



FAIRFAX COUNTY PLANNING COMMISSION

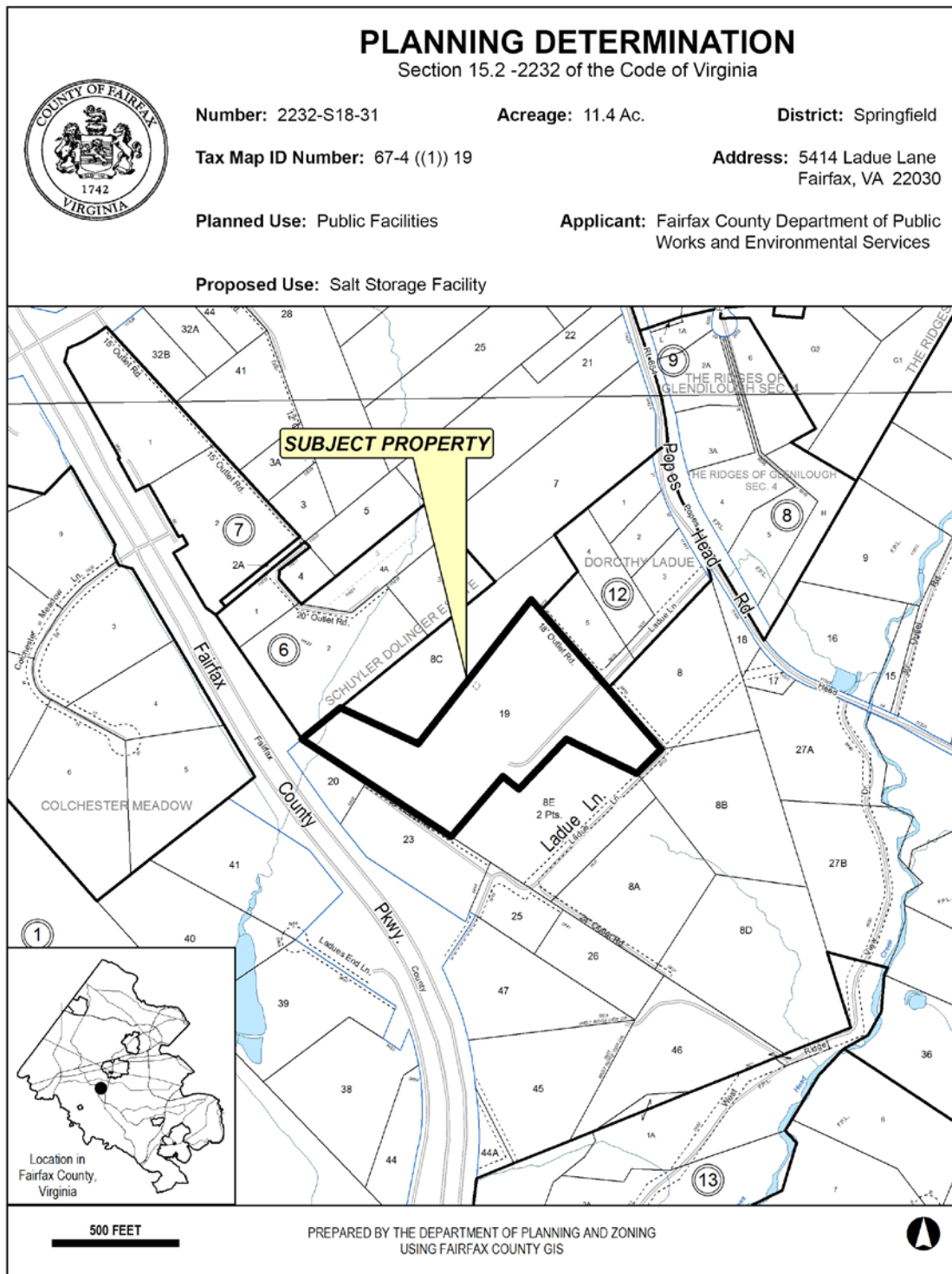
May 1, 2019

PUBLIC HEARING FOR PLANNING DETERMINATION

Pursuant to
Va. Code Sec. 15.2 - 2232

Public Hearing Date: May 16, 2019 at 7:30 p.m.

Application Number:	2232-S18-31
Applicant:	Fairfax County Department of Public Works and Environmental Services (DPWES)
Proposed Use:	Salt Storage Facility – Central Material Facility (CMF)
Supervisor District:	Springfield District
Subject Property Address:	5414 Ladue Lane, Fairfax, VA 22030 Tax Map 67-4 ((1)) 19
Area of Subject Property:	11.4 acres
Application Accepted:	February 4, 2019
Recommendation:	In accordance with Va. Code Sec. 15.2-2232, as amended, staff recommends that the Planning Commission find that the proposal by the Fairfax County DPWES, to construct a salt storage facility at 5414 Ladue Lane, Fairfax, VA 22030, <u>is substantially in accord</u> with provisions of the adopted Comprehensive Plan.



APPLICATION***Attachment A***

Proposal: Salt storage facility at Central Material Facility (CMF) site

Applicant: Fairfax County Department of Public Works and Environmental Services (DPWES)

Subject Property: 5414 Ladue Lane, Fairfax, VA 22030
Tax map 67-4 ((1)) 19

Size and location: The 11.4 acre site is located south of Braddock Road, between Fairfax County Parkway and Ox Road. The proposed site is within tax map 67-4 ((1)) 19.

Existing conditions: The site is currently developed with material and equipment storage yard used by Maintenance and Stormwater Management Division (MSMD) of DPWES. The existing use and the associated structures are proposed to remain. The site is partly paved with asphalt or gravel. The existing conditions exhibit and photographs can be found in the application (*Attachment A*).

Comprehensive Plan and Zoning District: The Comprehensive Plan Map identifies the property for public facilities use. The property is zoned R-C.

Project Justification: The proposed salt storage facility will improve the existing storage of deicing salt to prevent exposure to precipitation and minimize pollutants reaching waterways. The proposed facility will support the monitoring requirements of Fairfax County's Municipal Separate Storm Sewer System (MS4) permit which authorizes the discharge of stormwater to surface waters. The MS4 permit is mandated by the Clean Water Act and Environmental Protection Agency and administered by the Virginia Department of Environmental Quality to require the County to reduce the discharge of pollutants from storm water management systems into waterways.

Proposed Use: DPWES proposes to construct a dome structure to provide covered storage for the deicing salt currently stored on site. There will be a concrete loading pad on each side of the dome, with a conveyor on one side. The proposal also includes future improvements to the facility, including renovation of an existing building to create an office and break room, a vehicle and equipment wash structure, a canopy for spreader rack storage, and a drain field. Existing storage use and associated structures are proposed to remain.

Service Area: The facility will serve all of Fairfax County as well as Fairfax County Public Schools and Fairfax County Park Authority during emergency events.

Access: Vehicles enter and exit through the entrance on Ladue Lane, then turn right onto Popes Head Road to reach Ox Road.

Staff and Hours of Operation: The facility will maintain its current hours of operation, Monday through Friday from 6:00 AM to 4:00 PM, with up to 30 employees with staggered arrival and departure times.

Anticipated Impacts:

Transportation: FCDOT staff anticipates no significant transportation impacts from the proposed changes to the facility. The proposed improvements are not expected to result in increased vehicle trips.

Visual: The proposed dome is 90 feet in diameter and 52 feet in height, which includes an 8 foot concrete wall portion and a dome roof made of wood with asphalt shingles. The floorplan and elevations can be found in Exhibit B of the application (*Attachment A*). The proposed wash structure is approximately 500 square feet in area, and reaches 25 feet in height to the peak of the pitched roof. The proposed canopy for spreader storage is approximately 9,200 square feet in area and 20 feet in height.

Screening and Buffer: The existing mature trees and vegetation will provide screening and buffer on the periphery of the site. New evergreen trees are proposed along the northwestern boundary adjacent to the proposed dome to provide 30 feet of unbroken open space. In response to neighborhood input, the applicant proposes supplemental screening of evergreen trees beyond the Zoning Ordinance requirement. They are located along the northeastern boundary near the entrance and southern boundary adjacent to the proposed canopy. The site exhibit in application depicts the locations of the proposed new vegetation. (*Attachment A*)

Noise and Light: While the proposed improvements will not increase current operations or vehicular traffic, the operations during emergency events will generate additional noise and light. Exterior LED lighting will be mounted on the dome for use during salt removal operations as needed. Safety and security lighting will be installed in compliance with Zoning Ordinance standards, and all exterior lighting will use full cut-off fixtures to prevent light trespass.

Air Quality: Impact to air quality is not anticipated since the proposal will not increase current operations or vehicular traffic.

Water Quality: The bio-retention facility (rain garden), as depicted on the site exhibit, will provide stormwater management for the proposed dome. During winter, stormwater run-off and rinsate (water produced from vehicle cleaning) will be collected in on-site underground storage and hauled for discharge into Norman Cole Plant outside of the Occoquan watershed. The applicant states that apart from the dome, the proposed future improvements will not increase impervious surface and the impact will be minimal. All proposed improvements are outside of the Resource Protection Area on the western tip of the property.

DESCRIPTION OF SURROUNDING AREA

Character and Adjacent Land Uses: The subject property is developed with the existing material and equipment storage yard.

- North – Single family residences
- East – Single family residences
- South – Single family residences
- West – Fairfax County Parkway and Single family residences

COMPREHENSIVE PLAN PROVISIONS

The property is located in Area III, in the P1 Twin Lakes Community Planning Sector of the Pohick Planning District. The Comprehensive Plan Map identifies the property as planned for public facilities use.

Adjacent Land Use Recommendations:

- North – Residential use at .1-.2 dwelling unit per acre (du/ac) and private open space (Plan Map)
- East – Residential use at .1-.2 du/ac and private open space (Plan Map)
- South – Residential use at .1-.2 du/ac (Plan Map)
- West – Residential use at .1-.2 du/ac and private open space (Plan Map)

COMPREHENSIVE PLAN CITATIONS: An assessment of this proposal for substantial conformance with land use recommendations of the Comprehensive Plan (“the Plan”) is guided by the following citations from the 2017 Edition of the Plan:

Area Plan, AREA III, Pohick Planning District, Amended through 11-20-2018, Overview, Page 3

“Protect the Occoquan Reservoir and South Run watersheds;”

Policy Plan, Public Facilities, Amended through 11-1-2016, Countywide Objective 4, Pages 3-4:

“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 Plan, Public Facilities, Amended through 11-1-2016, Maintenance Facilities section, Pages 33-34:

“Locate any new facility in proximity to the center of its designated service area, which is a determined geographic region based on fleet distribution.”

“Provide screening and buffering around each facility in excess of Zoning Ordinance requirements in order to minimize the impact of this use.”

“Ensure that all facilities protect the water quality of nearby water courses by providing the most efficient stormwater Best Management Practices (BMPs) to control run-off from building and parking areas”

Policy Plan, Land Use, Amended through 5-1-2018, Objective 14 - Policies c and l, Page 10:

“Achieve compatible transitions between adjoining land uses through the control of height and the use of appropriate buffering and screening.”

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

STAFF ANALYSIS: See *Attachments B-1 through B-8* for detailed discussion. *Applicant response to the review comments is found in Attachment B-1.*

Department of Planning and Zoning

Zoning Administration Division – Ordinance Administration Branch *Attachment B-2*

The property is zoned R-C and WS. The proposed use is permitted provided that the requirements of the R-C District and all other applicable zoning regulations are met. 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.

Planning Division – Environment and Development Review Branch *Attachment B-3*

The applicant response (*Attachment B-1*) has adequately addressed the staff review comments.

Planning Division – Heritage Resources Branch *Attachment B-4*

The construction of the proposed facility will have no effect on identified heritage resources. Unknown archaeological resources could potentially be extant within the proposed area of disturbance. Fairfax County Archaeology and Collections Branch should be consulted, as recommended in the Comprehensive Plan.

Land Development Services

Site Development and Inspections Division (SDID) *Attachment B-5*

In response to SDID staff comment, applicant added the following statement to the site exhibit and the statement of justification in order to address the proposed future improvements not included in the current site plan - *The proposed development as depicted on the exhibit, shall comply with the Stormwater Management requirements under the Stormwater Management Ordinance (SWMO), Chapter 124. In addition, the project site is located in the County Water Supply Protection Overlay District (WSPOD). One half of the site projected pollutant load shall be reduced on-site.*

Department of Public Works and Environmental Services

Urban Forest Management Division - Forest Conservation Branch *Attachment B-6*

The entire site should be assessed for compliance with the transitional screening requirements of ZO Article 13. Supplemental landscaping in the form of large evergreen trees will likely be required. The applicant response (*Attachment B-1*) has satisfied the staff comments.

Wastewater Planning and Monitoring Division *Attachment B-7*

The proposed Salt Storage facility is in non-sewer service area and has no impact to the sanitary sewers.

Department of Transportation *Attachment B-8*

The Property is currently accessed from Popes Head Road. The proposed improvements are not expected to result in increased vehicle trips. FCDOT finds that the location, character, and extent of the proposed use is in conformance with the County's transportation plan.

Virginia Department of Transportation (VDOT) *Attachment B-9*

VDOT has no objections to the approval of the application.

Fairfax County Water Authority *Attachment B-10*

The property can be served by Fairfax Water. The closest available water main to provide domestic service is an existing 8-inch water main located in Hexagon Place. The developer is

responsible for all on-site and off-site facilities necessary to serve this project. 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. Based on the proposed use, a backflow preventer will be required on the service line to the property. Applicant has acknowledged these comments in response (*Attachment B-1*).

CONFORMANCE WITH THE COMPREHENSIVE PLAN

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

Location

The proposed salt storage facility is located at the Central Material Facility which is an existing material and storage yard used by Maintenance and Stormwater Management Division (MSMD) of DPWES. The facility will serve all of Fairfax County as well as Fairfax County Public Schools and Fairfax County Park Authority during emergency events.

Character and Extent

The proposed salt storage facility consists of a dome approximately 90 feet in diameter and 52 feet in height, as well as future improvements including a 25 foot tall wash structure and a 20 foot tall canopy for spreader storage. The proposal will improve the existing storage of deicing salt to prevent exposure to precipitation and minimize pollutants reaching the waterways. The proposed facility will support the requirements of Fairfax County's Municipal Separate Storm Sewer System (MS4) permit which authorizes storm water discharge to waterways based on the monitored reduction of pollutants discharge.

To provide screening and buffer from adjoining land uses, the proposal includes new evergreen trees to be planted along the northwestern boundary adjacent to the proposed dome. The proposal also includes supplemental evergreen trees, beyond Zoning Ordinance requirement, along the northeastern and southern boundary in response to neighborhood input. Future improvements, as depicted on the site exhibit, will need to provide required transitional screening through their site plan processes.

The proposed bio-retention facility (rain garden) will provide stormwater management for the proposed dome. During winter, stormwater run-off and rinsate will be collected in on-site underground storage and hauled for discharge into an approved location outside of the Occoquan watershed. All future improvements will need to comply with the Stormwater Management requirements under Stormwater Management Ordinance (SWMO).

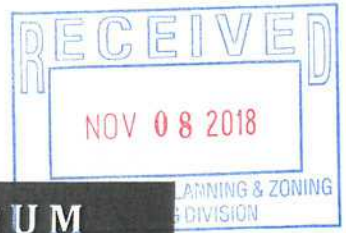
CONCLUSIONS AND RECOMMENDATIONS

Staff concludes that the subject proposal by the Fairfax County Public Works and Environmental Services, to construct the salt storage facility at Central Material Facility site, 5414 Ladue Lane, VA 22030, satisfies the criteria of location, character, and extent as specified in Va. Code Sec 15.2-2232. Therefore, staff recommends that the Planning Commission find the subject Application 2232-S18-31, substantially in accord with provisions of the adopted Comprehensive Plan.

Attachment A | Application




County of Fairfax, Virginia



MEMORANDUM

DATE: November 2, 2018

TO: Marianne Gardner, Director, Public Facilities Planning
Department of Zoning and Planning

FROM: Martha Sansaver, Project Manager 
Building Design and Construction Division

SUBJECT: Salt Storage Facility – CMF Site
Project # SD-000031-174

REFERENCE: Request for 15.2-2232 Determination

Purpose:

This memorandum transmits an application for 15.2 – 2232 Determination to permit the construction of the proposed salt storage dome at the Central Material Facility (CMF) site, on Board of Supervisors (BOS) property, located at 5414 Ladue Lane, Fairfax. The new Salt Storage Facility is necessary to provide for coverage of the existing salt to meet MS4 requirements and to continue to provide a strategic location for efficient deicing operations during emergency events. The facility is located in Area III; Pohick Planning District; P1-Twin Lakes Community Planning Sector of the Fairfax County Comprehensive Plan, 2017 Edition.

Recommendation:

It is recommended that the Planning Commission take appropriate action pursuant to section 15.2-2232 of the Code of Virginia to grant approval for a new Salt Storage Dome at the CMF site.

Background:

The attached application details the character, extent and location of the project.

Attachments: As Stated

cc: Supervisor Pat Herrity, Springfield District Supervisor
Chad Crawford, Director, Stormwater Management
Bobby Kerns, Chief Maintenance Operations Branch, Stormwater Management
Ron Kirkpatrick, Deputy Director, Capital Facilities, DPWES
Carey Needham, Director, Building Design and Construction Division, DPWES
Teresa Lepe, Chief, Building Design Branch, BD&C, DPWES

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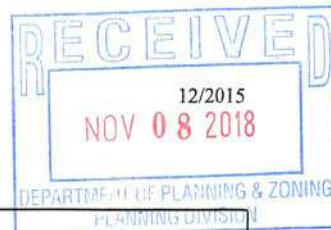
Department of Public Works and Environmental Services
Building Design and Construction Division

12000 Government Center Parkway, Suite 449
Fairfax, VA 22035-0052

Phone: 703-324-5800, TTY: 1-800-828-1120, Fax: 703-324-4365

www.fairfaxcounty.gov/dpwes



**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 _____

(Please Type or Clearly Print)

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

Address 5414 Ladue Lane
City/Town Fairfax Zip Code 22030
Place Name (if at county facility) Central Material Facility
Tax Map I.D. Number(s) 67-4 ((1)) 19
Fairfax County Supervisor District Springfield
Total Area of Subject Parcel(s) 13.84 acres
Zoning District R-C

APPLICANT(S)

Name (Company or Agency) Fairfax County, DPWES, Capital Facilities, Building Design Branch
Agent Name Martha Sansaver
(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) 324-5103 Fax (703) 324-4365
E-mail martha.sansaver@fairfaxcounty.gov
Secondary Contact (Must Be Provided) Dennis Holder
Telephone Number (703) 324-5358 E-mail dennis.holder@fairfaxcounty.gov

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

The site is proposed to remain a public facility and a material storage facility. A new salt storage enclosed dome structure is proposed. Future phases will provide for a storage canopy, future break room and a wash rack.

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.

None

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.

None

**SIGNATURE**

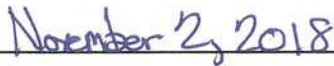
The undersigned acknowledges that additional Fairfax County land use review requirements may be identified during the review of this 2232 Review application and the fulfillment of such requirements is the responsibility of the applicant. The undersigned also acknowledges that all Fairfax County Zoning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

Section 15.2-2232 Review
Salt Storage Facility – CMF Site
Project Number SD-000031-174
November 2, 2018



1. AGENCY SUBMITTING THE APPLICATION:

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

Contact Person:

Martha Sansaver, Project Manager
703-324-5103 (direct)
martha.sansaver@fairfaxcounty.gov

2. LOCATION AND DESCRIPTION OF THE PROPERTY

Street Address: 5414 Ladue Lane, Fairfax VA 22030
Property ID: Tax Map 0674 01, parcel 19
Magisterial District: Springfield District
Planning Area: Area III, P1-Twin Lakes Community Planning Sector
Planning District: Pohick Planning District

Description of Property:

The Central Material Facility (CMF) site is the location of the old Fairfax Nike Missile Site abandoned by the Army in 1961 and purchased by Fairfax County in 1984 for use as a maintenance facility. The site is located in the Springfield District and identified as a public facility on the Fairfax County Comprehensive Plan map. The property is owned by the Board of Supervisors and continues to be used as a public works yard by Maintenance and Stormwater Management Division (MSMD) for miscellaneous material storage. It is zoned R-C with a site area of approximately 11.4 acres.

The property currently contains three one-story structures used for storage of equipment and supplies, one canopy structure and several areas throughout the property used for storage of equipment and various facility maintenance supplies. Additionally, there are two abandoned silos on the site. The site is accessible from Ladue Lane that connects from Popes Head Road. This is the only road that serves this site. The property is bound on the north, south, east and west by single-family detached, low-density residential properties. There is one vacant lot on the west side of the property. The drainage on the site is separated by a ridge that runs from the southwestern-most corner of the site to the northeaster-most corner of the site. On the west side of the ridge, the contours slope from the ridge to the northwest corner of the site at a slope of approximately 7%. On the east side of the ridge, the contours slope from the ridge to the southeastern property boundary at a slope of approximately 7%.

In the Fairfax County Comprehensive Plan, the site is located in Area III, Pohick Planning District in the P1-Twin Lakes Community sector plan. The site is identified as a "Public Use - Public Facility".

Section 15.2-2232 Review
Salt Storage Facility
Central Material Facility Site (CMF)
Project Number SD-000031-174
November 2, 2018
Revised: January 10, 2019, April 14, 2019

PART II: STATEMENT OF JUSTIFICATION

A. DESCRIPTION OF THE PROPOSED USE:

1. Project Description:

The current use for this facility is Public Use as a public works yard for miscellaneous equipment and material storage by Maintenance and Stormwater Management Division (MSMD) and will continue to be used as a public works yard. A salt storage dome facility is proposed to be provided on the northwest area of the site to provide coverage for the existing salt stored on-site. This project will also meet Fairfax County's Municipal Separate Storm Sewer System (MS4) permit requirements to minimize the pollutants reaching the county's waterways and to control non-approved discharges into the County's sewer system. Fairfax County's MS4 permit is mandated by the Clean Water Act and by the Environmental Protection Agency's stormwater regulations. The Virginia Department of Environmental Quality administers the MS4 permit. This state permit authorizes the discharge of stormwater from all existing and new municipal separate stormwater systems owned or operated by Fairfax County and establishes the specific requirements and responsibilities to implement the permit requirements to reduce illicit discharges and to control the discharge of pollutants from reaching the waterways. This project is important to mitigate the impact resulting from stormwater runoff created by the storage of salt on county property.

In the future, it is anticipated that a break room may be provided in one of the existing structures. The building will be renovated to provide toilet facilities for use by public works employees, specifically for use during emergency events. Future use of this property may also provide for construction of an equipment storage canopy and a vehicle and equipment wash facility.

The CMF site is a centrally located and serves all areas of the County for maintenance operations. On an average day, about twenty to thirty MSMD employees visit the site to deliver or pick-up materials, vehicles and/or equipment; and return, at the end of the day to store the vehicles and equipment. Approximately ten to twelve trucks utilize the site on an average day. This number will remain the same, but number and frequency increases during emergency storm events.

- **Dimensions of all buildings and structures including maximum building heights**

The proposed salt storage dome is a prefabricated wood and concrete structure that is 90 FT in diameter and approximately 6,500 GSF. The height to the top of the dome is 52 FT. There will be a concrete containment pad in front of the dome that is 4,700 SF and in the back of the dome that is 5,280 SF, which contains the above ground salt conveyor.

There are three existing buildings and one canopy building on the site that are used for storage and will continue to be used to provide covered storage. All the buildings are rectangular one-story

structures. The exterior dimensions of the two larger structures are approximately 50 FT x 150 FT and 36 FT x 134 FT and the heights are about 14 FT, for a total of approximately 7,500 SF and 5000 SF. The other existing rectangular building is approximately 3,600 SF and the exterior dimensions are 45 FT x 80 FT and about 12 FT in height. The existing canopy is a three-sided, rectangular building that is approximately 40 FT x 50 FT and about 14 FT in height. There are also two abandoned silos on the property, each of which are approximately 22 FT x 22 FT and about 22 FT in height. All existing structures are proposed to remain.

The future renovation is anticipated to provide a break room and an office area in one of the existing buildings, and will be approximately 1,000 SF with dimensions of approximately 25 FT x 40 FT. The new wash facility that may be provided would be approximately 500 SF. It would be a rectangular structure of approximately 20 FT x 25 FT and about 25 FT in height. All height dimensions are to the top peak of the roof.

- **Material, color, finish of buildings or structure**

The materials of the new salt storage dome will be comprised of concrete walls for a height of 8 FT with asphalt shingles on a wood structure creating the dome roof. The dome building has an entry that extends 6 FT from the face of the dome and is 25 FT high. The exterior entry also has 8 FT tall concrete walls; a wood structure with fascia board sits upon the concrete entry and supports a gable roof with asphalt shingles.

The wash facility is expected to be constructed of concrete masonry units (CMU) with a gable roof and asphalt shingles to match the dome structure. The break room or office area within the existing building will be constructed of either a steel or CMU walls. See sample picture for the proposed wash facility in Exhibit B-Proposed Facility/Site Plan.

The existing structures are various combinations of structural steel, CMU, wood framing, wood siding and concrete walls with asphalt shingled roofs. They are in good shape and have been renovated as needed to serve the needs of the facility.

- **Hours and days of operation**

The CMF site operations by public facilities personnel will remain the same. The normal days of operation are Monday through Friday 6:00 am to 4:00 pm, with a total of approximately twenty to thirty staff and field crew with staggered arrival and departure times. Weekends and after hour operations may be required during an emergency event. This will be consistent with the current use of the facility.

2. **Area to be served by proposed use:**

The CMF site is located in the Springfield District and serves as the central location for maintenance operation services in the County. The salt storage and distribution operations are currently conducted from this site and service the public facilities in not only the Springfield District, but all surrounding areas during emergency events. In addition, the salt storage and distribution facility will also be used by the Fairfax County Public Schools system and the Fairfax County Park Authority during emergency events.

3. Maintenance Requirements and Frequency

Standard facility and routine grounds maintenance will be provided. When the break room is constructed, standard janitorial services will be provided about once per week.

B. REQUIREMENT FOR PROPOSED USE:

1. Why the new/expanded facility is needed:

This project supports the implementation of projects generated by Fairfax County's MS4 permit to provide water quality improvement projects necessary to mitigate the impacts to local streams from stormwater runoff and address any deficiencies. This includes projects, such as construction of new salt storage facilities, that address snow removal operations and the storage and proper containment of salt within the County. This project will contribute towards achieving this goal and to prevent the salt from reaching local streams. The CMF location was one of the sites selected to provide a salt storage dome due to its location, existing use of the property, current salt storage areas on the property and the ability to service surrounding areas within Fairfax County.

Once this project was initiated at this site, the opportunity arose to address maintenance areas and material storage, and to provide covered storage of materials and equipment. This will provide an opportunity to organize the site and to provide a concentrated effort for the facility to better serve the needs of the county. It is intended that the proposed, future structures will provide spaces that will meet the current and future needs of maintenance and operation activities. It will improve the site layout, address operational needs and provide for greater efficiency and safety of the personnel.

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

Four sites for the location of the salt storage facilities throughout the County were identified and evaluated based on criteria such as current public use facilities, size, location, zoning, site access and storm water considerations. The list was narrowed to the three most feasible sites. The CMF site was one of the selected sites that is currently a public use and maintenance facility, is centrally located and currently services all areas of the county during emergency events and with access to major connector roads. Salt is currently stored in one of the existing buildings and there is a need to relocate the salt to a building that provides for adequate containment of the salt and addresses the run-off deficiencies in the existing location.

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

The salt storage dome is located on the northwest portion of the site that provides for the least impact and maintains the current roadway access throughout the site. There are residential properties on the north and east side of this location with transitional screening. The dome has also been located to minimize impact to non-impervious areas and maximizes the use of existing impervious area. To account for the extra impervious area, BMP and stormwater management measures are being provided.

C. ANTICIPATED IMPACTS /MITIGATION

1. Visual Impacts

The proposed Salt Dome will have minimal visual impact on the adjoining properties. The dome will be set back with transitional screening along the property line and located in an area surrounded by trees.

Site - Side	Adjacencies	Visual Impact
Northeast	Residential	Exceeds the 50 FT transitional screening requirement with mature, existing evergreen trees. Additional Green Giant Arborvitae evergreen trees will be planted along the north and eastern boundaries in response to neighborhood input.
Northwest	Residential	50 FT transitional screening buffer consisting of new mature evergreen and deciduous trees and shrubs, such as magnolias, pines, American Holly, and Redcedar trees. * See below for exception.
Southeast	Residential	Conservation Easement with an existing buffer of mature trees and vegetation.

The undisturbed transitional screening buffer of mature trees and vegetation exceeds the minimum Zoning Ordinance (ZO) requirements for all of the transitional screening except for the northwestern property line immediately adjacent to the proposed dome. A waiver will be required to reduce the required 50 FT of unbroken open space to 30 FT of unbroken open space, only along the northwestern property line, immediately adjacent to the proposed dome.

2. Noise and light impacts:

On a typical day, the facility will not have any major on-site or off-site noise impact since current operations will remain the same, with no increase in vehicular traffic. The existing and proposed storage areas will remain essentially in the same location and the new salt dome building has been strategically located to minimize vehicle and equipment noise impacts to the residential neighbors.

New LED lighting fixtures, surface mounted on the exterior of the salt dome, are to be provided for use, as needed, during salt removal operations. All proposed outdoor lighting will be appropriately scaled for the facility size, will be installed to provide safety and security and will comply with Article 14, Part 9, §14-900 (Outdoor Lighting Standards) of the ZO preventing spill-over lighting on adjacent properties. All exterior lighting fixtures shall be full cut-off type to prevent light trespass.

During emergency events, additional noise and light will be generated, at the salt dome, to perform

emergency operations. The transitional screening of evergreen trees and shrubs may help to mitigate the possible disturbances from the additional activities to adjacent properties.

3. Air quality and water quality:

No change in air quality is anticipated. The new facility will comply with current Environmental Protection Agency (EPA) and/or Fairfax County standards with respect to exhaust, pollutants, air filtration and indoor and outdoor air quality.

Stormwater management for the project will be in accordance with the Public Facilities Manual (PFM) requirements, erosion and sediment control systems will be installed prior to the start of construction to manage stormwater runoff during construction. For the salt dome portion of the site, stormwater is managed by a combination use of the bioretention pond and sheet flow analysis. Appropriate computations for stormwater management and BMP facilities will be updated as necessary to reflect the proposed building and site improvements, and stormwater management and BMP narratives will be updated as necessary in the development plans, in accordance with the PFM requirements, for DPWES/Land Development Services (LDS) approval. No modifications to the previously-constructed stormwater management or BMP facilities are anticipated. The proposed development as depict on the exhibit, dated April 14, 2019, shall comply with the Stormwater Management requirements under SWMO (Stormwater Management Ordinance), Chapter 124. In addition, the project site is located with the County WSPOD (Water Supply Protection Overlay District). One-half of the site projected pollutant load shall be reduced on-site.

The salt dome contains concrete loading pads for loading the salt into the dome and for loading the salt into the trucks for distribution during snow events. These pads are noted on the Site Plan sheet number 1. During winter months, the storm run-off and rinsate will be directed to the two-underground storage tanks where it is collected and will be pumped and hauled for discharge into an approved location as coordinated with Wastewater Management Division outside of the Occoquan watershed. All appropriate design and computations, as well as MS4 and stormwater run-off regulations, will be included in the development plans for the minor site plan review and approval.

4. Environmental

The overall site layout will be maintained with the salt storage dome facility located to facilitate the programmatic needs of the facility. Transitional screening yards and barriers, tree protection measures and perimeter erosion control measures and SWM/BMP facilities will be provided in accordance with the requirements of the Zoning Ordinance and PFM standards, except for a partial transitional screening waiver. Most of the mature trees surrounding the site will be preserved. The design for site and building will use Low Impact Development guidelines to minimize environmental impact. The on-site storm retention plan may include a bio-retention facility (rain garden).

5. Transportation (including trip generation)

On a typical day, no additional traffic is expected to be generated, since the property will remain a storage and maintenance area and current hours of operation will remain the same. The main access to the site is gated for use only by Fairfax County workers, with public access prohibited.

The site currently stores various vehicles and equipment including approximately four tandem trucks, seven trucks, six large trailers, fourteen small equipment trailers and about 140 miscellaneous types of equipment such as tractors, excavators, chemical spreaders, snow plows, skid steer and mowers. The site vehicle circulation is one-way and follows the existing asphalt/gravel path. Typically, the trucks exit the site to Popes Head Road and turn right to exit onto West Ox Road.

During extreme weather conditions, it is anticipated that truck traffic will remain in-line with current operations. Currently, up to twenty trucks will utilize the site and during a major weather event, twenty trucks during each twelve-hour shift will be on site at any given time.

6. Mitigation Measures as applicable for 1 to 5

See Section 1 through 5 for applicable mitigation.

D. CONFORMANCE WITH COMPREHENSIVE PLAN AND OTHER STANDARDS:

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

The facility is located in Area III; Pohick Planning District; P1-Twin Lakes Community Planning Sector of the Fairfax County Comprehensive Plan, 2017 Edition, amended through March 20, 2018. The CMF site is indicated as an existing public use facility located within the P1 Twin Lakes Community Planning Sector. This sector is classified as a low density residential area with water quality as a main objective. Land-use recommendations for nonresidential uses in this sector indicates for “these uses to be located at the boundary of Low Density Residential Areas and Suburban Neighborhoods or where their impact on existing residential is minimal.” The proposed project is consistent with this recommendation with its location adjacent to the Fairfax County Parkway.

Additional conditions indicated are:

- *Access for the use is oriented to an arterial;*
 - Ladue Lane connects to Popes Head Road with easy access to Route 123 (Ox Road)
- *The use is of a size and scale that will not adversely impact the character of the area in which it is located;*
 - The salt dome structure will be screened from the adjacent properties by the 30 to 50 FT depth of trees on the north and eastern side of the property and by 30 FT depth of trees on the northwestern side of the property to help mitigate visual impact.
- *The use is designed to mitigate impacts on the water quality of the Occoquan Reservoir.*

- The construction of this salt storage facility provides for the protection of the deicing salt to prevent exposure to precipitation until application is needed. It will also meet Fairfax County's MS4 permit requirements to minimize the pollutants reaching the county's waterways. This project will mitigate the impact of the stored salt on the property and address the deficiencies to control the pollutants.

The Comprehensive Plan's, Area III, Overview, provides that as an existing public facility, minor expansions which are in keeping with the character of the facility may be considered in conformance with the Plan.

The proposed project adheres to the goals of the Plan's objectives. The salt storage facility will provide environmental benefits in the mitigation of pollutants to the waterways. Mature vegetated buffers in excess of minimum County requirements help mitigate possible adverse impacts on the surrounding residential communities. The location, character and extent of the proposed project is in conformance with the adopted Comprehensive Plan.

2. Relevant Standards/criteria supporting the facility and location

The site is currently being used as a public works yard and the central location allows for servicing the public facilities in the surrounding areas of the county during extreme weather conditions. The area allows for the salt storage building to be efficiently sited and it will be designed to meet the Zoning Ordinance requirements. The facility will also be designed to meet all county, state, and federal codes.

This project also supports Fairfax County's MS4 permit requirements to provide water quality improvement projects. This project, will address the proper containment of salt in Fairfax County and will prevent the salt from reaching the MS4 and streams.

E. ALTERNATIVE SITES CONSIDERED FOR THIS USE

1. Other Properties

A total of four alternative locations were considered to locate salt storage facilities throughout the county during the site selection process and each was evaluated based on criteria such as current public use facilities, size, location, zoning, site access and storm water considerations. Of these, three locations were considered as potential sites: Central Material Facility (CMF), Fairfax; Dulles Material Facility (DMF), Chantilly and Lake Fairfax Park, Reston. The fourth site considered was the Flatlick- Area 5 Maintenance Yard located in the Centerville. It was selected as an alternate site to the DMF site

The CMF site was selected due to its existing use, central location, access to major connector roads, functional attributes of the site, ability to accommodate all program elements, ability to meet anticipated levels of service and compliance with the overall objectives of the Comprehensive

Plan.

2. Other Locations on the subject property

Other locations on the site were considered, but the proposed location was selected since it provided the least impact to the existing facility and neighboring properties. The salt dome is located in an area with easy access and direct exit for the vehicles. It also provided the least impact to the existing operations of the site.

3. Reasons for rejecting each alternative location

The fourth site considered was the Flatlick- Area 5 Maintenance Yard located in the Centerville, Sully District. It was selected as an alternate site to the DMF site if, during the preliminary design phase, the DMF site was determined not to be not feasible due to the boundary location of a Resource Protection Area (RPA) located on the property limiting the area available to provide the salt dome facility. The surveyed delineation of the existing RPA was determined not to impact the DMF site and, therefore the Flatlick location was not selected.

PART III: SUPPORTING MATERIALS AND INFORMATION

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

Vicinity Map; Scale: 1"=500'
Zoning Map

B. PROPOSED FACILITY SITE PLAN

Site Plan; Scale: 1"=40'
Project Plan and Elevations

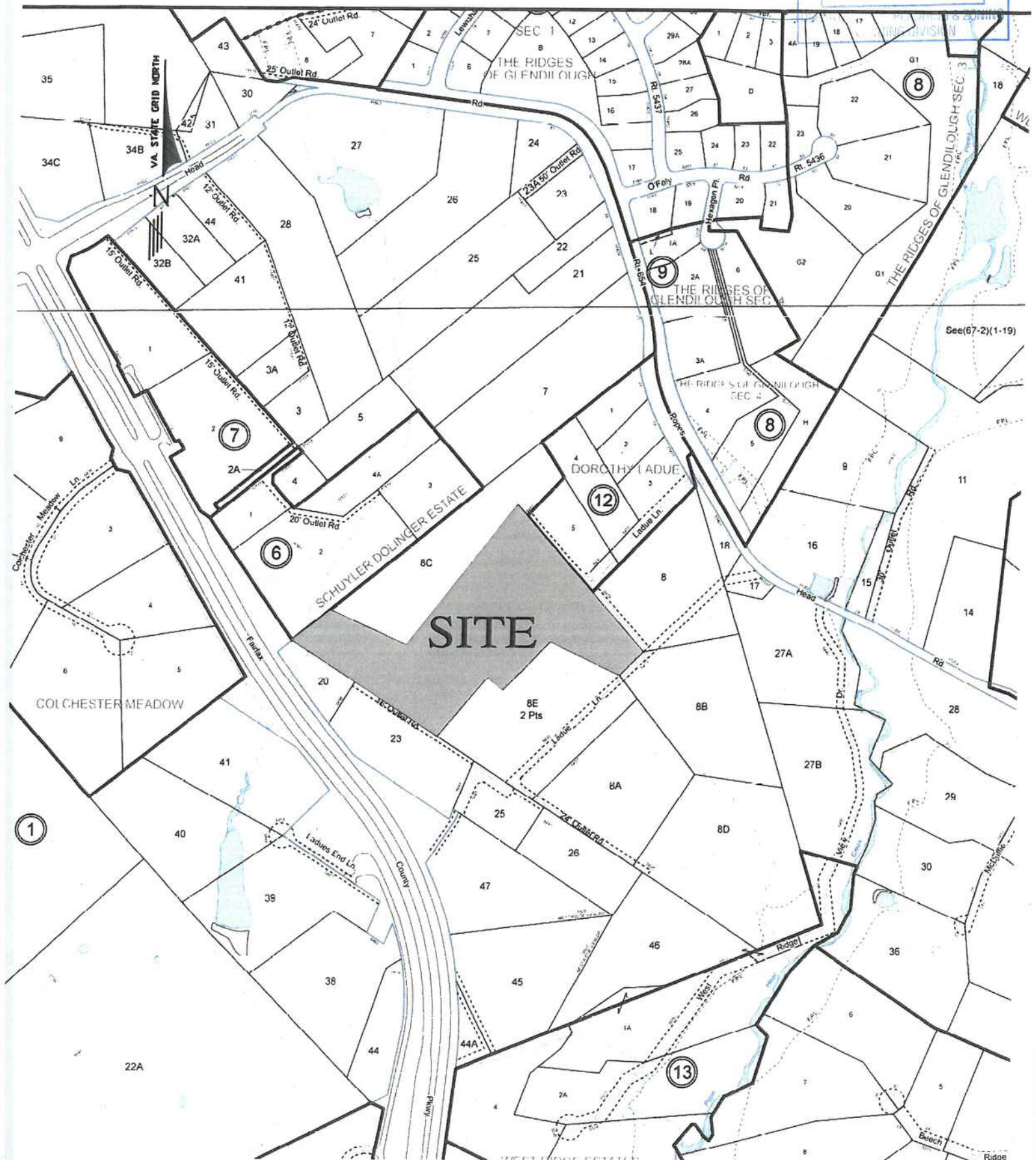
C. PHOTOGRAPHS OF SITE

Salt Storage Facility – CMF Site
Project Number SD-000031-174

EXHIBIT A

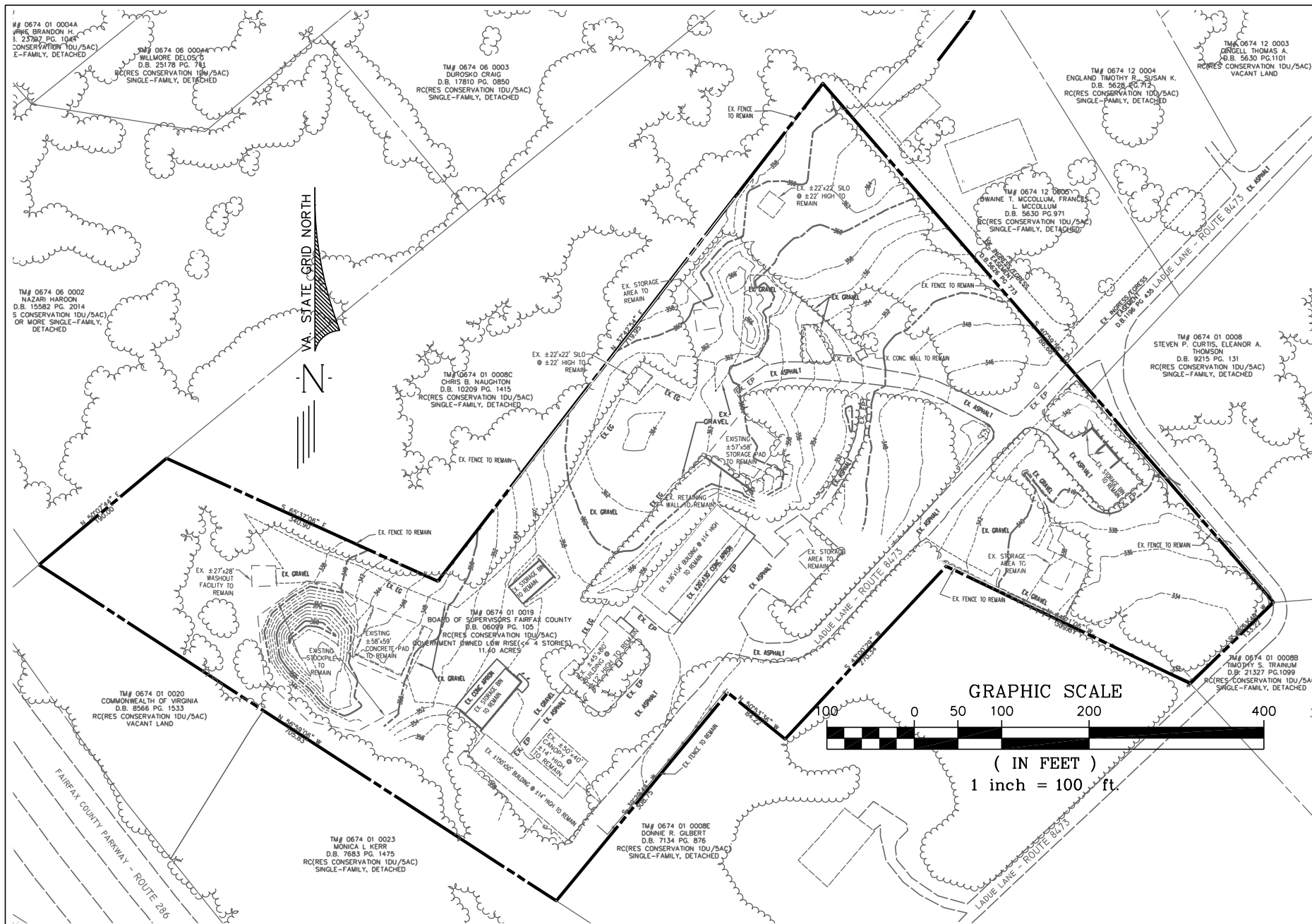
PROPERTY IDENTIFICATION MAP

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APR 08 2018



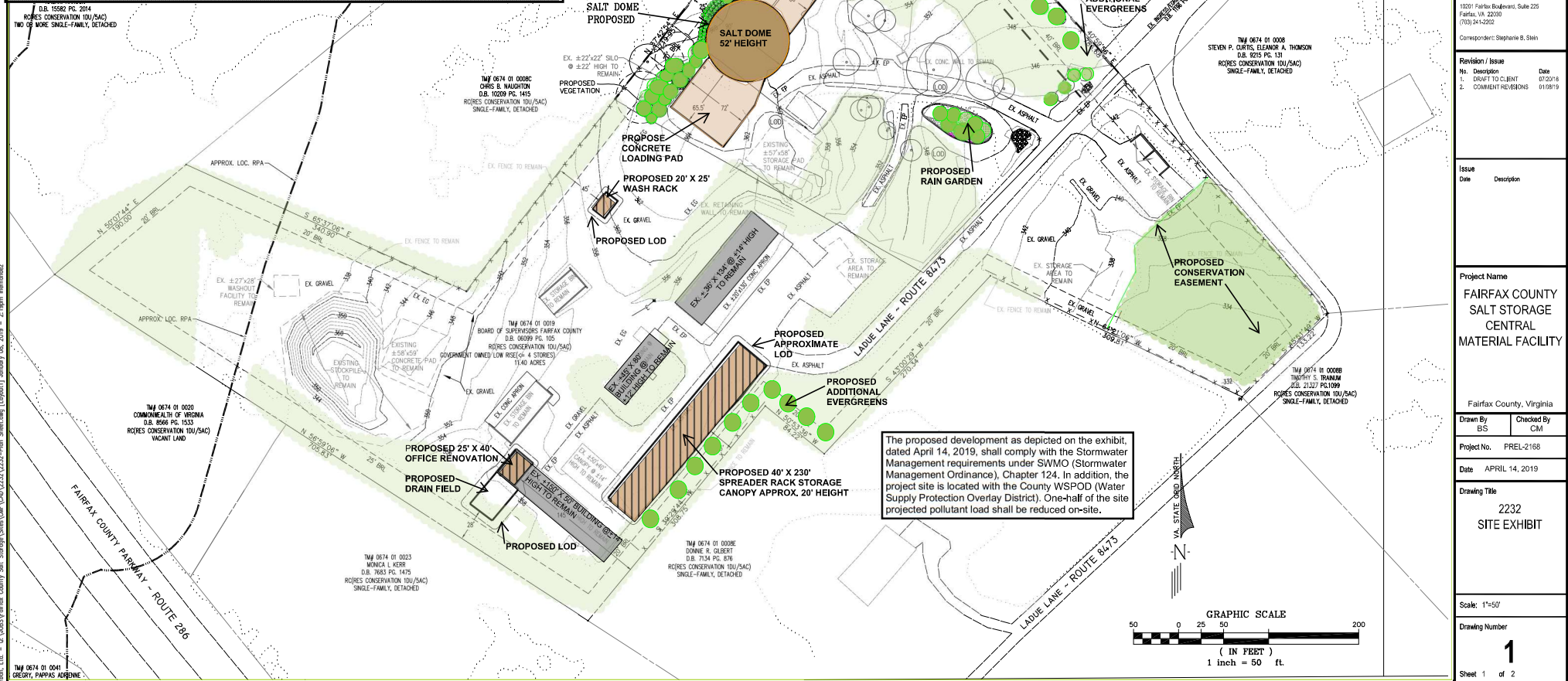
Salt Storage Facility – CMF Site
Project Number SD-000031-174

EXHIBIT B
PROPOSED FACILITY/SITE PLAN



FAIRFAX COUNTY SALT STORAGE CENTRAL MAINTENANCE FACILITY EXISTING CONDITIONS JANUARY 8, 2019

PLANT SCHEDULE-SUPPLEMENTAL SCREENING TREES						
Qty.	Symbol	Botanical Name	Common Name	Size	Ultimate Height	Type
Cat. II Evergreen Trees						
14	TG	Thuja Green Giant	Green Giant Arborvitae	8' Ht.	50'-60' Full Ht.	B & B Full to ground, Dense
Notes:						
1. Proposed locations are to be field adjusted to avoid existing trees.						
2. Supplemental Screening Trees are excluded from canopy coverage computations.						
PLANT SCHEDULE						
Qty.	Symbol	Botanical Name	Common Name	Size	Ultimate Height	Type
Cat. IV Evergreen Trees						
6	MG	Magnolia grandiflora	Southern Magnolia	10' Ht.	60'-80' Full Ht.	B & B Full to ground, Dense
9	PT	Pinus taeda	Loblolly Pine	10' Ht.	60'-90' Full Ht.	B & B Full to ground, Dense
Cat. II Evergreen Trees						
7	IO	Ilex opaca	American Holly	8' Ht.	40'-50' Full Ht.	B & B Full to ground, Dense
10	JV	Juniperus virginiana	Eastern Redcedar	8' Ht.	40'-50' Full Ht.	B & B Full to ground, Dense
Shrubs						
65	IG	Ilex glabra	Inkberry	18'-24' Ht.	4'-8' Full Ht.	B & B Full to ground, Dense
71	VD	Viburnum dentatum	Arrowwood Viburnum	18'-24' Ht.	6'-15' Full Ht.	B & B Full to ground, Dense
PLANT SCHEDULE-RAIN GARDEN #1						
Qty.	Symbol	Botanical Name	Common Name	Size	Ultimate Height	Type
Shrubs						
4	CO	Cephalanthus occidentalis	Buttongbush	24"-30" Ht.	5'-12' Full Ht.	B & B Full, Dense
4	SA	Sambucus canadensis	Elderberry	24"-30" Ht.	5'-8' Full Ht.	B & B Full, Dense
Perennials and Groundcovers						
421	AI	Asclepias incarnata	Swamp Milkweed	2 qt.	3'-4' Full Ht.	Cont. 18" o.c.
188	CL	Chasmanthium latifolium	Northern Sea Oats	2 qt.	2'-5' Full Ht.	Cont. 18" o.c.
198	SN	Sorghastrum nutans	Indian Grass	2 qt.	3'-5' Full Ht.	Cont. 18" o.c.



7712 Little River Turnpike
Annandale, Virginia 22003
TEL 703.426.2000 FAX 703.426.2001
www.urbanva.com

Seal

Client
GAUTHIER
ALVARADO ASSOCIATES
10201 Fairfax Boulevard, Suite 225
Fairfax, VA 22030
(703) 241-2202
Correspondent: Stephanie B. Stein

Revision / Issue

No.	Description	Date
1.	DRAFT TO CLIENT	07/20/18
2.	COMMENT RE: BIDDING	01/08/19

Issue
Date Description

Project Name
FAIRFAX COUNTY
SALT STORAGE
CENTRAL
MATERIAL FACILITY

Fairfax County, Virginia

Drawn By BS	Checked By CM
-----------------------	-------------------------

Project No. PREL-2168

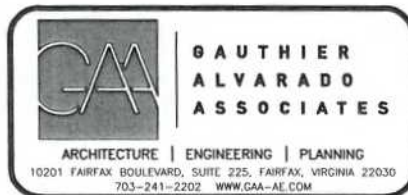
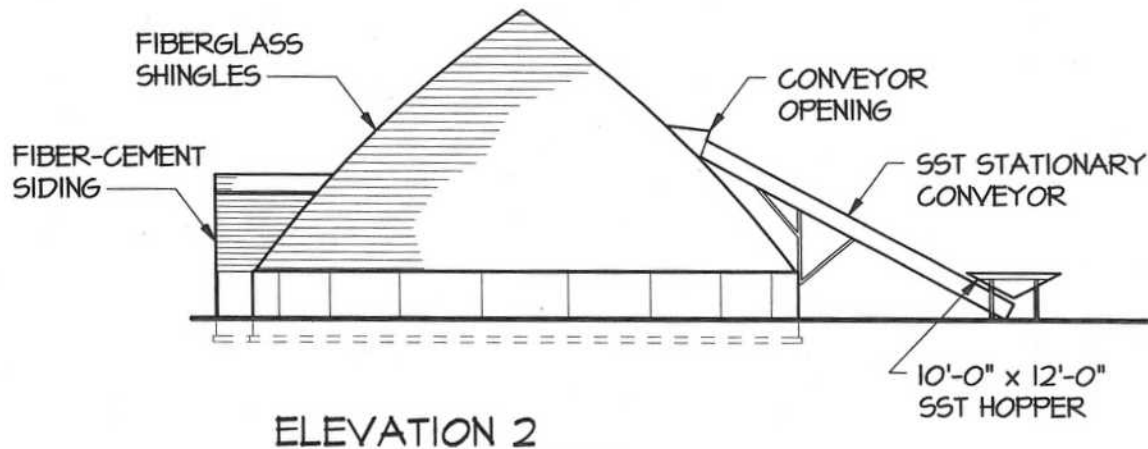
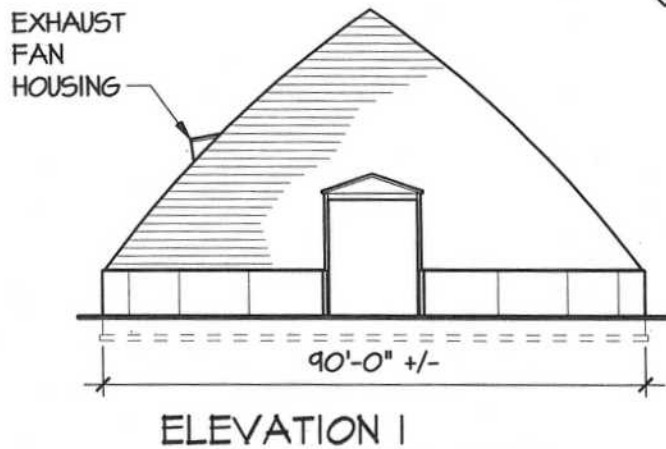
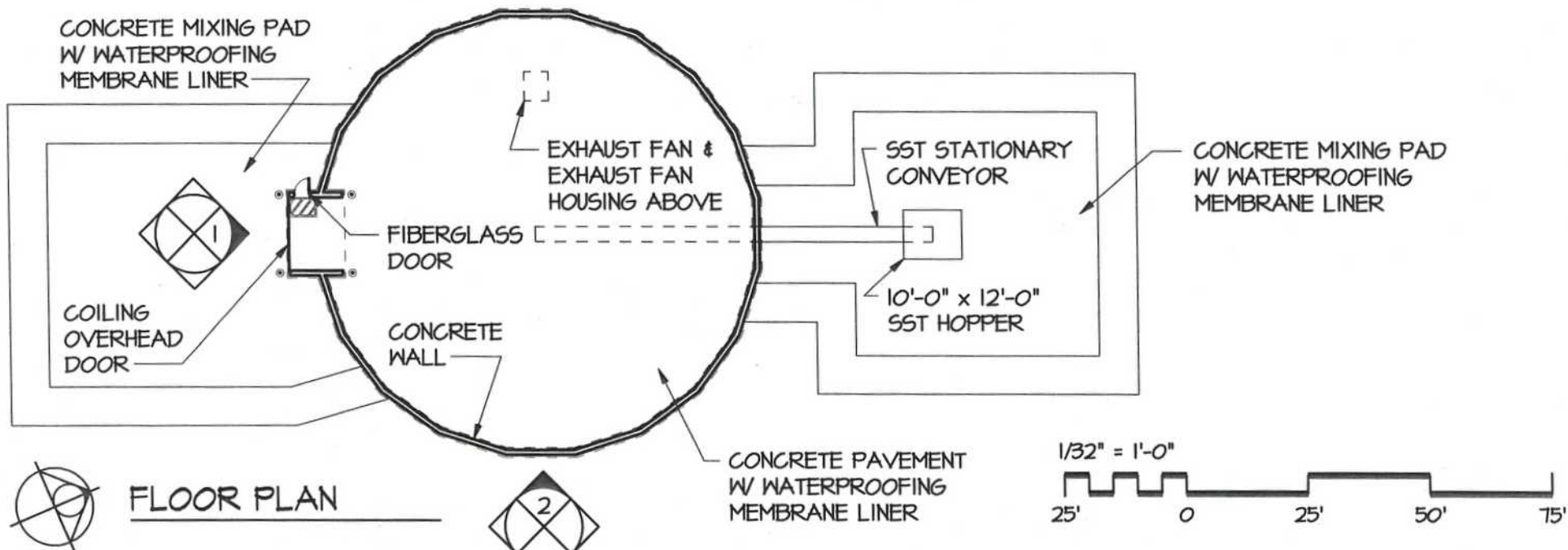
Date APRIL 14, 2019

Drawing Title
2232
SITE EXHIBIT

Scale: 1"=50'

Drawing Number
1

Sheet 1 of 2



Project **CENTRAL MATERIAL FACILITY**

Title **SALT STORAGE DOME FLOOR PLAN & ELEVATIONS**

Date 06-29-18	Scale 1/32"=1'-0"
Project No. 71501	Sketch No. SK-03

Salt Storage Facility – CMF Site
Project Number SD-000031-174

EXHIBIT C

PHOTOGRAPHS OF SITE

SALT STORAGE FACILITY - CENTRAL MATERIAL FACILITY (CMF)
EXISTING SITE PHOTOGRAHS (August 2018)

Photo Key Map



Salt Storage Facility - CMF

RECEIVED
NOV 08 2018
DEPARTMENT OF PLANNING & ZONING
DIVISION



PICTURE 1



PICTURE 2

Salt Storage Facility - CMF



PICTURE 3



PICTURE 4

Salt Storage Facility - CMF



PICTURE 5



PICTURE 6

Salt Storage Facility - CMF



PICTURE 7



PICTURE 8

Salt Storage Facility - CMF

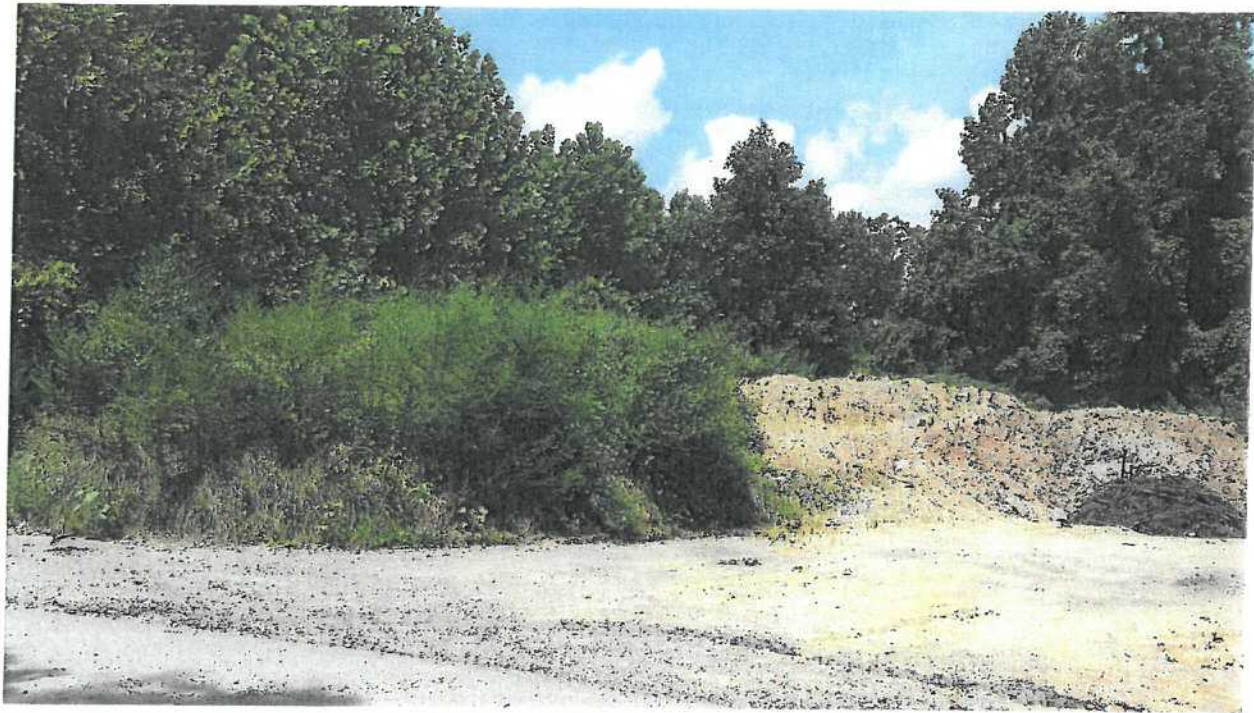


PICTURE 9



PICTURE 10

Salt Storage Facility - CMF

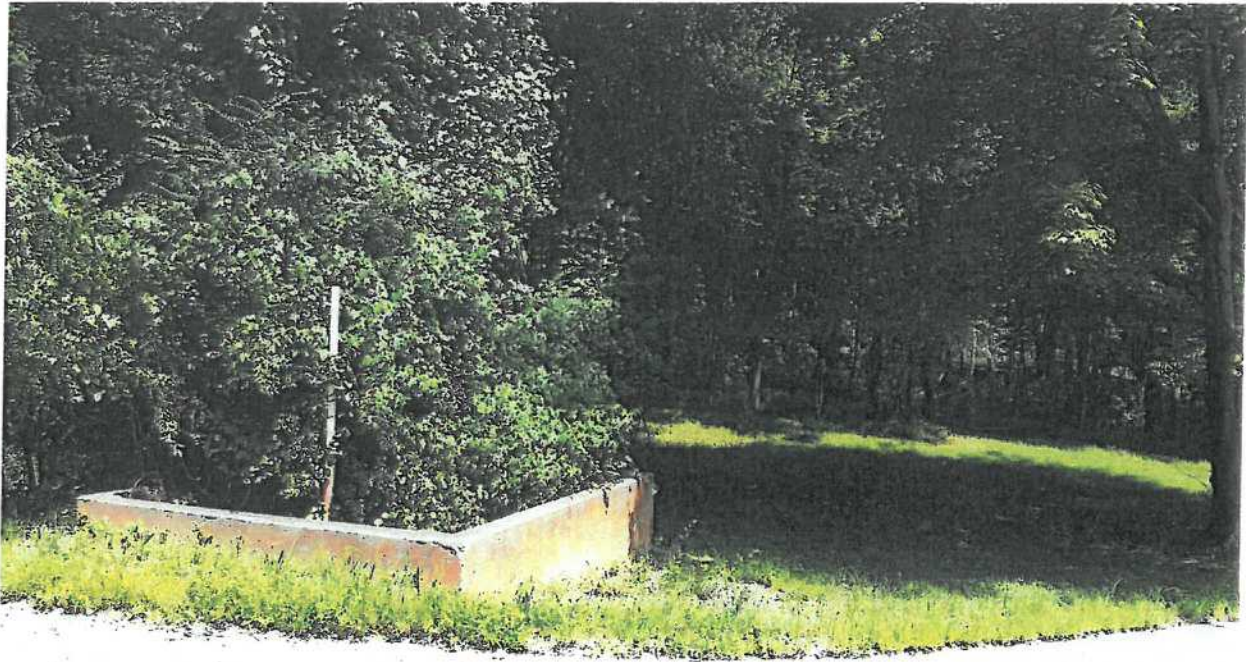


PICTURE 11



PICTURE 12

Salt Storage Facility - CMF



PICTURE 13



PICTURE 14



PICTURE 15

Attachment B | Staff Comments



County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax

March 20, 2019

Yvonne Goh, Public Facilities Review Coordinator
Fairfax County Department of Planning and Zoning
Facilities Planning Branch
12055 Government Center Parkway, Suite 730
Fairfax, Virginia 22035

Reference: Central Material Facility (CMF)
Project Number SD-00031-174
2232-S18-31 Determination Resubmission-Comment Response Letter

Dear Ms. Goh,

We are in receipt of your comments dated March 13, 2019 and offer the following in response:

Department of Planning and Zoning (DPZ,) Zoning Administration Division

1. Comment: The property is zoned R-C and WS and is proposed for a salt storage facility/central material facility to be maintained by DPWES. The site is currently used as a storage yard by DPWES. The proposal is to add a salt storage dome. The height to the top of the dome is 52 feet. It is anticipated in the future that a storage canopy and wash facility will be added. The proposed use is an expansion of the existing public facility and is permitted provided that the requirements of the R-C District and all other applicable zoning regulations are met. 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.

Response: All applicable zoning regulations and building permit and site plan requirements will be met when the proposed storage canopy and wash facility are designed in the future.

DPZ, Environment and Development Review

1. Comment: The plans depict a "proposed underground storage tank", but there is no mention of this in the application package. This should be addressed.

Response: The salt dome contains concrete loading pads for loading the salt into the dome and for loading the salt into the trucks for distribution during snow events. These pads are noted on the Site Plan sheet number 1. During winter months, the storm

Department of Public Works and Environmental Services
Building Design and Construction Division
12000 Government Center Parkway, Suite 449
Fairfax, VA 22035-0052
Phone: 703-324-5800, TTY: 1-800-828-1120, Fax: 703-324-4365
www.fairfaxcounty.gov/dpwes



run-off and rinsate will be directed to the two-underground storage tanks where it is collected and will be pumped and hauled for discharge into an approved location as coordinated with Wastewater Management Division. All appropriate design and computations, as well as MS4 and stormwater run-off regulations, will be included in the development plans for the minor site plan review and approval.

- 2. Comment:** The statement includes the option for potential bioretention facility on site but there is no proposed location for this on the plat. However, the applicant has indicated a location for proposed vegetation, is the applicant considering placing these in the same location? This should be clarified.

Response: The proposed location for the bioretention facility not in the same location as the proposed vegetation on the west side of the dome facility. The bioretention facility is located north-east of the proposed underground tanks (where the existing asphalt trails connect) and is shown in the minor site plan documents submitted for review.

DPWES, Site Development & Inspections Division (SDID)

- 1. Comment:** Chesapeake Bay Preservation Ordinance (CBPO): There is a County-mapped Resource Protection Area (RPA) located on the project site but outside the disturbed limit.

Response: Acknowledged.

- 2. Comment:** Floodplain: There are no regulated floodplains on the site.

Response: Acknowledged.

- 3. Comment:** Downstream Drainage Complaints: There are no current downstream drainage complaints on file.

Response: Acknowledged.

- 4. Comment:** Water Quality: Water Quality (WQL) controls are required for this project (Stormwater Management Ordinance [SWMO] 124-1-6, 124-4-1 & 124-4-2). The provided "Anticipated impacts/mitigation" narrative indicates that a new stormwater management facility (rain garden) will be provided in accordance with County Public Facilities Manual (PFM) Chapter 6, and appropriate BMP calculations and narrative will be updated. It is not clear how it will be updated when no calculations or narrative are provided on the submitted 2232 exhibit. It is also not clear how required WQL controls are met for the development areas to the south for a wash rack, office, parking, etc. Calculations and design details will be reviewed at the final design/site plan stage. There is a submitted minor site plan (3057-MSP-005) related to this request that addresses the requirements of the salt storage facility portion only.

Response: The proposed water quality measures are now included in the current site plan for the salt storage facility, along with the disturbed and impervious areas. Compliance with the Virginia Runoff Reduction Method is met per the requirements of the SWMO 124-4-1 and 124-4-2.

5. Comment: Water Quantity - Detention: Water Quantity (WQN) controls for stormwater detention are required for this project (SWMO 124-1-6, 124-4-1 & 124-4-4.D). The provided "Anticipated impacts/mitigation" narrative indicates that a new stormwater management facility (rain garden) will be used to retain runoff. It is not clear how required WQN controls are met for the development area to the south for a wash rack, office, parking, etc. Calculations and design details will be reviewed at the final design/site plan stage. There is a submitted minor site plan (3057-MSP-005) related to this request that addresses the requirements of the salt storage facility portion only.

Response: Water quality detention is provided in the current minor site plan for the salt storage facility only. Future development of the wash rack, office and required parking areas will be provided at the time of the site plan submissions for those projects are submitted for review.

6. Comment: Water Quality Outfalls: Water quantity controls for outfall channel and flood protections are required for this project (SWMO 124-1-6, 124-4-1, 124-4-4.B & 124-4-4.C). The outfall analysis calculations and details will be reviewed at the final design/site plan stage. There is a submitted minor site plan (3057-MSP-005) related to this request that addresses the requirements of the salt storage facility portion only.

Response: Acknowledged.

7. Comment: Stormwater Planning Comments: This site is located within Popes Head Creek Watersheds. There are no future County watershed improvement projects planned along the downstream receiving water within the limits of the site outfall analyses. Please also refer to any other specific comments provided directly from Stormwater Planning.

Response: Acknowledged.

8. Comment: Dam Breach: The property is not located within a dam breach inundation zone.

Response: Acknowledged.

9. Comment: Miscellaneous: A site plan or minor site plan submittal is required for this proposed improvement. The stormwater management plan to be prepared at final design must address all of the items listed in SWMO 124-2-7. B.

The latest BMP specifications provided on the Virginia Stormwater BMP Clearinghouse website, in addition to the PFM, must be used for final design. The design engineer is also referred to LTI 14-13 with regard to the selection of appropriate BMPs.

Response: Acknowledged.

Urban Forest Management Division

- 1. Comment:** Transitional screening Type 2 is required along the majority of the eastern southern and western property boundaries.

Recommendation: The entire site should be assessed for compliance with the transitional screening requirements of ZO Article 13. Supplemental landscaping in the form of large evergreen trees will likely be required.

Response: The transitional screening required for the salt storage facility project is addressed with the minor site plan submission. Supplemental screening of large evergreen trees, beyond the required zoning regulations, is being addressed by MSMD on the north and east side of the property to address concerns from the neighboring property owners.

- 2. Comment:** Invasive species of plants are present in high levels on site and should be managed.

Recommendation: An invasive management plan should be presented that clearly defines the scope and purpose of management specifically to maintain a clear five-foot swath from the perimeter fence and keeping vines from obscuring adjacent roadways and interior driveways.

Response: Invasive species of plants are not present in the location of the project area of the salt dome facility and, therefore, a management plan was not provided. The vines indicated are on the north-eastern side of the property and, while they are not with-in the scope of this project, MSMD is addressing neighboring property owners concerns of vines on the fence that are obscuring adjacent roadways and interior driveways.

Wastewater Planning and Monitoring Division

- 1. Comment:** The proposed Salt Storage facility is in non-sewer service area and has no impact to the sanitary sewers.

Response: Acknowledged.

Fairfax County Fire and Rescue Department

- 1. Comment:** I have reviewed the two referenced 2232 Applications and there are no comments from the Fire and Rescue Department's Planning Section.

Response: Acknowledged.

Fairfax County Department of Transportation

- 1. Comment:** The Fairfax County Department of Transportation (FCDOT) has reviewed application number 2232-S18-31 to provide improvements to accommodate the uses associated with the existing public outdoor storage facility, located at 5414 Ladue Lane.

Vehicle Access and Trip Generation

The Property is currently accessed from Popes Head Road. Based on the application, the proposed improvements for the facility are not expected to result in increased vehicle trips as the improvements are to meet MS4 requirements, canopy for vehicles, and to provide accommodations for employees on site.

Conclusion

There appear to be no significant transportation impacts from the proposed changes to the facility. Based on the analysis of the submitted materials, FCDOT finds that the location, character, and extent of the proposed use is in conformance with the County's transportation plan.

Response: Acknowledged.

Virginia Department of Transportation

- 1. Comment:** VDOT has reviewed the above referenced application and has no objections to the approval of the application. Please let me if you have any questions or concerns.

Response: Acknowledged.

Fairfax Water

- 1. Comment:** The property can be served by Fairfax Water.

Response: Acknowledged.

- 2. Comment:** The closest available water main to provide domestic water service is an existing 8-inch water main located in Hexagon Place. The developer is responsible for all on-site and off-site facilities necessary to serve this project. See the enclosed water system map.

Response: Acknowledged.

3. **Comment:** 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. Based on the proposed use, a backflow preventer will be required on the service line to the property.

Response: Acknowledged.

4. **Comment:** This facility is located within the Occoquan Reservoir watershed. Fairfax water recognizes the importance of this project in preventing salt from reaching local streams. If discharge from the proposed on-site underground storage tank is conveyed to the Upper Occoquan Service Authority (UOSA), it remains a threat to water quality in the Occoquan Reservoir as salts are not removed in UOSA's watershed treatment process. The tank contents should be transported and discharged outside of the Occoquan watershed.

5. **Response:** The discharge collected from the two-underground storage tanks will be pumped and hauled for discharge into an approved location as coordinated with Wastewater Management Division outside of the Occoquan watershed.

We trust that the above responses adequately address your comments. Please contact me if you should need further information.

Sincerely,



Martha Sansaver, Project Manager
Building Design and Construction Division

Goh, Yvonne

From: Kirst, Lorrie
Sent: Friday, February 1, 2019 7:47 AM
To: Goh, Yvonne
Subject: 2232-S18-31 --Salt Storage Facility-Central Material Facility - Revised Comments

2232-S18-31

Salt Storage Facility – Central Material Facility

5414 Ladue Lane

Tax Map: 67-4 ((1)) 19

Zoning Districts: R-C, WS

The property is zoned R-C and WS and is proposed for a salt storage facility/central material facility to be maintained by DPWES. The site is currently used as a storage yard by DPWES. The proposal is to add a salt storage dome. The height to the top of the dome is 52 feet. It is anticipated in the future that a storage canopy and wash facility will be added. The proposed use is an expansion of the existing public facility and is permitted provided that the requirements of the R-C District and all other applicable zoning regulations are met. 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.

Goh, Yvonne

From: Bebek, Corinne
Sent: Tuesday, March 12, 2019 12:59 PM
To: Goh, Yvonne; James, Denise
Subject: RE: 2232 S18-31 - Salt Storage at CMF

Hi Yvonne see below for comments on 2232-S18-31, CMF. Let me know if you have any questions!

1. The plans depict a “proposed underground storage tank”, but there is no mention of this in the application package. This should be addressed.
2. The statement includes the option for potential bioretention facility on site but there is no proposed location for this on the plat. However, the applicant has indicated a location for proposed vegetation, is the applicant considering placing these in the same location? This should be clarified.

Thanks,
Corinne

Corinne Bebek, LEED AP BD+C
Planning Division
Fairfax County Department of Planning and Zoning
Corinne.Bebek@fairfaxcounty.gov
(703) 324-1237

Goh, Yvonne

From: Brannan, Nicole
Sent: Wednesday, April 3, 2019 9:55 AM
To: Goh, Yvonne
Subject: 2232-S18-31

Hi Yvonne,

I reviewed application 2232-S18-31, Tax Map 67-4 ((1))19 regarding the proposed Salt Storage Facility for potential effects on heritage resources. There are no Inventory Sites located within the subject property and it is not located within a county Historic Overlay District. The Virginia Department of Heritage Resources (VDHR) has identified one of the structures as being constructed as part of a NIKE missile facility. It was constructed in 1955 as the radar and control site component and was in use until 1961. VDHR determined that the property does not retain integrity of design or setting due to the demolition of associated NIKE buildings that were once on site and is not eligible to the National Register of Historic Places. Based on this information, the construction of the proposed facility will have no effect on identified heritage resources.

Unknown archaeological resources could potentially be extant within the proposed area of disturbance. Fairfax County Archaeology and Collections Branch should be consulted, as recommended in the Comprehensive Plan:

FAIRFAX COUNTY COMPREHENSIVE PLAN, 2017 Edition AREA III Pohick Planning District, Amended through 11-20-2018 Overview Page 15

Archaeological staff from the Park Authority should be consulted to develop a scope of work for any on-site archaeological surveys prior to any development or ground disturbing activity. Should architectural or archaeological resources be discovered that are potentially eligible for inclusion in the National Register, further survey and testing should occur to evaluate these resources as to their eligibility. If such resources are found to be eligible, mitigation measures should be developed that may include avoidance, documentation, data recovery excavation and interpretation.

Thanks!

Nicole Brannan
Heritage Resource Planner
Dept. of Planning and Zoning
Fairfax County
703-324-1264



County of Fairfax, Virginia

MEMORANDUM

DATE: February 21, 2019

TO: Yvonne Goh, Staff Coordinator
Planning Division
Department of Planning and Zoning

FROM: Prutha Rueangvivatanakij, P.E., Senior Engineer III (Stormwater
Central Branch, Site Development and Inspections Division (SDID)
Land Development Services (LDS) PR 3-1-2019

SUBJECT: 2232 Application No.: 2232-S18-31; Application for Determination Pursuant to
Sect. 15.2-2232 of the Code of Virginia for Central Maintenance Facility- Salt
Storage, Dated January 31, 2019
LDS Project No.: 3057-ZONA-001-1
Tax Map 067-4-01-0019

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

Chesapeake Bay Preservation Ordinance (CBPO)

There is a County-mapped Resource Protection Area (RPA) located on the project site but outside the disturbed limit.

Floodplains

There are no regulated floodplains located on the project property.

Downstream Drainage Complaints

There are no relevant downstream drainage complaints on file.

Water Quality

Water Quality (WQL) controls are required for this project (Stormwater Management Ordinance [SWMO] 124-1-6, 124-4-1 & 124-4-2). The provided "Anticipated impacts/mitigation" narrative indicates that a new stormwater management facility (rain garden) will be provided in accordance with County Public Facilities Manual (PFM) Chapter 6, and appropriate BMP calculations and narrative will be updated. It is not clear how it will be updated when no calculations or narrative are provided on the submitted 2232 exhibit. It is also not clear how required WQL controls are met for the development areas to the south for a wash rack, office, parking, etc. Calculations and design details will be reviewed at the final design/site plan stage. There is a submitted minor site plan (3057-MSP-005) related to this request that addresses the requirements of the salt storage facility portion only.



Water Quantity - Detention

Water Quantity (WQN) controls for stormwater detention are required for this project (SWMO 124-1-6, 124-4-1 & 124-4-4.D). The provided "Anticipated impacts/mitigation" narrative indicates that a new stormwater management facility (rain garden) will be used to retain runoff. It is not clear how required WQN controls are met for the development area to the south for a wash rack, office, parking, etc. Calculations and design details will be reviewed at the final design/site plan stage. There is a submitted minor site plan (3057-MSP-005) related to this request that addresses the requirements of the salt storage facility portion only.

Water Quantity - Outfalls

Water quantity controls for outfall channel and flood protections are required for this project (SWMO 124-1-6, 124-4-1, 124-4-4.B & 124-4-4.C). The outfall analysis calculations and details will be reviewed at the final design/site plan stage. There is a submitted minor site plan (3057-MSP-005) related to this request that addresses the requirements of the salt storage facility portion only.

Stormwater Planning Comments

This site is located within Popes Head Creek Watersheds. There are no future County watershed improvement projects planned along the downstream receiving water within the limits of the site outfall analyses. Please also refer to any other specific comments provided directly from Stormwater Planning.

Dam Breach

The property is not located within a dam breach inundation zone.

Miscellaneous

A site plan or minor site plan submittal is required for this proposed improvement. The stormwater management plan to be prepared at final design must address all of the items listed in SWMO 124-2-7.B.

The latest BMP specifications provided on the Virginia Stormwater BMP Clearinghouse website, in addition to the PFM, must be used for final design. The design engineer is also referred to LTI 14-13 with regard to the selection of appropriate BMPs.

Please contact me at 703-324-1720 or Prutha.Rueangvivatanakij@fairfaxcounty.gov, if you have any questions or require additional information.

Yvonne Goh, Staff Coordinator

3057-ZONA-001-1

Page 3 of 3

cc: Dipmani Kumar, P.E., Chief, Watershed Planning and Evaluation Branch, Stormwater Planning Division (SWPD), Department of Public Works and Environmental Services (DPWES)
Shannon Curtis, Chief, Watershed Planning & Assessment Branch, SWPD, DPWES
Jeffrey Vish, Engineer IV, Acting Branch Chief, SDID, LDS
Daun Klarevas, Engineer IV, Central Branch, SDID, LDS
Zoning Application File



County of Fairfax, Virginia

Attachment B-6

MEMORANDUM

DATE: February 26, 2019

TO: Yvonne Goh, Planner II
Department of Planning and Zoning

FROM: Ian Fuze, Urban Forester II
Forest Conservation Branch, DPWES

SUBJECT: Central Maintenance Facility-Salt Storage 2232-S18-31

The following comments are based on the above mentioned 2232 application stamped as received by the Department of Planning and Zoning January 24, 2019. A site visit was conducted on February 26, 2019

- 1. Comment:** Transitional screening Type 2 is required along the majority of the eastern southern and western property boundaries.

Recommendation: The entire site should be assessed for compliance with the transitional screening requirements of ZO Article 13. Supplemental landscaping in the form of large evergreen trees will likely be required.

- 2. Comment:** Invasive species of plants are present in high levels on site and should be managed.

Recommendation: An invasive management plan should be presented that clearly defines the scope and purpose of management specifically to maintain a clear five foot swath from the perimeter fence, and keeping vines from obscuring adjacent roadways and interior driveways.

If you have any questions or concerns please contact 703-324-1795.

if/

UFMDID #: 262481

cc: DPZ File

Department of Public Works and Environmental Services
Urban Forest Management Division

12055 Government Center Parkway, Suite 518
Fairfax, Virginia 22035-5503
Phone 703-324-1770, TTY: 711, Fax: 703-653-9550
www.fairfaxcounty.gov/dpwes



FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Yvonne Goh
Planning Division, DPZ

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

SUBJECT: 2232 Application for Review

REF: Application No.: **2232-S18-31;**
5414 Ladue lane
TAX MAP: 67-4 ((1)) 19

DATE: March 4, 2019

The proposed Salt Storage facility is in non-sewer service area and has no impact to the sanitary sewers.



County of Fairfax, Virginia

MEMORANDUM

DATE: March 1, 2019

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

FROM: Nina Aamodt, Transportation Planner II NEA
Site Analysis Section
Department of Transportation

SUBJECT: 15.3-2232 analysis for application number 2232-S18-31 for approval of a salt storage facility at 5414 Ladue Lane [Tax Map Parcel: 67-4 ((1)) 19]

The Fairfax County Department of Transportation (FCDOT) has reviewed application number 2232-S18-31 to provide improvements to accommodate the uses associated with the existing public outdoor storage facility, located at 5414 Ladue Lane.

Vehicle Access and Trip Generation

The Property is currently accessed from Popes Head Road. Based on the application, the proposed improvements for the facility are not expected to result in increased vehicle trips as the improvements are to meet MS4 requirements, canopy for vehicles, and to provide accommodations for employees on site.

Conclusion

There appear to be no significant transportation impacts from the proposed changes to the facility. Based on the analysis of the submitted materials, FCDOT finds that the location, character, and extent of the proposed use is in conformance with the County's transportation plan.

Cc:
Yvonne Goh, DPZ
Marc L. Dreyfuss, FCDOT-SAS
Michael W. Garcia, AICP, FCDOT-SAS
Jeffrey C. Hermann, AICP, Chief, FCDOT-SAS



COMMONWEALTH of VIRGINIA
DEPARTMENT OF TRANSPORTATION

Stephen C. Brich, P.E.
COMMISSIONER

4975 Alliance Drive
Fairfax, VA 22030
February 15, 2019

Ms. Marianne Gardner, Director
Planning Division, DPZ
Fairfax County Dept. of Planning and Zoning
12055 Government Center Parkway, Suite 730
Fairfax, Virginia 22035-5503

Subject: 2232 Review Application

Re: **Fairfax County DPWES, Salt Storage Facility**
Application No.: 2232-S18-31

Dear Ms. Gardner:

VDOT has reviewed the above referenced application and has no objections to the approval of the application. Please let me if you have any questions or concerns. Thank you.

Sincerely,

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

David Jordan
Land Use Engineer

cc: Fairfax Permits



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

March 8, 2019

Ms. Yvonne Goh
Public Facilities Review Coordinator, Planning Division
Fairfax County Department of Planning & Zoning
12055 Government Center Parkway, Suite 730
Fairfax, Virginia 22035

Re: Application No. 2232-S18-31
Salt Storage Facility – Central Maintenance Facility
(CMF), 5414 Ladue Lane.
Tax Map: 67-4 ((1)) 19

Dear Ms. Goh:

1. The property can be served by Fairfax Water.
2. The closest available water main to provide domestic service is an existing 8-inch water main located in Hexagon Place. The developer is responsible for all on-site and off-site facilities necessary to serve this project. 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. Based on the proposed use, a backflow preventer will be required on the service line to the property.
4. This facility is located within the Occoquan Reservoir watershed. Fairfax Water recognizes the importance of this project in preventing salt from reaching local streams. If discharge from the proposed on-site underground storage tank is conveyed to the Upper Occoquan Service Authority (UOSA), it remains a threat to water quality in the Occoquan Reservoir, as salts are not removed in UOSA's wastewater treatment process. The tank contents should be transported and discharged outside of the Occoquan watershed.

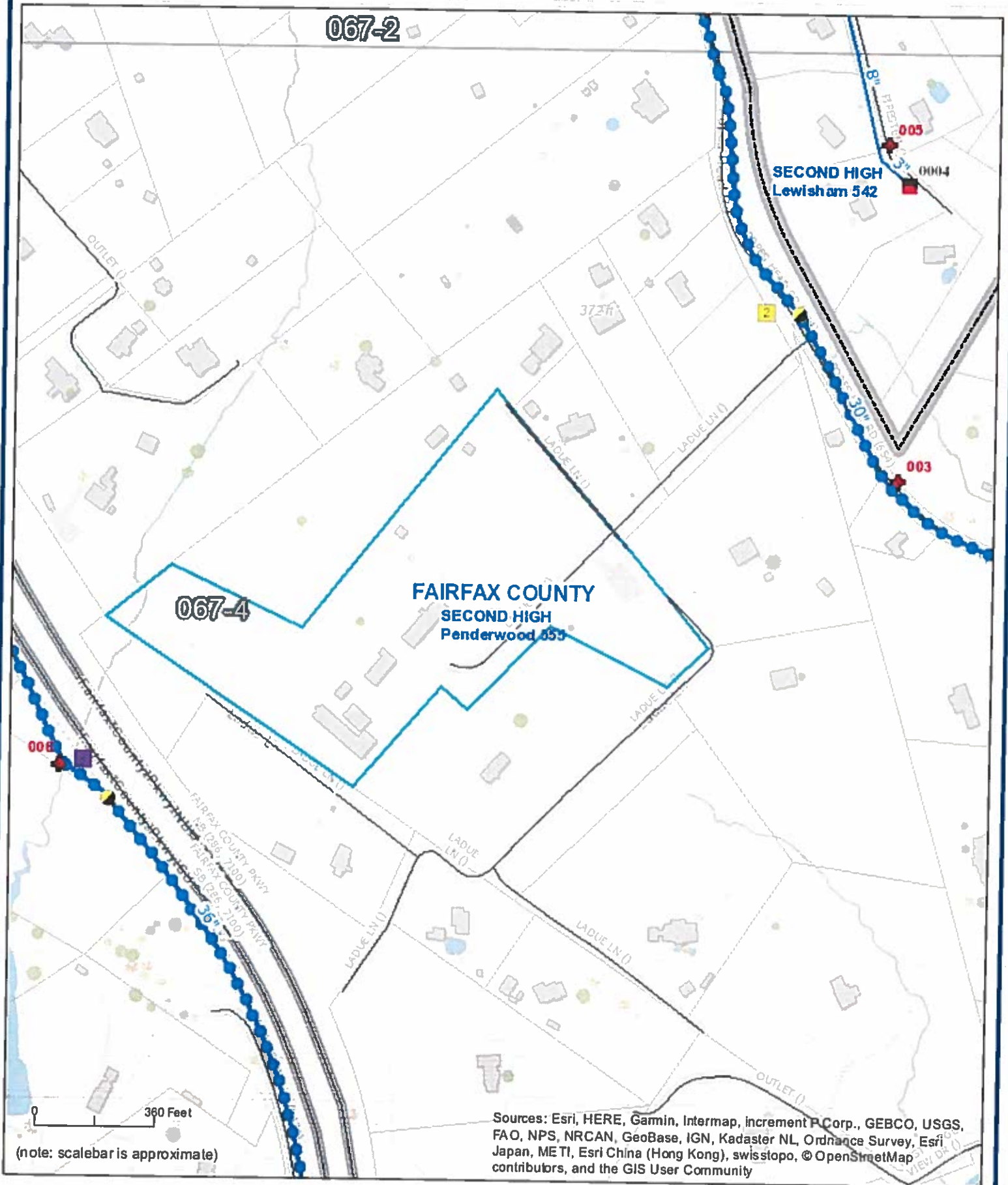
If you have any questions regarding this information please contact Ross Stilling, P.E., Chief Site Plan Review at (703) 289-6385.

Sincerely,

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

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

FW GIS



Goh, Yvonne

From: Stone, Laurie A.
Sent: Tuesday, February 19, 2019 11:13 AM
To: Goh, Yvonne
Subject: 2232 Review Applications: 2232-S18-31 and 2232-Y18-30

Yvonne,

I have reviewed the two referenced 2232 Applications and there are no comments from the Fire and Rescue Department's Planning Section.

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

Code of Virginia

Title 15.2. Counties, Cities and Towns

Chapter 22. Planning, Subdivision of Land and Zoning

§ 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.

H. A solar facility subject to subsection A shall be deemed to be substantially in accord with the comprehensive plan if (i) such proposed solar facility is located in a zoning district that allows such solar facilities by right or (ii) such proposed solar facility is designed to serve the electricity or thermal needs of the property upon which such facility is located, or will be owned or operated by an eligible customer-generator or eligible agricultural customer-generator under § [56-594](#) or by a small agricultural generator under § [56-594.2](#). All other solar facilities shall be reviewed for substantial accord with the comprehensive plan in accordance with this section. However, a locality may allow for a substantial accord review for such solar facilities to be advertised and approved concurrently in a public hearing process with a rezoning, special exception, or other approval process.

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](#); 2018, cc. [175](#), [318](#).