOFTOP DISCONNECT)

VICINITY MAP SCALE: 1"=300'



TAX MAP REFERENCE NUMBERS
MAP PAGE # 80-2
DOUBLE CIRCLE # 01
BLOCK (SINGLE CIRCLE #)
LOT/PARCEL # 0008

COUNTY SOILS MAP DATA SCALE: 1"=300'



IS THE SITE LOCATED ON NATURALLY OCCURRING ASBESTOS (NOA) SOIL? YES NO
AREAS THAT MAY CONTAIN NOA SOIL ARE SHOWN ON THE OFFICIAL COUNTY SOILS MAP ON THE DIGITAL MAP VIEWER ON THE COUNTY WEBSITE. ASBESTOS IS REGULATED BY THE VIRGINIA DEPARTMENT OF LABOR AND INDUSTRY. SAFETY PRECAUTIONS AND LIMITS TO REGULATING RELOCATING THESE SOILS OR FROM ORIGINATING FROM THEM CAN BE FOUND ON THE NORTHERN VIRGINIA SOIL AND WATER CONSERVATION DISTRICT WEBSITE: WWW.FAIRFAXCOUNTYVA.GOV/ASBESTOS

WATER QUALITY OPTION: NON-POINT NUTRIENT CREDITS COMPREHENSIVE SWM PLAN OFF-SITE FACILITY EXISTING ONSITE FACILITY

Table with columns: DISTURBED AREA (DA) WITHIN WATERSHED(S), WATERSHED 1 CAMERON RUN DA=0.0035 (ACRES), WATERSHED 2, DA= (ACRES), TOTAL DISTURBED AREA=0.0035 (ACRES)

ENGINEER'S/SURVEYOR'S CERTIFICATE:

THIS PROPERTY IS IN THE NAME OF FLORIDA ROCK INDUSTRIES INC.
AS RECORDED IN DEED BOOK 18022 PAGE 0502 OF THE LAND RECORDS OF FAIRFAX COUNTY, VA.
OWNER INFORMATION: FLORIDA ROCK INDUSTRIAL INC. NAME, ADDRESS, PHONE, EMAIL.

DEVELOPER INFORMATION
DEVELOPER CONTRACT OWNER LESSEE: BOARD OF SUPERVISORS FAIRFAX COUNTY, VA. NAME, ADDRESS, PHONE, EMAIL.

WETLANDS PERMITS CERTIFICATION
I HEREBY CERTIFY THAT ALL WETLANDS PERMITS REQUIRED BY LAW WILL BE OBTAINED PRIOR TO COMMENCING WITH LAND DISTURBING ACTIVITIES.

Table with columns: DATE, RECOMMEND APPROVAL (SIGNATURE & PRINTED NAME). Lists agencies like DPWS, PUBLIC WATER AGENCY, SANITARY SEWER REVIEW, etc.

APPROVED BY DIRECTOR, DEPT. OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES

THIS PLAN SHALL EXPIRE WITHOUT NOTICE IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE COUNTY CODE. REVISIONS DO NOT EXTEND THE APPROVAL PERIOD.

CERTIFICATE OF NO CHANGE (FOR SUBMISSION OTHER THAN THE FIRST)

I HEREBY CERTIFY THAT NO CHANGES HAVE BEEN MADE THAT WOULD AFFECT PRIOR APPROVAL BY THE FIRE MARSHAL DATED: WATER AUTHORITY DATED: HEALTH DEPARTMENT DATED: VDOT DATED: DPWS-SAN. SEWER DATED: DPWS-STREETLIGHTS DATED: UPWD DATED:

SHEET INDEX
C1 - COVER SHEET
C2 - FAIRFAX COUNTY GENERAL NOTES
C3 - FAIRFAX COUNTY GENERAL NOTES
C4 - GENERAL NOTES - 1
C5 - GENERAL NOTES - 2
C6 - ZONING OVERLAP SITE PLAN
C7 - EXISTING CONDITIONS, DEMOLITION, EROSION & SEDIMENT CONTROL PHASE I PLAN
C8 - SITE LAYOUT & FIRE LANE PLAN
C9 - GRADING AND UTILITY PLAN
C10 - EROSION AND SEDIMENT CONTROL PHASE II PLAN
C11 - LANDSCAPE PLAN & DETAILS
C12 - LANDSCAPE NOTES & DETAILS
C13 - DETAILS
C14 - SWM-SHM-ADEQUATE OUTFALL ANALYSIS

REVISION	DATE

EXISTING CONDITIONS PLAN

C6A

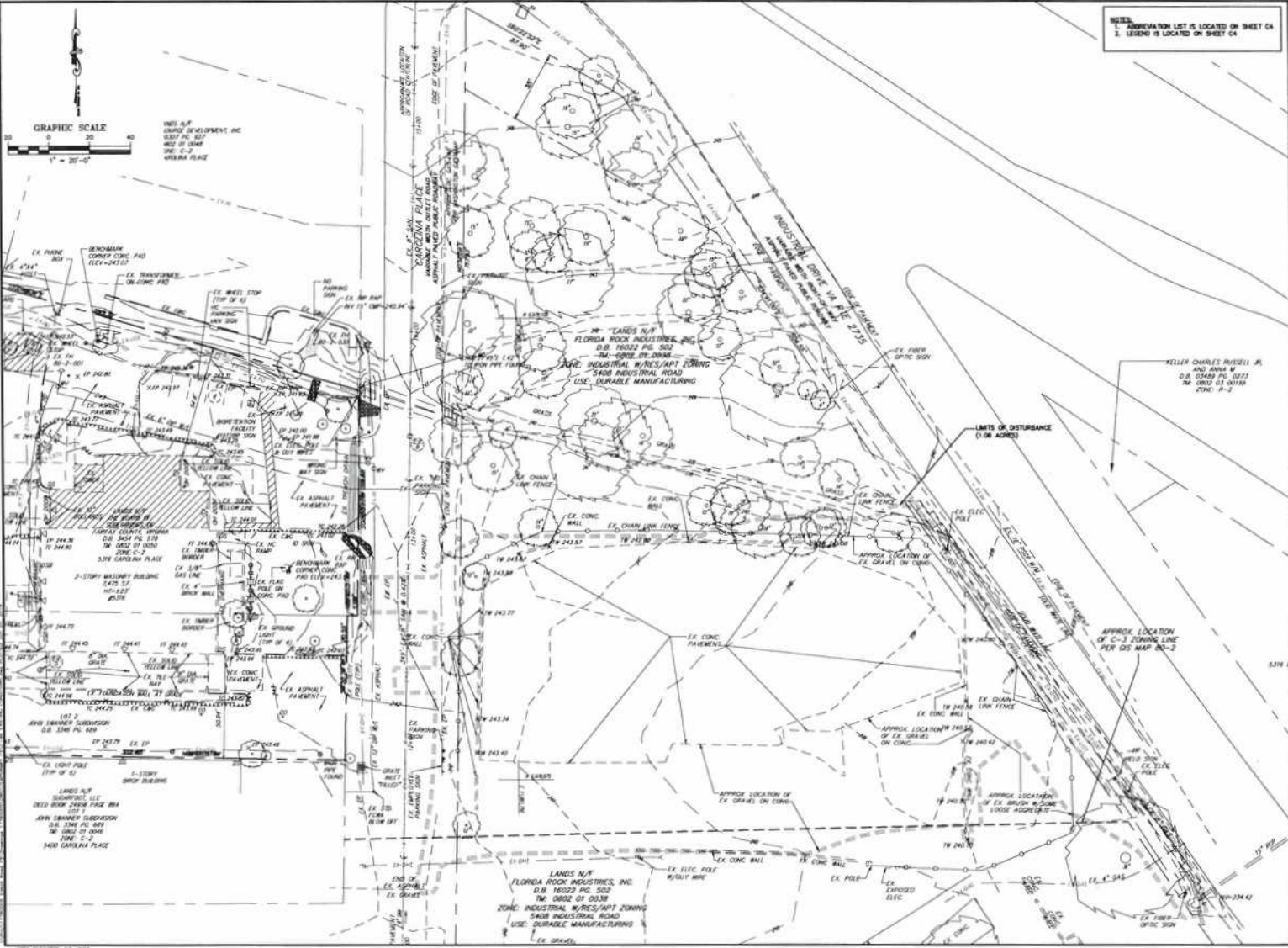
NOTES:
 1. INFORMATION LIST IS LOCATED ON SHEET C4
 2. LEGEND IS LOCATED ON SHEET C4

ADTEK
 8802 Parkside Boulevard, Suite 300
 Jacksonville, Florida 32216
 Phone: 322-881-5400 Fax: 724-841-8596
 www.ADTEKengineering.com

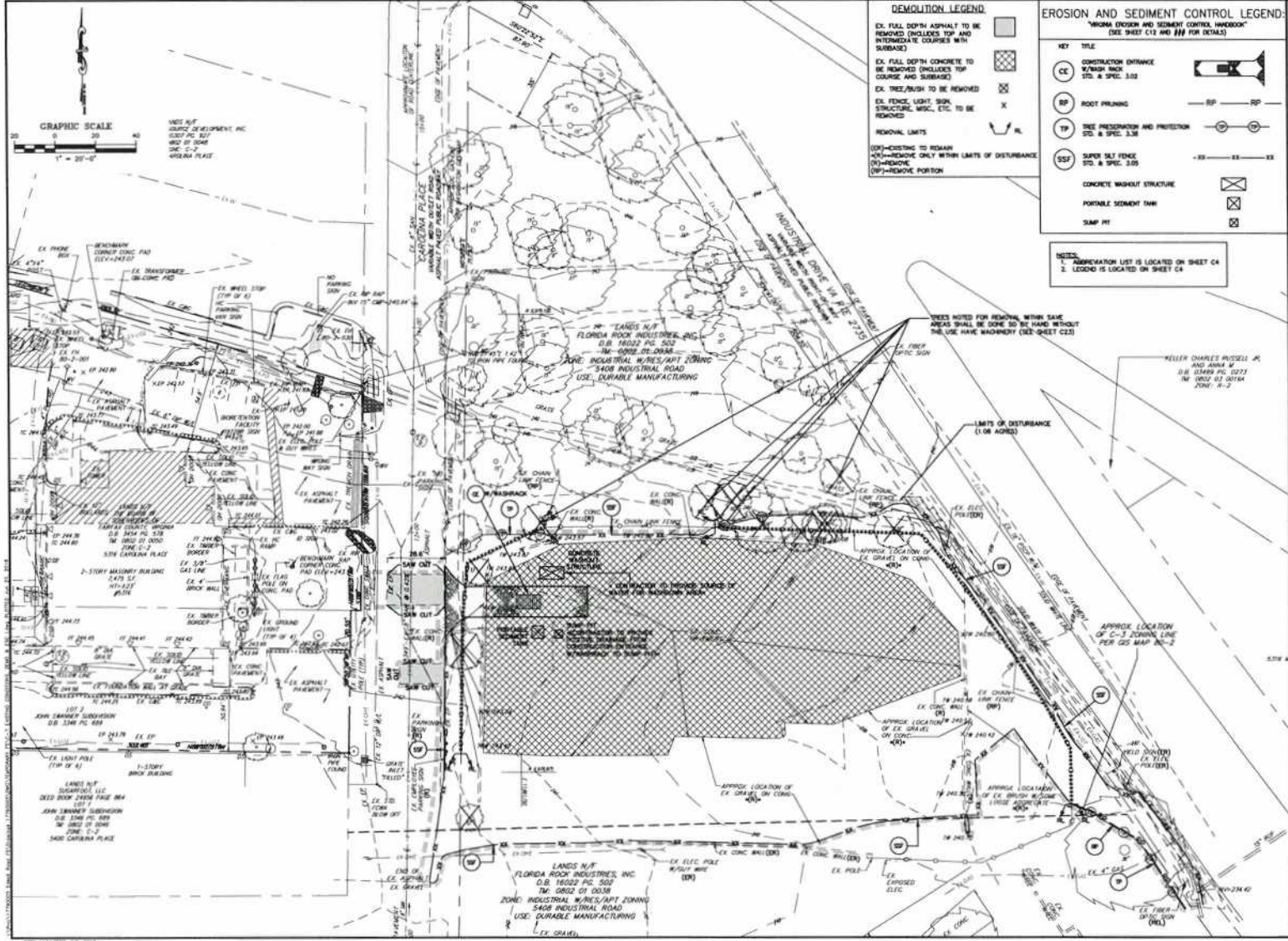


**EDSALL ROAD TEMPORARY FIRE STATION
 5408 INDUSTRIAL DRIVE, SPRINGFIELD
 DISTRICT, FAIRFAX COUNTY
 EXISTING CONDITIONS PLAN**

DATE: 12/01/2017
 DRAWN BY: CH
 CHECKED BY: EC
 PROJECT NO.: 17790000
 SHEET NO.: C6A



ADTEK ENGINEERS, INC. 2017



ADTEK
 10000 N. W. 10th Ave., Suite 200
 Fort Lauderdale, FL 33322
 Phone: 754-561-4400 Fax: 754-561-4556
 info@adtek.com

NOTES:
 1. APPROPRIATION LIST IS LOCATED ON SHEET C4
 2. LEGEND IS LOCATED ON SHEET C5

NO.	DESCRIPTION	SCALE



NO.	REVISION	DATE

EDSALL ROAD TEMPORARY FIRE STATION
 5408 INDUSTRIAL DRIVE, SPRINGFIELD
 MASON DISTRICT FAIRFAX COUNTY
DEMOLITION, EROSION & SEDIMENT CONTROL
PHASE I PLAN

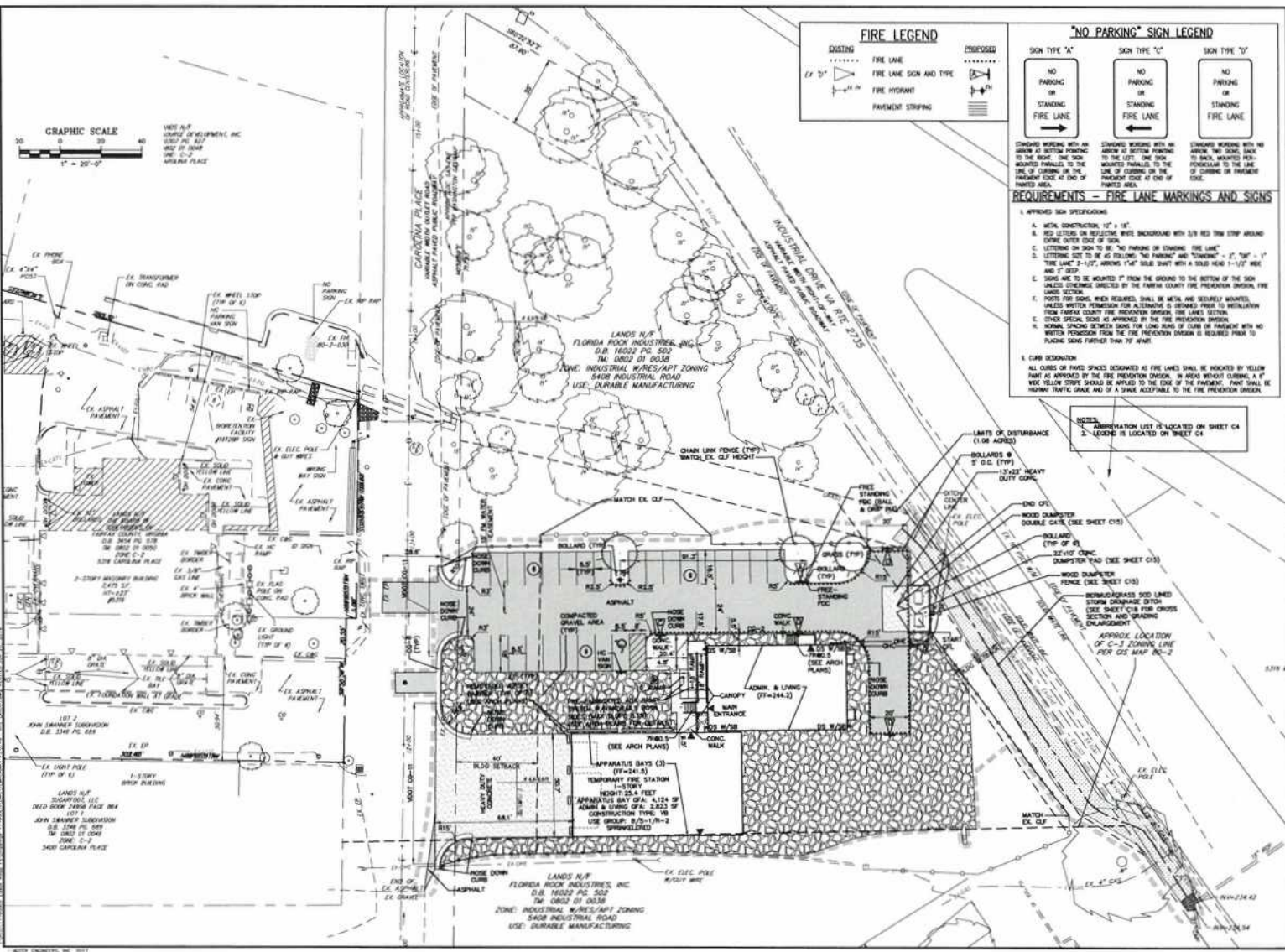
DATE: 10/20/2017
 DRAWING NO: 17790005
 SHEET NO: C7

**Edsall Road FS -
 Temporary Facility**

100%
 Construction
 Documents

**DEMOLITION, EROSION
 & SEDIMENT CONTROL
 PHASE I PLAN**

C7



STANDING SIGN WITH AN ARROW AT BOTTOM POINTING TO THE RIGHT. SIGN SHOULD BE MOUNTED PARALLEL TO THE PAVEMENT EDGE AT END OF PAINTED AREA.

STANDING SIGN WITH AN ARROW AT BOTTOM POINTING TO THE LEFT. SIGN SHOULD BE MOUNTED PARALLEL TO THE PAVEMENT EDGE AT END OF PAINTED AREA.

STANDING SIGN WITH AN ARROW AT BOTTOM POINTING TO THE RIGHT. SIGN SHOULD BE MOUNTED PARALLEL TO THE PAVEMENT EDGE AT END OF PAINTED AREA.

STANDING SIGN WITH AN ARROW AT BOTTOM POINTING TO THE LEFT. SIGN SHOULD BE MOUNTED PARALLEL TO THE PAVEMENT EDGE AT END OF PAINTED AREA.

REQUIREMENTS - FIRE LANE MARKINGS AND SIGNS

- APPROVED SIGN SPECIFICATIONS
 - METAL CONSTRUCTION, 12" x 18"
 - RED LETTERS OR RED LETTERS WITH WHITE BACKGROUND WITH 5/8" RED TRIM STRIP AROUND OUTER EDGE OF SIGN
 - LETTERS ON SIGN TO BE "NO PARKING OR STANDING FIRE LANE"
 - LETTERING SIZE TO BE AS FOLLOWS: "NO PARKING" AND "STANDING" - 2", "FIRE LANE" - 1 1/2". ARROW "14" (SEE SHEET C-2) WITH A TRAIL HEAD 11-1/2" WIDE AND 1" DEEP
 - SIGN ARE TO BE MOUNTED 1" FROM THE SECOND TO THE BOTTOM OF THE SIGN. SIGNETS (STANCHIONS) DIRECTED BY THE FAIRFAX COUNTY FIRE PREVENTION DIVISION, FIRE PREVENTION SECTION
 - POSTS FOR SIGNS WHEN REQUIRED SHALL BE METAL AND SECURELY MOUNTED. SIGNETS SHALL BE PROVIDED FOR ALTERNATE USE. SIGNETS SHALL BE INSTALLED WITH FAIRFAX COUNTY FIRE PREVENTION DIVISION, FIRE PREVENTION SECTION
 - OTHER SPECIAL SIGNS AS APPROVED BY THE FIRE PREVENTION DIVISION
 - MINIMUM SPACING BETWEEN SIGNS FOR LONG RAN OF CURVE OR PRECINCT WITH NO VISIBLE PERSPECTIVE FROM THE FIRE PREVENTION DIVISION IS REQUIRED PRIOR TO PLACING SIGNS FURTHER THAN 75' AWAY
- LUMINOSITY

ALL CURVES OR PAVED SPACES DESIGNATED AS FIRE LANES SHALL BE MARKED BY YELLOW PAINT AS APPROVED BY THE FIRE PREVENTION DIVISION. IN AREAS WITHOUT CURBING, A 1" WIDE YELLOW STRIP SHOULD BE PAINTED TO THE EDGE OF THE PAVEMENT. PAINT SHALL BE HIGHWAY TRAFFIC GRADE AND OF A SHADE ACCEPTABLE TO THE FIRE PREVENTION DIVISION.

NOTES:
 1. ADMINISTRATION LIST IS LOCATED ON SHEET C4
 2. LEGEND IS LOCATED ON SHEET C4

ADTEK
 5000 Fenton Boulevard, Suite 300
 Fairfax, VA 22031
 Phone: 703-991-4400 Fax: 703-991-4000
 www.ADTEKcorp.com

NO.	REVISION	DATE



DATE: 10/20/2017
 PROJECT: 17796005

EDSALL ROAD TEMPORARY FIRE STATION
 5408 INDUSTRIAL DRIVE, SPRINGFIELD MASON DISTRICT, FAIRFAX COUNTY
 SITE LAYOUT & FIRE LANE PLAN

SCALE: 1" = 20'

DATE: 10/20/2017
 PROJECT: 17796005

Edsall Road FS - Temporary Facility

100% Construction Documents

SITE LAYOUT & FIRE LANE PLAN

C8

NO.	REVISION	DATE

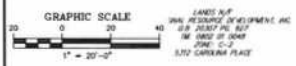
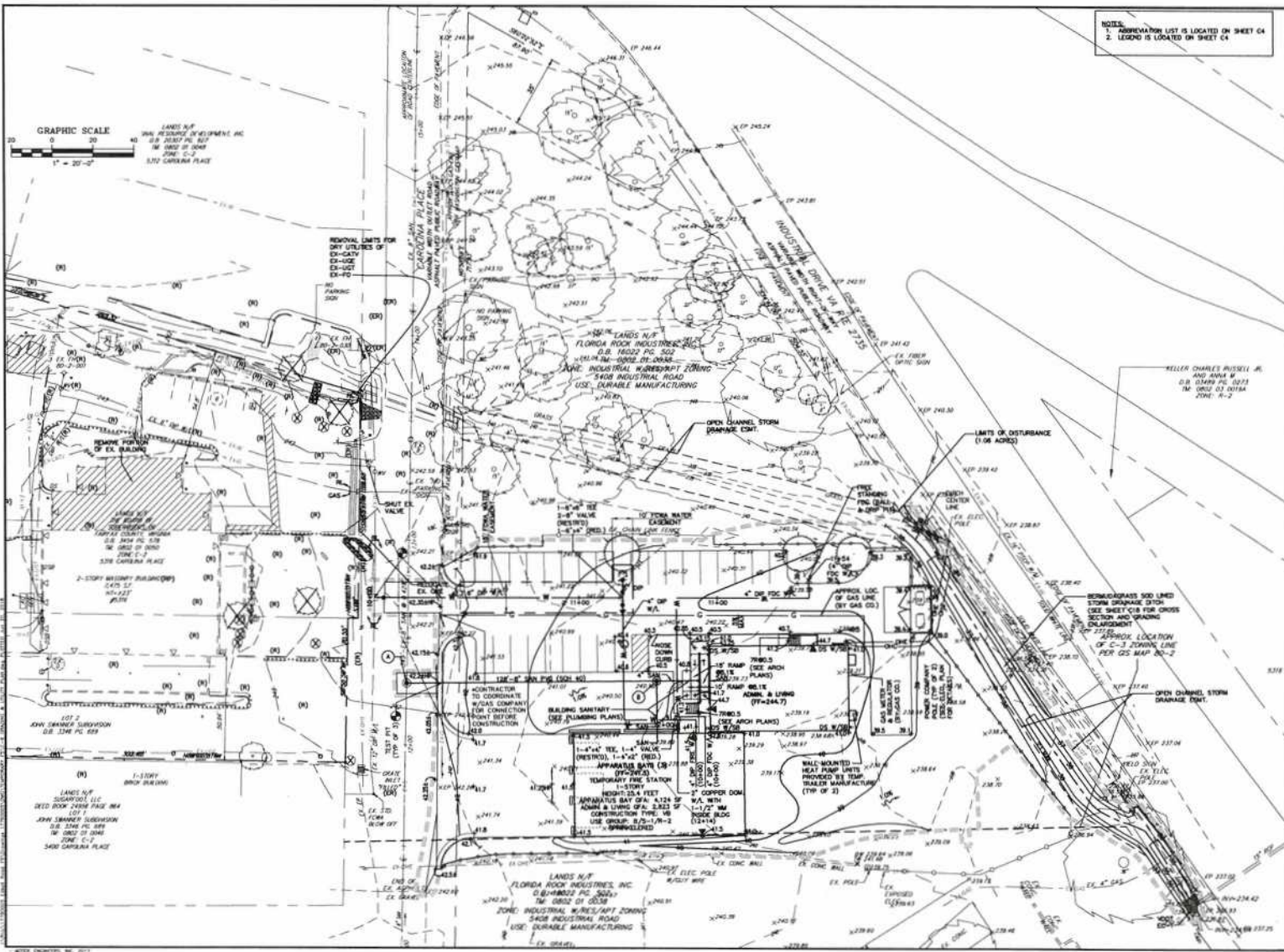
ADTEK
LAND SURVEYING & ENGINEERING, INC.
1000 W. UNIVERSITY BLVD., SUITE 200
P.O. BOX 10000
TALLAHASSEE, FLORIDA 32302-1000
PHONE: 904.221.8800 FAX: 904.221.8801
WWW.ADTEKFL.COM



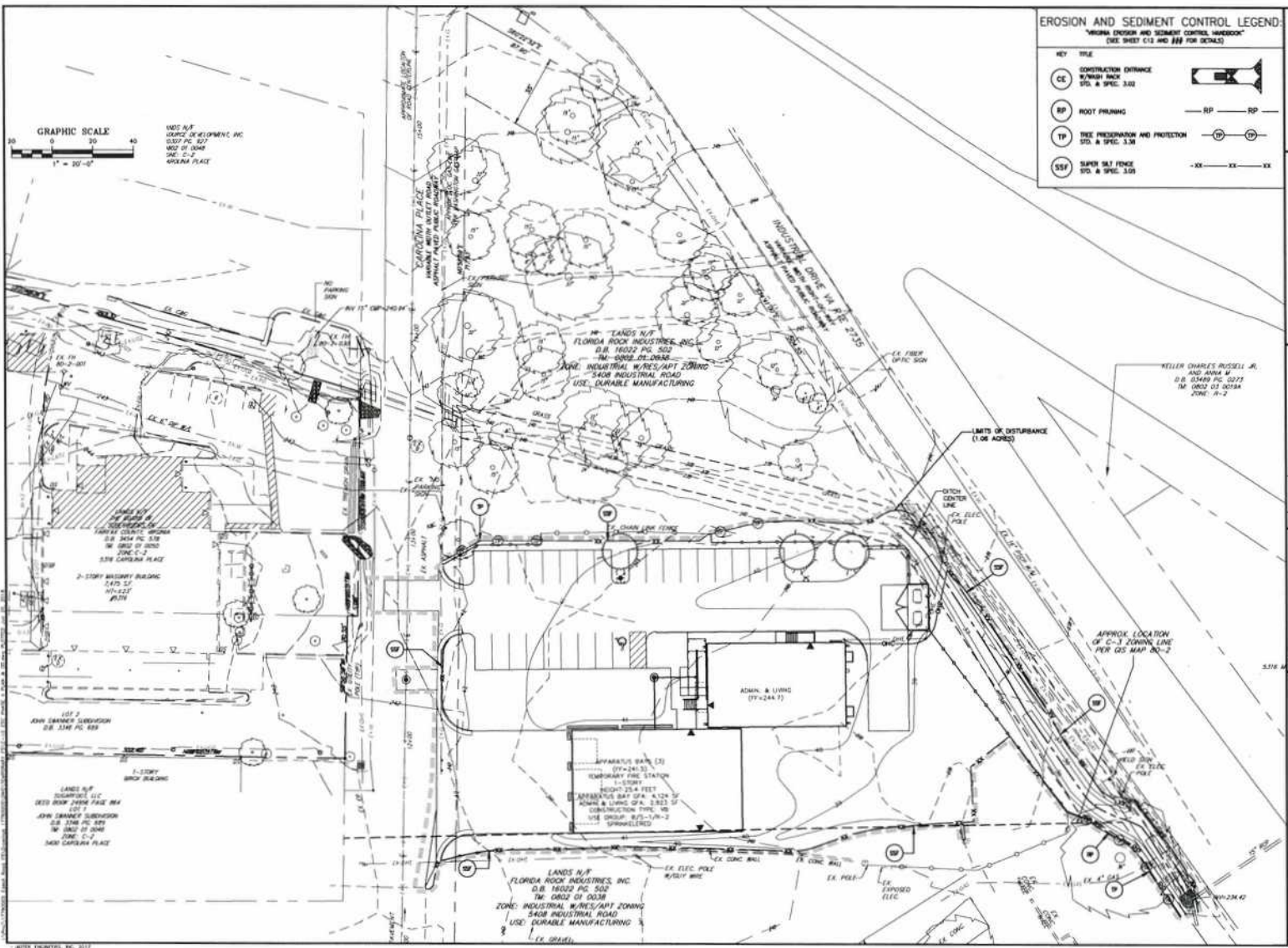
**EDSALL ROAD TEMPORARY FIRE STATION
3400 INDUSTRIAL DRIVE
MADISON DISTRICT
FAIRBANK COUNTY**
GRADING AND UTILITY PLAN

DATE: 10/13/2017
SCALE: AS SHOWN
PROJECT NO.: 17790005
SHEET NO.: 19

- NOTE:**
1. APPROPRIATION LIST IS LOCATED ON SHEET C4
2. LEGEND IS LOCATED ON SHEET C4



100% ENGINEER, 10/13/17



EROSION AND SEDIMENT CONTROL LEGEND:
 "MINIMUM EROSION AND SEDIMENT CONTROL REQUIREMENTS"
 (SEE SHEET C12 AND #11 FOR DETAILS)

KEY	TITLE	SYMBOL
CC	CONSTRUCTION ENTRANCE W/SHOULDER STD. & SPEC. 3.02	
RP	ROOT PRUNING	
TP	TREE PRESERVATION AND PROTECTION STD. & SPEC. 3.01	
SBF	SUPER SALT FENCE STD. & SPEC. 3.03	

ADTEK
 10007 Fenton Boulevard, Suite 300
 Houston, TX 77057-1440, Fax: 713-481-4266
 www.ADTEK.com

DATE	DESCRIPTION
10/20/17	REV. 1
10/20/17	REV. 2
10/20/17	REV. 3
10/20/17	REV. 4
10/20/17	REV. 5
10/20/17	REV. 6
10/20/17	REV. 7
10/20/17	REV. 8
10/20/17	REV. 9
10/20/17	REV. 10



DATE: 10/20/2017
 PROJECT: 11796005
 SHEET: C10

EDSALL ROAD TEMPORARY FIRE STATION
 5408 INDUSTRIAL DRIVE, SPRINGFIELD
 MASON DISTRICT, FAIRFAX COUNTY
EROSION AND SEDIMENT CONTROL, PHASE II
PLAN & DRAINAGE DIVIDES

Edsall Road FS -
 Temporary Facility

100%
 Construction
 Documents

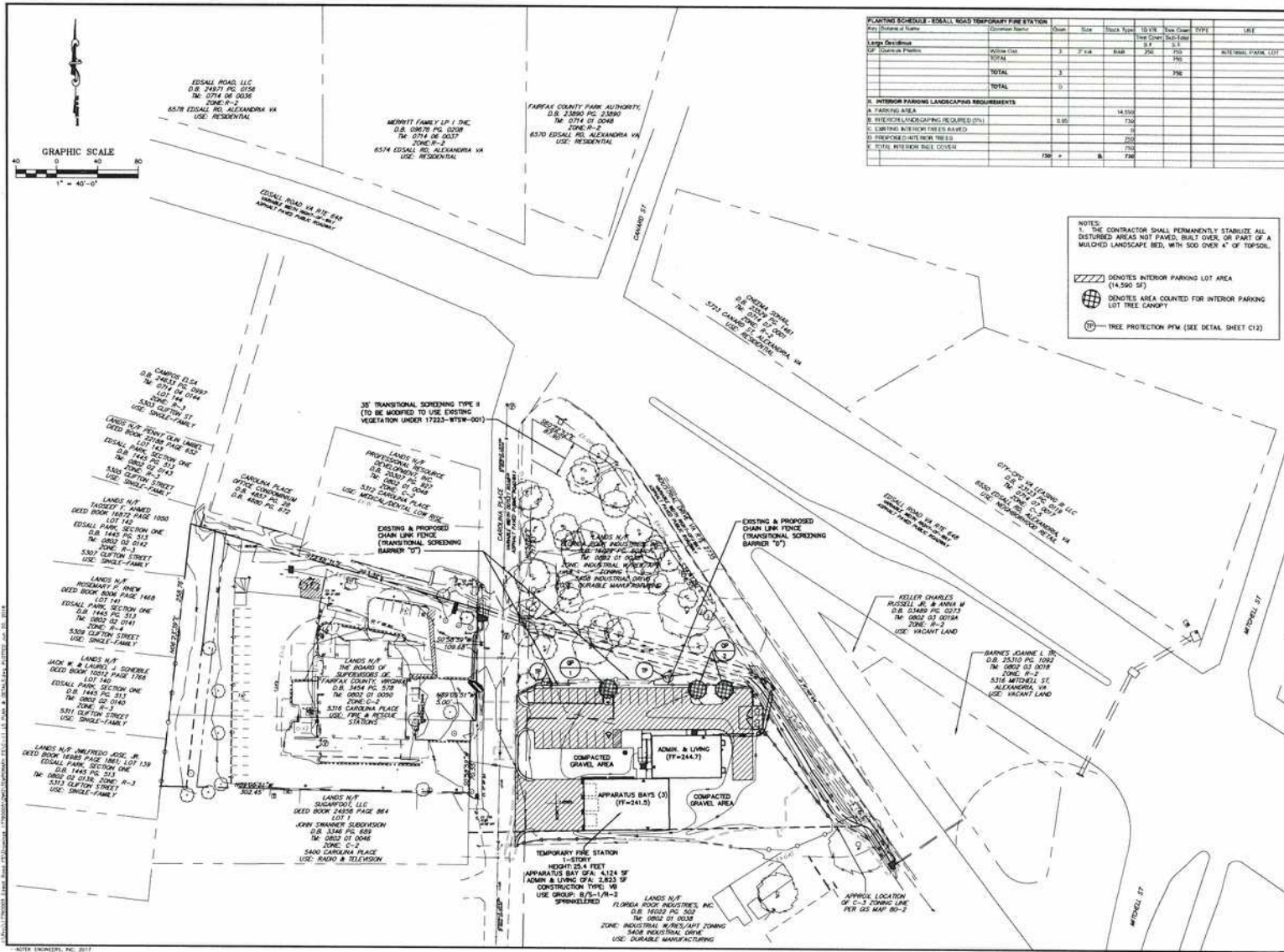
NO.	REVISION	DATE

EROSION AND SEDIMENT
 CONTROL PHASE II PLAN

C10

Sheet No. 1 of 2
 Project No. 11796005
 Date: 10/20/17
 Title: Erosion and Sediment Control Phase II Plan

ADTEK ENGINEERS, INC. 2017



PLANTING SCHEDULE - EDSCALL ROAD TEMPORARY FIRE STATION

Plant Name	Quantity	Size	Stock Type	ISV#	Tree Class	TPPI	NOTE
Large Container							
Q1. Container Plants	3	2' x 4'	8-18"	200	PS		INTERIOR PARKING LOT
TOTAL	3					750	
II. INTERIOR PARKING LANDSCAPING REQUIREMENTS							
A. PARKING AREA						14,550	
B. INTERIOR LANDSCAPING (REQUIRED 2%)	0.00					728	
C. CURBING INTERIOR TREE CANOPY						750	
D. PROPOSED INTERIOR TREES						750	
E. TOTAL INTERIOR TREE CANOPY						750	
F. TOTAL INTERIOR TREE CANOPY	750					750	

NOTES:
 1. THE CONTRACTOR SHALL PERMANENTLY STABILIZE ALL DISTURBED AREAS NOT PAVED, BUILT OVER, OR PART OF A MULCHED LANDSCAPE BED, WITH 500 OVER 4" OF TOPSOIL.
 2. Hatched areas denote interior parking lot area (14,550 SF).
 3. Circled areas denote area counted for interior parking lot tree canopy.
 4. Tree protection PPM (SEE DETAIL SHEET C12).

ADTEK
 THE ASSOCIATION OF DESIGNERS & TECHNICAL EXPERTS
 1850 N. W. 10th Street, Suite 300
 Tallahassee, FL 32310
 Phone: 904-437-1111 Fax: 904-437-1119
 www.adtekinc.com

NO.	DATE	DESCRIPTION
1	05/07/18	ISSUE FOR PERMITTING
2		
3		
4		
5		
6		
7		
8		
9		
10		



Charles B. Beaman
 L.E. No. 917234
 PROFESSIONAL ENGINEER
 STATE OF FLORIDA

EDSCALL ROAD TEMPORARY FIRE STATION
 5400 INDUSTRIAL DRIVE, SPRINGFIELD
 MASON DISTRICT
LANDSCAPE PLAN

SCALE: 1" = 40'
 DATE: 10/07/2017
 DRAWN BY: JAMES
 CHECKED BY: JAMES
 PROJECT NO.: 17790005
 SHEET NO.: C11

Edsall Road FS - Temporary Facility

100% Construction Documents

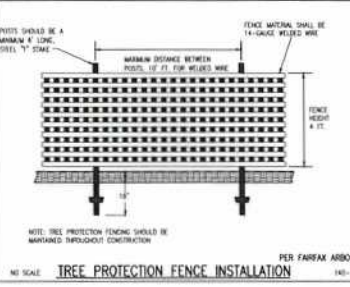
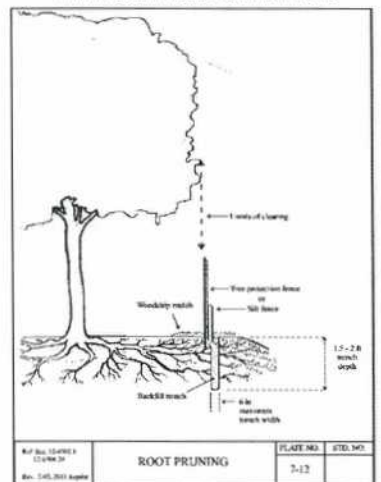
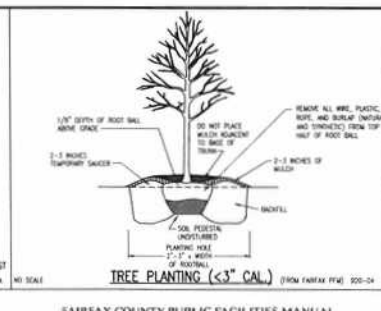
NO.	REVISION	DATE

LANDSCAPE PLAN

C11

Project Number: 17790005
 Sheet No.: C11 of 11
 Date: 10/07/2017

ADTEK
www.adtek.com
4830 S. W. 10th St., Suite 200
Ft. Lauderdale, FL 33304
Phone: (954) 552-5511 Fax: (954) 552-5500
www.adtek.com



URBAN FOREST MANAGEMENT POLICY ON LANDSCAPE IMPLEMENTATION

This compilation of selected portions of the Fairfax County Manual is intended to provide a user-friendly resource for quickly reviewing the policies and procedures regarding landscape implementation, site selection, and management of trees and vegetation in urban areas. The manual is organized into sections covering the following topics: General Policy, Implementation, and Management of Trees and Vegetation. This manual is intended to provide a user-friendly resource for quickly reviewing the policies and procedures regarding landscape implementation, site selection, and management of trees and vegetation in urban areas. The manual is organized into sections covering the following topics: General Policy, Implementation, and Management of Trees and Vegetation.

Tree Selection and Site

1. Tree selection and site placement shall be based on the site-specific and site-related conditions, including site history, soil conditions, and existing vegetation. The selection of trees and vegetation shall be based on the site-specific and site-related conditions, including site history, soil conditions, and existing vegetation.

2. All trees and shrubs shall have the standards or sizes and qualities specified in the Tree Size Selection of the Urban Forest Management Policy. The selection of trees and vegetation shall be based on the site-specific and site-related conditions, including site history, soil conditions, and existing vegetation.

Species Selection

Species selection shall be based on the Urban Forest Management Policy. The selection of trees and vegetation shall be based on the site-specific and site-related conditions, including site history, soil conditions, and existing vegetation.

1. Plant Diversity - The goal of the Urban Forest Management Policy is to increase the diversity of tree species in the urban landscape. The selection of trees and vegetation shall be based on the site-specific and site-related conditions, including site history, soil conditions, and existing vegetation.

2. Adaptability - All trees and shrubs shall have the standards or sizes and qualities specified in the Tree Size Selection of the Urban Forest Management Policy. The selection of trees and vegetation shall be based on the site-specific and site-related conditions, including site history, soil conditions, and existing vegetation.

3. Additional Tree Care Details - In cases where additional tree care details are needed, the selection of trees and vegetation shall be based on the site-specific and site-related conditions, including site history, soil conditions, and existing vegetation.

Planting Locations

1. Planting locations for all trees and shrubs shall be determined based on the site-specific and site-related conditions, including site history, soil conditions, and existing vegetation.

2. Planting sites shall be selected based on the site-specific and site-related conditions, including site history, soil conditions, and existing vegetation.

3. Compacted Soil - If planting at sites that have been previously compacted, the soil shall be broken up and amended to a depth of 12 inches, plus a replacement of suitable material. The selection of trees and vegetation shall be based on the site-specific and site-related conditions, including site history, soil conditions, and existing vegetation.

4. Avoiding - Trees shall be planted so that the main trunk of the tree is not in contact with any structure or utility. The selection of trees and vegetation shall be based on the site-specific and site-related conditions, including site history, soil conditions, and existing vegetation.

5. Root Barriers - Root barriers shall be installed at planting sites to prevent roots from interfering with structures or utilities. The selection of trees and vegetation shall be based on the site-specific and site-related conditions, including site history, soil conditions, and existing vegetation.

Mulching and Care

1. Mulching and care shall be provided for all trees and shrubs. The selection of trees and vegetation shall be based on the site-specific and site-related conditions, including site history, soil conditions, and existing vegetation.

2. Mulch shall be applied to a depth of 2 inches, plus a replacement of suitable material. The selection of trees and vegetation shall be based on the site-specific and site-related conditions, including site history, soil conditions, and existing vegetation.

Watering and Maintenance

1. The tree owner shall be responsible for the watering and maintenance of all trees and shrubs. The selection of trees and vegetation shall be based on the site-specific and site-related conditions, including site history, soil conditions, and existing vegetation.

2. Watering shall be provided to all trees and shrubs. The selection of trees and vegetation shall be based on the site-specific and site-related conditions, including site history, soil conditions, and existing vegetation.

3. Maintenance shall be provided to all trees and shrubs. The selection of trees and vegetation shall be based on the site-specific and site-related conditions, including site history, soil conditions, and existing vegetation.

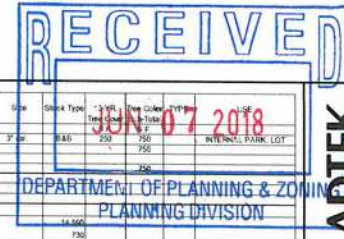
Maintenance and Pruning

1. The tree owner shall be responsible for the maintenance and pruning of all trees and shrubs. The selection of trees and vegetation shall be based on the site-specific and site-related conditions, including site history, soil conditions, and existing vegetation.

2. Maintenance shall be provided to all trees and shrubs. The selection of trees and vegetation shall be based on the site-specific and site-related conditions, including site history, soil conditions, and existing vegetation.

3. Pruning shall be provided to all trees and shrubs. The selection of trees and vegetation shall be based on the site-specific and site-related conditions, including site history, soil conditions, and existing vegetation.

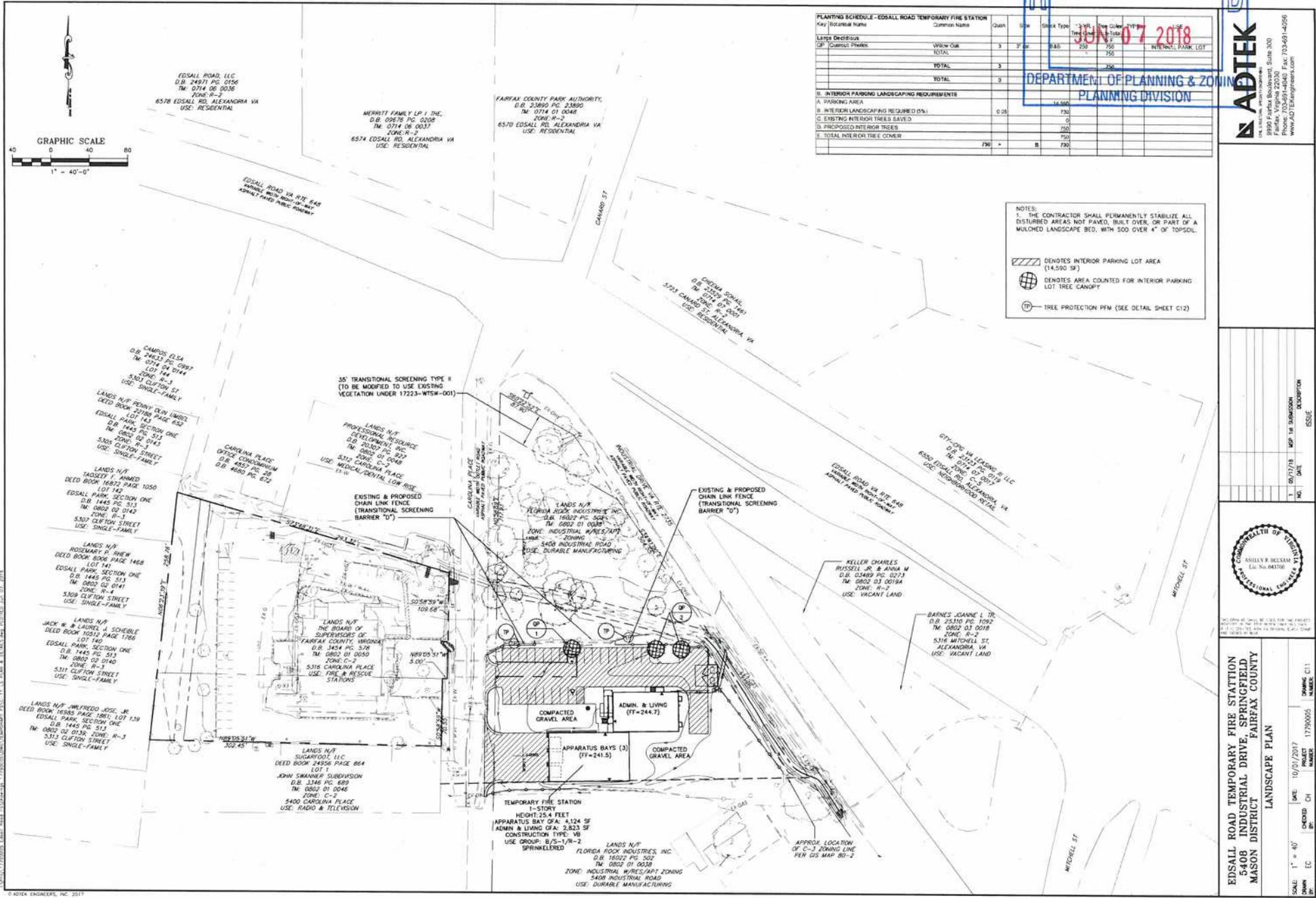
DATE: 03/20/2013



PLANTING SCHEDULE - EDSELL ROAD TEMPORARY FIRE STATION						
Item	Quantity	Common Name	Plant	Size	Order Type	Notes
Planting Schedule						
1. PLANTING AREA						
A. EXISTING INTERIOR TREES	1			12"		
B. EXISTING INTERIOR TREES (PROPOSED)	2			12"		
C. EXISTING INTERIOR TREES (PROPOSED)	3			12"		
D. EXISTING INTERIOR TREES (PROPOSED)	1			12"		
E. EXISTING INTERIOR TREES (PROPOSED)	1			12"		
TOTAL						
TOTAL	7					
II. INTERIOR PARKING LANDSCAPING REQUIREMENTS						
A. PLANTING AREA	14,550					
B. INTERIOR PARKING LANDSCAPING REQUIRED (%)	0.25					
C. EXISTING INTERIOR TREES (PROPOSED)	1			12"		
D. PROPOSED INTERIOR TREES	350			12"		
E. TOTAL INTERIOR TREE COVER	750					
TOTAL						
TOTAL	750					

ADTEK
 LANDSCAPE ARCHITECTURE
 5408 INDUSTRIAL ROAD, SUITE 300
 FAIRFAX, VIRGINIA 22030
 Phone: 703-691-4040 Fax: 703-691-4056
 www.ADTEKdesign.com

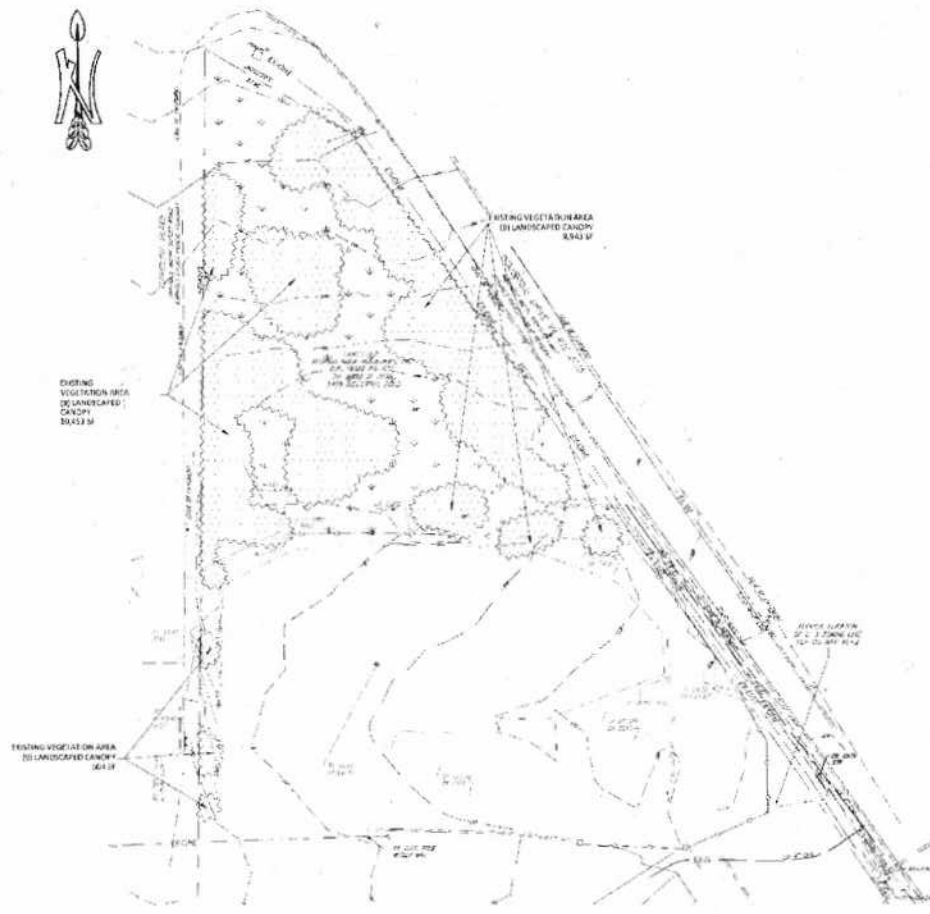
NOTES:
 1. THE CONTRACTOR SHALL PERMANENTLY STABILIZE ALL DISTURBED AREAS NOT PAVED, BUILT OVER, OR PART OF A MULCHED LANDSCAPE BED, WITH 500 OVER 4" OF TOPSOIL.
 DENOTES INTERIOR PARKING LOT AREA (14,550 SF)
 DENOTES AREA COUNTED FOR INTERIOR PARKING LOT TREE CANOPY
 TREE PROTECTION PPM (SEE DETAIL SHEET C12)



ASHLEY F. BLESUM
 No. 080210
 PROFESSIONAL ENGINEER

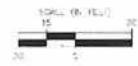
EDSALL ROAD TEMPORARY FIRE STATION
 5408 INDUSTRIAL DRIVE, SPRINGFIELD
 MASON DISTRICT FAIRFAX COUNTY
 LANDSCAPE PLAN
 DATE: 10/01/2017
 PROJECT: 17790005
 DRAWING: C11
 SHEET: 1 OF 1

© ADTEK ENGINEERS, INC. 2017



EXISTING COVER TYPE (S) DEVELOPED AREA (S. 245' 5')

EXISTING VEGETATION NOTES:
 1. A TREE CONDITION ARBORIST EVALUATED THE WOODED HABITAT ON SITE FOR SPECIES COMPOSITION, OVERALL HEALTH AND VIGOR OF WOODY VEGETATION, INVASIVE SPECIES EVALUATION, AND PRESENCE/ABSENCE OF DISEASE OR INFESTATION. THE PROJECT INCLUDES COVER TYPE (S) LANDSCAPED TREE CANOPY, (K) MAINTAINED GRASSLANDS AND EXISTING DEVELOPED LAND. THE WOODED HABITAT IS GENERALLY IN FAIR CONDITION, WITH LITTLE EVIDENCE OF DISEASE/INFESTATION. THE WOODED HABITAT IS COMPOSED OF SYCAMORE, SWITTOGUM, MAPLE, VIRGINIA PINE, LORDBLY PINE AND RED OAK, WITH SCARCE INVASIVE SPECIES INCLUDING FRENCH BAY AND WHITE MULBERRY. INVASIVE SPECIES NOTED ARE IN MODERATE ABUNDANCE.



13999 Parkrest Circle, Suite 101
 Chantilly, VA 20151
 PH: 703-466-5123 WWW.INTENVIRONMENTAL.COM

EDSALL ROAD
 TEMP FIRE STATION

EXISTING VEGETATION
 MAP

NO. REVISIONS	DATE	REVISIONS
SHEET	C22	
SCALE:	1" = 30'	
PROJECT DATE:	4/2/18	
DRAWN BY:		CHECKED BY:
FILE NUMBER:	401-J	



I certify this plan meets both the tree preservation target (PTM 12-0501) and the tree conservation plan (PTM 13-0502) submitted requirements; no deviations or modifications to these requirements are being requested.

RECEIVED
JUN 07 2018

DEPARTMENT OF PLANNING & ZONING
PLANNING DIVISION

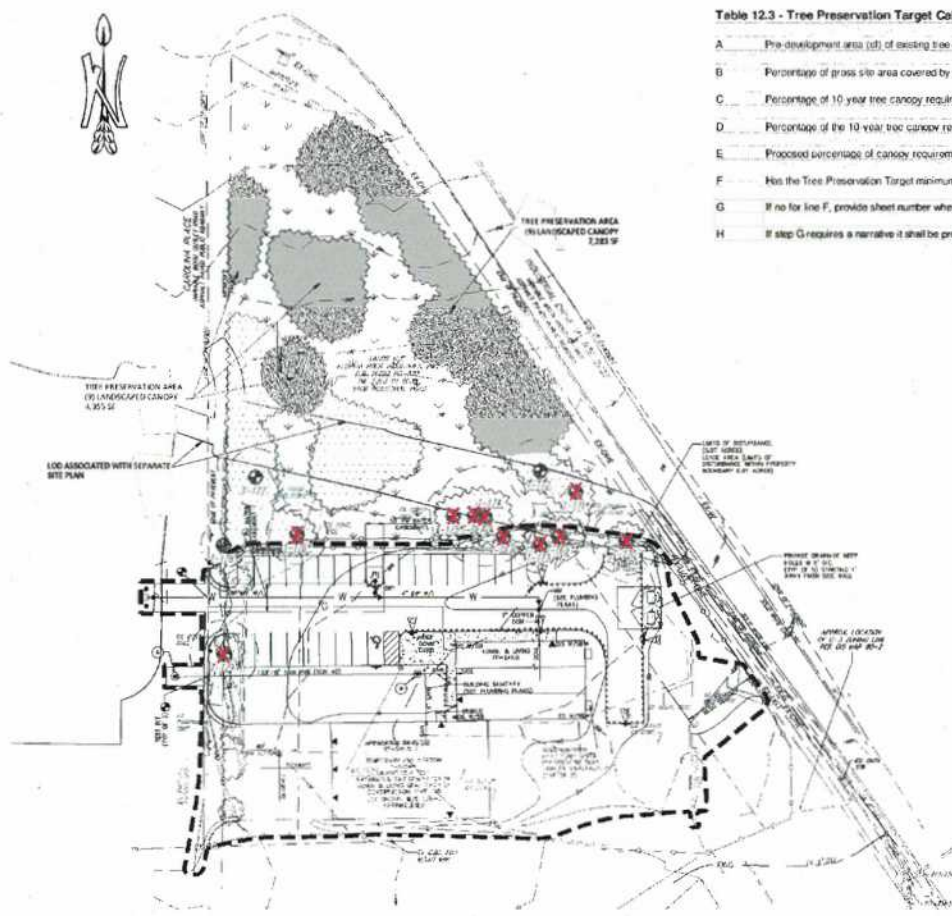
ENVIRONMENTAL
13886 Parkcrest Circle, Suite 101
Chantilly, VA 20151
PH: 703-466-5123 WWW.INTERMENTALINC.COM

EDSALL ROAD
TEMP FIRE STATION

TREE PRESERVATION
& PROTECTION PLAN

Table 12.3 - Tree Preservation Target Calculations & Statement

A	Pre-development area (sf) of existing tree canopy (From Existing Vegetation Map) =	29,800
B	Percentage of gross site area covered by existing tree canopy =	49.5%
C	Percentage of 10 year tree canopy required for site per zoning =	10%
D	Percentage of the 10 year tree canopy requirement that should be met through preservation =	49.5%
E	Proposed percentage of canopy requirement that will be met through tree preservation =	275.4%
F	Has the Tree Preservation Target minimum been met?	YES
G	If no for line F, provide sheet number where deviation request is located	NA
H	If step G requires a narrative it shall be prepared and attached	NA



- LEGEND**
- TREELINE
 - EXISTING TREE
 - EXISTING GOVERNMENT (G) MAINTAINED GRASSLANDS (15,109 SF)
 - EXISTING COVER TYPE (C) DEVELOPED AREA (3,245 SF)
 - TREE PRESERVATION AREA (I) LANDSCAPED CANOPY (2,283 SF)
 - TREE PRESERVATION AREA (II) LANDSCAPED CANOPY (4,955 SF)
 - CRITICAL ROOT ZONE (CRZ)
 - TREE LOCATION
 - TREE TO BE REMOVED
 - TREE PROTECTION FENCING
 - ROOT PRUNING

Table 12.10 - 10-Year Tree Canopy Calculation Worksheet

Step	Tree Preservation Target & Statement	Totals
A1	Tree Preservation Target calculations and statement	
B. Tree Canopy Requirement		
B1	Gross Site Area =	42,253.0
B2	Subtract area dedicated to parks, road frontage =	0.0
B3	Subtract area of exemptions (wetlands stream and channels) =	0.0
B4	Adjusted gross site area =	42,253.0
B5	Identify site's zoning and/or use =	Industrial
B6	Percentage of 10 year canopy required =	10%
B7	Area of 10 year canopy required =	4,225
B8	Modification of 10-year Tree Canopy Requirement Requested? =	No
B9	If B8 is yes, list plan sheet where modification is located	NA
C. Tree Preservation		
C1	Tree Preservation Target Area =	2,000.0
C2	Total canopy area meeting standards of § 12-0400 =	11,638.0
C3	C2 x 1.0 =	11,638.0
C4	Total canopy area provided by unique or valuable forest/woodland communities =	0.0
C5	C4 x 1.5 =	0.0
C6	Total of canopy area provide by Heritage, Memorial, Specimen, or Street Trees =	0.0
C7	C6 x 1.5 x 3.0 =	0.0
C8	Canopy area of trees within Resource Protection Area and 100-year floodplain =	0.0
C9	C8 x 1.0 =	0.0
C10	Total of C3, C5, C7, and C9 =	11,638
D. Tree Planting		
D1	Minimum area of canopy to be met through tree planting =	0.0
D2	Minimum area of canopy planted for air quality benefits =	0.0
D3	D2 x 1.5 =	0.0
D4	Minimum area of canopy planted for energy conservation =	0.0
D5	D4 x 1.5 =	0.0
D6	Minimum area of canopy planted for water quality benefits =	0.0
D7	D6 x 1.25 =	0.0
D8	Minimum area of canopy planted for wildlife benefits =	0.0
D9	D8 x 1.5 =	0.0
D10	Minimum area of canopy provided by native trees =	0.0
D11	D10 x 1.5 =	0.0
D12	Minimum area of canopy provided by improved cultivars and varieties =	0.0
D13	D12 x 1.5 =	0.0
D14	Area of canopy provided through tree seedlings =	0.0
D15	Area of canopy provided through native shrubs or woody seedlings =	0.0
D16	Percentage of 14 (represented by D15 must be less than 30%) =	0.0%
D17	Minimum total of canopy area provided through tree planting =	0
D18	Is an offset canopy credit requested? =	No
D19	Tree Bank or Tree Fund? =	No
D20	Canopy area required to be provided through offset banking or tree fund? =	No
D21	Amount to be designated into the Tree Preservation and Planting Fund =	\$0.0
E. Total of 10-year Tree Canopy Provided		
E1	Total of canopy area provided through tree preservation =	11,638
E2	Minimum total of canopy area provided through tree planting =	0
E3	Total of canopy area provided through offset banking =	0
E4	Total of 10-year Tree Canopy Provided =	11,638

Tree Number	Common Name	Size (Inches DBH)	Critical Root Zone (feet)	Condition	Remove	Notes & Arborist Recommendations
169	Virginia Pine	13.0	13.0	Poor	x	English ivy, many dead limbs
170	American Sycamore	18.0	18.0	Poor	x	One-sided for power lines
171	Virginia Pine	17.0	17.0	Poor	x*	English ivy, leaning trunk
172	Virginia Pine	17.0	17.0	Fair		Leaning trunk. To be removed with permanent fire station development
173	White Mulberry	15.0	15.0	Poor	x	English ivy, dead limbs
174	Red Maple	26.2	26.2	Fair/Poor	3*	Double trunk, English ivy, dead limbs
175	Virginia Pine	15.2	15.2	Fair/Poor	3*	English ivy, dead limbs
176	Black Locust	16.0	16.0	Poor	x*	Mostly dead
177	Virginia Pine	15.0	15.0	Fair		Prune dead limbs
178	Loblolly Pine	12.0	12.0	Fair		Treat/remove vines up the trunk
179	Sweetgum	18.0	18.0	Fair	x	Vines up the trunk

NOTES:

- SHARED TREES SHALL NOT BE REMOVED WITHOUT WRITTEN PERMISSION FROM AFFECTED ADJACENT PROPERTY OWNERS.
- TREES NOTED FOR REMOVAL WITHIN THE SAVE AREAS SHALL BE DONE SO BY HAND WITHOUT THE USE OF HEAVY MACHINERY.
- OFFSITE TREES WERE ASSESSED FROM THE SUBJECT PROPERTY SO NOT TO TRESPASS ONTO ADJACENT PROPERTY. DBH MEASUREMENTS ARE APPROXIMATE.
- TREES LOCATED WITHIN OR ON THE LIMITS OF DISTURBANCE, OR RATED AS BEING "POOR" IN CONDITION, ARE RECOMMENDED FOR REMOVAL BY THE ARBORISTS DUE TO THE LIKELIHOOD OF TREE FAILURE. HOWEVER, AT THE DISCRETION OF THE APPLICANT, SOME OF THESE MAY BE PRESERVED DURING CONSTRUCTION WITH THE APPROVAL OF URBAN FORESTRY.

Scott M. Sartin
Certified Arborist
License # 15A-47254

I certify this plan meets both the tree preservation target (PDM 12-0501) and the tree conservation plan (PDM 12-0502) substantial requirements, the standards or modifications to the requirements are being requested.

SHEET C23

SCALE: 1" = 30'

PROJECT DATE: 4/2/18

DRAWN BY: [] CHECKED BY: []

FILE NUMBER: 1074

RECEIVED

JUN 07 2018

DEPARTMENT OF PLANNING & ZONING
PLANNING DIVISION

TREE PROTECTION ZONE

KEEP

ALL LIMITS TO REMAIN UNOBTAINED BY CUTTING, REMOVAL OF MATERIALS, AND MOVERS

PERMITS FOR WORKS STRICTLY ENFORCED

FORWARDED TO THE

TOWNSHIP OF RESTON

PLANAR AT TEL 703 526 7470

FINAL APPROVAL BY THE OWNER

NOTIFICATION

- MATERIALS TO BE REMOVED BY THE OWNER
- MATERIALS TO BE REMOVED BY THE OWNER
- MATERIALS TO BE REMOVED BY THE OWNER

TREE PRESERVATION SIGN DETAIL

1. TREE PRESERVATION SIGN (SEE 12-0509.3C)

2. SIGN SHOULD BE PLACED AT THE ENTRANCE TO THE PROTECTION AREA. THE SIGN SHALL BE 18" HIGH AND 18" WIDE. THE SIGN SHALL BE PLACED AT THE ENTRANCE TO THE PROTECTION AREA. THE SIGN SHALL BE 18" HIGH AND 18" WIDE.

TREE CONDITION ANALYSIS
THE ENVIRONMENTAL, INC. (ENI) CONDUCTED A SITE RECONNAISSANCE TO EVALUATE THE WOODED HABITAT ON THE PROJECT SITE IN PHASE 2018. THE WOODED PORTIONS OF THE SITE ARE COMPRISED PRIMARILY OF HARDWOODS AND SOFTWOODS (I.E. SYCAMORE, SWEETGUM, MAPLE, VIRGINIA PINE, LONCHITIS PINE, RED CEDAR). THE SPECIES OF TREES ASSESSED NEAR THE LIMITS OF CLEARING ARE LISTED IN THE TREE TABLE ON THE PREVIOUS SHEET.

BASED ON OUR SITE RECONNAISSANCE, INVASIVE AND/OR NOXIOUS SPECIES (I.E. ENGLISH IVY, WHITE MULBERRY) ARE PRESENT ON-SITE. INVASIVE SPECIES LOCATED WITHIN THE AREAS TO BE PRESERVED SHALL BE REMOVED BY HAND WHEREVER PRACTICABLE TO MINIMIZE SITE DISTURBANCE. SEE THE INVASIVE SPECIES CONTROL NARRATIVE FOR SPECIES SPECIFIC CONTROL MEASURES. THE TREES ON-SITE ARE GENERALLY IN FAIR/GOOD CONDITION, EXCEPT WHERE OTHERWISE NOTED ON THE EVM (I.E. POOR, DEAD). ON-SITE TREES WITHIN 150- FEET OF THE PROPOSED LIMITS OF CLEARING MEET THE STANDARDS FOR STRUCTURAL INTEGRITY AND HEALTH IDENTIFIED IN § 12-0509.2A AND 12-0509.2B AND ARE IDENTIFIED ON THE EVM. AT THE TIME OF INSPECTION THERE WERE POOR AND DEAD TREES LOCATED WITHIN 150- FEET OF THE PROPOSED LIMITS OF CLEARING, WHICH ARE IDENTIFIED ON THE EXISTING VEGETATION MAP.

IN ACCORDANCE WITH § 12-0507.2(1), TREES DESIGNATED FOR PRESERVATION SHALL BE PROTECTED DURING CONSTRUCTION.

TREE PRESERVATION NARRATIVE
IN GENERAL ACCORDANCE WITH THE PFM, TREES WITHIN 25- FEET OF THE UNDISTURBED AREA BEYOND THE LIMITS OF CLEARING AND GRADING (LCG) ARE SHOWN ON THE PLAN. TREES WITHIN 10- FEET OF THE DISTURBED AREA WITHIN THE LCG ARE ALSO SHOWN ON THE PLAN.

TREES WITH DEAD OR BROKEN LIMBS AS INDICATED IN THE TREE INVENTORY TABLE SHALL BE PROPERLY PRUNED IN ACCORDANCE WITH THE LATEST EDITION OF THE ANSI A300 PRUNING STANDARDS.

§ 12-0509.3B: DEAD OR POTENTIALLY HAZARDOUS TREES SHALL BE REMOVED UPON THEIR DISCOVERY IF THEY ARE LOCATED WITHIN 100- FEET OF THE PROPOSED LIMITS OF CLEARING. DEAD TREES NOT WITHIN THIS AREA SHALL BE LEFT IN PLACE TO SERVE AS WILDLIFE HABITAT. DEAD OR POTENTIALLY HAZARDOUS TREES WILL BE REMOVED BY HAND (I.E., CHAINSAW) WHENEVER PRACTICAL AND WILL BE CONDUCTED IN A MANNER THAT INCURS THE LEAST AMOUNT OF DAMAGE TO SURROUNDING TREES AND VEGETATION PROPOSED FOR PRESERVATION. FEELER TREES SHALL BE LEFT IN PLACE AND BRUSH SHOULD BE REMOVED BY HAND. NO HEAVY EQUIPMENT SHALL BE USED WITHIN TREE PRESERVATION AREAS.

§ 12-0509.3C: BASED ON THE CURRENT CONDITION OF THE EXISTING WOODED AREAS, NO ADVERSE HUMAN HEALTH RISKS ARE ANTICIPATED PROVIDED THAT TREES WHICH POSE A HAZARD TO HUMAN HEALTH AND SAFETY ARE PROPERLY REMOVED FROM AREAS WHERE THEY COULD POSE SUCH A RISK.

§ 12-0509.3D: INVASIVE AND/OR NOXIOUS SPECIES (I.E., ENGLISH IVY, WHITE MULBERRY) ARE PRESENT ON THE SITE. INVASIVE SPECIES LOCATED WITHIN THE AREAS TO BE PRESERVED SHALL BE REMOVED BY HAND WHEREVER PRACTICABLE TO MINIMIZE SITE DISTURBANCE.

§ 12-0509.3E: THE APPLICANT IS NOT REQUESTING OFFICIAL SPECIMEN TREE DESIGNATION FOR ANY OF THE LARGE TREES LOCATED ON-SITE AND IS NOT USING A MULTIPLIER FOR TREE CANOPY CALCULATIONS.

§ 12-0509.3F: NON IMPACTED SPECIMEN TREES LOCATED ON AND OFF-SITE SHALL BE PROTECTED THROUGHOUT ALL PHASES OF CONSTRUCTION BY UTILIZING TREE PROTECTION FENCING AS REQUIRED BY § 12-0507.2(1).

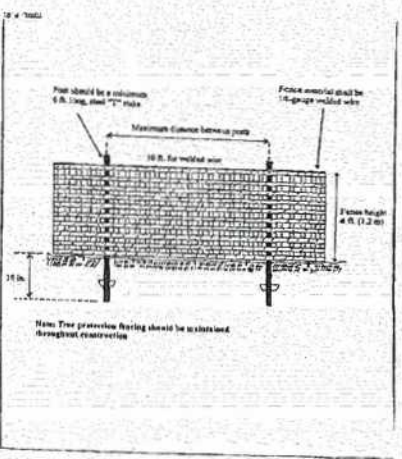
§ 12-0509.3G: PRIOR TO LAND DISTURBING ACTIVITIES, ROOT PRUNING WITH A VIBRATORY PLOW, TRENCHER OR OTHER DEVICE APPROVED BY THE DIRECTOR SHALL BE CONDUCTED ALONG THE LIMITS OF CLEARING ADJACENT TO TREE PRESERVATION AREAS. ROOT PRUNING SHALL BE CONDUCTED ALONG THE PROPOSED LIMITS OF CLEARING AND GRADING ADJACENT TO THE WOODED HABITAT TO BE PRESERVED AND ALONG PROPERTY BOUNDARIES WHERE THE CRZ OF OFF-SITE TREES WILL BE IMPACTED. LOCATIONS OF ROOT PRUNING AND TREE PROTECTION FENCING ARE SHOWN ON THE TREE PRESERVATION & PROTECTION PLAN.

§ 12-0509.3H: NO TREES WILL BE TRANSPLANTED AS PART OF THE PROPOSED CONSTRUCTION ACTIVITIES.

§ 12-0509.3I: TREE PROTECTION FENCING AND SIGNAGE SHALL BE PLACED SUBSEQUENT TO THE STAKING OF THE LIMITS OF CLEARING IN THE FIELD PRIOR TO CONSTRUCTION IN ACCORDANCE WITH CURRENT FAIRFAX COUNTY ORDINANCES. 14-GAUGE WELDED WIRE FENCE SHALL BE USED AS DEVICES TO PROTECT TREES AND FORESTED AREAS. THE PROTECTIVE DEVICE SHALL BE PLACED WITHIN THE DISTURBED AREA AT THE LIMITS OF CLEARING AND ERRECTED AT A MINIMUM HEIGHT OF 4 FEET, EXCEPT FOR SUPER SILT FENCE WHERE HEIGHT MAY BE 3.5 FEET. THE FENCING MATERIAL SHALL BE MOUNTED ON 6-FOOT TALL STEEL POSTS DRIVEN 1.5 FEET INTO THE GROUND AND PLACED AT A MAXIMUM OF 30 FEET APART.

§ 12-0509.3J: NO WORK SHALL OCCUR WITHIN THE AREAS TO BE PROTECTED. ON-SITE TREES WITHIN THE LIMITS OF CLEARING AND GRADING WILL BE REMOVED. NO TREES OUTSIDE THIS AREA SHALL BE REMOVED UNLESS INDICATED ON THE PLAN. TREES IN PRESERVATION AREAS INDICATED ON THE PLAN TO BE REMOVED SHALL BE REMOVED BY HAND. DEAD OR HAZARDOUS TREES WITHIN THIS AREA MAY BE LIMBED OR TOPPED, RATHER THAN REMOVING THE ENTIRE TREE AND LEFT AS SNAGS.

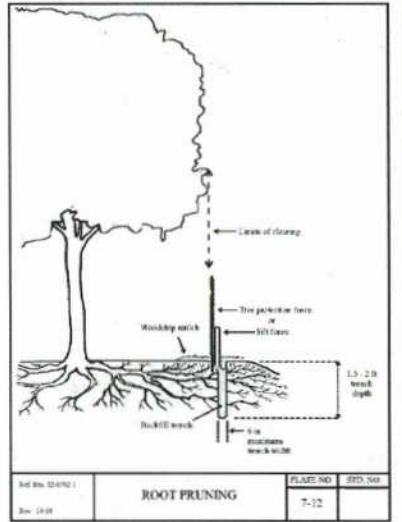
§ 12-0509.3K: THERE ARE NO KNOWN PROFFER CONDITIONS WHICH WOULD REQUIRE ADDITIONAL TREE INVENTORY, TREE CONDITION, TREE VALUATION OR TREE BONDING INFORMATION.



TREE PROTECTION FENCE INSTALLATION DETAIL

18-107-4 4/28/18 MS, DRC 0/28/18-09/18 MS, DRC 0/28/18-09/18

FAIRFAX COUNTY PUBLIC FACILITIES MANUAL



INVASIVE SPECIES CONTROL NARRATIVE:

1. ANY APPLICATION OF ENVIRONMENTALLY SENSITIVE APPROVED HERBICIDES SHALL BE APPLIED BY A VIRGINIA CERTIFIED APPLICATOR OR REGISTERED TECHNICIAN.

2. ENGLISH IVY: REMOVE FROM TREES BY CUTTING ALL VINES AT GROUND LEVEL. VINES SHOULD BE CUT AGAIN SEVERAL FEET UP THE TRUNK. SEAL THE CUT SECTION OF IVY BUT CARE SHOULD BE TAKEN NOT TO STRIP THE BARK OF THE TREE. PULL GROUND IVY BACK A FEW FEET FROM THE BASE OF THE TREE TO SLOW REGROWTH UP THE TREE TRUNK. REMOVE GROUND IVY BY HAND PULLING, CUTTING AND MULCHING OVER TOP, AND/OR APPLYING A GLYPHOSATE HERBICIDE AS A 4-PERCENT SOLUTION (1 PINT PER 3 GALLON) TO LEAVES OR FRESHLY CUT LARGE STEMS, BY THOROUGHLY WETTING THEM. USE A STRING TRIMMER TO REDUCE GROUND IVY TO LEAVES OR FRESH CUT LARGE STEMS. SUBSEQUENT RESPRouting SHOULD BE TREATED WITH AN HERBICIDE. HAND PULLING CAN BE EFFECTIVE WITH YOUNG SEEDLINGS BUT CARE SHOULD BE GIVEN TO REMOVE THE ENTIRE ROOT SINCE BROKEN FRAGMENTS MAY RESPRout.

3. WHITE MULBERRY: CONTROL AND MANAGEMENT SHOULD BE ATTEMPTED DURING FLOWERING, BEFORE SEED PRODUCTION. CUTTING THE TREE TO THE GROUND LEVEL IS THE FIRST MEASURE OF CONTROL AND WILL REQUIRE REPEATED CUTTING OF RESPRouting OR SUPPLEMENTAL APPLICATION OF HERBICIDE AS RESPRouting OCCURS. GIROLING CAN BE EFFECTIVE ON LARGE TREES AND SHOULD BE CONDUCTED BY CUTTING THROUGH THE BARK OF THE TREE, AROUND THE ENTIRE TRUNK OF THE TREE, AT LEAST 6 INCHES ABOVE THE SURFACE. SUBSEQUENT RESPRouting SHOULD BE TREATED WITH AN HERBICIDE. HAND PULLING CAN BE EFFECTIVE WITH YOUNG SEEDLINGS BUT CARE SHOULD BE GIVEN TO REMOVE THE ENTIRE ROOT SINCE BROKEN FRAGMENTS MAY RESPRout.

4. INVASIVE SPECIES CONTROL SHALL COMMENCE WITH PHASE I AND BE CONDUCTED UNTIL THE PLANTS NOTED ABOVE ARE NO LONGER IN ABUNDANCE OR UNTIL BOND RELEASE, WHICHEVER IS LATER.



I certify this plan meets both the tree preservation target (PFM 12-0509.3) and the tree conservation plan (PFM 12-0509.3) environmental requirements, no deviations or modifications to these requirements are being requested.

ENVIRONMENTAL

13999 Parkcrest Circle, Suite 101
Charlottesville, VA 22911
PH: 703-466-5123 WWW.TNTEENVIRONMENTAL.COM

EDSALL ROAD
TEMP FIRE STATION

TREE PRESERVATION
& PROTECTION PLAN

REVISIONS	DATE	DESCRIPTION

SHEET C24

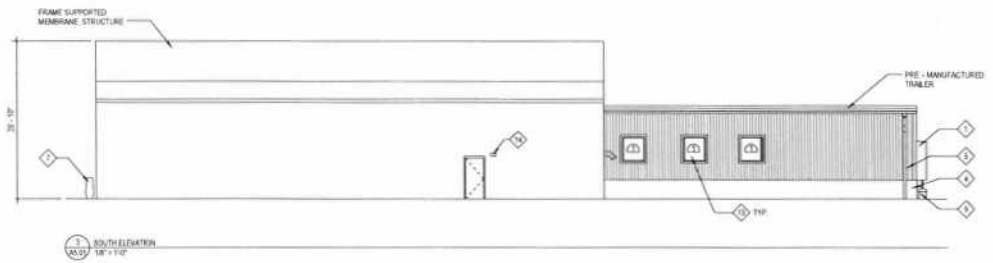
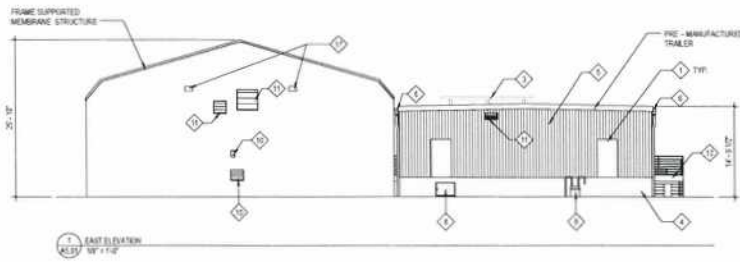
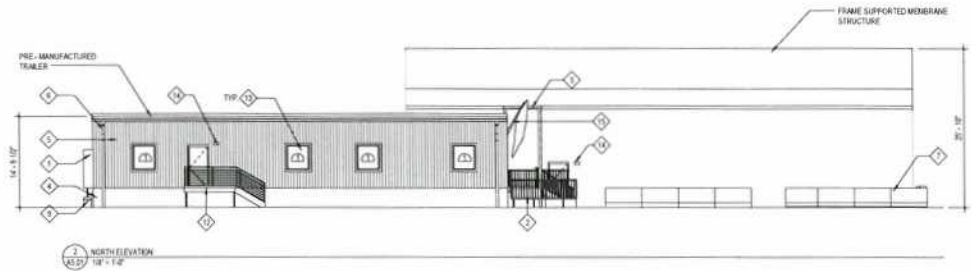
SCALE: NTS

PROJECT DATE: 4/27/18

DRAWN BY: [Blank] CHECKED BY: [Blank]

FILL NUMBER: [Blank]

RECEIVED
JUL 09 2018
 DEPARTMENT OF PLANNING & ZONING
 PLANNING DIVISION



ELEVATION NOTES - GENERAL
 THESE NOTES ARE GENERAL IN NATURE AND SHALL APPLY TO THE ENTIRE PROJECT.
 6-1 ALL ELEVATIONS ARE DRAWN AT 1/8" = 1'-0" SCALE U.N.I.T.

ELEVATION NOTES - SPECIFIC
 NOTES ARE SPECIFICALLY REFERENCED ON PLAN SHEETS.

- ◇ HVAC UNITS INCLUDED IN PRE-MANUFACTURED TRAILER SYSTEM.
- ◇ ALUMINUM PRE-MANUF. RAMP SYSTEM
- ◇ ALUMINUM PRE-MANUF. FREE-STANDING CANOPY
- ◇ ALUMINUM SKIRT SYSTEM EXTENDING FROM MODULAR UNIT TO GRADE. FULL PERIMETER OF MODULAR UNITS SEE DTL. 347.01
- ◇ ALUMINUM SIDING AND TRIM
- ◇ GUTTERS WITH DOWNSPOUTS, SEE ROOF PLAN
- ◇ WATER FILLED PLASTIC JERSEY BARRIERS
- ◇ 24" x 36" MINIMUM ACCESS PANEL
- ◇ GAS METER COORD. W/ PLUMBING DRAWINGS
- ◇ DRYER EXHAUST VENTS, COORD. W/ MECH. DRAWINGS
- ◇ MECHANICAL LOUVER, COORD. W/ MECH. DRAWINGS
- ◇ PRE-MANUFACTURED STAIR, LANDING, RAILING AND GUARD SYSTEM
- ◇ WINDOW TYPE REFER TO SHEET A5.01
- ◇ EXTERIOR LIGHT FIXTURE SEE ELEC. DRAWINGS
- ◇ WALL MOUNTED FLAG POLE, WALL BRACKET FOR 1" DIAMETER FLAG POLE. EDER FLAG MANUFACTURING, WWW.EDERFLAG.COM, ULTIMATE ADJUSTABLE BRACKET, MODEL: ELSA-36, ALUMINUM SILVER PAINTED (OR EQUAL).
- ◇ EXTERIOR PANEL, 60" x 48" W. X 3/4" HT., 300' ALUMINUM WITH ENGINEER-GRADE WHITE REFLECTIVE BACKGROUND PAINT, HIGH PERFORMANCE VINYL LETTERING AND VINYL, MULTI-COLORED FINISHINGS.
- ◇ GAS FIRED RADIANT HEATER WALL CAP COORD. W/ MECHANICAL DRAWINGS

SAMAHA
 100% Construction Documents

Edsall Road FS - Temporary Facility

100% Construction Documents

Table: 0001 (REV)
 07/07/2018

REV	DESCRIPTION	DATE

BUILDING ELEVATIONS
 A5.01
 07/07/2018

EDSALL ROAD 2232 APPLICATION – TEMPORARY

EXHIBIT 4 – EXISTING SITE PHOTOGRAPHS

1. South side of the leased parcel



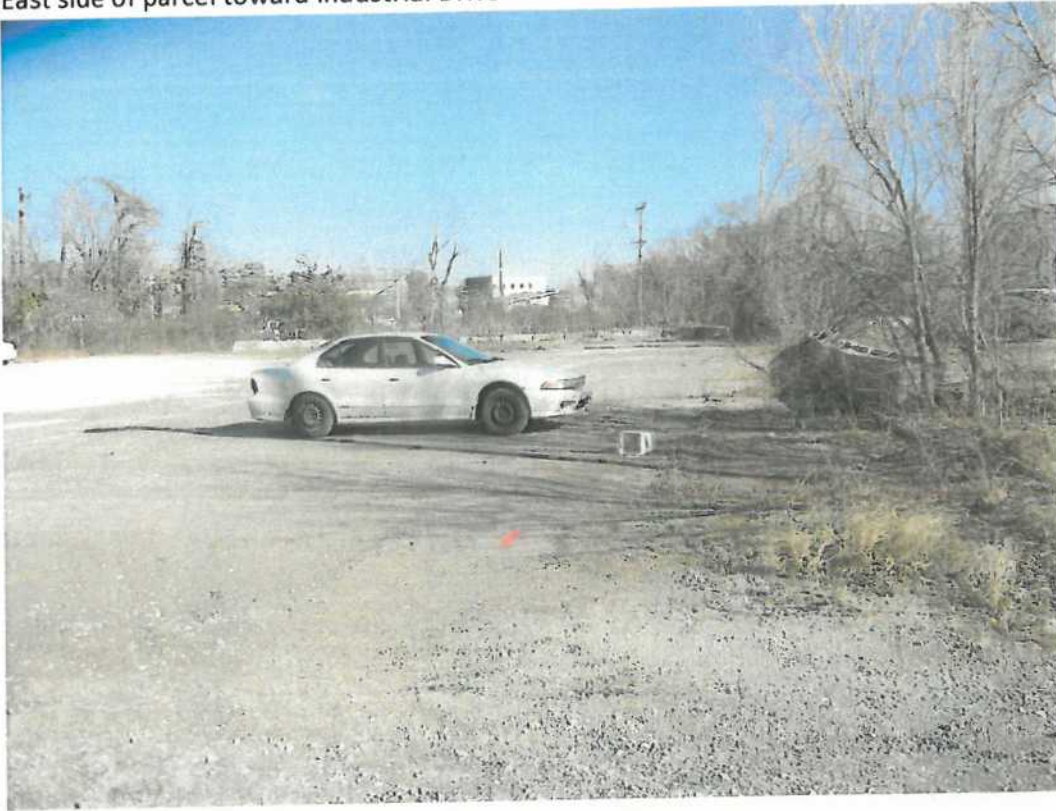
2. West Side toward Carolina Place



West Side (Continued)



3. East side of parcel toward Industrial Drive



East side (continued)

Tree line along Industrial Drive on East Side of Parcel



4. North Side of Parcel

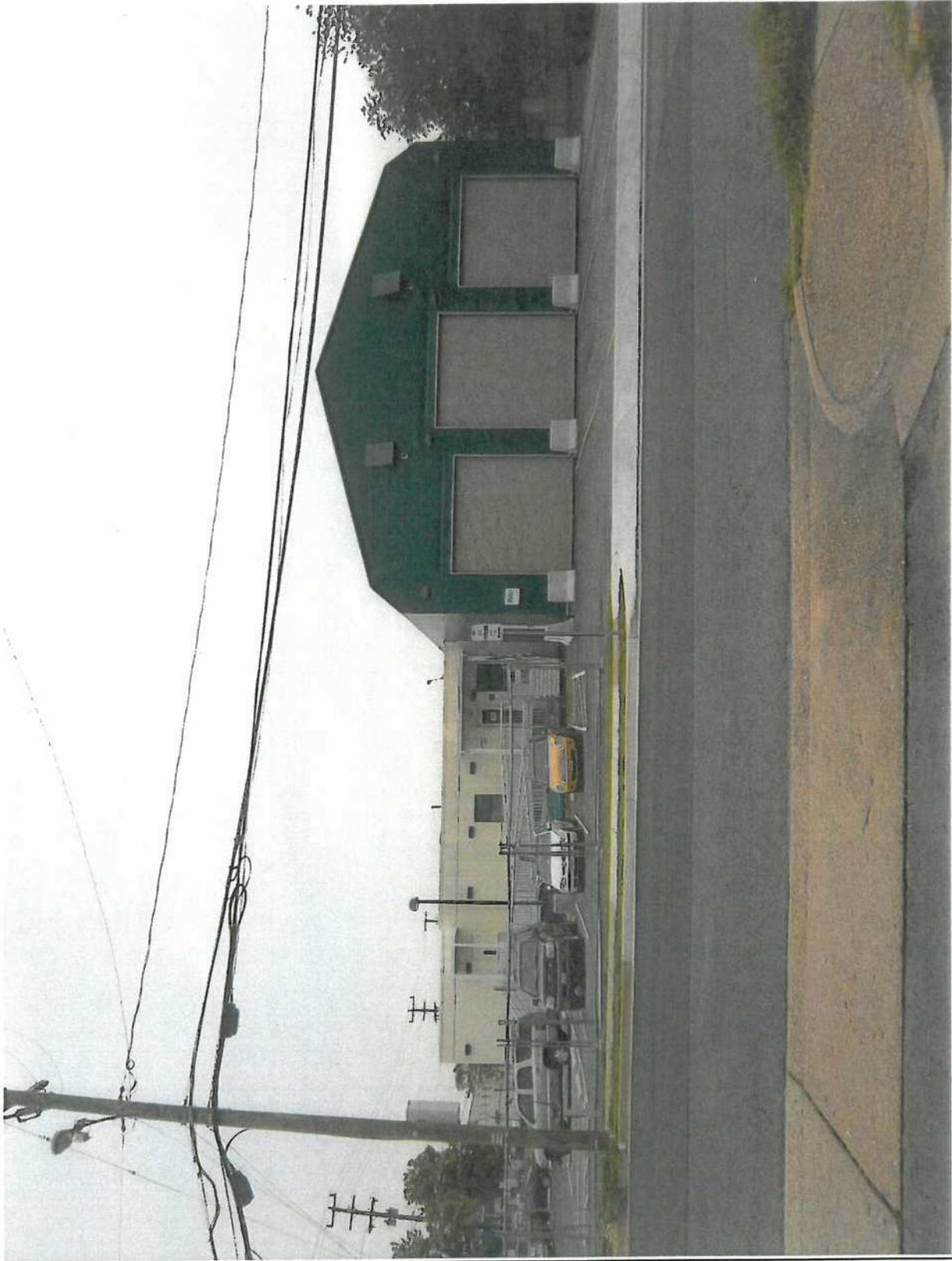
Tree line on the north side of the leased parcel



North Side (continued)

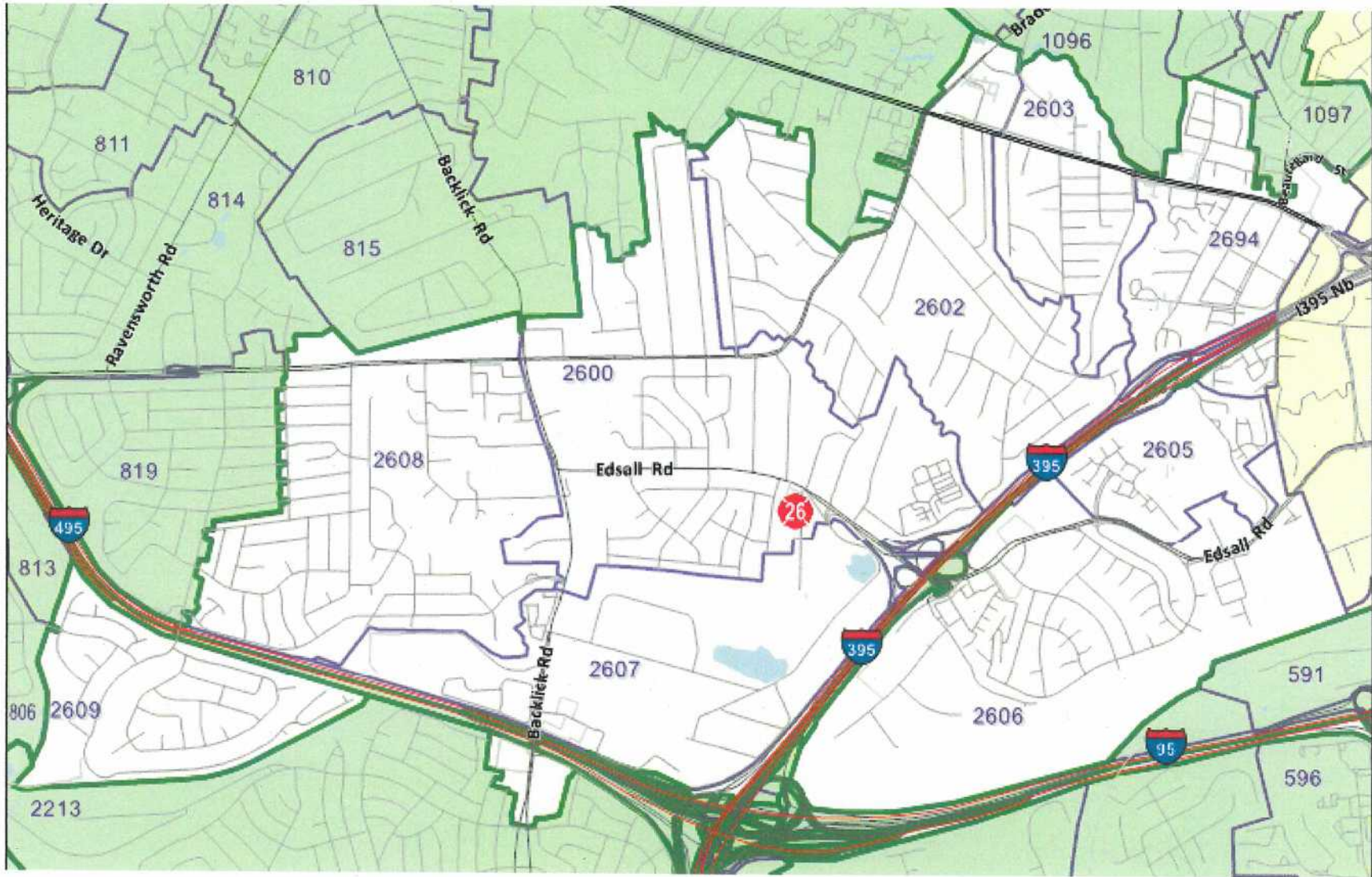


Exhibit 5 - Proposed Building Photograph



Note: green color of apparatus bay structure is not representative.

EXHIBIT 6 – EDSALL ROAD FIRE STATION #26 FIRST DUE MAP



Part III: STATEMENT OF JUSTIFICATION

Please provide a Statement of Justification that addresses items A through E.

A. DESCRIPTION OF PROPOSED USE

1. Project description
2. Area to be served by proposed use
3. Maintenance requirements and frequency
4. Propagation maps (for telecommunications applications)

B. REQUIREMENT FOR PROPOSED USE

1. Why the new or expanded facility is needed
2. Why the proposed location is the best location for the proposed use
3. Why the proposed location and type of facility is the least disruptive alternative

C. ANTICIPATED IMPACTS / MITIGATION

1. Visual
2. Noise and light
3. Air and water quality
4. Environmental
5. Transportation (including trip generation)
6. Mitigation Measures as applicable for 1 through 5

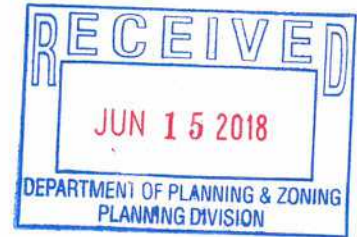
D. CONFORMANCE WITH THE COMPREHENSIVE PLAN AND OTHER STANDARDS

1. Comprehensive Plan policies and guidelines that directly support the proposal
2. Relevant standards/criteria supporting the facility and location

E. ALTERNATIVE SITES CONSIDERED FOR THIS USE

1. Other properties
2. Other locations on the subject property
3. Reasons for rejecting each alternative location

Section 15.2-2232 Review
Edsall Road Fire Station #26 Temporary Facility
Project Number FS00017-001
June 2018



PART I: APPLICATION SUMMARY

Application is included and attached hereto (Exhibit 1).

A. AGENCY SUBMITTING THE APPLICATION:

Department of Public Works and Environmental Services
Capital Facilities, Building Design Branch
12000 Government Center Parkway, Suite 449, Fairfax, VA 22035-0052

Contact Person:

Deepak Bhinge, Project Manager
703-324-8770 (direct)
Deepak.bhinge@fairfaxcounty.gov

B. LOCATION AND DESCRIPTION OF THE PROPERTY:

Street Address: 5617 Carolina Place, Springfield, VA 22151
Property ID: Tax Map Parcel (Part of) 080-2-01-0038
Magisterial District: Mason
Planning Area: I
Planning District: Annandale

Description of Property:

The Temporary Station site is located on the east side of Carolina Place, and is bounded by Industrial Drive on the east. Edsall Road runs to the north of the parcel. The parcel, approximately 37,400 square feet in area, will be leased from Florida Rock Industries, Inc./Vulcan to house the temporary fire station. The parcel is currently a compacted gravel area that is used by Vulcan for parking. Access to and from the parcel will be on Carolina Place. The temporary station will be a one-story building structure comprised of pre-manufactured modular buildings and a membrane tent or other material over a steel structure. The existing vegetation north of the leased parcel will be disturbed as little as possible during the temporary facility construction. The leased parcel will be returned to the owner close to the existing conditions.

PART II: SUPPORTING MATERIALS AND INFORMATION

A. PROPERTY IDENTIFICATION MAP AT 1"=500' SCALE:

Exhibit 2 – Vicinity Map

B. PROPOSED FACILITY/SITE PLANS:

1. One (1) 24" x 36" at 1" = 20' scale.
2. Four (4) 11" x 17" at 1" = 50' scale.
3. One (1) 8-1/2" x 11" copy. (Exhibit 3)

C. PHOTOGRAPHS OF SITE:

- Exhibit 4- Existing Site Photos
- Exhibit 5- Proposed Building Photo

PART III: STATEMENT OF JUSTIFICATION

A. DESCRIPTION OF THE PROPOSED USE:

1. Project description:

The use for this facility is Public Use. The facility will house the temporary Edsall Road Fire Station #26 in the interim while the permanent station located at 5316 Carolina Place is under construction at its existing location. The proposed temporary fire station will be a one-story building structure comprised of a pre-manufactured modular building for the living quarters and office spaces, and a tent membrane or other suitable material over a steel structure for the 3 apparatus bays. The total building area will be approximately 7,037SF. There are 3 shifts (A, B, and C) that have alternating schedules during the week. The temporary fire station operations will be 24 hours per day, 7 days per week. The apparatus equipment housed at the temporary fire station includes an Engine, a Medic, Rescue and a Foam unit.

The Edsall Road Temporary Fire Station will require a total 12 bunks and 3 apparatus bays to accommodate the approximately 12 staff members housed at the facility on a daily basis. Additionally, there will be a need for approximately 26 parking spaces.

The façade of the pre-manufactured modular building will be comprised of cementitious siding with a relatively flat roof, and the tent membrane will be a stretch fabric material over a steel frame with a sloped roof. Similarly, other materials being considered may be comprised of steel or cementitious siding over a steel frame with a sloped roof for the apparatus bays. Ramps, stairs, and railings to the building will be constructed of aluminum and/or wood. The temporary fire station structures will be removed after the permanent station is completed and operations move out.

2. Area to be served by proposed use:

The Edsall Road area being served by the existing fire station will continue to be served by the temporary facility. Refer to the attached Exhibit 6 for First Due boundary for Edsall Road Fire Station #26.

3. Maintenance requirements and frequency:

Facility and routine grounds maintenance will be provided. Fire apparatus equipment repairs will only be provided on an emergency basis only, and other routine maintenance and miscellaneous repairs will be conducted off-site.

B. REQUIREMENT FOR PROPOSED USE:

1. Why the new/expanded facility is needed:

The existing building is located at 5316 Carolina Place, Springfield, VA, 22151. The total area of the existing building is approximately 7,000 sf, including all additions, and not including the space lost from the now-removed apparatus bay on the south side of the building.

The existing building was constructed in 1974 with some renovations in 1987. The fire station needs to be replaced with a much larger facility to address outdated infrastructure and critical operational space shortages. One bay was destroyed in a fire in 2017, and the station is currently operating with two bays. The fire station lacks sufficient space for existing equipment and operational support functions as well as capacity to handle additional emergency responders and units anticipated to meet future service demands with area's increase of high-density commercial and residential development. The replacement fire station with multi-functional response capabilities will be constructed on its existing site at 5316 Carolina Place.

A new facility will provide the station the flexibility to meet the projected future growth of the area. By the passing of the 2015 Public Safety Bond Referendum, the citizens recognized the need for a replacement facility to serve their future needs.

Additionally, the fire station design requirements have changed since this station was constructed, and additional considerations are required for compliance with health and safety standards. The existing building includes an automatic sprinkler system in limited areas and will require being fully sprinklered to meet the current code for allowable area for the fire station building type.

2. Why the proposed location is the best location for the proposed use:

There were several potential sites that were considered for the temporary site. The Vulcan parcel was selected as it met all the site requirements as well as being located just adjacent to the existing station so that it continues to serve the original response area. There will be no disruptions to emergency services to the Edsall Road Alexandria/Springfield area with the temporary relocation of the station.

3. Why the proposed location and type of facility is the least disruptive alternative:

The proposed leased parcel is very conveniently located just opposite the existing station on the other side of Carolina Place. Currently, the parcel is a compacted gravel area that is being used for parking. Vulcan indicated that they have enough parking in their other areas, that they can relocate the current users to, with minimal impact to their operations. There will be no impact to the vegetation on the north as those trees will be preserved during the construction of the temporary facility as well during the use of the facility. However, some vegetation removal will be required in the drainage swale north of the leased parcel as part of the permanent facility construction efforts.

Edsall Road Temporary Fire Station #26

2232 Report

Page 4

C. ANTICIPATED IMPACTS/MITIGATION:

1. Visual impacts:

The proposed temporary fire station will be a one-story building structure comprised of a pre-manufactured modular building for the living quarters and office spaces, and a membrane or pre-manufactured shell over steel structure for the 3 apparatus bays (Exhibit 5). The total building area will be approximately 7,550 SF. The modular building height will be 15'-6" at the ridge of the roof, while the apparatus bay will be 25'-6" at the ridge of the roof. The temporary building will be located on the existing parking lot.

2. Noise and light impacts:

The existing parking lot is in an industrial area and being used by Vulcan dump trucks and other users. There is already considerable noise during working hours at the parking lot. Noise generated during the anticipated 30 months of the fire station occupancy is expected to be lower. To mitigate the noise generated by the fire response vehicles, there will be no exterior speakers on the buildings, and the use of vehicle-mounted air horns/sirens in the immediate vicinity of the fire station will be minimized to the extent possible. Parking lot lighting, appropriately scaled for the facility size will be installed to provide security. All sight lighting will be designed to comply with Zoning Ordinances requirements. For reference, the nearest occupied building to the site is the Vulcan's Laboratory Building to the south and is approximately 100 feet or more across the parking lot from the proposed site. The nearest residences are about 500 feet to the west on Clifton Street on the other side of the existing fire station.

3a. Air quality:

No change in air quality is anticipated.

3b. Water quality:

In accordance with the County's Public Facility Manual (PFM) requirements, erosion and sediment control measures will be installed prior to the start of construction to manage stormwater runoff during construction activities. Appropriate computations and narratives for the adequate outfall analysis will be included in the design plans per the Land Development Services (LDS) site plan review and approval.

4. Environmental:

The application is in general conformance with County Codes and Regulations. However, because the use is temporary, the following additional waivers are requested:

- Transitional Screening and Barriers (ZO 13-305.14): We are requesting a waiver of the barrier requirement, considering this public use is oriented to minimize adverse impacts to the residential neighborhood.

Edsall Road Temporary Fire Station #26
2232 Report
Page 5

The required tree canopy and interior parking requirements will be met by planting three (3) trees in the parking lot.

The temporary facility will be removed after the permanent facility has been constructed and is operational. The site will be returned to a similar state that existed prior to the temporary fire station construction. All structures, utilities, pavement, and any other improvements will be demolished.

Some improvements are planned for the drainage swale just north of the parcel to meet the adequate outfall requirements for the permanent facility construction. These improvements would involve regrading of the existing drainage area and removal of some trees, most of them are expected to be in poor condition. Removal of these trees will not impact the current tree canopy requirements of the existing parcel.

5. Transportation:

Access to and from the parcel is on Carolina Place. There is no change anticipated in the response times due to the close proximity of the temporary station with the existing station. There is no adverse impact anticipated to traffic.

D. CONFORMANCE WITH THE COMPREHENSIVE PLAN AND OTHER STANDARDS

1. Comprehensive Plan policies and guidelines that directly support the proposal:

The use of a Public Facility is in general conformance with Fairfax County Comprehensive Plan.

The temporary site location supports the following objective:

Objective 21: Establish and maintain at a minimum, a seven-minute total response time coverage for fire and rescue emergencies to at least 95 per cent of the county's population.

Since the proposed fire station is temporary only, the following objective is not applicable:

Objective 22: While adhering to constructing new full service fire stations of a minimum 14,000 square feet, all efforts should be made to construct new stations to be compatible with the surrounding community.

2. Relevant Stands/Criteria supporting the facility and location:

The use of a Public Facility is in general conformance with Fairfax County Comprehensive Plan. The site is located in close proximity to the existing station and will cover the present First Due area effectively. No trees will need to be removed from the site to facilitate the construction of the temporary fire station.

Edsall Road Temporary Fire Station #26

2232 Report

Page 6

E. ALTERNATIVE SITE CONSIDERED FOR THIS USE:

Several other sites were initially considered for this temporary facility. The Vulcan site was the most preferred because of its close proximity to the existing station, and no vegetation clearing required.

F. OTHER INFORMATION AS MAY BE DEEMED APPROPRIATE BY THE 2232 REVIEW COORDINATOR:

Fairfax County has signed a lease agreement with Florida Rock Industries/Vulcan for the property that is the subject of this application. Per the signed lease, Fairfax County has the rights to develop the land for its need for a temporary fire station. The lease will be for a period of 3 years, and the County will have the option to renew the lease for up to 2 periods of 3 months each. Schematic plans and pictures of the temporary facility are contained herein. The facility will be temporary for only the time frame necessary to construct the new facility at its existing location at 5316 Carolina Place and the modular buildings and apparatus bay structure will be removed once the new station is operational.

Any changes to the information contained herein, which results from ongoing coordination with citizen's groups and Fairfax County review agencies will be forwarded to the Department of Planning and Zoning as soon as possible.

Attachment B

Staff Analysis

Department of Planning and Zoning
Zoning Administration Division

Stinson, David B.

From: Hushour, Andrew
Sent: Monday, June 11, 2018 2:44 PM
To: Stinson, David B.
Subject: 2232-M18-7; DPWES - Capital Facilities; 5317 Carolina Place

2232-M18-7

Department of Public Works & Environmental Services, Capital Facilities – Construction of new +7,000 square foot Edsall Road Fire Station #26, as a temporary facility.

5317 Carolina Place

Tax Map Ref.: 80-2 ((1)) 38 (0.86 acre portion thereof)

Zoning District: C-3 & I-6; area associated with this application is zoned to the C-3 District.

Comments: The proposed use is deemed to be a public use, which is permitted by-right in the C-3 District. It appears to meet all applicable Zoning Ordinance requirements with respect to use and bulk regulations. Site plan approval will be required, to address all site layout matters, such as parking, lighting, landscaping/screening, etc.

ZED: None applicable.

Prepared by: Andrew Hushour – 6/11/2018

Attachment C

Staff Analysis

Department of Planning and Zoning
Zoning Evaluation Division



County of Fairfax, Virginia

MEMORANDUM

DATE: June 5, 2018

TO: Michelle Stahlhut, Branch Chief
Facilities Planning Branch, Planning Division, DPZ

FROM: Suzanne L. Wright, Chief *SW*
Special Projects/Applications Management Branch, ZED, DPZ

SUBJECT: Edsall Road Fire Station #26, Temporary Facility at 5317 Carolina Place;
Tax Map 80-2 ((1)) 38; 2232 Application 2232-M18-7

This memorandum is in response to a request from your office as to whether the temporary Edsall Road Fire Station #26 proposed by Department of Public Works and Environmental Services (DPWES) at 5317 Carolina Place, would be in substantial conformance with the pending development conditions and Special Exception (SE) Plat associated with Special Exception SE 2017-MA-009, which is being heard by the Board of Supervisors (BOS) on July 10, 2018. The temporary fire station is needed while the existing fire station at 5613 Carolina Place is replaced. The temporary fire station will be removed once the permanent station is completed.

The temporary fire station is to be located on Tax Map 80-2 ((1)) 38, which is owned by Florida Rock Industries, Inc. and is currently developed as a compacted gravel area that is used for parking. The parcel will be leased by DPWES to house the temporary fire station while the permanent station located at 5316 Carolina Place is under construction in its existing location. The proposed temporary fire station will be a one-story building structure comprised of a pre-manufactured modular building for the living quarters and office spaces and a tent membrane or other suitable material over a steel structure for the three apparatus bays. The total building area will be approximately 7,037 square feet. A portion of the temporary fire station is located on the adjacent parcel which is subject to a pending Special Exception. SE 2017-MA-009 has been developed in coordination with this temporary fire station and will allow for a maximum encroachment of 15 feet as discussed and illustrated in the staff report for the SE. The development conditions for SE 2017-MA-009 currently also permit a temporary fire and rescue facility.

Development Conditions 5 and 6 of SE 2017-MA-009 discuss the limitations related to this temporary fire station.

Development Condition 5 specifically states that development on the site must:

"Permitted uses on the site are limited to concrete mixing and batching plants, concrete recycling facilities, aggregate storage, stockpile storage, equipment storage, and accessory uses, and related uses as depicted on the GDP/SE Plan, including aggregate sale. Asphalt plants and the

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/



Michelle Stahlhut
June 5, 2018
Page 2 of 2

production of asphaltic products containing bitumen are not permitted on the application property without a Special Exception Amendment.

In the northwestern portion of the application property as depicted in Exhibit B, the Applicant has agreed to allow the County's placement of a temporary fire station located on Parcel 80-2 ((1)) 38. This temporary fire station is estimated to be on the Property for a period of approximately three and a half (3.5) years. The area will be restored at the termination of the temporary use per the requirements of these development conditions.

Development Condition 6 specifically states that the development on the site must:

"The maximum floor area ratio (FAR) permitted on the site is up to 0.05, excluding any FAR attributed to the temporary use listed in Condition #5."

Therefore, Development Condition 5 discusses the agreement made to place the temporary fire station on a portion of the site associated with SE 2017-MA-009, the estimated amount of time the temporary fire station can be located on the property, and it also conditioned that the area where the temporary facility is located must be restored after the removal of the temporary use. Development Condition 6 clarifies that any FAR associated with the temporary fire house will not impact the overall FAR of the site associated with SE 2017-MA-009.

Based on the foregoing, there are no substantial conformance concerns related with this request. Again, the 2232 application indicates that the fire station at 5317 Carolina Place is temporary and once the permanent station is built at 5316 Carolina Place, the site where the temporary fire station is located will be restored to existing conditions.

This determination has been made in my capacity as the duly authorized agent of the Zoning Administrator and only addresses the issues discussed herein. If you have any questions regarding this memorandum, please call Laura O'Leary at (703) 324-1290.

O:\olear\2232 Non-Telecommunication\5317 Carolina Place, 2232 Review Application\Edsall Rd Fire Station DPWES.docx

Attachments: A/S

cc: Penelope A. Gross, Supervisor, Mason District
Julie M. Strandlie, Planning Commissioner, Mason District
Mavis Stanfield, Deputy Zoning Administrator, Permit Review Branch, ZAD, DPZ
File: SE 2017-MA-009, ANT 18 04 018, Imaging, Reading File

Attachment D

Staff Analysis

Department of Planning and Zoning
Planning Division – Environmental and Development Review Branch

Stinson, David B.

From: Bell, John
Sent: Thursday, May 24, 2018 1:38 PM
To: Stinson, David B.
Subject: 2232 for Edsall Road Fire Station #26, Temporary Facility

David,

After looking the materials, I really have no significant concerns about the proposed temporary facility.

It is being located on industrial-zoned land, which is already cleared. That should result in no increase in impervious area as noted in the latest plan information you've provided.

As a temporary facility, it would not be subject to the green building guidance of the Comp. Plan and F & R will likely have to follow County policy regarding the construction of the new building, which was not part of this review.

That's all I really have to offer on this application. Do you need me to formalize this as a report?

Thanks,

John R. Bell, Planner III
Fairfax County
Department of Planning & Zoning
(703) 324-1278

Attachment F

Staff Analysis

Fairfax County Department of Transportation
Transportation Planning Section



County of Fairfax, Virginia

MEMORANDUM

DATE: May 22, 2018

TO: Michelle Stahlhut
Branch Chief of Public Facilities
Planning & Zoning

FROM: Maura Ikharo *MI*
Site Analysis Section
Department of Transportation

SUBJECT: 2232-M18-7 – Edsall Road Fire Station #26, Temporary Station
Tax Parcel Number 080-2-01-0038

The Fairfax County Department of Transportation (FCDOT) has reviewed the 2232-M18-7 application and anticipates vehicle trip impacts associated with the temporary Edsall Road Fire Station #26 to be minimal. The temporary station will serve in the interim while the existing station located at 5316 Carolina Place is under construction. The temporary station site is located on the east side of Carolina Place, across from the existing station. The parcel is bounded by Industrial Drive to the east and Edsall Road to the north. Currently, the parcel is zoned as C3, and is a compacted gravel area used for parking.

Temporary Facility

The proposed Temporary Station will be a one-story, pre-manufactured modular building of approximately 7,037 square feet. The station will include 12 bunks and three apparatus bays to accommodate the 12 staff members housed at the facility daily. The apparatus equipment includes an Engine, a Medic, Rescue and a Foam unit. Additionally, 26 parking spaces are proposed.

Time Frame

Fairfax County signed a lease agreement with Florida Rock Industries/Vulcan, to develop the temporary station. The lease will be for three years, and the County will have the option to renew the lease for up to two (2) periods of three (3) months each. The temporary station structures will be demolished after the permanent station is completed.

Conclusion

There appear to be no significant transportation impacts resulting from the proposed temporary station. Since access to and from the parcel will remain on Carolina Place, there is no change in anticipated response times. Staff recommends that at the time of implementation, facilities are designed in coordination with projects and objectives in the Transportation Plan.

(Continued next page.)

If you have any questions, please contact Maura Ikharo at 703-877-5645 or Maura.Ikharo@fairfaxcounty.gov.

Cc:

Michael Garcia, FCDOT-SAS

Greg Fuller, FCDOT-SAS

Jeffrey Hermann, AICP, Chief, FCDOT-SAS

Attachment F

Staff Analysis

Virginia Department of Transportation



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

Stephen C. Brich, P.E.
COMMISSIONER

4975 Alliance Drive
Fairfax, VA 22030

June 6, 2018

Mr. David Stinson
Facilities Planning Branch
Planning Division, DPZ
Fairfax County Dept. of Planning and Zoning
12055 Government Center Parkway, Suite 730
Fairfax, Virginia 22035-5503

Subject: 2232 Application Review

Re: **DPWES, Capital Facilities**
5317 Carolina Place
FFX Co. Plan No.: 2232-M18-7

Dear Mr. Stinson:

VDOT Land Development has reviewed the above reference application and has no objection to its approval. Please let me know if you have any questions or concerns. Thank you

Sincerely,

A handwritten signature in black ink, appearing to read "David Jordan".

David Jordan
Land Use Engineer

cc: Fairfax Permits

Attachment G

Staff Analysis

Department of Public Works and Environmental Services
Urban Forest Management Division, Forest Conservation Branch



County of Fairfax, Virginia

MEMORANDUM

DATE: June 5, 2018

TO: David Stinson, Planner
Planning Division, DPZ

FROM: Nicholas Drunasky, Urban Forester II
Forest Conservation Branch, UFMD

SUBJECT: Edsall Road Fire Station #26, Temporary Facility, 2232-M18-7

Site Description: The leased portion of the site consists primary of compacted gravel with fencerow trees/shrubs around the west, north and east sides. The northern portion of the parcel consists of unmaintained grass with scattered pines as well as upland hardwood tree species of various conditions.

This review is based upon the 2232-M18-7 stamped as "Received by the Department of Planning & Zoning April 19, 2018."

General Comment: Chapter 122 of the Fairfax County Code, (Tree Conservation Ordinance) and Section 12 of the Public Facilities Manual (PFM), requirements for tree conservation, have not been addressed in this application. Additional comments are provided addressing the 10-year tree canopy and landscaping requirements that will need to be met with any future plans that will be required for the temporary fire station.

- 1. Comment:** It is unclear what type of vegetation is present onsite since an existing vegetation map (EVM) has not been provided. In addition, it is also unclear how existing vegetation may be used to meet the intent of transitional screening, since it has not been specified.

Recommendation: The applicant should provide an accurate EVM that depicts the location of any cover types identified in PFM Table 12.2 and one that meets the requirements of Zoning Ordinance, Chapter 112, Article 13 and all elements of PFM 12-0506.

- 2. Comment:** The adjacent uses are not shown on the plat, making it unclear as to the type of transitional screening that may be required.

Recommendation: All existing uses for parcels surrounding the property should be added to the plat so it can be verified as to the type of transitional screening and barriers that may be required for the site.

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



3. **Comment:** It appears that Transitional Screening Type II (35 feet wide) is required on the northern side of the site based on the adjacent residential use across Edsall Road. However, the applicant does not depict any transitional screening to be provided. Additionally, the Statement of Justification specifies that the applicant is requesting a waiver of the barrier requirement, but states nothing about the transitional screening required for this area. It is important to note that transitional screening and barriers cannot be modified with the 2232 application process and will require a WTSW to be provided under a separate cover.

Recommendation:

- a. If Transitional Screening Type II (35 feet wide) is going to be modified to utilize existing vegetation for the northern side of the site in accordance with 13-304 of the Zoning Ordinance, a WTSW will need to be provided under a separate cover to be reviewed by UFMD.
 - b. If the Type II Transitional Screening is going to be modified under a WTSW, the Statement of Justification shall be revised to state that it is required and will be modified, as well as a note added to the landscape plan specifying that as well.
 - c. If the barrier D, E, or F is going to be waived under a WTSW, the Statement of Justification shall be revised to state that it is required and will be modified, as well as a note added to the landscape plan specifying that as well.
4. **Comment:** It is unclear how all the requirements of the Tree Conservation Plan will be met for the site. The PFM clearly states that a Tree Conservation Plan shall be required when land disturbance has the potential to destroy or degrade onsite trees.

Recommendation: All elements required by a Tree Conservation Plan, will be required with submission of the site or minor site plan. Details should be added to this application showing how these elements will be met for the site. (PFM 12-0501)

5. **Comment:** It is unclear how the peripheral parking lot landscape requirement will be met for the site, since no trees or tabulations have been provided. Additionally, it appears that existing fencerow vegetation is proposed to be used for the least portion of the site, but is unclear what actually exists in that location. It is also unclear if the 10 foot width has been provided, since no dimensions are listed.

Recommendation: In accordance with ZO 13-202.2B, a 10-foot landscape strip should be clearly depicted and labeled with at least one tree provided for every 40 feet of right-of-way along the parking lot.

NJD/

UFMDID #: 247940

cc: DPZ File

Department of Public Works and Environmental Services
Land Development Services, Environmental and Site Review Division
12055 Government Center Parkway, Suite 535
Fairfax, Virginia 22035-5503
Phone 703-324-1720, TTY: 703-324-1877, Fax: 703-324-8359
www.fairfaxcounty.gov/dpwes



Attachment H

Staff Analysis

Department of Public Works and Environmental Services
Wastewater Planning and Monitoring

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: David Stinson
Facilities Planning Branch, DPZ

FROM: Sharad Regmi, P.E.
Engineering Analysis and Planning Branch
Wastewater Planning and Monitoring Division

SUBJECT: 2232 Application for Review

REF: Application No.: 2232-M18-7;
5317 Carolina Place
TAX MAP: 080-2-((1))-0038

DATE: April 30, 2018

The existing 8 inch sanitary sewer line at Carolina Place has adequate capacity to accommodate the sewage from the proposed Fire Station for the referenced application.

Attachment I

Staff Analysis

Land Development Services
Site Development and Inspections Division



County of Fairfax, Virginia

MEMORANDUM

DATE: May 21, 2018

TO: David Stinson
DPWES Capital Facilities

FROM: Matthew Hansen, PE, CFM, Sr. Engineer III
Site Development and Inspections Division (SDID)
Land Development Services (LDS) *MH*

SUBJECT: SDID Review of 2232-M18-7, 5317 Carolina Place;
LDS Project Number IQ 303814;
Tax Map Number: 080-2-1-0038; Mason District

Summary

We have reviewed the subject application and believes it meets the requirements of the Comprehensive Plan in our limited stormwater review.

Chesapeake Bay Preservation

There is Resource Protection Area (RPA) on the subject parcel, but not near the project area. Stormwater quality will be regulated during the site plan process. The project thus complies with applicable sections of the Comprehensive Plan.

Floodplain

There is floodplain on the subject parcel, but not near the project area. The project thus complies with applicable sections of the Comprehensive Plan.

If you have any questions or require more information, please contact me at 703-324-1698 or matthew.hansen@fairfaxcounty.gov.



Attachment J

Staff Analysis

Fire and Rescue
Strategic Planning

Stinson, David B.

From: Stone, Laurie A.
Sent: Monday, May 07, 2018 3:41 PM
To: Stinson, David B.
Subject: 2232 Review Application 2232-M18-7

David,

The Fire and Rescue Department's Planning Section has no comments on 2232-M18-7. We support this application.

Thanks,

Laurie Stone

Planning Section Manager
Fairfax County Fire and Rescue Department
12099 Government Center Parkway, 4th Fl, 4713
Fairfax, VA 22030
Phone: 703-246-3889
Cell: 571-395-1814

Attachment K

Staff Analysis

Fairfax Water

Fairfax Water

FAIRFAX COUNTY WATER AUTHORITY
8560 Arlington Boulevard, Fairfax, Virginia 22031
www.fairfaxwater.org

**PLANNING & ENGINEERING
DIVISION**

Jamie Bain Hedges, P.E.
Director
(703) 289-6325
Fax (703) 289-6382

May 17, 2018

Mr. David Stinson
Senior Planner
Facilities Planning Branch
Planning Division, DPZ
Fairfax County Department of Planning & Zoning
12055 Government Center Parkway, Suite 730
Fairfax, Virginia 22035

Re: Application No. 2232 -M18-7
Edsall Road Temp. Fire Station #26
Tax Map: 80-2 ((1)) 38

Dear Mr. Stinson:

The following information is submitted in response to your request for a water service analysis for the above application:

1. The property can be served by Fairfax Water.
2. Adequate domestic water service is available at the site from an existing 12-inch water main located in Carolina Place. See the enclosed water system map.
3. Depending upon the configuration of any proposed on-site water mains, additional water main extensions may be necessary to satisfy fire flow requirements and accommodate water quality concerns.

If you have any questions regarding this information please contact Ross K. Stilling, P.E., Chief, Site Plan Review at (703) 289-6385.

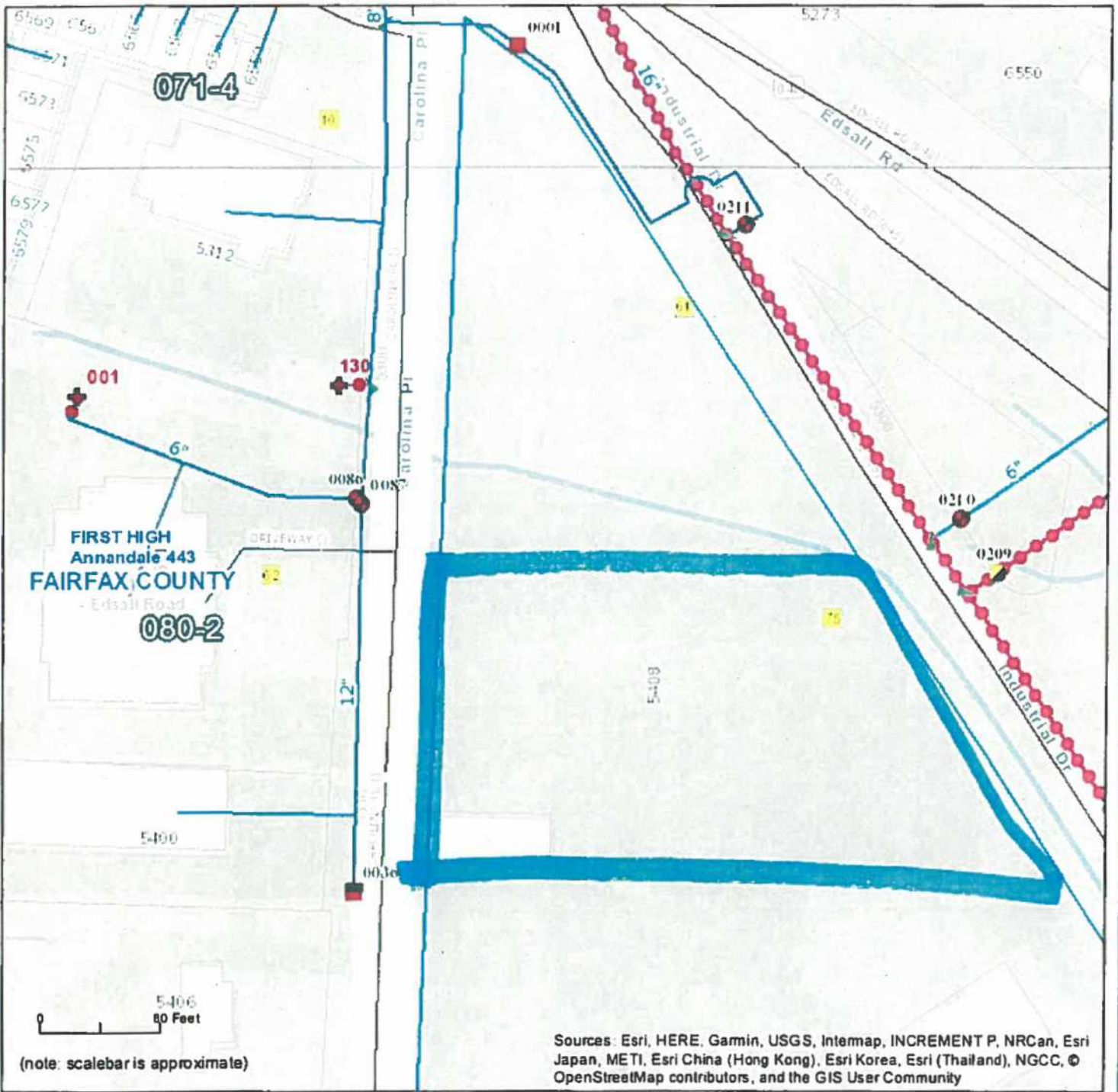
Sincerely,



Gregory J. Prelewicz, P.E.
Manager, Planning

Enclosure

FW GIS



(note: scalebar is approximate)

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community

Legend

Hydrants

- ◆ Fairfax Water, Active
- ◆ Other, Active
- ◇ Fairfax Water, Inactive

Hydrant Valves

- Fairfax Water
- Other

Main Breaks

- ⊞ Main Breaks

Pressurized Mains - Private

- Private, In Service
- Private, Approved

Pressurized Mains

- Approved
- Transmission Main, Castiron
- Transmission Main, DuctileIron
- Transmission Main, Steel
- Transmission Main, Plastic
- Transmission Main, AsbestosCement
- Transmission Main, PCCP
- Transmission Main, Unknown

- DistributionMain, Castiron
- DistributionMain, DuctileIron
- DistributionMain, Steel
- DistributionMain, Plastic
- DistributionMain, PolyVinylChloride
- DistributionMain, AsbestosCement
- DistributionMain PCCP
- DistributionMain, Copper
- DistributionMain, Galvanized
- DistributionMain, HDP
- DistributionMain, Unknown

System Valves

- Gate, Open, Fairfax Water
- Gate, Closed, Fairfax Water
- Gate, Open, Other
- Gate, Closed, Other
- Butterfly, Open, Fairfax Water
- Butterfly, Closed, Fairfax Water
- Butterfly, Open, Other
- Butterfly, Closed, Other

Attachment L

Fairfax County DPWES Response to Comments



County of Fairfax, Virginia

MEMORANDUM

DATE: June 5, 2018 **SAMAHA RESPONSES 6-7-18**

TO: David Stinson, Planner
Planning Division, DPZ

FROM: Nicholas Drunasky, Urban Forester II
Forest Conservation Branch, UFMD

SUBJECT: Edsall Road Fire Station #26, Temporary Facility, 2232-M18-7

Site Description: The leased portion of the site consists primary of compacted gravel with fencerow trees/shrubs around the west, north and east sides. The northern portion of the parcel consists of unmaintained grass with scattered pines as well as upland hardwood tree species of various conditions.

This review is based upon the 2232-M18-7 stamped as "Received by the Department of Planning & Zoning April 19, 2018."

General Comment: Chapter 122 of the Fairfax County Code, (Tree Conservation Ordinance) and Section 12 of the Public Facilities Manual (PFM), requirements for tree conservation, have not been addressed in this application. Additional comments are provided addressing the 10-year tree canopy and landscaping requirements that will need to be met with any future plans that will be required for the temporary fire station.

- 1. Comment:** It is unclear what type of vegetation is present onsite since an existing vegetation map (EVM) has not been provided. In addition, it is also unclear how existing vegetation may be used to meet the intent of transitional screening, since it has not been specified.

Recommendation: The applicant should provide an accurate EVM that depicts the location of any cover types identified in PFM Table 12.2 and one that meets the requirements of Zoning Ordinance, Chapter 112, Article 13 and all elements of PFM 12-0506.

Response: Existing vegetation map is located on Sheet C22.

- 2. Comment:** The adjacent uses are not shown on the plat, making it unclear as to the type of transitional screening that may be required.



Recommendation: All existing uses for parcels surrounding the property should be added to the plat so it can be verified as to the type of transitional screening and barriers that may be required for the site.

Response: Adjacent property lines from GIS and uses are now shown on Sheet C11.

3. **Comment:** It appears that Transitional Screening Type II (35 feet wide) is required on the northern side of the site based on the adjacent residential use across Edsall Road. However, the applicant does not depict any transitional screening to be provided. Additionally, the Statement of Justification specifies that the applicant is requesting a waiver of the barrier requirement, but states nothing about the transitional screening required for this area. It is important to note that transitional screening and barriers cannot be modified with the 2232 application process and will require a WTSW to be provided under a separate cover.

Recommendation:

- a. If Transitional Screening Type II (35 feet wide) is going to be modified to utilize existing vegetation for the northern side of the site in accordance with 13-304 of the Zoning Ordinance, a WTSW will need to be provided under a separate cover to be reviewed by UFMD.
- b. If the Type II Transitional Screening is going to be modified under a WTSW, the Statement of Justification shall be revised to state that it is required and will be modified, as well as a note added to the landscape plan specifying that as well.
- c. If the barrier D, E, or F is going to be waived under a WTSW, the Statement of Justification shall be revised to state that it is required and will be modified, as well as a note added to the landscape plan specifying that as well.

Response:

- a. **Transitional screening waiver 17223-WTSW-001-1.1 was submitted with the 1st submission of the minor site plan on May 18, 2018.**
- b. **Transitional screening Type II is now identified on Sheet C11 with a note that it is modified to use existing vegetation.**
- c. **Barrier D is provided via a combination of an existing and proposed 4 foot chain link fence just outside of the parking lot, see Sheet C11.**

4. **Comment:** It is unclear how all the requirements of the Tree Conservation Plan will be met for the site. The PFM clearly states that a Tree Conservation Plan shall be required when land disturbance has the potential to destroy or degrade onsite trees.

Recommendation: All elements required by a Tree Conservation Plan, will be required with submission of the site or minor site plan. Details should be added to this application showing how these elements will be met for the site. (PFM 12-0501)



Response: Tree Preservation & Protection Plans are located on Sheets C23 and C24.

5. **Comment:** It is unclear how the peripheral parking lot landscape requirement will be met for the site, since no trees or tabulations have been provided. Additionally, it appears that existing fencerow vegetation is proposed to be used for the least portion of the site, but is unclear what actually exists in that location. It is also unclear if the 10 foot width has been provided, since no dimensions are listed.

Recommendation: In accordance with ZO 13-202.2B, a 10-foot landscape strip should be clearly depicted and labeled with at least one tree provided for every 40 feet of right-of-way along the parking lot.

Response: There is no parking abutting a right-of-way, see Sheet C11. If pertaining to the northern boundary corner (which is approximately 275 feet away from the parking lot) the existing vegetation provides the necessary screening from the parking lot.

NJD/

UFMDID #: 247940

cc: DPZ File



Attachment M

Va. Code Sec. 15.2-2232

§ 15.2-2232. Legal status of plan.

A. Whenever a local planning commission recommends a comprehensive plan or part thereof for the locality and such plan has been approved and adopted by the governing body, it shall control the general or approximate location, character and extent of each feature shown on the plan. Thereafter, unless a feature is already shown on the adopted master plan or part thereof or is deemed so under subsection D, no street or connection to an existing street, park or other public area, public building or public structure, public utility facility or public service corporation facility other than a railroad facility or an underground natural gas or underground electric distribution facility of a public utility as defined in subdivision (b) of § 56-265.1 within its certificated service territory, whether publicly or privately owned, shall be constructed, established or authorized, unless and until the general location or approximate location, character, and extent thereof has been submitted to and approved by the commission as being substantially in accord with the adopted comprehensive plan or part thereof. In connection with any such determination, the commission may, and at the direction of the governing body shall, hold a public hearing, after notice as required by § 15.2-2204. Following the adoption of the Statewide Transportation Plan by the Commonwealth Transportation Board pursuant to § 33.2-353 and written notification to the affected local governments, each local government through which one or more of the designated corridors of statewide significance traverses, shall, at a minimum, note such corridor or corridors on the transportation plan map included in its comprehensive plan for information purposes at the next regular update of the transportation plan map. Prior to the next regular update of the transportation plan map, the local government shall acknowledge the existence of corridors of statewide significance within its boundaries.

B. The commission shall communicate its findings to the governing body, indicating its approval or disapproval with written reasons therefor. The governing body may overrule the action of the commission by a vote of a majority of its membership. Failure of the commission to act within 60 days of a submission, unless the time is extended by the governing body, shall be deemed approval. The owner or owners or their agents may appeal the decision of the commission to the governing body within 10 days after the decision of the commission. The appeal shall be by written petition to the governing body setting forth the reasons for the appeal. The appeal shall be heard and determined within 60 days from its filing. A majority vote of the governing body shall overrule the commission.

C. Widening, narrowing, extension, enlargement, vacation or change of use of streets or public areas shall likewise be submitted for approval, but paving, repair, reconstruction, improvement, drainage or similar work and normal service extensions of public utilities or public service corporations shall not require approval unless such work involves a change in location or extent of a street or public area.

D. Any public area, facility or use as set forth in subsection A which is identified within, but not the entire subject of, a submission under either § 15.2-2258 for subdivision or subdivision A 8 of § 15.2-2286 for development or both may be deemed a feature already shown on the adopted master plan, and, therefore, excepted from the requirement for submittal to and approval by the commission or the governing body; provided, that the governing body has by ordinance or resolution defined standards governing the construction, establishment or authorization of such public area, facility or use or has approved it through acceptance of a proffer made pursuant to § 15.2-2303.

E. Approval and funding of a public telecommunications facility on or before July 1, 2012, by the Virginia Public Broadcasting Board pursuant to Article 12 (§ 2.2-2426 et seq.) of Chapter 24 of Title 2.2 or after July 1, 2012, by the Board of Education pursuant to § 22.1-20.1 shall be deemed to satisfy the requirements of this section and local zoning ordinances with respect to such facility with the exception of television and radio towers and structures not necessary to house electronic apparatus. The exemption provided for in this subsection shall not apply to facilities existing or approved by the Virginia Public Telecommunications Board prior to July 1, 1990. The Board of Education shall notify the governing body of the locality in advance of any meeting where approval of any such facility shall be acted upon.

F. On any application for a telecommunications facility, the commission's decision shall comply with the requirements of the Federal Telecommunications Act of 1996. Failure of the commission to act on any such application for a telecommunications facility under subsection A submitted on or after July 1, 1998, within 90 days of such submission shall be deemed approval of the application by the commission unless the governing body has authorized an extension of time for consideration or the applicant has agreed to an extension of time. The governing body may extend the time required for action by the local commission by no more than 60 additional days. If the commission has not acted on the application by the end of the extension, or by the end of such longer period as may be agreed to by the applicant, the application is deemed approved by the commission.

G. A proposed telecommunications tower or a facility constructed by an entity organized pursuant to Chapter 9.1 (§ 56-231.15 et seq.) of Title 56 shall be deemed to be substantially in accord with the comprehensive plan and commission approval shall not be required if the proposed telecommunications tower or facility is located in a zoning district that allows such telecommunications towers or facilities by right.

Code 1950, §§ 15-909, 15-923, 15-964.10; 1958, c. 389; 1960, c. 567; 1962, c. 407, § 15.1-456; 1964, c. 528; 1966, c. 596; 1968, c. 290; 1975, c. 641; 1976, c. 291; 1978, c. 584; 1982, c. 39; 1987, c. 312; 1989, c. 532; 1990, c. 633; 1997, cc. 587, 858; 1998, c. 683; 2007, c. 801; 2009, cc. 670, 690; 2012, cc. 803, 835; 2016, c. 613.