



FAIRFAX COUNTY PLANNING COMMISSION

January 17, 2019

PUBLIC HEARING FOR PLANNING DETERMINATION

Pursuant to
Va. Code Sec. 15.2 - 2232

Public Hearing Date: January 30, 2019 at 7:30 p.m.

Application Number: **2232-M18-28**

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

Proposed Use: Replacement Facility for the Edsall Road Fire Station

Supervisor District: Mason District

Subject Property: 5316 Carolina Place, Springfield, VA 22151
Tax Map 80-2 ((1)) 50

Area of Subject Property: 1.49 acres

Application Accepted: January 9, 2019

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 renovate and expand the permanent facility for the Edsall Road Fire Station at 5316 Carolina Place, Springfield, VA 22151, substantially in accord with provisions of the adopted Comprehensive Plan.



PLANNING DETERMINATION

Section 15.2 -2232 of the Code of Virginia

Number: 2232-M18-28

Acreage: 1.49 Ac.

District: Mason

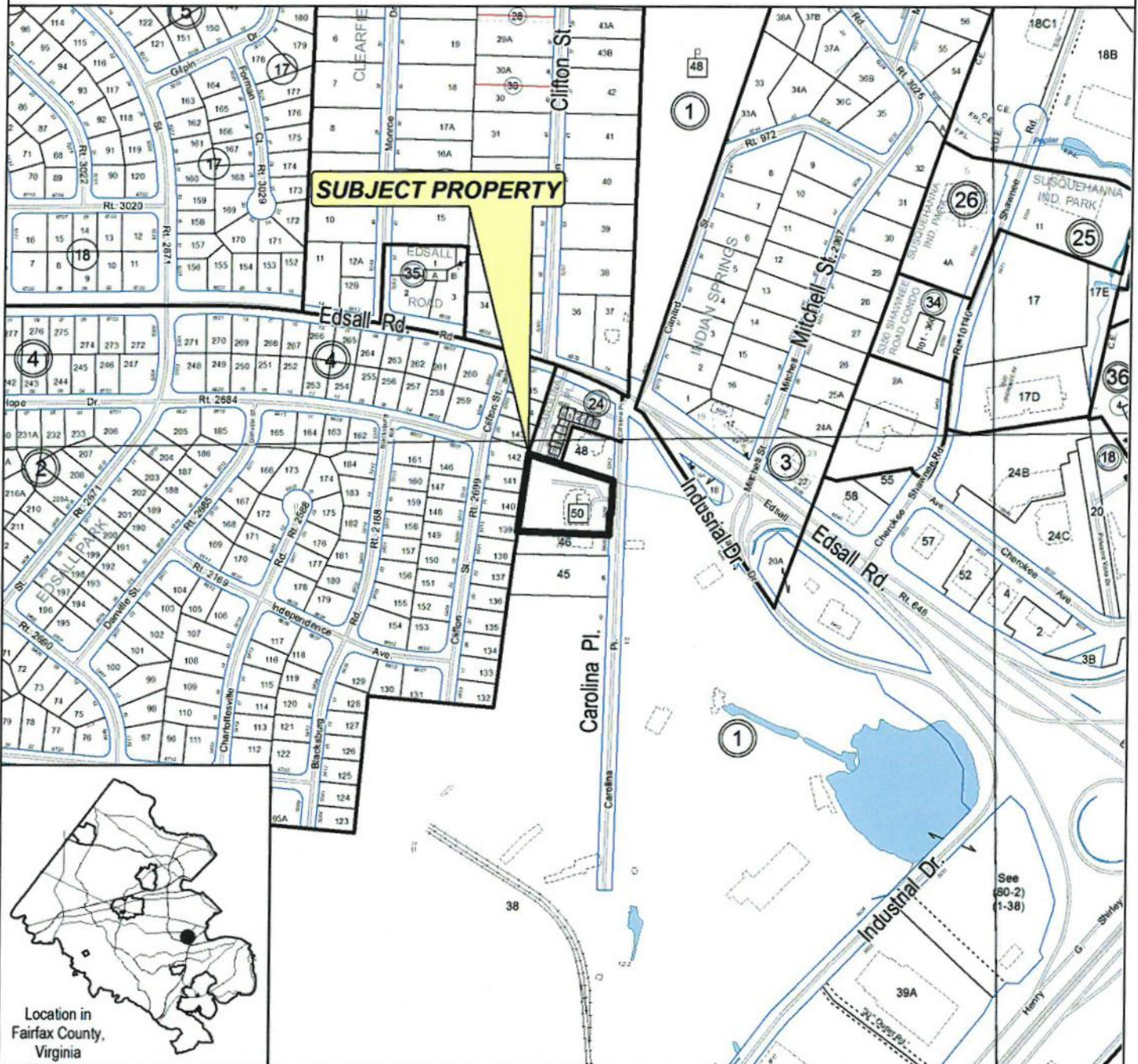
Tax Map ID Number: 80-2 ((1)) 50

Address: 5316 Carolina Place
Springfield, VA 22151

Planned Use: Public Facilities

Applicant: Department of Public Works
and Environmental Services

Proposed Use: Fire Station



500 FEET

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



APPLICATION**Attachment A**

- Proposal:** Replace the facility for the Edsall Road Fire Station # 26 with a renovated and expanded station.
- Applicant:** Fairfax County Department of Public Works and Environmental Services (DPWES)
- Subject Property:** 5316 Carolina Place
Springfield, VA 22151
Tax Map 80-2 ((1)) 50
C-2 Zoning District

Size and location: The replacement facility for the Edsall Road Fire Station will be located at the site of the existing station at 5316 Carolina Place. The subject property is a 1.49 site located on the west side of Carolina Place, south of Edsall Road and west of Interstate 395, within close proximity to the Edsall Road and 395 interchange. It is bounded by Carolina Place to the east, residential uses to the west, and office uses directly to the north and south. A site owned by Vulcan Industries is located to the east of the subject parcel, across Carolina Place.

Existing site conditions: The subject property is planned for Public Facilities and is zoned C-2. It is relatively flat with minimal tree coverage and is developed with a 5,200 square foot one story fire station that previously had three apparatus bays. One of the apparatus bays was destroyed by fire in 2017 leaving the station with two (2) working apparatus bays. The site includes two access points to Carolina Place with surface parking on the north and west sides. The west side of the subject property includes vegetation providing a buffer between the fire station and Edsall Park, a single-family detached residential subdivision located directly to the west.

Statement of Justification

Proposed Justification: The existing fire station was constructed in 1974 and is outdated and requires a larger facility to address operational space shortages. It also lacks sufficient space for storing equipment and capacity for additional emergency responders anticipated to meet the area's future service demands. As stated previously, 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 facility.

Proposed Use: The proposed new fire station will include a renovation of the existing 5,200 square foot station and an addition of 9,400 square feet. The expanded and renovated facility will total 14,600 square feet and have four (4) apparatus bays, with living quarters, administrative offices and space for operational support accommodating up to 20 fire fighters per shift. The four (4) new apparatus bays will accommodate up to six (6) apparatus equipment including the

addition of a future engine and medic. The replacement station will also have a 24-foot-tall training tower located in the northeast corner of the building. The facility will be served by 22 parking spaces for staff and four (4) spaces for visitors including required accessible spaces.

Staff and Hours of Operation: The permanent fire station will be staffed 24 hours a day, seven days a week, with up to 20 staff members housed at the station during three (3) daily shifts.

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 of the apparatus equipment will be conducted off-site.

Alternative sites: No alternative sites were considered, as the replacement facility will be located on the existing site of the Edsall Road Fire Station. The current location is central to the area it serves.

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

Visual Impacts: The proposed facility will primarily consist of a one-story building with training tower and four (4) drive through apparatus bays at a maximum height of 24'. The façade of the building will be comprised of brick with metal panel accents and aluminum curtain wall. The proposed facility will have new landscaping and the existing six (6) foot screen wall and wooded area on the west side of the facility will remain. The wooded area provides a buffer between the fire station and the single-family detached housing in the Edsall Park subdivision to the west. The supplemental planting of evergreens, deciduous trees and shrubs is proposed to enhance the wooded area as well as the repair of deteriorating sections of the existing brick wall.

Access and Traffic: Access to the replacement station for apparatus equipment, staff and the public will be provided from the same ingress/egress points along Carolina Place as the existing station. Minimal transportation impacts are anticipated from the potential increase in staff and additional apparatus equipment resulting from the expanded facility.

Noise and Light Impacts: Noise generated by fire response vehicles at the replacement station will remain the same as the noise generated from the existing 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 to the extent possible. All site lighting will be appropriately scaled and designed to provide security. All site lighting will be designed to comply with Zoning Ordinance requirements.

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.

Environmental Impacts: The design of the site and building will use LEED® Green Building principles and Low Impact Development (LID) guidelines to minimize its environmental impact and be registered with the US Green Building Council with the goal of Silver Certification. Possible LID features include vegetative swales and underground stormwater detention. Tree protection measures and perimeter erosion control measures will be utilized in accordance with the requirements of the Zoning Ordinance and the Public Facility Manual Standards. The replacement fire station will include an improved stormwater management facility that will result in a decrease of waterflow from storms.

DESCRIPTION OF SURROUNDING AREA

Character and adjacent land uses: The area surrounding the proposed replacement fire station is characterized by industrial, office, and public facilities uses. The area to the east is primarily comprised of manufacturing and warehouses. Directly to the south and north are office uses along Carolina Place and Edsall Road. To the west of the proposed replacement fire station is Edsall Park, a subdivision comprised of single-family detached homes. The area north of Edsall Road includes additional neighborhoods of single-family detached homes. There is a buffer comprised of vegetative screening and a six-foot brick wall between proposed facility and adjacent single family detached residential units.

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 public facilities.

Comprehensive Plan Map: Public Facilities

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 – Public Facilities see Area Plan recommendation below
- West of subject property – 2-3 DU/AC
- East of subject property – Office
- South of subject property – Office
- West of subject property – 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 10-16-2018, 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”
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Fairfax County Comprehensive Plan, Area I, 2017 Edition: Annandale Planning District, Amended through 10-16-2018, 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 7-25-2017; 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.
- Policy d. Ensure that public facilities are properly screened and buffered in order to mitigate visual impact on adjacent planned development of a different use or nature.

Fairfax County Comprehensive Plan, 2017 Edition, Policy Plan, Public Facilities, Amended through 7-25-2017; 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.

Character and Extent

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.

Policy a. New fire stations should consider the following site/design guidelines:

- Be constructed on sites of approximately five acres;
- Be designed to be compatible with the character of the surrounding area.

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

The proposed use is a public facility which is permitted by right in the C-2 Zoning District subject to the C-2 District regulations and all other applicable requirements. The proposal is subject to any applicable building permit and site plan requirements, and Non-Residential Use Permits must be issued prior to commencement of use.

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

The applicant is proposing to abide by the County's green building policy by registering the project with the U.S. Green Building Council (USGBC) with the goal of attaining LEED Silver Certification. There are currently no stormwater management facilities (SWM) on site. The applicant is providing new SWM and best management practices (BPM) facilities on the site as well as using low impact development (LID). Determination of adequacy of these facilities is deferred to Land Development Services (LDS) at the time of site plan submission.

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

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

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

UFMD Staff noted the existing tree canopy is unclear, since only part of the canopy has been depicted and labeled.

- In response, the applicant stated existing vegetation used toward the tree canopy coverage is now clearly depicted on the plans.

UFMD Staff noted that a request has been submitted under separate cover to modify the western transitional screening to allow the use of the 25-foot-wide area of existing vegetation to meet the 35-foot-wide transitional screening requirement. A site visit revealed the existing vegetation present in the 25' area was sparse and does not meet the intent of the Zoning Ordinance requiring a 35' width. In order to meet the intent of the transitional screening requirement, the following items shall be addressed.

- Supplemental vegetation shall be provided in the form of primarily evergreens, as well as deciduous trees and shrubs, so vegetation is provided within the full 35 feet with to meet the Zoning Ordinance.
 - In response, the applicant stated a combination of deciduous trees, evergreens, and shrubs will be planted in the 10-foot area that previously had no vegetation.
- The landscape planting schedule shall be updated accordingly.
 - In response, the applicant updated the planting schedule.
- A transitional screening matrix shall be provided to clarify that it meets the intent of the Zoning Ordinance for a 35-foot-wide screening yard.
 - In response, the applicant included a transitional screening matrix.
- The transitional screening waiver letter shall be revised to use site specific justifications to support the use of the 25-foot-wide area of existing vegetation to meet the transitional screening requirement.
 - In response, the transitional screening waiver letter was revised to include specific justifications.
- Once the transitional screening waiver is approved by UFMD, the request letter to the Director, as well as the approval letter shall be incorporated into the next submission of the site plan.
 - In response, the applicant stated the request letter and approval letter are included in the next submission.

UFMD Staff commented a barrier is required within the western transitional screening yard. It appears the existing six-foot brick wall is proposed as the barrier to satisfy this requirement; however, the brick wall is beginning to deteriorate. Repair of the brick wall has not been proposed, and a narrative shall be provided stating how the wall will be repaired and restored without damaging existing vegetation.

- In response, the applicant stated a contractor will repair deteriorated bricks and repaint wall without damaging existing vegetation.
- UFMD Staff commented that a site visit revealed trash has been disposed of within the western transitional screening yard which will not allow for supplemental planting. The tree planning narrative shall be revised to include how the trash will be removed without causing disturbance to the vegetation.
 - In response, the applicant revised the tree preservation narrative to include trash removal without disturbance to existing vegetation.

Wastewater Planning and Monitoring*Attachment F*

The existing 8" sanitary sewer line at Carolina Place has adequate capacity to accommodate sewage from the permanent fire station.

Land Development ServicesSite Development and Inspections Division (SDID)*Attachment G*

- There are no County-mapped Resource Protection Area (RPA), regulated floodplain, or downstream drainage complaints on file.
- Water quality narrative for proposed facility states best management practices will be included in the development plan per the public facilities manual (PFM) requirements for site plan review and approval.
 - In response, DPWES stated this project is a redevelopment of the existing fire station located along Edsall Road. There will be two best management practices (BMP) methods linked together in a treatment train to provide phosphorus removal to meet the Virginia Runoff Reduction Method (VRRM) requirements.
- Water quality controls for stormwater detention are required for proposed facility and the ability to provide sufficient stormwater detention for site has not been demonstrated.
 - In response, DPWES stated this project consists of a building addition and renovation to the existing station, parking improvements, sidewalks and associated utilities. The project limit of disturbance area is approximately 1.67 acres which includes approximately .21 acres of off-site adequate outfall drainage improvements. The pre-development impervious area was 1 acre, the post-development impervious area is 1.17 acres. Stormwater Quality Control (SWM) for this project is comprised of StormTech Chambers surrounded in an aggregate trench which provides 1,2 and 10 year detention of the peak post-development flows to peak pre-development flows.
- During the development of the proposed facility the natural drainage divide shall be honored. If it cannot, then a drainage diversion justification narrative must be provided.
 - In response, DPWES stated natural drainage divides are being honored for this project.
- The applicant shall provide hydraulic and hydrologic computations to demonstrate the adequacy of the downstream drainage system to the limit of analysis/alternative limit analysis for each outfall with site plan.

- In response, DPWES stated this site naturally drains in its current pre-development state from southwest to northeast via sheet flow into an existing grass swale north of the site and exits the site via culverts located along Carolina Place. The same existing drainage pattern will be followed for the post-development outfall. Runoff will be captured in a storm inlet and trench drains and then be directed to a stormwater management (SWM) facility located east of building. The discharge from the SWM facility will connect to a culvert and into a riprap outfall leading to a bermudagrass sod lined drainage ditch which will flow northwest to southeast until it reaches another bermudagrass sod lined drainage ditch located along the eastern line of the Vulcan Property. All outfalls from the site will comply with Fairfax County Stormwater Management Ordinances.

Fairfax Water*Attachment H*

The site of the permanent fire station is served by Fairfax Water and adequate domestic water service is available from an existing 8-inch water main located on-site. 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.

Fairfax County Park Authority*Attachment I*

This application bears no adverse impact on the land, resources, facilities, or service levels of the Park Authority.

Fairfax County DPWES Response to Comments*Attachment J*

The DPWES response to comments addresses the comments noted above.

CONFORMANCE WITH THE COMPREHENSIVE PLAN*Attachment K*

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 replacement facility for the Edsall Road fire station is planned for public facilities and is identified in the Comprehensive Plan for use as a fire station. The replacement fire station is deemed a public use and permitted by right under the current zoning. The proposed facility will be located on the same site as the existing station and will continue to meet the Policy Plan objective of a seven-minute response time within the station's designated first response area. This is consistent with Comprehensive Plan guidelines to site facilities appropriately to the area which they are intended to serve.

Character

The character of the proposed replacement fire station is compatible with the surrounding area, which is primarily comprised of industrial and office uses. The proposed facility will be screened from the adjacent residential neighborhoods located to the west by a buffer comprised of existing vegetation and new supplemental plantings. The 14,600 square foot facility is planned as a primarily one-story building with training tower at a maximum height of 24 feet. The façade of the building will be comprised of brick with metal panel accents and aluminum curtain wall. This conforms to the Comprehensive Plan which recommends a minimum size of 14,000 square feet for new fire stations and a design that is compatible with the surrounding community.

Extent

The proposed replacement fire station will serve the same geographic area as the original station and will meet public safety needs. No adverse impacts to the surrounding community are anticipated. Noise and light generated from the replacement fire station will remain the same as the existing station and comply with the Zoning Ordinance. Although an expansion of the fire station is proposed to meet service needs, minimal traffic impacts are anticipated. The proposed facility will utilize LEED® Green Building Principals and Low Impact Development guidelines that include improved storm water management conforming to the recommendations of the Comprehensive Plan.

CONCLUSIONS AND RECOMMENDATIONS

Staff concludes that the subject proposal by the Fairfax County Department of Public Works and Environmental Services, to construct a replacement facility for the Edsall Road Fire Station at 5316 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-M18-28 is substantially in accord with provisions of the adopted Comprehensive Plan.

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-M18-28

(Please Type or Clearly Print)

PART I: APPLICATION SUMMARY**LOCATION OF PROPOSED USE**

Address 5316 Carolina Place

City/Town Springfield Zip Code 22151

Place Name (if at county facility) Edsall Road Fire Station #26 Permanent Facility

Tax Map I.D. Number(s) 080-2-01-0050

Fairfax County Supervisor District Mason

Total Area of Subject Parcel(s) 1.4863 acres (64,743 SF)

Zoning District C-2 (Limited Office)

APPLICANT(S)

Name (Company or Agency) Fairfax County, DPWES, Capital Facilities

Agent Name John McIsaac

(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) 324-5695

E-mail john.mcisaac@fairfaxcounty.gov

Secondary Contact (Must Be Provided) David Franklin

Telephone Number (703) 324-2473 E-mail david.franklin@fairfaxcounty.gov



12/2015

PROPERTY OWNER(S) OF RECORDOwner Fairfax County Board of SupervisorsStreet Address 12000 Government Center Parkway, Suite 533City/Town Fairfax State VA Zip Code 22035Has property owner been contacted about this proposed use? Yes ☒ No ☐**BRIEF DESCRIPTION OF PROPOSED USE**

Fairfax County Fire Station #26 addition and renovation to facility. This facility is Public Use.

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.

Feature Shown - Fairfax County Comprehensive Plan, 2017 Edition, Area I, Annandale, Amended through 3-14-2017

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.

Request for Modification of Transitional Screening and Waiver of Barrier Requirements (Fairfax County Zoning Ordinance ZO 13-303) for Edsall Road Fire Station #26 Renovations and Additions has been submitted.

**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 _____

Date _____

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:

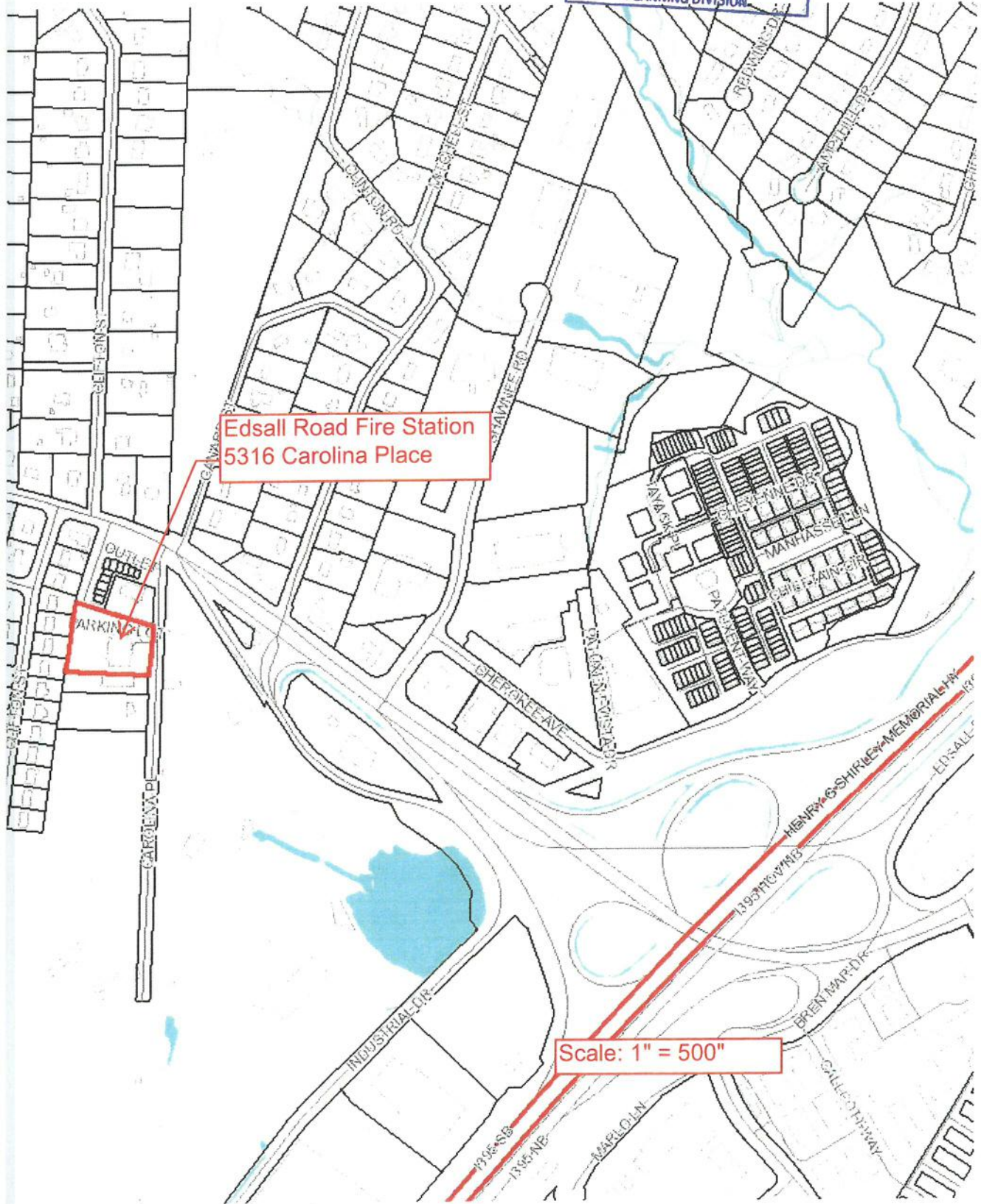
1. Subject and adjoining property boundaries
2. Public right(s)-of-way and names
3. Scale and north arrow
4. Locations, dimensions, and maximum heights of all existing and proposed structures and equipment
5. Distance of proposed structures and equipment to all lot lines
6. When located in a utility 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.

RECEIVED
OCT 29 2018
DEPARTMENT OF PLANNING & ZONING
PLANNING DIVISION

Edsall Road Fire Station
5316 Carolina Place

Scale: 1" = 500'



RECEIVED
OCT 29 2018

PLAN APPROVAL INFORMATION

RELATED INFORMATION	REQUIRED	INSURED	COUNTY I.D. NUMBER	COMMENTS/SHEET NO.
1. CONDUIT PROCESSING				
2. MODIFIED PROPOSED				
3. MAXIMUM DENSITY ADJUSTMENTS BASED ON Z.O. 2-200				
4. ATTORNEY'S OPINION				
5. WORK FORCE UNITS				
6. R.P.A. DEDICATION				
7. FLOOD PLAIN STUDY				
8. DRAINAGE STUDY				
9. BATHYMETRIC SURVEY (SW-10)				
10. OVERLAP/PAV. ANY EXEMPTION				
11. WATER QUALITY IMPACT ASSESSMENT				
12. SOIL REPORT				
13. CIVIL ENGINEERING				
14. OFFSITE ASSESSMENT				
15. NOTARIZED LETTER OF PERMISSION				
16. ARCHITECTURAL REVIEW BOARD				
17. RETURN PLAN TO B.O.A. PRIOR TO APPL.				
18. RETURN PLAN TO P.C. PRIOR TO APPL.				
19. ADJACENT PROPERTY OWNER NOTICES				
20. PRIVATE UTILITY WORK NOTICES				
21. MAJOR UNDERGROUND UTILITY NOTICES				
22. REZONING/SPECIAL EXCEPTION/SPECIAL PERMIT APPROVAL				
23. E.O.S./B.Z.A. CLERK LETTER/RESOLUTION				
24. REZONING PROTERS/CONDITIONS				
25. REZONING DEVELOPMENT PLAN				
26. B.Z.A. VARIANCE APPROVAL				
27. WETLANDS/WATERS OF THE U.S. PERMIT				
28. STATE REGULATED DAM PERMIT				
29. LOCATED IN DAM BREAK FLOODATION ZONE (STATE REGULATED DAMS)				
30. EXTRA PLAN SETS REQUIRED				
31. FEMA LETTER OF MAP REVISION				
32. OVERLAY DISTRICT INFORMATION				
33. TREE BANKING				
34. TREE FUND				
35. GREEN PRODUCT CERTIFICATION FOR GREEN PRODUCT PLAN REVIEW				
36. LITVET LOCUS				
MODIFICATIONS/CHANGES				TRANSITIONAL SCREENING WAIVER SUBMITTED 08/11/18

SOLID 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.

SINGLE-FAMILY DETACHED AND TOWNHOUSE DEVELOPMENTS
I CERTIFY THAT THE SITE DEPICTED ON THIS PLAN IS (CHECK APPLICABLE STATEMENT):
IN A SANITARY DISTRICT WHERE TRASH AND RECYCLING COLLECTION IS CONDUCTED BY FAIRFAX COUNTY AND THAT I HAVE INFORMED THE PROPERTY OWNER OF THIS CONDITION.
NOT IN A SANITARY DISTRICT AND TRASH AND RECYCLING COLLECTION WILL BE CONDUCTED BY A PRIVATE COMPANY.

NON-RESIDENTIAL PROPERTIES, INCLUDING BUSINESSES, SCHOOLS AND INSTITUTIONS, AND MULTI-FAMILY PROPERTIES, INCLUDING CONDOMINIUMS AND APARTMENTS.
I CERTIFY THAT (ALL STEPS MUST BE COMPLETED):
I HAVE COMPLETED A WASTE STREAM CALCULATION WORKSHEET FOR THIS PROPERTY.
I HAVE INDICATED ON THE PLAN THE LOCATION AND TYPE OF TRASH AND RECYCLING CONTAINERS AND STRUCTURES. SEE SHEET NUMBER ____.
THE TRASH AND RECYCLING MANAGEMENT CONTAINERS/STRUCTURES ON THIS PLAN ARE ADEQUATE TO MEET THE MINIMUM RECYCLING REQUIREMENT AS DESCRIBED ON THE WASTE STREAM CALCULATION WORKSHEET.

SANITARY SEWER INFORMATION

WASTEWATER TREATMENT PLANT: ASA
THIS SITE IS SUBJECT TO: SANITARY SEWER REMBURSEMENT CHARGES.
THIS SITE IS SERVED BY ONSITE SEWAGE TREATMENT SYSTEM(S).

INFORMATION REGARDING ACTIVITIES IN A RESOURCE PROTECTION AREA

ACTIVITY	YES/NO
CONSTRUCTION ACTIVITIES IN A RESOURCE PROTECTION AREA (IF YES, INDICATE TYPE BELOW)	NO
REDEVELOPMENT PRINCIPAL STRUCTURE	NO
REDEVELOPMENT ACCESSORY STRUCTURE	NO
PUBLIC ROADS	NO
PRIVATE ROADS	NO
DRIVEWAYS	NO
STORMWATER OUTFALL	NO
OTHER (INDICATE TYPE):	

TREE PRESERVATION
TREE PRESERVATION TARGET DEVIATIONS OR MODIFICATIONS ARE BEING REQUESTED.
YES ☐ NO ☒ N/A ☐

POTENTIAL FOR WETLANDS
IS THE DISTURBED AREA LOCATED IN A WETLANDS AREA DEPICTED ON THE NATIONAL WETLANDS INVENTORY MAP? YES ☐ NO ☒
IS THE DISTURBED AREA LOCATED IN AN ESTIMATED WETLANDS AREA DEPICTED ON THE COUNTY POTENTIAL WETLAND AREA MAP? YES ☐ NO ☒
IF YES, TO EITHER OF THE TWO QUESTIONS ABOVE, PROVIDE EVIDENCE OF APPROVED PERMIT OR VERIFICATION THAT NO PERMIT FROM THE ARMY CORPS OF ENGINEERS IS REQUIRED BEFORE PLAN IS APPROVED.

NOTES 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.
- THE DESIGN, CONSTRUCTION, FIELD PRACTICES, AND METHODS SHALL CONFORM TO THE REQUIREMENTS SET FORTH IN THE FAIRFAX COUNTY CODE AND IN THE PUBLIC FACILITIES MANUAL, AS AMENDED. FAILURE TO COMPLY WITH THE FAIRFAX COUNTY CODE, THE PUBLIC FACILITIES MANUAL, THE APPROVED PLANS, AND THE PROVISIONS OF THE DEVELOPMENT AGREEMENT AND PERMIT SHALL BE DEEMED A VIOLATION.
- WATER DISTRIBUTION NOTE: ALL FIRE PROTECTION SYSTEMS WHICH ARE INSTALLED IN COMPLIANCE WITH THESE PLANS AND COUNTY OF FAIRFAX ORDINANCES SHALL BE MAINTAINED IN AN OPERATIVE CONDITION AT ALL TIMES, WHEN NECESSARY TO TEMPORARILY REDUCE OR DISCONTINUE THE PROTECTION IN ORDER TO MAKE TESTS, REPAIRS, ALTERATIONS OR ADDITIONS, NOTIFY THE FAIRFAX COUNTY PUBLIC SAFETY COMMUNICATIONS CENTER AT 703-895-2135.
- A PERMIT MUST BE OBTAINED FROM THE VIRGINIA DEPARTMENT OF TRANSPORTATION, NORTHERN VIRGINIA DISTRICT, BEFORE ANY CONSTRUCTION IS STARTED ON ANY EXISTING STATE ROUTE. CONTACT THE VIRGINIA DEPARTMENT OF TRANSPORTATION THREE WORKING DAYS BEFORE EXCAVATION IN ANY STATE RIGHT OF WAY AT 703-382-2888.
- CONTRACTORS SHALL NOTIFY THE "MISS UTILITY" NOTIFICATION CENTER AT 1-800-552-7001 FOR ANY PROPOSED EXCAVATION, DEMOLITION, OR BLASTING AT LEAST TWO WORKING DAYS PRIOR TO COMMENCEMENT OF EXCAVATION, DEMOLITION, OR BLASTING IN ACCORDANCE WITH THE VIRGINIA UNDERGROUND UTILITY DAMAGE PREVENTION ACT. IN ADDITION, NAMES AND TELEPHONE NUMBERS SHALL ALSO BE USED TO SERVE IN AN EMERGENCY CONDITION AS REQUIRED BY SECTION 63-2-2 OF THE FAIRFAX COUNTY CODE.
- THE COUNTY INSPECTOR SHALL BE NOTIFIED WHEN ANY IMPROVEMENTS PERTINENT TO HIS INSPECTION DUTIES ARE BEING INSTALLED. SPECIFY REQUIREMENTS ARE:
A. THE COUNTY SITE INSPECTOR IS TO BE NOTIFIED AT LEAST 3 DAYS PRIOR TO START OF CONSTRUCTION.
B. A MINIMUM OF 24 HOURS NOTICE IS REQUIRED WHEN REQUESTING RESIDENTIAL OR NON-RESIDENTIAL USE PERMITS.
C. A MINIMUM OF 48 HOURS NOTICE IS REQUIRED WHEN REQUESTING TESTS PERTAINING TO SANITARY SEWER ACCEPTANCE.

PROFESSIONAL SEAL AND SIGNATURE: [Signature]
DEPARTMENT OF PLANNING & ZONING
PLANNING DIVISION

DATE: 10 Sept 2018
DESIGNATED PLANS EXAMINER (DPE) CERTIFICATE
1ST SUBMISSION REVIEWED & RECOMMENDED FOR SUBMISSION
2ND SUBMISSION REVIEWED & RECOMMENDED FOR APPROVAL
D.P.E. SIGNATURE & PRINTED NAME: [Signature]
DATE: [Date]
REG. NO.: [Number]
POST SUBMISSION CONFERENCE DATE: [Date]

ZONING REQUIREMENTS

1) ZONING	C-2 (LIMITED OFFICE)
2) AVERAGE LOT AREA	N/A (SQ. FT.)
3) MIN. LOT AREA	25,000 (SQ. FT.)
4) MIN. LOT WIDTH	100 (FT.)
5) MAX. BUILDING HEIGHT	40 (FT.)
6) NUMBER OF FLOORS	N/A (Commercial/Industrial ONLY)
7) MIN. YARD REQUIREMENTS:	
FRONT - 25 (FT.)	SIDE - N/A (FT.)
REAR - 25 (FT.)	
8) MAXIMUM F.P.R.	5.00 (SQ./AC.)
9) MAXIMUM DENSITY	N/A (SQ./AC.)
10) OPEN SPACE REQUIRED	30 % 18,000 (SQ. FT.)
11) ANGLE OF BULK PLANE, FRONT - 27 SIDE - N/A REAR - N/A (DETAIL(S) ON SHEET ____)	
12) OVERLAY DISTRICT(S)	N/A

SITE PLAN (SP) TABULATIONS

1) SITE AREA	1.4883 (ACRES)	84,743 (SQ. FT.)
2) AREA OF STREET DEDICATION	N/A	(SQ. FT.)
3) USE	PUBLIC PARK & RECREATION STATION	
4) NUMBER OF LOTS	N/A	(SQ. FT.)
5) AREA OF LOTS	N/A	(SQ. FT.)
6) DENSITY	N/A	(SQ./AC.)
7) EXISTING BUILDING GROSS FLOOR AREA	5,180 (SQ. FT.)	
8) PROPOSED BUILDING GROSS FLOOR AREA	5,852 (SQ. FT.)	
9) EXISTING BUILDING NET FLOOR AREA	N/A (SQ. FT.)	
10) PROPOSED BUILDING NET FLOOR AREA	5,852 (SQ. FT.)	
11) TOTAL FLOOR AREA RATIO (FAR)	14.132/84,743=0.167	(FT.)
12) PROPOSED BUILDING HEIGHT	24.2	(FT.)
13) PROPOSED NUMBER OF FLOORS	2	COMMERCIAL/INDUSTRIAL ONLY
14) TOTAL HANDICAPPED PARKING REQUIRED	2	
15) TOTAL HANDICAPPED PARKING PROVIDED	2	
16) TOTAL HANDICAPPED VAN SPACES REQUIRED	1	
17) TOTAL HANDICAPPED VAN SPACES PROVIDED	1	
18) TOTAL PARKING SPACES REQUIRED	28	
19) TOTAL PARKING SPACES PROVIDED	28	
20) LOADING SPACES REQUIRED	0	
21) LOADING SPACES PROVIDED	0	
22) OPEN SPACE PROVIDED	%	(SQ. FT.)

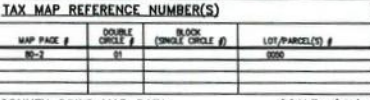
FIRE MARSHAL NOTES

AVAILABLE FIRE FLOW: 2700 (GAL./MIN.)
SOURCE OF FIRE FLOW INFO: FAIRFAX WATER (DATED 06/01/17)
TYPE OF CONSTRUCTION - USBC: 1B (FIRE RESISTANT EX. EXTERIOR)
FIRE GROUP CLASSIFICATION - USBC: 1B-1, 1B-2, 1B-3
BUILDING HEIGHT: 24.2 (FT.)
BUILDING TO BE FULLY SPRINKLERED: YES ☒ NO ☐
IF YES, CHECK APPROPRIATE STANDARD: NFPA 13 ☒ NFPA 13B ☐ NFPA 13C ☐
SEE FPM CHAPTER 9, PART 2 FOR FULL INFORMATION REQUIRED. FIRE FLOW ORIGINATIONS FROM THEM CAN BE FOUND ON THE NORTHERN VIRGINIA SOIL AND WATER CONSERVATION DISTRICT WEBSITE: www.virginiawater.com/soils/

STORMWATER INFORMATION

TECHNICAL CRITERIA 5 ☐ (OLD)
TIME LIMITS ☐ VPD'S PERMIT NO. (IF TIME LIMITS):
GRANDFATHERED ☐ DEQ MEMO 14-2014 ☐
NEW DEVELOPMENT ☐ REDEVELOPMENT ☐
HIGH DENSITY POLYETHYLENE (HDPE) PIPE USED ON THIS PROJECT YES ☒ NO ☐
SWM FACILITIES (PROPOSED ONLY)

FACILITY ID NO.	FACILITY TYPE	PURPOSE (QUALITY/QUANTITY)	AREA (ACRES)	LATITUDE (DECIMAL DEGREES)	LONGITUDE (DECIMAL DEGREES)	WATERSHED	RECEIVING WATERS	MAINTENANCE AGREEMENT Y/N	HUC# CODE	LENGTH/AREA OF (FT./SQ. FT.)	NO. OF BLDG. SERVED (FOR ROOF TOP DISCONNECT)
SWM-1	STORMWATER SC-310	QUALITY	0.32	38.8049	77.1710	CHAMBER RUN	MIDDLE POTOMAC	Y	20070010	N/A	N/A
SWM-2	HYDROLOGIC SEPARATION	QUALITY	0.44	38.8050	77.1711	CHAMBER RUN	MIDDLE POTOMAC	Y	20070010	N/A	N/A
SWM-3	STORMWATER SC-310	QUALITY	0.32	38.8049	77.1710	CHAMBER RUN	MIDDLE POTOMAC	Y	20070010	N/A	N/A
SWM-4	HYDROLOGIC SEPARATION	QUALITY	0.29	38.8048	77.1710	CHAMBER RUN	MIDDLE POTOMAC	Y	20070010	N/A	N/A



SOIL ID NUMBER	SOIL SERIES	FOUNDATION SUPPORT	SOIL DRAINAGE	EROSION POTENTIAL	PROBLEM CLASS
720	INDUSTRIAL-RESIDENTIAL COMPLEX	FMR	MARGINAL	LOW	MB
85	URBAN LAND	N/A	N/A	N/A	MB

IS THE SITE LOCATED ON NATURALLY OCCURRING ASBESTOS (NOA) SOIL? YES ☐ NO ☒
AREAS THAT MAY CONTAIN NOA ARE SHOWN ON THE OFFICIAL COUNTY SOILS MAP ON THE DIGITAL MAP VIEWER OR THE COUNTY WEBSITE. ASBESTOS IS REGULATED BY THE VIRGINIA DEPARTMENT OF LABOR AND INDUSTRY. SAFETY PRECAUTIONS AND LIMITS TO REGULATIONS REGARDING THESE SOILS OR FILL ORIGINATIONS FROM THEM CAN BE FOUND ON THE NORTHERN VIRGINIA SOIL AND WATER CONSERVATION DISTRICT WEBSITE: www.virginiawater.com/soils/

ENGINEER'S/SURVEYOR'S CERTIFICATE:
THIS PROPERTY IS IN THE NAME OF: BOARD OF SUPERVISORS FAIRFAX COUNTY, VA
AS RECORDED IN DEED BOOK: 6254 PAGE: 0578 OF THE LAND RECORDS OF FAIRFAX COUNTY, VA.

OWNER INFORMATION
(X) OWNER: [Signature]
NAME: [Name]
12000 GOVERNMENT CENTER PM SUITE 533 FAIRFAX VA
ADDRESS: [Address]
PHONE: [Phone]
EMAIL: [Email]

DEVELOPER INFORMATION
(X) DEVELOPER: [Signature]
NAME: [Name]
12000 GOVERNMENT CENTER PM SUITE 533 FAIRFAX VA 22035
ADDRESS: [Address]
PHONE: 703-324-9800
EMAIL: [Email]

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

SIGNATURE: [Signature]
NAME: [Name]
OWNER/DEVELOPER: [Signature]
NAME: [Name]

NOTE: PERMITS MUST BE PRESENTED TO THE COUNTY INSPECTOR PRIOR TO LAND DISTURBANCE.

DATE: [Date] **RECOMMENDED APPROVAL (SIGNATURE & PRINTED NAME):** [Signature]

STREETLIGHT REVIEW - DPMS
PUBLIC WATER AGENCY
SANITARY SEWER REVIEW - DPMS
URBAN FOREST MANAGEMENT REVIEW - DPMS
FAIRFAX COUNTY FIRE MARSHAL
FAIRFAX COUNTY HEALTH DEPARTMENT
VIRGINIA DEPARTMENT OF TRANSPORTATION
GEOLOGICAL REVIEW, DPMS
STORMWATER REVIEW, DPMS
PLAN REVIEWER - DPMS
DIRECTOR, SITE DEVELOPMENT & INSPECTIONS DIVISION, LUL - DPMS

APPROVED
DATE: [Date] BY: [Signature]
DIRECTOR, DEPT. OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES

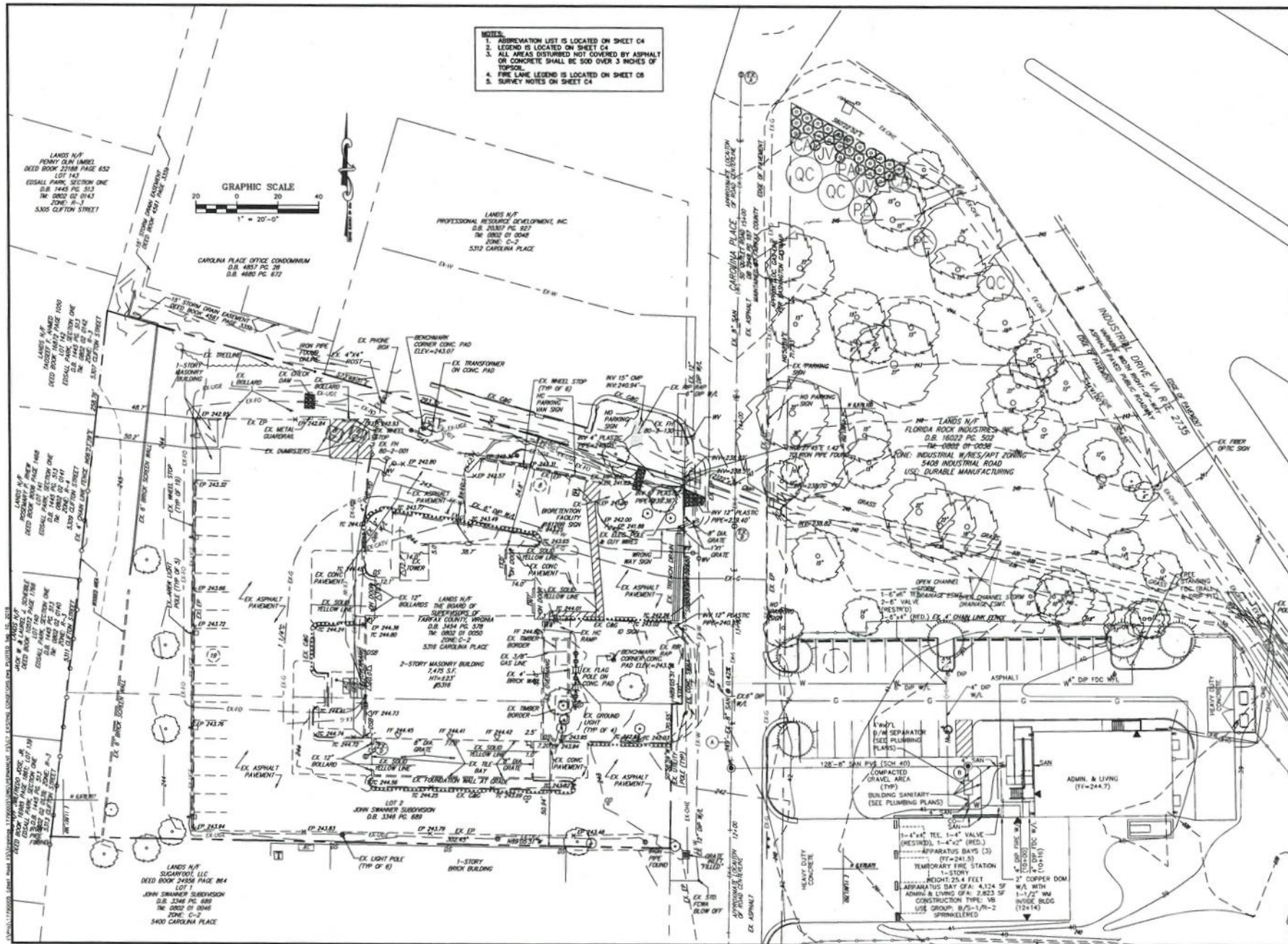
THIS PLAN SHALL EXPIRE WITHOUT NOTICE IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE COUNTY CODE. REVISIONS DO NOT EXTEND THE APPROVAL PERIOD. THE APPROVAL PERIOD IS INDEPENDENT OF THE AGREEMENT EXPIRATION DATE.
THIS APPROVAL IS NOT A COMMITMENT TO PROVIDE PUBLIC SANITARY SEWER

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: 07/11/18
WATER AUTHORITY DATED: 08/20/18
HEALTH DEPARTMENT DATED: [Date]
SOOT DATED: [Date]
DPMS-SAN. SEWER DATED: [Date]
DPMS-STREETLIGHTS DATED: [Date]
UNB DATED: [Date]

SHEET INDEX

C1 - COVER SHEET
C2 - FAIRFAX COUNTY GENERAL NOTES - 1
C3 - FAIRFAX COUNTY GENERAL NOTES - 2
C4 - GENERAL NOTES - 1
C5 - GENERAL NOTES - 2
C6 - GENERAL NOTES - 3
C7 - ZONING DISTRICT SITE PLAN
C8 - EXISTING CONDITIONS
C9 - EXISTING CONDITIONS, DEMOLITION AND EROSION & SEDIMENT CONTROL, PHASE I PLAN
C10 - SITE LAYOUT & FIRE LINE PLAN
C11 - GRADING PLAN
C12 - EROSION & SEDIMENT CONTROL, PHASE II & SWANAGE DRAINAGE PLAN
C13 - LANDSCAPE PLAN
C14 - LANDSCAPE NOTES & DETAILS
C15 - DETAILS - 1
C16 - DETAILS - 2
C17 - DETAILS - 3
C18 - DETAILS - 4
C19 - UTILITY PROFILES
C20 - UTILITY PROFILES & COMPUTATIONS
C21 - UTILITY PROFILES
C22 - SWM-BMP & ACCURATE OUTFALL ANALYSIS
C23 - SWM-FACILITY COMPUTATIONS & DETAILS-1
C24 - SWM-FACILITY COMPUTATIONS & DETAILS-2
C25 - SWM-FACILITY COMPUTATIONS & DETAILS-3
C26 - SWM-FACILITY COMPUTATIONS & DETAILS-4
C27 - SWM-FACILITY COMPUTATIONS & DETAILS-5
C28 - OUTFALL DETAIL ANALYSIS-1
C29 - OUTFALL DETAIL ANALYSIS-2
C30 - EXISTING VEGETATION MAP
C31 - TREE PRESERVATION & PROTECTION PLAN
C32 - TREE PRESERVATION DETAILS & NOTES
C33 - SOUTH DISTANCE PROFILE - SOUTH
C34 - SOUTH DISTANCE PROFILE - NORTH
C35 - TEMPORARY FIRE STATION REMOVAL & RESTORATION PLAN

EDSALL ROAD FIRE STATION #26
RENOVATION & ADDITION
18990-SP-001
SHEET 1 OF 32
REVISION: 3/78



ADTEK
 10000 N. 10th Street, Suite 300
 Tampa, Florida 33613
 Phone: 727-491-4000 Fax: 727-491-4006
 www.adtekengineering.com

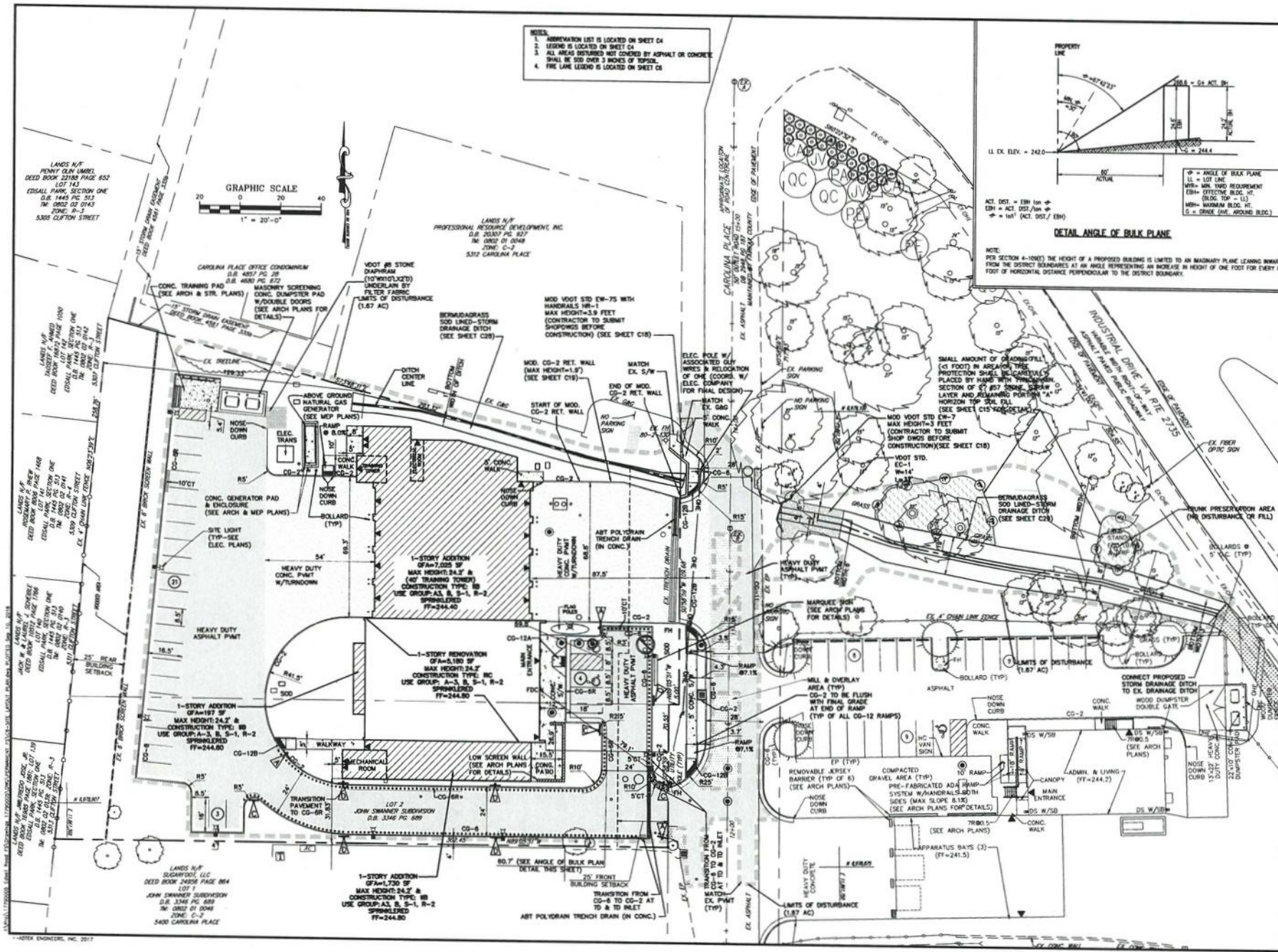
NO.	DATE	DESCRIPTION
1	10/24/2017	ISSUE



THIS PLAN WAS PREPARED BY THE ENGINEER OR ARCHITECT AND IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF ADTEK ENGINEERING, INC.

**EDSALL ROAD FIRE STATION #26
 RENOVATION & ADDITION
 5316 CAROLINA PL., SPRINGFIELD, VA**
 EXISTING CONDITIONS

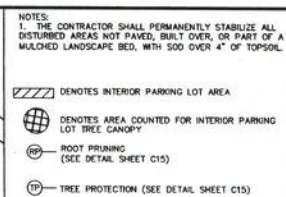
SCALE: 1" = 20'
 DATE: 10/24/2017
 CHECKED: CH
 DRAWN: MM
 PROJECT NUMBER: 17790005



GRAPHIC SCALE

20 0 20 40

1" = 20'-0"

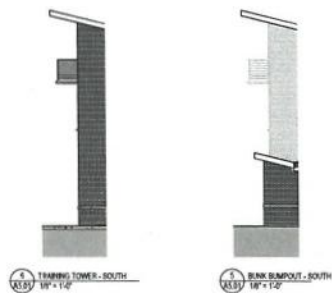


ADTEK
SMA ELECTRICAL SPECIALTY EQUIPMENT
9990 Fairfax Boulevard, Suite 300
Fairfax, Virginia 22030
Phone: 703-691-4040 Fax: 703-691-4056
www.ADTEKengineering.com

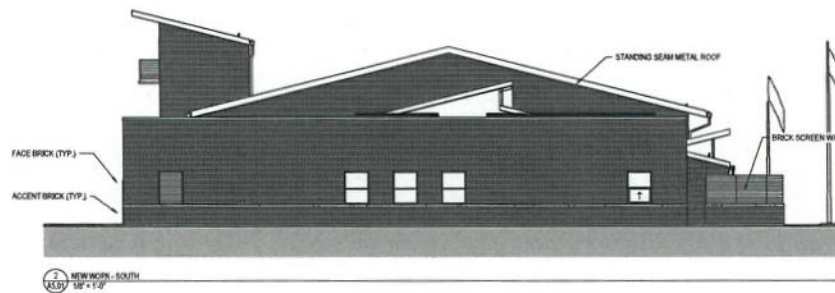
[illegible]

THIS DRAWING SHALL BE USED FOR THE PROJECT
INDICATED IN THE TITLE BLOCK ONLY AND ONLY
IF IT IS STAMPED WITH AN ORIGINAL, BLACK STAMP
AND SIGNED IN BLUE.

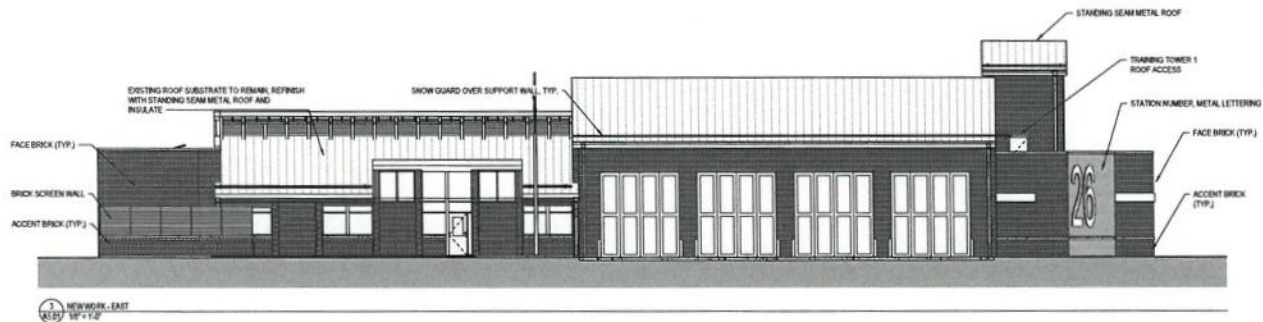
EDSALL ROAD FIRE STATION #26
 RENOVATION & ADDITION
 5316 CAROLINA PL, SPRINGFIELD, VA
 LANDSCAPE PLAN & DETAILS



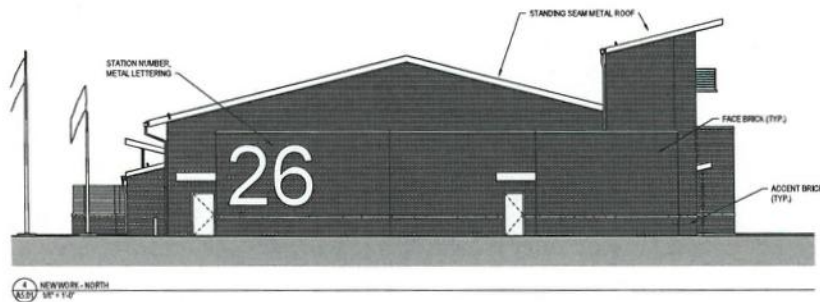
5 TRAINING TOWER - SOUTH
1/8" = 1'-0"



2 NEW YORK - SOUTH
1/8" = 1'-0"



3 NEW YORK - EAST
1/8" = 1'-0"



4 NEW YORK - NORTH
1/8" = 1'-0"

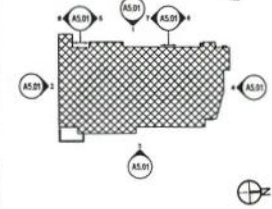


7 BUNK BULMOUT - NORTH
1/8" = 1'-0"



8 MECHANICAL ROOM - NORTH
1/8" = 1'-0"

ELEVATION KEY PLAN



SAMAHA

10/17/2019 10:00 AM 10/17/2019 10:00 AM

Edsall Road
Fire Station #26

50%
Construction
Documents

NO.	REVISION	DATE

Sheet Title	BUILDING ELEVATIONS
Sheet Date	10/17/2019
Sheet Number	A5.01
Drawn by	JMS
Checked by	JMS

Exhibit 4 - Existing Site Photographs

Edsall Road Fire Station Location
BOS Property – 5616 Carolina Place



Figure 1 – Front Elevation Looking South



Edsall Road Fire Station Location

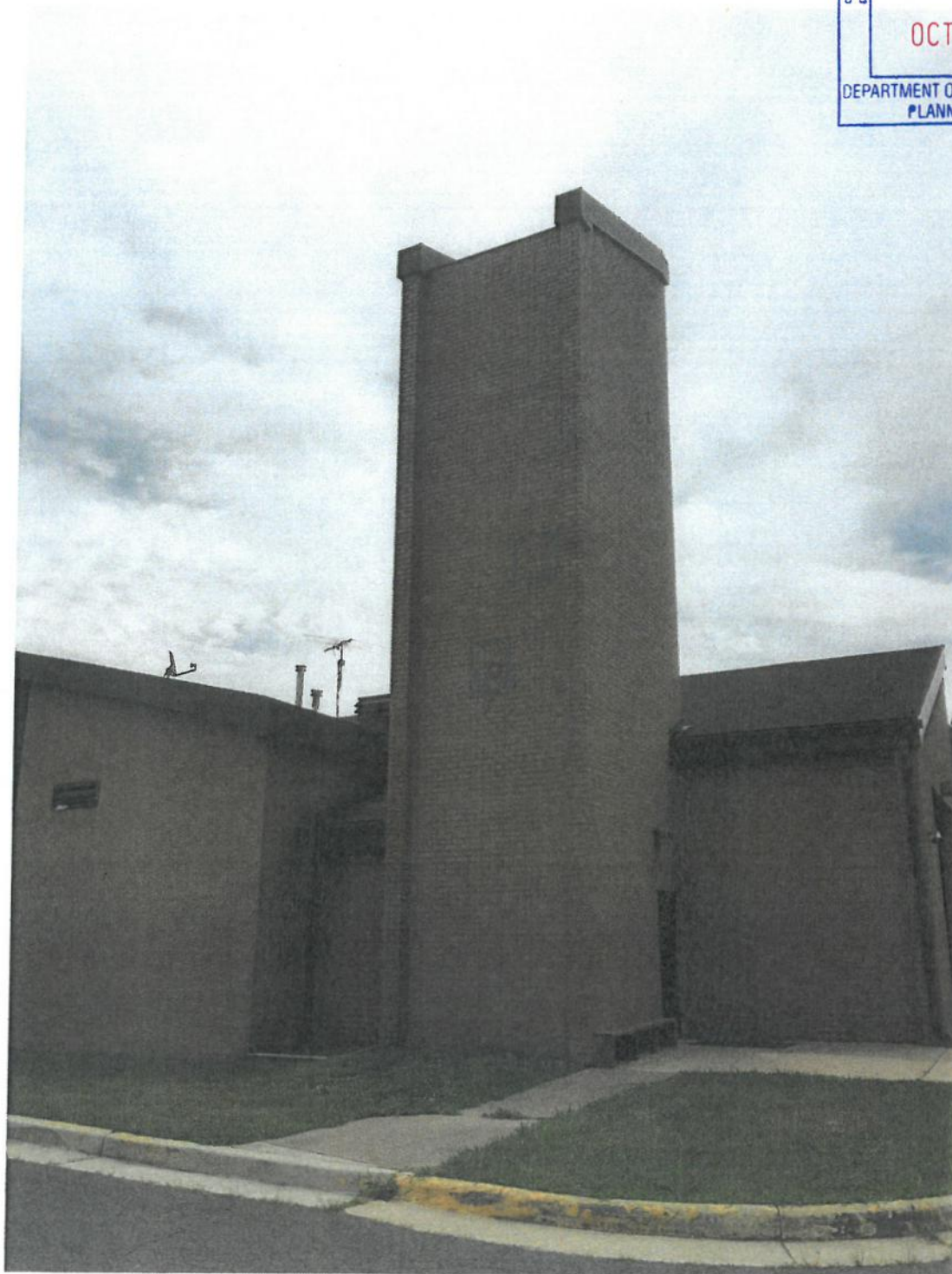
Figure 2 – Side Elevation View Looking West

RECEIVED
OCT 29 2018
DEPARTMENT OF PLANNING & ZONING
PLANNING DIVISION



Edsall Road Fire Station Location

Figures 3 – Side Elevation View Looking East



Edsall Road Fire Station Location

Figure 4 – Front Elevation View Looking South



Edsall Road Fire Station

Figure 5 – Front Elevation View Looking South



Edsall Road Fire Station

Figure 6 – Parking Area at Rear of Facility



Exhibit 5 - Renderings

Edsall Road Fire Station Renovation/Addition

New Fire Station – Front View



Fire Station Entrance

Carolina PI

Building Design and Construction Division



1



Edsall Road Fire Station Renovation/Addition

New Fire Station – Back View



Building Design and Construction Division



3



Edsall Road Fire Station Renovation/Addition

New Fire Station – Top View



Building Design and Construction Division



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

C. PHOTOGRAPHS OF SITE:

Exhibit 4- Existing Site Photos

Exhibit 5- Proposed Building Renderings

PART III: STATEMENT OF JUSTIFICATION

A. DESCRIPTION OF THE PROPOSED USE:

1. Project description:

The current Edsall Road Fire Station is an approximately 5,200 SF, 2 ½ bay, one-story facility built in 1973 and renovated in 1987. The facility is grossly undersized and needs to be replaced with a larger facility to address outdated infrastructure and critical operational space shortages. There are 3 shifts (A, B, and C) that have alternating schedules during the week. The fire station operations will be 24 hours per day, 7 days per week. The apparatus equipment currently housed at the fire station includes an Engine, a Medic, and a Tiller as well as the Battalion Chief Buggy (SUV).

The Edsall Road Fire Station will be designed to accommodate a crew up to 20 fire fighters per shift and 4 apparatus bays to accommodate up to six apparatus equipment including the addition of a future engine and medic.

After the renovations and additions, the Edsall Road Fire Station will be an approximately 14,500 SF one-story building. Besides the apparatus bays, program spaces are primarily service spaces providing operational support such as gear lockers, lobby/control room, shop and storage rooms. Living quarters including administrative offices, dayroom, kitchen, dining, locker facilities, exercise and bunk rooms all are planned. The new facility will also feature a 24-foot tall training tower in the north east corner of the building.

2. Area to be served by proposed use:

The Edsall Road Station area being served by the existing fire station will continue to be served by the replacement facility as well as the temporary fire station during construction. 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.

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 5,200 SF, including all additions, but not including the space lost from the now-removed apparatus bay on the south side of the building.

The existing building was constructed in 1973 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:

The new replacement fire station facility will be located on the existing site. No other locations were reviewed for this facility since the current location is central to the area for which it serves.

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

Edsall Road Fire Station is a public use facility located on the current property and will remain as such with the proposed new replacement facility. The facility will meet the current and future needs of the station.

C. ANTICIPATED IMPACTS/MITIGATION:

1. Visual impacts:

The proposed fire station will primarily be a one-story building with four (4) drive through apparatus bays. The proposed height of the overall building is approximately 24'-0". The primary exterior materials shown in the renderings include multi colored 4-inch face brick with metal panel accents and aluminum curtainwall and storefront systems for a contemporary look. In addition to the building feature, new vehicle circulation on-site, increased parking, and new landscaping are proposed. The existing six-foot high screen wall and wooded area behind the facility (west property line) will remain (see Landscape Plan & Details in Exhibit 3).

2. Noise and light impacts:

Noise impact generated by the fire response vehicles will remain the same. Appropriate setbacks and buffers will be provided in accordance with the Zoning Ordinance requirements. 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 Ordinance requirements.

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. Vegetative swales, underground stormwater detention and infiltration systems as well as sustainable permeable articulating block system are being evaluated as the design progresses to meet the water quantity and quality control requirements per the PFM. Appropriate (BMP) narratives and the adequate outfall analysis will be included in the development plans per the PFM requirements for site plan review and approval.

4. Environmental:

The design for site and building will use the LEED® Green Building principles and Low Impact Development (LID) guidelines to minimize environmental impact. Possible LID features include vegetative swales, underground stormwater detention. Tree protection measures and perimeter erosion control measures will be provided in accordance with the requirements of the Zoning Ordinance and the Public Facilities Manual standards. The project will be registered with the US Green Building Council with the goal of a Silver Certification. The overall stormwater system will be improved by the following methods. This site naturally drains pre-development from south west to north east via sheet flow into an existing grass swale north of the site and exits the site via two 22"x36" corrugated metal pipe (CMP) culverts located along Carolina Place. The same existing drainage pattern will be followed for the post-development outfall. Runoff will be captured in a

Edsall Road Permanent Fire Station #26

2232 Report

Page 5

storm inlet and a trench drain and directed into a proposed closed storm system to a stormwater management (SWM) facility consisting of Stormtech chambers located east of the building. The post-development discharge from the SWM facility will decrease the flow from storms. The SWM system will connect to two new elliptical reinforced concrete pipes (RCP) and discharge into a proposed riprap outfall leading to a proposed Bermudagrass sod lined drainage ditch which flows north west to south east until it reaches another Bermudagrass sod lined ditch located along the eastern property line of the adjacent property.

5. Transportation:

Potential future staffing and apparatus equipment increases will have little to no impact on traffic generated from the Fire Station since the new equipment will respond from the same location as previously. The main access to the site for the public will remain the same as currently accessed from Carolina Place.

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 Edsall Road Fire station is shown as an existing feature shown on the Fairfax County Comprehensive Plan, 2017 Edition, Public Facilities, Amended through 11-1-2016.

The site location supports the following Fire and Rescue objectives:

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.

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.

The Edsall Road Fire station is shown as an existing feature shown on the Fairfax County Comprehensive Land Use Plan, 2017 Edition, Amended through 12-5-2017.

The site location supports the following guidelines:

Appendix 11, 15. Public facilities and Infrastructure: Evaluate opportunities to include public facility improvements and services within transit-oriented development (TOD) area. TOD may provide opportunities to improve public facilities.

Appendix 11, 6: Urban Design: Encourage excellence in urban design, including site planning, streetscape, and building design, which creates a pedestrian-focused sense of place.

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

Edsall Road Permanent Fire Station #26

2232 Report

Page 6

The use of a Public Facility is in general conformance with Fairfax County Comprehensive Plan. The site is located on the same property as the existing station and will cover the present First Due area effectively.

ALTERNATIVE SITE CONSIDERED FOR THIS USE:

The project consists of a renovation and addition to the existing fire station on the existing site. As such, no considerations were given to alternate locations. The facility is situated in a central area for the area that it serves.

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

Fairfax County owns the property that is the subject of this application. Approval of the request for a 2232 Determination will allow for the approximately 14,500 SF replacement facility. Schematic plans and elevations for the fire station are contained herein. The facility design will be comparable in functionality to other Fairfax County Fire stations. During construction, an off-site temporary facility will be operational on an adjacent property owned by Florida Rock Industries, Inc. through a previously approved 2232 Determination and. The temporary facility will be for only the time frame necessary to construct the new facility which is estimated at 18 months.

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: Kirst, Lorrie
Sent: Monday, November 26, 2018 3:55 PM
To: Stinson, David B.
Subject: 2232-M18-28 --Edsall Road Fire Station #26 Expansion

2232-M18-28
Edsall Road Fire Station #26 Expansion
5316 Carolina Place
Tax Map: 80-2 ((1)) 50
Zoning District C-2

The property is zoned C-2 and is developed with the existing 5,200 sq. ft. Edsall Road Fairfax County Fire Station. The proposal is to renovate and expand the existing station to 14,500 sq. ft. to accommodate a crew of up to 20 fire fighters per shift and 4 apparatus bays. The use is a public facility which is permitted by right in the C-2 Zoning District subject to the C-2 District regulations and all other applicable requirements. The proposal is subject to any applicable building permit and site plan requirements, and Non-Residential Use Permits must be issued prior to the commencement of the use.

Attachment C

Staff Analysis

Department of Planning and Zoning
Planning Division - Environmental and Development Review

Stinson, David B.

From: Bebek, Corinne
Sent: Wednesday, December 19, 2018 2:21 PM
To: Stinson, David B.
Cc: Bell, John
Subject: Edsall Road Fire Station #26 Comments

Hi David, below are comments regarding the application for the Edsall Road Fire Station. Let me or John know if you have any questions.

Comments for 2232-M18-28, Edsall Road Fire Station #26

- Green Building: The applicant is proposing to abide by the County's green building policy by registering the project with the USGBC with the goal of attaining LEED Silver Certification.
- Stormwater Management: There are currently no stormwater management (SWM) facilities on site. The applicant is providing new SWM and best management practices (BMP) facilities on site as well as using LIDs. Determination of the adequacy of these facilities is deferred to LDS at the time of site plan submission.

If you need a more formal document with this information, I would be happy to provide that. Just let me know!

Corinne Bebek
Planning Division
Department of Planning and Zoning
Corinne.Bebek@fairfaxcounty.gov
(703) 324-1237

Attachment D

Staff Analysis

Fairfax County Department of Transportation
Site Analysis Section



County of Fairfax, Virginia

MEMORANDUM

DATE: December 19, 2018

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

FROM: Maura Ikharo
Site Analysis Section
Department of Transportation

SUBJECT: 2232-M18-28 - Edsall Road Fire Station #26, Permanent Facility
Tax Parcel Number 080-2-01-0050

12.21.18
[Signature]

The Fairfax County Department of Transportation (FCDOT) has reviewed the 2232-M18-28 application and anticipates vehicle trip impacts associated with the proposed permanent Edsall Road Fire Station #26 to be minimal. The permanent station will replace the existing Edsall Road Fire Station in the same location. The site is accessed from Carolina Place by two drive aisles at the north and south ends of the parcel. A 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 permanent station is bounded by Industrial Drive to the east and Edsall Road to the north. Currently, the parcel is zoned as C-2.

Permanent Facility

Per the Comprehensive Plan, public facilities are planned at this location. Therefore, the use of a fire station is in general conformance with the Comprehensive Plan. The proposed permanent station will be a 14,500-square-foot, one-story building. The total area of the existing station is approximately 5,200 square feet. The permanent station will accommodate a crew of up to 20 fire fighters per shift. The station will contain four apparatus bays for up to six apparatus equipment, including the addition of a future engine and medic.

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 permanent 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.

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

Cc: David Stinson, Public Facilities Planning, DPZ
Brittany Nixon, FCDOT-SAS
Greg Fuller, FCDOT-SAS
Jeffrey Hermann, AICP, Chief, FCDOT-SAS

Attachment E

Staff Analysis

Urban Forest Management Division
Forest Conservation Branch



County of Fairfax, Virginia

MEMORANDUM

DATE: December 2, 2018

TO: David Stinson, Planner
Planning Division, DPZ

FROM: Nicholas J. Drunasky, Urban Forester III
Forest Conservation Branch, UFMD

SUBJECT: Edsall Road Fire Station #26, Permeant Facility, 2232-M18-28

The following review comments were generated during my review of the first submission of the site plan stamped as "Received by the county on September 12, 2018." A site visit was conducted on October 31, 2018 as part of my review. Since the 2232 was received after reviewing the first submission of the site plan (18990-SP-001-1), those detailed comments are provided here and will be addressed during that stage of the process.

Specific Comments:

Sheets C8-C14, C30, and C31 of C34

1. The existing canopy is unclear, since only part of the canopy has been depicted and labeled, while other areas of existing canopy have not been included. The existing canopy line including groups of trees and individual trees five feet in height and greater shall be clearly depicted with a key and symbol and additional Urban Forestry comments may follow. (PFM 12-0504.1A)

Sheets C9, C13 and C31 of C34

2. Root pruning is proposed in the northwestern corner of the property, adjacent to existing trees, but appears that very little grading is proposed in this vicinity. Root pruning in this area will cause more harm than benefit to adjacent trees. Root pruning shall not be specified in the northwestern corner of the property. (PFM 12-0505.1A)

Sheet C14 of C34

3. It appears that a request has been submitted under a separate cover to modify the western transitional screening to allow for the use of the 25 foot wide area of existing vegetation (noted on the plan as a "wooded area"), to meet the 35 foot wide (Type II)

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



transitional screening requirement. However, a 35 foot wide area is provided (10 of which contains and proposes no woody vegetation). The justifications cited includes paragraphs 2, 3 and 4, only one of which (paragraph 3) can be justified. Nothing has been provided within the justification that explains how paragraph 3 can be used to justify the modification. Additionally, a site visit revealed that the existing vegetation present, within the 25 foot wide yard is very sparse (most of which appears to be from offsite trees to the west) and does not meet the intent of the ordinance, requiring a 35 foot width. In order to meet the intent of the transitional screening requirement, the following items shall be addressed:

- a. Supplemental vegetation shall be provided in the form of primarily evergreens, as well as deciduous trees and shrubs, so vegetation is provided within the full 35 foot width to meet the intent of ZO 13-303.3B.
 - b. The landscape planting schedule shall be updated according. (PFM 12-0515.1E)
 - c. A transitional screening matrix in accordance with ZO 13-303.3B shall be provided to clarify that the modified transitional screening area and vegetation provided meets the intent of the ordinance for a 35 foot wide screening yard.
 - d. The modification (WTSW) letter shall be revised to use site specific justifications to support the justification from paragraph 3 of ZO 13-305.
 - e. Once the WTSW is approved by UFMD, the request letter to the Director, as well as approval letter shall be incorporated into the next submission of the site plan. (ZO 13-305)
4. A Type D, E, or F barrier is required within the Type II western transitional screening yard. It appears that the existing six foot tall brick wall is proposed as the barrier to satisfy this requirement. However, it should be noted that the existing brick wall is beginning to deteriorate (has bricks that have fallen off, or have crumbled), but it does not appear that anything is proposed to repair the wall with this plan. If the existing brick wall is going to be used to meet the barrier requirement within the western transitional screening area, a narrative shall be provided that specifies how the wall will be repaired and restored, without damaging existing vegetation. (ZO 13-304)
5. A site visit revealed that trash has been disposed of within the western transitional screening yard, which will not allow for supplemental planting. The tree preservation narrative shall be revised to include a brief narrative on how trash will be removed from within this area by hand without causing disturbance to existing vegetation. (PFM 12-0509.3A)
6. Peripheral parking lot landscaping and tabulations have not been provided for the parking lot in order to meet the requirement along the northern and southern sides of the site. Peripheral parking lot landscaping (at least one tree every 50 feet) and tabulations shall be provided between the parking lot and the abutting properties to the northern and southern sides of the property. (ZO 13-203.1)

7. Peripheral parking lot landscaping and tabulations have not been provided for the parking lot along the right of way, making it unclear how the requirement will be met. Peripheral parking lot landscaping (at least one tree every 40 feet) and tabulations shall be provided between the parking lot and right of way. (ZO 23-203.2)
8. One willow oak appears to be provided within less than five feet of an underground electric line, which poses a possible infrastructure conflict. This will oak shall be shifted to the south so its trunk is over five feet from the underground electric line. (PFM 12-0510.4E(4))
9. The parking lot area defined is unclear, since the key and symbol used is also covering the building as well and some areas of the parking lot that are shaded differently than others. The key and symbol used to define the parking lot area shall be clearly depicted with a key and symbol and be different from others used. (PFM 12-0514.5)
10. Three inch caliper, category IV deciduous trees as are proposed, all of which are more difficult to find in the nursery industry and are more difficult to establish in the landscape. Please note that if three inch caliper trees are proposed, their sizes will be verified in the field once planted that they meet these size requirements. It is recommended that smaller caliper (eg. 2 inch caliper) trees are proposed with a higher quantity to make up the difference in canopy coverage. (PFM 12-0705.1A)

Sheet C15 of C34

11. The Landscape Planting Notes do not state anything about a landscape pre-installation meeting with Urban Forest Management prior to planting, which will be critical to establish communication between the landscape contractor, developer, and UFMD, and should help with a smooth bond release. In addition, it will be very important to have a pre-installation meeting because all 10-year tree canopy cover is coming from landscaping. The "Landscape Planting Notes" should be revised to specify having a Landscape Pre-Installation meeting with Urban Forest Management, the landscape contractor, and the developer's representative. Suggested language is as follows: "Prior to installation of any plants to meet the requirements of the approved landscape planting plan, the contractor/developer shall coordinate a pre-installation meeting on the site with the landscape contractor, UFMD staff, and any additional appropriate parties. Any proposed changes to planting locations, tree/shrub planting sizes, and species substitutions shown on the approved plan shall be reviewed and must be approved by UFMD staff prior to planting. The installation of plants not approved by UFMD may require the submission of a revision to the landscape plan or removal and replacement with approved trees/shrubs prior to bond release." (PFM 12-0705.1C(3))
12. Most of the site where landscaping is proposed appear to contain existing gravel, pavement and subbase materials or areas within the proposed limits of clearing and grading where construction practices will leave soils compacted and a hostile environment for tree health. The landscape planting notes only specify using organic

matter in areas compacted and tilling to a depth of 12 inches, which will not likely support long term plant health and allow us to achieve 10-year tree canopy credit on this site. Soil compaction is likely much deeper, which will require excavation and soil amendments to achieve at least a two foot depth. The landscape planting notes, shall be revised to specify how the soil will be prepared in order to make conditions conducive for the establishment and long-term survival of landscape plants, such as Dr. Susan Day's "Soil Profile Rebuilding Specifications." (PFM 12-012-0705.3B)

Sheet C16 of C34

13. A tree preservation sign detail has not been included with the other E&S Control Details, but has been included on the Landscape Plan. A tree preservation sign detail shall be provided with the other E&S Control Details or a note shall be added to that sheet referencing the detail on the Landscape Plan. (PFM 12-0505.1A and 12-0703.3)

Sheet C30 of C34

14. The Existing Vegetation Map (EVM) provided does not include a list of all primary tree species present onsite (some of which are identified in the tree inventory table) within each cover type. The EVM shall be revised to include all primary species found onsite within each cover type. (PFM 12-0506.1C)
15. The cover type for the western transitional screening area is unclear, since it has been grouped into the developed area. The existing vegetation within the western transitional screening area shall be clearly depicted with a key and symbol and additional Urban Forestry comments may follow. (PFM 12-0506.1)
16. The cover type noted as "Landscaped Canopy," located in the southwestern side of the site does not appear to be existing landscaping, but appears to fall into the upland forest category. The cover type in the southwestern corner of the property shall be revised to reflect the correct cover type that exists onsite. (PFM 12-0506.1)
17. Several trees over five feet in height and taller have not been clearly depicted on the EVM, making the Tree Preservation Target unclear. All freestanding trees and groups of trees five feet in height or taller shall be clearly depicted and labeled on the EVM and additional Urban Forestry comments may follow. (PFM 12-0506.1)

Sheet C31 of C34

18. Several trees are either within (171) or directly adjacent to (174, Dead, 175, 169) the proposed limits of clearing and grading, but are offsite and have been noted that they are in poor condition and are recommended for removal by TNT Arborists due to the likelihood of tree failure, but have not been shown to be removed on the plants with an X or in the inventory table. Since the proposed limits of clearing and grading threaten the structural stability of these trees noted, they should be identified with an X for

removal on the plans and in the tree inventory table, with permission for the offsite property owner. (PFM 12-0507.2B and 12-0507.2)

19. Offsite tree number 179 is specified for removal, which is unclear since the proposed limits of clearing and grading are not encompassing 40% or more of the critical root zone. Tree number 179 shall be re-evaluated and considered for removal in the inventory table and on the plan. (PFM 12-0507.2C)
20. Offsite tree number 168 is identified for removal, but is likely a tree that was planted to fulfill the zoning requirement for interior or peripheral parking lot landscaping. Since offsite tree number 168 is specified for removal, it shall be shown to be replaced with another category IV deciduous tree such as swamp white oak. (ZO 13-202 and 203)
21. A site visit revealed that several of the trees inventoried on the western side of the site are no longer present. Additionally, trees that appear to be over 12 inches in diameter and either 25 feet outside or 10 feet inside the proposed LOC&G have not been inventoried. The tree inventory shall be updated to include all trees 12 inches in diameter and greater that are 25 feet outside the proposed LOC&G and 10 feet inside and additional Urban Forestry comments may follow. (PFM 12-0507.1)
22. Some of the trees inventoried on the western side of the property do not appear to be accurate, which is unclear. All trees inventoried on the western side of the property shall be re-verified in the field and updated as necessary on the plans and additional Urban Forestry comments may follow. (PFM 12-0507.1)
23. It does not appear that any 10-year Tree Canopy Credit is being afforded to tree preservation, which is unclear since the western transitional screening area contains some existing vegetation. Additionally, a deviation request from the tree preservation target has not been made, which is also unclear. It must be noted that some of the trees identified in the inventory that fall within the western transitional screening area are not eligible for any 10-year Tree Canopy Credit, since they are in poor condition (white pines) or consist of species that cause problems after preservation, such as white mulberry. Others are only eligible for a reduced 10-year Tree Canopy Credit, such as white pine (0.5). (PFM 12-0510.3B(1)(a))
 - a. Areas where trees are being preserved onsite, where 10-year Tree Canopy Credit will be afforded shall be clearly depicted and labeled with a key and symbol.
 - b. Tables 12.3 and 12.10 shall both be revised to reflect this change.
24. The amount of existing vegetation in Table 12.3 is unclear since it does not appear to include any of the vegetation on the western side of the site. Table 12.3 shall be revised to include all existing vegetation present onsite and additional Urban Forestry comments may follow. (PFM 12-0508.1)

Sheets C10, C11, C13, C14, C29, and C31 of C34

25. A site visit revealed that offsite tree number 190, shown to be preserved is going to have fill placed over its critical root zone, which may cause negative impacts. Tree number 190 shall also be hatched, as others in the area to include the structural fill, which will help minimize negative impacts. (PFM 12-0507.2C)

Sheet C32 of C34

26. The "Tree Condition Analysis" and "Invasive Species Control Narrative" only identifies English ivy and Japanese honeysuckle as the only non-native invasive species present to be managed, which is not the case. A site visit revealed several other non-native invasive species to be present, which shall be clearly identified as well as management strategies included for them in the "Invasive Species Control Narrative" and "Tree Condition Analysis" additional Urban Forestry comments may follow. It is also suggested to include a note that states if additional non-native invasive species are discovered, they shall also be addressed with this plan. (PFM 12-0404.2B and 12-0509.3D)
27. The "Invasive Species Control Narrative" does not specify monitoring reports being provided to UFMD, making it unclear as to the progress of the management work. The "Invasive Species Control Narrative" shall clearly identify the frequency that monitoring reports will be sent to UFMD. (PFM 12-0404.2B and 12-0509.3D)
28. The Tree Preservation Target in Table 12.10 is unclear since the EVM does not specify all existing free standing woody vegetation, five feet in height and taller. The Tree Preservation Target shall be revised in Table 12.10 to reflect what is shown on the EVM. (PFM 12-0508.1)
29. Tree planting proposed in Table 12.10 is unclear, since it is not all depicted on the Landscape Plan. Tree planting proposed on the Landscape Plan shall be accounted for in Table 12.10 and all other tabulations revised accordingly. (PFM 12-0515.4)

If further assistance is desired, please contact me at 703-324-1770.

NJD/
UFMID #: 254620

cc: RA File

Attachment F

Staff Analysis

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:
Edsall Road Fire Station # 26 Permanent Facility

REF: Application No.: **2232-M18-28;**
5316 Carolina Place, Springfield, VA 22151
TAX MAP: 80-2-((1))-0050

DATE: December 28, 2018

The existing 8" sanitary sewer lines located on the Carolina Place have adequate capacity to accommodate the sewage from the proposed Fire Station for the referenced application.

Attachment G

Staff Analysis

Land Development Services
Site Development and Inspections Division



County of Fairfax, Virginia

MEMORANDUM

DATE: December 27, 2018

TO: David Stinson, Planner
Public Facilities Planning Branch, Planning Division
Department of Planning and Zoning

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

SUBJECT: 2232 Public Facility Review Application No.: 2232-M18-28; Tax Map No.:
080-2-01-0050; Mason District

The subject application has been reviewed and the following stormwater management comments are offered at this time:

Chesapeake Bay Preservation Ordinance (CBPO)

There is no County-mapped Resource Protection Area (RPA) located on the project property.

Floodplains

There is no regulated floodplain located on the project property.

Downstream Drainage Complaints

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

Water Quality

Water quality controls are required for this project (SWMO 124-4-4-3). Water quality narrative states that best management practices will be included in the development plans per the PFM requirements for site plan review and approval.

Water Quantity - Detention

Water quantity controls for stormwater detention are required for this project (SWMO 124-4-4-D). However, the ability to provide sufficient stormwater detention for the site has not been discussed or demonstrated.



David Stinson, Planner
Page 2 of 2

Drainage Diversion

During the development, the natural drainage divide shall be honored. If natural drainage divides cannot be honored, a drainage diversion justification narrative must be provided. (PFM 6-0202.2A)

Downstream Drainage System

The applicant shall provide hydraulic and hydrologic computations to demonstrate adequacy of the downstream drainage system to the limit of analysis/alternative limit of analysis for each outfall per Chapter 124-4-4. B&C with site plan.

Please contact me at 703-324-1739 if there are any questions.

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

Attachment H

Staff Analysis

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

January 3, 2019

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 -M18-28
Edsall Road Fire Station #26
Tax Map: 80-2 ((1)) 50

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 is served by Fairfax Water.
2. Adequate domestic water service is available at the site from an existing 8-inch water main located on-site. 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.

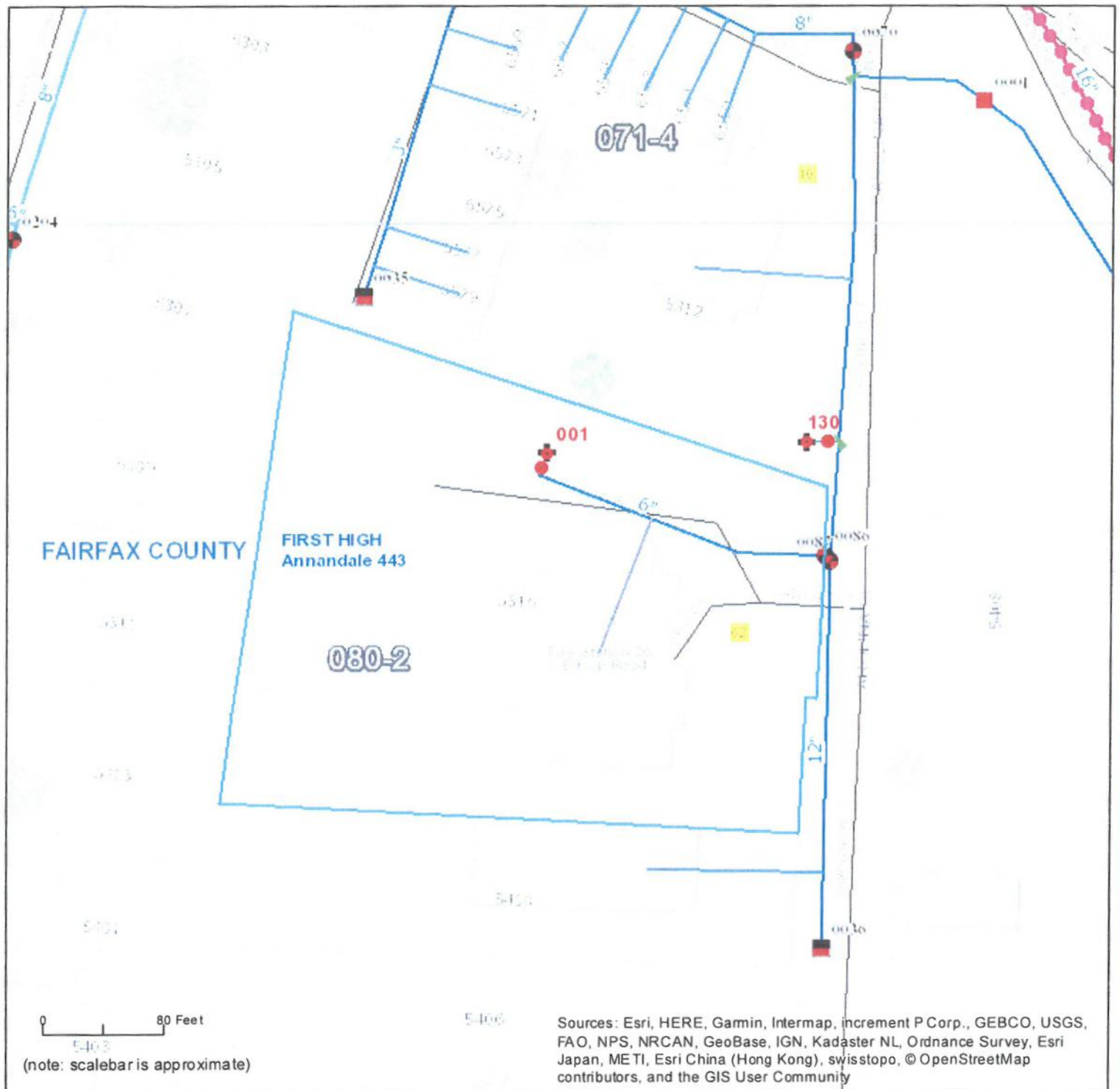
Sincerely,

A handwritten signature in blue ink, appearing to read "Gregory J. Prelewicz".

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

Enclosure

FW GIS



Legend

Hydrants

- Fairfax Water, Active
- Other, Active
- Fairfax Water, Inactive

Hydrant Valves

- Fairfax Water
- Other

Main Breaks

- ✕ Main Breaks

Pressurized Mains - Private

- (0000 01) Private, In Service
- (0000 01) 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 I

Staff Analysis


Fairfax County Park Authority
Park Planning Branch



FAIRFAX COUNTY PARK AUTHORITY

M E M O R A N D U M

TO: Michelle Stahlhut, Chief
Facilities Planning Branch, Planning Division
Department of Planning and Zoning

FROM: Andrea L. Dorlester, Manager 
Park Planning Branch, PDD

DATE: December 14, 2018

SUBJECT: 2232-M18-28, Edsall Road Fire Station #26
Tax Map Number: 80-2((1))50

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

FCPA Reviewer: Andy Galusha
DPZ Planner: David Stinson

Copy: Barbara Nugent, Director, Resource Management Division
Cindy McNeal, Project Coordinator, Real Estate Services Branch
David Stinson, Planner, Facilities Planning Branch, DPZ
File Copy

Attachment J

Staff Analysis

Department of Public Works and Environmental Services
Response to Comments



December 7, 2018

Nicholas Drunasky
Urban Forester II
Urban Forest Management Division
12055 Government Center Parkway, Suite 518
Fairfax, Virginia 22035
Phone 703-324-1770 Fax: 703-653-6678

**RE: Edsall Road Fire Station #26 Renovations and Additions
Transitional Screening and Barrier Waiver/Modification
Plan No: 18990-WTSW-001-1
ADTEK Project No.: 1779.0005**

Dear Mr. Drunasky,

This letter is to detail the responses to your comments dated October 30th, 2018, for the review of the above referenced plan. The responses are listed in the order received.

Comments

1. The existing canopy is unclear, since only part of the canopy has been depicted and labeled, while other areas of existing canopy have not been included. The existing canopy line including groups of trees and individual trees five feet in height and greater shall be clearly depicted with a key and symbol and additional Urban Forestry comments may follow. (PFM 12-0504.1A)

Response: The existing vegetation used toward tree canopy coverage is now clearly depicted on C14 and C30.

2. A request has been made to modify the western transitional screening to allow for the use of the 25 foot wide area of existing vegetation (noted on the plan as a "wooded area"), to meet the 35 foot wide (Type II) transitional screening requirement. However, a 35 foot wide area is provided (10 of which contains and proposes no woody vegetation). The justifications cited includes paragraphs 2, 3 and 4, only one of which (paragraph 3) can be justified. Nothing has been provided within the justification that explains how paragraph 3 can be used to justify the modification. Additionally, a site visit revealed that the existing vegetation present, within the 25 foot wide yard is very sparse (most of which appears to be from offsite trees to the west) and does not meet the intent of the ordinance, requiring a 35 foot width. In order to meet the intent of the transitional screening requirement, the following items shall be addressed:

a. Supplemental vegetation shall be provided in the form of primarily evergreens, as well as deciduous trees and shrubs, so vegetation is provided within the full 35 foot width to meet the intent of ZO 13-303.3B.

Response: A combination of large deciduous, large and medium evergreens and shrubs has now been planted within the 10 foot area that previously had no vegetation, see Sheet C14.

- b. The landscape planting schedule shall be updated according. (PFM 12-0515.1E)

Response: The landscape planting schedule has been updated on Sheet C14.

- c. A transitional screening matrix in accordance with ZO 13-303.3B shall be provided to clarify that the modified transitional screening area and vegetation provided meets the intent of the ordinance for a 35 foot wide screening yard.

Response: Transitional screening matrix has now been included on Sheet C14.

- d. The modification (WTSW) letter shall be revised to use site specific justifications to support the justification from paragraph 3 of ZO 13-305.

Response: The WTSW request letter has been updated to provide specific justifications from Paragraph 3 of the ZO, see Sheet C15.

- e. Once the WTSW is approved by UFMD, the request letter to the Director, as well as approval letter shall be incorporated into the next submission of the site plan. (ZO 13-305)

Response: The WTSW request letter and approval letter are now located on Sheet C15.

3. A Type D, E, or F barrier is required within the Type II western transitional screening yard. It appears that the existing six foot tall brick wall is proposed as the barrier to satisfy this requirement. However, it should be noted that the existing brick wall is beginning to deteriorate (has bricks that have fallen off, or have crumbled), but it does not appear that anything is proposed to repair the wall with this plan. If the existing brick wall is going to be used to meet the barrier requirement within the western transitional screening area, a narrative shall be provided that specifies how the wall will be repaired and restored, without damaging existing vegetation. (ZO 13-304)

Response: Existing 6-foot tall brick screen wall (Barrier E) will be noted Sheet C10 "Contractor to repair deteriorated bricks & repaint entire walls same color as existing without damaging existing vegetation."

4. A site visit revealed that trash has been disposed of within the western transitional screening yard, which will not allow for supplemental planting. The tree preservation narrative shall be revised to include a brief narrative on how trash will be removed from within this area by hand without causing disturbance to existing vegetation. (PFM 120509.3A)

Response: The tree preservation narrative has been revised on Sheet C32 has been revised to include trash removal without disturbance to existing vegetation.

5. The Existing Vegetation Map (EVM) provided does not include a list of all primary tree species present onsite (some of which are identified in the tree inventory table) within each cover type. The EVM shall be revised to include all primary species found onsite within each cover type. (PFM 12-0506.1C)

Response: The EVM now includes all primary species found onsite within each cover type, see Sheet C30.

6. The cover type for the western transitional screening area is unclear, since it has been grouped into the developed area. The existing vegetation within the western transitional screening area shall be clearly depicted with a key and symbol and additional Urban Forestry comments may follow. (PFM 12-0506.1)

Response: *The cover type for the western transitional screening area is now clearly depicted and labeled on the Sheets C30.*

7. The cover type noted as "Landscaped Canopy," located in the southwestern side of the site does not appear to be existing landscaping, but appears to fall into the upland forest category. The cover type in the southwestern corner of the property shall be revised to reflect the correct cover type that exists onsite. (PFM 12-0506.1)

Response: *The landscaped canopy at the southwestern corner of the site now reflects the correct cover type on-site, see Sheet C30.*

8. Several trees over five feet in height and taller have not been clearly depicted on the EVM, making the Tree Preservation Target unclear. All freestanding trees and groups of trees five feet in height or taller shall be clearly depicted and labeled on the EVM and additional Urban Forestry comments may follow. (PFM 12-0506.1)

Response: *Additional trees 5-feet and taller are now located on the EVM on Sheet C30.*

9. A site visit revealed that several of the trees inventoried on the western side of the site are no longer present. Additionally, trees that appear to be over 12 inches in diameter and either 25 feet outside or 10 feet inside the proposed LOC&G have not been inventoried. The tree inventory shall be updated to include all trees 12 inches in diameter and greater that are 25 feet outside the proposed LOC&G and 10 feet inside and additional Urban Forestry comments may follow. (PFM 12-0507.1)

Response: *Tree inventory has been updated for the western side of the site per the requirements above, see Sheet C30 and C31.*

10. Some of the trees inventoried on the western side of the property do not appear to be accurate, which is unclear. All trees inventoried on the western side of the property shall be re-verified in the field and updated as necessary on the plans and additional Urban Forestry comments may follow. (PFM 12-0507.1)

Response: *Trees on the western side of the property have been re-verified and updated inventory is on Sheet C31.*

11. It does not appear that any 10-year Tree Canopy Credit is being afforded to tree preservation, which is unclear since the western transitional screening area contains some existing vegetation. Additionally, a deviation request from the tree preservation target has not been made, which is also unclear. It must be noted that some of the trees identified in the inventory that fall within the western transitional screening area are not eligible for any 10-year Tree Canopy Credit, since they are in poor condition (white pines) or consist of species that are cause problems after preservation, such as white mulberry. Others are only eligible for a reduced 10-year Tree Canopy Credit, such as white pine (0.5). (PFM 12-0510.3B(1)(a))

- a. Areas where trees are being preserved onsite, where 10-year Tree Canopy Credit will be afforded shall be clearly depicted and labeled with a key and symbol.

Response: *Tree preservation areas are now clearly labeled on Sheet C31. Table 12.3 on Sheet C31 and Table 12.10 on Sheet C32 have been revised to reflect the updated 10-year tree canopy credit.*

- b. Tables 12.3 and 12.10 shall both be revised to reflect this change.

Response: See response to Comment #11A.

12. The "Tree Condition Analysis" and "Invasive Species Control Narrative" only identifies English ivy and Japanese honeysuckle as the only non-native invasive species present to be managed, which is not the case. A site visit revealed several other non-native invasive species to be present, which shall be clearly identified as well as management strategies included for them in the "Invasive Species Control Narrative" and "Tree Condition Analysis" additional Urban Forestry comments may follow. It is also suggested to include a note that states if additional non-native invasive species are discovered, they shall also be addressed with this plan. (PFM 12-0404.2B and 12-0509.3D)

Response: Additional non-native species are now noted in the tree inventory on Sheet C31 with management strategies in the Tree Condition Analysis and Invasive Species Control Narrative on Sheet C32.

13. The "Invasive Species Control Narrative" does not specify monitoring reports being provided to UFMD, making it unclear as to the progress of the management work. The "Invasive Species Control Narrative" shall clearly identify the frequency that monitoring reports will be sent to UFMD. (PFM 12-0404.2B and 12-0509.3D)

Response: Monitoring reports and frequency are now included in the Invasive Species Control Narrative on Sheet C32.

14. The Tree Preservation Target in Table 12.10 is unclear since the EVM does not specify all existing free standing woody vegetation, five feet in height and taller. The Tree Preservation Target shall be revised in Table 12.10 to reflect what is shown on the EVM. (PFM 12-0508.1)

Response: The Tree Preservation Target in Table 12.10 has been revised to reflect the EVM on Sheet C30 along with the TPP on Sheet C31, see Sheet C32.

15. Tree planting proposed in Table 12.10 is unclear, since it is not all depicted on the Landscape Plan. Tree planting proposed on the Landscape Plan shall be accounted for in Table 12.10 and all other tabulations revised accordingly. (PFM 12-0515.4)

Response: Table 12.10 has been updated on Sheet C32 for the proposed plantings depicted on Sheet C14.

This concludes our response to the comments provided. If you need additional clarification, please feel free to contact me at (703) 691-4040.







Sincerely,

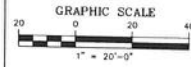


Chris Heiser, PE, LEED AP BD+C
Civil Project Manager
ADTEK ENGINEERS, INC.

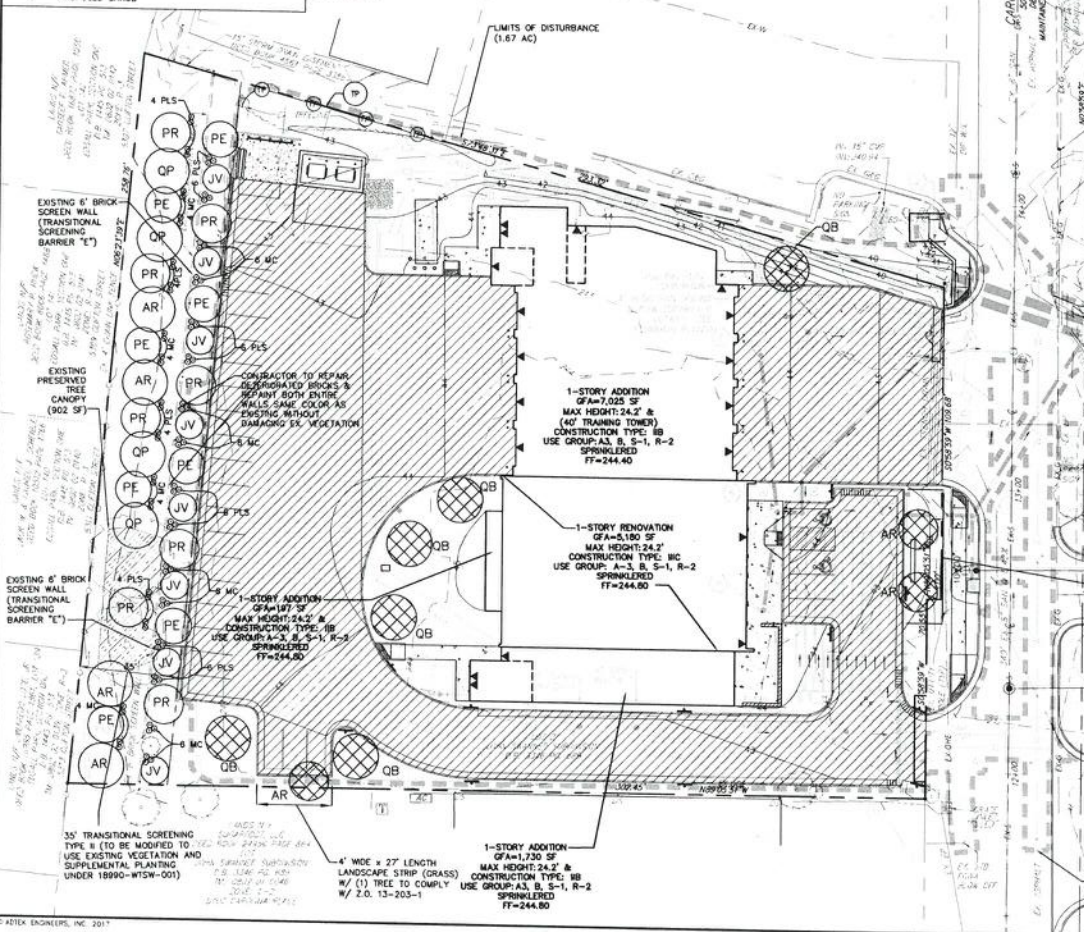
cc: Ashley Beesam, PE, LEED AP BD+C

1. THE CONTRACTOR SHALL PERMANENTLY STABILIZE ALL DISTURBED AREAS NOT PAVED, BUILT OVER, OR PART OF A MULCHBED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TOPSOIL.
*2. PRIOR TO INSTALLATION OF ANY PLANTS TO WINDING, THE CONTRACTOR SHALL SUBMIT TO THE CITY THE REQUIREMENTS OF THE APPROVED LANDSCAPE PLANNING. THE CONTRACTOR SHALL COORDINATE A PRE-INSTALLATION MEETING ON THE DATE OF THE LANDSCAPE CONTRACTOR, UMD STAFF, AND ANY ADDITIONAL APPROPRIATE REPRESENTATIVES TO DISCUSS THE PLANTING LOCATIONS, TREE/SHRUB PLANTING SIZES, AND ANY OTHER INFORMATION ON THE APPROVED PLANT LIST THAT IS REVIEWED AND MUST BE SUBMITTED TO UMD STAFF PRIOR TO PLANTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF THE INSTALLATION OF THE PLANTING. THE CONTRACTOR SHALL REQUIRE THE SUBMISSION OF A REMISSION TO THE LANDSCAPE PLAN ON REMOVAL AND REPLACEMENT WITH APPROVED TREES/SHRUBS.
3. ALL PROPOSED PLANTINGS (TREES & SHRUBS) SHALL ADHERE TO LINCOLN FORESTRY MANAGEMENT POLICY ON LANDSCAPE PLANTING. SPECIFICALLY ITEM #4C, WHEN PLANTING IN COMPACTED SOILS.

 DENOTES INTERIOR PARKING LOT AREA
 DENOTES AREA COUNTED FOR INTERIOR PARKING LOT TREE CANOPY
 EXISTING PRESERVED TREE CANOPY
 TREE PROTECTION WITH TREE PROTECTION SIGN ON FENCE EVERY 30' O.C. (SEE DETAIL, SHEET C15)
 PROPOSED TREE
 PROPOSED SHRUB



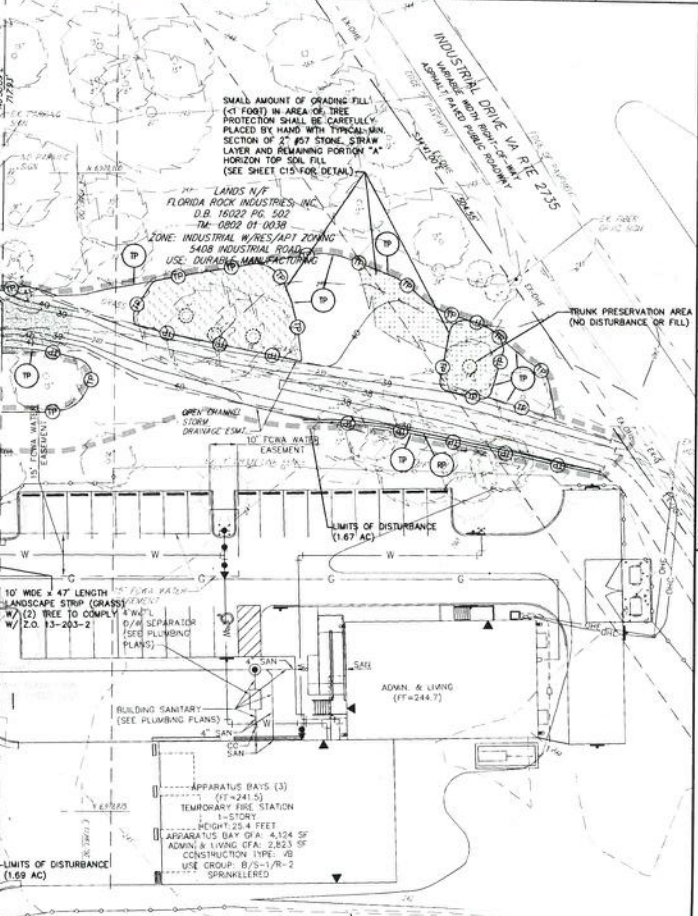
MANUAL SCORING REQUIREMENTS - Screening Yard WIDE - \$5 P.F.					
West Property Line (J,F)					
A. SCREENING REQUIREMENT (S) J, F, A-D 43-103 A.1	0.799	250' X 10' 75% 79%			
B. SCREENING PROVIDED (S) F					
C. Existing Tree Canopy	960				
D. Proposed Canopy	4,800				
E. TOTAL SCREENING CANOPY PROVIDED	5,760				
F	5,360	P	A	6,760	
East Property Line (J,F)					
N/A					
North Property Line (J,F)					
N/A					
South Boundary 1 lot R.O.					



PLANNING SCHEDULE - EISBRL ROAD PAVEMENT AS RENOVATION & ADDITION									
Activity	Resource name	Location Name	Quantity	Size	Stock Type	50/50 Size Code	Unit Code	YPRG	Usage
Lamp									
1	LED (Philips Naxos)	Yellow Club	4	2.5' can	668B	200	600	DE-CV	SCRD FINING
2	LED (Philips Naxos)	Yellow Club	4	2.5' can	668B	200	600	DE-CV	SCRD FINING
3	LED (Philips Naxos)	Yellow Club	4	2.5' can	668B	200	1200	DE-CV	PHI - PH 132
4	LED (Philips Naxos)	Yellow Club	4	2.5' can	668B	200	1200	DE-CV	PHI - PH 132
PAVEMENT									
1	PAVEMENT (Philips Naxos)	Yellow Club	3	1.5' can	668B	150	850	DE-CV	PHI - PH 132
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1	PAVEMENT (Philips Naxos)	Yellow Club	3	1.5' can	668B	150	1200	DE-CV	PHI - PH 132
2	PAVEMENT (Philips Naxos)	Yellow Club	3	1.5' can	668B	150	1200	DE-CV	PHI - PH 132
PAVEMENT									
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PAVEMENT									
1	PAVEMENT (Philips Naxos)	Yellow Club	3	1.5' can	668B	150	1200	DE-CV	PHI - PH 132
2	PAVEMENT (Philips Naxos								

INTERIOR PARKING LANDSCAPING REQUIREMENTS			
A. PAVING AREA (S.F.)			27,900
B. INTERIOR LANDSCAPING REQUIRED (3%)	0.03		1,353
C. EXISTING INTERIOR TREES SAVED (S.F.)			
D. PROPOSED INTERIOR TREES (S.F.)			1,650
E. TOTAL INTERIOR TREE COVER (S.F.)			1,650
	1.850	>	1,350

PERIPHERAL PARKING LANDSCAPING REQUIREMENTS		
SOUTHERLY PARKING SPACES		27
LENGTH OF PARKING SPACES (#FEET)		
Z.O. 15-203.1 REQUIREMENT (TREE)	1 TREE/30 L.F. IN 4-FOOT WIDE LANDSCAPE STRIP	1
PROVIDED PROPOSED LANDSCAPING (TREE)		1
EASTERLY PARKING SPACES		
LENGTH OF PARKING SPACES (#FEET)		47
Z.O. 15-203.2 REQUIREMENT (TREE)	1 TREE/40 L.F. IN 10-FOOT WIDE LANDSCAPE STRIP	2
PROVIDED PROPOSED LANDSCAPING (TREE)		2



ADTEK
DAI TEI KONG, INC. (ADTEK)
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EDSALL ROAD FIRE STATION #26
RENOVATION & ADDITION
5316 CAROLINA PL, SPRINGFIELD, VA
LANDSCAPE PLAN & DETAILS

EDSALL ROAD FIRE STATION #26
RENOVATION & ADDITION
5316 CAROLINA PL., SPRINGFIELD, VA

LANDSCAPE PLAN & DETAILS

SCALE: 1" = 20'	DATE 10/24/2017	DRAWING TITLE
SHEET 01	CHECKED CH	PROJECT 173700505
		DRAWING TITLE

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Stinson, David B.

From: Drunasky, Nicholas J
Sent: Friday, January 4, 2019 8:37 AM
To: Chris Heiser
Cc: Ashley Beesam; McIsaac, John; Lauren Duvall; Elena Clarke
Subject: RE: Edsall Road Fire Station18990-WTSW-001-1 - Courtesy Review

Chris,

That now appears to meet the requirement. Please make sure these canopy tabulations are updated in table 12.10 as well before resubmitting two hard copies to the second floor. I should only need the cover sheet, EVM, LS, and TPP sheets. Once I have those, I can take action and send the approval letter your way. Then we can focus on the site plan.

Nick

Nick Drunasky

Urban Forester III
Team Lead Mason, Mount Vernon and Braddock Districts
Urban Forest Management - Forest Conservation Branch
Department of Public Works and Environmental Services
Fairfax County Government
Ph: 703-324-1770

From: Chris Heiser [mailto:cheiser@adtekengineers.com]
Sent: Thursday, January 03, 2019 8:42 AM
To: Drunasky, Nicholas J <Nicholas.Drunasky@fairfaxcounty.gov>
Cc: Ashley Beesam <abeesam@adtekengineers.com>; McIsaac, John <John.McIsaac@fairfaxcounty.gov>; Lauren Duvall <lauren@tntenvironmentalinc.com>; Elena Clarke <eclarke@adtekengineers.com>
Subject: RE: Edsall Road Fire Station18990-WTSW-001-1 - Courtesy Review
Importance: High

Thanks Nick, appreciate the clarification.

Please find the attached updated LS plan with changes clouded in red.

If ok, please let me know the number of copies and if you just want the LS/EVM/TPP sheets.

Chris Heiser, PE, LEED AP BD+C

Civil Project Manager

ADTEK ENGINEERS, INC.

D 703.382.6576

P 703.691.4040

From: Drunasky, Nicholas J <Nicholas.Drunasky@fairfaxcounty.gov>
Sent: Thursday, January 3, 2019 6:58 AM
To: Chris Heiser <cheiser@adtekengineers.com>
Cc: Ashley Beesam <abeesam@adtekengineers.com>; McIsaac, John <John.McIsaac@fairfaxcounty.gov>; Lauren Duvall

<lauren@tntenvironmentalinc.com>

Subject: RE: Edsall Road Fire Station18990-WTSW-001-1 - Courtesy Review

Chris,

I am sorry, but missed your note about trash removal, so that addresses comment number two.

The first comment still needs to be addressed. The minimum 75% canopy coverage has to be met for the transitional screening area with only a 1.0 canopy multiplier. You are claiming a 1.5 canopy multiplier for most of the area. In addition, it needs to be clear exactly which trees are being used within the transitional screening area, to also provide clarification.

I would be happy to explain over the phone if you would like. I could try giving you a call between meetings this morning.

Nick

Nick Drunasky

Urban Forester III

Team Lead Mason, Mount Vernon and Braddock Districts

Urban Forest Management - Forest Conservation Branch

Department of Public Works and Environmental Services

Fairfax County Government

Ph: 703-324-1770

From: Chris Heiser [<mailto:cheiser@adtekengineers.com>]

Sent: Wednesday, January 02, 2019 5:12 PM

To: Drunasky, Nicholas J <Nicholas.Drunasky@fairfaxcounty.gov>

Cc: Ashley Beesam <abeesam@adtekengineers.com>; McIsaac, John <John.McIsaac@fairfaxcounty.gov>; Lauren Duvall <lauren@tntenvironmentalinc.com>

Subject: RE: Edsall Road Fire Station18990-WTSW-001-1 - Courtesy Review

Importance: High

Nick,

I am really confused, items 1 and 2 are met, are they not? See screenshot with highlighted items. Please let me know.

Also, if ok, how many copies do you need? Do you want the full set of plans or just the LA and EVM/TPP sheets?

Thanks

reening Yard Width - 35 FT.

6,799	259'x35'x0.75=6,799								
451									
6,388									
6,839									
6,839	>	A.	6,799						
N/A									
N/A									
N/A									

TRASH WAS NOT OBSERVED/WAS REMOVED AS OF NOVEMBER 2018 ONSITE; ANY TRASH NOTED WITHIN THE TRANSITIONAL SCREENING YARD SHALL BE REMOVED BY HAND WITHOUT CAUSING DISTURBANCE TO EXISTING VEGETATION

TREE PRESERVATION AREA
(2) UPLAND FOREST
902 SF

1-STORY ADDITION
GFA=197 SF EX-FO
MAX HEIGHT: 24.2' &
CONSTRUCTION TYPE: IIB

4

From: Drunasky, Nicholas J <Nicholas.Drunasky@fairfaxcounty.gov>

Sent: Wednesday, January 2, 2019 2:53 PM

To: Chris Heiser <cheiser@adtekengineers.com>

Cc: Ashley Beesam <abeesam@adtekengineers.com>; McIsaac, John <John.McIsaac@fairfaxcounty.gov>; Lauren Duvall <lauren@tntenvironmentalinc.com>

Subject: RE: Edsall Road Fire Station18990-WTSW-001-1 - Courtesy Review

Chris,

After conducting another courtesy review of the .pdf's you provided, the following Urban Forestry comments remain and shall be addressed.

1. A request has been made to modify the western transitional screening to allow for the use of existing vegetation (two trees claiming that 451sqft) to meet the 35 foot wide (Type II) transitional screening requirement. With this submission, it appears that a canopy multiplier is being afforded to reduce the amount of supplemental vegetation provided. However, canopy multipliers cannot be used to towards fulfilling the 75% cover requirement, which does not appear to be met. It is also unclear if the minimum 75% canopy coverage has been met, since trees types, and categories of trees provided within the transitional screening area have not been provided within the screening matrix. (PFM 12-0310.4B) In order to meet the intent of the transitional screening requirement, the following items shall be addressed:
 - a. Additional supplemental vegetation shall be provided in the form of primarily evergreens, as well as deciduous trees, so vegetation is provided within the full 35 foot width to meet the intent of ZO 13-303.3B (75% canopy coverage).
 - b. The landscape planting schedule shall be updated according with the additional landscaping as necessary. (PFM 12-0515.1E)
 - c. The transitional screening matrix in accordance with ZO 13-303.3B shall be updated to clarify that the additional supplemental planting now covers 75% of the 35 foot wide screening yard. The quantity, size, and canopy cover shall be provided in the screening matrix, to clarify that at least 75% canopy coverage is being met.
 - d. Once the WTSW is approved by UFMD, the request letter to the Director, as well as approval letter shall be incorporated into the next submission of the site plan. (ZO 13-305)
2. A site visit revealed that trash has been disposed of within the western transitional screening yard, which will not allow for supplemental planting. The tree preservation narrative shall be revised to include a brief narrative on how trash will be removed from within this area by hand without causing disturbance to existing vegetation. (PFM 12-0509.3A)

Once these additional items have been addressed, please feel free to submit a comment response letter and .pdf's clarifying that these comments have been addressed.

Nick

Nick Drunasky

Urban Forester III

Team Lead Mason, Mount Vernon and Braddock Districts

Urban Forest Management - Forest Conservation Branch

Department of Public Works and Environmental Services

Fairfax County Government

Ph: 703-324-1770

From: Chris Heiser [<mailto:cheiser@adtekengineers.com>]

Sent: Monday, December 31, 2018 8:40 AM

To: Drunasky, Nicholas J <Nicholas.Drunasky@fairfaxcounty.gov>

Cc: Ashley Beesam <abeesam@adtekengineers.com>; McIsaac, John <John.McIsaac@fairfaxcounty.gov>; Lauren Duval <lauren@tntenvironmentalinc.com>

Subject: RE: Edsall Road Fire Station18990-WTSW-001-1 - Courtesy Review

Importance: High

Good Morning Nick,
Please disregard the previous email with landscape plans.

Here is the updated landscape plan/EVM/TPP with native multiplier and changes to the plans are clouded in RED.

Please let us know when we can resubmit for approval.

Thanks.

Chris Heiser, PE, LEED AP BD+C

Civil Project Manager

ADTEK ENGINEERS, INC.

D 703.382.6576

P 703.691.4040

From: Drunasky, Nicholas J <Nicholas.Drunasky@fairfaxcounty.gov>

Sent: Wednesday, December 19, 2018 1:56 PM

To: Chris Heiser <cheiser@adtekengineers.com>

Cc: Ashley Beesam <abeesam@adtekengineers.com>; Nigatu, Ambachew <Ambachew.Nigatu@fairfaxcounty.gov>

Subject: Edsall Road Fire Station18990-WTSW-001-1 - Courtesy Review

Chris,

Sorry for not being able to get to this sooner. I have been extremely busy lately. After finishing my courtesy review of the WTSW, the following comments still remain.

1. A request has been made to modify the western transitional screening to allow for the use of existing vegetation (two trees claiming 902 sq ft, but only allowed half that 451) to meet the 35 foot wide (Type II) transitional screening requirement. The justifications cited includes paragraphs 2, 3 and 4, only one of which (paragraph 3) can be justified. Nothing has been provided within the justification that explains how paragraph 3 can be used to justify the modification. With this submission, supplemental vegetation has been provided, but not enough to meet the 75% cover requirement. In order to meet the intent of the transitional screening requirement, the following items shall be addressed:
 - a. Additional supplemental vegetation shall be provided in the form of primarily evergreens, as well as deciduous trees and shrubs, so vegetation is provided within the full 35 foot width to meet the intent of ZO 13-303.3B.
 - b. The landscape planting schedule shall be updated according with the additional landscaping. (PFM 12-0515.1E)
 - c. The transitional screening matrix in accordance with ZO 13-303.3B shall be updated to clarify that the additional supplemental planting now covers 75% of the 35 foot wide screening yard.
 - d. The transitional screening matrix shall be revised so only 451 square feet of existing canopy is being afforded canopy credit for the two white pines (as depicted in Table 12.10).

- e. The modification (WTSW) letter shall be revised to use site specific justifications to support the justification from only paragraph 3 of ZO 13-305.
 - f. Once the WTSW is approved by UFMD, the request letter to the Director, as well as approval letter shall be incorporated into the next submission of the site plan. (ZO 13-305)
-
- 2. A site visit revealed that trash has been disposed of within the western transitional screening yard, which will not allow for supplemental planting. The tree preservation narrative shall be revised to include a brief narrative on how trash will be removed from within this area by hand without causing disturbance to existing vegetation. (PFM 12-0509.3A)
 - 3. It is unclear what trees are proposed to receive the native multiplier in Table 12.10, since they have not been specified in the planting schedule. The tree planting schedule shall be revised to reflect what trees are proposed to receive the native canopy multiplier. (PFM 12-0510.4B(5))
 - 4. Landscaping proposed in the planting schedule does not appear to be clearly reflected in Table 12.10. Landscaping proposed in the planting schedule shall be clearly reflected in Table 12.10. (PFM 12-0511.1F and 12-0515.4)
 - 5. Red maple is overplanted in the county, susceptible to life threatening Asian longhorn beetle, and does not perform well within or near parking lots. Red maple in the parking lot shall be replaced by a native category IV deciduous tree species such as 'Valley Forge' American elm. (PFM 12-0510.4C)
 - 6. Skip laurel is proposed within the transitional screening yard, but is non-native, susceptible to various types of blight, so is not appropriate for the transitional screening yard. Skip laurel shall be replaced by a more appropriate native shrub species such as blackhaw viburnum. (PFM 12-0510.4C)
 - 7. Evergreens have been specified by caliper, which is not the way they are specified in the nursery industry. Evergreens shall be revised in the planting schedule to be specified by height. (PFM 12-0601.1C)

If you have any questions, please do not hesitate to contact me at 703-324-1713. Once you feel you have adequately addressed these comments, please feel free to provide another courtesy submission, with a comment response letter and all changes circled for me to easily identify.

Nick

Nick Drunasky

Urban Forester III

Team Lead Mason, Mount Vernon and Braddock Districts

Urban Forest Management - Forest Conservation Branch

Department of Public Works and Environmental Services

Fairfax County Government

Ph: 703-324-1770

Stinson, David B.

From: Mclsaac, John
Sent: Tuesday, January 15, 2019 7:47 AM
To: Stinson, David B.
Subject: FW: 2232 Review - 18990-ZONA-001-1

David,

See response form Civil Engineer below. Let me know if will suffice.

John Mclsaac, PE, SE, LEED® AP
Project Manager, Building Design Branch
Building Design and Construction Division, DPWES
Fairfax County Government
12000 Government Center Parkway, Suite 449
Fairfax, Virginia 22035
John.Mclsaac@fairfaxcounty.gov
703-324-5695 direct

From: Chris Heiser [mailto:cheiser@adtekengineers.com]
Sent: Tuesday, January 15, 2019 7:44 AM
To: Mclsaac, John <John.Mclsaac@fairfaxcounty.gov>
Cc: Ashley Beesam <abeesam@adtekengineers.com>
Subject: RE: 2232 Review - 18990-ZONA-001-1

Responses below:

Water Quality

Water quality controls are required for this project (SWMO 124-4-4-3). Water quality narrative states that best management practices will be included in the development plans per the PFM requirements for site plan review and approval.

Response: THIS PROJECT IS A REDEVELOPMENT OF THE EXISTING FIRE STATION LOCATED ALONG EDSALL ROAD. THERE WILL BE TWO BMP METHODS LINKED TOGETHER IN A TREATMENT TRAIN TO PROVIDE PHOSPHORUS REMOVAL TO MEET THE VIRGINIA RUNOFF REDUCTION METHOD (VRRM) REQUIREMENTS. BMP#1 (STR#5), A HYDRODYNAMIC SEPARATOR (APPROVED VA BMP CLEARINGHOUSE PROPRIETARY HYDRODYNAMIC MANUFACTURED DEVICE 14.A), WILL TREAT THE ENTIRE ROOF AREA RUNOFF AND BMP #3 (STR#10), A HYDRODYNAMIC SEPARATOR (APPROVED VA BMP CLEARINGHOUSE PROPRIETARY HYDRODYNAMIC MANUFACTURED DEVICE 14.A), WILL TREAT A MAJORITY OF THE DRIVE AISLE AND VISITOR PARKING LOT AND DISCHARGE INTO BMP#2, STORMTECH SC-310 ISOLATOR ROWS (APPROVED VA BMP CLEARINGHOUSE PROPRIETARY FILTERING MANUFACTURED DEVICE 14.B), WHICH WILL ALSO TREAT RUNOFF FROM A PORTION OF THE PARKING LOT, DRIVE ISLE, AND GRASS AREA. BMP FACILITIES ARE LOCATED EAST OF THE BUILDING

Water Quantity - Detention

Water quantity controls for stormwater detention are required for this project (SWMO 124-4-4. D). However, the ability to provide sufficient stormwater detention for the site has not been discussed or demonstrated.

Response: THIS PROJECT CONSISTS OF A BUILDING ADDITION AND RENOVATION TO THE EXISTING FIRE STATION, PARKING IMPROVEMENTS, SIDEWALKS AND ASSOCIATED UTILITIES. THE PROJECT LIMITS OF DISTURBANCE AREA APPROXIMATELY 1.67 ACRES WHICH INCLUDES APPROXIMATELY 0.21 ACRES OF OFF-SITE ADEQUATE OUTFALL DRAINAGE IMPROVEMENTS. THE PRE-DEVELOPMENT IMPERVIOUS AREA WAS 1.00 ACRES, THE POST-DEVELOPMENT

IMPERVIOUS AREA IS 1.17 ACRES. STORMWATER QUANTITY CONTROL (SWM) FOR THIS PROJECT IS COMPRISED OF STORMTECH HDPE ARCH CHAMBERS SURROUNDED IN AN AGGREGATE TRENCH (EAST OF THE BUILDING) WHICH PROVIDES 1, 2 AND 10-YEAR DETENTION OF THE PEAK POST-DEVELOPMENT FLOWS TO PEAK PRE-DEVELOPMENT FLOWS.

Drainage Diversion

During the development, the natural drainage divide shall be honored. If natural drainage divides cannot be honored, a drainage diversion justification narrative must be provided. (PFM 6-0202.2A)

Response: Natural drainage divides are being honored for this project.

Downstream Drainage System

The applicant shall provide hydraulic and hydrologic computations to demonstrate adequacy of the downstream drainage system to the limit of analysis/alternative limit of analysis for each outfall per Chapter 124-4-4. B&C with site plan.

Response: THIS SITE NATURALLY DRAINS PRE-DEVELOPMENT FROM SOUTH WEST TO NORTH EAST VIA SHEET FLOW INTO AN EXISTING GRASS SWALE NORTH OF THE SITE AND EXITS THE SITE VIA (2) 22"x36" CMP CULVERTS LOCATED ALONG CAROLINA PLACE. THE SAME EXISTING DRAINAGE PATTERN WILL BE FOLLOWED FOR THE POST-DEVELOPMENT OUTFALL. RUNOFF WILL BE CAPTURED IN A STORM INLET AND A TRENCH DRAINS AND DIRECTED IN A PROPOSED CLOSED STORM PIPE SYSTEM TO SWM #1 FACILITY CONSISTING OF STORMTECH CHAMBERS LOCATED EAST OF THE BUILDING. THE DISCHARGE FROM SWM#1 FACILITY WILL CONNECT INTO ONE OF THE PROPOSED (2) ELLIPTICAL RCP CULVERTS ALONG WITH A STORM INLET IN CAROLINA PLACE. RUNOFF FROM THE (2) ELLIPTICAL RCP CULVERTS DISCHARGES INTO A PROPOSED RIPRAP OUTFALL LEADING TO A PROPOSED BERMUDAGRASS SOD LINED DRAINAGE DITCH WHICH FLOWS NORTH WEST TO SOUTH EAST UNTIL IT REACHES ANOTHER BERMUDAGRASS SOD LINED DRAINAGE DITCH LOCATED ALONG THE EASTERN PROPERTY LINE OF THE VULCAN PROPERTY. ALL OUTFALLS FROM THE SITE WILL COMPLY WITH CHANNEL PROTECTION SECTION 124-4-4-B AND FLOOD PROTECTION SECTION 124-4-4.C.1.

Chris Heiser, PE, LEED AP BD+C

Civil Project Manager

ADTEK ENGINEERS, INC.

D 703.382.6576

P 703.691.4040

From: Mclsaac, John <John.Mclsaac@fairfaxcounty.gov>

Sent: Tuesday, January 15, 2019 7:21 AM

To: Chris Heiser <cheiser@adtekengineers.com>

Subject: FW: 2232 Review - 18990-ZONA-001-1

Hey Chris,

Do have any insight into this?

John Mclsaac, PE, SE, LEED® AP

Project Manager, Building Design Branch

Building Design and Construction Division, DPWES

Fairfax County Government

12000 Government Center Parkway, Suite 449

Fairfax, Virginia 22035

John.Mclsaac@fairfaxcounty.gov

703-324-5695 direct

Attachment K

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.