REVISED

FAIRFAX COUNTY
BOARD OF SUPERVISORS
October 28, 2025

AGENDA

9:30	**Done**	Presentations
9:30	**Done**	Presentation of the History Commission Annual Report
10:00	**Done**	Board Appointments to Citizen Boards, Authorities, Commissions, and Advisory Groups
10:00	**Done**	Matters Presented by Board Members
10:00	**Done**	Items Presented by the County Executive
	ADMINISTRATIVE ITEMS	
1	**Approved**	Approval of Streets Into the Secondary System –The Reserves at Pinecrest (Mason District)
2	**Approved**	Approval of Streets Into the Secondary System – Brilyn Park Lots 22-24 (Meridian Street Extension) (Dranesville District)
3	**Approved**	Additional Time to Establish Use or Commence Construction for Special Exception SE-2008-SP-025, Islamic Saudi Academy (Springfield District)
4	**Approved**	Additional Time to Establish Use or Commence Construction for Special Exception SE-2017-SU-008, Vigario Management Corp. (Sully District)
5	**Approved**	Additional Time to Establish Use or Commence Construction for Special Exception SE-2022-MA-00026, Wesley Housing Development Corporation (Mason District)
6	**Approved**	Approval of a “Watch for Children” Sign as Part of the Residential Traffic Administration Program – Moverly Court (Springfield District)
7	**Approved**	Supplemental Appropriation Resolution AS 26113 for the Department of Family Services to Accept Grant Funding from Virginia Works, also known as the Virginia Department of Workforce Development and Advancement, to Implement a Workforce Development Innovation and Facilitating Career Pivot Grant

REVISED

FAIRFAX COUNTY
BOARD OF SUPERVISORS
October 28, 2025

ADMINISTRATIVE ITEMS (continued)

8	**Approved**	Supplemental Appropriation Resolution AS 26114 for the Fairfax County Economic Development Authority to Accept Grant Funding from the Commonwealth of Virginia – Commonwealth Development Opportunity Fund for Systems Planning & Analysis, Inc.
9	**Approved**	Authorization to Advertise a Public Hearing to Consider an Ordinance Expanding the Cedar Residential Permit Parking District, District 35 (Providence District)
10	**Approved**	Authorization to Advertise a Public Hearing to Consider a Proposed Ordinance to Amend the Fairfax County Code by Repealing Chapter 28.1, Relating to Massage Therapy, Establishments and Services and Adding a New Chapter 28.2, Relating to Massage Establishments
11	**Approved**	Authorization to Advertise a Public Hearing to Consider Proposed Amendments to the Fairfax County Code Section 82-5-32, Removal, Immobilization, and Disposition of Vehicles Unlawfully Parked on Private or County Property, to Include Increasing Rates and Charges
12	**Approved**	Authorization to Advertise a Public Hearing to Consider Adoption of an Uncodified Ordinance to Approve the Change of Ownership of CoxCom, LLC, d/b/a Cox Communications Northern Virginia (a Transfer)
13	**Approved**	Authorization for the Department of Transportation to Apply for Funding and Approval of a Resolution Endorsing Projects Being Submitted for the Virginia Department of Transportation's FY 2027-2028 Revenue Sharing and Transportation Alternatives Set-Aside Programs (Braddock, ~~Dranesville~~, Franconia, ~~Mount Vernon~~, ~~Providence~~, Springfield, **Hunter Mill** and **Mason** ~~Sully~~ Districts)

ACTION ITEMS

1	**Approved**	Approval and Authorization to Donate Vehicle to Occoquan Police Department

REVISED

FAIRFAX COUNTY
BOARD OF SUPERVISORS
October 28, 2025

	INFORMATION ITEMS	
1	**Done**	County Holiday Schedule – Calendar Year 2026
	CLOSED SESSION	
	Held	Closed Session
	PUBLIC HEARINGS	
3:30	**Approved**	Public Hearing on PCA 2003-HM-046-04/ CDPA 2003-HM-046-002 (RZPA 2025-HM-00004) (Union Investment Real Estate GMBH Corporation) (Dranesville District)
3:30	**Approved**	Public Hearing on SE 2023-SU-00009 (New Life Christian Church) (Sully District)
3:30	**Approved**	Public Hearing on SE 2025-SU-00003 (Rewa Sadan VA Inc.) (Sully District)
3:30	**Deferred to 11/18/2025**	Public Hearing on PCA-86-C-119-09/ PRCA 86-C-119-03/ DPA 86-C-119-05 (RZPA 2024-HM-00019) (Boston Properties Limited Partnership) (Hunter Mill District)
4:00	**Approved**	Public Hearings on Proposed Amendments to Chapter 101 (Subdivision Ordinance) and Chapter 112.2 (Zoning Ordinance) of The Code of the County of Fairfax (Code), Regarding Plat, Site Plan and Subdivision Plan Review Times and Processing
4:00	**Approved**	Public Hearing on the Acquisition of Certain Land Rights Necessary for the Construction of Request for Condemnation Authority for the Richmond Highway Bus Rapid Transit (RHBRT) Project 2G40-162-004 (Franconia District and Mount Vernon District)
4:00	**Approved**	Public Hearing to Consider an Ordinance Expanding the Edison Residential Permit Parking District, District 50 (Franconia District)

REVISED

FAIRFAX COUNTY
BOARD OF SUPERVISORS
October 28, 2025

	PUBLIC HEARINGS (continued)	
4:00	**Approved**	Public Hearing on a Proposal to Vacate a Portion of Rolling Road (Springfield District)
4:00	**Held**	Public Comment

Fairfax County, Virginia

BOARD OF SUPERVISORS AGENDA

Tuesday
October 28, 2025

9:30 a.m.

PRESENTATIONS

RESOLUTION — To recognize Cox Charities and its 2025 community grant recipients for their contributions to the community. Requested by Chairman McKay.

PROCLAMATION — To designate November 15, 2025, as Fairfax Recycles Day in the County. Requested by Chairman McKay and Supervisor Herrity.

RESOLUTION — To honor Michael T. Dent in recognition of his retirement after 23 years of exceptional service to the County. Requested by Chairman McKay, Supervisor Alcorn and Supervisor Herrity.

STAFF:
Tony Castrilli, Director, Office of Public Affairs
Jeremy Lasich, Office of Public Affairs
Imtiaz Ali, Office of Public Affairs

Board Agenda Item
October 28, 2025

9:30 a.m.

Presentation of the History Commission Annual Report

ENCLOSED DOCUMENTS:
Attachment 1 – Fairfax County History Commission Annual Report

PRESENTED BY:
Gretchen Bulova, Chair, Fairfax County History Commission

FAIRFAX COUNTY HISTORY COMMISSION

2024-2025 ANNUAL REPORT

















PRESERVING AND PROMOTING OUR HISTORY

The purpose of the History Commission is to advise the County Government and to promote and encourage public interest in all matters bearing on the history of Fairfax County.

ABOUT US

Following the recommendation of the Landmark Preservation Committee of 1965, the Fairfax County Board of Supervisors established the History Commission in 1969. Today, the 21 appointees of the commission help to identify, document, record, and preserve the county's historic past.

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On the cover, from top left: Commissioners Anne Stuntz and Gretchen Bulova; presentation of an award to Commissioner Lynne Garvey Hodge; “George Washington” and Lineall Naylor; Judge Rohulamin Quander ; Fairfax Resolves poster at Historic Vienna; History Commission outreach table; community members celebrate Minnie H. Peyton Community Center naming; community gathers at Colin Powell marker unveiling.

EXECUTIVE SUMMARY

The Fairfax County History Commission is pleased to present the enclosed report of its activities and achievements for January 1, 2024 through June 30, 2025. You will note the extended period of reporting this year as we strive to synchronize our Annual Report with the Fairfax County budget cycle. In future years, our reports will coincide with the fiscal year and accompany our September budget submission.

We thank the Board of Supervisors for the opportunity to preserve and promote the history of Fairfax County. Commission achievements during this reporting period include:

- Participating in the unveiling of student-nominated markers selected through the Board of Supervisors Black / African American Historical Marker Project. The commission also agreed to take on maintenance of these markers.
- Reviewing the proposed names for Franconia District Government Center Community Rooms.
- Providing research in support of the renaming of the Bailey's Crossroads Community Center in honor of Minnie H. Peyton.
- Supporting the Fairfax 250 Commission in a number of critical ways, including funding a booklet on the Fairfax Resolves in time for the 250th anniversary of their adoption.
- Continuing outreach and education at community events throughout the county.
- Advocating for the preservation and protection of Clifton and Dunn Loring Elementary Schools and the Debell House.
- Celebrating the 20th Anniversary of the Annual History Conference, the fourth and final installment of the WE Are Fairfax County series. The commission presented 5 awards at the conference.
- Providing funding for a Randall Estates nomination for the National Register of Historic Places, for the purchase of civil war sketches of Centreville for the Virginia Room, for an intern position with the Archeology and Collections Branch of Fairfax County Park Authority, and the creation of a map of African American Historical Sites in the county.
- And bidding farewell to Commissioners Lynne Garvey Hodge, Sallie Lyons, Esther McCullough and Elise Murray. Their contributions were invaluable to the commission and will ensure the success of our work for years to come.



The commission acknowledges and thanks staff from the Department of Planning and Development, the Architectural Review Board, the Park Authority, the Virginia Room of the Fairfax County Public Library System and Channel 16 for their contributions and support.

We look forward to another productive year in FY2026!

Gretchen Bulova
Chairman, Fairfax County History Commission

MAJOR INITIATIVES

BLACK / AFRICAN AMERICAN HISTORICAL PROJECT

The first four of five student-nominated markers were installed between June 2024 and July 2025 (the fifth marker at Louise Archer School was installed after the period of this report). Students, family, members of the Board of Supervisors, and members of the community joined together to honor and celebrate African American history in Fairfax County. Oakton High School, West Springfield High School, and Colin Powell Elementary School each embraced having markers placed on their grounds and participated in the unveiling ceremonies in ways that reflected their unique connection to their history and their community.

- On June 1, 2024, a marker honoring civil rights activist Lillian Blackwell was unveiled at Oakton High School.
- On September 21, 2024, a marker recognizing Robert Gunnell and Gunnell's Chapel was unveiled at Clemyjontri Park.
- On April 5, 2025, a marker in honor of the Enslaved 16 was unveiled at West Springfield High School.
- On June 14, 2025, a marker honoring General Colin Powell for his work with youth was unveiled at Colin Powell Elementary School.











MAJOR INITIATIVES

FRANCONIA DISTRICT GOVERNMENT CENTER COMMUNITY ROOMS

Supervisor Rodney Lusk brought the Board Matter, "Franconia District Government Center Community Room Naming Process," to the Board of Supervisors for approval on July 16, 2024. The History Commission was requested on January 21, 2025 to review specific names for the community rooms. History Commission members Tammy Mannarino, Anne Barnes and Cheryl Repetti examined documents, newspapers and deeds related to the proposed names: Laurel Grove, Jasper, and Walker. They also met with Phyllis Walker Ford, a descendant of the Laurel Grove Community and of the Jasper and Walker families. Mrs. Ford, a former History Commission member herself, provided historical resources and a wide array of photos and maps related to these names. The History Commission assented that the names Laurel Grove, Jasper, and Walker were appropriate for the community rooms. The commission additionally provided narratives to assist with the interpretive panels to accompany the room names.

MINNIE H. PEYTON COMMUNITY CENTER AT BAILEY'S CROSSROADS

Mr. Willie Coleman, President of the Springdale Civic Association and lifetime resident of the Bailey's Community, spearheaded the effort to rename the Bailey's Crossroads Community Center in honor of Minnie H. Peyton. He approached Mason District Supervisor Penny Gross and gained her support for this project. On September 12, 2023, the Board of Supervisors approved a Board Matter to rename the center. Ms. Gross asked for and received unanimous consent that the Board direct the History Commission to assist in this effort and report by the summer of 2024.

Members of the History Commission's Ethnic and Oral History Committee (Lynne Garvey Hodge, Esther McCullough, Sue Kovach Shuman and Cheryl Repetti), in concert with community members, provided research on the proposed namesake of the center. Committee members also worked with Channel 16 to produce a video, "Remembering Minnie Peyton and the Springdale Community."



After a robust community engagement process, current Mason District Supervisor Andres Jimenez requested approval for the new name on July 16, 2024. History Commissioners were pleased to join the community celebration of the renaming on September 14, 2024.

OUTREACH

THREATENED SITES LIST

Following the loss of Collingwood in 2020 and Mount Erin in 2022 (both listed on the Fairfax County Inventory of Historic Sites), the History Commission has noted a growing trend of buildings threatened by demolition. Over the course of 2023, the commission compiled a list of threatened sites. In 2024-2025, the commission continued to address threats to Dunn Loring and Clifton Elementary Schools and could only ask for appropriate documentation of the Mount Gilead Carriage House and Margaret K. White home before they were demolished.

The commission acknowledges that not every historic building can be preserved. We are examining how we may more proactively address the issue of what should be more vigilantly protected. Threatened sites noted by the commission in 2024-2025 include the following:



Clifton Elementary School
District: Springfield
Listing(s): FCHC Inventory
Threat: Demolition

Clifton Elementary school was built in 1953 on the site of an earlier school. The school was designed by Earl B. Bailey. Bailey was the architect for Luther Jackson High School and other Fairfax County and Prince William County Public Schools. The design of the Clifton school reflects the Mid-Century Modern style prominent after World War II. In Prince William County, Bailey is recognized for his innovative "Bailey Schools" which feature a main building flanked by two circular classroom wings each surrounding a courtyard.

The History Commission and the Department of Planning and Development learned of Fairfax County School Board steps toward demolition of Clifton Elementary School from a local news article. The school is on the Fairfax County Inventory of Historic Sites.



Bowman Distillery
District: Hunter Mill
Listing(s): National Register, Virginia Landmarks Register, FCHC Inventory
Threat: Demolition by Neglect

Though a number of new uses have been proposed and approved over the years, none has been undertaken and the building languishes.

OUTREACH

DeBell House (Sunnyside)
District: Sully
Listings: A recent Phase II Level Survey recommended the house eligible for the National Register of Historic Places.
Threat: Demolition for Development



A well-known landmark in the Centreville community, the earliest section of the DeBell House was constructed before 1854. The house was sold in 2019, and the new owners determined that they could not adaptively reuse the building and began planning to demolish the house and build a new structure. This required a special permit. The case was brought to the commission's attention by staff and by concerned citizens in the Centreville area, including the DeBell family. The commission wrote to the Board of Zoning Appeals (BZA) and asked that the building be allowed to remain in place, consistent with the Comprehensive Plan recommendation for properties that are eligible for the Register. History Commission Chair Lynne Garvey Hodge also testified at the BZA hearing. Though the BZA deferred its decision to allow community advocates time to devise a solution, none was forthcoming, and the special permit was granted on February 26, 2025.

Dunn Loring School
District: Providence
Listing(s): FCHC Inventory
Threat: Demolition for New School



The commission learned in a public meeting that FCPS proposed to demolish the 1930s school building. Through 2023 and 2024 we communicated with FCPS to alter plans to completely demolish the building . We have now shifted to developing mitigation plans. Specifically, after meeting with the Architectural Review Board, FCPS proffered that it would undertake a Phase II Intensive Level Documentation, photography that meets Historic American Buildings Survey (HABS) standards, a written report, preservation of the historic Works Progress Administration (WPA) plaque, an interpretive exhibit including all or a portion of the pediment and salvaged bricks, and an on-site historic marker. The Board of Supervisors approved the redevelopment application on February 4, 2025. There is no estimated timeline for demolition of the school at this time.

SUSTAINED EFFORTS

250th COMMEMORATION



A formal Fairfax250 Commission was established by the Board of Supervisors in July 2021, with appointments for two members of the History Commission. During the period of this report (January 2024-June 2025), Chair Bulova and Commissioner Mannarino represented the History Commission at the 250th Commission monthly meetings, and Commissioner Subhi Mehdi represented the Dranesville District.

The History Commission has supported Fairfax250 in a number of critical ways. It formed a 250th Committee to provide historical guidance and content for the Fairfax250th Commission activities. In July 2024, the committee recommended the History Commission create and fund a reprint of the Fairfax Resolves. The Fairfax Resolves are a foundational set of resolutions asserting the rights of American colonists and expressing their grievances with the British government. The booklet was produced for the 250th anniversary of the adoption of the Resolves and includes an introduction, a timeline of 1774 events, along with a transcript of the document and images of the original. The History Commission provided 1,000 copies for distribution at a variety of Fairfax Resolves related events in the City of Alexandria, at George Mason's Gunston Hall, and George Washington's Mount Vernon. The reprint has proved to be a popular takeaway at community events.

The committee regularly provides content for the Fairfax250 Facebook page and articles for the Fairfax250 Monthly Newsletter. We have contributed historical content for remarks at the March 2025 Naturalization Ceremony and the June 2025 Fairfax250 kickoff at the Board of Supervisors meeting. Members of the History Commission have also participated in the Virginia250 Convening of States "A Common Cause to All," networking with other jurisdictions within and outside the Commonwealth in 2024 and 2025. Perhaps most significantly, the committee is working with the Ethnic and Oral History Committee on a far-reaching contribution to the Fairfax250 Commemoration: a series of interviews collected from citizens across the county. Gretchen Bulova is chair of both the Fairfax250 Commission (since February 2025) and the History Commission 250th Committee . The committee has six members.

SUSTAINED EFFORTS

ADVOCACY

The Advocacy Committee promotes interest in county history by participating in events and press releases. It also assists in the commission's mission to advise and inform the Board of Supervisors on matters of preservation of the county's history and to advocate for the preservation of our county's past. During this reporting period, the Advocacy Committee staffed information tables at numerous county events.



Events attended included:

Alexandria City's 250th Anniversary of the Fairfax Resolves
Earth Day at Sully (two years)
City of Fairfax HisTree Day
City of Fairfax Juneteenth Celebration (two years)
Fort Belvoir Commemoration of the 250th Army Birthday
Gum Springs Juneteenth Celebration
Oak Hill Open House
Oakton Day in the Park
Mount Vernon Town Hall (two years)
Mount Vernon Environmental Expo
Providence Earth Day
Vienna's Juneteenth Celebration (two years)
Viva Vienna (two years)



At each event, the Advocacy Committee provides a professional exhibit displaying History Commission efforts across the county. We share current materials promoting our efforts such as the African American History Inventory, and engage the public regarding their historical interests and concerns. We engage children with activity pages and games.



Committee members also worked on a number of complex preservation issues at Fort Belvoir, Dunn Loring School, Reston's Bowman Distillery, and at Park Authority sites such as Laurel Hill, White Gardens, Sully, and Resident Curator properties.

The committee plans to explore enhancing the commission's outreach by working with staff on press releases, social media, an email listserve, Board of Supervisor updates, and our website. The committee also is researching historic preservation tools and has created a list of threatened historic properties in order to keep the Board informed.

The work of the committee supports and complements the work of other commission committees such as the History Conference and the 250th Committee, and by compiling the Annual Report and presentation for the Board of Supervisors. The Advocacy Committee is chaired by Anne Stuntz and has five members.

SUSTAINED EFFORTS

ANNUAL HISTORY CONFERENCE









The Fairfax County History Commission 20th Annual History conference was held on November 2. 2024. The theme was "The Power of Place: Home!," the fourth and final installment of the WE Are Fairfax County series. The conference saw advance registration of 130 attendees. The conference began with a welcome by Fairfax County Commission Chairperson Lynne Garvey Hodge who introduced U.S. Representative Gerry Connolly. Jeff McKay, Chairman of the Fairfax County Board of Supervisors, extended a video greeting to attendees.



The keynote speaker was Ron Maxwell, director of the films "Gettysburg," "Gods and Generals," and "Copperhead." Attendees witnessed historic interpreters bring to life George Washington (Brian Hilton), George Mason (Don McAndrew), and Nancy Mason (Janis Harless).

Dr. Douglas Owsley, a forensic anthropologist with the Smithsonian, provided a second keynote speech sharing his work identifying members of the Jamestown colony through the remains interred at three churches. In the afternoon, Judge Rohulamin Quander, historian of the well-documented Quander family, described "Young's Village," a segregated housing development on Fort Belvoir built for African American soldiers and their families in the lead-up to World War II. Marion Dobbins, an African American ethnographer, spoke about her ancestral community in Merrifield, called "The Pines." In a talk from one of the final speakers of the day, historian Amy Bertsch, attendees heard the story of Hanna Nokes, a transgender citizen of Fairfax County in the 1930s. City of Fairfax Mayor Catherine Read gave summary remarks and the conference closed with an appreciation for the 20 years of successful Fairfax County History Conferences.

SUSTAINED EFFORTS

AWARDS

The Fairfax County History Commission's Awards Committee reviewed nominated works and decided to present 5 awards this year. They were as follows:



A **Lifetime Achievement** award was presented to Dr. Glenn Fatzinger, a distinguished historian and educator. Glenn's passion for history is evidenced through his years of dedicated service on the Fairfax County History Commission from 2016 – 2019. He co-founded with Commission Member Sallie Lyons the Mount Vernon Regional Historical Society and currently serves as President of the Society. He has also served on the Fairfax County Park Authority Board for four years and played a key role in acquiring the Civil War redoubt, Fort Willard, and Grist Mill Park.



The **Nan Netherton Award** is named for a well-known Fairfax historian who authored many local histories, and served as a mentor to other historians. The award and a $500 prize were presented to Tom Shoop for his book *A Place Called Ilda: Race and Resilience at a Northern Virginia Crossroads,* which brought back to life the history of an enterprising interracial village near the crossroads of Little River Turnpike and Guinea Road. Mr. Shoop has revealed a broad narrative of the Black experience in Fairfax County, ensuring that this history is now recorded.



The **Cultural Heritage Engagement Award** went to Etta Willson, Rita Colbert, Linneall Naylor, Rondia Prescott with Jenee Lindner for their book *Black Communities of Fairfax: A History*. A fascinating anthology of Fairfax County's rich Black heritage, this collaboratively authored book includes articles by descendants of some of the county's most prominent families and recollections of graduates of a local Rosenwald School. *Black Communities of Fairfax* vibrantly recounts the history of the City of Fairfax and Fairfax County.

The **Edith Moore Sprouse Award** was presented to Gibran Parvez for his interactive online map and historical essay, "Heritage Dulles." The award is named after an original member of the Fairfax County History Commission who created a record of people who lived in Fairfax County in 1860. Using satellite imagery and well-crafted tutorials, Mr. Parvez created a layered tool to assist modern researchers to discover a time and place very different than the present-day Dulles Corridor, including the communities of Arcola, Chantilly, Conklin, Frying Pan, Pleasant Valley and Willard.

SUSTAINED EFFORTS

The **Beth Mitchell Award** honors the memory of Beth Mitchell whose research of land grants and deeds became the basis of three invaluable maps depicting Fairfax County property owners in the 18th and 19th centuries. This award and a $500 prize were presented to Dr. Krystyn Moon, Kristin Neun, Dr. Matt Bakker, and Janine Dewitt for their project "Documenting Exclusion and Resilience." The project identifies and geo-locates racially restrictive covenants on properties in Northern Virginia from 1900 through the 1960s, revealing patterns of community exclusion that generated both segregation and resilience.

BYLAWS

The Fairfax County History Commission adopts bylaws for its rules and procedures for the transaction of its business for the benefit and convenience of the citizens of Fairfax County. The commission's updated bylaws were approved by the Board of Supervisors on October 24, 2023. They are included in our handbook provided to new commission members and also posted on our website for public viewing. The Bylaws Committee is chaired by Anne Barnes and has four members.

CEMETERY PRESERVATION

The History Commission has been a leader in advocating for historic cemeteries in Fairfax County and educating the public on their preservation. Changes in the History Commission, in cemetery preservation law and in the status of the non-profit Fairfax County Cemetery Preservation Association have caused some reorganization within the Cemetery Committee. The History Commission is committed to continuing this aspect of its mission and plans to resume its efforts in this area in FY26. The Cemetery Preservation Committee is chaired by Jenee Lindner and has 3 members.

ETHNIC AND ORAL HISTORY

The committee was chaired by Esther McCullough until December 2024, when she retired from the History Commission. In recent years, the committee undertook an oral history project that documented the experiences of county leaders in the late 20th century. The multi-year video series, "Fairfax County Looks Back," can be viewed here:

https://www.fairfaxcounty.gov/cableconsumer/channel-16/fairfax-looks-back-videos

In 2025 the committee, under the new chair Sue Kovach Shuman, began working with the 250th Committee and Channel 16 on a video series to explore the meaning of the values and ideas of the American Revolution among Fairfax residents today. The theme of the series is "The Revolutionary War was a Revolution of Ideas." Residents from all of life are being interviewed to represent the

SUSTAINED EFFORTS



diversity of Fairfax County communities. Thus far, they include business owners, immigrants, a pastor, a historian/author, a former politician, people who run nonprofits, artists, a soccer coach, and others. People are being interviewed in a location where they feel comfortable.

The ideas upon which the founders built the United States challenged prevailing 18th-century norms. These ideas emphasized individual liberty and freedom, natural rights and equality, economic freedom and free enterprise, rule of law, religious freedom, and separation of powers. These concepts became part of documents like the Declaration of Independence, the Constitution, and the Bill of Rights.

The committee is chaired by Sue Kovach Shuman and has four members.

INVENTORY

The Fairfax County Inventory of Historic Sites, a catalog of historically significant sites in the county, was established in 1969. There are approximately 350 sites on the inventory. It is an honorary designation and does not impose restrictions or limits as to what an owner can do with his property. Unfortunately, at least sixty of these sites have been demolished since the creation of the Inventory and more are threatened (please reference the Outreach section of this report for a discussion of threatened sites). The loss of integrity at other sites may necessitate that the committee consider delisting.

During this reporting period, there have been two demolitions involving Inventory sites: The residence of John C. and Margaret White (Mason District), and the carriage house at Mount Gilead (Sully District). Both of these Inventory Sites were under the purview of the Fairfax County Park Authority and the Resident Curator Program. The History Commission is seeking solutions to limit avoidable demolitions in the future.

The Inventory Committee is Chaired by Tammy Mannarino and has five members.

SUSTAINED EFFORTS

MARKERS

The Marker Committee reviewed some ten proposals regarding the roadside marker program and recommended five proposals (four markers and one logistical issue) to the History Commission for approval. Those five were:

- John West, Fairfax Representative marker in Mount Vernon District.
- Spring Bank Colored School marker in Mount Vernon District.
- Dolley Madison's Flight from Washington marker in Dranesville District.
- James M. Goins (1918—1990) marker in Braddock District.
- That the History Commission undertake the maintenance of the Black/African American History Markers

John West represented Fairfax County in the House of Burgesses and supported the Fairfax Resolves. The one-room Spring Bank Colored School served the African American Spring Bank community for nearly 60 years. The Dolley Madison marker traces her route through Fairfax after fleeing the British invasion of Washington. The James Goins marker was proffered by a property owner as a mitigation for demolishing the Goins house. Mr. Goins was a strong leader and advocate for the Sideburn community. To support the Black/African American History project, the History Commission has agreed to be responsible for the maintenance of five installed markers.

In response to a community request, the Marker Committee considered relocating an existing marker located in Pine Ridge Park. After consulting with the community group that applied for the marker originally, the committee recommended that the marker remain in the place they selected for it. The committee further recommended that the Park Authority consider installing an interpretative wayside in the alternative location that had been suggested. It is our understanding this is being done.

The Marker Committee has six members including an Advisory Member and is chaired by Cheryl Repetti.

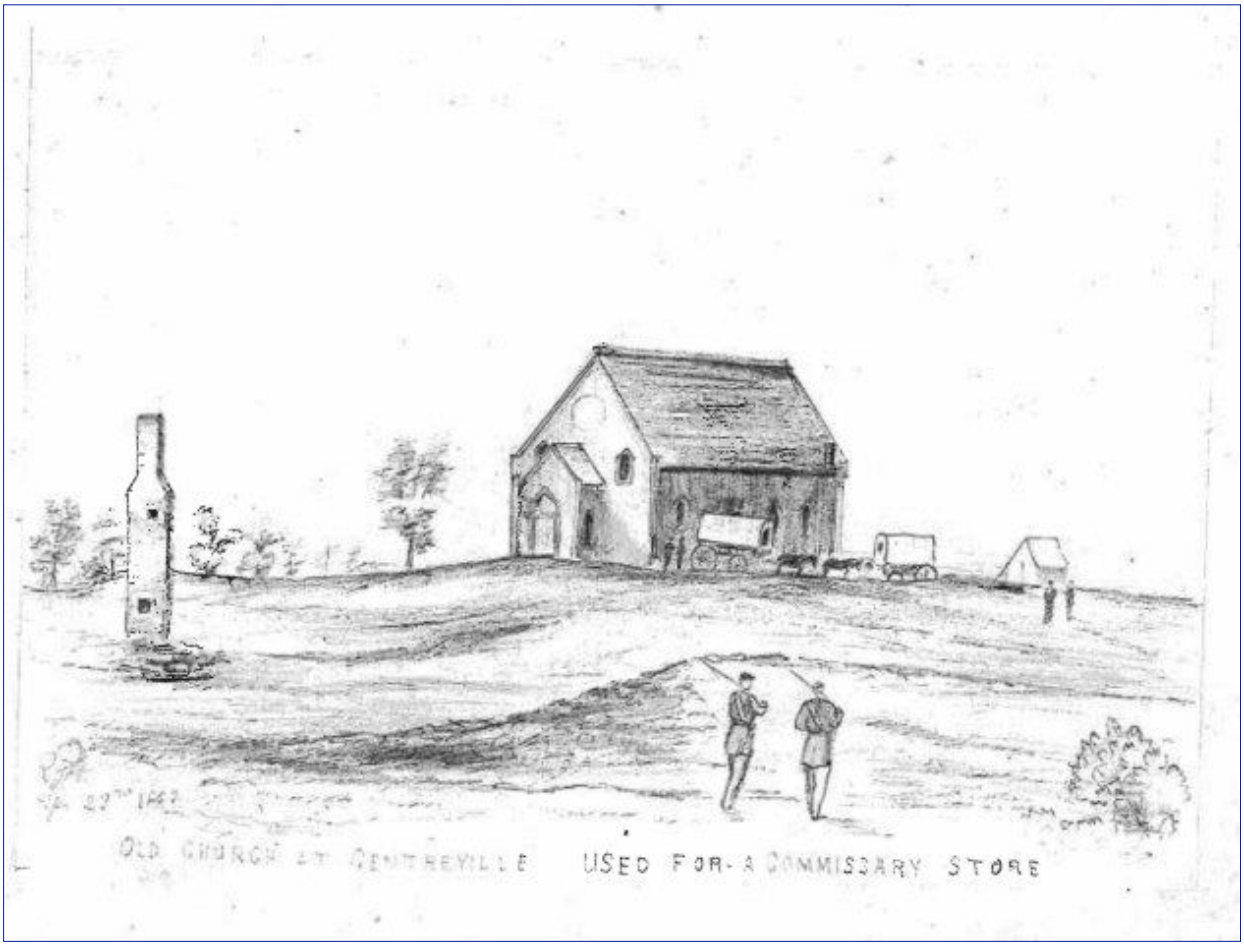
RESIDENT CURATOR

The Fairfax County History Commission was instrumental in the creation of the Resident Curator Program in 2014 . Buildings that are both publicly owned and listed on the Fairfax Inventory of Historic Sites are eligible for inclusion in the program. Qualified curators enter into long-term leases with the county and agree to rehabilitate and maintain under-utilized historic properties.

There are currently nine properties in the Resident Curator Program. This includes six active curatorship sites and three in the application process. The chart below summarizes the status of the buildings currently in the program:

Status of Current Resident Curator Program

Name	District	Status
Dranesville Tavern	Dranesville	Application Process
Fairfax Arms	Mount Vernon	Application Process
Lahey Lost Valley	Hunter Mill	Application Process
Ash Grove House	Hunter Mill	Active Curatorship
Mount Gilead	Sully	Active Curatorship
Ellmore Farmhouse	Hunter Mill	Active Curatorship
Clark/Enyedi House	Mount Vernon	Active Curatorship
Turner Farmhouse	Dranesville	Active Curatorship
Stempson House	Mount Vernon	Active Curatorship



Sketch of Saint John's Church, Centreville by R. Holland

BUDGET REPORT

Fairfax County History Commission Fund Statement

	FY 2025 Actual	FY 2026 Adopted Budget Plan	FY 2026 Estimate	FY 2027 Request
Beginning Balance July 1	$67,192.65	$0	$46,770.85	$0
Revenues:				
Fairfax County	$21,013	$21,013	$21,013	$21,013
Marker Proffer Funds	$5,000			
Interest/Other		--	--	--
Total, Revenue	$26,013	$21,013	$21,013	$21,013
Total Available	$93,205.65	$21,013	$67,783.85	$21,013
Expenditures:				
Operating Expenses	$46,434.80	$21,013	$44,850.00	$21,013
Total Expenditures	$46,434.80	$21,013	$44,850.00	--
Ending Balance June 30	$46,770.85		$22,933.85	

History Commission expenditures included support for the Department of Planning and Development for matching funds to write a nomination for Randall Estates to the National Register of Historic Places ($7,500) and for the creation of a map of African American Historical Sites in the county ($10,000 in FY '26). The commission also provided funds to purchase a set of civil war sketches of Centreville for the Virginia Room ($2,000)and for an intern position with the Archeology and Collections Branch of Fairfax County Park Authority ($15,000).

COMMISSIONERS 2024-2025

MEET OUR MEMBERS—STEWARDS OF OUR HISTORY

The Fairfax County History Commission is fortunate to be guided by dedicated individuals who bring a wide range of professional expertise, community service, and passion for preserving our local history. Our members include educators, public servants, archaeologists, veterans, and civic leaders who volunteer their time and talents to advance the commission's mission of protecting and promoting Fairfax County's rich heritage. history for generations to come .

AT LARGE ARCHAEOLOGY

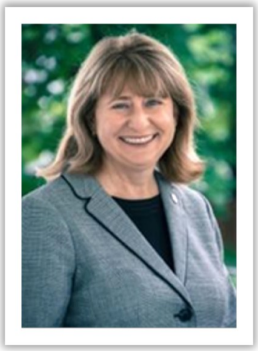
Jennifer MacPherson



Ms. MacPherson holds a B.A. in Anthropology and an M.A. in Archaeology from the University of Edinburgh. She spent 15 years working as a project archaeologist with the Public Archaeology Laboratory (PAL) in Pawtucket, Rhode Island, where she advanced from field crew to Project Archaeologist, managing excavations, preparing reports, and completing training in Section 106 compliance and laboratory methods. In 2008, she transitioned into geospatial technologies and now serves as GIS Technical Lead and Geospatial Emergency Manager at the U.S. Army Corps of Engineers Headquarters. Active in the archaeological community, she volunteers on excavations and produces maps for publications. A Fairfax County resident for nearly a decade, she is passionate about historic preservation and public outreach. In her free time, she enjoys exploring with her dog and playing drums in several bands.

BRADDOCK DISTRICT

Gretchen M. Bulova



Ms. Bulova is the Director for the Office of Historic Alexandria in Alexandria, Virginia, managing eight museums as well as the City's Archives and Records Center and Archaeology program. She has a BA in Anthropology and Classical Studies from William and Mary and an MA in Museum Studies from The George Washington University. She has been active in the regional museum community for more than 30 years. She is the Past President of the Virginia Association of Museums, President of the Historic House Museums Consortium of Washington, D.C., and a Governor appointee to the American Revolution 250 Commission. She has also served as a Governor appointee to the Citizens' Advisory Council on Furnishing and Interpreting the Executive Mansion. She chaired the FCHC from 2012- 2014, as well as the Fairfax County 275th Commemoration Committee. Currently, she is Chair of Fairfax 250 Commission as well as the History Commission.

COMMISSIONERS 2024-2025

Brian Heintz



Mr. Heintz has been a classroom teacher for more than 30 years and has lived in Fairfax County since 2003. Since 2007, he has taught at West Springfield High School, where he leads the Applied History program, a unique initiative that pairs a non-curricular "thought laboratory" in the first semester with student internships at historic sites in the second semester. Mr. Heintz is a frequent contributor to workshops and colloquiums for the National Council for History Education and was named the 2012 Gilder-Lehrman Virginia History Teacher of the Year. He holds a B.A. from Kalamazoo College and an M.A. from Central Michigan University. He serves as the Treasurer of the Fairfax County History Commission.

CITY OF FAIRFAX

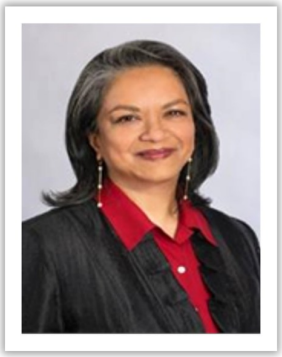
David L. Meyer



Mr. Meyer completed six years as Mayor of the City of Fairfax on December 31, 2022. Previously, he served five terms on the City Council (2008-17) before being elected Mayor in 2017. A city resident since 1981, Mr. Meyer has maintained a lifelong interest in local history and historic preservation, and co-authored *Fairfax, Virginia: A City Traveling Through Time*. He also authored *Pilgrimages of Faith, Histories of Churches in Vienna, Virginia*. Mr. Meyer retired in 2016 from the U.S. Nuclear Regulatory Commission, where he was a career member of the Senior Executive Service. He earned a BA from Randolph-Macon College and an MPA from American University. Mr. Meyer chairs the History Commission's Awards Committee.

DRANESVILLE DISTRICT

Subhi Mehdi

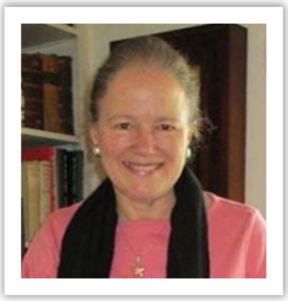


Ms. Mehdi retired from the US Senior Executive Service in 2015 after a 30-year public service career with the US Departments of Veterans Affairs, Health and Human Services, and the Agency for International Development. She is a 40-year resident of Fairfax County, and actively volunteers in numerous national and local organizations. Ms. Mehdi is passionate about ancient history, especially the origins of the Abrahamic faiths and UNESCO World Heritage sites. At the History Commission, she volunteers in the Committees on Advocacy and Ethnic History. She also represents Dranesville District at the 250th Commission. Ms. Mehdi has a BA from Sweet Briar College, an MA from American University, and an MPH from George Washington University. She is the current Vice Chair of the Fairfax County History Commission and chairs its Budget Committee.

COMMISSIONERS 2024-2025

HUNTER MILL DISTRICT

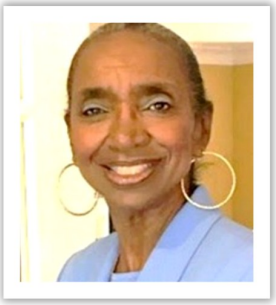
Anne Stuntz



Ms. Stuntz grew up in Vienna, Virginia. She has a degree in art history from Princeton University and an MBA from Columbia University. After a career in finance in NY and London, Ms. Stuntz returned to her historic family home in Vienna, and is devoted to preserving the history of the area. She is president of Historic Vienna, Inc., Vice President of the historic Flint Hill Cemetery Association, and Co-President of the Friends of the Virginia Room. She is on the Sully Foundation and the board of the Historical Society of Fairfax County. She is a member of the Fitzhugh Families of Virginia and the NSDAR. She served as Vice Chairman of the History Commission from 2015-2017, as Chairman in 2018-2020, and Secretary in 2024. Currently, she chairs the Advocacy Committee.

MASON DISTRICT

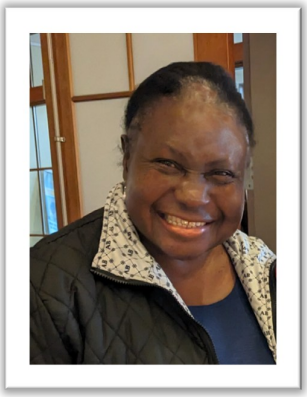
Margo Coleman



Ms. Coleman retired from the Department of Defense after 48 years of federal service, during which she received more than 200 awards and commendations and engaged in extensive international travel. She has devoted over 20 years to volunteering in elections as Assistant Chief and Elections Officer and remains active in her community as an officer of the Springdale Civic Association and member of the Minnie H. Peyton Advisory Board. She also supports families of deceased veterans in accessing military benefits and assists seniors in navigating vital resources. Her education includes studies in Business Management from Northern Virginia Community College, Contracting from George Washington University, and multiple courses through the Defense Intelligence College. Currently, she serves on the History Commission as Mason District Commissioner and as a member of the Ethic and Oral History Committee.

MOUNT VERNON DISTRICT

Anne M. Barnes



Ms. Barnes is a longtime Fairfax County resident who lives on Mason Neck, Virginia. She received a BS in Criminal Law from Savannah State College, and an MA in Government from Johns Hopkins University. She worked on an archeological project in South Carolina in the mid-1980s. She is a former Marine Corps Officer, U.S. Congressional staffer, American History teacher, and is currently the Resource Director for a federal and strategic training center. She served as Vice Chairman of the History Commission in 2006-2008 and as Treasurer in 2010-2012. She is currently the chairman of the Bylaws Committee.

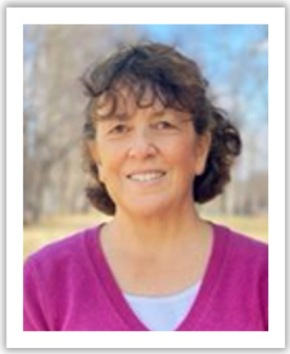
COMMISSIONERS 2024-2025

Holly Irwin



Ms. Irwin (she/they) is a museum professional with more than a decade of experience and currently serves as Arts and Humanities Supervisor for the City of Falls Church. They hold a B.A. in Historic Preservation from the University of Mary Washington and an M.A. in Museum Studies from The George Washington University. Holly's career has included roles at Mount Vernon, Gunston Hall, Dumbarton House, and other historic sites, with a strong emphasis on community engagement, interpretation, and public programming. With a passion for queer history, Ms. Irwin is dedicated to uncovering and sharing underrepresented stories while fostering meaningful connections between past and present.

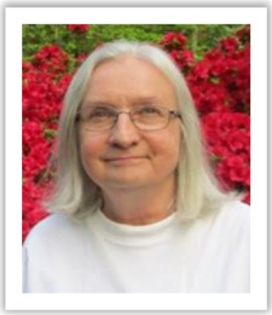
Tammy Mannarino



Ms. Mannarino enjoyed the nomadic childhood of a "Navy-brat" before her family settled in Fairfax County more than 40 years ago. She graduated from James Madison University with a degree in English and Political Science. She spent most of her career at the National Security Agency in the field of Information Systems Security. She holds an MA in Telecommunications and an MS in Systems Engineering. She lives in the Mount Vernon area where she researches, writes, and presents on local history on her website, Backyard-MountVernon.com. In 2017, Ms. Mannarino joined with others to form the Mount Vernon Regional Historical Society where she currently holds the position of Treasurer. She was appointed to the Fairfax County History Commission in 2020 and currently serves as its Secretary. She also chairs the Inventory Committee.

PROVIDENCE DISTRICT

Sue Kovach Shuman

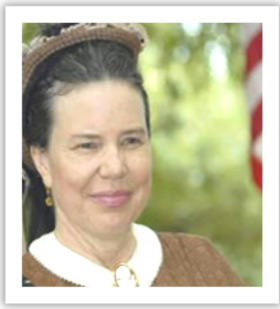


Ms. Kovach Shuman has served on the History Commission since 2020, as treasurer 2022-2023, on the county Confederate Names Task Force, and on advocacy, inventory and history conference committees. She worked for newspapers including 20 years at The Washington Post, and at the American Embassy in Paris. She holds a B.A. in Journalism from Penn State, M.A. in Journalism with Urban Studies minor from the University of Maryland, a Public History and Historic Preservation certificate from Northern Virginia Community College, and a Virginia Association of Museums management certification. A research historian, Ms. Kovach Shuman is author of the book "Mantua." She completed 19 USDA Forest Service volunteer projects in historic preservation, archaeology, and paleontology. For civic activities including conducting interviews for the Providence Perspectives oral history project she was honored in 2018 as a county Lady Fairfax. She is president of the Historical Society of Fairfax County and immediate past president of the Mantua Citizens' Association.

COMMISSIONERS 2024-2025

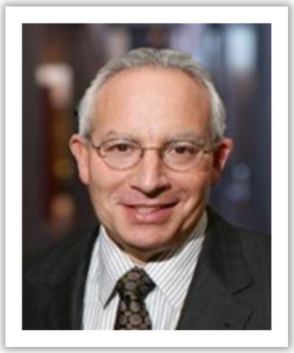
SPRINGFIELD DISTRICT

Jenee Lindner



Ms. Lindner is a genealogist, historian, and living history presenter. She lectures and gives tours as founder and president of the Friends of the Historic Fairfax Courthouse on Fairfax County history. Ms. Lindner was also on the 275th Fairfax County Commemoration Committee, Historic Fairfax City Inc., Fairfax Station Railroad Museum, the Franconia Museum, cemetery advisor and as a facilitator for the historic African American Jermantown Cemetery. She led the founding of two private high schools, Commonwealth Academy in Alexandria and GW Community School in Springfield. She lobbied for the Virginia Resident Curatorship Program, now used in the county to help preserve historic homes.
Ms. Lindner has won numerous county service awards including Lady Fairfax and the Volunteer Fairfax Community Champion. She recently coauthored *Black Communities of Fairfax: A History*, with Etta Wilson, Rita Colbert, Linneall Naylor, and Rondia Prescott. The book earned a county Cultural Heritage Engagement Award and is used as a resource in the Fairfax County Public Schools.

Jordan Tannenbaum



Mr. Tannenbaum has a BA from Brandeis University, a JD from the Washington College of Law, and is a member of the DC Bar. After a decade with the U.S. Advisory Council on Historic Preservation (ACHP), he transitioned to the Development (fundraising) field working for Brandies University. He has held senior positions at Georgetown University, the Wharton School, the National Trust for Historic Preservation, the Hillel Foundation, and recently retired as the Chief Development Officer for the U.S. Holocaust Memorial Museum. Mr. Tannenbaum retired from the JAG Corps, U.S Army Reserve as a lieutenant colonel. A member of the ACHP since 2016, he was appointed to the position of Vice Chairman in 2021. He is now a consultant work with various national nonprofits and currently serves on the boards of The Army Historical Foundation, the Rosenwald NHP Initiative, and the ACHP Foundation. Mr. Tannenbaum is on the History Conference and the Awards Committees.

SULLY DISTRICT

Cheryl-Ann Repetti



Ms. Repetti joined the Commission in 2019. She has lived in Fairfax County since 1982 and moved to Centreville in 1990. She holds a PhD in Sociology from George Washington University and a Bachelor of Fine Arts from The Cooper Union in New York City. In 2023 Ms. Repetti was the Historical Interpreter and Site Coordinator for Historic Huntley in Huntley Meadows Park and is now a Special Projects Historian for FCPA. She is also a member of the board of directors of the Historic Centreville Society and the Friends of Historic Centreville. The latter group organizes Centreville Day each year, a community festival celebrating the area's rich and diverse heritage. She served as Chair of the Commission in 2022 and is currently chair of the Marker Committee.

COMMISSIONERS 2024-2025

TRANSITIONS



The Commission was pleased to welcome four new members: Brian Heintz (April 2024), Margo Coleman (August 2024), Holly Irwin (April 2025), and Jennifer MacPherson (April 2025). We also saw the resignation of four long-term Commission members: Lynne Garvey Hodge, Sallie Lyons, Esther McCullough, and Elise Murray.

Ms. Garvey Hodge served the History Commission for more than two decades and played pivotal leadership roles as its Chair and Vice Chair, led the Conference Committee for 20 years, and steered the Awards Committee. Ms. Lyons served the Commission for almost 20 years and was an ardent champion of preservation and archeology of the Mount Vernon area. Ms. McCullough served the Commission for more than two decades and contributed greatly to the preservation and discovery of Fairfax County's African American history as chair of the Ethnic and Oral History Committee and through other projects, including creating a brochure of African American Historical Sites. Ms. Murray served the Commission for over four decades and contributed to its success in various capacities, such as its ex-officio member of the Architectural Review Board since 1992; Chair, Treasurer, and Vice Chair of the Commission. She also chaired the Inventory of Historic Sites and Budget Committees.

They will all be missed, and we wish them well.



Two views of Centreville by R. Holland.

COMMISSIONERS 2024-2025

ADVISORY MEMBERS

The Commission leverages Advisory Members to preserve institutional knowledge, continue ongoing projects such as the African American History Inventory, and expand or maintain subject matter expertise. Advisors are non-voting members appointed by the Commission.

NAME	YEAR	AREAS OF EXPERTISE	ADDITIONAL.
Bob Beach	2024	Historic Preservation	Resident Curator Program
Marion Dobbins	2024-5	African American History in Fairfax County	Merrifield, The Pines, Williamstown, James Lee Center
Phyllis Walker Ford	2024-5	Arican American History Inventory, African American History in Fairfax	Laurel Grove Museum
Carole Herrick	2024	Dranesville District History & Greater Metro Area History	Author 9 books area history
Mary Lipsey	2024-5	Braddock District History, African American History Inventory	Cemetery
Barbara Naef	2024-5	African American History Inventory, Confederate Names Index,	Reston History, FCPA site history
Barbara Peters	2024-5	Perspectives from the Mason District	
Steve Sherman	2024	Franconia District History, Civil War	
Tom Shoop	2024	History of Ilda and Merrifield	Research in Richmond, Extensive Writing & Editing Experience

Board Agenda Item
October 28, 2025

10:00 a.m.

Board Appointments to Citizen Boards, Authorities, Commissions, and Advisory Groups

ENCLOSED DOCUMENTS:
Attachment 1: Appointments to be heard October 28, 2025

STAFF:
Jill G. Cooper, Clerk for the Board of Supervisors

FINAL COPY

APPOINTMENTS TO BE HEARD OCTOBER 28, 2025
(ENCOMPASSING VACANCIES PROJECTED THROUGH OCTOBER 31, 2025)
(Unless otherwise noted, members are eligible for reappointment)

A. HEATH ONTHANK MEMORIAL AWARD SELECTION COMMITTEE (1-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
VACANT (Formerly held by Clifford L. Fields; appointed 2/09-1/20 by Bulova) Term exp. 1/21 *Resigned*	At-Large Chairman's Representative		McKay	At-Large Chairman's
Kerrie Wilson (Appointed 2/24 by Bierman) Term exp. 1/25	Dranesville District Representative		Bierman	Dranesville
VACANT (Formerly held by Philip Rosenthal; appointed 1/92-1/25 by Herrity) Term exp. 1/26 *Deceased*	Springfield District Representative		Herrity	Springfield

DRAFT

ADVISORY SOCIAL SERVICES BOARD
(4-year terms – limited to 2 full terms)

Incumbent History	Requirement	Nominee	Supervisor	District
Jessica DuBois (Appointed 5/24 by Walkinshaw) Term exp. 9/25	Braddock District Representative		VACANT	Braddock
VACANT (Formerly held by Ben Zuhl; appointed 12/21 by Foust) Term exp. 9/25 *Resigned*	Dranesville District Representative		Bierman	Dranesville
VACANT (Formerly held by M. Laura Martinez; appointed 7/21 by Palchik) Term exp. 9/25 *Resigned*	Providence District Representative	**Melissa Hochberg**	Palchik	Providence

DRAFT

AFFORDABLE DWELLING UNIT ADVISORY BOARD (4-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
Richard N. Rose (Appointed 7/97-4/01 by Hanley; 9/05-5/09 by Connolly; 6/13-6/17 by Bulova) Term exp. 5/21	Builder (Multi-Family) Representative		By Any Supervisor	At-Large
Mark Drake (Appointed 2/09-5/12 by McKay) Term exp. 5/16	Engineer/Architect/ Planner #2 Representative		By Any Supervisor	At-Large
VACANT (Formerly held by James Francis Carey; appointed 5/06 by Connolly) Term exp. 5/10 *Resigned*	Lending Institution Representative		By Any Supervisor	At-Large
Francis C. Steinbauer (Appointed 8/02-5/18 by Hudgins) Term exp. 5/22	Non-Profit Housing Representative		By Any Supervisor	At-Large

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AFFORDABLE HOUSING ADVISORY COUNCIL (AHAC) (2-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
Jeremy Allen (Appointed 6/23 by Gross) Term exp. 6/25	Mason District Representative		Jimenez	Mason
VACANT (Formerly held by Keary Kincannon; appointed 6/23 by Storck) Term exp. 6/25 *Resigned*	Mount Vernon District Representative		Storck	Mount Vernon

CONFIRMATIONS NEEDED:

- Dr. Eleanor Vincent as the Advocacy Group #2 Representative
- Ms. Kamilah McAfee as the Affordable Housing Developer/Owner Representative
- Ms. Michele Hymer Blitz as the Disability Services Board Representative
- Mr. John Boylan as the Business, Economic Development, Health #1 Representative
- Ms. Tara Ruszkowski as the Faith Community Representative
- Mr. Ryan Sheriff as the Financial Institution Representative
- Mr. Nicholas Bracco as the For-Profit Real Estate Industry Representative

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ALCOHOL SAFETY ACTION PROGRAM LOCAL POLICY BOARD (ASAP) (3-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
Ronald Boggio (Appointed 5/22 by McKay) Term exp. 10/23	At-Large #1 Representative		By Any Supervisor	At-Large
Grant J. Nelson (Appointed 10/95-5/01 by Hanley; 6/04-9/07 by Connolly; 6/10-9/19 by Bulova) Term exp. 6/22	At-Large #2 Representative		By Any Supervisor	At-Large
Darren Dickens (Appointed 11/96-5/01 by Hanley; 6/04-10/07 by Connolly; 6/10-9/19 by Bulova) Term exp. 6/22	At-Large #3 Representative		By Any Supervisor	At-Large
VACANT (Formerly held by Linda Perlstein; appointed 11/22 by Alcorn) Term exp. 10/25 *Resigned*	At-Large #6 Representative		By Any Supervisor	At-Large

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ARCHITECTURAL REVIEW BOARD (3-year terms)

NOTE: Members shall be appointed by the Board as follows: At least two (2) members shall be certified architects; one member shall be a landscape architect authorized to practice in Virginia; one member shall be a lawyer with membership in the Virginia Bar; six (6) members shall be drawn from the ranks of related professional groups such as archaeologists, historians, lawyers, and real estate brokers.

Incumbent History	Requirement	Nominee	Supervisor	District
Jason Zellman (Appointed 5/18-12/22 by Herrity) Term exp. 9/25	Attorney Representative		By Any Supervisor	At-Large
Kaye Orr (Appointed 6/18-9/21 by Gross) Term exp. 9/24	Related Professional Group #1 Representative		By Any Supervisor	At-Large
VACANT (Formerly held by Ali A. Sohanghpurwala; appointed 9/23 by Smith) Term exp. 9/24 *Resigned*	Related Professional Group #2 Representative		By Any Supervisor	At-Large

ATHLETIC COUNCIL (2-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
Annmarie Swope (Appointed 9/20-7/24 by McKay) Term exp. 10/25	Member At-Large Alternate Representative	**Annmarie Swope**	McKay	At-Large Chairman's

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ATHLETIC COUNCIL (2-year terms)
Continued from previous page

Incumbent History	Requirement	Nominee	Supervisor	District
VACANT (Formerly held by Marc Fernandes; appointed 10/20-1/22 by McKay) Term exp. 12/23 *Resigned*	Diversity-At-Large Principal Representative		By Any Supervisor	At-Large
Ian Harper (Appointed 10/23 by Foust) Term exp. 3/25	Dranesville District Principal Representative		Bierman	Dranesville
Brian Luwis (Appointed 7/19-6/21 by Foust) Term exp. 3/23	Dranesville District Alternate Representative		Bierman	Dranesville
VACANT (Formerly held by William Bright; appointed 1/20-3/22 by Lusk) Term exp. 4/26 *Resigned*	Franconia District Alternate Representative		Lusk	Franconia
VACANT (Formerly held by Thomas Fitzpatrick; appointed 3/24 by Storck) Term exp. 3/25 *Resigned*	Mount Vernon District Alternate Representative	**David Sanford**	Storck	Mount Vernon
VACANT (Formerly held by Hillary Richardson; appointed 9/20-6/22 by Alcorn) Term exp. 6/24 *Resigned*	Women's Sports Alternate Representative		By Any Supervisor	At-Large

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BARBARA VARON VOLUNTEER AWARD SELECTION COMMITTEE (1-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
VACANT (Formerly held by Ken Balbuena; appointed 7/20-8/22 by McKay) Term exp. 6/23 *Resigned*	At-Large Chairman's Representative		McKay	At-Large Chairman's
VACANT (Formerly held by Barbara Glakas; appointed 1/12-6/19 by Foust) Term exp. 6/21 *Resigned*	Dranesville District Representative		Bierman	Dranesville
VACANT (Formerly held by Nancy Hall; appointed 6/24 by Jimenez) Term exp. 6/25 *Resigned*	Mason District Representative		Jimenez	Mason
VACANT (Formerly held by Diana Maria Rhodes; appointed 7/23-6/24 by Smith) Term exp. 6/25 *Resigned*	Sully District Representative		Smith	Sully

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BOARD OF BUILDING AND FIRE PREVENTION CODE APPEALS (4-year terms)
NOTE: No official, technical assistant, inspector or other employee of the Department of Public Works and Environmental Services, Department of Planning and Development, or Fire and Rescue Department shall serve as a member on this Board.

Incumbent History	Requirement	Nominee	Supervisor	District
VACANT (Formerly held by Amado Fernandez; appointed 6/16-2/23 by Smith) Term exp. 2/27 *Resigned*	Alternate #3 Representative		By Any Supervisor	At-Large
VACANT (Formerly held by Michael Sanio; appointed 2/23 by Alcorn) Term exp. 2/27 *Resigned*	Alternate #4 Representative		By Any Supervisor	At-Large
VACANT (Formerly held by Daren Shumate; appointed 2/16-7/20 by Gross) Term exp. 2/24 *Resigned*	Design Professional #5 Representative		By Any Supervisor	At-Large

BOARD OF EQUALIZATION OF REAL ESTATE ASSESSMENTS (BOE) (2-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
VACANT (Formerly held by Robert Mansker; appointed 9/06-10/22 by Gross) Term exp. 12/24 *Resigned*	At-Large #3 Representative		By Any Supervisor	At-Large

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CATHY HUDGINS COMMUNITY CENTER ADVISORY COUNCIL (2-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
VACANT (Formerly held by Gerald Padmore; appointed 3/21-5/23 by Alcorn) Term exp. 4/25 *Resigned*	Fairfax County #4 Representative		By Any Supervisor	At-Large
VACANT (Formerly held by Maryam Ovissi; appointed 3/21-5/23 by Alcorn) Term exp. 4/25 *Resigned*	Fairfax County #7 Representative		By Any Supervisor	At-Large

CELEBRATE FAIRFAX, INC. BOARD OF DIRECTORS (2-year terms - limited to 3 full terms)

Incumbent History	Requirement	Nominee	Supervisor	District
VACANT (Formerly held by Anna Fay Dixon; appointed 12/21-9/24 by Lusk) Term exp. 9/26 *Resigned*	At-Large #1 Representative	**Connie Johnson** (Lusk)	By Any Supervisor	At-Large
Greg Dercach (Appointed 1/22 by Gross; 1/24 by Jimenez) Term exp. 9/25	At-Large #3 Representative		By Any Supervisor	At-Large

DRAFT

CHESAPEAKE BAY PRESERVATION ORDINANCE EXCEPTION REVIEW COMMITTEE (4-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
VACANT (Formerly held by Anne Kanter; appointed 9/11-10/18 by Bulova) Term exp. 9/23 *Resigned*	At-Large #1 Representative		McKay	At-Large Chairman's
VACANT (Formerly held by David W. Schnare; appointed 11/10-9/23 by Herrity) Term exp. 9/27 *Resigned*	Springfield District Representative		Herrity	Springfield

DRAFT

CHILD CARE ADVISORY COUNCIL (2-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
Evelyn Evans (Appointed 1-23-10/23 by Lusk) Term exp. 9/25	Franconia District Representative	**Evelyn Evans**	Lusk	Franconia
Thomas Fitzpatrick (Appointed 12/24 by Storck) Term exp. 9/25	Mount Vernon District Representative		Storck	Mount Vernon
Mercedes Dash (Appointed 1/20-10/23 by Palchik) Term exp. 9/25	Providence District Representative	**Mercedes Dash**	Palchik	Providence
VACANT (Formerly held by Sangeeta Sarkar; appointed 2/24-2/25 by Smith) Term exp. 2/27 *Resigned*	Sully District Representative	**Risa May**	Smith	Sully

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CIVIL SERVICE COMMISSION (2-year terms)
NOTE: The Commission shall include at least 3 members who are male, 3 members who are female, and 3 members who are from a minority group.

Incumbent History	Requirement	Nominee	Supervisor	District
VACANT (Formerly held by Deborah Woolen; appointed 12/20-9/23 by Lusk) Term exp. 12/24 *Resigned*	At-Large #2 Representative		By Any Supervisor	At-Large
Jason Fong (Appointed 1/20-12/21 by McKay) Term exp. 12/23	At-Large #4 Representative	**Suzana Chowdhury** (McKay)	By Any Supervisor	At-Large
Thomas Garnett (Appointed 1/20-3/22 by Lusk) Term exp. 12/23	At-Large #6 Representative		By Any Supervisor	At-Large
Patrick Morrison (Appointed 2/20-11/21 by McKay) Term exp. 12/23	At-Large #7 Representative		By Any Supervisor	At-Large
VACANT (Formerly held by Janice Hill; appointed 12/21 by Gross; 6/24 by Jimenez) Term exp. 12/25 *Deceased*	At-Large #9 Representative		By Any Supervisor	At-Large

DRAFT

COMMISSION FOR WOMEN (3-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
Alyssa Batchelor-Causey (Appointed 10/22 by McKay) Term exp. 10/25	At-Large Chairman's Representative	**Alyssa Batchelor-Causey**	McKay	At-Large Chairman's
Alesia Taylor-Boyd (Appointed 5/22-1/23 by Lusk) Term exp. 10/25	Franconia District Representative	**Alesia Taylor-Boyd**	Lusk	Franconia
VACANT (Formerly held by Sabrina Rose-Smith; appointed 1/23 by Jimenez) Term exp. 10/25 *Resigned*	Mason District Representative		Jimenez	Mason
VACANT (Formerly held by Maria Villareal; appointed 3/24 by Storck) Term exp. 10/25 *Resigned*	Mount Vernon District Representative	**Lynn Blandford**	Storck	Mount Vernon
VACANT (Formerly held by Pamela Montesinos; appointed 10/22 by Smith) Term exp. 10/25 *Resigned*	Sully District Representative		Smith	Sully

DRAFT

COMMUNITY ACTION ADVISORY BOARD (CAAB) (3-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
VACANT (Formerly held by Philip Rosenthal; appointed 1/01-3/24 by Herrity) Term exp. 2/27 *Deceased*	Springfield District Representative		Herrity	Springfield
Kevin Hickerson (Appointed 3/22 by Smith) Term exp. 2/25	Sully District Representative		Smith	Sully

CONSUMER PROTECTION COMMISSION (3-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
Jacqueline G. Rosier (Appointed 10/22 by McKay) Term exp. 7/25	Fairfax County Resident #1 Representative		By Any Supervisor	At-Large
Dennis Kirk (Appointed 6/98-8/22 by Gross) Term exp. 7/25	Fairfax County Resident #4 Representative		By Any Supervisor	At-Large

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CONTINUUM OF CARE BOARD (CoC) (2-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
NEW POSITION	Dranesville District Representative		Bierman	Dranesville
Ruth Pearson (Appointed 9/23 by Smith) Term exp. 6/25	Sully District Representative		Smith	Sully

CRIMINAL JUSTICE ADVISORY BOARD (CJAB) (3-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
Herbert Kemp (Appointed 12/21 by Foust) Term exp. 11/24	Dranesville District Representative		Bierman	Dranesville
Ricardo E. Coleman (Appointed 9/16-3/21 by Gross) Term exp. 3/24	Mason District Representative		Jimenez	Mason

DULLES RAIL TRANSPORTATION IMPROVEMENT DISTRICT ADVISORY BOARD, PHASE II (4-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
Richard Fernicola (Appointed 1/22 by McKay) Term exp. 1/24	BOS At-Large #6 Representative		By Any Supervisor	At-Large

DRAFT

ENGINEERING STANDARDS REVIEW COMMITTEE (3-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
VACANT (Formerly held by Maya Huber; appointed 12/09-1/14 by Confirmation; 5/18 by Bulova) Term exp. 3/21 *Resigned*	Citizen #4 Representative		By Any Supervisor	At-Large

FAIRFAX AREA DISABILITY SERVICES BOARD
(3-year terms - limited to 2 full terms)

NOTE: Members may be reappointed after being off the Board for three years. State Code requires that the membership in the local disabilities board include at least 30 percent representation by individuals who have physical, visual, or hearing disabilities or their family members. For this 15-member board, the minimum number for this representation would be five members.

Incumbent History	Requirement	Nominee	Supervisor	District
VACANT (Formerly held by Courtney Cezair Mayers; appointed 6/21 by Foust) Term exp. 11/24 *Resigned*	Dranesville District Representative		Bierman	Dranesville
Deborah K. Hammer (Appointed 3/16-1/20 by Storck) Term exp. 11/22 ***Not eligible for reappointment***	Mount Vernon District Representative		Storck	Mount Vernon
Michael Ritter (Appointed 6/22 by Herrity) Term exp. 11/24	Springfield District Representative		Herrity	Springfield

DRAFT

FAIRFAX COUNTY 250TH COMMISSION (6-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
VACANT (Formerly held by Nancy Rosenbaum; appointed 5/23 by Storck) Term exp. 6/27 *Resigned*	Mount Vernon District Representative	**Frank Sadler**	Storck	Mount Vernon

FAIRFAX-FALLS CHURCH COMMUNITY SERVICES BOARD
(3-year terms – limited to 3 full terms)

NOTE: In accordance with *Virginia Code* Section 37.2-501, "prior to making appointments, the governing body shall disclose the names of those persons being considered for appointment." Members can be reappointed after 1-year break from initial 3 full terms, VA Code 37.2-502.

Incumbent History	Requirement	Nominee	Supervisor	District
VACANT (Formerly held by Ann Whipple; appointed 2/20-6/22 by McKay) Term exp. 6/25 *Resigned*	At-Large #1 Representative	**Michele Menapace** (McKay) *(Nomination announced on September 30, 2025)*	By Any Supervisor	At-Large
VACANT (Formerly held by Alisha Keirstead; appointed 6/24 by Storck) Term exp 6/28 *Resigned*	Mount Vernon District Representative		Storck	Mount Vernon

DRAFT

HEALTH CARE ADVISORY BOARD (4-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
Shikha Dixit (Appointed 6/21 by Storck) Term exp. 6/25	Mount Vernon District Representative	**Shikha Dixit**	Storck	Mount Vernon

HEALTH SYSTEMS AGENCY BOARD (3-year terms - limited to 2 full terms)
NOTE: Members may be reappointed after a 1-year break

Incumbent History	Requirement	Nominee	Supervisor	District
Lydia Lawrence (Appointed 2/22 by Foust) Term exp. 6/24	Consumer #5 Representative		By Any Supervisor	At-Large
Bridget M. Jennison (Appointed 5/22 by Walkinshaw) Term exp. 6/24	Provider #1 Representative		By Any Supervisor	At-Large
VACANT (Formerly held by Magalie Emile-Backer; appointed 1/19-6/21 by Storck) Term exp. 6/24 ***Not eligible for reappointment*** *Resigned*	Provider #2 Representative		By Any Supervisor	At-Large
VACANT (Formerly held by Maria Zlotnick; appointed 6/20 by Alcorn) Term exp. 6/25 *Resigned*	Provider #4 Representative		By Any Supervisor	At-Large

DRAFT

HISTORY COMMISSION (3-year terms)
NOTE: The Commission shall include at least one member who is a resident from each District.

Incumbent History	Requirement	Nominee	Supervisor	District
VACANT (Formerly held by Joseph Imamura; appointed 7/23 by McKay) Term exp. 12/24 *Resigned*	Architect Representative		By Any Supervisor	At-Large
VACANT (Formerly held by Carmen Powell; appointed 9/23 by Foust) Term exp. 6/24 *Resigned*	At-Large #1 Representative		By Any Supervisor	At-Large
VACANT (Formerly held by Jenee Lindner; appointed 12/21-1/25 by Herrity) Term exp. 12/27 *Resigned*	Citizen #4 Representative		By Any Supervisor	At-Large
VACANT (Formerly held by Steve Sherman; appointed 9/21 by Lusk) Term exp. 12/23 *Resigned*	Citizen #9 Representative		By Any Supervisor	At-Large
VACANT (Formerly held by Lynne Garvey-Hodge; appointed 12/21 by Gross) Term exp. 12/24 *Resigned*	Historian #1 Representative		By Any Supervisor	At-Large

DRAFT

HUMAN RIGHTS COMMISSION (3-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
Harry Salinas (Appointed 11/10-9/19 by Bulova; 9/22 by McKay) Term exp. 9/25	At-Large #4 Representative	**Harry Salinas** (McKay)	By Any Supervisor	At-Large
VACANT (Formerly held by Emanuel Solon; appointed 9/95-7/01 by Connolly; 9/04-9/19 by Smyth) Term exp. 9/22 *Resigned*	At-Large #5 Representative	**Natalia Lopez** (McKay)	By Any Supervisor	At-Large
Meena Bhinge (Appointed 9/21 Walkinshaw) Term exp. 9/24	At-Large #10 Representative		By Any Supervisor	At-Large

DRAFT

HUMAN SERVICES COUNCIL (4-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
VACANT (Formerly held by Jane Edmondson; appointed 10/23 by Foust) Term exp. 7/27 *Deceased*	Dranesville District #1 Representative		Bierman	Dranesville
Nancy Hall (Appointed 2/25 by Jimenez) Term exp. 7/25	Mason District #2 Representative		Jimenez	Mason
Anthony Santelises (Appointed 7/24 by Palchik) Term exp. 7/25	Providence District #1 Representative		Palchik	Providence
VACANT (Formerly held by Edward Yost appointed 3/23 by Smith) Term exp. 7/27 *Resigned*	Sully District #2 Representative		Smith	Sully

DRAFT

INDUSTRIAL DEVELOPMENT AUTHORITY (4-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
Inge Gedo (Appointed 11/09-10/21 by Herrity) Term exp. 10/25	At-Large #3 Representative		By Any Supervisor	At-Large
VACANT (Formerly held by Christopher Glaser; appointed 11/21 by Alcorn) Term exp. 10/25 *Resigned*	At-Large #4 Representative		By Any Supervisor	At-Large
Jonathan Higgins (Appointed 4/14-11/17 by Bulova;10/21 by McKay) Term exp. 10/25	At-Large #5 Representative		By Any Supervisor	At-Large

INFORMATION TECHNOLOGY POLICY ADVISORY COMMITTEE (ITPAC) (3-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
VACANT (Formerly held by Edward Blum; appointed 12/20-1/24 by Palchik) Term exp. 12/26 *Resigned*	Providence District Representative		Palchik	Providence

DRAFT

JUVENILE AND DOMESTIC RELATIONS COURT CITIZENS ADVISORY COUNCIL (2-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
Crystopher Herrera (Appointed 2/22 by Foust) Term exp. 1/24	Dranesville District Representative		Bierman	Dranesville

LIBRARY BOARD (4-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
VACANT (Formerly held by Philip Rosenthal; appointed 1/18-7/25 by Herrity) Term exp. 6/29 *Deceased*	Springfield District Representative		Herrity	Springfield

POLICE OFFICERS RETIREMENT SYSTEM BOARD OF TRUSTEES (4-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
Brendan D. Harold (Appointed 5/05-11/14 by Hyland; 12/18 by Storck) Term exp. 12/22	Citizen At-Large #2 Representative		By Any Supervisor	At-Large

DRAFT

RESTON TRANSPORTATION SERVICE DISTRICT ADVISORY BOARD (4-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
VACANT (Formerly held by Angela E. Roberts; appointed 9/21 by Alcorn) Term exp. 9/25 *Resigned*	Apartment or Rental Owner Associations Representative		By Any Supervisor	At-Large
VACANT (Formerly held by Margaret Parker; appointed 10/1 by Alcorn) Term exp. 9/25 *Resigned*	Commercial or Retail Ownership #1 Representative		By Any Supervisor	At-Large
VACANT (Formerly held by Peter Henry; appointed 9/21 by Alcorn) Term exp. 9/25 *Resigned*	Commercial or Retail Ownership #3 Representative		By Any Supervisor	At-Large
Michael Shindledecker (Appointed 9/21 by Foust) Term exp. 9/25	Dranesville District Representative		Bierman	Dranesville
VACANT (Formerly held by Karen Mantyla; appointed 6/21 by Alcorn) *Resigned*	Residential Owners/HOA/Civic Association #2 Representative		By Any Supervisor	At-Large

Continued on next page

DRAFT

RESTON TRANSPORTATION SERVICE DISTRICT ADVISORY BOARD (4-year terms)
Continued from previous page

Incumbent History	Requirement	Nominee	Supervisor	District
VACANT (Formerly held by Stephanie Weber: appointed 8/22 by Alcorn) Term exp. 9/25 *Resigned*	Residential Owners/HOA/Civic Association #3 Representative		By Any Supervisor	At-Large

SMALL BUSINESS COMMISSION (3-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
VACANT (Formerly held by Tracey Wood; appointed 12/21 by McKay) Term 12/24 *Resigned*	At-Large #3 Representative		By Any Supervisor	At-Large
VACANT (Formerly held by Luis Lopez Stipes; appointed 1/25 by Storck) Term exp. 12/26 *Resigned*	Mount Vernon District Representative		Storck	Mount Vernon

DRAFT

TREE COMMISSION (3-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
VACANT (Formerly held by Cindy Speas; appointed 5/21-10/23 by McKay) Term exp. 10/26 *Resigned*	At-Large Chairman's Representative	**Susan Farmer**	McKay	At-Large Chairman's
Kevin Holland (Appointed 12/16-10/22 by Gross) Term exp. 10/25	Mason District Representative		Jimenez	Mason
Cory Suter (Appointed 2/20-12/22 by Herrity) Term exp. 10/25	Springfield District Representative		Herrity	Springfield

TRESPASS TOWING ADVISORY BOARD (3-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
Alvin Leach (Appointed 10/10-11/22 by Foust) Term exp. 9/25	Towing #2 Representative		By Any Supervisor	At-Large

DRAFT

WETLANDS BOARD (5-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
VACANT (Formerly held by Kimberly Larkin; appointed 12/22 by Storck) Term exp. 12/27 *Resigned*	At-Large #1 Representative		By Any Supervisor	At-Large

YOUNG ADULTS ADVISORY COMMITTEE
(2-year terms - limited to 2 full terms)

Incumbent History	Requirement	Nominee	Supervisor	District
VACANT (Formerly held by Eddy Sandoval; appointed 9/21 by Smith) Term exp. 1/24 *Resigned*	Sully District Representative		Smith	Sully

NEW BOARD

COUNCIL FOR ECONOMIC OPPORTUNITY (CEO)
(3-year terms - limited to 2 full terms for Voting Members)

Incumbent History	Requirement	Nominee	Supervisor	District
NEW POSITION	At-Large #11 Representative		Confirmed by the Board	Confirmation
NEW POSITION	At-Large #12 Representative		Confirmed by the Board	Confirmation

DRAFT

VETERANS AND MILITARY FAMILIES COMMISSION (3-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
NEW POSITION	Department of Housing and Community Development Representative		Confirmed by the Board	Confirmation

CONFIRMATION NEEDED:

- Dr. Takesha McMiller as the Northern Virginia Community College Representative

DRAFT

Board Agenda Item
October 28, 2025

10:00 a.m.

Matters Presented by Board Members

Board Agenda Item
October 28, 2025

10:00 a.m.

Items Presented by the County Executive

Board Agenda Item
October 28, 2025

ADMINSTRATIVE – 1

Approval of Streets Into the Secondary System –The Reserves at Pinecrest (Mason District)

ISSUE:
Board approval of streets to be accepted into the State Secondary System.

RECOMMENDATION:
The County Executive recommends that the street(s) listed below be added to the State Secondary System:

Subdivision	District	Street
The Reserves at Pinecrest	Mason	Reserves Hill Court

TIMING:
Board approval is requested on October 28, 2025.

BACKGROUND:
Inspection has been made of these streets, and they are recommended for acceptance into the State Secondary System.

EQUITY IMPACT:
None.

FISCAL IMPACT:
None.

ENCLOSED DOCUMENTS:
Attachment 1 – Street Acceptance Form for Board of Supervisors Resolution

Board Agenda Item
October 28, 2025

STAFF:
Jennifer Miller, Deputy County Executive
William D. Hicks, P.E., Director, Land Development Services

ATTACHMENT 1

Print Form

Street Acceptance Form For Board Of Supervisors Resolution

FAIRFAX COUNTY BOARD OF SUPERVISORS
FAIRFAX, VA

Pursuant to the request to inspect certain streets in the subdivisions as described, the Virginia Department of Transportation has made inspections, and recommends that same be included in the secondary system.

VIRGINIA DEPARTMENT OF TRANSPORTATION
OFFICE OF LAND USE - FAIRFAX PERMITS

REQUEST TO THE PERMITS MANAGER, FOR INCLUSION OF CERTAIN SUBDIVISION STREETS INTO THE STATE OF VIRGINIA SECONDARY ROAD SYSTEM.

PLAN NUMBER: 2427-SD-01

SUBDIVISION PLAT NAME: The Reserves at Pinecrest

COUNTY MAGISTERIAL DISTRICT: Mason

VDOT PERMITS MANAGER: ROBERT H. BURTON

BY: Robert H. Burton Digitally signed by Robert H. Burton Date: 2025.09.24 15:44:58 -04'00'

FOR OFFICIAL USE ONLY

VDOT INSPECTION APPROVAL DATE: 09/09/2025

STREET NAME	LOCATION		LENGTH MILE
	FROM	TO	
Reserves Hill Court	CL Old Columbia Pike, Route 712 - 875' SW CL Knob Hill Court, Route 10471	627' NE to End of Cul-de-Sac	0.12
NOTES:		**TOTALS:**	0.12

5' Concrete Sidewalk on the North Side to be maintained by VDOT

Board Agenda Item
October 28, 2025

ADMINSTRATIVE – 2

Approval of Streets Into the Secondary System – Brilyn Park Lots 22-24 (Meridian Street Extension) (Dranesville District)

ISSUE:
Board approval of streets to be accepted into the State Secondary System.

RECOMMENDATION:
The County Executive recommends that the street(s) listed below be added to the State Secondary System:

Subdivision	District	Street
Brilyn Park Lots 22-24	Dranesville	Meridian Street

TIMING:
Board approval is requested on October 28, 2025.

BACKGROUND:
Inspection has been made of these streets, and they are recommended for acceptance into the State Secondary System.

EQUITY IMPACT:
None.

FISCAL IMPACT:
None.

ENCLOSED DOCUMENTS:
Attachment 1 – Street Acceptance Form for Board of Supervisors Resolution

Board Agenda Item
October 28, 2025

STAFF:
Jennifer Miller, Deputy County Executive
William D. Hicks, P.E., Director, Land Development Services

Print Form

Street Acceptance Form For Board Of Supervisors Resolution

FAIRFAX COUNTY BOARD OF SUPERVISORS
FAIRFAX, VA

Pursuant to the request to inspect certain streets in the subdivisions as described, the Virginia Department of Transportation has made inspections, and recommends that same be included in the secondary system.

VIRGINIA DEPARTMENT OF TRANSPORTATION
OFFICE OF LAND USE - FAIRFAX PERMITS

REQUEST TO THE PERMITS MANAGER, FOR INCLUSION OF CERTAIN SUBDIVISION STREETS INTO THE STATE OF VIRGINIA SECONDARY ROAD SYSTEM.

PLAN NUMBER: 24708-SD-001

SUBDIVISION PLAT NAME: Brilyn Park Lots 22-24 (Meridian Street Extension

COUNTY MAGISTERIAL DISTRICT: Dranesville

VDOT PERMITS MANAGER: ROBERT H. BURTON

BY: _____

FOR OFFICIAL USE ONLY

VDOT INSPECTION APPROVAL DATE: 07/31/2025

STREET NAME	LOCATION		LENGTH MILE
	FROM	TO	
Meridian Street	CL Hallwood Avenue, Route 1770 - 625' S CL Gordon Avenue, Route 1773	144' S to End of Turnaround	0.03
NOTES:		**TOTALS:**	0.03

5' Concrete Sidewalk on the East Side to be maintained by VDOT (up to the end of the turnaround)

Board Agenda Item
October 28, 2025

ADMINISTRATIVE – 3

Additional Time to Establish Use or Commence Construction for Special Exception SE-2008-SP-025, Islamic Saudi Academy (Springfield District)

ISSUE:
Board consideration of additional time to establish use or commence construction for SE-2008-SP-025, pursuant to the provisions of subsection *8100.3.D.(6) of the Zoning Ordinance*.

RECOMMENDATION:
The County Executive recommends that the Board approve twelve months' additional time for SE-2008-SP-025 to establish the use, to July 1, 2026.

TIMING:
Board action is requested on October 28, 2025. The expiration date of the Special Exception (SE) was July 1, 2025.

BACKGROUND:
Under subsection *8100.3.D.(6) of the Zoning Ordinance*, if the use is not established or if construction is not commenced within the time specified by the Board of Supervisors, an approved special exception shall automatically expire without notice unless the Board approves additional time. A request for additional time must be filed with the Zoning Administrator prior to the expiration date of the special exception. This request was filed on June 30, 2025, prior to the expiration date of July 1, 2025. The Board may approve additional time if it determines that the use is in accordance with the applicable provisions of the Zoning Ordinance and that approval of additional time is in the public interest.

The 34.05 acre site is zoned R-C, and is located at 11101, 11115, 11121, and 11123 Popes Head Road, Tax Map # 68-3 ((1)) 61, 61, 62, 63, and 64. (See Locator Map, Attachment 1) On August 3, 2009, the Board of Supervisors approved Special Exception SE-2009-SP-025, in the name of Islamic Saudi Academy, subject to development conditions (see clerks letter, Attachment 2) permitting a private school of general education with a maximum daily enrollment of 500 students (K through 12th grade).

SE-2008-SP-025 was approved with a condition that the use be established, or construction be commenced and diligently prosecuted within 30 months of the approval date unless the Board granted additional time. This deadline was extended through *§15.2-2209.1 of the Code of Virginia*, which permitted automatic extensions of this deadline to July 1, 2025. On June 30, 2025, the Department of Planning and Development (DPD) received a letter from Lynne Strobel, agent for the Applicant, requesting 12 months of additional time (see Attachment 3).

According to the letter, in the interim since the approval of the referenced special exception, the applicant constructed a school on an alternative site in Fairfax County. That school was recently closed, and according to Ms. Strobel the applicant is considering different options to move forward on the subject property including selling it to another owner for the approved use.

While the Applicant is diligently working through these processes, additional time of 12 months is requested to ensure the SE approval remains valid. This additional time will allow the requestor to establish the use and/or commence construction, or, should the property be sold to another entity, for that entity to determine if they are able to establish the use in conformance with the approved plans and conditions.

Staff has reviewed Special Exception SE-2008-SP-025 and has established that, as approved, it is still in conformance with all applicable provisions of the Fairfax County Zoning Ordinance to permit a private school of general education with a maximum daily enrollment of 500 students (K through 12th grade) in the R-C zoning district. Further, staff knows of no change in land use circumstances which should require the filing of a new special exception application and review through the public hearing process. The Comprehensive Plan recommendation for the property has not changed since approval of the special exception. Finally, the conditions associated with the Boards approval of SE-2008-SP-025 are still appropriate and remain in full force and effect. Staff believes approval of the request for 12 months is in the public interest and recommends that it be approved.

EQUITY IMPACT:
None.

FISCAL IMPACT:
None.

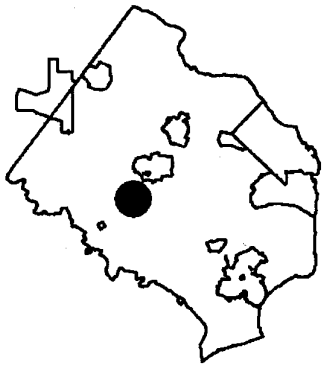
Board Agenda Item
October 28, 2025

ENCLOSED DOCUMENTS:
Attachment 1: Locator Map
Attachment 2: Clerk's Letter dated August 4, 2009, to Lynne Strobel
Attachment 3: Letter dated June 30, 2025, to Leslie B. Johnson

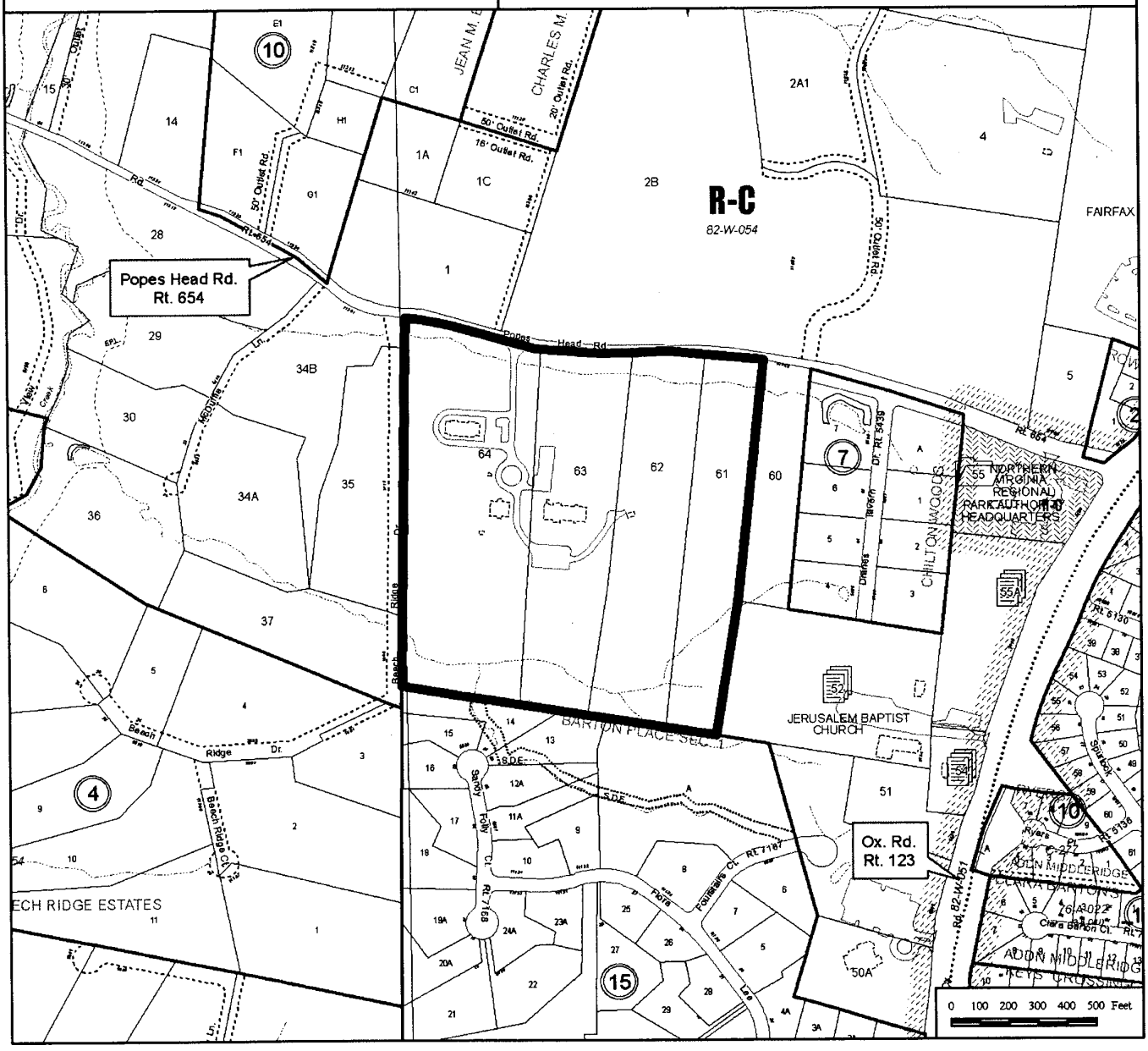
STAFF:
Jennifer Miller, Deputy County Executive
Tracy Strunk, Director, Department of Planning and Development (DPD)
Suzanne Wright, Director, Zoning Evaluation Division (ZED), DPD
Cathy Belgin, Chief, Conformance Review & Acceptance Branch, ZED, DPD
Jerrell Timberlake, Staff Coordinator, ZED, DPD

Special Exception

SE 2008-SP-025



Applicant:	ISLAMIC SAUDI ACADEMY
Accepted:	06/26/2008
Proposed:	PRIVATE SCHOOL OF GENERAL EDUCATION TO PERMIT BUILDING ADDITIONS, AND SITE MODIFICATIONS
Area:	34.05 AC OF LAND; DISTRICT - SPRINGFIELD
Zoning Dist Sect:	03-0C04
Art 9 Group and Use:	3-11
Located:	11101, 11115, 11121, 11123 POPES HEAD ROAD
Zoning:	R- C
Plan Area:	3,
Overlay Dist:	WS
Map Ref Num:	068-3- /01/ /0061 /01/ /0062 /01/ /0063 /01/ /0064



Attachment 2

County of Fairfax, Virginia

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

August 4, 2009

Lynne J. Strobel
Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.
2200 Clarendon Boulevard, 13th Floor
Arlington, Virginia 22201

Re: Special Exception Application SE 2008-SP-025

Dear Ms. Strobel:

At a regular meeting of the Board of Supervisors held on August 3, 2009, the Board approved Special Exception Application SE 2008-SP-025 in the name of Islamic Saudi Academy. The subject property is located at 11101, 11115, 11121, 11123 Popes Head Road on approximately 34.05 acres of land zoned R-C and WS in the Springfield District [Tax Map 68-3 ((1)) 61, 62, 63, and 64]. The Board's action permits a private school of general education pursuant to Section 3-C04 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.

2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions.

3. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special exception shall be in substantial conformance with the approved Special Exception Plat entitled "Islamic Saudi Academy" (Sheets 1-14 prepared by Vika, Inc., and dated December 21, 2007, as revised through April 22, 2009, Sheet 15 prepared by BeeryRio and dated November 3, 2008) and these conditions. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.

Office of the Clerk to the Board of Supervisors
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035
Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 703-324-3903
Email: clerktothebos@fairfaxcounty.gov
http://www.fairfaxcounty.gov/bosclerk

Attachment 2

4. A copy of these special exception conditions shall be posted in a conspicuous place on the property, and made available to the public and all departments of the County of Fairfax during hours of operation.

5. Architecture shall be in general conformance with that shown on Sheet 15 of the SE Plat.

6. Any retaining walls provided which are not shown on the SE Plat shall not exceed four feet in height.

7. Development of the site improvements and buildings (or portions thereof) may be phased.

Operational

8. The maximum daily enrollment shall be limited to 500 students, Kindergarten through 12th grade. Prior to the issuance of a Non-residential Use Permit, the applicant shall demonstrate Health Department approval for a septic system for the site that supports the requested number of students, staff and other visitors.

9. The maximum number of staff, exclusive of bus drivers, on-site at any one time shall be 80.

10. The primary hours of operation shall be limited to 7 am to 6 pm, Monday – Friday, year-round. No before or after school child care shall be permitted; however, before and after school enrichment activities shall be permitted, provided that such is provided within the hours of operation. School related evening activities shall be permitted from 6 pm to 8 pm Monday –Friday, and shall be limited to no more than eight per month. Student activities sponsored by the school shall be limited to two weekends per month between the hours of 9 am to 5 pm on Saturday and 9 am to 1 pm on Sunday. In addition, an annual graduation ceremony may be permitted on a weekend. Evening and weekend outdoor activities shall not extend beyond 7:30 pm. The school buildings and outdoor playing fields shall not be leased, rented, or otherwise made available to groups not affiliated with the school. Tournaments for sporting events with multiple school participants shall not be held at the school.

11. A prayer room may be located within the school, but its use shall be limited to faculty and students only. The prayer room shall not be open to the public.

12. No lighting shall be provided for the outdoor playing fields, and the use of outdoor public address speaker systems or bull horns shall be prohibited. However, this shall not preclude the use of a temporary public address

speaker system to be used for outdoor ceremonies (such as graduation/baccalaureate).

13. All lighting, including security lighting, shall be in conformance with Part 9 of Article 14 of the Zoning Ordinance.

14. Exclusive of the areas shown on the SE Plat as undisturbed open space, grass shall be cut at least three times a month from April 1 through September 30.

15. A community liaison shall be designated as a contact point for community operational and maintenance concerns. The name and phone number of the liaison shall be provided to the presidents of surrounding civic associations and the office of the Springfield District Supervisor. The community liaison shall extend a written invitation for a meeting on an annual basis to the presidents of surrounding civic associations to discuss topics of mutual interest and foster improved communications.

16. Prior to the commencement of each school year, a publication of anticipated events and activities shall be provided to the presidents of surrounding civic associations and the office of the Springfield District Supervisor. Updates to events and activities shall be provided on a quarterly basis during the school year.

17. The applicant shall permit the Cultural Resources Management and Protection Section of the Fairfax County Park Authority (CRMPS) to perform a disturbance assessment on the application property to determine if additional archaeological survey work is warranted.. In areas where additional work is warranted, as determined by CRMPS, a tight interval (30 foot interval) Phase I archaeological survey shall be conducted on any areas to be disturbed (areas protected by the limits of clearing and grading shall be exempt from the survey), using a scope of work provided by CRMPS. If determined to be warranted by CRMPS from the Phase I survey, Phase II assessment and, if appropriate, Phase III data recovery shall be performed in accordance with scopes provided by CRMPS. Any Phase III scopes shall provide for public interpretation of the results. Draft and final reports (including any cultural resource studies, field notes, photographs and artifacts) produced as a result of the disturbance assessment, and Phase I, II and/or III studies shall be submitted to CRMPS for review and approval within 30 days of completion. No ground disturbing activities shall occur until such studies have been completed and approved. If CRMPS is unable or does not choose to perform the initial disturbance assessment, such disturbance assessment shall be done as approved by CRMPS, or the applicant may elect to move directly to a Phase 1 survey, as laid out above.

Attachment 2

Transportation

18. Prior to the issuance of a Non-RUP, the applicant shall contribute to the Springfield District Walkway Fund an amount equal to the cost of constructing a paved trail along its Popes Head Road frontage, as determined by DPWES, in lieu of construction of such a trail.

19. That area shown on the SE Plat as "future R/W dedication" shall be dedicated to the Board of Supervisors, in fee simple, at the time of site plan approval or upon demand, whichever occurs first.

20. Subject to approval of VDOT, the applicant shall install two standard, time activated, flashing school zone speed limit signs on Popes Head Road.

21. In January of the first school year in which enrollment reaches or exceeds 425 students, a determination shall be requested from the Fairfax County Department of Transportation (FCDOT) as to whether the right turn lane on east bound Popes Head Road at the intersection of Popes Head Road and Ox Road needs to be lengthened to accommodate potential vehicle queues. The applicant shall provide the necessary data, as requested by FCDOT, to allow appropriate analysis. If the determination is made that such lengthening is warranted, the applicant shall extend the right turn lane by up to 150 feet, as determined necessary by FCDOT in coordination with the Northern Virginia Regional Park Authority, subject to VDOT approval.

22. In January of the first school year in which enrollment reaches or exceeds 425 students, a determination shall be requested from FCDOT as to whether the left turn lane on north bound Ox Road at the intersection of Popes Head Road and Ox Road needs to be lengthened to accommodate potential vehicle queues. The applicant shall provide the necessary data, as requested by FCDOT, to allow appropriate analysis. If the determination is made that such lengthening is warranted, the applicant shall extend the left turn lane as determined appropriate by FCDOT, subject to VDOT approval.

23. At time of site plan submission, a sight distance evaluation shall be prepared for the intersection sight distance for the driveway on Tax Map Parcel 68-3 ((1)) 60, in accordance with VDOT standards. Should the fence or vegetation on the application property interfere with adequate sight distance for the driveway in accordance with VDOT requirements, the fence shall be relocated and trees trimmed to mitigate the conflict.

Transportation Management

24. A Transportation Management Plan (TMP) shall be developed and implemented in order to minimize the number of vehicular trips generated by the private school during the weekday morning and afternoon peak hours. For the purposes of this condition, morning and afternoon peak hours are considered the peak hours of the use, not the peak hours of traffic on the surrounding street network. The TMP shall include the following components:

a) Procedure Manual: All parents shall receive written information prior to the commencement of each school year that clearly establishes operational procedures, which shall be implemented, as well as restrictions on vehicle maneuvers when driving to or from the school. A copy of the Procedural Manual shall be provided to FCDOT and the Springfield District Supervisor's Office. The Procedural Manual must include, but shall not be limited to, the following transportation procedures:

i) *Student Driving Restrictions:* Students shall not be permitted to drive to school during normal school hours (7:00 a.m. to 6:00 p.m., Monday through Friday). The school's administration may authorize a limited number of students per day to drive to school for certain prearranged, non-recurring events such as a doctor's appointment, job interview, etc. Any such authorization shall be in writing and kept on file by the school.

ii) *Busing:* The Procedure Manual shall strongly encourage all families to utilize the school's bus service. Use of the bus service shall be incentivized through the use of such techniques as a sliding scale based on multiple children or financial need.

iii) *Drop-off and Pick-up Procedures:* During regularly scheduled arrival and dismissal periods, vehicles shall queue on-site in order to avoid vehicular queuing on Pope's Head Road. If vehicle queuing on-site cause a backup that prohibits other vehicles from entering, the security gate shall be moved further into the site (which shall not require an amendment to this special exception) or other operational changes shall be implemented to alleviate the queuing issue. Staff and/or volunteers shall supervise unloading and loading of children. All drop-off and pick-up of children shall be done on-site, and not on adjacent neighborhood streets. This condition shall not preclude alternative transportation management measures such

shuttling students to the school by van or bus from an off-site location(s).

iv) *Carpooling:* For families who are unable to utilize the bus service, carpooling shall be encouraged as an alternative mechanism to minimize daily vehicular trips to the site. Zip code rosters shall be available to all families to facilitate carpool arrangements.

v) All parents and staff shall be directed to use Route 123 to access the school to the extent practical. The Procedure Manual shall further emphasize the need to obey posted speed limits on Popes Head Road.

b) Bus Service: Bus service shall be provided for all students. A minimum of ten buses with a seating capacity of at least 41 students shall be operated to serve the school. The minimum number of buses may be proportionately reduced based on student enrollment or if the school utilizes buses with a greater seating capacity. School bus drivers shall be primarily directed to arrive and depart from the school from Route 123. Buses shall be kept on-site during the day, except for when the buses are used for special events, such as field trips and sports activities.

c) On-site Parking: Signs shall be posted in the parking lot to identify "bus, faculty and visitor parking only" during normal school hours (7:00 a.m. to 6:00 p.m.) Monday through Friday. There shall be no areas reserved for student parking. No parking shall be permitted on grass areas during normal school hours.

d) Trip Reduction:

i) *Objectives:* The Trip Reduction Goal is to limit vehicular trips associated with the private school to no more than 355 total trips (inbound and outbound) in the school morning peak hour and 247 total trips (inbound and outbound) in the school afternoon peak hour.

ii) *Monitoring:* Beginning the first school year after enrollment reaches a minimum of 425 students, analysis of traffic generated by the site shall be conducted. The scope and timing of this analysis, which shall be conducted between January and March and shall be limited to intersections in proximity to the school, shall be coordinated with and approved by FCDOT, and shall include provisions that staff, other than security personnel, and parents ***are not*** notified of days on which counts

will be taken. Copies of the analysis shall be submitted to FCDOT and the Springfield District Supervisor's office within 30 days of completion of traffic counts.

iii) *Implementation:* The trip reduction goal is met if the observed average trip generation in the morning peak hour is less than or equal to 355 total trips (inbound and outbound). Testing shall occur annually until the data shows conformance with the goal (as determined by FCDOT) for two consecutive years, at which time retesting shall not be required for a five year period, unless specifically requested by FCDOT.

iv) *Corrective Measures:* If the trip reduction goal is not met for any study period, the applicant shall identify additional measures to reduce peak hour traffic and shall implement those measures within 90 days, although additional time for implementation may be permitted by FCDOT. Retesting shall be required within two months of implementation, or in the next school year, as determined appropriate by FCDOT. If the re-testing indicates the goal is met, as determined by FCDOT, the testing schedule shall revert to the schedule in subparagraph iii above.

v) *Penalties:* If the retesting (required in subparagraph iv above) indicates that the goal is still not met, the school shall reduce student enrollment the following school year or institute mandatory busing of all students. These additional measures may be discontinued only if the trip reduction goal is met in a follow-up study, as determined by FCDOT, and additional measures are in place to ensure the goal continues to be met, at which time the testing schedule shall revert to the schedule in subparagraph iii above.

e) Left Turn Limitation: In January of the first school year in which enrollment reaches or exceeds 425 students, the Applicant shall conduct an evaluation of operations at the site access to Popes Head Road. The volume of left and right turns into and out of the access, vehicle queues and delays shall be field counted/measured and this information provided to FCDOT within 30 days of compilation with a break down of the data. Parents, staff, other than security personnel, and students shall not be notified as to the day and time that counts and data will be collected. If FCDOT, in consultation with the Applicant, determines the left turns out of the site onto westbound Popes Head Road are problematic, then the Applicant shall post signs prohibiting left turns exiting the site between the hours of 7:00 a.m. and 9:00 a.m. and 2:00 p.m. and 4:00 p.m., or a

Attachment 2

similar two hour period as deemed appropriate based on the evaluation of operations and school operating hours.

Septic System

25. The primary septic fields to be utilized shall be those designated on the SE Plat as "active," subject to review and approval of the Health Department.

26. Those septic fields designated on the SE Plat as "reserve" fields shall not be cleared or graded unless and until they are required for use as determined by the Health Department.

27. If use of a "reserve" septic field is deemed necessary by the Health Department, the corresponding "active" field which has been abandoned shall be re-vegetated in coordination with UFM, so long as such re-vegetation is in conformance with Health Department standards.

28. Kitchen facilities and showers shall not be provided on-site unless a determination has been made by the Health Department that adequate septic capacity is provided for such facilities.

Environmental

29. The applicant shall conform strictly to the limits of clearing and grading as shown on the SE Plat, subject to the installation of utilities and/or trails as determined necessary by the Director of DPWES. If it is determined necessary to install utilities and/or trails in areas protected by the limits of clearing and grading as shown on the SE Plat, they shall be located in the least disruptive manner necessary as determined by UFM. A replanting plan shall be developed and implemented, subject to approval by UFM, for any areas protected by the limits of clearing and grading that must be disturbed.

30. A minimum of 50% of the site shall be maintained as undisturbed open space.

31. Understory and ground cover plantings shall be restored in those areas designated as undisturbed open space on the SE Plat where no vegetation currently exists, including in the buffer areas along the two streams. Such restoration areas shall be coordinated with the Urban Forestry Management Division (UFM) of the Department of Public Works and Environmental Services, in order to ensure that an appropriate mix of native species is provided and plantings are done in a manner which ensures the greatest survivability for existing trees and plants on-site.

Attachment 2

32. Dead, dying, or invasive vegetation may be removed from the undisturbed open space area if approved by UFM.

33. A solid board-on-board fence, six feet in height, shall be provided around the southern and western perimeters of the soccer field and the playfields as shown on the SE Plat. The fence shall be constructed of wood, synthetic wood, or comparable material. The material used for the fence shall be a subdued color, and not white. The fence shall be located in coordination with a representative of UFM to ensure that existing vegetation is not impacted by installation. The fence shall be screened by evergreen trees, approximately four to six feet in height at time of planting, located between the fence and the property line as shown on the SE Plat.

34. A staggered row of evergreen trees shall be provided along the eastern side of the bus parking lot to provide additional screening, so long as such plantings meet the distance requirements from the septic fields as established by the Health Department.

35. A landscape plan shall be submitted concurrent with site plan review and shall provide for the number, sizes and locations of trees and plantings consistent with that shown on the SE plat and the additional requirements of these conditions. The landscape plan shall be subject to the review and approval of Urban Forest Management (UFM). Minor modifications may be permitted by UFM to the extent that these do not change the designations of individual trees, or result in significant physical impacts to the areas designated to be left undisturbed.

36. At the time of site plan submission, a tree survey shall be submitted that identifies the trunk location, species, size, crown spread and condition analysis rating for all individual and groups of trees shown on the Special Exception Plat to be preserved, as well as all on and off-site trees, living or dead with trunks 6 inches in diameter and greater (measured at 4 ½ feet from the base of the trunk or as otherwise allowed in the 9th or latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture) located within 25 feet of the approved limits of clearing and grading for review by the Urban Forest Management Division. This tree survey shall be prepared by a Certified Arborist with experience in the preparation of tree preservation plans.

37. The applicant shall take necessary steps and actions to ensure the long-term survival, and continuing structural integrity and health of trees designated on the SE Plat to be preserved. If any of these trees is found to be dead, dying, diseased, or hazardous (as determined by UFM) at or prior to, the final release of the project bond, and that such was not the result of

unapproved construction practices, the applicant shall provide for restoration and remuneration by:

a) providing for the removal of the above ground portions of trees

b) restoring understory plants and/or soil conditions damaged during tree removal activities (as determined by UFM)

c) provide for the restoration of the associated loss in canopy coverage in accordance with the tree cover guidance found in the Public Facilities Manual

38. The applicant shall: a) root prune the roots of trees to be preserved that may be damaged during clearing, demolition, grade changes, utility installation and/or the installation of retaining walls; b) mulch to a minimum depth of 3 inches within the areas to be left undisturbed where soil conditions are poor, lacking leaf litter or prone to soil erosion; and c) then provide tree protection fencing approved by the Urban Forest Management Division (UFM), Fairfax County Department of Public Works and Environmental Services ("DPWES"), where deemed necessary by UFM. The areas that will be root pruned and mulched shall be clearly identified on the Tree Designation Plan. All treatments for such trees and vegetation shall be clearly specified, labeled, and detailed on the erosion and sediment control sheets and demolition plan (if provided) sheets of the site plan submission. The details for these treatments shall be included in the Tree Designation Plan and shall be subject to the review and approved of UFM.

All root pruning and mulching work shall be performed in a manner that protects adjacent trees and vegetation that are required to be preserved and may include, but not be limited to, the following:

- Root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches.
- Root pruning shall take place prior to any clearing and grading and/or demolition of structures.
- Root pruning shall not sever or significantly damage structural or compression roots in a manner that may compromise the structural integrity of trees or the ability of the root system to provide anchorage for the above ground portions of the trees.
- Root pruning shall be conducted with the on-site supervision of a certified arborist.
- 14 gauge welded wire tree protection fencing shall be installed immediately after root pruning, and shall be positioned directly in

the root pruning trench and backfilled for stability, or just outside the trench within the disturbed area.

- Immediately after the phase II E&S activities are complete, mulch shall be applied at a depth of 3 inches within designated areas without the use of motorized equipment
- Mulch shall consist of wood chips, shredded hardwood and/or pine bark mulch. Hay or straw mulch shall not be used within tree preservation areas.
- UFM, DPWES shall be informed in writing when all root pruning and tree protection fence installation is complete.

39. The applicant shall retain a professional with experience in plant appraisal, such as a certified arborist or landscape architect, to determine the replacement value of those trees, 8 inches in diameter and greater (measured at 4 ½ feet from the base of the trunk or as otherwise allowed in the 9th or latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture) located within 15 feet of the approved limits of clearing and grading identified on the tree survey plan as trees to be preserved. These trees and their value shall be identified on the landscape plan at the time of the first submission of the site plan. The replacement value shall take into consideration the age and size of the trees and shall be determined according to the methods contained in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture, subject to review and approval by Urban Forest Management, DPWES.

At the time of site plan approval, the Applicant shall post a cash bond or letter of credit payable to the County of Fairfax to ensure replacement of the designated trees that die or are dying due to normal construction activities permitted on the approved plan. Replacement shall not include trees that die by natural causes unrelated to construction activity. Any trees shown to be preserved on the Tree Preservation Plan that die or are dying due to construction activities NOT permitted on the approved plan shall be replaced with trees of equivalent species and size and the bond monies for said trees shall not be refunded. The terms of the letter of credit shall be subject to approval by the County Attorney. The total amount of the cash bond or letter of credit shall be in the amount of the sum of the assigned replacement values of the designated trees, but shall not exceed $100,000.00.

If, at the time of final bond release, trees are found to be dead or dying despite adherence to approved construction activities by Urban Forest Management, DPWES, the cash bond or letter of credit shall be used as necessary to plant similar size and species, or species appropriate to the site, in consultation with Urban Forest Management, DPWES, and the developer's certified arborist. The cash bond or letter of credit shall not be

used for the removal of the dead/dying trees normally required by the PFM and the Conservation Agreement.

Any funds remaining in the letter of credit or cash bond will be released two years from the date of release of the project's conservation escrow, or sooner, if approved by Urban Forest Management, DPWES.

40. Irrespective of the notes on the SE Plat, alternative methods of stormwater management / best management practices (other than that shown on the SE Plat) may only be utilized if the design parameters of the PFM (for example; percolation rates or water table elevations) cannot be satisfied. In such cases, the applicant may propose an alternative stormwater management/best management practices facility in accordance with those provided in the PFM. Any such alternative facility(ies) shall be located in areas substantially in conformance with those areas shown on the SE Plat for "infiltration trenches," and shall further be subject to the review by the Urban Forest Management Division. Any such alternative facilities shall not extend beyond nor increase the limits of clearing and grading as depicted on the SE Plat.

41. An Integrated Pest Management Plan (IPM) designed to protect water quality and reduce nutrient loading by managing and limiting the application of fertilizers, herbicides and other chemicals, shall be developed using the guidelines established by the Virginia Cooperative Extension Service Pest Management Guide. The IPM shall be reviewed by the Fairfax County Office of the Virginia Cooperative Extension Service and approved by the Northern Virginia Soil and Water Conservation District. A copy of the pesticide management program and records of all chemical applications shall be kept on site at all times, and shall be made available to county staff upon request.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for obtaining the required Non-Residential Use Permit through established procedures, and this Special Exception shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless, at a minimum, the use has been established as evidenced by this issuance of a Non-Residential Use Permit, or construction has commenced and been diligently prosecuted. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the

special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

The Board also:

- Modified the transitional screening requirement to allow the use of existing vegetation.
- Waived the barrier requirement.
- Waived the Comprehensive Plan trail requirement, as conditioned.
- Waived the interparcel access requirement.

Sincerely,

Nancy Vehrs

Nancy Vehrs
Clerk to the Board of Supervisors
NV/dms

Cc: Chairman Sharon Bulova
Supervisor Patrick Herrity, Springfield District
Janet Coldsmith, Director, Real Estate Division. Dept. of Tax Administration
Regina Coyle, Director, Zoning Evaluation Division, DPZ
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning
Angela K. Rodeheaver, Section Chief, Transportation. Planning Division
Ellen Gallagher, Capital Projects and Operations Div., Dept. of Transportation
Ken Williams, Plans & Document Control, ESRD, DPWES
Department of Highways-VDOT
Sandy Stallman, Park Planning Branch Manager, FCPA
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division
District Planning Commissioner
Karyn Mooreland, Chief Capital Projects Sections, Dept. of Transportation

Attachment 3



WALSH COLUCCI
LUBELEY & WALSH PC

Lynne J. Strobel
(703) 528-4700 Ext. 5418
lstrobel@thelandlawyers.com

June 30, 2025

Via PLUS

Leslie B. Johnson, Zoning Administrator
Zoning Administration Division
Fairfax County Department of Planning & Development
12055 Government Center Parkway, Suite 807
Fairfax, Virginia 22035

Re: SE 2008-SP-025
Fairfax County Tax Map Reference: 68-3 ((1)) 61, 62, 63 and 64 (the "Property")
Applicant: Islamic Saudi Academy

Dear Ms. Johnson:

The Board of Supervisors (the "Board") granted the referenced special exception amendment application at its hearing held on August 3, 2009. The approval was granted subject to development conditions including a requirement that construction commence and be diligently prosecuted within thirty (30) months after the approval date. Since the approval, state legislation extended the time to commence construction. Most recently, based on Section 15-2-2209.1:1 of the Code of Virginia, the expiration date was extended to July 1, 2025.

On behalf of the Applicant, I hereby request twelve months of additional time from the expiration date, or July 1, 2026, to commence construction of the improvements associated with the referenced special exception amendment. The Applicant is the owner of the Subject Property. In the interim since the approval of the referenced special exception, the Applicant constructed a school on an alternative site in Fairfax County. That school was recently closed and the Applicant is considering different options to move forward on the Subject Property.

The Applicant requests twelve months of additional time to commence construction of the improvements approved in conjunction with SE 2008-SP-025. The request for additional time is made in accordance with the provisions of subsection 8100.3.D.(6) of the Zoning Ordinance. The delays described herein were unforeseen at the time of the approval, and there

have been no changes in circumstances that would render the approval inconsistent with the Comprehensive Plan or the public interest.

Should you have any questions regarding this request, or require additional information, please do not hesitate to contact me. As always, I appreciate your assistance.

Very truly yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.

Lynne J. Strobel

LJS:kae
cc: Amani F. Alrowais
Norah M. Alnawfal
Thomas J. Colucci

A1324707.DOCX / 1 Ltr to Johnson re: Additional Time Request - 06.30.25 005954 000002

Board Agenda Item
October 28, 2025

ADMINISTRATIVE – 4

Additional Time to Establish Use or Commence Construction for Special Exception SE-2017-SU-008, Vigario Management Corp. (Sully District)

ISSUE:
Board consideration of additional time to establish use or commence construction for SE-2017-SU-008, pursuant to the provisions of subsection *8100.3.D.(6) of the Zoning Ordinance*.

RECOMMENDATION:
The County Executive recommends that the Board approve 18 months additional time for SE-2017-SU-008, to establish the use or commence construction, to January 1, 2027.

TIMING:
Board action is requested on October 28, 2025. The expiration date of the special exception was July 1, 2025.

BACKGROUND:
Under subsection 8100.3.D.(6) of the Zoning Ordinance, if a use is not established or if construction is not commenced within the time specified by the Board of Supervisors, an approved special exception shall automatically expire without notice unless the Board approves additional time. A request for additional time must be filed with the Zoning Administrator prior *to* the expiration date of the special exception. This request was filed on June 30, 2025, prior to the expiration date of July 1, 2025. The Board may approve additional time if it determines that the use is in accordance with the applicable provisions of the Zoning Ordinance and that approval of additional time is in the public interest.

The 25,120 sq. ft. subject property is zoned C-8, H-C, SC, and WS, and located approximately 1,300 feet east of the intersection with Centreville Road, Route 28. [Tax Map 54-4 ((1)) 103C, See locator map, Attachment 1]. On April 10, 2018, the Board approved Special Exception SE-2017-SU-008, subject to development conditions. The application was filed in the name of Vigario Management Corp. to permit a Fast-Food Restaurant with Drive-Through Window (now classified as a Restaurant with Drive-Through in the current Zoning Ordinance) in a Highway Corridor Overlay District, and a

Waiver of Minimum Lot Size Requirements. Restaurants with drive-throughs are permitted in the C-8 District with approval of a special exception (SE).

SE-2017-SU-008 was approved with a condition requiring that the use be established, or construction be commenced and diligently prosecuted, within 30 months of the approval date unless the Board grants additional time. The development conditions for SE-2017-SU-008 are included as part of the Clerk to the Board's letter contained in Attachment 2. On January 28, 2020, the Board of Supervisors approved 18 months additional time to commence construction or establish use for SE-2017-SU-008 until April 10, 2021, pursuant to the provisions of Section 9-015 of the Zoning Ordinance in effect at that time (see Attachment 3). The Special Exception was due to expire, without notice, on April 10, 2021, however, *§15.2-2209.1 of the Code of Virginia* permitted automatic extensions of this deadline to July 1, 2025. On June 30, 2025, the Department of Planning and Development (DPD) received a letter, from Sara V. Mariska, agent for the Applicant, requesting 18 months of additional time (see Attachment 4).

Ms. Mariska states additional time is necessary to commence construction and establish the use due to unforeseen delays encountered during the easement negotiation process related to the development of the site. Despite that challenge, the Applicant has worked diligently in furtherance of commencing construction, as evidenced by site plan approval on February 27, 2025 (8225-SP-003-3 see Attachment 5), and building permit issuance on May 27, 2025 (BLDC-2024-00160 see Attachment 6). Ms. Mariska is requesting an additional 18 months to ensure the SE approval remains valid and allow the Applicant to commence construction.

Staff has reviewed SE-2017-SU-008 and has determined that the proposal is still in conformance with all applicable provisions of the Fairfax County Zoning Ordinance to permit a restaurant with drive-through within the C-8 zoning district. Further, staff knows of no change in land use circumstances which should require the filing of a new special exception application and review through the public hearing process. Finally, the conditions associated with the Board's approval of SE-2017-SU-008 are still appropriate and remain in full force and effect. The applicant has demonstrated that they are pursuing development of the property in good faith, and (as noted) have received site plan approval and building permit issuance. Staff believes that approval of the request for 18 months additional time is in the public interest and recommends that it be approved.

EQUITY IMPACT:
None.

Board Agenda Item
October 28, 2025

FISCAL IMPACT:
None.

ENCLOSED DOCUMENTS:
Attachment 1: Locator Map
Attachment 2: Clerk's Letter dated April 11, 2018, to Keith C. Martin
Attachment 3: Clerk's Letter dated January 29, 2020, to Keith C. Martin
Attachment 4: Letter dated June 30, 2025, to Leslie B. Johnson
Attachment 5: 8225-SP-003-3
https://plus.fairfaxcounty.gov/CitizenAccess/Cap/CapDetail.aspx?Module=Site&TabName=Site&capID1=19WW1&capID2=00000&capID3=00P7Q&agencyCode=FFX
Attachment 6: BLDC-2024-00160
PLUShttps://plus.fairfaxcounty.gov/CitizenAccess/Cap/CapDetail.aspx?Module=Building&TabName=Building&capID1=REC24&capID2=00000&capID3=02929&agencyCode=FFX
ACA-Accela Citizen Access3

STAFF:
Jennifer Miller, Deputy County Executive
Tracy Strunk, Director, Department of Planning and Development (DPD)
Suzanne Wright, Director, Zoning Evaluation Division (ZED), DPD
Cathy Belgin, Chief, Conformance Review & Acceptance Branch, ZED, DPD
Ryan Johnson, Staff Coordinator, ZED, DPD

ATTACHMENT 1

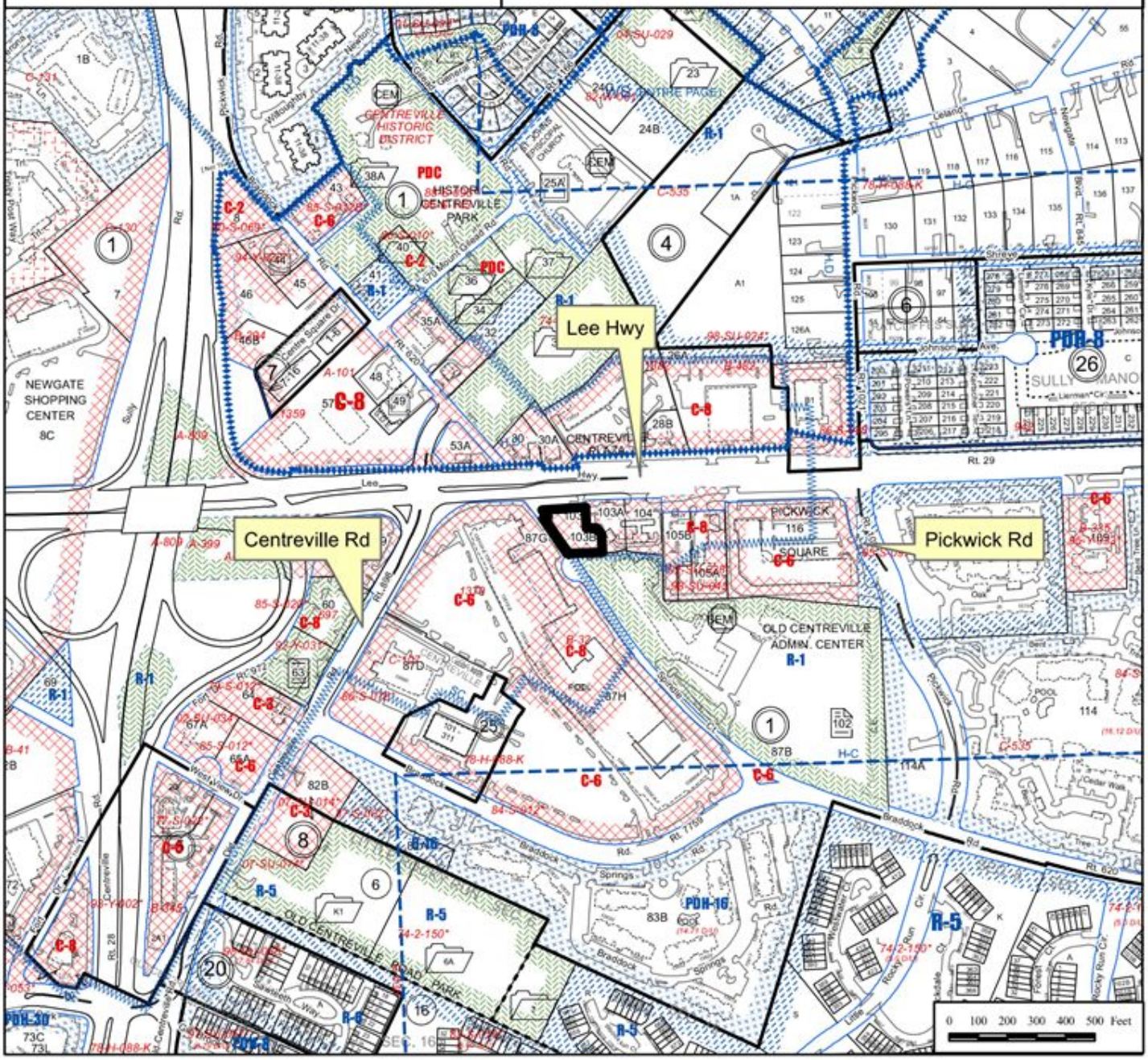
Special Exception

SE 2017-SU-008



Applicant:	VIGARIO MANAGEMENT CORP.
Accepted:	04/03/2017
Proposed:	FAST FOOD RESTAURANT WITH DRIVE THROUGH WINDOW IN A HIGHWAY CORRIDOR OVERLAY DISTRICT AND WAIVER OF MINIMUM LOT SIZE REQUIREMENTS
Area:	27540 SF OF LAND; DISTRICT - SULLY
Zoning Dist Sect:	09-061007-0607
Located:	13839 LEE HWY, CENTREVILLE, VA 20121
Zoning:	C- 8
Plan Area:	3,
Overlay Dist:	WS SC HC
Map Ref Num:	054-4- /01/ /0103 /01/ /0103B

ATTACHMENT 1



County of Fairfax, Virginia

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

April 11, 2018

RECEIVED
Department of Planning & Zoning
MAY 01 2018
Zoning Evaluation Division

Keith C. Martin
3190 Fairview Park Dr., Suite 800
Falls Church, VA 22042

RE: Special Exception Application SE 2017-SU-008

Dear Mr. Martin:

At a regular meeting of the Board of Supervisors held on April 10, 2018, the Board approved Special Exception Application SE 2017-SU-008 in the name of Vigario Management Corp. The subject property is located at 13839 Lee Highway, on approximately 27,540 square feet of land, zoned C-8, WS, SC, and HC in the Sully District, Tax Map 54-4 ((1)) 103 and 103B. The Board's action permits a fast food restaurant with a drive through window in a Highway Corridor Overlay District and waiver of minimum lot area and lot width requirements, pursuant to Sections 4-804, 7-607, 9-601, and 9-610 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.

2. This Special Exception is granted only for the purpose, structure and/or use indicated on the special exception plat approved with the application, as qualified by these development conditions.

3. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by Land Development Services (LDS). Any plan submitted pursuant to this Special Exception must be in substantial conformance with the approved Special Exception Plat entitled "Dunkin Donuts – 13839 Lee Hwy., Sully District, Fairfax County, Virginia, Special Exception Plat" prepared by Smith Engineering, which is dated October 17, 2016, and revised through February 22, 2018, and these conditions. Minor modifications to the approved Special Exception may be permitted pursuant to Paragraph 4 of Section 9-004 of the Zoning Ordinance.

4. Restaurant seating, including outdoor seating, is limited to a maximum of 24 seats.

Office of the Clerk to the Board of Supervisors
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035
Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 711
Email: clerktothebos@fairfaxcounty.gov
http://www.fairfaxcounty.gov/bosclerk

5. Trash collection must occur during off peak hours. All trash must be removed from all receptacles and a general trash inspection must occur on a weekly (or as needed) basis. The trash dumpsters must be screened with an enclosure that is designed to be compatible with the building and that utilizes the same exterior materials as the building. In any case, cinder block brick or architectural block must not be utilized as exterior materials for the enclosure. The enclosure must be located in the area shown on the Special Exception plat and must be closed at all times except during access and trash collection.

6. Prior to the issuance of the building permit, the applicant will provide documentation from the assigned EarthCraft Light Commercial (ECLC) Project Manager demonstrating that the project has had both the ECLC Design and Planning Review and the ECLC Pre-Construction Meeting, and is meeting all requirements to obtain ECLC certification. Prior to the issuance of the Non-RUP, the applicant will provide documentation from the assigned ECLC Project Manager demonstrating that the project has met all requirements pertaining to the ECLC Final Site Visit and has applied for the ECLC Certification.

7. Landscaping that is native to the middle Atlantic region must be provided as generally shown on the Special Exception Plat, as modified only to meet the species diversity, location spacing, and other applicable requirements of the Public Facilities Manual (PFM), and as conditioned, subject to review and approval of the Urban Forestry Management Division (UFMD) of the Department of Public Works and Environmental Services (DPWES) at the time of site plan review. Supplemental landscaping may be installed by the applicant, in addition to the landscaping shown on the SE Plat, that is determined to not conflict with the required landscaping or other details approved on the SE Plat.

8. The applicant must provide a minimum of 12-percent tree canopy on-site. The final location of trees will be determined at time of site plan in consultation with UFMD.

9. Stormwater Management (SWM) and Best Management Practices (BMP) facilities in accordance with the Public Facilities Manual (PFM) must be provided in substantial conformance with that shown on the SE Plat, subject to Land Development Services (LDS) review and approval. Adjustments to the size, type, materials, and number of facilities following engineering may occur at the time of site plan submission, subject to LDS approval.

10. Interparcel and/or public access easements must be provided on-site as determined by Land Development Services (LDS) at time of site plan.

11. Subject to an approved design by VDOT, and prior to receiving a Non-RUP for the fast food use, the applicant must complete construction of the right turn lane and taper on Lee Highway as shown on Sheet 2 of the SE Plat.

12. Stacking spaces for the drive-thru must be provided as shown on the Special Exception Plat in accordance with Article 11 of the Zoning Ordinance. In no event, may the stacking spaces be permitted to obstruct the flow of traffic on-site.

13. At the time of site plan and if required, the applicant must demonstrate adequate loading space(s) are provided to the satisfaction of the Director of LDS.

14. The Applicant must provide a bicycle rack on the subject property. The location of the rack will be determined at the time of site plan, consistent with the Fairfax County Policy and Guidelines for Bicycle Parking, subject to the approval of the Fairfax County Department of Transportation (FCDOT). The bike rack must be inverted U-style rack or other design as approved by FCDOT.

15. **The applicant** must contribute to the Centreville Area Road Fund **("Road Fund")** in accordance with the Procedural Guidelines adopted by the Board of Supervisors on November 22, 1982, as amended, subject to credit for all creditable expenses as determined by the Fairfax County Department of Transportation and Land Development Services.

16. Notwithstanding the signage identified in the application, all signage must comply with the provisions of Article 12 of the Zoning Ordinance.

17. Notwithstanding the signage identified in the application, the freestanding sign may not exceed 10-feet in height.

18. The panel included in the center support for the drive thru overhead bars in Attachment 1 must be removed from any final sign application permit.

19. The applicant must install directional signage on site such as "stop", stop bars, and/or "do not enter" on site to facilitate orderly traffic flow to and from the drive-thru.

20. Temporary promotional banners, balloons, flags, or rooftop displays are not permitted on site. No promotional signage is permitted on any light poles. However, seasonal banners may be displayed.

21. The elevations for the use must be generally consistent with the Architectural Elevations included as Attachment 2 of these development conditions. The building materials must consist primarily of masonry and glass.

SE 2017-SU-008
April 11, 2018

This approval, contingent on the above noted conditions, must not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant must be responsible for obtaining the required Non-Residential Use Permit through established procedures, and this Special Exception must not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception must automatically expire, without notice, 18 months after the date of approval unless, at a minimum, the use has been established or construction has commenced and been diligently prosecuted as evidenced by the issuance of a Non-Residential Use Permit for the fast food restaurant with a drive-thru. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

The Board also:

- Waived Paragraph 2 of Section. 17-201 of the Zoning Ordinance (ZO) to waive the requirement to construct a sidewalk along Lee Highway in lieu of the proposed 10 foot wide major regional trail as shown on the Special Exception (SE) Plat, as well as a waiver of the trail requirement along the western property line

- Waived Paragraph 3 of Section 17-201 of the ZO to waive the requirement to provide interparcel access to adjacent properties to the South and West

- Waived Paragraph 3 of Section 17-201 of the ZO to waive the requirement to construct a service drive along the property's frontage

- Modified Paragraph 4 of Section 17-201 of the ZO to modify the requirement to provide right-of-way dedication and construct frontage improvements along Lee Highway in lieu of that shown on the SE Plat

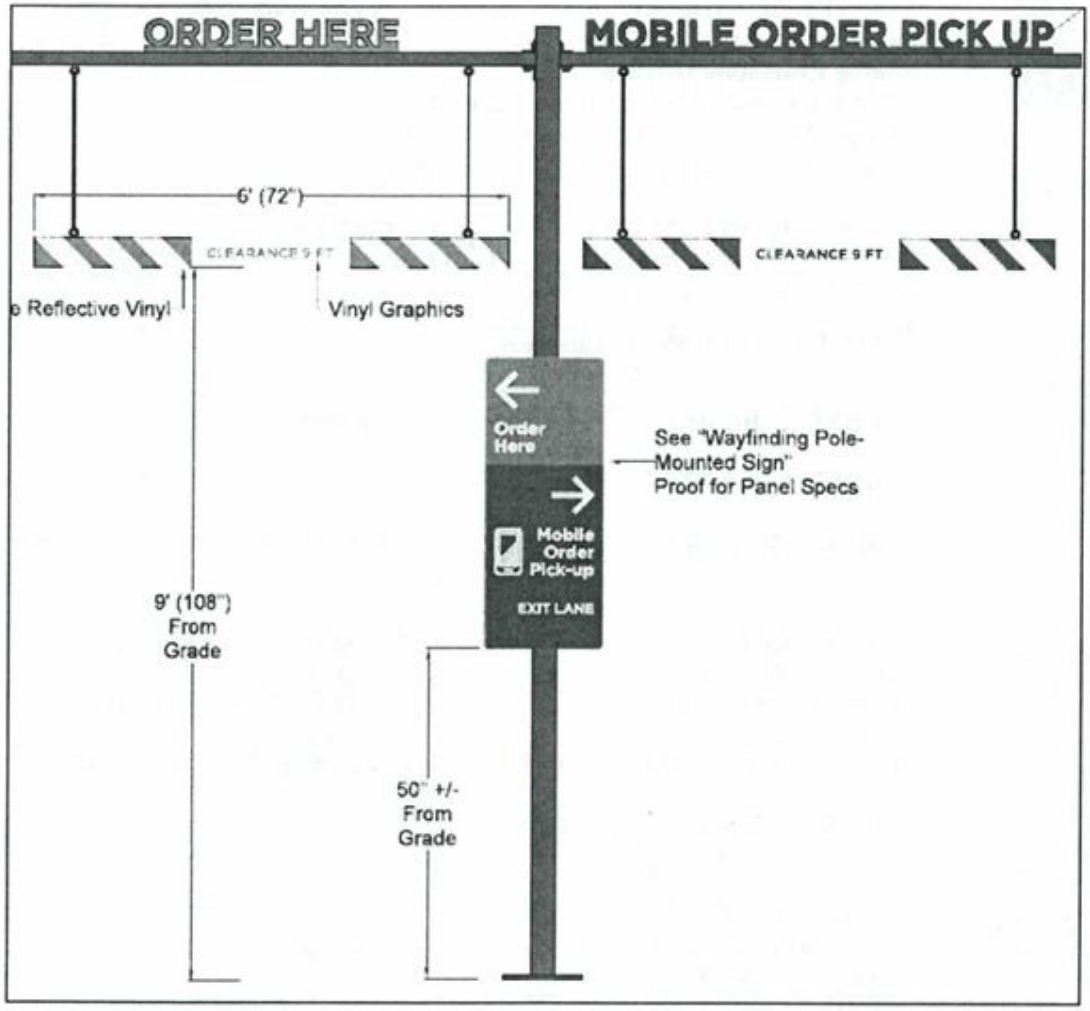
Sincerely,

Catherine A. Chianese
Clerk to the Board of Supervisors

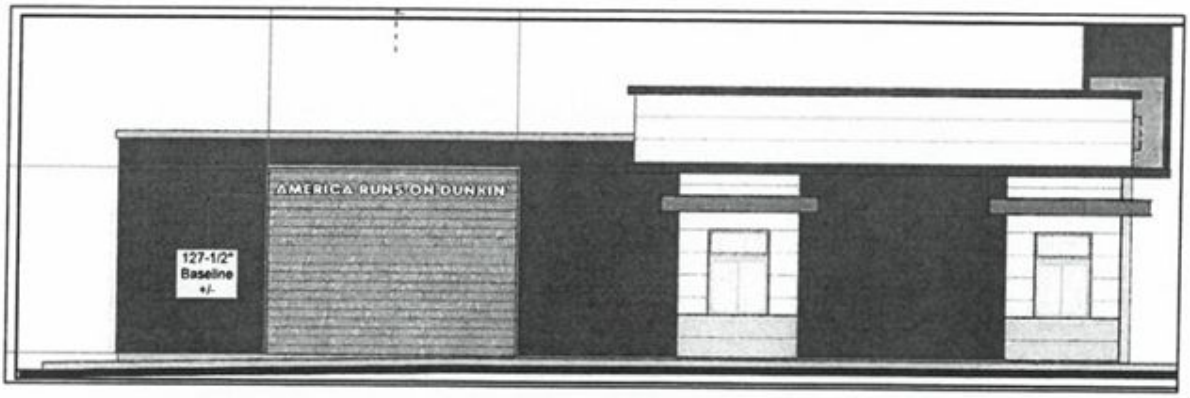
SE 2017-SU-008
April 11, 2018

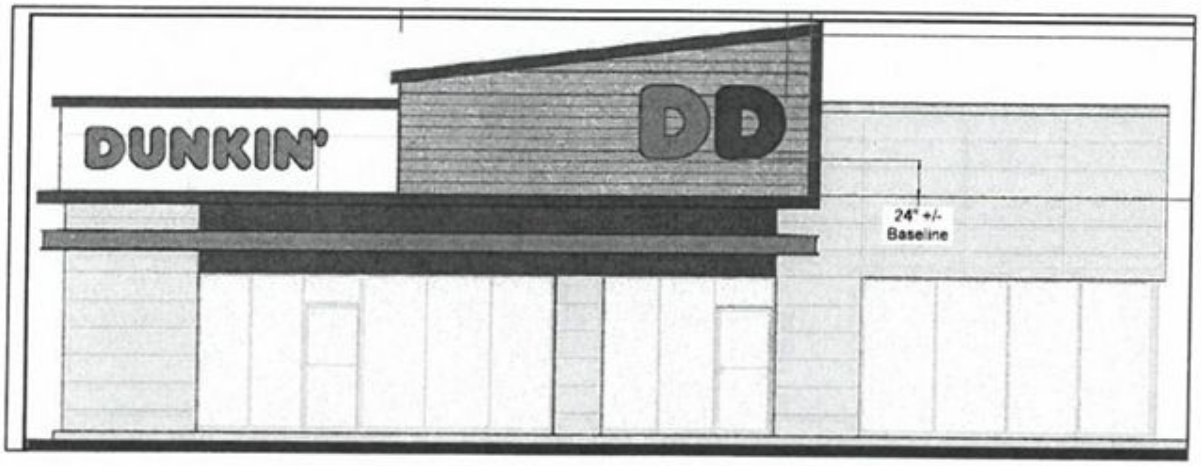
cc: Chairman Sharon Bulova
Supervisor K Smith, Sully District
Howard Goodie, Director, Real Estate Division, Dept. of Tax Administration
Tracy D. Strunk, Director, Zoning Evaluation Division, DPZ
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning
Thomas Conry, Dept. Manager, GIS, Mapping/Overlay
Jeff Hermann, Section Chief, Transportation Planning Division
Donald Stephens, Transportation Planning Division
Ken Williams, Plans & Document Control, ESRD, DPWES
Andrea Dorlester, Park Planning Branch Manager, FCPA
Abdi Hamud, Development Officer, DHCD/Design Development Division
Jill Cooper, Executive Director, Planning Commission
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation

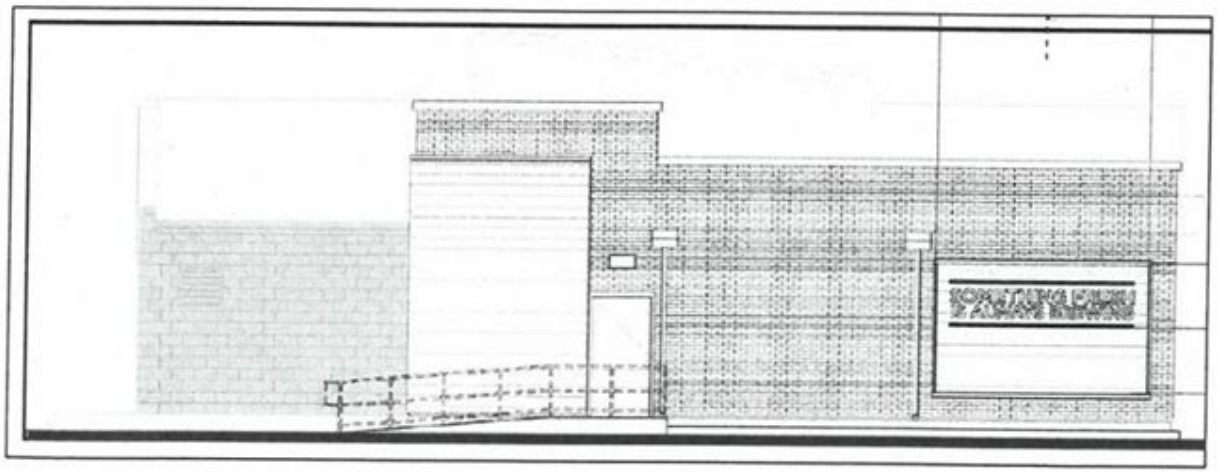
Attachment 1



Attachment 2







County of Fairfax, Virginia

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

January 29, 2020

Keith C. Martin
Whiteford Taylor Preston LLP
3190 Fairview Park Drive, Suite 800
Falls Church, Virginia 22042

RE: **Additional Time for Special Exception Application SE 2017-SU-008 - Vigario Management Corp**
Sully District

Dear Mr. Martin:

At a regular meeting held on January 28, 2020, the Board of Supervisors approved eighteen (18) months additional time to commence construction and establish the use for Special Exception Application SE 2017-SU-008 in the name of Vigario Management Corp until April 10, 2021, pursuant to the provisions of Section 9-015 of the Zoning Ordinance.

Sincerely,

Jill Cooper
Clerk for the Board of Supervisors

Cc: Supervisor Kathy L. Smith, Sully District
Thomas Reed, Director, Real Estate Division, Dept. of Tax Administration
Tracy D. Strunk, Director, Zoning Evaluation Division, Dept. of Planning and Development
Deputy Zoning Administrator, Dept. of Planning and Development
Michael Liddle, Director, GIS Services, Department of Information Technology
Jeff Hermann, Section Chief, Transportation Planning Division
Andrea Dorlester, Park Planning Branch Manager, FCPA
Abdi Hamud, Program Administrator, DHCD/Design Development Division
Michael Guarino, Chief Capital Projects Sections, Dept. of Transportation

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Board Agenda Item
January 28, 2020

ADMINISTRATIVE - 1

Additional Time to Establish Use or Commence Construction for Special Exception SE 2017-SU-008, Vigario Management Corp. (Sully District)

ISSUE:
Board consideration of additional time to establish use or commence construction for SE 2017-SU-008, pursuant to the provisions of Sect. 9-015 of the Zoning Ordinance.

RECOMMENDATION:
The County Executive recommends that the Board approve eighteen (18) months additional time for SE 2017-SU-008 to April 10, 2021.

TIMING:
Routine.

BACKGROUND:
Under Sect. 9-015 of the Zoning Ordinance, if the use is not established or if construction is not commenced within the time specified by the Board of Supervisors, an approved special exception shall automatically expire without notice unless the Board approves additional time. A request for additional time must be filed with the Zoning Administrator prior to the expiration date of the special exception. The Board may approve additional time if it determines that the use is in accordance with the applicable provisions of the Zoning Ordinance and that approval of additional time is in the public interest.

On April 10, 2018, The Board of Supervisors approved Special Exception SE 2017 SU-008, subject to development conditions. The application was filed in the name of Vigario Management Corp to permit a fast food restaurant with drive through window in highway corridor overlay district and waiver of minimum lot size requirements. The property is zoned C-8, HC, SC, and WS and is located at 13839 Lee Highway, Tax Map 54-4 ((1)) 103 and 103B (see Locator Map in Attachment 1).

Fast Food Restaurants in a Highway Corridor Overlay District, and Waiver of Minimum Lot Size Requirements, which are Category 6 special exception uses, are permitted pursuant to Section 9-611 and 9-610 of the Fairfax County Zoning Ordinance. The

Board Agenda Item
January 28, 2020

Special Exception was approved with a provision that the use be established, or construction be commenced and diligently prosecuted as evidenced by the issuance of a Non-Residential Use Permit for the fast food restaurant with a drive-thru within 18 months of the approval date unless the Board grants additional time. The development conditions for SE 2017-SU-008 are included as part of the Clerk to the Board's letter contained in Attachment 2.

On October 9, 2019, the Department of Planning and Development (DPD) received a letter dated October 8, 2019, from Sara Mariska, agent for the Applicant, requesting eighteen (18) months of additional time (see Attachment 3). While the current expiration date is October 10, 2019, the approved Special Exception will not expire pending the Board's action on the request for additional time.

Ms. Mariska states that the applicant has been diligently working to commence constructions and establish the use. A site plan identified as 8225-SP-003-s has been filed and is currently under review. Additionally, the Applicant has been negotiating to obtain off-site easements to facilitate storm drainage, sanitary sewer access and construction with the Fairfax County Water Authority and Fairfax County School board. Ms. Mariska further stated that the negotiation of these off-site easements has taken longer than anticipated.

Staff has reviewed Special Exception SE 2017-SU-008 and has established that, as approved, it is still in conformance with all applicable provisions of the Fairfax County Zoning Ordinance. Further, staff knows of no change in land use circumstances that affects compliance of SE 2017-SU-008 with the special exception standards applicable to this use, or which should cause the filing of a new special exception application and review through the public hearing process. Finally, the conditions associated with the Board's approval of SE 2017-SU-008 are still appropriate and remain in full force and effect. Staff believes that approval of the request for eighteen (18) months additional time is in the public interest and recommends that it be approved.

FISCAL IMPACT:
None.

ENCLOSED DOCUMENTS:
Attachment 1: Locator Map
Attachment 2: Clerk's Letter dated April 11, 2018, to Keith C. Martin
Attachment 3: Letter dated October 8, 2019, to Leslie B. Johnson

Board Agenda Item
January 28, 2020

STAFF:
Rachel Flynn, Deputy County Executive
Barbara A. Byron, Director, Department of Planning and Development (DPD)
Tracy D. Strunk, Director, Zoning Evaluation Division (ZED), DPD
Suzanne Wright, Chief, Conformance Review & Acceptance Branch, ZED, DPD
Denise James, Chief, Environment & Development Review Branch, Planning Division, DPD
Jerrell Timberlake, Staff Coordinator, ZED, DPD

womblebonddickinson.com

WOMBLE BOND DICKINSON

Womble Bond Dickinson (US) LLP

8350 Broad Street, Suite 1500
Tysons, VA 22102

t: 703.790.3310
f: 703.790.2623

October 8, 2019

Via E-Mail and Hand Delivery

Leslie B. Johnson
Zoning Administrator
Fairfax County Department of Planning and Development
12055 Government Center Parkway, Suite 807
Fairfax, Virginia 22035

Sara V. Mariska
Direct Dial: 703-394-2261
E-mail: Sara.Mariska@wbd-us.com

Re: Additional Time Request – SE 2017-SU-008
Vigario Management Corp. (the "Applicant")
Fairfax County Tax Map Reference: 54-4 ((1)) 103 and 103B (the "Property")

Dear Ms. Johnson:

On April 10, 2018, the Board of Supervisors (the "Board") approved SE 2017-SU-008 to permit a fast food restaurant with a drive-through window. Pursuant to Section 9-015 of the Fairfax County Zoning Ordinance and the Board's approval, the special exception is set to expire on October 10, 2019 unless the use has been established or construction has commenced. Please accept this letter as a request for additional time to commence construction and establish the use.

Since approval of the special exception, the Applicant has been diligently working to commence construction and establish the use. The Applicant has filed a site plan which is identified as 8225-SP-003-2. The site plan is currently under review. Additionally, the Applicant has been negotiating to obtain off-site easements to facilitate storm drainage, sanitary sewer access, and construction with the Fairfax County Water Authority and Fairfax County School Board. Negotiation of these off-site easements has taken longer than anticipated. Although the use has not been established, the Applicant has been taking the steps necessary to commence construction and establish the use.

Given that there has been no change of circumstances since the approval of the special exception and the fact that the Applicant has diligently been working to implement the approved special exception, I hereby request an additional eighteen (18) months of time to commence construction and establish the use. The additional time will allow time for the site plan to be approved, easement negotiations to be finalized, and the easements to be recorded.

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Should you have any questions, or need additional information, please do not hesitate to contact me. As always, thank you for your time and consideration.

Very truly yours,

Womble Bond Dickinson (US) LLP

Sara V. Mariska

Sara V. Mariska

cc: Blake Smith
Neha Seth
Julia Kreyskop

Odin Feldman Pittleman

Sara V. Mariska
sara.mariska@ofplaw.com
Direct: 703-218-2146

June 30, 2025

VIA PLUS

Leslie B. Johnson
Zoning Administrator
Fairfax County Department of Planning & Development
Zoning Administration Division
12055 Government Center Parkway, Suite 807
Fairfax, Virginia 22035

Re: Additional Time Request – SE 2017-SU-008
Fairfax County Tax Map Reference: 54-4 ((1)) 103 and 103B (the "Property")
Applicant: Vigario Land 13839 LLC

Dear Ms. Johnson:

On April 10, 2018, the Board of Supervisors (the "Board") approved SE 2017-SU-008 to permit a fast-food restaurant with drive-through window on the Property. On January 28, 2020, the Board approved eighteen (18) months of additional time to commence construction and establish the use such that the special exception was set to expire on April 10, 2021. Based on Va. Code Section 15.2-2209.1:1(B), this special exception is now set to expire on July 1, 2025. Please accept this letter as a request for an additional eighteen (18) months to commence construction.

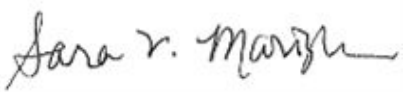
Site Plan 8225-SP-003-3 was approved on February 27, 2025. Significant time was necessary during site plan processing to negotiate off-site easements. Building Permit BLDC-2024-00160 was issued on May 27, 2025. As evidenced by approval of the site plan and building permit issuance, the Applicant has been diligently pursuing construction; however, construction has not yet commenced, and the special exception remains outstanding.

Given that there has been no change of circumstances since the approval of the special exception and the fact that the Applicant is working diligently to implement the approved special exception, and intends to begin construction as soon as possible, I hereby request an additional eighteen (18) months of time to commence construction and establish the use. The additional time will allow construction to commence.

Should you have any questions, or need additional information, please do not hesitate to let me know.

Very truly yours,

ODIN, FELDMAN & PITTLEMAN, P.C.



Sara V. Mariska

cc: Andy Cabral

Board Agenda Item
October 28, 2025

ADMINISTRATIVE – 5

Additional Time to Establish Use or Commence Construction for Special Exception SE-2022-MA-00026, Wesley Housing Development Corporation (Mason District)

ISSUE:
Board consideration of additional time to establish use or commence construction for SE-2022-MA-00026, pursuant to the provisions of subsection *8100.3.D.(6) of the Zoning Ordinance*.

RECOMMENDATION:
The County Executive recommends that the Board approve 36 months additional time for SE-2022-MA-00026, to establish the use or commence construction, to August 21, 2028.

TIMING:
Board action is requested on October 28, 2025. The expiration date of the special exception was August 21, 2025.

BACKGROUND:
Under subsection *8100.3.D.(6) of the Zoning Ordinance*, if a use is not established or if construction is not commenced within the time specified by the Board of Supervisors, an approved special exception shall automatically expire without notice unless the Board approves additional time. A request for additional time must be filed with the Zoning Administrator prior *to* the expiration date of the special exception. This request was filed on July 24, 2025, prior to the expiration date of August 21, 2025. The Board may approve additional time if it determines that the use is in accordance with the applicable provisions of the Zoning Ordinance and that approval of additional time is in the public interest.

The 6.8-acre subject property is located along Leesburg Pike southeast of its intersection with Patrick Henry Drive. The site is zoned R-3 and is located within the Highway Corridor Overlay District. The property contains an existing 26,142 square-foot church, the First Christian Church of Falls Church, and its associated surface parking. [Tax Map 51-3 ((1)) 25] (See locator map, Attachment 1). On February 21, 2023, the Board of Supervisors approved Special Exception SE-2022-MA-00026, subject to development conditions (See Clerk's Letter, Attachment 2). The application was filed in the name of Wesley Housing

Development Corporation to permit the construction of a 92,500 square-foot independent living facility consisting of a maximum of 95 affordable dwelling units available for households earning 60% Area Median Income (AMI) or less, and to permit an office in a residential district at a maximum of 5,000 square feet. This additional time request only pertains to the independent living facility portion of the special exception (SE) request, as the portion related to the office in a residential district was established upon the Board's approval of the SE. Independent living facilities are permitted in the R-3 District with approval of an SE. The SE was approved with a condition requiring that the independent living facility use be established, or construction be commenced and diligently prosecuted, within 30 months of the approval date unless the Board granted additional time.

The Department of Planning and Development (DPD) received a letter dated July 24, 2025, revised September 24, 2025, from Sara V. Mariska, agent for the Applicant, requesting thirty-six (36) months of additional time (see Attachment 3). While the current expiration date is August 21, 2025, the approved Special Exception will not expire pending the Board's action on the request for additional time. Ms. Mariska states additional time is necessary to pursue funding opportunities for the development of the 100-percent affordable independent living facility approved with the SE. Ms. Mariska states that the Applicant has sought a variety of funding sources including Low-Income Housing Tax Credits and bonds, which are competitive and lengthy processes that have contributed to the delay in construction. She also states that the applicant is facing unforeseen significant increases in construction costs. Despite those challenges, the Applicant has demonstrated their good faith effort to move forward with the project, as evidenced by the April 1, 2025, filing of a site plan (SP-2025-00011 see Attachment 4) for County review. Ms. Mariska is requesting an additional 36 months to ensure the SE approval remains valid and allow the Applicant to commence construction of this affordable residential project.

Staff has reviewed SE-2022-MA-00026 and has determined that the proposal is still in conformance with all applicable provisions of the Fairfax County Zoning Ordinance to permit an independent living facility within the R-3 zoning district. Further, staff knows of no change in land use circumstances which should require the filing of a new special exception application and review through the public hearing process. The Comprehensive Plan recommendation for the property has not changed since approval of the special exception. Finally, the conditions associated with the Board's approval of SE-2022-MA-00026 are still appropriate and remain in full force and effect. The applicant has demonstrated that they are pursuing development of the property in good faith, and (as noted) are pursuing construction funding opportunities and have a site plan under review. Staff believes that approval of the request for 36 months additional time is in the public interest and recommends that it be approved.

Board Agenda Item
October 28, 2025

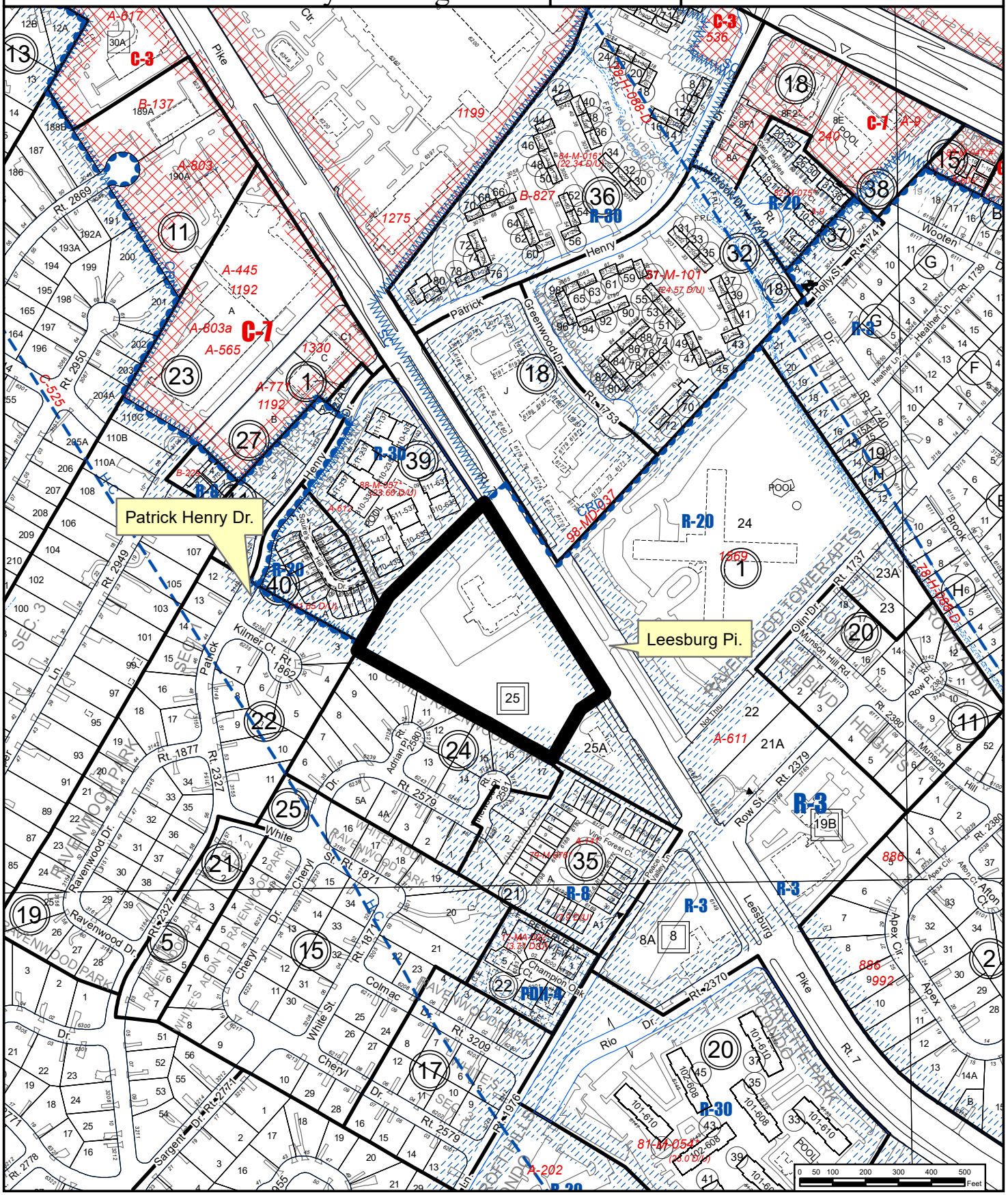
EQUITY IMPACT:
None.

FISCAL IMPACT:
None.

ENCLOSED DOCUMENTS:
Attachment 1: Locator Map
Attachment 2: Clerk's Letter dated March 2, 2023, to Sara Mariska
Attachment 3: Letter dated July 24, 2025, to Leslie B. Johnson
Attachment 4: SP-2025-00011
https://plus.fairfaxcounty.gov/CitizenAccess/Cap/CapDetail.aspx?Module=Site&TabName=Site&capID1=REC25&capID2=00000&capID3=00OS3&agencyCode=FFX

STAFF:
Jennifer Miller, Deputy County Executive
Tracy D. Strunk, Director, Department of Planning and Development (DPD)
Suzanne Wright, Director, Zoning Evaluation Division (ZED), DPD
Cathy Belgin, Chief, Conformance Review & Acceptance Branch, ZED, DPD
Ryan Johnson, Staff Coordinator, ZED, DPD

Special Exception
SE-2022-MA-00026
Wesley Housing Development Corporation



County of Fairfax, Virginia

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

March 2, 2023

Sara Mariska
Odin Feldman & Pittleman, P.C.
1775 Wiehle Avenue, Suite 400
Reston, Virginia 20190

RE: Special Exception Application SE 2022-MA-00026 - Wesley Housing Development Corporation
Mason District

Dear Ms. Mariska:

At a regular meeting held on February 21, 2023, the Board of Supervisors approved Special Exception Application SE 2022-MA-00026, subject to the following development conditions dated February 21, 2023:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.

2. Development of the Application Site will be in substantial conformance, except as further noted here, with the Special Exception Plat entitled "First Christian Church of Falls Church" consisting of 30 sheets dated May 13, 2022, as revised through January 13, 2023 (the "SE Plat"), and these conditions. Minor modifications may be permitted pursuant to Sect. 8100.5. of the Zoning Ordinance. Following relocation of the office use from the church building to the Independent Living Facility building, this requirement will not apply to the church property.

3. The Independent Living Facility must be operated in compliance with these conditions and all applicable federal, state, and local laws, including 42 U.S.C. § 3601 *et seq.* as amended, including the Fair Housing Amendments Act of 1988 (FHAA) and the Federal Housing for Older Persons Act of 1995 (HOPA), and as implemented by HUD regulations at 24 C.F.R part 100.300 (collectively, the FHA), the Fairfax County Zoning Ordinance, and the Code of the County of Fairfax, Virginia.

4. The independent living facility will be located on a 4.02 acre portion of the site as shown on the SEA Plat. The Office in a Residential District use may be located in the existing church building until such time Non-RUP is issued for the Office in a Residential District use in the Independent Living Facility. Upon issuance of the Non-RUP for the Independent Living Facility, the Office in a Residential District use must be relocated within the Independent Living Facility.

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Clerk for the Board of Supervisors
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Email: clerktothebos@fairfaxcounty.gov
http://www.fairfaxcounty.gov/bosclerk

5. Green Building. The applicant commits to certification of the multi-family building with one of the following programs:

   A. Earthcraft. Certification in accordance with the Earth Craft Multifamily Program as demonstrated through documentation provided to Land Development Services (LDS) and the Environment and Development Review Branch (EDRB) of the Department of Planning and Development (DPD) prior to the issuance of the residential use permit (RUP) for each dwelling unit.

   B. The Applicant reserves the right to utilize an equivalent program in consultation with and approved by the Environmental and Development Review Branch of the DPD prior to the issuance of the first building permit for the multi-family unit.

6. EV Charging ("EV") Stations. Concurrent with the first site plan submission, the applicant will designate at least 2% of the parking spaces to be equipped with infrastructure to support universal, Level 2 electric vehicle charging stations. This includes the provision of space, conduit banks, conduits and access points allowing for the easy installation of an electric vehicle charging station in the future, and does not include the installation of transformers, switches, wiring or charging.

7. Noise Attenuation. The Applicant commits to employing construction measures appropriate to ensure that interior noise in dwelling units will not be in excess of 45 decibels: For dwellings impacted by noise between 65 dBA Ldn and 70 dBA Ldn exterior walls will have laboratory sound transmission class ("STC") rating of at least 39; windows and exteriors doors will have a laboratory STC rating of at least 28 for under 20% glazing and STC rating of 36 for over 20% glazing and all surfaces will be sealed and caulked in accordance with methods approved by the American Society for Testing and Materials ("ASTM") to minimize sound transmission. For dwellings impacted by noise between 70 dBA Ldn and 75 dBA Ldn exterior walls will have laboratory sound transmission class ("STC") rating of at least 45; windows and exteriors doors will have a laboratory STC rating of at least 34 for under 20% glazing and STC rating of 40 for over 20% glazing and all surfaces will be sealed and caulked in accordance with methods approved by the American Society for Testing and Materials ("ASTM") to minimize sound transmission. The Applicant will also install appropriate fencing/walls, as shown on the GDP and as further recommended in the Building Shell and Barrier analysis, to ensure that noise in outdoor recreation areas does not exceed 65 decibels. Noise barriers will be constructed of wood in substantial conformance with that shown on the GDP. Rooftop decks will not be constructed in areas where the noise level is projected to exceed 65 dBA unless they are constructed so as to mitigate the noise level on the deck to less than 65 dBA.

8. Refined Acoustical Analysis. A refined acoustical analysis, to include a Building Shell and Barrier analysis, will be submitted concurrent with the first site plan submission to LDS for distribution to the Environment and Development Review Branch of the Department of Planning and Development for review. Based on the results of this study,

the STC ratings may be refined as necessary. The noise contours affecting residential units will be shown on the site plan and will be identified on the building plans. All residential units will be outside of the 75 dBA LDN.

9. Prior to site plan approval, the applicant will continue to work in partnership with the Department of Public Works and Environmental Services (DPWES) to design and/or construct stormwater management solutions to reduce the peak release rate for the 100 year storm to a rate consistent with good forested land cover.

10. Tree Inventory and Condition Analysis: The Applicant must submit a Tree Inventory and Condition Analysis as part of the first and all subsequent plan submissions. All inventoried trees must be tagged in the field with durable metal or plastic tags. The Tree Inventory and Condition Analysis must be prepared by a Certified Arborist or Registered Consulting Arborist and must include elements of PFM 12-0307 deemed appropriate to the project site as determined by UFMD.

11. Tree Preservation Plan: The Applicant must submit a Tree Preservation Plan and Narrative as part of the first and all subsequent plan submissions. The Tree Preservation Plan and Narrative must be prepared by a Certified Arborist or Registered Consulting Arborist and must include elements of PFM 12-0309 deemed appropriate to the project site as determined by UFMD.

12. Project Arborist/Pre-construction Meeting: Prior to the pre-construction meeting the Applicant must have the approved limits of clearing and grading flagged with a continuous line of flagging. The Applicant must retain the services of a Certified Arborist or Registered Consulting Arborist (Project Arborist) to attend the pre-construction meeting to review the limits of clearing and grading with an UFMD representative to determine where adjustments to the clearing limits can be made to increase the area of the tree preservation and/or to increase the survivability of trees at the limits of clearing and grading. Such adjustments must be recorded by the Project Arborist and tree protection fencing must be implemented under the Project Arborist's supervision based on these adjustments.

13. Tree Protection Fencing: The Applicant must provide appropriate tree protection devices, based on site conditions and proposed construction activities as reviewed and approved by UFMD. Tree protection fence must consist of four-foot-high welded wire attached to six-foot steel posts driven 18 inches into the ground and space no further than 10 feet apart; or super silt fence.

14. Tree Preservation Measures: Tree preservation measures must be clearly identified, labeled, and detailed on the Erosion and Sediment Control Plan sheets and Tree Preservation Plan. Tree preservation measures may include, but are not limited to the following: root pruning, crown pruning, mulching, watering, bio-char soil application derived from wood, etc. Specifications must be provided on the plan detailing how preservation measures must be implemented. Tree preservation activities must be completed during implementation of Phase 1 of the Erosion and Sediment Control Plan.

15. Site Monitoring: The Applicant's Project Arborist must be present on-site during implementation of the Phase 1 Erosion and Sediment Control Plan and monitor any construction activities conducted within or adjacent to areas of trees to be preserved. Construction activities include, but may not be limited to clearing, root pruning, tree protection fence installation, vegetation/tree removal, and demolition activities. During implementation of Phase 2 Erosion and Sediment Control Plan, the Project Arborist must visit the site on a regular basis to continue monitoring tree preservation measures and ensure that all activities are conducted as identified in the Tree Preservation Plan and approved by UFMD. Written reports must be submitted to UFMD and SDID site inspector detailing site visits. A monitoring schedule and Project Arborist reports must be described and detailed in the Tree Preservation Plan.

16. Invasive Plant Species Management: Forested areas containing plant species that are known to be invasive in quantities that threaten the long-term health and survival of the existing vegetation present must be the subject of an invasive plant species management plan for the area to be awarded full 10-year canopy credit. At the time of site plan submission, the applicant must provide a management plan for review and approval by UFMD specifying the common and scientific name of invasive species proposed for management, the target area for management efforts, methods of control and disposal of invasive plants, timing of treatments and monitoring, duration of the management program, and potential reforestation as needed.

17. Landscape Planting Pre-installation Meeting: Prior to installation of any plants to meet the requirements of the approved landscape planting plan, the contractor/developer must 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 must be reviewed and 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.

18. Soil Remediation: Soil in planting areas that contain construction debris and rubble, are compacted or are unsuitable for the establishment and long-term survival of landscape plants, must be the subject of remedial action to restore planting areas to satisfy cultural requirements of trees, shrubs and groundcovers specified in the landscape planting plan. The applicant must provide notes and details specifying how the soil will be restored for the establishment and long-term survival of landscape plants for review and approval by UFMD.

19. Landscape Planting Plan: As part of the first and all subsequent plan submissions, the Applicant must include a landscape planting plan and specifications for review and approval by UFMD. All landscaping must be installed prior to the issuance of the first RUP/Non-RUP on the property, or as determined by UFMD for a particular project, but no later than bond release. The landscape planting plan and specifications must incorporate sustainable landscape pl anting techniques designed to reduce maintenance requirements; and contribute to a cleaner and healthier environment with improved air

quality, stormwater management, and resource conservation capabilities that can be provided by trees and other desirable vegetation.

20. Reduce turf areas to minimize mowing operations and the resulting air pollution. Turf must be no more than (75) percent of the pervious area of each of lot (site). Mulched planting beds incorporating groups of trees and other vegetation must be used to provide a root zone environment favorable tree trees and other vegetation.

    - Plant trees in areas to contribute to energy conservation for buildings, as depicted in Plate 4-12 of the Public Facilities Manual.

    - Provide a diverse selection of native and non-invasive plants to encourage native pollinators and reduce the need for supplemental watering, and the use of chemical fertilizers, herbicides and chemical control of harmful insects and disease.

    - Sustainable landscape planting implemented with the subdivision/site plan should be made up of groups of trees including larger overstory trees (Category III and IV as listed in PFM Table 12.17) together smaller understory trees, (Category II) shrubs and groundcovers. In this application, it is acceptable for the 10-year projected canopies of overstory trees to overlap the canopies of understory trees as well as shrubs and groundcovers, as may occur in a multi-layer, wooded environment.

21. Inspection of mulch beds for conformance with the approved subdivision/site plan must be conducted at the time that the RUP/Non-RUP is issued for each building or phase of the plan. After mulch areas have been accepted, they must become the responsibility of the property owner who must not be precluded from managing or planting these areas according to their preference.

22. Regardless of what is shown on the Plan, prior to the first RUP or NON-RUP, the applicant will construct a standard bus shelter as well as the associated amenities including a bench and trash can in addition to the concrete pad at the existing Metrobus stop 5001118 located on Leesburg Pike. The final design of the shelter will be subject to review and approval of FCDOT at the site of site plan review.

23. Subject to VDOT and FCDOT approval, the applicant will dedicate at no cost and convey in fee simple with no liens to the Board, right-of-way (ROW) along the Leesburg Pike frontage as shown on the SE Plat. Dedication must be made at the time of site plan or upon written demand of either FCDOT or VDOT, whichever occurs first, unless this land area has already been condemned by VDOT.

24. The applicant will contribute $6,000.00 to FCDOT in lieu of the construction of the shared-use path facility in the areas along the Leesburg Pike frontage where grading and other site constraints prohibit construction.

25. The applicant must provide bicycle racks outside and secure bike parking/storage facilities within the buildings, or parking structure, or outside in a location convenient for the use of building occupants. The bike racks must be inverted U-style or other design approved by FCDOT. The total number of bike parking spaces must be consistent with the Fairfax County Policy and Guidelines for Bicycle Parking, in consultation with the FCDOT bicycle coordinator or their designee prior to site plan approval.

26. The applicant will provide a sewer capacity study to Wastewater Management, DPWES at the time of site plan submission.

27. Regardless of what is depicted on the Plan, the proposed trail along the Site's Leesburg Pike frontage shall extend as close to the eastern property line as is feasible given topography and other site constraints. The Applicant shall attempt to obtain easements and/or permission from the adjoining property to the east identified as Fairfax County Tax Map Reference 051-3 ((1)) 25A ("Parcel 25A") to facilitate extension of the proposed trail to the eastern property line; however, if easements and/or permission are not granted by the owner of Parcel 25A, construction of the trail may stop short of the eastern property line as necessitated by site constraints.

28. Regardless of what is depicted on the Plan, the Applicant shall attempt to construct a temporary pedestrian connection from the eastern end of the proposed 10' trail along the Site's Leesburg Pike frontage to the existing sidewalk on Parcel 25A. The existing sidewalk is on private property and is not within a public easement, so easements and/or permission for this connection will need to be granted. If the owner of Parcel 25A does not grant permission for this connection, the Applicant is under no obligation to create a pedestrian connection.

29. This special exception will automatically expire, without notice, thirty (30) months after the date of approval unless the Independent Living Facility use has been established or construction has commenced and been diligently prosecuted. The special exception for the Office in a Residential District will be effective upon Board of Supervisor approval. The Board of Supervisors may grant additional time to establish the use or to commence construction for the Independent Living Facility if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

30. Services geared toward the 55+ population could include, but not be limited to, resources such as home maintenance, wellness services, educational programming, and transportation services. In addition, the applicant must provide for an on-site employee for the ILF as required by the Fairfax County Zoning Ordinance.

31. Stormwater management and best management practice ("SWM/BMP") facilities must be provided as depicted on the SE Plat. The applicant must implement onsite

storm-water management techniques to control the quantity and quality of stormwater runoff from the Property in accordance with all Federal, State and County regulations and standards in effect at the time of site plan approval by LDS. Runoff to the proposed stormwater management facility must be provided via gravity flow. The stormwater management facility must also be designed to detain the 100-year, 24 hour storm event at or below good forested peak flows per land cover conditions as shown on SE Plat.

32. The area between the fence and the western property line will be maintained to a level consistent with the existing vegetation sheet shown on the SE Plat. The Applicant will designate a point of contact to respond to concerns with the maintenance of the vegetation and/or fence.

33. Prior to site plan approval, the Applicant will work with the Mason District Supervisor's office to establish a group comprised of representatives of the Applicant, First Christian Church of Falls Church, and Ravenwood Park Association. The group will discuss matters related to construction, maintenance, and/or operations of the independent living facility. The group meetings will be coordinated with the Mason District Supervisor's office, and will occur no more frequently than quarterly.

This approval, contingent on the above noted conditions, shall not relieve the applicants from compliance with the provisions of any applicable ordinances, regulations or adopted standards. The applicant is responsible for obtaining the required Non-Residential Use Permit through established procedures, and this Special Exception is not valid until this has been accomplished.

The approval of this special exception also does not interfere with abrogate or amend any easements, covenants, or other agreements between parties, as they may apply to the property subject to this application.

The Board also:

- Waived the barrier requirement on the southern property boundary in lieu of the required Barrier D, E or F per Sect.5108.7.K of the Zoning Ordinance

- Waived the service drive requirement per 8100.7.E.3.a of the Zoning Ordinance.

- Modified the frontage improvements along Leesburg Pike (Route 7) to permit that shown on the SE Plat

- Modified Sect. 4102.5.N.1.B to allow an office within an Independent Living Facility in lieu of the requirement to locate an Office in a Residential District within a single family detached dwelling

- Directed staff to develop a funding plan for stormwater infrastructure improvements that may be installed concurrently with the development of the independent living facility as proposed in SE 2022-MA-00026 by Wesley Housing

Development Corporation

For additional information, please go to https://plus.fairfaxcounty.gov/CitizenAccess/ or contact the Zoning Evaluation Division at (703) 324-1290.
Sincerely,

Jill G. Cooper
Clerk for the Board of Supervisors

Cc: Supervisor Penelope A. Gross, Mason District
Thomas Reed, Director, Real Estate Division, Dept. of Tax Administration
Suzanne Wright, Director, Zoning Evaluation Division, Dept. of Planning and Development
Drew Hushour, Deputy Zoning Administrator, Dept. of Planning and Development
Michael Liddle, Director, GIS Services, Department of Information Technology
Jeff Hermann, Section Chief, Transportation Planning Division
Samantha Hudson, Park Planning Branch Manager, FCPA
Abdi Hamud, Program Administrator, DHCD/Design Development Division
Jessica Gillis, Coordinator, Facilities Planning, Fairfax County Public Schools
Michael Guarino, Chief Capital Projects Sections, Dept. of Transportation
Morgan Wolfe, Chief, Bonds & Agreements, Land Development Services

Odin Feldman Pittleman

Sara V. Mariska
sara.mariska@ofplaw.com
Direct: 703-218-2146

REVISED
July 24, 2025
September 24, 2025

VIA PLUS

Leslie B. Johnson, Director
Fairfax County Department of Planning & Development
Zoning Administration Division
12055 Government Center Parkway, Suite 807
Fairfax, Virginia 22035

Re: Additional Time Request – SE 2022-MA-00026
Fairfax County Tax Map Reference: 51-3 ((1)) 25
Applicant: Wesley Housing Development Corporation ("Wesley")

Dear Ms. Johnson:

On February 21, 2023, the Board of Supervisors (the "Board") approved SE 2022-MA-00026 subject to thirty-three (33) development conditions to permit an independent living facility and office use. Condition 29 stated that the special exception will automatically expire without notice thirty (30) months after the date of approval unless the independent living facility use has been established or construction has commenced and been diligently prosecuted; however, the Board of Supervisors may grant additional time to establish the use or commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The special exception is set to expire on August 21, 2025. Please accept this letter as a request for additional time to commence construction and establish the use.

The proposed independent living facility will be comprised entirely of affordable units. As such, Wesley has been pursuing funding through a variety of sources including Low-Income Housing Tax Credits and bonds, which are competitive processes that operate under set review timelines that are lengthier than would be associated with a market-rate project. In addition to the timelines associated with financing for affordable housing projects, the project has been impacted by increased construction costs that have significantly increased the cost of construction. The project received a HUD 202 award in January of 2025 and is in the process of finalizing reviews for an award of 4% Low-Income Housing Tax Credits; however, additional time is needed to finalize project financing.

Although additional time is needed to finalize project financing, Wesley filed a site plan on April 1, 2025 which is identified as SP-2025-00011. Wesley will continue to process the site plan and anticipates finalizing building plans and applying for building plans in the near future. Wesley intends to continue diligent pursuit of site plan and building permit approval and will start construction thereafter.

As there has been no change of circumstances since the approval of the special exception and the fact that Wesley continues to work diligently towards implementing the approved special exception, I hereby request an additional thirty-six (36) months of time to commence construction and establish the use. This extension will allow the necessary time to secure financing and pursue site plan and building permit approvals.

Should you have any questions, or need additional information, please do not hesitate to let me know.

Very truly yours,

ODIN, FELDMAN & PITTLEMAN, P.C.

Sara V. Mariska

cc: Judith Cabelli
Niana Moore
Grant Koehl

Board Agenda Item
October 28, 2025

ADMINISTRATIVE – 6

Approval of a "Watch for Children" Sign as Part of the Residential Traffic Administration Program – Moverly Court (Springfield District)

ISSUE:
Board endorsement of a "Watch for Children" sign as part of the Residential Traffic Administration Program (RTAP).

RECOMMENDATION:
The County Executive recommends approval for the installation of the following:

- One "Watch for Children" sign on Moverly Court (Springfield District)

In addition, the County Executive recommends that the Fairfax County Department of Transportation (FCDOT) be requested to schedule the installation of the approved "Watch for Children" sign as soon as possible.

TIMING:
Board action is requested on October 28, 2025, to help facilitate prompt installation of the proposed signage.

BACKGROUND:
RTAP allows for the installation of one or more "Watch for Children" signs at the primary entrance to residential neighborhoods, or at a location with an extremely high concentration of children relative to the area, such as playgrounds, day care centers, or community centers. FCDOT reviews each request to ensure the proposed sign(s) will be effectively located and will not conflict with any other traffic control devices.

On September 4, 2025, FCDOT received verification from the Springfield District Supervisor's Office confirming community support for one "Watch for Children" sign on Moverly Court.

EQUITY IMPACT:
None.

Board Agenda Item
October 28, 2025

FISCAL IMPACT:
Funding in the amount of $300 is available in Fund 300-C30050, Project 2G25-076-000, Traffic Calming Program.

ENCLOSED DOCUMENTS:
None.

STAFF:
Jennifer Miller, Deputy County Executive
Gregg Steverson, Director, Fairfax County Department of Transportation (FCDOT)
Martha Elena Coello, Deputy Director, FCDOT
Eric Teitelman, Chief, Active Transportation, Capital Projects and Traffic Engineering Division, FCDOT
Neil Freschman, Chief, Traffic Engineering Section, FCDOT
Steven Knudsen, Transportation Planner, Traffic Engineering Section, FCDOT
Nicole Machacuay, Transportation Planner, Traffic Engineering Section, FCDOT
Ryan O'Carroll, Transportation Planner, Traffic Engineering Section, FCDOT
Grace Vaughn, Planning Technician, Traffic Engineering Section, FCDOT

Board Agenda Item
October 28, 2025

ADMINISTRATIVE – 7

Supplemental Appropriation Resolution AS 26113 for the Department of Family Services to Accept Grant Funding from Virginia Works, also known as the Virginia Department of Workforce Development and Advancement, to Implement a Workforce Development Innovation and Facilitating Career Pivot Grant

ISSUE:
Board of Supervisors approval of Supplemental Appropriation Resolution AS 26113 for the Department of Family Services (DFS) to accept grant funding totaling $150,000 from Virginia Works, also known as the Virginia Department of Workforce Development and Advancement. The funding is part of the Governor's Set Aside Funds under Workforce Innovation and Opportunity Act (WIOA) Title I Adult, Youth, and Dislocated Work Programs. Funding received will support the implementation of Talent Up Northern Virginia, a work-based learning career pathway initiative aimed at serving Northern Virginia jobseekers impacted by recent federal workforce reductions over a 12-month grant period. This is a joint initiative between DFS, the Department of Economic Initiatives (DEI) and the Skill Source Group (SSG). The program will provide workforce development services, including job preparation, paid work-based learning opportunities, and connections to high-demand industries such as IT, healthcare, and business, enabling participants to integrate successfully into the local economy. Grant funding will support placing participants into internships and permanent employment opportunities. The required matching funds will be met through an in-kind contribution from DEI and SSG as well as a small cash match from SSG. There is no cash match required from the County. Board authorization is also requested for the Chairman of the Board of Supervisors, the County Executive, and/or a designee appointed by the County Executive to enter into the grant agreement and any related agreements, including but not limited to Federal Subaward Agreements, on behalf of the County.

RECOMMENDATION:
The County Executive recommends that the Board of Supervisors approve Supplemental Appropriation Resolution AS 26113 from Virginia Works, also known as the Virginia Department of Workforce Development and Advancement, in the amount of $150,000 to support a work-based learning career pathway initiative. There is no cash match required from the County. Funding is available through June 30, 2026, and the County will have no obligation to provide ongoing funding once the grant expires. The County Executive also recommends the Board authorize the Chairman of the Board of Supervisors, the County Executive, and/or a designee appointed by the County

Board Agenda Item
October 28, 2025

Executive to enter into the grant agreement and any related agreements, including but not limited to Federal Subaward Agreements, on behalf of the County.

TIMING:
Board approval is requested on October 28, 2025.

BACKGROUND:
Fairfax County is part of the Virginia Career Works - Northern (VCWN) region and has been designated as Chief Local Elected Official for the area serving the Counties of Fairfax, Loudoun, and Prince William and the Cities of Fairfax, Falls Church, Manassas, and Manassas Park. The County is the designated WIOA Grant Recipient, with DFS being the One-Stop operator contracted to deliver the services under the grant. SkillSource Group Inc., a local non-profit organization, is the fiscal agent and federal subaward recipient for WIOA. Virginia Works, also known as the Virginia Department of Workforce Development and Advancement, administers the WIOA program at the state level and supports innovation in the delivery of workforce development services. SSG submitted the grant proposal on April 22, 2025, in accordance with the Facilitating Career Pivots into High-Demand Occupations.

VCWN is the largest local workforce board by population in the Commonwealth of Virginia, representing over 2.1 million residents and tens of thousands of businesses in the Counties of Fairfax, Loudoun, and Prince William and the Cities of Fairfax, Falls Church, Manassas, and Manassas Park. This region is densely populated with low unemployment and a high median household income, as well as high educational levels.

Despite the positive labor market trend in recent years, ongoing federal workforce reductions pose a significant economic challenge in Northern Virginia which requires a multipronged service approach. In several instances, skills of displaced federal workers may not align with private sector demands. DFS, the Department of Economic Initiatives (DEI), and SSG previously launched Talent Up Fairfax, a pilot program connecting jobseekers affected by COVID-19 to hard-to-fill private sector roles through paid learning opportunities. Building on this success, a new effort, Talent Up Northern Virginia, aims to assist individuals impacted by recent federal policy changes and career shifts by matching them with regional employers in high demand fields like IT, healthcare, and business. The program offers employers a risk-free way to evaluate talent via internships, with participants earning at least $30 per hour. Over a 12-month period, the initiative targets enrolling 35 jobseekers, placing 28 into internships, and securing permanent employment for 23 of them at a minimum of $35 per hour, with an 80 percent retention rate. The program’s cost per participant is $5,357.

EQUITY IMPACT:
The proposed initiative addresses inequities experienced by laid-off former federal employees, a group that is disproportionately mid-career aged 45 and older. These workers often face systemic barriers to re-employment, including age discrimination. Workers over age 50 tend to remain unemployed longer on average than younger peers and have skills gaps as federal roles do not always align with private sector hiring requirements. Women and people of color, who represent a growing share of the federal workforce, are also more vulnerable to displacement during downsizing, compounding existing labor market inequities. They are also less likely to have strong social capital they could leverage as they try to transition to their next job. By providing paid work-based learning, this program mitigates income insecurity during retraining, reduces barriers to accessing in-demand credentials, and ensures equitable access to career pathways that promote long-term economic resilience among diverse communities.

FISCAL IMPACT:
Funding in the amount of $150,000 from *Virginia Works* will support Northern Virginia jobseekers, particularly those impacted by the ongoing federal workforce reductions, in providing opportunities to secure jobs within high demand occupations. There is no cash match required from the County. This grant does not allow the recovery of indirect costs. This action does not increase the expenditure level in the Federal-State Grant Fund, as funds are held in reserve for unanticipated grant awards in FY 2026.

CREATION OF NEW POSITIONS:
There are no new grant positions associated with this award.

ENCLOSED DOCUMENTS:
Attachment 1: Notice of Obligation and Award Letter
Attachment 2: Supplemental Appropriation Resolution AS 26113

STAFF:
Christopher Leonard, Deputy County Executive
Michael Becketts, Director, Department of Family Services (DFS)
Marie Gibbon, Deputy Director, DFS
Alycia Blackwell, Deputy Director, DFS
Lisa Tatum, Public Assistance and Employment Services Director, DFS

Virginia Department Of Workforce Development and Advancement
2221 Holland Drive, Suite 500
Richmond, Virginia 23230

WORKFORCE INNOVATION AND OPPORTUNITY ACT
ISSUED BY: U. S. DEPARTMENT OF LABOR, EMPLOYMENT AND TRAINING ADMINISTRATION
PASS-THROUGH ENTITY: VIRGINIA DEPARTMENT OF WORKFORCE DEVELOPMENT AND ADVANCEMENT
ISSUE DATE: July 24, 2025
Grant Award #: 24A55AY000107; 24A55AY000108; 24A55AT000054; 24A55AT000085; 24A55AW000055; 24A55AW000090

NOTICE OF OBLIGATION
Facilitating Career Pivots into High-Demand Occupations
Period of Performance: June 27, 2025 – June 30, 2026

Subrecipient:	Fairfax County	**NOO No.:**	**FCP 24-11-01**
DUNS #:	74837626	**Effective Date:**	**June 27, 2025**
		Program	
Unique Entity ID:	W2ZUFMBDM378	**Code:**	**2100**

CFDA 17.258; 17.259; 17.278

Fund Type Governor's Set Aside Funds under WIOA Title I Adult, Youth and Dislocated Worker Programs

Amount Awarded:	$ 150,000.00
Required Matching Funds:	$ 80,229.00
Total Amount for Project:	$ 230,229.00

This Notice of Obligation awards U.S. Department of Labor Workforce Innovation and Opportunity Act (WIOA) funds to undertake activities in the approved Facilitating Career Pivots into High-Demand Occupations Grant proposal submitted by April 25, 2025. The intent of these funds is to provide job placement activities, such as, but not limited to upskilling, reskilling, innovative career transitions, coaching activities, and interactive learning & hiring events that support individuals in transferring existing skills across industries to other high-demand occupations. Target populations may include, but are not limited to, dislocated Federal talent. The line item budget, along with the required and approved Matching funds submitted by the local area is attached. Monthly requests for reimbursements must be submitted by the 25th day following the month that was completed. Request for budget revisions or no cost extensions will only be considered and processed 90 days prior to end of the Period of Performance. Note: This is not a Research and Development (R&D) Grant.

This award is made under the WIOA Title I 2024 Grant Award Agreement between The Virginia Department of Workdforce Development and Advancement and the Local Area grant subrecipient. The subrecipient must adhere to PY 24 WIOA Terms and Conditions, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards at 2 Code of Federal Regulations (CFR) Part 200, and U.S. Department of Labor exceptions codified at 2 CFR Part 2900.

Approved by: Nicole Overley — Commissioner

Date July 25, 2025

cc: Virginia Career Works - Northern
SkillSource Group, Inc.
County of Fairfax, Department of Procurement and Material Management

COMMONWEALTH of VIRGINIA

Office of the Governor

George "Bryan" Slater
Secretary of Labor

June 13, 2025

Virginia Career Works – Northern
8270 Greensboro Dr, Suite 850
McLean, VA 22102

Dear Mr. Hunn:

On behalf of the Governor, I am pleased to inform you that the proposal you submitted in response to the Governor's set-aside Workforce Innovation and Opportunity Act (WIOA) Title I funds and our Request for Applications (RFAs) issued in March 2025:

- *Facilitating Career Pivots into High-Demand Occupations*: $150,000 **approved with conditions**

The grant is approved once the following conditions are met:

- Additional details for the source of matching funds are submitted
- The stipend policy is submitted

Progress towards implementing the proposals will be monitored by the Virginia Works Grants Administration staff, and this team has the prerogative to deobligate funds if progress is not consistent with the proposal commitments.

Unfortunately, after a thorough review, your proposal for *Investing in Workforce Development Innovation for the Future of the Commonwealth* was not selected for award. We recognize and appreciate the time and effort in developing and submitting your application.

The Virginia Works Grants Administration team will work with you to complete the formal award documents consistent with regulatory and policy requirements. Please return your response to the approved conditions of award to Tom.Sheeran@virginiaworks.gov. Congratulations, and we look forward to you implementing the workplan of the award successfully.

Sincerely,

G. Bryan Slater

Cc:
Nicole Overley, Commissioner, Virginia Works
William (Ed) Trumbull, Local Workforce Development Board Chair
Jeffrey C. McKay, Fairfax County Board of Supervisors Chair

SUPPLEMENTAL APPROPRIATION RESOLUTION AS 26113

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Government Center at 12000 Government Center Parkway, Fairfax, Virginia, on October 28, 2025, at which a quorum was present and voting, the following resolution was adopted:

BE IT RESOLVED by the Board of Supervisors of Fairfax County, Virginia, that in addition to appropriations made previously for FY 2026, the following supplemental appropriation is authorized and the Fiscal Planning Resolution is amended accordingly:

Appropriate to:

Fund:	500-C50000, Federal-State Grant Fund	
Agency:	G6767, Department of Family Services	
Grant:	1670116-2024, Facilitating Career Pivots into High-Demand Occupations	$150,000

Reduce Appropriation to:

Agency:	G8787, Unclassified Admin	$150,000
Fund:	500-C50000, Federal-State Grant Fund	

Source of Funds: Virginia Works (VA Department of Workforce Development and Advancement), $150,000

A Copy - Teste:

_____

Jill G. Cooper
Clerk for the Board of Supervisors

Board Agenda Item
October 28, 2025

ADMINISTRATIVE – 8

Supplemental Appropriation Resolution AS 26114 for the Fairfax County Economic Development Authority to Accept Grant Funding from the Commonwealth of Virginia – Commonwealth Development Opportunity Fund for Systems Planning & Analysis, Inc.

ISSUE:
Board of Supervisors' approval of Supplemental Appropriation Resolution AS 26114 for the Fairfax County Economic Development Authority (FCEDA) to accept grant funding in the amount of $1,500,000 from the Virginia Economic Development Partnership Authority (VEDP) as part of the Commonwealth's Development Opportunity Fund (COF) for Systems Planning & Analysis, Inc. (SPA). This grant will assist the County with the expansion of SPA's operations in the Sully District. No Local Cash Match is required; however, FCEDA will provide in-kind talent attraction support services for SPA to support the hiring of 714 net new employees over a 5-year period.

RECOMMENDATION:
The County Executive recommends that the Board of Supervisors approve Supplemental Appropriation Resolution AS 26114 for the FCEDA to accept grant funding in the amount of $1,500,000 to convey to SPA as the state portion of the grant. No Local Cash Match is required; however, FCEDA will provide an in-kind match in the form of talent attraction support services to assist SPA with the hiring of 714 net new employees over a 5-year period.

TIMING:
Board approval is requested on October 28, 2025.

BACKGROUND:
SPA, a premier provider of data-driven analytical insights and solutions supporting clients across defense, intelligence, and homeland security markets, is evaluating locations for its expanded operations. SPA's mission is to assist its clients in advancing national security through innovative strategies and approaches based in data-driven analysis. For over five decades, Northern Virginia-headquartered SPA has informed decisions that have strategic and lasting impacts on national security.

FCEDA worked with VEDP and SPA to win this expansion opportunity in the Sully District. As part of the negotiations, the VEDP supported the expansion of SPA within

Fairfax County with a COF grant. The grant is performance-based, and a performance agreement has been executed to ensure, on behalf of Fairfax County and VEDP, that the projected growth occurs. Funding in the amount of $1,500,000 will be provided to Fairfax County to be allocated to SPA as 10 percent ($150,000) for the Capital Investment Target and 90 percent ($1,350,000) for the Company's New Jobs Target, as outlined in the Performance Agreement.

As part of the COF grant, Fairfax County must provide a local match which will be in the form of in-kind talent attraction support services provided by the FCEDA to assist SPA with the hiring of 714 net new employees over a 5-year period.

In addition, as stated in the Performance Agreement, the Commonwealth of Virginia will provide the following other incentive to SPA:

- Virginia Jobs Investment Program estimated at $332,000.

EQUITY IMPACT:
None.

FISCAL IMPACT:
Funding in the amount of $1,500,000 will be provided to Fairfax County to be allocated to SPA. The required local match will be met through FCEDA's in-kind talent attraction support services to assist SPA with the hiring of 714 net new employees over a 5-year period. This action does not increase the expenditure level of the Federal-State grant Fund, as funds are held in reserve for unanticipated grant awards in FY 2026.

A schedule of COF payment has been set forth in the Performance Agreement with metrics that have been agreed upon. If SPA does not achieve its performance metrics as described in the Performance Agreement executed between Fairfax County, the Commonwealth of Virginia and SPA, then SPA is responsible for paying that portion of the grant that it did not achieve back to Fairfax County. Fairfax County, in turn, will then refund to the Commonwealth of Virginia, the funds it received from SPA. Fairfax County will not be held responsible for the financial shortfalls associated with performance metrics not met. The FCEDA will monitor the performance metrics and will provide to the Office of the County Executive information annually on the number of jobs and capital investment achieved during that time.

CREATION OF NEW POSITIONS:
There are no new grant positions associated with this award.

Board Agenda Item
October 28, 2025

ENCLOSED DOCUMENTS:
Attachment 1: Performance Agreement
Attachment 2: Supplemental Appropriation Resolution AS 26114

STAFF:
Jennifer Miller, Deputy County Executive
Anna Nissinen, Senior Vice President, Fairfax County Economic Development Authority (FCEDA)
David Kelley, Vice President of Business Investment, FCEDA

COMMONWEALTH'S DEVELOPMENT OPPORTUNITY FUND

PERFORMANCE AGREEMENT

This **PERFORMANCE AGREEMENT** (the "Agreement") is by and among the **COUNTY OF FAIRFAX, VIRGINIA** (the "Locality"), a political subdivision of the Commonwealth of Virginia (the "Commonwealth"), **SYSTEMS PLANNING AND ANALYSIS, INC.**, a Maryland corporation authorized to transact business in the Commonwealth (the "Company"), the **VIRGINIA ECONOMIC DEVELOPMENT PARTNERSHIP AUTHORITY** ("VEDP"), a political subdivision of the Commonwealth, and the **ECONOMIC DEVELOPMENT AUTHORITY OF THE COUNTY OF FAIRFAX, VIRGINIA** (the "Authority"), a political subdivision of the Commonwealth.

WITNESSETH:

WHEREAS, the Locality has been awarded a grant of and expects to receive $1,500,000 (the "COF Grant") from the Commonwealth's Development Opportunity Fund (the "Fund") through VEDP for the purpose of inducing the Company to expand, equip, improve, and operate its corporate headquarters facility in the Locality (the "Facility"), thereby making a significant Capital Investment, and creating and Maintaining a significant number of New Jobs, as such capitalized terms are hereinafter defined;

WHEREAS, the Locality is willing to provide the funds to the Authority with the expectation that the Authority will provide the funds to or for the use of the Company, provided that the Company meets certain criteria relating to Capital Investment and New Jobs;

WHEREAS, the Locality, the Authority, the Company, and VEDP desire to set forth their understanding and agreement as to the payout of the COF Grant, the use of the COF Grant proceeds, and the obligations of the Company regarding Capital Investment and New Jobs;

WHEREAS, the expansion, equipping, improvement, and operation of the Facility will entail a capital expenditure by or on behalf of the Company of approximately $13,500,000, all of which will be invested in the construction, expansion and up-fit of the buildings for the Facility;

WHEREAS, the expansion, equipping, improvement, and operation of the Facility will further entail the creation and Maintenance of 714 New Jobs at the Facility; and

WHEREAS, the stimulation of the additional tax revenue and economic activity to be generated by the Capital Investment and New Jobs constitutes a valid public purpose for the expenditure of public funds and is the animating purpose for the COF Grant:

NOW, THEREFORE, in consideration of the foregoing, the mutual benefits, promises and undertakings of the parties to this Agreement, and other good and valuable consideration, the

receipt and sufficiency of which are hereby acknowledged, the parties covenant and agree as follows.

Section 1. Definitions.

For the purposes of this Agreement, the following terms shall have the following definitions:

"Affiliate" means any business entity that controls, is controlled by, or is under common control with the Company.

"Average Annual Wage" means the average annual salary of full-time positions at the Facility determined by dividing total payroll (of a type included in W-2 compensation) provided to new full-time positions at the Facility by the number of full-time positions at the Facility.

"Capital Investment" means a capital expenditure by or on behalf of the Company or an Affiliate in taxable real property, taxable tangible personal property, or both, at the Facility. The purchase or lease of machinery and tools or furniture, fixtures, and business personal property, including under an operating lease, and expected building acquisition, construction, expansion, improvement, and up-fit by or on behalf of the Company will qualify as Capital Investment. The Capital Investment must be in addition to the capital improvements at the Facility as of June 1, 2025.

"Capital Investment Target" means that the Company has made or caused to be made and retained Capital Investments of at least $13,500,000.

"Fund" means the Commonwealth's Development Opportunity Fund.

"Maintain or Maintenance" means that the New Jobs will continue without interruption from the date of creation through the date that the level of achievement of the New Jobs Target is being tested, including the Performance Date. Positions for the New Jobs will be treated as Maintained during periods in which such positions are not filled due to (i) temporary reductions in the Company's employment levels (so long as there is active recruitment for open positions), (ii) strikes, and (iii) other temporary work stoppages.

"New Job" means new permanent full-time employment of an indefinite duration at the Facility for which the standard fringe benefits are provided by the Company or an Affiliate for the employee, and for which the Company pays an Average Annual Wage of at least $124,076. Each New Job must require a minimum of either (i) 35 hours of an employee's time per week for the entire normal year of the Company's operations, which "normal year" must consist of at least 48 weeks, or (ii) 1,680 hours per year. Seasonal or temporary positions, positions created when a job function is shifted from an existing location in the Commonwealth, and positions with construction contractors, vendors, suppliers and similar multiplier or spin-off jobs shall not qualify as New Jobs. A hybrid or teleworking job shall be considered a "New Job" if the employee (a) physically reports to the Facility at least three days a week, and (b) if the employee is a non-

resident of the Commonwealth of Virginia, resides within a one-hour drive time of the Facility. The New Jobs must be in addition to the 1,135 full-time jobs in the Commonwealth as of June 1, 2025.

"New Jobs Target" means that the Company has created and Maintained at least 714 New Jobs.

"Performance Date" means September 30, 2030.

"Performance Report" means a report to be filed by the Company in accordance with Section 5. The "Final Performance Report" is to be filed within 90 days after the Performance Date. As noted in Section 5, the Locality, the Authority and VEDP may each request a Performance Report at other dates prior to the Performance Date.

"Standby Letter of Credit" or "SLOC" means the irrevocable standby letter of credit in the total amount of $1,500,000 in form, scope, and substance satisfactory to VEDP. Such SLOC shall remain in full force and effect at all times from its date of issuance until verification of the achievement of the Targets as of the Performance Date and the fulfillment of any repayment obligations as may be required by this Agreement. Upon the issuance of a satisfaction letter from VEDP, the SLOC may be terminated. The SLOC shall be issued by a major domestic bank, approved by VEDP. The SLOC shall provide that it can be called on and paid at a branch or office of the issuing bank and that it is payable on demand (allowing, however, up to one business day after receipt of such demand for the issuing bank to verify the signature appearing on such demand) signed by an agent of VEDP with a certification that repayment obligations required by this Agreement are unsatisfied in whole or in part and that certain amounts are due. Any renewal, replacement, or amendment of the SLOC must be acceptable in form, scope, and substance to VEDP.

"Targets" means the Capital Investment Target and the New Jobs Target, all to be achieved as of the Performance Date.

"Virginia Code" means the Code of Virginia of 1950, as amended.

Section 2. Targets; Statutory Criteria.

(a) *Targets*: The Company will expand, equip, improve, and operate the Facility, and achieve the Targets.

(b) *Encouragement to Offer New Jobs to Residents of the Commonwealth*: The Locality, the Authority, and VEDP hereby strongly encourage the Company to ensure that at least 30% of the New Jobs are offered to "Residents" of the Commonwealth, as defined in Virginia Code Section 58.1-302. In pertinent part, that definition includes natural persons domiciled in Virginia or natural persons who, for an aggregate of more than 183 days of the year, maintained a place of abode within the Commonwealth, whether domiciled in the Commonwealth or not.

(c) *Prevailing Wage; Unemployment and Poverty Rates:* The Average Annual Wage of the New Jobs of at least $124,076 is more than the prevailing Average Annual Wage in the Locality of $112,762. The Locality is not a high-unemployment locality, with an unemployment rate of 2.5% as compared to the 2024 statewide unemployment rate of 2.9%, which is the last year for which such data is available. The Locality is not a high-poverty locality, with a poverty rate of 6.1% as compared to the 2023 statewide poverty rate of 10.2%, which is the last year for which such data is available.

(d) *Disclosure of Political Contributions:* The Company acknowledges that the name of the Company will be shared by VEDP with the Governor of Virginia, and any campaign committee or political action committee associated with the Governor. The Company acknowledges that within 18 months of the date of this Agreement, the Governor, his campaign committee, and his political action committee will submit to the Virginia Conflict of Interest and Ethics Advisory Council a report listing any contribution, gift, or other item with a value greater than $100 provided by the Company to the Governor, his campaign committee, or his political action committee, respectively, during the period from the date of the Company's application for the COF Grant through the one-year period immediately after the date of this Agreement.

(e) *Support for Virginia's and Locality's Economic Development Efforts*: Recognizing that it is in the best interest of all parties for the Commonwealth and the Locality to achieve sustained economic growth, the parties will periodically engage with one another to advise on economic development strategies and initiatives for the Commonwealth and the Locality, such as promoting the attributes of the Commonwealth and the Locality as places to do business, or highlighting important industry trends and/or business development opportunities that the Commonwealth or the Locality may wish to pursue. Such engagement would include the Company's participation in occasional business retention and expansion visits from VEDP personnel, as deemed appropriate based on the project parameters and nature of the incentives provided to the Company.

(f) *Compliance with Environmental Laws*: The Company covenants to (i) comply in all material respects with any and all applicable federal, state and local laws and regulations relating to the protection of human health and safety, the environment or hazardous or toxic substances or wastes, pollutants or contaminants ("Environmental Laws") with respect to its operations at the Facility, (ii) receive all material permits, licenses or other approvals required of the Company under applicable Environmental Laws to conduct its business at the Facility, and (iii) remain in compliance with all material terms and conditions of any such permit, license or approval. If the Company fails to comply with this covenant and fails to rectify the noncompliance within 30 days of notice from VEDP, VEDP shall have the option to terminate this Agreement in accordance with Section 7.

Section 3. Disbursement of COF Grant.

(a) *General Provisions:* The disbursement of the COF Grant proceeds to the Company will serve as an inducement to the Company to achieve the Targets.

The COF Grant is to be allocated as 10% ($150,000) for the Company's Capital Investment Target, and 90% ($1,350,000) for the Company's New Jobs Target.

(b) *Disbursement of the COF Grant:* VEDP will disburse the COF Grant to the Locality within 45-60 days of the Company providing the SLOC to VEDP or within 45-60 days of the Effective Date of this Agreement, whichever is later. Within 30 days after receipt of such amount, at the request of the Authority, the Locality will disburse such COF Grant proceeds to the Company.

(c) *Use of the COF Grant Proceeds:* The Company will use the COF Grant proceeds to pay or reimburse the cost of construction of the Facility as permitted by Section 2.2-115(D) of the Virginia Code.

Section 4. Repayment Obligation.

(a) *If Statutory Minimum Requirements Not Met:* The statutory minimum requirements for a COF Grant in the Locality require that the Company (1) make or cause to be made and retained a Capital Investment of at least $5,000,000 and (2) create and Maintain at least 50 New Jobs. Failure by the Company to meet either of the Statutory Minimum Requirements by the Performance Date, as reflected in the Final Performance Report, shall constitute a breach of this Agreement and the entire COF Grant must be repaid by the Company to VEDP.

(b) *If Targets Met:* If, as of the Performance Date, as reflected in the Final Performance Report, the Company has achieved the Capital Investment Target and the New Jobs Target, the Company will not have any repayment obligation.

(c) *If Statutory Minimum Requirements Met, but Targets Not Met:* If, as of the Performance Date, as reflected in the Final Performance Report, the Company has achieved both of the Statutory Minimum Requirements, but has not achieved the full Capital Investment Target and the full New Jobs Target, the Company will be required to repay to VEDP an amount that is proportional to the Target or Targets for which there is a shortfall. For example:

- if as of the Performance Date, only $8,100,000 of the Capital Investment has been retained (reflecting achievement of 60% of the Capital Investment Target), and
- only 536 New Jobs have been created and Maintained (reflecting achievement of 75% of the New Jobs Target), then
- the Company will be required to repay $60,000 (reflecting 40% of the $150,000 of the COF Grant allocated to the Capital Investment Target),
- *plus* $337,500 (reflecting 25% of the $1,350,000 of the COF Grant allocated to the New Jobs Target),
- for a total of $397,500.

These amounts reflect the percentages of the shortfall from the Capital Investment Target and the New Jobs Target, each such shortfall multiplied by the portion of the COF Grant proceeds available to the Company allocated to that Target.

(d) *Revocation or Non-Renewal of SLOC*: If the issuing financial authority indicates that the SLOC will not be renewed or will be revoked, or if the SLOC expires and is not renewed by the Company, the Company will repay to VEDP all of the COF Grant previously disbursed to the Company. If repayment is required pursuant to this subsection prior to the Performance Date and submission of the Final Performance Report, the Company will be eligible for payment of the COF Grant pursuant to Section 5.

(e) *Possible Termination of this Agreement and Repayment of COF Grant Proceeds:* If the Locality, the Authority, or VEDP shall determine at any time prior to the Performance Date that the Company is unable or unwilling to meet and Maintain its Targets by and through the Performance Date, and if the Locality, the Authority or VEDP shall have promptly notified the Company of such determination, this Agreement will be terminated, and the Company shall repay the Locality all of the COF Grant previously disbursed to the Company. Such a determination will be based on such circumstances as a filing by or on behalf of the Company under the U.S. Bankruptcy Code, issuance of a notice under the Worker Adjustment and Retraining Notification Act (29 U.S.C. §§ 2101 et seq.), the liquidation of the Company, an abandonment of the Facility by the Company, a failure to comply with the covenant provided in Section 2(f), or other similar significant event that demonstrates that the Company will be unable or is unwilling to satisfy the Targets for the COF Grant.

(f) *Repayment Dates*: Repayment shall be due from the Company to VEDP within 90 days of the Performance Date or the date of termination pursuant to subsection (d) or (e). Any moneys repaid to VEDP shall be redeposited in the Commonwealth's Development Opportunity Fund. The Locality shall have no responsibility for the repayment of any sums to VEDP unless such sums have been received by the Locality from the Company. VEDP shall draw on the SLOC for any amount due from the Company under this Agreement that remain unpaid after the due date. The Company will have no interest in or claim upon the funds paid under the SLOC.

Section 5. Disbursement of COF Grant in the Event of Revocation or Non-Renewal of SLOC.

If the Company repays VEDP the entire amount of the COF Grant disbursed pursuant to Section 3 because of a revocation or nonrenewal of the SLOC pursuant to Section 4 (d) or (e), the Company will be eligible to receive a COF Grant payment based upon verification of its Final Performance Report, based upon the amount of Capital Investment made and retained and the number of New Jobs created and Maintained. Upon such verification, the amount of the COF Grant proceeds to be disbursed to the Company, if any, shall be determined as follows:

(a) *If Statutory Minimum Requirements Not Met:* If, as of the Performance Date, the Company has not achieved both of the Statutory Minimum Requirements, the Company will not receive any of the proceeds of the COF Grant.

(b) *If Targets Met:* If, as of the Performance Date, the Company has achieved the Capital Investment Target and the New Jobs Target, the Company will receive all $1,500,000 of the proceeds of the COF Grant.

(iii) *If Statutory Minimum Requirements Met, but Targets Not Met:* If, as of the Performance Date, the Company has achieved both of the Statutory Minimum Requirements, but has not achieved the full Capital Investment Target and the full New Jobs Target, the Company will qualify for a reduced disbursement of the COF Grant, reflecting a proportional amount of the Target or Targets for which there is a shortfall. For example:

- if as of the Performance Date, only $12,150,000 of the Capital Investment has been retained (reflecting achievement of 90% of the Capital Investment Target), and
- only 536 New Jobs have been created and Maintained (reflecting achievement of 75% of the New Jobs Target), then
- the Company will receive $135,000 (reflecting 90% of the $150,000 of the COF Grant allocated to the Capital Investment Target),
- *plus* $1,012,500 (reflecting 75% of the $1,350,000 of the COF Grant allocated to the New Jobs Target).
- for a total of $1,147,500.

These amounts reflect the percentages of the shortfall from the Capital Investment Target and the New Jobs Target, each such shortfall multiplied by the portion of the COF Grant proceeds available to the Company allocated to that Target.

Section 6. Break-Even Point; State and Local Incentives.

(a) *State-Level Incentives:* With regard to the Facility, the Commonwealth expects to provide discretionary incentives in the following amounts:

Category of Incentive:	Total Amount
COF Grant	$ 1,500,000
Virginia Jobs Investment Program ("VJIP") (Estimated)	$332,000

The proceeds of the COF Grant shall be used for the purposes described in Section 3(c). The VJIP grant proceeds shall be used by the Company to pay or reimburse itself for recruitment and training costs.

(b) *Local-Level Incentives:* The Locality and the Authority expect to provide the following incentives, as matching grants or otherwise, for the Facility by the Performance Date:

Category of Incentive:	Total Amount
In-kind talent attraction services	$1,500,000

If, by the Performance Date, the total value of all Local-Level Incentives disbursed or provided, or committed to be disbursed or provided, by the Locality to the Company is less than the $1,500,000 COF Grant local match requirement (minus any amount required to be repaid by the Company pursuant to Section 4), the Locality, subject to appropriation, will make an additional grant to the Company of the difference promptly after Performance Date, so long as the Company has met its Targets.

The permit fee waivers and infrastructure improvements will reflect cost savings to the Company. The proceeds of the performance-based cash grant may be used by the Company for any lawful purpose.

(c) *Other Incentives*: This Agreement relates solely to the COF Grant. The qualification for, and payment of all State-Level Incentives and Local-Level Incentives, except for the COF Grant, will be governed by separate arrangements between the Company and the entities offering the other incentives.

Section 7. Company Reporting.

(a) *Performance Reporting:* The Company shall provide, at the Company's expense, in the form attached hereto as Exhibit A, detailed Performance Reports satisfactory to the Locality, the Authority and VEDP of the Company's progress on the Targets. The Company shall also attach a copy of the most recent renewal of the SLOC to each Performance Report. The Performance Reports are due by each January 1, commencing January 1, 2027, reflecting the Company's progress toward the Targets as of the prior September 30. Further, the Company shall provide such Performance Reports at such other times as the Locality, the Authority or VEDP may require.

(b) *Final Performance Report:* The Company shall provide, at the Company's expense, in the form attached hereto as Exhibit B, a detailed Final Performance Report

satisfactory to the Locality, the Authority and VEDP of the Company's achievement of the Targets as of the Performance Date. This Final Performance Report shall be filed within 90 days after the Performance Date.

Should the Company be unable to file the Final Performance Report within the 90-day timeframe, the Company may request a 60-day delay in filing the Final Performance Report. VEDP will require a $3,000 fee, payable to VEDP, to process the request for the filing delay. Should the Company not file the Final Performance Report within the 90-day window nor request a filing delay (including payment of the required fee), or if the Company requests a filing delay but does not file the Final Performance Report prior to the new filing deadline, VEDP will withhold any COF Grant payment that might otherwise be due, and all rights of the Company under this Agreement will automatically terminate.

Section 8. Verification of Targets.

(a) *Verification of Capital Investment*: The Company hereby authorizes the Locality, including the Locality's Commissioner of the Revenue and Treasurer, to release to VEDP the Company's real estate tax, business personal property tax and machinery and tools tax information. Such information shall be marked and considered confidential and proprietary and shall be used by VEDP solely for verifying satisfaction of the Capital Investment Target. If the Locality, the Office of the Commissioner of the Revenue or the Office of the Treasurer should require additional documentation or consents from the Company to access such information, the Company shall promptly provide, at the Company's expense, such additional documentation or consents as the Locality or VEDP may reasonably request. In accordance with Virginia Code Section 58.1-3122.3, VEDP is entitled to receive the Company's real estate tax, business personal property tax and machinery and tools tax information from the Locality's Commissioner of the Revenue.

(b) *Verification of New Jobs and Wages*: The Company must submit a copy of its four most recent Employer's Quarterly Tax Reports (Form FC-20) with the Virginia Employment Commission with each Performance Report. The forms shall be marked and considered confidential and proprietary and shall be used by VEDP solely for verifying satisfaction of the New Jobs Target. In accordance with Virginia Code Section 60.2-114, VEDP is entitled to receive the Company's employment level and wage information from the Virginia Employment Commission.

In addition to reporting the Employer's Quarterly Tax Reports (Form FC-20), the Company agrees that it will submit a quarterly report Form BLS 3020 to the Virginia Employment Commission with respect to its employees at a facility-level, rather than at the company-level.

(c) *Additional Documentation:* In addition to the verification data described above, in the sole discretion of the Locality, the Authority or VEDP, the Locality, the Authority or VEDP, may each require such other documentation or audits as may be required to properly verify the Capital Investment or New Jobs.

Section 9. **Notices.** Formal notices and communications between the parties shall be given either by (i) personal service, (ii) delivery by a reputable document delivery service that provides a receipt showing date and time of delivery, (iii) mailing utilizing a certified or first class mail postage prepaid service of the United States Postal Service that provides a receipt showing date and time of delivery, or (iv) delivery by electronic mail (email) with transmittal confirmation and confirmation of delivery, addressed as noted below. Notices and communications personally delivered or delivered by document delivery service shall be deemed effective upon receipt. Notices and communications mailed shall be deemed effective on the second business day following deposit in the United States mail. Notices and communications delivered by email shall be deemed effective the next business day, not less than 24 hours, following the date of transmittal and confirmation of delivery to the intended recipient. Such written notices and communications shall be addressed to:

if to the Company, to:

Systems Planning and Analysis, Inc.
2001 N. Beauregard Street
Alexandria, Virginia 22311
Email: Daniel.muse@spa.com
Attention: Dan Muse, CFO

Systems Planning and Analysis, Inc.
2001 N. Beauregard Street
Alexandria, Virginia 22311
Email: tbenedict@spa.com
Attention: Terry Benedict, President

if to the Locality, to:

County of Fairfax, Virginia
12000 Government Center Pkwy
Fairfax, Virginia 22035
Attention: County Executive

with a copy to:

County of Fairfax, Virginia
12000 Government Center Pkwy
Fairfax, Virginia 22035
Attention: County Attorney

if to the Authority, to:

Fairfax County Economic Development Authority
8270 Greensboro Drive
Suite 850
Tysons, Virginia 22102
Email: vhoskins@fceda.org
Attention: Victor Hoskins, President and CEO

with a copy to:

Fairfax County Economic Development Authority
8270 Greensboro Drive
Suite 850
Tysons, Virginia 22102
Email: anissinen@fceda.org
Attention: Anna Nissinen, Senior Vice President

if to VEDP, to:

Virginia Economic Development Partnership
One James Center, Suite 900

with a copy to:

Virginia Economic Development Partnership
One James Center, Suite 900

901 East Cary Street Richmond, Virginia 23219 Email: ceo@vedp.org Attention: President and CEO	901 East Cary Street Richmond, Virginia 23219 Email: generalcounsel@vedp.org Attention: General Counsel

Each party may change the address for service of notice upon it by a notice in writing to the other parties hereto.

Section 9. Miscellaneous.

(a) *Entire Agreement; Amendments*: This Agreement constitutes the entire agreement among the parties hereto as to the COF Grant and may not be amended or modified, except in writing, signed by each of the parties hereto. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns. The Company may not assign its rights and obligations under this Agreement without the prior written consent of the Locality, the Authority and VEDP.

(b) *Governing Law; Venue*: This Agreement is made, and is intended to be performed, in the Commonwealth and shall be construed and enforced by the laws of the Commonwealth. Jurisdiction and venue for any litigation arising out of or involving this Agreement shall lie in the Circuit Court of the City of Richmond, and such litigation shall be brought only in such court.

(c) *Counterparts*: This Agreement may be executed in one or more counterparts, each of which shall be an original, and all of which together shall be one and the same instrument.

(d) *Severability*: If any provision of this Agreement is determined to be unenforceable, invalid or illegal, then the enforceability, validity and legality of the remaining provisions will not in any way be affected or impaired, and such provision will be deemed to be restated to reflect the original intentions of the parties as nearly as possible in accordance with applicable law.

(e) *Attorney's Fees:* Attorney's fees shall be paid by the party incurring such fees.

(f) *Force Majeure:* Notwithstanding the foregoing provisions of this Agreement, if the Company does not achieve a Target or take any action required under this Agreement because of an "Event of Force Majeure" (as defined below), the time for achieving the applicable Target or taking such action will be extended day-for-day by the delay in meeting the applicable Target or taking such action caused by the Event of Force Majeure. "Event of Force Majeure" means without limitation, any of the following: acts of God; strikes, lockouts or other industrial disturbances; act of public enemies; orders of any kind of the government of the United States of America or of the Commonwealth or any of their respective departments, agencies, political subdivisions or officials, or any civil or military authority; insurrections; riots; epidemics; pandemics; landslides; lightning; earthquakes; fires; hurricanes; tornadoes; storms; floods; washouts; droughts; arrests; restraint of government and people; civil disturbances; explosions; breakage or accident to machinery, transmission pipes or canals not caused by the Company;

partial or entire failure of utilities; or any other cause or event not reasonably within the control of the Company.

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IN WITNESS WHEREOF, this agreement will become effective when all the parties have signed it. The date on which the final party signs this agreement, as indicated next to or below that party's signature, will be considered the "Effective Date."

COUNTY OF FAIRFAX, VIRGINIA

By _____
Name: Bryan Hill
Title: County Executive
Date: 9/24/2025

ECONOMIC DEVELOPMENT AUTHORITY OF THE COUNTY OF FAIRFAX, VIRGINIA

By Victor Hoskins (Sep 24, 2025 11:34:49 EDT)
Name: Victor Hoskins
Title: President and CEO
Date: _____

SYSTEMS PLANNING AND ANALYSIS, INC.

By _____
Name: Terry Benedict
Title: President
Date: _____

VIRGINIA ECONOMIC DEVELOPMENT PARTNERSHIP AUTHORITY

By _____
Name: Jason El Koubi
Title: President and CEO
Date: 09/25/2025

Exhibit A: Performance Report Form
Exhibit B: Final Performance Report Form

IN WITNESS WHEREOF, this agreement will become effective when all the parties have signed it. The date on which the final party signs this agreement, as indicated next to or below that party's signature, will be considered the "Effective Date."

COUNTY OF FAIRFAX, VIRGINIA

By _____
Name: _____
Title: _____
Date: _____

ECONOMIC DEVELOPMENT AUTHORITY OF THE COUNTY OF FAIRFAX, VIRGINIA

By _____
Name: Victor Hoskins
Title: President and CEO
Date: _____

SYSTEMS PLANNING AND ANALYSIS, INC.

T J Benedict
By T J Benedict (Sep 24, 2025 12:31:15 EDT)
Name: Terry Benedict
Title: President
Date: _____

VIRGINIA ECONOMIC DEVELOPMENT PARTNERSHIP AUTHORITY

By _____
Name: Jason El Koubi
Title: President and CEO
Date: _____

Exhibit A: Performance Report Form
Exhibit B: Final Performance Report Form

Exhibit A

PERFORMANCE REPORT
COMMONWEALTH'S DEVELOPMENT OPPORTUNITY FUND

PROJECT SUMMARY:

Project	
Location	
Amount of Grant	
Performance Reporting Period	
Performance Date	

PROJECT PERFORMANCE:

Performance Measurement	Target	As of _____	% Complete
New Jobs (over 1,135 baseline)[1]			
Confidence level target will be reached by Performance Date shown above (check one)	High ☐	Moderate ☐	Low ☐
Capital Investment (provide breakdown below)			
Confidence level target will be reached by Performance Date shown above (check one)	High ☐	Moderate ☐	Low ☐
Average Annual Wage			N/A
Confidence level target will be reached by Performance Date shown above (check one)	High ☐	Moderate ☐	Low ☐
Standard Fringe Benefits (check one)	Yes ☐	No ☐	N/A

[1]Data will be verified using Virginia Employment Commission records. Attach the company's four most recent Quarterly Tax Reports (Form FC-20) filed with the Virginia Employment Commission.

Capital Investment Breakdown	Amount
Land	$
Land Improvements	
New Construction or Expansion	
Renovation or Building Up-fit	
Production Machinery and Tools	
Furniture, Fixtures and Equipment	
Other	
Total	**$**

COMMENTS:

Discuss project status, including the current level of new jobs and capital investment, progress on targets, changes or likely changes in project's nature that may impact achievement of targets, and other information relevant to project performance. If the project is not on track to meet targets, please provide an explanation.

TO BE CERTIFIED BY AN OFFICER OF THE COMPANY:

I certify that I have examined this report and to the best of my knowledge and belief, it is true, correct, and complete.

Company: _____

Submitted By: _____
Signature of Official

Name: _____
Print Name

Title: _____

Date: _____

Please return to:

Kim Ellett, Director of Compliance, Virginia Economic Development Partnership, 804.545.5618, kellett@vedp.org

Exhibit B

FINAL PERFORMANCE REPORT
COMMONWEALTH'S DEVELOPMENT OPPORTUNITY FUND

PROJECT SUMMARY:

Project	
Location	
Amount of Grant	
Performance Date	

PROJECT PERFORMANCE:[1]

Performance Measurement	Target	As of _____, 20__	% Complete
New Jobs (over 1,135 baseline)[2]			
Capital Investment (provide breakdown below)[3]			
Average Annual Wage			N/A
Standard Fringe Benefits			

[1]Final, actual performance will be reported on VEDP's public reporting website.
[2] Attach the company's four most recent Quarterly Tax Reports (Form FC-20) filed with the Virginia Employment Commission.
[3] Data will be verified using records from the Commissioner of the Revenue and invoices.

Capital Investment Breakdown	Amount
Land	$
Land Improvements	
New Construction or Expansion	
Renovation or Building Up-fit	
Production Machinery and Tools	
Furniture, Fixtures and Equipment	
Other	
Total	**$**

LOCAL MATCH:

Goal	
Actual	

COMMENTS:

Discuss Project status or the importance of the Project to the locality and region.

TO BE CERTIFIED BY AN OFFICER OF THE COMPANY:

I certify that I have examined this report and to the best of my knowledge and belief, it is true, correct, and complete.

Company: _____

Submitted By: _____
Signature of Official

Name: _____
Print Name

Title: _____

Date: _____

Please return to:

Kim Ellett, Director of Compliance, Virginia Economic Development Partnership, 804.545.5618, kellett@vedp.org

Systems Planning (Fairfax) COF Peformance Agreement FINAL (SIGNED)

Final Audit Report 2025-09-25

Created:	2025-09-25 (Eastern Daylight Time)
By:	Vickie Tilkey (vtilkey@vedp.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAAeT7Qg9U9gbni4BRgRLSd1M0UK2LHDwJk

"Systems Planning (Fairfax) COF Peformance Agreement FINAL (SIGNED)" History

Document created by Vickie Tilkey (vtilkey@vedp.org)
2025-09-25 - 10:50:24 AM EDT

Document emailed to Jason El Koubi (jelkoubi@vedp.org) for signature
2025-09-25 - 10:51:47 AM EDT

Email viewed by Jason El Koubi (jelkoubi@vedp.org)
2025-09-25 - 12:10:08 PM EDT

Document e-signed by Jason El Koubi (jelkoubi@vedp.org)
Signature Date: 2025-09-25 - 12:13:19 PM EDT - Time Source: server

Agreement completed.
2025-09-25 - 12:13:19 PM EDT

VIRGINIA | Powered by Adobe Acrobat Sign

SUPPLEMENTAL APPROPRIATION RESOLUTION AS 26114

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Government Center at 12000 Government Center Parkway, Fairfax, Virginia, on October 28, 2025, at which a quorum was present and voting, the following resolution was adopted:

BE IT RESOLVED by the Board of Supervisors of Fairfax County, Virginia, that in addition to appropriations made previously for FY 2026, the following supplemental appropriation is authorized and the Fiscal Planning Resolution is amended accordingly:

Appropriate to:

Fund:	500-C50000, Federal-State Grant Fund	
Agency:	E1616, Economic Development Authority	
Grant:	1160020-2026, Virginia Development Opportunity Fund for Systems Planning and Analysis	$1,500,000

Reduce Appropriation to:

Agency:	G8787, Unclassified Admin	$1,500,000
Fund:	500-C50000, Federal-State Grant Fund	

Source of Funds: Virginia Economic Development Partnership Authority, $1,500,000

A Copy - Teste:

Jill G. Cooper
Clerk for the Board of Supervisors

Board Agenda Item
October 28, 2025

ADMINISTRATIVE – 9

Authorization to Advertise a Public Hearing to Consider an Ordinance Expanding the Cedar Residential Permit Parking District, District 35 (Providence District)

ISSUE:
Board authorization to advertise a public hearing to consider a proposed amendment to *Appendix G of The Code of the County of Fairfax, Virginia* (Fairfax County Code), to expand the Cedar Residential Permit Parking District (RPPD), District 35, to include Acorn Circle (Route 992) from Cedar Lane to the cul-de-sac inclusive.

RECOMMENDATION:
The County Executive recommends that the Board of Supervisors authorize the advertisement of a public hearing for December 9, 2025, at 4:30 p.m., to consider adoption of the proposed amendment to Appendix G to expand the Cedar RPPD, District 35.

TIMING:
Board Action is requested on October 28, 2025, to provide sufficient time to advertise a public hearing for December 9, 2025, at 4:30 p.m.

BACKGROUND:
Section 82-5A-4(b) of the Fairfax County Code authorizes the Board to establish and/or expand a RPPD in any residential area of the County if: (1) the Board receives a petition requesting establishment or expansion of a RPPD that contains signatures representing at least 60 percent of the eligible addresses of the proposed District and representing more than 50 percent of the eligible addresses on each block of the proposed District, (2) the proposed District contains a minimum of 100 contiguous or nearly contiguous on-street parking spaces 20 linear feet in length per space, unless the subject area is to be added to an existing district, (3) 75 percent of the land abutting each block within the proposed District is developed residential, and (4) 75 percent of the total number of on-street parking spaces of the petitioning blocks are occupied, and at least 50 percent of those occupied spaces are occupied by nonresidents of the petitioning blocks, as authenticated by a peak-demand survey. In addition, an application fee of $10 per petitioning address is required for the establishment or expansion of an RPPD. In the case of an amendment expanding an existing District, the foregoing provisions apply only to the area to be added to the existing District.

Residents of Acorn Circle requested inclusion in the Cedar RPPD, District 35, to provide relief from non-resident vehicles that regularly park on their street. On August 7, 2025, FCDOT conducted a peak parking demand survey for the requested area. The results of this survey verified that more than 75 percent of the total number of on-street parking spaces of the petitioning block faces were occupied by parked vehicles, and more than 50 percent of those occupied spaces were filled with vehicles registered to nonresidents of the petitioning block. Staff have verified that all other requirements to expand the RPPD discussed above have been met.

EQUITY IMPACT:
The project area is located within a very low vulnerability index. Approximately 8% of residents in this Census tract are in low-income occupations, and approximately 3% of the residents speak English less than well. Establishing residential parking restrictions to prohibit non-resident vehicles during restriction hours through community engagement and public hearing supports One Fairfax Focus Area 8 by fostering trust among neighbors, and the ability to work together to achieve common goals that improve the quality of life for everyone in the neighborhood. However, at this time, there is insufficient information to determine an overall equity impact related to this change.

FISCAL IMPACT:
Funding of approximately $1,250 is required for signage and installation. Funds are currently available in Fairfax County Department of Transportation Fund 100-C10001, General Fund.

ENCLOSED DOCUMENTS:
Attachment 1: Proposed Amendment to the Fairfax County Code, Appendix G
Attachment 2: Map Depicting Proposed Expansion of Cedar RPPD, District 35

STAFF:
Jennifer Miller, Deputy County Executive
Gregg Steverson, Director, Fairfax County Department of Transportation (FCDOT)
Lisa Witt, Chief, Administrative Services, FCDOT
Mena Nakhla, Equity Manager, FCDOT
Eric Teitelman, Chief, Active Transportation, Capital Projects and Traffic Engineering Division, FCDOT
Neil Freschman, Chief, Traffic Engineering Section, FCDOT
Henri Stein McCartney, Sr. Transportation Planner, FCDOT
Beverly Duran, Transportation Planner, FCDOT

Board Agenda Item
October 28, 2025

ASSIGNED COUNSEL:
F. Hayden Codding, Assistant County Attorney

Attachment 1

PROPOSED CODE AMENDMENT

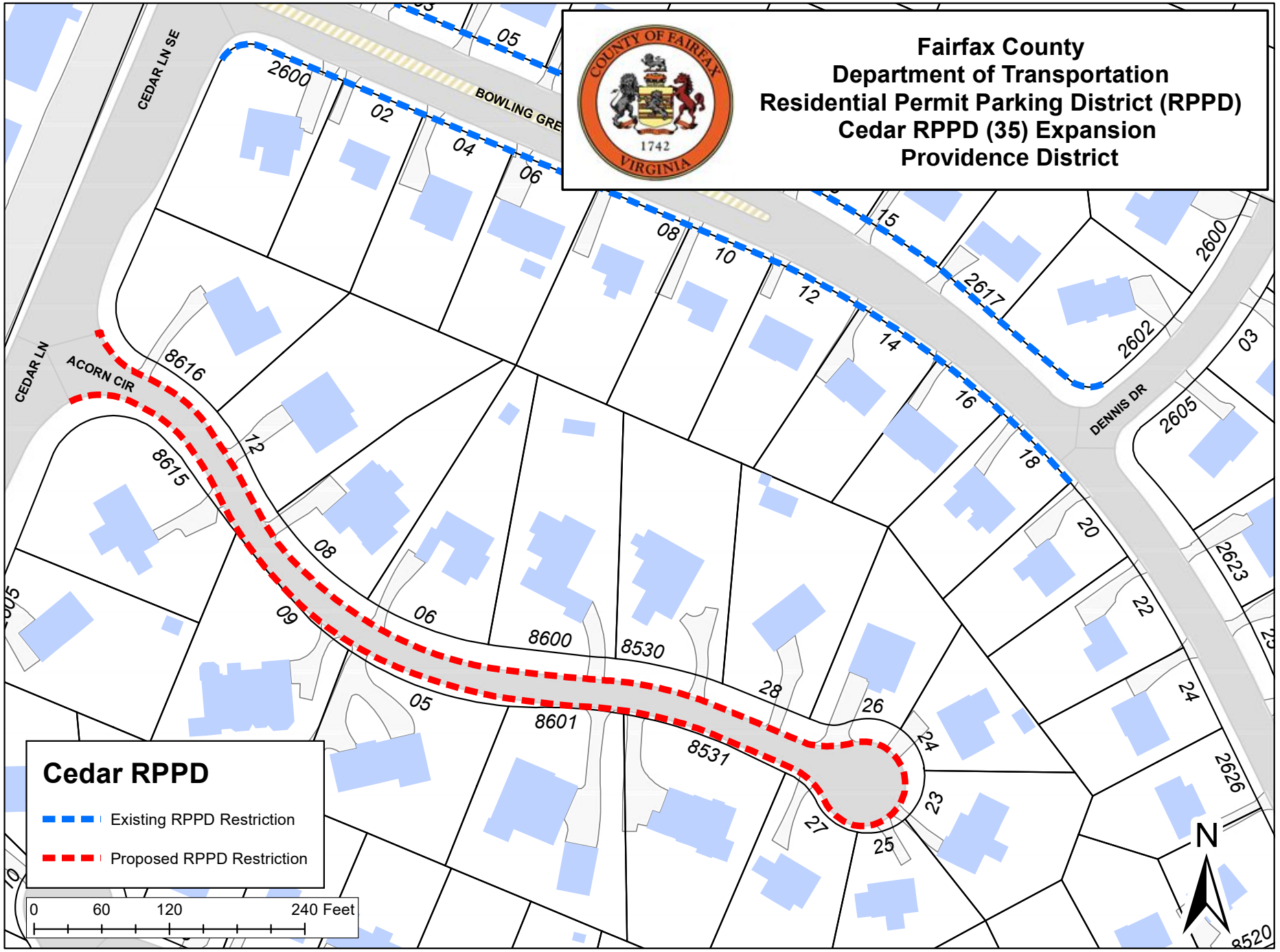
THE CODE OF THE COUNTY OF FAIRFAX, VIRGINIA
APPENDIX G

Amend *The Code of the County of Fairfax*, *Virginia*, by adding the following street block in Appendix G-35, Section (b)(2), Cedar Residential Permit Parking District, in accordance with Article 5A of Chapter 82:

Acorn Circle (Route 992):

From Cedar Lane to the cul-de-sac inclusive

Attachment 2



Board Agenda Item
October 28, 2025

ADMINISTRATIVE – 10

Authorization to Advertise a Public Hearing to Consider a Proposed Ordinance to Amend the Fairfax County Code by Repealing Chapter 28.1, Relating to Massage Therapy, Establishments and Services and Adding a New Chapter 28.2, Relating to Massage Establishments

ISSUE:
Board of Supervisors' authorization to advertise a public hearing to consider proposed amendments to the Fairfax County Code repealing Chapter 28.1 and adopting Chapter 28.2.

RECOMMENDATION:
The County Executive recommends the Board of Supervisors authorize advertisement of a public hearing on November 18, 2025, at 4:00 p.m. to consider the proposed repeal of Chapter 28.1 and proposed adoption of a new Chapter 28.2. The County Executive recommends that the Board of Supervisors authorize advertisement of a public hearing to consider three draft versions of the proposed ordinance. Three drafts have been included with this Board Item, titled "Attachment 1"; 'Attachment 2"; and "Attachment 3". The three drafts are identical with the exception that each includes different language regarding controlled entry in massage establishments (Section 28.2-3-3).

TIMING:
Board action is requested on October 28, 2025, to provide sufficient time to advertise the proposed public hearing on November 18, 2025, at 4:00 p.m.

If approved by the Board, Sections 28.2-2-2 through 28.2-2-6 of Chapter 28.2 will take effect on November 19, 2025, to allow the Fairfax County Health Department to receive and process applications and issue massage establishment permits for calendar year 2026. All remaining provisions of Chapter 28.2 and the repeal of Chapter 28.1 will become effective January 1, 2026.

BACKGROUND:
The proposed County Code amendments are prompted by a Board of Supervisors' (Board) request for staff to review the current provisions in the County Code regarding massage establishments. On March 10, 2020, a Board Matter was introduced by Supervisor Herrity jointly with Supervisors Alcorn and Lusk related to illicit massage businesses. The Board Matter directed the County Executive to, among other things,

conduct a “review of possible changes to coordinated revision of the County ordinance regulating massage businesses and relevant County code requirements.” In a memorandum providing updates to the Board on February 11, 2022, the County Executive made a series of recommendations, including the recommendation to “[s]trengthen the Fairfax County Ordinance, Chapter 28.1” and a recommendation that “the ordinance reside in an agency with inspection authority” noting that “[m]assage is an allied health profession, therefore the ordinance and primary inspection responsibility for establishments should probably reside in the Health Department.” At a Public Safety Committee Meeting on May 20, 2025, staff gave a presentation on initial efforts to develop an updated ordinance consistent with Board direction and County Executive recommendations.

The proposed ordinance reflects the County Executive’s recommendation to transfer regulatory authority over massage establishments from the Department of Cable and Consumer Services (DCCS) to the Health Department.

Health Department staff conducted extensive outreach to the County’s massage therapy community during the summer of 2025. Staff received comments from representatives of this community at multiple public meetings as well as from e-mails, phone calls and an online form. Staff compiled and evaluated these comments when finalizing the current draft ordinance and adopted recommendations from this community where appropriate and sensible. Presentations on proposed changes have also been made to the Consumer Protection Commission (CPC) and the Health Care Advisory Board.

The proposed Chapter 28.2 effectively balances the Board’s concerns about illicit activity in massage establishments with the concerns of the massage therapy community. Lingering concerns from industry exist on various prohibitions, some of which can be balanced with the inclusion of a variance provision in the proposed ordinance. Given continued concerns regarding prohibitions on controlled entry, staff have included three versions of Chapter 28.2 for the Board to consider, each with a different Section 28.2-3-3. Attachment 1 prohibits controlled entry, although the Health Department may grant a variance. Attachment 2 removes the prohibition on controlled entirely. Attachment 3 keeps the prohibition but exempts certain establishments according to specific criteria; however, the Health Department may still grant a variance.

Chapter 28.1 was first adopted by the Board in 2000 and has not been amended since. This chapter placed regulatory authority over massage therapists and establishments with DCCS. Pursuant to Chapter 28.1, individual massage therapists must obtain a permit from DCCS to provide massage therapy in the County. Massage establishments must also obtain a permit from DCCS to operate in the County. In Fiscal Year 2025, DCCS issued 571 massage therapist permits and 221 massage establishment permits.

The proposed amendments to the County Code include the repeal of Chapter 28.1, Massage Therapy, Establishments and Services, and the adoption of a new Chapter 28.2, Massage Establishments. New provisions include: elimination of a local permitting requirement for massage therapists; transfer of full regulatory authority and oversight from DCCS to the Health Department; changes to the appeals process for permit revocations, suspensions, and denials; introduction of plan review for new and remodeled facilities; introduction of a variance process; updates to the health and sanitation standards; and prohibitions on controlled entry, sleeping quarters, employee use of alcohol or controlled substances, and sexually suggestive advertising.

The proposed ordinance maintains the need for annual permitting of massage establishments and also maintains the requirement for inspection by the Health Department.

Updates regarding local permitting are recommended to reflect changes in the massage therapy industry since 2000, and to reduce regulatory burden on massage therapists. Since 1996, massage therapists have been regulated by the Virginia Board of Nursing (VBN). In 2016, regulations were updated to require that all practicing massage therapists in Virginia be licensed by the VBN (prior regulations had required massage therapy certification). Staff determined that local permitting was duplicative and overly burdensome.

Massage establishment permitting processes will be largely aligned with existing Health Department processes for other regulated industries. Permits will be issued on an annual, calendar year basis. Appeals from Health Department decisions regarding permits, such as permit revocations, suspensions, or denials will be heard by the Director of Health. This will eliminate the role of the CPC related to the massage industry (CPC currently hears appeals from DCCS decisions) and will align the administrative process for appeals with the process used for other Health Department-regulated industries.

In order to ensure the Health Department is prepared to issue permits for the calendar year that begins on January 1, 2026, staff recommend that sections 28.2-2-2 through 28.2-2-6 be effective November 19, 2025. These sections pertain to permit applications, variances and the processes needed to issue permits. By immediately adopting these sections of the ordinance, the Board authorizes Health Department staff to initiate the administrative process needed to ensure permits are issued for existing establishments when full regulatory oversight shifts to the Health Department on January 1, 2026. From November 19, 2025, until December 31, 2025, massage therapists and massage establishments will be regulated under the existing ordinance, Chapter 28.1, administered and overseen by DCCS.

Health Department staff will continue to work with DCCS and the massage industry to ensure a smooth and clearly communicated transition to the requirements and provisions outlined in the proposed ordinance.

EQUITY IMPACT:
The proposed ordinance aligns with focus area 6 of the ONE FAIRFAX POLICY. This policy advocates community and public safety that is responsive to all residents so that everyone feels safe to live, work, learn and play in any neighborhood of Fairfax County.

FISCAL IMPACT:
With the move of the regulatory program from DCCS to the Health Department, there will be a modest decrease in revenue in fiscal year 2026. With the transition from DCCS to the Health Department, permits will change from a rolling permitting cycle to one in which all permits are issued on a fixed calendar year basis. Health Department staff propose waiving permit fees for the first year. Waiving the fee in the first year will minimize the possibility of any individual establishment having to pay for two permits in a single calendar year as a result of the change in permitting cycle. The proposed ordinance also eliminates the requirement for massage therapist permits. In FY2026, it is estimated that the overall impact of these changes (waiving establishment fees and eliminating therapist fees) will result in lost revenue to the County of approximately $20,000. If adopted as proposed, the increased fee for massage establishments should roughly negate the loss of therapist fees in the long run, resulting in no material fiscal impact overall. No new resources are requested for this transition.

ENCLOSED DOCUMENTS:
Attachment 1- An Ordinance to amend the Fairfax County Code by repealing Chapter 28.1, relating to Massage Therapy, Establishments and Services and adding a new Chapter 28.2, relating to Massage Establishments, Draft Version 1.
Attachment 2 - An Ordinance to amend the Fairfax County Code by repealing Chapter 28.1, relating to Massage Therapy, Establishments and Services and adding a new Chapter 28.2, relating to Massage Establishments, Draft Version 2.
Attachment 3 - An Ordinance to amend the Fairfax County Code by repealing Chapter 28.1, relating to Massage Therapy, Establishments and Services and adding a new Chapter 28.2, relating to Massage Establishments, Draft Version 3.

Board Agenda Item
October 28, 2025

STAFF:
Thomas Arnold, Deputy County Executive
Gloria Addo-Ayensu, MD, MPH, Director, Health Department
Jessica Werder, Health Department
Pieter Sheehan, Health Department

ASSIGNED COUNSEL:
John W. Burton, Senior Assistant County Attorney

AN ORDINANCE TO AMEND THE FAIRFAX COUNTY CODE BY REPEALING CHAPTER 28.1, RELATING TO MASSAGE THERAPY, ESTABLISHMENTS AND SERVICES AND ADDING A NEW CHAPTER 28.2, RELATING TO MASSAGE ESTABLISHMENTS

Draft of October 20, 2025

AN ORDINANCE to amend the Fairfax County Code by repealing Chapter 28.1, relating to massage therapy, establishments and services and adding a new Chapter 28.2, relating to massage establishments.

Be it ordained by the Board of Supervisors of Fairfax County:

1. **That a new Chapter 28.2, Massage Establishments Code, is adopted, as follows:**

CHAPTER 28.2 - Massage Establishments Code

Article 1. – General Provisions

Section 28.2-1-1. - Short title.

This Chapter may be referred to as the Massage Establishments Code of the County of Fairfax, Virginia.

Section 28.2-1-2. - Declaration of findings and policy.

It is hereby declared that the Board of Supervisors has found it necessary and proper to exercise its regulatory authority under its police power for the protection of the public's health, safety and general welfare by providing for the permitting and regulation of massage establishments.

Section 28.2-1-3. - Definitions.

The following words and phrases, when used in this Chapter, for the purpose of this Chapter, have the meanings set forth below except in those instances where the context clearly indicates a different meaning:

Applicant means a person who has applied for a permit under this Chapter.

Barbershop means an establishment not located in a residence which provides one or more of the following services in exchange for consideration: hair care, makeovers, facials, manicures, pedicures, or body waxing.

Beauty Salon means an establishment not located in a residence which provides one or more of the following services in exchange for consideration: hair care, skin care, makeovers, facials, manicures, pedicures or body waxing.

Client means any person receiving a massage from a massage therapist.

Department means the Fairfax County Health Department.

Director means the Director of the Fairfax County Health Department or the designee of the Director.

Division means the Division of Environmental Health for the Fairfax County Health Department.

Division Director means the Director of Environmental Health for the Fairfax County Health Department or the designee of the Division Director.

Disqualifying offenses means offenses which disqualify an applicant from obtaining a permit pursuant to this Chapter or, if the offender already holds a permit, which mandate revocation of the permit. Disqualifying offenses are set forth in Section 28.2-2-5.

Erogenous Areas means the penis, scrotum, vulva, perineum, anus, areolae and/or the nipples.

Manager means any person(s) designated by the permit holder to act as the representative or agent of the permit holder and exercise overall operational control of a massage establishment.

Massage means the treatment of soft tissues for therapeutic purposes by the application of massage and body work techniques based on the manipulation or application of pressure to the muscular structure or soft tissues of the human body. Massage does not include the diagnosis or treatment of illness or disease or any service or procedure for which a license to practice medicine, nursing, midwifery, chiropractic, physical therapy, occupational therapy, acupuncture, athletic training or podiatry is required by law.

Massage establishment means a fixed place of business where massages are administered to clients, unless the place is excluded from regulation by Section 28.2-1-4.

Massage therapist means any person who meets the qualifications specified in Va. Code § 54.1-3029, as amended, and who is currently licensed by the Virginia Board of Nursing.

Permit means a document issued by the Department that authorizes a person to operate a massage establishment.

Permit holder means the person to whom a permit has been issued pursuant to this Chapter.

Table shower (or Vichy shower) means water sprayed or poured over a person's body while the person lies on a waterproof table.

Section 28.2-1-4. - Exclusions.

The provisions of this Chapter do not apply to:

(a) Hospitals, medical clinics and the offices of physicians, chiropractors, osteopaths or physical therapists licensed by the Commonwealth of Virginia.

(a) Barbershops, beauty salons and other locations where massages are only given to the scalp, face, neck, shoulders, arms, hands and/or feet.

(b) Nursing homes, convalescent care facilities, assisted living facilities, progressive care facilities and life care facilities.

(c) Organized public events where massages are available to and viewed by the general public.

(d) Schools offering a massage therapy program that is certified or approved by the State Council of Higher Education for Virginia; provided, however, that this exclusion only applies if massages are administered by students who are enrolled at the school and receive no compensation for administering the massage.

(e) Locations where massages are only administered to the upper body while the client is fully clothed and seated in a chair.

Article 2. - Massage Establishment Permits

Section 28.2-2-1. - Permit Required.

(a) It is unlawful for any person to operate a massage establishment in Fairfax County unless that person possesses a valid, unsuspended permit issued by the Department. Only a person who complies with the requirements of this Chapter shall be entitled to

receive or retain such a permit. Each permit will be issued to the applicant only. Each permit will be issued only for the place of business described in the application. A person operating more than one massage establishment must possess a separate permit for each such place of business. Permits are issued for a calendar year and expire on December 31st regardless of the month of issue.

(b) An initial application or a renewal application will be required for each permit. The application fee shall be based on a calendar year. Initial application fees are due and payable upon application. Renewal applications and corresponding fees are due by December 31st of the year preceding the requested renewal permit. The application fees will not be prorated.

Section 28.2-2-2. - Contents of the application, duty to update.

(a) Each initial application for a permit shall be on a form prepared by the Division Director and must be accompanied by the fee as set forth in Article 5. The applicant must provide full answers to all questions on the application. The completed application shall contain the following information as well as any other information which the Division Director deems necessary to properly evaluate the application:

(1) A description of the facilities and services to be available on the premises of the proposed establishment.

(2) The location and mailing address of the establishment.

(3) The name under which the establishment will operate.

(4) The applicant's full name, names by which the applicant previously was known, date and place of birth, incorporation or organization, and residential and business addresses and telephone numbers used within the past twelve (12) months, as applicable. If the applicant is a privately-held corporation or company, it must supply this information for the corporation or company, including each officer and each director. If the applicant is a publicly-held corporation, it must supply this information for the corporation and for all managers. If the applicant is a partnership, it must supply this information for the partnership and for each partner.

(5) Whether the applicant currently holds or previously held a permit or license to operate a massage establishment or to administer massages anywhere in Virginia or any other state. If the answer is affirmative, the license or permit number, the identity of the issuing authority and whether such permit or license has ever been revoked or suspended and the reason therefor. If the applicant is a privately-held corporation or company, it must supply this

information for the corporation or company, each officer and each director. If the applicant is a publicly-held corporation, it must supply this information for the corporation and for all managers. If the applicant is a partnership, it must supply this information for the partnership and for each partner.

(6) The criminal record, if any, other than misdemeanor traffic violations or traffic infractions, of the applicant. The applicant shall provide signed consent forms authorizing the Division Director to obtain the applicant's criminal history record information from any federal, state or local source as the Division Director may require, including, without limitation, the Virginia Central Criminal Records Exchange and the Fairfax County Police Department. Applicants who live or have lived outside of Virginia in the past 12 months may be required to provide his or her criminal history record information from all such states of residence other than Virginia. If the applicant is a privately-held corporation or company, it must supply this information and consent forms for each officer and each director. If the applicant is a publicly-held corporation, it must supply this information and consent forms for all managers. If the applicant is a partnership, it must supply this information and consent forms for each partner. The applicant shall be responsible for all fees associated with criminal history record information checks conducted pursuant to this section.

(7) The name of the manager(s). If any manager is not an applicant, then the manager must provide the information required in this section relative to the applicant.

(b) Each renewal application for a permit shall be on a form prepared by the Division Director and must be accompanied by the fee as set forth in Article 5. The applicant shall provide full answers to all questions on the application. The completed application shall contain the following information as well as other information which the Division Director deems necessary to properly evaluate the application:

(1) The location and mailing address of the establishment.

(2) The name under which the establishment is operating.

(3) The applicant's full name.

(4) The applicant's criminal history record information as set forth in paragraph (a)(6) of this section.

(5) Updates to any and all information set forth in the initial application or prior renewal applications.

(c) The applicant must report to the Department any change in the information required in the initial or renewal permit application within 21 days of learning of the change and must comply with all requirements resulting from such change.

Section 28.2-2-3. - Variances.

(a) The Division Director may grant variances by modifying or waiving the requirements of this Chapter if, in the opinion of the Division Director, the health, safety and general welfare of the public will not be adversely affected by the variance.

(b) An applicant for a variance must submit the following:

(1) A statement of the proposed variance citing relevant sections of this Chapter.

(2) The reasons why the proposed variance will not adversely affect the health, safety and general welfare of the public.

(3) A plan, if required by the Division Director, for controlling or monitoring the operations of the massage establishment affected by the proposed variance to safeguard the health, safety and general welfare of the public.

Section 28.2-2-4. – Plan Review Requirements.

(a) An applicant or permit holder must submit to the Division Director properly prepared plans and specifications for review and approval, together with the plan review fee set forth in Article 5, before:

(1) The construction of a massage establishment; or

(2) The change in ownership of a massage establishment; or

(3) The conversion of an existing structure for use as a massage establishment; or

(4) The remodeling of a massage establishment if the Division Director determines that plans and specifications are necessary to ensure compliance with this Chapter.

(b) Plans must demonstrate compliance with this Chapter. The Division Director shall conduct a preoperational inspection to confirm the massage establishment is built or remodeled in accordance with the approved plans and specifications and the

massage establishment is in compliance with this Chapter and all other applicable laws and regulations.

Section 28.2-2-5. - Issuance or Denial.

(a) The Division Director shall act upon the application for a permit within 21 days from the date the Division Director receives the completed application and criminal history information.

(b) If the Division Director determines from the information contained in the permit application and from the Division Director's investigation that the proposed massage establishment will meet the requirements of this Chapter, that neither the applicant nor any officers or directors thereof, or manager(s), have committed any disqualifying offenses and are otherwise qualified under this Chapter to engage in such business in the County, the Department shall issue the permit. Each permit issued by the Department shall be the property of the Department and it shall be returned to the Department in the event the permit is suspended or revoked in accordance with Article 4.

(c) If the Division Director determines from the information contained in the permit application and from the Division Director's investigation that the proposed massage establishment will not meet the requirements of this Chapter, or that the applicant, an officer or director thereof, or any manager, has committed one or more disqualifying offenses or are otherwise unqualified under this Chapter to engage in such business in the County, the Division Director shall deny the application. Repeated prior permit suspensions shall also constitute grounds for denial of the application.

(d) Disqualifying offenses are:

(1) Conviction, plea of nolo contendere or a forfeiture on a charge of violating any provision of Sections 18.2-61, 18.2-63, 18.2-64.1, 18.2-64.2, 18.2-67.1 through 18.2-67.5, 18.2-346, 18.2-347 through 18.2-349, 18.2-355 through 18.2-357.1, 18.2-361, 18.2-361.01, 18.2-368, 18.2-370, 18.2-370.1, 18.2-371, 18.2-386.1, 18.2-386.2 or 18.2-387 of the Code of Virginia, or any provision of an ordinance of the County or a law or ordinance of another jurisdiction which prohibits the same conduct, within the past 10 years.

(2) Conviction, plea of nolo contendere or a forfeiture on a charge of violating any provision of this Chapter, or on a charge of violating a similar law in any other jurisdiction, within the past five years.

(3) Making a false statement on a permit application.

(e) If the Division Director denies an application, the Division Director shall provide the applicant with written notice setting forth the grounds for the denial. Applicants may appeal the decision to deny an initial or renewal permit application in accordance with Sections 28.2-4-5 and 28.2-4-6.

(f) If the Division Director has not completed his investigation of the applicant within 21 days, he will notify the applicant that further investigation is necessary. Failure to provide such notification or approve a permit application within (21) days does not mean the permit application is approved.

Section 28.2-2-6. - Permit transfer or change of location.

(a) Permits are not transferable from one person to another, whether by sale, lease, merger or otherwise.

(b) Permits are not transferable from one massage establishment location to another.

(c) If a privately-held corporation or company or a partnership holds a permit issued under this Chapter, the transfer of more than ten percent of the ownership of the corporation, company or partnership to a person or entity who was not an owner when the application was made shall cause the automatic expiration of the permit. The expiration shall occur on the date of the transfer.

Section 28.2-2-7. - Responsibilities of the permit holder.

(a) The permit holder is responsible for the massage establishment being operated in compliance with this Chapter and all other applicable laws and ordinances, including the actions of any officer, agent, manager or employee of the permit holder on the premises of the massage establishment.

(b) The permit holder must ensure that all massage establishment employees complete all training mandated by the Department. Completion of all training by each employee must be recorded and made accessible upon request.

Article 3. – Minimum standards.

Section 28.2-3-1. – General provisions.

(a) The permit must be posted in a location in the massage establishment that is conspicuous to clients.

(b) Business hours must be posted on all public entryways into the massage establishment.

(c) Notices informing the public that the massage establishment is subject to inspection by the Department must be displayed at each public entrance and/or walk-up window of every massage establishment. Such notices shall be designed and supplied by the Department.

(d) A current list of all employees of the massage establishment must be maintained and provided to the Department upon request. The list shall include the full legal name, primary duty, state licensure number (if applicable) and date of hire.

Section 28.2-3-2. – Other required permits; compliance with zoning ordinance and building codes and fire prevention code.

(a) Permit holders must possess all other applicable permits and licenses otherwise required to conduct business in Fairfax County, including, without limitation, certificates of occupancy, zoning use permits and business licenses.

(b) Massage establishments must comply with the Fairfax County Zoning Ordinance.

(c) Massage establishments must comply with all applicable provisions of the Virginia Uniform Statewide Building Code, including those provisions relating to lighting, ventilation, toilet facilities and accessibility.

(d) Massage establishments must comply with the Virginia Statewide Fire Prevention Code.

(e) Massage establishment must comply with all other applicable laws and regulations.

Section 28.2-3-3 – Controlled entry prohibited.

Massage establishments shall have front doors open to the public and unlocked during regular business hours and shall not be equipped with any remotely controlled locking device utilizing a camera, intercom, and/or doorbell entry system.

Section 28.2-3-4. – Facilities and equipment.

(a) Walls, ceilings, floors, pools, steam rooms and any other physical facilities must be maintained in good repair and in sanitary condition. Any heat, steam or vapor rooms must be cleaned each day the establishment is in operation.

(b) Rooms must be adequately illuminated to allow for cleaning.

(c) All towels, linens, sheets or other coverings shall be used singularly for each client and laundered or discarded immediately after use.

(d) Non-disposable tools must be disinfected after each use.

(e) Table showers or Vichy showers may not be located in a private room.

(f) Each massage establishment must have and maintain the following in a clean, sanitary and workable condition:

(1) Handwashing sinks must be:

i. Located to allow convenient use by employees; and,

ii. Located in, or immediately adjacent to, toilet rooms;

iii. Equipped with hot and cold water, soap and paper towels.

(2) A custodial service sink located in the building in which the massage establishment quarters are located.

(3) Toilet rooms for employees and patrons that are adequate and conveniently located.

(4) Equipment for disinfecting and sterilizing non-disposable instruments and materials used in performing massage.

Section 28.2-3-5. - Living or sleeping quarters prohibited.

(a) A room used as living or sleeping quarters, or an area directly opening into a room used as living or sleeping quarters may not be used as a massage establishment.

(b) No part of any massage establishment shall be used as a dormitory or for housing, sheltering or harboring any person(s) or as living or sleeping quarters for any person. No part of any massage establishment shall be connected with any bedroom or sleeping quarters or be equipped with beds, cots or mattresses; nor shall any

person sleep in such establishment except for limited periods incidental to and directly related to a massage.

(c) This section shall not prohibit the location of a massage establishment in separate quarters of a building housing a hotel or transient lodging establishment or other separate businesses. A guest room in a hotel or transient lodging establishment may not be used as a massage establishment.

Section 28.2-3-6. - Cleanliness of massage therapists required.

Every massage therapist shall cleanse his or her hands thoroughly with soap and hot running water immediately before administering each massage.

Section 28.2-3-7. - Massaging clients while ill prohibited.

(a) No massage therapist may knowingly massage any client infected with any fungus or other skin infections, nor shall service be performed on any client exhibiting skin inflammation or eruptions, unless a licensed physician certifies that a client may be safely served.

(b) No massage therapist may massage any client when the massage therapist is suffering from any communicable disease transmitted by skin-to-skin contact or through the secretions of the respiratory tract, or from any skin lesions or disease on the hands or arms, or any nasal or ear discharge or inflamed eyes.

(c) Massage establishments must have an illness policy applicable to all employees of the massage establishment.

Section 28.2-3-8. - Massaging, touching, exposing erogenous areas prohibited.

(a) It is unlawful for any person, in a massage establishment, to touch, with any part of his or her body or with any object, another person's clothed or unclothed erogenous area.

(b) It is unlawful for any person, in a massage establishment, to fail to conceal his or her erogenous areas with a fully opaque covering while in the presence of others.

(c) It is unlawful for any person owning, operating or managing a massage establishment, including the permit holder, to knowingly cause or allow, in or about such massage establishment, any agent, employee or any other person under his control or supervision to perform any act prohibited by this section.

Section 28.2-3-9. – Drugs and Alcohol prohibited.

(a) The permit holder, manager, and all employees of a massage establishment are prohibited from being under the influence of alcoholic beverages while conducting any massage establishment services.

(b) Possession and sales of alcoholic beverages on the premises of a massage establishment must comply with Virginia law, including, without limitation, the Alcoholic Beverage Control Act, Va. Code §§ 4.1-100 through -517, as amended.

(c) The permit holder, manager, and all employees of a massage establishment are prohibited from possessing, being in control of, or being under the influence of, narcotic drugs or controlled substances while on the premises of the massage establishment, other than drugs which may be purchased over the counter without a prescription or those for which the individual has a prescription.

Section 28.2-3-10. – Advertising prohibitions.

A massage establishment shall not engage in or allow its employees to engage in sexually suggestive advertising related to massage services. A massage establishment's advertising, including but not limited to any sign, flyer or card, shall only list or suggest services that can lawfully be provided at the establishment, and such services shall be included in the application for the permit or updated later pursuant to Section 28.2-2-2(c).

Section 28.2-3-11. – Massage therapist license required.

(a) No person may administer a massage in a massage establishment unless such person is currently licensed as a massage therapist by the Virginia Board of Nursing. It is unlawful for any person owning, operating or managing a massage establishment, including the permit holder, to cause or allow any agent, employee or any other person under his control or supervision to administer or offer to administer a massage if such agent, employee or other person is not currently licensed as a massage therapist by the Virginia Board of Nursing.

(b) Every massage therapist must post his or her massage therapist license issued by the Virginia Board of Nursing in a location in the massage establishment that is conspicuous to the massage therapist's clients.

ARTICLE 4. – Inspections, Enforcement and Penalties.

Section 28.2-4-1. - Right of entry to enforce Chapter and conduct inspections.

The Director, the chief of police, the zoning administrator and the building official, or their duly authorized agents, are hereby authorized to enter, examine and survey, during business hours, any premises in the County for which a permit has been issued pursuant to this Chapter for the purpose of inspection and to enforce the provisions of this Chapter. The Director shall inspect each massage establishment at least one time per year to determine whether it is being operated in compliance with this Chapter. This section shall not restrict or limit the right of entry vested in any law enforcement agency or prohibit inspections by the Director in response to complaints.

Section 28.2-4-2. – Directives.

The Division Director may issue directives or other instructions, including, without limitation, notices, orders and warnings, together with time frames for corrective action, in lieu of or in addition to a denial of permit renewal, or revocation or suspension of a permit. The Division Director shall assess the reinspection fee set forth in Article 5 for each inspection conducted to determine compliance with such corrective actions.

Section 28.2-4-3. - Permit Suspension.

(a) The Division Director may suspend a permit if the permit holder, any manager or any employee of the establishment:

(1) Violates any provision of this Chapter.

(2) Operates the massage establishment in such a manner as to constitute an imminent hazard or threat to public health, safety or general welfare as determined by the Division Director.

(3) Interferes with the Director or other officials with a right of entry under Section 28.2-4-1 in the performance of their duties.

(b) Written notice of permit suspension shall be electronically delivered to the permit holder, hand delivered to the permit holder, or mailed via certified mail to the permit holder's last known address of record. The written notice of permit suspension shall set forth the effective date of suspension and the grounds for suspension.

(c) The massage establishment must immediately cease operations as of the effective date of the permit suspension.

(d) A permit holder whose permit has been suspended pursuant to this section may appeal the suspension in accordance with Sections 28.2-4-5 and 28.2-4-6, below.

Section 28.2-4-4. - Permit revocation.

(a) The Division Director shall revoke a permit if the permit holder or any manager has committed a disqualifying offense. If the permit holder is a privately held corporation or company, the Division Director shall revoke the permit if any officer or director thereof has committed a disqualifying offense. If the permit holder is a publicly held corporation, the Division Director shall revoke a permit if the corporation, or any officer or thereof has committed a disqualifying offense. If the permit holder is a partnership, the Division Director shall revoke a permit if the partnership, or any partner thereof has committed a disqualifying offense.

(b) The Division Director may revoke a permit for any of the following reasons:

(1) The permit has been repeatedly suspended pursuant to Section 28.2-4-3.

(2) The permit holder has failed to pay any fees required pursuant to Article 5, when due.

(3) Failure to allow immediate entry to the establishment pursuant to Section 28.2-4-1.

(c) Written notice of revocation shall be electronically delivered to the permit holder, hand delivered to the permit holder or mailed via certified mail to the permit holder's last known address of record. The written notice shall set forth the effective date of permit revocation and specify the grounds for revocation.

(d) The massage establishment shall immediately cease operations as of the effective date of the permit revocation.

(e) A permit holder whose permit has been revoked pursuant to this section may appeal the revocation in accordance with Sections 28.2-4-5 and 28.2-4-6, below.

Section 28.2-4-5. – Informal hearing procedures.

(a) An applicant or permit holder may make a written request for an informal hearing with the Division Director within 10 business days following receipt of the written notice of permit suspension, permit revocation, or denial of permit application. The permit suspension, permit revocation, or denial of permit application shall remain in effect during the pendency of the informal hearing.

(b) The Division Director shall hold an informal hearing within five business days of receiving the permit holder's or applicant's request. The Division Director shall provide written notice to the permit holder or applicant of the date, time and location of the informal hearing.

(c) The Division Director shall issue a written decision upholding or rescinding the permit suspension, permit revocation, or denial of permit application within two business days following the informal hearing.

(d) If no request for an informal hearing is filed within ten (10) business days following receipt of the written notice of permit revocation, permit suspension, or denial of permit application, the permit holder or applicant waives any further appeal rights provided in this Chapter.

(e) The Division Director may rescind the permit revocation, permit suspension or denial of permit application at any time upon a determination that the grounds for suspension, revocation or denial no longer exist. The Division Director may assess the permit reinstatement fee set forth in Article 5 when a revocation or suspension is rescinded pursuant to this section.

Section 28.2-4-6. – Appeals procedure.

(a) Following the informal hearing conducted pursuant to Section 28.2-4-5, a permit holder or applicant may appeal the Division Director's decision to uphold a permit suspension, permit revocation or denial of permit application to the Director. The Division Director's decision shall remain in effect during the pendency of the appeal to the Director.

(b) The permit holder or applicant may make a written request to the Director for an appeal hearing within 30 business days of the informal hearing with the Division Director.

(c) The Director shall hold an appeal hearing within 60 days of receipt of the request.

(d) Written notice of the appeal hearing shall be electronically delivered to the permit holder, hand-delivered to the permit holder, or mailed via certified mail to the permit holder's last known address of record. The notice shall state the date, time and place of the appeal hearing, and shall set forth the reason(s) for the permit suspension, permit revocation or denial of permit application.

(e) The Director shall have the power to place witnesses under oath. The permit holder or applicant may be represented by legal counsel. The permit holder, applicant or legal counsel shall have the opportunity to speak on his or her behalf, present evidence and cross-examine witnesses. A record of the hearing shall be made.

(f) The Director shall issue a written decision upholding or rescinding the permit suspension, permit revocation or denial of permit application within 10 business days of the appeal hearing. The Director's written decision shall be hand delivered to the permit holder or applicant or mailed via certified mail to the permit holder's or applicant's last known address of record.

(g) The permit holder shall pay the reinstatement fee set forth in Article 5 for each suspended or revoked permit that has been reinstated pursuant to this section.

(h) All decisions made by the Director supersede those made by the Division Director. The decisions of the Director are final, provided, however, that nothing in this Chapter shall prohibit a permit holder or applicant from seeking judicial review of the Director's decision following an appeal hearing held pursuant to this section.

Section 28.2-4-7. – Closure of massage establishments operating without a permit.

The Department shall have the power to order the immediate closure of any massage establishment operating without a valid permit or operating with a permit that has been suspended or revoked or not renewed.

Section 28.2-4-8. - Penalties.

Any person violating any provision of this Chapter shall be guilty of a Class 1 misdemeanor.

ARTICLE 5. - Fee Schedule.

Section 28.2-5-1. - Fee Schedule; Annual.

The following fees shall be paid to the Department when an initial or renewal permit application is submitted. The application fees are based on a calendar year and shall not be prorated. These fees are in addition to any business or occupation license tax imposed by the County, and any other taxes or fees which may be required to engage in the business.

Fee Type	*Fee*
Initial Massage Establishment Permit Application	$200.00
Renewal Massage Establishment Permit Application	$150.00

Section 28.2-5-2. - Fee Schedule; Supplemental.

Fee Type	*Fee*
Plan Review: New Submission, Renovation	$200.00
Plan Review: Change-of-ownership	$50.00
Reinspection	$100.00
Permit Reinstatement	$200.00
Late Payment Fee	$50.00

The late Payment Fee may be added to any fee not received by the Department when due.

2. **That the provisions of this ordinance are severable, and if any provision of this ordinance or any application thereof is held invalid, that invalidity shall not affect the other provisions or applications of this ordinance that can be given effect without the invalid provision or application.**

3. **That Sections 28.2-2-2 through 28.2-2-6 of this ordinance shall take effect on November 19, 2025, to allow the Fairfax County Health Department to receive and process applications and issue massage establishment permits for calendar year 2026.**

4. **That the Fairfax County Health Department is authorized to waive permit application fees for applications received prior to January 1, 2026.**

5. **That the remaining provisions of this ordinance shall take effect on January 1, 2026.**

6. **That Fairfax County Code Chapter 28.1, Massage Therapy, Establishments and Services, is repealed effective January 1, 2026.**

GIVEN under my hand this ___ day of November, 2025.

_____
Jill G. Cooper
Clerk for the Board of Supervisors

AN ORDINANCE TO AMEND THE FAIRFAX COUNTY CODE BY REPEALING CHAPTER 28.1, RELATING TO MASSAGE THERAPY, ESTABLISHMENTS AND SERVICES AND ADDING A NEW CHAPTER 28.2, RELATING TO MASSAGE ESTABLISHMENTS

Draft of October 20, 2025

AN ORDINANCE to amend the Fairfax County Code by repealing Chapter 28.1, relating to massage therapy, establishments and services and adding a new Chapter 28.2, relating to massage establishments.

Be it ordained by the Board of Supervisors of Fairfax County:

1. **That a new Chapter 28.2, Massage Establishments Code, is adopted, as follows:**

CHAPTER 28.2 - Massage Establishments Code

Article 1. – General Provisions

Section 28.2-1-1. - Short title.

This Chapter may be referred to as the Massage Establishments Code of the County of Fairfax, Virginia.

Section 28.2-1-2. - Declaration of findings and policy.

It is hereby declared that the Board of Supervisors has found it necessary and proper to exercise its regulatory authority under its police power for the protection of the public's health, safety and general welfare by providing for the permitting and regulation of massage establishments.

Section 28.2-1-3. - Definitions.

The following words and phrases, when used in this Chapter, for the purpose of this Chapter, have the meanings set forth below except in those instances where the context clearly indicates a different meaning:

Applicant means a person who has applied for a permit under this Chapter.

Barbershop means an establishment not located in a residence which provides one or more of the following services in exchange for consideration: hair care, makeovers, facials, manicures, pedicures, or body waxing.

Beauty Salon means an establishment not located in a residence which provides one or more of the following services in exchange for consideration: hair care, skin care, makeovers, facials, manicures, pedicures or body waxing.

Client means any person receiving a massage from a massage therapist.

Department means the Fairfax County Health Department.

Director means the Director of the Fairfax County Health Department or the designee of the Director.

Division means the Division of Environmental Health for the Fairfax County Health Department.

Division Director means the Director of Environmental Health for the Fairfax County Health Department or the designee of the Division Director.

Disqualifying offenses means offenses which disqualify an applicant from obtaining a permit pursuant to this Chapter or, if the offender already holds a permit, which mandate revocation of the permit. Disqualifying offenses are set forth in Section 28.2-2-5.

Erogenous Areas means the penis, scrotum, vulva, perineum, anus, areolae and/or the nipples.

Manager means any person(s) designated by the permit holder to act as the representative or agent of the permit holder and exercise overall operational control of a massage establishment.

Massage means the treatment of soft tissues for therapeutic purposes by the application of massage and body work techniques based on the manipulation or application of pressure to the muscular structure or soft tissues of the human body. Massage does not include the diagnosis or treatment of illness or disease or any service or procedure for which a license to practice medicine, nursing, midwifery, chiropractic, physical therapy, occupational therapy, acupuncture, athletic training or podiatry is required by law.

Massage establishment means a fixed place of business where massages are administered to clients, unless the place is excluded from regulation by Section 28.2-1-4.

Massage therapist means any person who meets the qualifications specified in Va. Code § 54.1-3029, as amended, and who is currently licensed by the Virginia Board of Nursing.

Permit means a document issued by the Department that authorizes a person to operate a massage establishment.

Permit holder means the person to whom a permit has been issued pursuant to this Chapter.

Table shower (or Vichy shower) means water sprayed or poured over a person's body while the person lies on a waterproof table.

Section 28.2-1-4. - Exclusions.

The provisions of this Chapter do not apply to:

(a) Hospitals, medical clinics and the offices of physicians, chiropractors, osteopaths or physical therapists licensed by the Commonwealth of Virginia.

(a) Barbershops, beauty salons and other locations where massages are only given to the scalp, face, neck, shoulders, arms, hands and/or feet.

(b) Nursing homes, convalescent care facilities, assisted living facilities, progressive care facilities and life care facilities.

(c) Organized public events where massages are available to and viewed by the general public.

(d) Schools offering a massage therapy program that is certified or approved by the State Council of Higher Education for Virginia; provided, however, that this exclusion only applies if massages are administered by students who are enrolled at the school and receive no compensation for administering the massage.

(e) Locations where massages are only administered to the upper body while the client is fully clothed and seated in a chair.

Article 2. - Massage Establishment Permits

Section 28.2-2-1. - Permit Required.

(a) It is unlawful for any person to operate a massage establishment in Fairfax County unless that person possesses a valid, unsuspended permit issued by the Department. Only a person who complies with the requirements of this Chapter shall be entitled to

receive or retain such a permit. Each permit will be issued to the applicant only. Each permit will be issued only for the place of business described in the application. A person operating more than one massage establishment must possess a separate permit for each such place of business. Permits are issued for a calendar year and expire on December 31st regardless of the month of issue.

(b) An initial application or a renewal application will be required for each permit. The application fee shall be based on a calendar year. Initial application fees are due and payable upon application. Renewal applications and corresponding fees are due by December 31st of the year preceding the requested renewal permit. The application fees will not be prorated.

Section 28.2-2-2. - Contents of the application, duty to update.

(a) Each initial application for a permit shall be on a form prepared by the Division Director and must be accompanied by the fee as set forth in Article 5. The applicant must provide full answers to all questions on the application. The completed application shall contain the following information as well as any other information which the Division Director deems necessary to properly evaluate the application:

(1) A description of the facilities and services to be available on the premises of the proposed establishment.

(2) The location and mailing address of the establishment.

(3) The name under which the establishment will operate.

(4) The applicant's full name, names by which the applicant previously was known, date and place of birth, incorporation or organization, and residential and business addresses and telephone numbers used within the past twelve (12) months, as applicable. If the applicant is a privately-held corporation or company, it must supply this information for the corporation or company, including each officer and each director. If the applicant is a publicly-held corporation, it must supply this information for the corporation and for all managers. If the applicant is a partnership, it must supply this information for the partnership and for each partner.

(5) Whether the applicant currently holds or previously held a permit or license to operate a massage establishment or to administer massages anywhere in Virginia or any other state. If the answer is affirmative, the license or permit number, the identity of the issuing authority and whether such permit or license has ever been revoked or suspended and the reason therefor. If the applicant is a privately-held corporation or company, it must supply this

information for the corporation or company, each officer and each director. If the applicant is a publicly-held corporation, it must supply this information for the corporation and for all managers. If the applicant is a partnership, it must supply this information for the partnership and for each partner.

(6) The criminal record, if any, other than misdemeanor traffic violations or traffic infractions, of the applicant. The applicant shall provide signed consent forms authorizing the Division Director to obtain the applicant's criminal history record information from any federal, state or local source as the Division Director may require, including, without limitation, the Virginia Central Criminal Records Exchange and the Fairfax County Police Department. Applicants who live or have lived outside of Virginia in the past 12 months may be required to provide his or her criminal history record information from all such states of residence other than Virginia. If the applicant is a privately-held corporation or company, it must supply this information and consent forms for each officer and each director. If the applicant is a publicly-held corporation, it must supply this information and consent forms for all managers. If the applicant is a partnership, it must supply this information and consent forms for each partner. The applicant shall be responsible for all fees associated with criminal history record information checks conducted pursuant to this section.

(7) The name of the manager(s). If any manager is not an applicant, then the manager must provide the information required in this section relative to the applicant.

(b) Each renewal application for a permit shall be on a form prepared by the Division Director and must be accompanied by the fee as set forth in Article 5. The applicant shall provide full answers to all questions on the application. The completed application shall contain the following information as well as other information which the Division Director deems necessary to properly evaluate the application:

(1) The location and mailing address of the establishment.

(2) The name under which the establishment is operating.

(3) The applicant's full name.

(4) The applicant's criminal history record information as set forth in paragraph (a)(6) of this section.

(5) Updates to any and all information set forth in the initial application or prior renewal applications.

(c) The applicant must report to the Department any change in the information required in the initial or renewal permit application within 21 days of learning of the change and must comply with all requirements resulting from such change.

Section 28.2-2-3. - Variances.

(a) The Division Director may grant variances by modifying or waiving the requirements of this Chapter if, in the opinion of the Division Director, the health, safety and general welfare of the public will not be adversely affected by the variance.

(b) An applicant for a variance must submit the following:

(1) A statement of the proposed variance citing relevant sections of this Chapter.

(2) The reasons why the proposed variance will not adversely affect the health, safety and general welfare of the public.

(3) A plan, if required by the Division Director, for controlling or monitoring the operations of the massage establishment affected by the proposed variance to safeguard the health, safety and general welfare of the public.

Section 28.2-2-4. – Plan Review Requirements.

(a) An applicant or permit holder must submit to the Division Director properly prepared plans and specifications for review and approval, together with the plan review fee set forth in Article 5, before:

(1) The construction of a massage establishment; or

(2) The change in ownership of a massage establishment; or

(3) The conversion of an existing structure for use as a massage establishment; or

(4) The remodeling of a massage establishment if the Division Director determines that plans and specifications are necessary to ensure compliance with this Chapter.

(b) Plans must demonstrate compliance with this Chapter. The Division Director shall conduct a preoperational inspection to confirm the massage establishment is built or remodeled in accordance with the approved plans and specifications and the

massage establishment is in compliance with this Chapter and all other applicable laws and regulations.

Section 28.2-2-5. - Issuance or Denial.

(a) The Division Director shall act upon the application for a permit within 21 days from the date the Division Director receives the completed application and criminal history information.

(b) If the Division Director determines from the information contained in the permit application and from the Division Director's investigation that the proposed massage establishment will meet the requirements of this Chapter, that neither the applicant nor any officers or directors thereof, or manager(s), have committed any disqualifying offenses and are otherwise qualified under this Chapter to engage in such business in the County, the Department shall issue the permit. Each permit issued by the Department shall be the property of the Department and it shall be returned to the Department in the event the permit is suspended or revoked in accordance with Article 4.

(c) If the Division Director determines from the information contained in the permit application and from the Division Director's investigation that the proposed massage establishment will not meet the requirements of this Chapter, or that the applicant, an officer or director thereof, or any manager, has committed one or more disqualifying offenses or are otherwise unqualified under this Chapter to engage in such business in the County, the Division Director shall deny the application. Repeated prior permit suspensions shall also constitute grounds for denial of the application.

(d) Disqualifying offenses are:

(1) Conviction, plea of nolo contendere or a forfeiture on a charge of violating any provision of Sections 18.2-61, 18.2-63, 18.2-64.1, 18.2-64.2, 18.2-67.1 through 18.2-67.5, 18.2-346, 18.2-347 through 18.2-349, 18.2-355 through 18.2-357.1, 18.2-361, 18.2-361.01, 18.2-368, 18.2-370, 18.2-370.1, 18.2-371, 18.2-386.1, 18.2-386.2 or 18.2-387 of the Code of Virginia, or any provision of an ordinance of the County or a law or ordinance of another jurisdiction which prohibits the same conduct, within the past 10 years.

(2) Conviction, plea of nolo contendere or a forfeiture on a charge of violating any provision of this Chapter, or on a charge of violating a similar law in any other jurisdiction, within the past five years.

(3) Making a false statement on a permit application.

(e) If the Division Director denies an application, the Division Director shall provide the applicant with written notice setting forth the grounds for the denial. Applicants may appeal the decision to deny an initial or renewal permit application in accordance with Sections 28.2-4-5 and 28.2-4-6.

(f) If the Division Director has not completed his investigation of the applicant within 21 days, he will notify the applicant that further investigation is necessary. Failure to provide such notification or approve a permit application within (21) days does not mean the permit application is approved.

Section 28.2-2-6. - Permit transfer or change of location.

(a) Permits are not transferable from one person to another, whether by sale, lease, merger or otherwise.

(b) Permits are not transferable from one massage establishment location to another.

(c) If a privately-held corporation or company or a partnership holds a permit issued under this Chapter, the transfer of more than ten percent of the ownership of the corporation, company or partnership to a person or entity who was not an owner when the application was made shall cause the automatic expiration of the permit. The expiration shall occur on the date of the transfer.

Section 28.2-2-7. - Responsibilities of the permit holder.

(a) The permit holder is responsible for the massage establishment being operated in compliance with this Chapter and all other applicable laws and ordinances, including the actions of any officer, agent, manager or employee of the permit holder on the premises of the massage establishment.

(b) The permit holder must ensure that all massage establishment employees complete all training mandated by the Department. Completion of all training by each employee must be recorded and made accessible upon request.

Article 3. – Minimum standards.

Section 28.2-3-1. – General provisions.

(a) The permit must be posted in a location in the massage establishment that is conspicuous to clients.

(b) Business hours must be posted on all public entryways into the massage establishment.

(c) Notices informing the public that the massage establishment is subject to inspection by the Department must be displayed at each public entrance and/or walk-up window of every massage establishment. Such notices shall be designed and supplied by the Department.

(d) A current list of all employees of the massage establishment must be maintained and provided to the Department upon request. The list shall include the full legal name, primary duty, state licensure number (if applicable) and date of hire.

Section 28.2-3-2. – Other required permits; compliance with zoning ordinance and building codes and fire prevention code.

(a) Permit holders must possess all other applicable permits and licenses otherwise required to conduct business in Fairfax County, including, without limitation, certificates of occupancy, zoning use permits and business licenses.

(b) Massage establishments must comply with the Fairfax County Zoning Ordinance.

(c) Massage establishments must comply with all applicable provisions of the Virginia Uniform Statewide Building Code, including those provisions relating to lighting, ventilation, toilet facilities and accessibility.

(d) Massage establishments must comply with the Virginia Statewide Fire Prevention Code.

(e) Massage establishment must comply with all other applicable laws and regulations.

Section 28.2-3-3 – Reserved.

Section 28.2-3-4. – Facilities and equipment.

(a) Walls, ceilings, floors, pools, steam rooms and any other physical facilities must be maintained in good repair and in sanitary condition. Any heat, steam or vapor rooms must be cleaned each day the establishment is in operation.

(b) Rooms must be adequately illuminated to allow for cleaning.

(c) All towels, linens, sheets or other coverings shall be used singularly for each client and laundered or discarded immediately after use.

(d) Non-disposable tools must be disinfected after each use.

(e) Table showers or Vichy showers may not be located in a private room.

(f) Each massage establishment must have and maintain the following in a clean, sanitary and workable condition:

(1) Handwashing sinks must be:

i. Located to allow convenient use by employees; and,

ii. Located in, or immediately adjacent to, toilet rooms;

iii. Equipped with hot and cold water, soap and paper towels.

(2) A custodial service sink located in the building in which the massage establishment quarters are located.

(3) Toilet rooms for employees and patrons that are adequate and conveniently located.

(4) Equipment for disinfecting and sterilizing non-disposable instruments and materials used in performing massage.

Section 28.2-3-5. - Living or sleeping quarters prohibited.

(a) A room used as living or sleeping quarters, or an area directly opening into a room used as living or sleeping quarters may not be used as a massage establishment.

(b) No part of any massage establishment shall be used as a dormitory or for housing, sheltering or harboring any person(s) or as living or sleeping quarters for any person. No part of any massage establishment shall be connected with any bedroom or sleeping quarters or be equipped with beds, cots or mattresses; nor shall any person sleep in such establishment except for limited periods incidental to and directly related to a massage.

(c) This section shall not prohibit the location of a massage establishment in separate quarters of a building housing a hotel or transient lodging establishment or other

separate businesses. A guest room in a hotel or transient lodging establishment may not be used as a massage establishment.

Section 28.2-3-6. - Cleanliness of massage therapists required.

Every massage therapist shall cleanse his or her hands thoroughly with soap and hot running water immediately before administering each massage.

Section 28.2-3-7. - Massaging clients while ill prohibited.

(a) No massage therapist may knowingly massage any client infected with any fungus or other skin infections, nor shall service be performed on any client exhibiting skin inflammation or eruptions, unless a licensed physician certifies that a client may be safely served.

(b) No massage therapist may massage any client when the massage therapist is suffering from any communicable disease transmitted by skin-to-skin contact or through the secretions of the respiratory tract, or from any skin lesions or disease on the hands or arms, or any nasal or ear discharge or inflamed eyes.

(c) Massage establishments must have an illness policy applicable to all employees of the massage establishment.

Section 28.2-3-8. - Massaging, touching, exposing erogenous areas prohibited.

(a) It is unlawful for any person, in a massage establishment, to touch, with any part of his or her body or with any object, another person's clothed or unclothed erogenous area.

(b) It is unlawful for any person, in a massage establishment, to fail to conceal his or her erogenous areas with a fully opaque covering while in the presence of others.

(c) It is unlawful for any person owning, operating or managing a massage establishment, including the permit holder, to knowingly cause or allow, in or about such massage establishment, any agent, employee or any other person under his control or supervision to perform any act prohibited by this section.

Section 28.2-3-9. – Drugs and Alcohol prohibited.

(a) The permit holder, manager, and all employees of a massage establishment are prohibited from being under the influence of alcoholic beverages while conducting any massage establishment services.

(b) Possession and sales of alcoholic beverages on the premises of a massage establishment must comply with Virginia law, including, without limitation, the Alcoholic Beverage Control Act, Va. Code §§ 4.1-100 through -517, as amended.

(c) The permit holder, manager, and all employees of a massage establishment are prohibited from possessing, being in control of, or being under the influence of, narcotic drugs or controlled substances while on the premises of the massage establishment, other than drugs which may be purchased over the counter without a prescription or those for which the individual has a prescription.

Section 28.2-3-10. – Advertising prohibitions.

A massage establishment shall not engage in or allow its employees to engage in sexually suggestive advertising related to massage services. A massage establishment's advertising, including but not limited to any sign, flyer or card, shall only list or suggest services that can lawfully be provided at the establishment, and such services shall be included in the application for the permit or updated later pursuant to Section 28.2-2-2(c).

Section 28.2-3-11. – Massage therapist license required.

(a) No person may administer a massage in a massage establishment unless such person is currently licensed as a massage therapist by the Virginia Board of Nursing. It is unlawful for any person owning, operating or managing a massage establishment, including the permit holder, to cause or allow any agent, employee or any other person under his control or supervision to administer or offer to administer a massage if such agent, employee or other person is not currently licensed as a massage therapist by the Virginia Board of Nursing.

(b) Every massage therapist must post his or her massage therapist license issued by the Virginia Board of Nursing in a location in the massage establishment that is conspicuous to the massage therapist's clients.

ARTICLE 4. – Inspections, Enforcement and Penalties.

Section 28.2-4-1. - Right of entry to enforce Chapter and conduct inspections.

The Director, the chief of police, the zoning administrator and the building official, or their duly authorized agents, are hereby authorized to enter, examine and survey, during business hours, any premises in the County for which a permit has been issued pursuant to this Chapter for the purpose of inspection and to enforce the provisions of this Chapter. The Director shall inspect each massage establishment at least one time per year to determine whether it is being operated in compliance with this Chapter. This section shall not restrict

or limit the right of entry vested in any law enforcement agency or prohibit inspections by the Director in response to complaints.

Section 28.2-4-2. – Directives.

The Division Director may issue directives or other instructions, including, without limitation, notices, orders and warnings, together with time frames for corrective action, in lieu of or in addition to a denial of permit renewal, or revocation or suspension of a permit. The Division Director shall assess the reinspection fee set forth in Article 5 for each inspection conducted to determine compliance with such corrective actions.

Section 28.2-4-3. - Permit Suspension.

(a) The Division Director may suspend a permit if the permit holder, any manager or any employee of the establishment:

(1) Violates any provision of this Chapter.

(2) Operates the massage establishment in such a manner as to constitute an imminent hazard or threat to public health, safety or general welfare as determined by the Division Director.

(3) Interferes with the Director or other officials with a right of entry under Section 28.2-4-1 in the performance of their duties.

(b) Written notice of permit suspension shall be electronically delivered to the permit holder, hand delivered to the permit holder, or mailed via certified mail to the permit holder's last known address of record. The written notice of permit suspension shall set forth the effective date of suspension and the grounds for suspension.

(c) The massage establishment must immediately cease operations as of the effective date of the permit suspension.

(d) A permit holder whose permit has been suspended pursuant to this section may appeal the suspension in accordance with Sections 28.2-4-5 and 28.2-4-6, below.

Section 28.2-4-4. - Permit revocation.

(a) The Division Director shall revoke a permit if the permit holder or any manager has committed a disqualifying offense. If the permit holder is a privately held corporation or company, the Division Director shall revoke the permit if any officer or director thereof has committed a disqualifying offense. If the permit holder is a publicly held corporation, the Division Director shall revoke a permit if the corporation, or any

officer or thereof has committed a disqualifying offense. If the permit holder is a partnership, the Division Director shall revoke a permit if the partnership, or any partner thereof has committed a disqualifying offense.

(b) The Division Director may revoke a permit for any of the following reasons:

(1) The permit has been repeatedly suspended pursuant to Section 28.2-4-3.

(2) The permit holder has failed to pay any fees required pursuant to Article 5, when due.

(3) Failure to allow immediate entry to the establishment pursuant to Section 28.2-4-1.

(c) Written notice of revocation shall be electronically delivered to the permit holder, hand delivered to the permit holder or mailed via certified mail to the permit holder's last known address of record. The written notice shall set forth the effective date of permit revocation and specify the grounds for revocation.

(d) The massage establishment shall immediately cease operations as of the effective date of the permit revocation.

(e) A permit holder whose permit has been revoked pursuant to this section may appeal the revocation in accordance with Sections 28.2-4-5 and 28.2-4-6, below.

Section 28.2-4-5. – Informal hearing procedures.

(a) An applicant or permit holder may make a written request for an informal hearing with the Division Director within 10 business days following receipt of the written notice of permit suspension, permit revocation, or denial of permit application. The permit suspension, permit revocation, or denial of permit application shall remain in effect during the pendency of the informal hearing.

(b) The Division Director shall hold an informal hearing within five business days of receiving the permit holder's or applicant's request. The Division Director shall provide written notice to the permit holder or applicant of the date, time and location of the informal hearing.

(c) The Division Director shall issue a written decision upholding or rescinding the permit suspension, permit revocation, or denial of permit application within two business days following the informal hearing.

(d) If no request for an informal hearing is filed within ten (10) business days following receipt of the written notice of permit revocation, permit suspension, or denial of permit application, the permit holder or applicant waives any further appeal rights provided in this Chapter.

(e) The Division Director may rescind the permit revocation, permit suspension or denial of permit application at any time upon a determination that the grounds for suspension, revocation or denial no longer exist. The Division Director may assess the permit reinstatement fee set forth in Article 5 when a revocation or suspension is rescinded pursuant to this section.

Section 28.2-4-6. – Appeals procedure.

(a) Following the informal hearing conducted pursuant to Section 28.2-4-5, a permit holder or applicant may appeal the Division Director's decision to uphold a permit suspension, permit revocation or denial of permit application to the Director. The Division Director's decision shall remain in effect during the pendency of the appeal to the Director.

(b) The permit holder or applicant may make a written request to the Director for an appeal hearing within 30 business days of the informal hearing with the Division Director.

(c) The Director shall hold an appeal hearing within 60 days of receipt of the request.

(d) Written notice of the appeal hearing shall be electronically delivered to the permit holder, hand-delivered to the permit holder, or mailed via certified mail to the permit holder's last known address of record. The notice shall state the date, time and place of the appeal hearing, and shall set forth the reason(s) for the permit suspension, permit revocation or denial of permit application.

(e) The Director shall have the power to place witnesses under oath. The permit holder or applicant may be represented by legal counsel. The permit holder, applicant or legal counsel shall have the opportunity to speak on his or her behalf, present evidence and cross-examine witnesses. A record of the hearing shall be made.

(f) The Director shall issue a written decision upholding or rescinding the permit suspension, permit revocation or denial of permit application within 10 business days of the appeal hearing. The Director's written decision shall be hand delivered to the permit holder or applicant or mailed via certified mail to the permit holder's or applicant's last known address of record.

(g) The permit holder shall pay the reinstatement fee set forth in Article 5 for each suspended or revoked permit that has been reinstated pursuant to this section.

(h) All decisions made by the Director supersede those made by the Division Director. The decisions of the Director are final, provided, however, that nothing in this Chapter shall prohibit a permit holder or applicant from seeking judicial review of the Director's decision following an appeal hearing held pursuant to this section.

Section 28.2-4-7. – Closure of massage establishments operating without a permit.

The Department shall have the power to order the immediate closure of any massage establishment operating without a valid permit or operating with a permit that has been suspended or revoked or not renewed.

Section 28.2-4-8. - Penalties.

Any person violating any provision of this Chapter shall be guilty of a Class 1 misdemeanor.

ARTICLE 5. - Fee Schedule.

Section 28.2-5-1. - Fee Schedule; Annual.

The following fees shall be paid to the Department when an initial or renewal permit application is submitted. The application fees are based on a calendar year and shall not be prorated. These fees are in addition to any business or occupation license tax imposed by the County, and any other taxes or fees which may be required to engage in the business.

Fee Type	*Fee*
Initial Massage Establishment Permit Application	$200.00
Renewal Massage Establishment Permit Application	$150.00

Section 28.2-5-2. - Fee Schedule; Supplemental.

Fee Type	*Fee*
Plan Review: New Submission, Renovation	$200.00
Plan Review: Change-of-ownership	$50.00
Reinspection	$100.00
Permit Reinstatement	$200.00
Late Payment Fee	$50.00

The late Payment Fee may be added to any fee not received by the Department when due.

2. **That the provisions of this ordinance are severable, and if any provision of this ordinance or any application thereof is held invalid, that invalidity shall not affect the other provisions or applications of this ordinance that can be given effect without the invalid provision or application.**

3. **That Sections 28.2-2-2 through 28.2-2-6 of this ordinance shall take effect on November 19, 2025, to allow the Fairfax County Health Department to receive and process applications and issue massage establishment permits for calendar year 2026.**

4. **That the Fairfax County Health Department is authorized to waive permit application fees for applications received prior to January 1, 2026.**

5. **That the remaining provisions of this ordinance shall take effect on January 1, 2026.**

6. **That Fairfax County Code Chapter 28.1, Massage Therapy, Establishments and Services, is repealed effective January 1, 2026.**

GIVEN under my hand this ___ day of November, 2025.

_____
Jill G. Cooper
Clerk for the Board of Supervisors

AN ORDINANCE TO AMEND THE FAIRFAX COUNTY CODE BY REPEALING CHAPTER 28.1, RELATING TO MASSAGE THERAPY, ESTABLISHMENTS AND SERVICES AND ADDING A NEW CHAPTER 28.2, RELATING TO MASSAGE ESTABLISHMENTS

Draft of October 20, 2025

AN ORDINANCE to amend the Fairfax County Code by repealing Chapter 28.1, relating to massage therapy, establishments and services and adding a new Chapter 28.2, relating to massage establishments.

Be it ordained by the Board of Supervisors of Fairfax County:

1. **That a new Chapter 28.2, Massage Establishments Code, is adopted, as follows:**

CHAPTER 28.2 - Massage Establishments Code

Article 1. – General Provisions

Section 28.2-1-1. - Short title.

This Chapter may be referred to as the Massage Establishments Code of the County of Fairfax, Virginia.

Section 28.2-1-2. - Declaration of findings and policy.

It is hereby declared that the Board of Supervisors has found it necessary and proper to exercise its regulatory authority under its police power for the protection of the public's health, safety and general welfare by providing for the permitting and regulation of massage establishments.

Section 28.2-1-3. - Definitions.

The following words and phrases, when used in this Chapter, for the purpose of this Chapter, have the meanings set forth below except in those instances where the context clearly indicates a different meaning:

Applicant means a person who has applied for a permit under this Chapter.

Barbershop means an establishment not located in a residence which provides one or more of the following services in exchange for consideration: hair care, makeovers, facials, manicures, pedicures, or body waxing.

Beauty Salon means an establishment not located in a residence which provides one or more of the following services in exchange for consideration: hair care, skin care, makeovers, facials, manicures, pedicures or body waxing.

Client means any person receiving a massage from a massage therapist.

Department means the Fairfax County Health Department.

Director means the Director of the Fairfax County Health Department or the designee of the Director.

Division means the Division of Environmental Health for the Fairfax County Health Department.

Division Director means the Director of Environmental Health for the Fairfax County Health Department or the designee of the Division Director.

Disqualifying offenses means offenses which disqualify an applicant from obtaining a permit pursuant to this Chapter or, if the offender already holds a permit, which mandate revocation of the permit. Disqualifying offenses are set forth in Section 28.2-2-5.

Erogenous Areas means the penis, scrotum, vulva, perineum, anus, areolae and/or the nipples.

Manager means any person(s) designated by the permit holder to act as the representative or agent of the permit holder and exercise overall operational control of a massage establishment.

Massage means the treatment of soft tissues for therapeutic purposes by the application of massage and body work techniques based on the manipulation or application of pressure to the muscular structure or soft tissues of the human body. Massage does not include the diagnosis or treatment of illness or disease or any service or procedure for which a license to practice medicine, nursing, midwifery, chiropractic, physical therapy, occupational therapy, acupuncture, athletic training or podiatry is required by law.

Massage establishment means a fixed place of business where massages are administered to clients, unless the place is excluded from regulation by Section 28.2-1-4.

Massage therapist means any person who meets the qualifications specified in Va. Code § 54.1-3029, as amended, and who is currently licensed by the Virginia Board of Nursing.

Permit means a document issued by the Department that authorizes a person to operate a massage establishment.

Permit holder means the person to whom a permit has been issued pursuant to this Chapter.

Table shower (or Vichy shower) means water sprayed or poured over a person's body while the person lies on a waterproof table.

Section 28.2-1-4. - Exclusions.

The provisions of this Chapter do not apply to:

(a) Hospitals, medical clinics and the offices of physicians, chiropractors, osteopaths or physical therapists licensed by the Commonwealth of Virginia.

(a) Barbershops, beauty salons and other locations where massages are only given to the scalp, face, neck, shoulders, arms, hands and/or feet.

(b) Nursing homes, convalescent care facilities, assisted living facilities, progressive care facilities and life care facilities.

(c) Organized public events where massages are available to and viewed by the general public.

(d) Schools offering a massage therapy program that is certified or approved by the State Council of Higher Education for Virginia; provided, however, that this exclusion only applies if massages are administered by students who are enrolled at the school and receive no compensation for administering the massage.

(e) Locations where massages are only administered to the upper body while the client is fully clothed and seated in a chair.

Article 2. - Massage Establishment Permits

Section 28.2-2-1. - Permit Required.

(a) It is unlawful for any person to operate a massage establishment in Fairfax County unless that person possesses a valid, unsuspended permit issued by the Department. Only a person who complies with the requirements of this Chapter shall be entitled to

receive or retain such a permit. Each permit will be issued to the applicant only. Each permit will be issued only for the place of business described in the application. A person operating more than one massage establishment must possess a separate permit for each such place of business. Permits are issued for a calendar year and expire on December 31st regardless of the month of issue.

(b) An initial application or a renewal application will be required for each permit. The application fee shall be based on a calendar year. Initial application fees are due and payable upon application. Renewal applications and corresponding fees are due by December 31st of the year preceding the requested renewal permit. The application fees will not be prorated.

Section 28.2-2-2. - Contents of the application, duty to update.

(a) Each initial application for a permit shall be on a form prepared by the Division Director and must be accompanied by the fee as set forth in Article 5. The applicant must provide full answers to all questions on the application. The completed application shall contain the following information as well as any other information which the Division Director deems necessary to properly evaluate the application:

(1) A description of the facilities and services to be available on the premises of the proposed establishment.

(2) The location and mailing address of the establishment.

(3) The name under which the establishment will operate.

(4) The applicant's full name, names by which the applicant previously was known, date and place of birth, incorporation or organization, and residential and business addresses and telephone numbers used within the past twelve (12) months, as applicable. If the applicant is a privately-held corporation or company, it must supply this information for the corporation or company, including each officer and each director. If the applicant is a publicly-held corporation, it must supply this information for the corporation and for all managers. If the applicant is a partnership, it must supply this information for the partnership and for each partner.

(5) Whether the applicant currently holds or previously held a permit or license to operate a massage establishment or to administer massages anywhere in Virginia or any other state. If the answer is affirmative, the license or permit number, the identity of the issuing authority and whether such permit or license has ever been revoked or suspended and the reason therefor. If the applicant is a privately-held corporation or company, it must supply this

information for the corporation or company, each officer and each director. If the applicant is a publicly-held corporation, it must supply this information for the corporation and for all managers. If the applicant is a partnership, it must supply this information for the partnership and for each partner.

(6) The criminal record, if any, other than misdemeanor traffic violations or traffic infractions, of the applicant. The applicant shall provide signed consent forms authorizing the Division Director to obtain the applicant's criminal history record information from any federal, state or local source as the Division Director may require, including, without limitation, the Virginia Central Criminal Records Exchange and the Fairfax County Police Department. Applicants who live or have lived outside of Virginia in the past 12 months may be required to provide his or her criminal history record information from all such states of residence other than Virginia. If the applicant is a privately-held corporation or company, it must supply this information and consent forms for each officer and each director. If the applicant is a publicly-held corporation, it must supply this information and consent forms for all managers. If the applicant is a partnership, it must supply this information and consent forms for each partner. The applicant shall be responsible for all fees associated with criminal history record information checks conducted pursuant to this section.

(7) The name of the manager(s). If any manager is not an applicant, then the manager must provide the information required in this section relative to the applicant.

(b) Each renewal application for a permit shall be on a form prepared by the Division Director and must be accompanied by the fee as set forth in Article 5. The applicant shall provide full answers to all questions on the application. The completed application shall contain the following information as well as other information which the Division Director deems necessary to properly evaluate the application:

(1) The location and mailing address of the establishment.

(2) The name under which the establishment is operating.

(3) The applicant's full name.

(4) The applicant's criminal history record information as set forth in paragraph (a)(6) of this section.

(5) Updates to any and all information set forth in the initial application or prior renewal applications.

(c) The applicant must report to the Department any change in the information required in the initial or renewal permit application within 21 days of learning of the change and must comply with all requirements resulting from such change.

Section 28.2-2-3. - Variances.

(a) The Division Director may grant variances by modifying or waiving the requirements of this Chapter if, in the opinion of the Division Director, the health, safety and general welfare of the public will not be adversely affected by the variance.

(b) An applicant for a variance must submit the following:

(1) A statement of the proposed variance citing relevant sections of this Chapter.

(2) The reasons why the proposed variance will not adversely affect the health, safety and general welfare of the public.

(3) A plan, if required by the Division Director, for controlling or monitoring the operations of the massage establishment affected by the proposed variance to safeguard the health, safety and general welfare of the public.

Section 28.2-2-4. – Plan Review Requirements.

(a) An applicant or permit holder must submit to the Division Director properly prepared plans and specifications for review and approval, together with the plan review fee set forth in Article 5, before:

(1) The construction of a massage establishment; or

(2) The change in ownership of a massage establishment; or

(3) The conversion of an existing structure for use as a massage establishment; or

(4) The remodeling of a massage establishment if the Division Director determines that plans and specifications are necessary to ensure compliance with this Chapter.

(b) Plans must demonstrate compliance with this Chapter. The Division Director shall conduct a preoperational inspection to confirm the massage establishment is built or remodeled in accordance with the approved plans and specifications and the

massage establishment is in compliance with this Chapter and all other applicable laws and regulations.

Section 28.2-2-5. - Issuance or Denial.

(a) The Division Director shall act upon the application for a permit within 21 days from the date the Division Director receives the completed application and criminal history information.

(b) If the Division Director determines from the information contained in the permit application and from the Division Director's investigation that the proposed massage establishment will meet the requirements of this Chapter, that neither the applicant nor any officers or directors thereof, or manager(s), have committed any disqualifying offenses and are otherwise qualified under this Chapter to engage in such business in the County, the Department shall issue the permit. Each permit issued by the Department shall be the property of the Department and it shall be returned to the Department in the event the permit is suspended or revoked in accordance with Article 4.

(c) If the Division Director determines from the information contained in the permit application and from the Division Director's investigation that the proposed massage establishment will not meet the requirements of this Chapter, or that the applicant, an officer or director thereof, or any manager, has committed one or more disqualifying offenses or are otherwise unqualified under this Chapter to engage in such business in the County, the Division Director shall deny the application. Repeated prior permit suspensions shall also constitute grounds for denial of the application.

(d) Disqualifying offenses are:

(1) Conviction, plea of nolo contendere or a forfeiture on a charge of violating any provision of Sections 18.2-61, 18.2-63, 18.2-64.1, 18.2-64.2, 18.2-67.1 through 18.2-67.5, 18.2-346, 18.2-347 through 18.2-349, 18.2-355 through 18.2-357.1, 18.2-361, 18.2-361.01, 18.2-368, 18.2-370, 18.2-370.1, 18.2-371, 18.2-386.1, 18.2-386.2 or 18.2-387 of the Code of Virginia, or any provision of an ordinance of the County or a law or ordinance of another jurisdiction which prohibits the same conduct, within the past 10 years.

(2) Conviction, plea of nolo contendere or a forfeiture on a charge of violating any provision of this Chapter, or on a charge of violating a similar law in any other jurisdiction, within the past five years.

(3) Making a false statement on a permit application.

(e) If the Division Director denies an application, the Division Director shall provide the applicant with written notice setting forth the grounds for the denial. Applicants may appeal the decision to deny an initial or renewal permit application in accordance with Sections 28.2-4-5 and 28.2-4-6.

(f) If the Division Director has not completed his investigation of the applicant within 21 days, he will notify the applicant that further investigation is necessary. Failure to provide such notification or approve a permit application within (21) days does not mean the permit application is approved.

Section 28.2-2-6. - Permit transfer or change of location.

(a) Permits are not transferable from one person to another, whether by sale, lease, merger or otherwise.

(b) Permits are not transferable from one massage establishment location to another.

(c) If a privately-held corporation or company or a partnership holds a permit issued under this Chapter, the transfer of more than ten percent of the ownership of the corporation, company or partnership to a person or entity who was not an owner when the application was made shall cause the automatic expiration of the permit. The expiration shall occur on the date of the transfer.

Section 28.2-2-7. - Responsibilities of the permit holder.

(a) The permit holder is responsible for the massage establishment being operated in compliance with this Chapter and all other applicable laws and ordinances, including the actions of any officer, agent, manager or employee of the permit holder on the premises of the massage establishment.

(b) The permit holder must ensure that all massage establishment employees complete all training mandated by the Department. Completion of all training by each employee must be recorded and made accessible upon request.

Article 3. – Minimum standards.

Section 28.2-3-1. – General provisions.

(a) The permit must be posted in a location in the massage establishment that is conspicuous to clients.

(b) Business hours must be posted on all public entryways into the massage establishment.

(c) Notices informing the public that the massage establishment is subject to inspection by the Department must be displayed at each public entrance and/or walk-up window of every massage establishment. Such notices shall be designed and supplied by the Department.

(d) A current list of all employees of the massage establishment must be maintained and provided to the Department upon request. The list shall include the full legal name, primary duty, state licensure number (if applicable) and date of hire.

Section 28.2-3-2. – Other required permits; compliance with zoning ordinance and building codes and fire prevention code.

(a) Permit holders must possess all other applicable permits and licenses otherwise required to conduct business in Fairfax County, including, without limitation, certificates of occupancy, zoning use permits and business licenses.

(b) Massage establishments must comply with the Fairfax County Zoning Ordinance.

(c) Massage establishments must comply with all applicable provisions of the Virginia Uniform Statewide Building Code, including those provisions relating to lighting, ventilation, toilet facilities and accessibility.

(d) Massage establishments must comply with the Virginia Statewide Fire Prevention Code.

(e) Massage establishment must comply with all other applicable laws and regulations.

Section 28.2-3-3 – Controlled entry prohibited.

Massage establishments shall have front doors open to the public and unlocked during regular business hours and shall not be equipped with any remotely controlled locking device utilizing a camera, intercom, and/or doorbell entry system. Exceptions:

(a) Massage establishments owned and operated by a sole proprietor are exempt from the prohibitions of this section.

(b) Massage establishments that maintain an unobstructed view into the reception and waiting area from the outside through use of glass and/or windows are exempt from the prohibitions of this section.

(c) Massage establishments may have front doors locked while the establishment is occupied by a single employee or independent contractor.

(d) Massage establishments that have obtained a variance from the requirements of this Section as set forth in Section 28.2-2-3.

Section 28.2-3-4. – Facilities and equipment.

(a) Walls, ceilings, floors, pools, steam rooms and any other physical facilities must be maintained in good repair and in sanitary condition. Any heat, steam or vapor rooms must be cleaned each day the establishment is in operation.

(b) Rooms must be adequately illuminated to allow for cleaning.

(c) All towels, linens, sheets or other coverings shall be used singularly for each client and laundered or discarded immediately after use.

(d) Non-disposable tools must be disinfected after each use.

(e) Table showers or Vichy showers may not be located in a private room.

(f) Each massage establishment must have and maintain the following in a clean, sanitary and workable condition:

(1) Handwashing sinks must be:

i. Located to allow convenient use by employees; and,

ii. Located in, or immediately adjacent to, toilet rooms;

iii. Equipped with hot and cold water, soap and paper towels.

(2) A custodial service sink located in the building in which the massage establishment quarters are located.

(3) Toilet rooms for employees and patrons that are adequate and conveniently located.

(4) Equipment for disinfecting and sterilizing non-disposable instruments and materials used in performing massage.

Section 28.2-3-5. - Living or sleeping quarters prohibited.

(a) A room used as living or sleeping quarters, or an area directly opening into a room used as living or sleeping quarters may not be used as a massage establishment.

(b) No part of any massage establishment shall be used as a dormitory or for housing, sheltering or harboring any person(s) or as living or sleeping quarters for any person. No part of any massage establishment shall be connected with any bedroom or sleeping quarters or be equipped with beds, cots or mattresses; nor shall any person sleep in such establishment except for limited periods incidental to and directly related to a massage.

(c) This section shall not prohibit the location of a massage establishment in separate quarters of a building housing a hotel or transient lodging establishment or other separate businesses. A guest room in a hotel or transient lodging establishment may not be used as a massage establishment.

Section 28.2-3-6. - Cleanliness of massage therapists required.

Every massage therapist shall cleanse his or her hands thoroughly with soap and hot running water immediately before administering each massage.

Section 28.2-3-7. - Massaging clients while ill prohibited.

(a) No massage therapist may knowingly massage any client infected with any fungus or other skin infections, nor shall service be performed on any client exhibiting skin inflammation or eruptions, unless a licensed physician certifies that a client may be safely served.

(b) No massage therapist may massage any client when the massage therapist is suffering from any communicable disease transmitted by skin-to-skin contact or through the secretions of the respiratory tract, or from any skin lesions or disease on the hands or arms, or any nasal or ear discharge or inflamed eyes.

(c) Massage establishments must have an illness policy applicable to all employees of the massage establishment.

Section 28.2-3-8. - Massaging, touching, exposing erogenous areas prohibited.

(a) It is unlawful for any person, in a massage establishment, to touch, with any part of his or her body or with any object, another person's clothed or unclothed erogenous area.

(b) It is unlawful for any person, in a massage establishment, to fail to conceal his or her erogenous areas with a fully opaque covering while in the presence of others.

(c) It is unlawful for any person owning, operating or managing a massage establishment, including the permit holder, to knowingly cause or allow, in or about such massage establishment, any agent, employee or any other person under his control or supervision to perform any act prohibited by this section.

Section 28.2-3-9. – Drugs and Alcohol prohibited.

(a) The permit holder, manager, and all employees of a massage establishment are prohibited from being under the influence of alcoholic beverages while conducting any massage establishment services.

(b) Possession and sales of alcoholic beverages on the premises of a massage establishment must comply with Virginia law, including, without limitation, the Alcoholic Beverage Control Act, Va. Code §§ 4.1-100 through -517, as amended.

(c) The permit holder, manager, and all employees of a massage establishment are prohibited from possessing, being in control of, or being under the influence of, narcotic drugs or controlled substances while on the premises of the massage establishment, other than drugs which may be purchased over the counter without a prescription or those for which the individual has a prescription.

Section 28.2-3-10. – Advertising prohibitions.

A massage establishment shall not engage in or allow its employees to engage in sexually suggestive advertising related to massage services. A massage establishment's advertising, including but not limited to any sign, flyer or card, shall only list or suggest services that can lawfully be provided at the establishment, and such services shall be included in the application for the permit or updated later pursuant to Section 28.2-2-2(c).

Section 28.2-3-11. – Massage therapist license required.

(a) No person may administer a massage in a massage establishment unless such person is currently licensed as a massage therapist by the Virginia Board of Nursing. It is unlawful for any person owning, operating or managing a massage establishment, including the permit holder, to cause or allow any agent, employee or

any other person under his control or supervision to administer or offer to administer a massage if such agent, employee or other person is not currently licensed as a massage therapist by the Virginia Board of Nursing.

(b) Every massage therapist must post his or her massage therapist license issued by the Virginia Board of Nursing in a location in the massage establishment that is conspicuous to the massage therapist's clients.

ARTICLE 4. – Inspections, Enforcement and Penalties.

Section 28.2-4-1. - Right of entry to enforce Chapter and conduct inspections.

The Director, the chief of police, the zoning administrator and the building official, or their duly authorized agents, are hereby authorized to enter, examine and survey, during business hours, any premises in the County for which a permit has been issued pursuant to this Chapter for the purpose of inspection and to enforce the provisions of this Chapter. The Director shall inspect each massage establishment at least one time per year to determine whether it is being operated in compliance with this Chapter. This section shall not restrict or limit the right of entry vested in any law enforcement agency or prohibit inspections by the Director in response to complaints.

Section 28.2-4-2. – Directives.

The Division Director may issue directives or other instructions, including, without limitation, notices, orders and warnings, together with time frames for corrective action, in lieu of or in addition to a denial of permit renewal, or revocation or suspension of a permit. The Division Director shall assess the reinspection fee set forth in Article 5 for each inspection conducted to determine compliance with such corrective actions.

Section 28.2-4-3. - Permit Suspension.

(a) The Division Director may suspend a permit if the permit holder, any manager or any employee of the establishment:

(1) Violates any provision of this Chapter.

(2) Operates the massage establishment in such a manner as to constitute an imminent hazard or threat to public health, safety or general welfare as determined by the Division Director.

(3) Interferes with the Director or other officials with a right of entry under Section 28.2-4-1 in the performance of their duties.

(b) Written notice of permit suspension shall be electronically delivered to the permit holder, hand delivered to the permit holder, or mailed via certified mail to the permit holder's last known address of record. The written notice of permit suspension shall set forth the effective date of suspension and the grounds for suspension.

(c) The massage establishment must immediately cease operations as of the effective date of the permit suspension.

(d) A permit holder whose permit has been suspended pursuant to this section may appeal the suspension in accordance with Sections 28.2-4-5 and 28.2-4-6, below.

Section 28.2-4-4. - Permit revocation.

(a) The Division Director shall revoke a permit if the permit holder or any manager has committed a disqualifying offense. If the permit holder is a privately held corporation or company, the Division Director shall revoke the permit if any officer or director thereof has committed a disqualifying offense. If the permit holder is a publicly held corporation, the Division Director shall revoke a permit if the corporation, or any officer or thereof has committed a disqualifying offense. If the permit holder is a partnership, the Division Director shall revoke a permit if the partnership, or any partner thereof has committed a disqualifying offense.

(b) The Division Director may revoke a permit for any of the following reasons:

(1) The permit has been repeatedly suspended pursuant to Section 28.2-4-3.

(2) The permit holder has failed to pay any fees required pursuant to Article 5, when due.

(3) Failure to allow immediate entry to the establishment pursuant to Section 28.2-4-1.

(c) Written notice of revocation shall be electronically delivered to the permit holder, hand delivered to the permit holder or mailed via certified mail to the permit holder's last known address of record. The written notice shall set forth the effective date of permit revocation and specify the grounds for revocation.

(d) The massage establishment shall immediately cease operations as of the effective date of the permit revocation.

(e) A permit holder whose permit has been revoked pursuant to this section may appeal the revocation in accordance with Sections 28.2-4-5 and 28.2-4-6, below.

Section 28.2-4-5. – Informal hearing procedures.

(a) An applicant or permit holder may make a written request for an informal hearing with the Division Director within 10 business days following receipt of the written notice of permit suspension, permit revocation, or denial of permit application. The permit suspension, permit revocation, or denial of permit application shall remain in effect during the pendency of the informal hearing.

(b) The Division Director shall hold an informal hearing within five business days of receiving the permit holder's or applicant's request. The Division Director shall provide written notice to the permit holder or applicant of the date, time and location of the informal hearing.

(c) The Division Director shall issue a written decision upholding or rescinding the permit suspension, permit revocation, or denial of permit application within two business days following the informal hearing.

(d) If no request for an informal hearing is filed within ten (10) business days following receipt of the written notice of permit revocation, permit suspension, or denial of permit application, the permit holder or applicant waives any further appeal rights provided in this Chapter.

(e) The Division Director may rescind the permit revocation, permit suspension or denial of permit application at any time upon a determination that the grounds for suspension, revocation or denial no longer exist. The Division Director may assess the permit reinstatement fee set forth in Article 5 when a revocation or suspension is rescinded pursuant to this section.

Section 28.2-4-6. – Appeals procedure.

(a) Following the informal hearing conducted pursuant to Section 28.2-4-5, a permit holder or applicant may appeal the Division Director's decision to uphold a permit suspension, permit revocation or denial of permit application to the Director. The Division Director's decision shall remain in effect during the pendency of the appeal to the Director.

(b) The permit holder or applicant may make a written request to the Director for an appeal hearing within 30 business days of the informal hearing with the Division Director.

(c) The Director shall hold an appeal hearing within 60 days of receipt of the request.

(d) Written notice of the appeal hearing shall be electronically delivered to the permit holder, hand-delivered to the permit holder, or mailed via certified mail to the permit holder's last known address of record. The notice shall state the date, time and place of the appeal hearing, and shall set forth the reason(s) for the permit suspension, permit revocation or denial of permit application.

(e) The Director shall have the power to place witnesses under oath. The permit holder or applicant may be represented by legal counsel. The permit holder, applicant or legal counsel shall have the opportunity to speak on his or her behalf, present evidence and cross-examine witnesses. A record of the hearing shall be made.

(f) The Director shall issue a written decision upholding or rescinding the permit suspension, permit revocation or denial of permit application within 10 business days of the appeal hearing. The Director's written decision shall be hand delivered to the permit holder or applicant or mailed via certified mail to the permit holder's or applicant's last known address of record.

(g) The permit holder shall pay the reinstatement fee set forth in Article 5 for each suspended or revoked permit that has been reinstated pursuant to this section.

(h) All decisions made by the Director supersede those made by the Division Director. The decisions of the Director are final, provided, however, that nothing in this Chapter shall prohibit a permit holder or applicant from seeking judicial review of the Director's decision following an appeal hearing held pursuant to this section.

Section 28.2-4-7. – Closure of massage establishments operating without a permit.

The Department shall have the power to order the immediate closure of any massage establishment operating without a valid permit or operating with a permit that has been suspended or revoked or not renewed.

Section 28.2-4-8. - Penalties.

Any person violating any provision of this Chapter shall be guilty of a Class 1 misdemeanor.

ARTICLE 5. - Fee Schedule.

Section 28.2-5-1. - Fee Schedule; Annual.

The following fees shall be paid to the Department when an initial or renewal permit application is submitted. The application fees are based on a calendar year and shall not

be prorated. These fees are in addition to any business or occupation license tax imposed by the County, and any other taxes or fees which may be required to engage in the business.

Fee Type	*Fee*
Initial Massage Establishment Permit Application	$200.00
Renewal Massage Establishment Permit Application	$150.00

Section 28.2-5-2. - Fee Schedule; Supplemental.

Fee Type	*Fee*
Plan Review: New Submission, Renovation	$200.00
Plan Review: Change-of-ownership	$50.00
Reinspection	$100.00
Permit Reinstatement	$200.00
Late Payment Fee	$50.00

The late Payment Fee may be added to any fee not received by the Department when due.

2. **That the provisions of this ordinance are severable, and if any provision of this ordinance or any application thereof is held invalid, that invalidity shall not affect the other provisions or applications of this ordinance that can be given effect without the invalid provision or application.**

3. **That Sections 28.2-2-2 through 28.2-2-6 of this ordinance shall take effect on November 19, 2025, to allow the Fairfax County Health Department to receive and process applications and issue massage establishment permits for calendar year 2026.**

4. **That the Fairfax County Health Department is authorized to waive permit application fees for applications received prior to January 1, 2026.**

5. **That the remaining provisions of this ordinance shall take effect on January 1, 2026.**

6. **That Fairfax County Code Chapter 28.1, Massage Therapy, Establishments and Services, is repealed effective January 1, 2026.**

GIVEN under my hand this ___ day of November, 2025.

1
2
3 _____
4 Jill G. Cooper
5 Clerk for the Board of Supervisors
6

Board Agenda Item
October 28, 2025

ADMINISTRATIVE – 11

Authorization to Advertise a Public Hearing to Consider Proposed Amendments to the Fairfax County Code Section 82-5-32, Removal, Immobilization, and Disposition of Vehicles Unlawfully Parked on Private or County Property, to Include Increasing Rates and Charges

ISSUE:
Board of Supervisors authorization to advertise a public hearing on proposed amendments to *Fairfax County Code Section 82-5-32*.

RECOMMENDATION:
The County Executive recommends that the Board authorize advertisement of a public hearing for December 9, 2025, at 4:30 p.m.

TIMING:
Board action is requested on October 28, 2025, to advertise a public hearing before the Board of Supervisors on December 9, 2025, at 4:30 p.m.

BACKGROUND:
Virginia Code § 46.2-1232 enables localities to regulate the removal or immobilization of trespassing vehicles by ordinance. *Virginia Code § 46.2-1233* enables the County to regulate towing fees. The County's trespass towing regulations are set forth in *Fairfax County Code Section 82-5-32*. Trespass towing is the removal of vehicles parked in violation of law or rules promulgated by the property owner, manager, lessee, or authorized agent thereof without consent of the vehicle owner. A property owner may request trespass towing services or enter into a contract with a towing and recovery operator that specifies the circumstances under which trespassing vehicles may be towed. Additionally, the allowable fees are set forth in *Fairfax County Code Section 82-5-32,* paragraph (g), Rates and charges. These rates are charged to and collected from the vehicle owner by the towing and recovery operator. These fees were last increased in October 2021.

During the 2024 legislative session, the Virginia General Assembly commissioned a State Corporation Commission (SCC) review of *Regulation of Fees Charged for the Removal of Motor Vehicles, Trailers, and other Trespassing Vehicles Left on Private Property in the Commonwealth*. See SCC Executive Summary and SCC Full Report.

Also resulting in the 2024 legislative season, the Virginia General Assembly amended *Virginia Code § 46.2-1232* to clarify that localities in Planning District 8, which includes the County, could require towing companies to obtain a permit to tow and store or release vehicles within the locality. To date, the County has only been issuing registration certificates to towing operators who only stored or released vehicles inside the County. These proposed amendments to *Fairfax County Code Section 82-5-32* will require trespass towing operators to obtain an operator permit to tow and store or release vehicles within the County. The requirements for obtaining the proposed new operator permit are largely the same as for the current registration certificate with the exception that towing operators must submit a copy of valid tow truck driver registrations issued by the Department of Criminal Justice Services (DCJS). These proposed amendments will also allow enhanced regulatory authority such as suspension and revocation of the operator permit. To accommodate this change from registration certificate to operator permit, staff has included an enactment clause deeming all current registration certificates to be operator permits. The Department of Cable and Consumer Services will request the newly-required DCJS information under the duty to update information, and all operators will have to renew their operator permits by January 31, each year.

During the 2025 legislative session, SB1332 increased the maximum hookup and initial towing fee for a passenger car from $150 to $210. Pursuant to *Virginia Code § 46.2-1233*, this same hookup and initial towing fee shall be no less than $135, thus providing the localities in Planning District 8 the authority to establish the hookup and initial fee of a passenger car between $135 and $210. In Fairfax County, the hookup and initial fee is currently set at $150, increased from $135 in October 2021.

Following the 2025 action by the Virginia General Assembly, the Trespass Towing Advisory Board (TTAB) began a comprehensive review of the County's trespass towing ordinance. This review has resulted in proposed amendments to *Fairfax County Code Section 82-5-32*, which include: increasing certain rates and charges, replacing the registration certificate with operator permit as outlined previously, and minor revisions that are largely housekeeping edits and conforming changes.

While the Virginia Code limits the hookup and initial towing fee for a passenger car, the SCC reviewed additional rates and charges and recommended increases to the hookup and initial towing fee for a passenger car and the drop fee.

Except for the hookup and initial towing fee for passenger cars, reasonable rates and charges may be established by the County for trespass towing. The TTAB has included proposed increases to certain rates and charges including the hookup and initial towing fees for vehicles other than passenger cars with GVRW of 7,501 pounds or greater, storage fee, and admin fee.

These rates and charges are shown in the table below.

Trespass Towing Rates and Charges	Current	SCC Report	TTAB Proposal
Hookup and Initial Towing Fee* *(GVWR of 7,500 pounds or less (e.g., passenger cars))*	$150	$200-$210 (33%-40% increase)	$210 (40% increase)
Hookup and Initial Towing Fee *(GVWR of 7,501 pounds through 10,000 pounds)*	$250	N/A	$470 (88% increase)
Hookup and Initial Towing Fee *(GVWR of greater than 10,000 pounds)*	$500	N/A	$630 (26% increase)
Drop Fee *(Fee for disconnecting a tow truck from a vehicle prior to leaving private or county property)*	$50	$80-$105 (60%-110% increase)	$80 (60% increase)
Storage Fee *(After 24 hours for vehicle 22' or less)*	$50 per 24-hour period	N/A	$70 per 24-hour period (40% increase)
Admin Fee *(Costs related to disposal of an unclaimed vehicle or likely-to-be unclaimed vehicle, including notification of lien holder, owner, agent or other interested party)*	$75	N/A	$150 (100% increase)
**Rate capped by Virginia Code § 46.2-1233.1.*			

When reviewing and analyzing trespass towing rates and charges, staff uses the Bureau of Labor Statistics (BLS) Indices of cost elements relevant to trespass tow operations. These cost elements include:

- salaries and wages,
- vehicle purchases,
- vehicle fuel,

- vehicle insurance, and
- vehicle maintenance expenses.

In the most recent review, staff used June 2025 data from the BLS Indices, compared to the July 2021 BLS Indices when trespass towing fees were last adjusted. The results of this review when applied to the current hookup and initial towing fee are shown in the table below.

Towing Cost Element	Weight	June 2025 BLS Index	% Change	Weighted Change	Current Rate*	Cost Element Change
Salaries, Wages, and Profits	0.62	322.561	18.2%	11.3%	$150	$16.88
Vehicle Purchases	0.14	178.443	13.5%	1.9%	$150	$2.84
Fuel	0.11	339.767	22.8%	2.5%	$150	$3.76
Insurance	0.08	895.281	57.8%	4.6%	$150	$6.93
Maintenance	0.05	427.256	34.3%	1.7%	$150	$2.58
Total Composite Index	1.00					
Total Index Change				22.0%		$32.99
**Current rate for Hookup and Initial Towing Fee (GVWR of 7,500 pounds or less (e.g., passenger car))*						

A summary of the trespass towing rates and charges, including the Fairfax County current fee, the SCC Report findings, the TTAB proposal, and the BLS Index results, is shown in the table below.

Trespass Towing Rates and Charges	Current	SCC Report	TTAB Proposal	BLS Result
Hookup and Initial Towing Fee* *(GVWR of 7,500 pounds or less (e.g., passenger cars))*	$150	$200-$210 (33%-40% increase)	$210 (40% increase)	$182.99 (22% increase)
Hookup and Initial Towing Fee *(GVWR of 7,501 pounds through 10,000 pounds)*	$250	N/A	$470 (88% increase)	$304.97 (22% increase)
Hookup and Initial Towing Fee *(GVWR of greater than 10,000 pounds)*	$500	N/A	$630 (26% increase)	$609.96 (22% increase)
Drop Fee *(Fee for disconnecting a tow truck from a vehicle prior to leaving private or county property)*	$50	$80-$105 (60%-110% increase)	$80 (60% increase)	$61.00 (22% increase)
Storage Fee *(After 24 hours for vehicle 22' or less)*	$50 per 24-hour period	N/A	$70 per 24-hour period (40% increase)	$61 per 24-hour period (22% increase)
Admin Fee *(Costs related to disposal of an unclaimed vehicle or likely-to-be unclaimed vehicle, including notification of lien holder, owner, agent or other interested party)*	$75	N/A	$150 (100% increase)	$91.52 (22% increase)

**Rate capped by Virginia Code § 46.2-1233.1.*

Staff also conducted a jurisdictional analysis and, as of this filing, the results for certain trespass towing rates and charges in Planning District 8 localities are shown in the tables below.

Planning District 8 Trespass Towing Rates and Charges	**Hookup and Initial Towing Fee *(GVWR of 7,500 pounds or less)***	**Hookup and Initial Towing Fee *(GVWR of 7,501 pounds through 10,000 pounds)***	**Hookup and Initial Towing Fee *(GVWR of greater than 10,000 pounds)***
Fairfax County (TTAB Proposal)	$150 ($210)	$250 ($470)	$500 ($630)
Arlington County	$135	$250	$500
City of Alexandria	$150	$250	$500
City of Fairfax*	$210	N/A	N/A
City of Falls Church	$135	N/A	N/A
City of Manassas*	$210	N/A	N/A
City of Manassas Park*	$210	N/A	N/A
Loudoun County*	$210	N/A	N/A
Prince William County	$150	$150	$250

**These Planning District 8 jurisdictions do not regulate trespass towing or limit fees. Absent local limits on trespass towing fees set pursuant to Virginia Code § 46.2-1233, operators can charge no more than the maximum charges provided in Virginia Code § 46.2-1233.1.*

Planning District 8 Trespass Towing Rates and Charges	**Drop Fee**	**Storage Fee *(after 24 hours for vehicle 22' or less)***	**Admin Fee**
Fairfax County (TTAB Proposal)	$50 ($80)	$50 per 24-hour period ($70 per 24-hour period)	$75 ($150)
Arlington County	$20	$50 per 24-hour period	$500
City of Alexandria	$50	$50	$75
City of Fairfax*	N/A	N/A	N/A
City of Falls Church	N/A	$40 per 24-hour period	N/A
City of Manassas*	N/A	N/A	N/A
City of Manassas Park*	N/A	N/A	N/A
Loudoun County*	N/A	N/A	N/A
Prince William County	$50	$50 per 24-hour period	$50
**These Planning District 8 jurisdictions do not regulate trespass towing or limit fees. Absent local limits on trespass towing fees set pursuant to Virginia Code § 46.2-1233, operators can charge no more than the maximum charges provided in Virginia Code § 46.2-1233.1.*			

On July 30, 2025, the TTAB held a public hearing on the proposed amendments to *Fairfax County Code Section 82-5-32* and voted unanimously 4-0-0 to recommend the proposed amendments to the Board of Supervisors for consideration, including increases to certain trespass towing rates and charges.

On September 16, 2025, the TTAB Chairperson and Vice-Chairperson attended the Consumer Protection Commission (CPC) meeting and presented on the proposed amendments to *Fairfax County Code Section 82-5-32*.

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On October 21, 2025, the TTAB attended the CPC meeting and provided a presentation on the proposed amendments to *Fairfax County Code Section 82-5-32*. At this joint meeting, the TTAB provided an overview of trespass towing, a description of the roles and responsibilities of TTAB and DCCS, a review of consumer protections, and a summary of the proposed amendments, to include rates and charges. Members of the public, representing trespass tow operators, were also present and afforded the opportunity to address the CPC. Discussion primarily centered around: rates, consumer protections, operational considerations, and CPC's role in the matter. The CPC conducted several rounds of questions by their Commissioners and the TTAB, trespass tow industry representatives, and staff provided responses and data as available to address their inquiries and concerns. Following several hours of engagement, discussion and deliberation, the CPC made a motion with multiple parts, one of which was, *"…the Commission urged the adoption of a $183 rate for the hookup and initial towing fee of passenger cars, which was determined in accordance with the BLS index results. …"* The motion passed unanimously 10-0-0. The full content of the CPC motion is included as Attachment 6.

In summary, the Board's authority for each trespass towing rate and charge is shown in the table below.

Trespass Towing Rates and Charges	**Current**	**SCC Report**	**TTAB Proposal**	**BLS Result**	**Board Authority**
Hookup and Initial Towing Fee* *(GVWR of 7,500 pounds or less (e.g., passenger cars))*	$150	$200-$210	$210 (40% increase)	$182.99 (22% increase) ***CPC recommendation is $183***	$135-$210
Hookup and Initial Towing Fee *(GVWR of 7,501 pounds through 10,000 pounds)*	$250	N/A	$470 (88% increase)	$304.97 (22% increase)	$0-reasonable limit

Trespass Towing Rates and Charges	Current	SCC Report	TTAB Proposal	BLS Result	Board Authority
Hookup and Initial Towing Fee *(GVWR of greater than 10,000 pounds)*	$500	N/A	$630 (26% increase)	$609.96 (22% increase)	$0-reasonable limit
Drop Fee *(Fee for disconnecting a tow truck from a vehicle prior to leaving private or county property)*	$50	$80-$105	$80 (60% increase)	$61.00 (22% increase)	$0-reasonable limit
Storage Fee *(After 24 hours for vehicle 22' or less)*	$50 per 24-hour period	N/A	$70 per 24-hour period (40% increase)	$61 per 24-hour period (22% increase)	$0-reasonable limit
Admin Fee *(Costs related to disposal of an unclaimed vehicle or likely-to-be unclaimed vehicle, including notification of lien holder, owner, agent or other interested party)*	$75	N/A	$150 (100% increase)	$91.52 (22% increase)	$0-reasonable limit

**Virginia Code § 46.2-1233*, establishes the hookup and initial towing fee shall be no less than $135 and *Virginia Code § 46.2-1233.1* establishes the hookup and initial towing fee shall not exceed $210.

Should the proposed amendments be approved at the public hearing on December 9, 2025, the provisions of *Fairfax County Code Section 82-5-32* shall take effect upon adoption.

EQUITY IMPACT:
This action supports community and public safety that includes services such as code enforcement that are responsive to all residents so that everyone feels safe to live, work, learn, and play in any neighborhood of Fairfax County, a One Fairfax Policy Area of Focus.

Requiring local enforcement of this action supports the County's Strategic Outcome Area: Effective and Efficient Government, by providing enabling authority for localities to regulate trespass towing in Fairfax County.

This action continues to support the County's Strategic Outcome Area: Economic Opportunity by allowing contracts between private property owners and towing operators for the provision of parking enforcement in Fairfax County.

FISCAL IMPACT:
None.

ENCLOSED DOCUMENTS:
Attachment 1 - *Virginia Code § 46.2-1232*. Localities May Regulate Removal or Immobilization of Trespassing Vehicles.
Attachment 2 - *Virginia Code § 46.2-1233*. Localities May Regulate Towing Fees.
Attachment 3 - *Virginia Code § 46.2-1233.1*. Limitation on Charges for Towing and Storage of Certain Vehicles.
Attachment 4 – *Fairfax County Code Section 82-5-32* – Strike Through
Attachment 5 – Department of Cable and Consumer Services Staff Report to Trespass Towing Advisory Board, July 30, 2025.
Attachment 6 – Consumer Protection Commission Motion on Proposed Amendments to *Fairfax County Code Section 82-5-32.*

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STAFF:
Ellicia Seard-McCormick, Deputy County Executive
Rebecca Makely, Director, Department of Cable and Consumer Services
Amanda Kastl, Department of Cable and Consumer Services

ASSIGNED COUNSEL:
John W. Burton, Senior Assistant County Attorney

Code of Virginia
Title 46.2. Motor Vehicles
Subtitle III. Operation
Chapter 12. Abandoned, Immobilized, Unattended and Trespassing Vehicles; Parking
Article 3. Trespassing Vehicles, Parking, and Towing

§ 46.2-1232. Localities may regulate removal or immobilization of trespassing vehicles

A. The governing body of any county, city, or town may by ordinance regulate the removal of trespassing vehicles from property by or at the direction of the owner, operator, lessee, or authorized agent in charge of the property. In the event that a vehicle is towed from one locality and stored in or released from a location in another locality, the local ordinance, if any, of the locality from which the vehicle was towed shall apply.

B. No local ordinance adopted under authority of this section shall require that any towing and recovery business also operate as or provide services as a vehicle repair facility or body shop, filling station, or any business other than a towing and recovery business.

C. Any such local ordinance may also require towing and recovery operators to (i) obtain and retain photographs or other documentary evidence substantiating the reason for the removal; (ii) post signs at their main place of business and at any other location where towed vehicles may be reclaimed conspicuously indicating (a) the maximum charges allowed by local ordinance, if any, for all their fees for towing, recovery, and storage services and (b) the name and business telephone number of the local official, if any, responsible for handling consumer complaints; (iii) obtain at the time the vehicle is towed, verbal approval of an agent designated in the local ordinance who is available at all times; and (iv) obtain, at the time the vehicle is towed, if such towing is performed during the normal business hours of the owner of the property from which the vehicle is being towed, the written authorization of the owner of the property from which the vehicle is towed or his agent. Such written authorization, if required, shall be in addition to any written contract between the towing and recovery operator and the owner of the property or his agent. Any such written contract governing a property located within Planning District 8 or Planning District 16 shall clearly state the terms on which towing and recovery operators may monitor private lots on behalf of property owners and any local ordinance created pursuant to this subsection may regulate the monitoring practices that may be used by such towing and recovery operators. For the purposes of this subsection, "agent" does not include any person who either (a) is related by blood or marriage to the towing and recovery operator or (b) has a financial interest in the towing and recovery operator's business.

D. Any such ordinance adopted by a locality within Planning District 8 may require towing companies that tow vehicles from the county, city, or town adopting the ordinance to other localities, provided that the stored or released location is within the Commonwealth of Virginia and within 10 miles of the point of origin of the actual towing, (i) to obtain from the locality from which such vehicles are towed a permit to do so and (ii) to submit to an inspection of such towing company's facilities to ensure that the company meets all the locality's requirements, regardless of whether such facilities are located within the locality or elsewhere. The locality may impose and collect reasonable fees for the issuance and administration of permits as provided for in this subsection. Such ordinance may also provide grounds for revocation, suspension, or modification of any permit issued under this subsection, subject to notice to the permittee of the revocation,

suspension, or modification and an opportunity for the permittee to have a hearing before the governing body of the locality or its designated agent to challenge the revocation, suspension, or modification. Any tow truck driver who removes or tows a vehicle, pursuant to any such ordinance, that is occupied by an unattended companion animal as defined in § 3.2-6500 shall, upon such removal, immediately notify the animal control office of the locality in which the vehicle is being removed or towed. Nothing in this subsection shall be applicable to public safety towing.

Nothing in this subsection shall restrict or modify the authority of a locality within Planning District 8 to require, by such ordinance, towing companies that tow and store or release vehicles within such county, city, or town to obtain from such locality a permit to do so.

E. For purposes of this subsection:

"Multifamily dwelling unit" means more than one single-family dwelling unit located in a building, including townhomes. "Multifamily dwelling unit" does not include any lot within a development created pursuant to the Property Owners' Association Act (§ 55.1-1800 et seq.), any unit within a condominium created pursuant to the Virginia Condominium Act (§ 55.1-1900 et seq.), any apartment within a horizontal property regime created pursuant to the Horizontal Property Act (§ 55.1-2000 et seq.), any unit within a cooperative created pursuant to the Virginia Real Estate Cooperative Act (§ 55.1-2100 et seq.), any time-share unit within a project created pursuant to the Virginia Real Estate Time-Share Act (§ 55.1-2200 et seq.), or any lot within a subdivision created pursuant to the Subdivided Land Sales Act (§ 55.1-2300 et seq.).

"Resident's vehicle" means any vehicle that is (i) owned, leased, or used by a resident of a multifamily dwelling unit in which the parking lot is owned and maintained by the landlord; (ii) known to the landlord to be associated with such resident, by means of a permit, registry, or other document designated by the landlord for such identification purposes; and (iii) in compliance with any requirements set forth in such lease or other agreement regarding such vehicle.

"Towing operator" means any individual or company that has contracted with a landlord for the provision of parking enforcement.

Any such local ordinance shall include a provision that requires, for the towing of a resident's vehicle from a parking lot owned and maintained by the landlord of a multifamily dwelling unit, the towing operator for such parking lot, prior to the towing of such vehicle for an expired vehicle registration or expired vehicle inspection sticker, to post written notice on the vehicle, which shall include the date of posting of such notice, that such vehicle will be towed due to an expired registration or expired vehicle inspection sticker after 48 hours from the date of the posting of such notice and that such vehicle will not be removed or towed until such period of time has passed. The towing operator shall, in addition to posting such notice on the vehicle, transmit a copy of such notice to the landlord with which he contracts for parking enforcement of the multifamily dwelling unit's parking lot. If a towing operator fails to post such notice on the vehicle, or does not wait the required period of time prior to removing or requesting the towing of such vehicle, he shall be required to reimburse the resident whose vehicle was towed the value of the charges imposed for the towing, storage, and safekeeping of the vehicle and he shall also be subject to a civil penalty not to exceed $100.

No towing operator shall remove such vehicle until the 48 hours have passed from the date of the

posting of such notice.

Code 1950, § 46-541; 1952, c. 352; 1954, c. 435; 1958, c. 541, § 46.1-551; 1978, cc. 202, 335; 1979, c. 132; 1983, c. 34; 1985, c. 375; 1989, cc. 17, 727; 1990, cc. 502, 573; 2006, cc. 874, 891;2009, cc. 186, 544;2012, cc. 149, 812;2017, c. 825;2018, cc. 411, 412;2024, cc. 308, 537, 653.

The chapters of the acts of assembly referenced in the historical citation at the end of this section(s) may not constitute a comprehensive list of such chapters and may exclude chapters whose provisions have expired.

Code of Virginia
Title 46.2. Motor Vehicles
Subtitle III. Operation
Chapter 12. Abandoned, Immobilized, Unattended and Trespassing Vehicles; Parking
Article 3. Trespassing Vehicles, Parking, and Towing

§ 46.2-1233. Localities may regulate towing fees

The governing body of any locality may by ordinance set reasonable limits on fees charged for the removal of motor vehicles, trailers, and parts thereof left on private property in violation of § 46.2-1231, and for the removal of trespassing vehicles under § 46.2-1215, taking into consideration the fair market value of such removal.

Localities in Planning District 8 and Planning District 16 shall establish by ordinance (i) a hookup and initial towing fee of no less than $135 and no more than the maximum charges provided in § 46.2-1233.1 and (ii) for towing a vehicle between 7:00 p.m. and 8:00 a.m. or on any Saturday, Sunday, or holiday, an additional fee of no less than $25 and no more than the maximum charges provided in § 46.2-1233.1 per instance; however, such ordinance shall also provide that in no event shall more than two such additional fees be charged for towing any vehicle.

Code 1950, § 46-541; 1952, c. 352; 1954, c. 435; 1958, c. 541, § 46.1-551; 1978, cc. 202, 335; 1979, c. 132; 1983, c. 34; 1985, c. 375; 1989, cc. 17, 727; 1990, cc. 502, 571, 573; 2016, c. 476;2018, cc. 411, 412;2019, cc. 117, 460;2020, c. 31.

The chapters of the acts of assembly referenced in the historical citation at the end of this section(s) may not constitute a comprehensive list of such chapters and may exclude chapters whose provisions have expired.

Code of Virginia
Title 46.2. Motor Vehicles
Subtitle III. Operation
Chapter 12. Abandoned, Immobilized, Unattended and Trespassing Vehicles; Parking
Article 3. Trespassing Vehicles, Parking, and Towing

§ 46.2-1233.1. Limitation on charges for towing and storage of certain vehicles

A. Unless different limits are established by ordinance of the local governing body pursuant to § 46.2-1233, as to vehicles towed or removed from private property, no charges imposed for the towing, storage, and safekeeping of any passenger car removed, towed, or stored without the consent of its owner shall be in excess of the maximum charges provided for in this section. No hookup and initial towing fee of any passenger car shall exceed $210. For towing a vehicle between 7:00 p.m. and 8:00 a.m. or on any Saturday, Sunday, or holiday, an additional fee of no more than $30 per instance may be charged; however, in no event shall more than two such fees be charged for towing any such vehicle. No charge shall be made for storage and safekeeping for a period of 24 hours or less. Except for fees or charges imposed by this section or a local ordinance adopted pursuant to § 46.2-1233, no other fees or charges shall be imposed during the first 24-hour period.

B. The governing body of any county, city, or town may by ordinance, with the advice of an advisory board established pursuant to § 46.2-1233.2, (i) provide that no towing and recovery business having custody of a vehicle towed without the consent of its owner impose storage charges for that vehicle for any period during which the owner of the vehicle was prevented from recovering the vehicle because the towing and recovery business was closed and (ii) place limits on the amount of fees charged by towing and recovery operators. Any such ordinance limiting fees shall also provide for periodic review of and timely adjustment of such limitations.

C. [Expired.]

1990, c. 266; 1993, c. 598; 2006, cc. 874, 891;2013, c. 592;2018, cc. 324, 363;2020, c. 31;2023, c. 323;2024, c. 537;2025, c. 625.

The chapters of the acts of assembly referenced in the historical citation at the end of this section(s) may not constitute a comprehensive list of such chapters and may exclude chapters whose provisions have expired.

AN ORDINANCE AMENDING
CHAPTER 82 OF THE FAIRFAX COUNTY CODE, RELATING TO
MOTOR VEHICLES AND TRAFFIC

Draft of October 6, 2025

AN ORDINANCE to amend the Fairfax County Code by amending and readopting Sections 82-5-32, relating to Motor Vehicles and Traffic.

Be it ordained by the Board of Supervisors of Fairfax County:

1. **That Section 82-5-32 is amended and readopted as follows:**

Section 82-5-32. - Removal, immobilization, and disposition of vehicles unlawfully parked on private or Ccounty property.

(a) Applicability. Section 82-5-32 establishes the minimum requirements for all trespass towing initiated in Fairfax County. Fairfax County Code shall also apply to a trespassing vehicle towed from Fairfax County and stored outside the County.

(b) Definitions. The following words and phrases shall have the meanings respectively ascribed to them in this section:

"Advisory Board" means the Fairfax County Trespass Towing Advisory Board.

"Board" means the Fairfax County Board of Supervisors.

"Commission" means the Fairfax County Consumer Protection Commission.

"County" means the County of Fairfax, Virginia.

"County property" means property owned or leased by the County of Fairfax, Virginia, the Fairfax County Park Authority, the Fairfax County Redevelopment and Housing Authority, and any authority or governmental entity created or controlled by the County.

"Department" or "DCCS" means the Fairfax County Department of Cable and Consumer Services.

"Director" means the Director of the Fairfax County Department of Cable and Consumer Services or the duly assigned agent of the Director of the Department.

"Driver" means a person who drives or is in actual physical control of a tow truck. A driver shall have obtained all required documents issued by the state ~~in order~~ to operate a tow truck while providing towing services.

"Drop fee" means a fee that is charged a vehicle owner for disconnecting a tow truck from a vehicle prior to leaving private or County property.

"Equipment" means any tow truck, vehicle or related machinery or tools used to provide towing or immobilization.

"Immobilize" means a procedure or piece of equipment, such as a boot, used to prevent a vehicle from moving. Immobilization does not include attachment to a tow truck.

"Law-enforcement officer" means any officer authorized by law to direct or regulate traffic, or to make arrests for violations of the Code of Virginia or local ordinances.

"Locality" means the geographical area of control of a county, city, or town.

"Locality permit" means a document indicating an operator has been approved to immobilize or trespass tow vehicles in the ~~Fairfax~~ County and store vehicles both inside and outside of the ~~Fairfax~~ County.

"Operator" or "towing and recovery operator" means any person, including a business, corporation, or sole proprietor, offering services involving the use of a tow truck and services incidental to the use of a tow truck.

“Operator permit” means a document indication an operator has been approved to trespass tow and store vehicles within the County.

“Passenger car” means every motor vehicle other than a motorcycle or autocycle designed and used primarily for the transportation of no more than 10 persons, including the driver.

"Personal property" means any property in a vehicle which is not attached to or considered to be necessary for the proper operation of the vehicle.

"Property owner" means the owner, operator, authorized agent, or lessee of any land, space, or area used for parking, including any county, city, or town, or authorized agent of the person having control of such premises.

~~"Registration certificate" means a document indicating an operator has been approved to trespass tow and store vehicles within Fairfax County.~~

"State" means the Commonwealth of Virginia.

"Storage site" means a location where vehicles are taken by the operator until the vehicle owner reclaims the vehicle or it is sold. The location must meet all requirements specified in this section.

"Tow" or "towed" means when the tow truck has engaged a vehicle by a physical or mechanical means that causes the towed vehicle to be removed from private or County property.

"Tow truck" means a motor vehicle for hire (i) designed to lift, pull, or carry another vehicle by means of a hoist or other mechanical apparatus, and (ii) having a manufacturer's gross vehicle weight rating (GVWR) of at least 10,000 pounds. "Tow truck" also includes vehicles designed with a ramp on wheels and a hydraulic lift with a capacity to haul or tow another vehicle, commonly referred to as "rollbacks."

"Trespass tow" means requests for towing services made by the owner, manager, or lessee of private or County property, or the authorized agent thereof, or under contract between such person and a towing and recovery operator that specifies what tows are to be made from the property when a vehicle is on the property in violation of law or rules promulgated by the owner, manager, or lessee of the private or County property.

"Vehicle" means every device in, on, or by which any person or property is or may be transported or drawn on a highway, except personal delivery devices and devices moved by human power or used exclusively on stationary rails or tracks.

"Vehicle owner" means the owner, operator, authorized agent, or lessee of a vehicle.

(c) Exclusions.

(1) This section shall not apply to:

(A) Police, fire, or public health vehicles, or where a vehicle, because of a wreck or other emergency, is parked or left temporarily on the property of another at the direction of police, fire or public health officials.

(B) Vehicle repossession activities.

(C) Vehicles towed, moved, or stored at the request of a law-enforcement officer.

(2) The provisions of this section shall not be construed to prohibit vehicles from being towed when such towing is otherwise permitted by law.

(d) Signs.

(1) Permanent signs, clearly visible during daytime and nighttime hours, shall be posted at all entrances to the parking area that conspicuously disclose that ~~such~~ vehicles ~~shall~~ may be towed or immobilized.

(2) Such signs, at a minimum, shall: (all measurements are approximate)

(A) Be made of metal.

(B) Be 18 inches high and 12 inches wide.

(C) Contain reflective red letters and red reflective graphics on a reflective white background, with a ⅜ inch reflective red trim strip ⅜ inch in from the entire outer edge of the sign.

(D) Contain the ~~international Towing~~ Tow Away Zone symbol or text that is at least 5 inches high by 11 inches wide as found in the Federal Highway Administration, "Manual on Uniform Traffic Control Devices."

(E) Use Series B or Clearview lettering found in the Federal Highway Administration, "Manual on Uniform Traffic Control Devices."

(F) Contain "Towing Enforced" in a font size of two-inch letters.

(G) Contain "If ~~towed~~ Towed Call 703-691-2131" in a font size of one-inch letters, which is the Fairfax County Department of Public Safety Communications (DPSC) telephone number. However, if the tow originated in the Town of Vienna, the sign shall contain, "If Towed Call 703-255-6366" and if the tow originated in the Town of Herndon, the sign shall contain, "If Towed Call 703-435-6846."

~~(3) Signs posted in a government road right-of-way must meet Virginia Department of Transportation standards and all applicable Virginia laws to include the bottom of the sign mounted at least seven feet above the ground. Signs posted on private property are not required to meet this height requirement as long as they are clearly visible.~~

~~(4)~~ (3) Sign contents may also include additional information such as, but not limited to, the name of the property that has authorized towing or the name and telephone number of the designated operator in a font size of 19/32 inch letters.

~~(5)~~ (4) In addition to the mandatory entrance signs, other area signs may be used to specify any other requirements for parking.

~~(6)~~ (5) The requirement for signs shall not apply to single-family residence properties not subject to common interest community regulations (as defined in Va. Code § 54.1-2345~~2354.1~~, as amended).

~~(7)~~ (6) No signage of the type required in this section shall be required to effect the towing of a vehicle unlawfully parked in a spot reserved for persons with disabilities or in a "Fire Lane" that is approved and marked in accordance with County and state requirements.

~~(8)~~ (7) Trespassing vehicle on property not marked by signs.

(A) Non-residential properties. A notice must be conspicuously affixed to a trespassing vehicle with a warning the vehicle will ~~is liable to~~ be towed 48 hours after such notice is posted.

(i) The notice must contain the date and time of posting.

(ii) A vehicle found to be trespassing a second time on the same unmarked property may be towed immediately. A warning notice is not required.

(B) Vehicles trespassing on single-family residence properties not subject to common interest community regulations may be towed immediately at the request of the property owner. No notice is required.

(e) Property owner.

(1) A property owner may have a vehicle towed to a storage site or immobilized without the permission of the vehicle owner if the vehicle is occupying property without permission of the property owner, and if conditions set forth in this section are met.

(A) The property owner has executed a contract with a towing and recovery operator that specifies what tows are to be made from the property when a vehicle is parked on the property in violation of law, or rules promulgated by the owner, manager, or lessee of the private or County property. Such contract shall clearly state the terms under which towing and recovery operators may monitor private lots on behalf of property owners.

(B) Copies of such written contracts shall be retained for three (3) years after the date of the last tow or immobilization approved by the agreement.

(C) A contract is not required for towing from single-family residence properties not subject to common interest community regulations.

(2) In lieu of having such vehicle towed or immobilized, the property owner on which the vehicle is located may request a law-enforcement officer issue, on the premises, a citation to the vehicle owner if the trespassing vehicle is unlawfully parked in a spot reserved for persons with disabilities or in a “Fire Lane” that is approved and marked in accordance with County and state requirements or otherwise parked in violation of law.

(f) Operator. Trespass tow operators must comply with all requirements of this section.

(1) Operator permit ~~Registration certificate~~.

(A) All operators engaged in immobilizing or towing vehicles without the consent of the vehicle owner in ~~Fairfax~~ the County and storing those vehicles inside of the County must obtain an Operator Permit from the Department of Cable and Consumer Services prior to the initiation of any such operations, and by January 31 of each subsequent ~~must register with the Department of Cable and Consumer Services prior to the initiation of any such operations, and by January 31 of each subsequent~~ year.

(i) The initial application and annual renewal fee for each operator shall be $50.00.

(ii) The initial inspection fee for each storage site inside of the County shall be $150.00.

(B) To obtain ~~a registration certificate~~ an operator permit, the following information and documents must be provided to the Department:

(i) Name, address and telephone number of the business engaged in ~~immobilizing~~ immobilization or towing;

(ii) Name and telephone number of the business owner or chief executive officer (CEO);

(iii) Copy of the operator's business license;

(iv) Address, telephone number, and vehicle storage capacity of each storage site to which vehicles will be towed;

(v) Copy of each office and storage site Non-Residential Use Permit ~~and,~~;

(vi) Number of tow trucks to be operated in ~~Fairfax~~ the County~~.~~;

(vii) Proof of insurance as required by Va. Code § 46.2-2143, as amended, and shall include provisions for notice by the insurance carrier to the Director prior to termination of such coverage~~.~~; and

(viii) A copy of the valid Tow Truck Driver Registration issued by the Department of Criminal Justice Services (DCJS) for every driver who will be operating a tow truck in Virginia on behalf of the operator.

(C) Application shall be made on forms provided by the Department.

(D) The ~~d~~Department must be notified of any changes to information previously provided by the operator within 30 calendar days of the change, to include adding or removing authorized drivers.

(2) Locality permit.

(A) All operators engaged in towing vehicles without the consent of the vehicle owner in ~~Fairfax~~the County and storing those vehicles outside of ~~Fairfax~~ the County must obtain an approved locality permit prior to the initiation of any such operations and by January 31 of each subsequent year.

(i) The initial application and annual renewal fee for each operator shall be $150.00.

(ii) The initial inspection fee for each storage site outside of ~~Fairfax~~ the County shall be $450.00.

(B) To obtain a locality permit, the following information and documents must be provided to the Department:

(i) Name, address and telephone number of the business engaged in ~~immobilizing~~ immobilization or towing;

(ii) Name and telephone number of the business owner or chief executive officer (CEO);

(iii) Copy of the operator's business license issued by the jurisdiction in which the operator is headquartered;

(iv) Address, telephone number, and vehicle storage capacity of each storage site to which vehicles will be towed;

(v) Copy of each office and storage site occupancy permit issued by the zoning agency in the jurisdiction in which the storage site is located; and~~.~~

~~(vi) Number of tow trucks to be operated in Fairfax County.~~

~~(vii)~~ (vi) Proof of insurance as required by Va. Code § 46.2-2143, as amended, and shall include provisions for notice by the insurance carrier to the Director prior to termination of such coverage.

(C) Application shall be made on forms provided by the Department.

(D) The Department must be notified of any changes to information previously provided by the operator within 30 calendar days of the change.

(3) ~~Registration certificates~~ Operator permits and locality permits.

(A) It shall be unlawful for any person to procure, or assist another to procure, through theft, fraud, or other illegal means, an operator permit ~~registration certificate~~ or locality permit from the Department. Any violation of any provision of this section shall be punishable as a Class 2 misdemeanor.

(B) Any person or entity other than the Department that sells, gives, or distributes, or attempts to sell, give or distribute any document purporting to be an operator permit ~~registration certificate~~ or locality permit to conduct a trespass towing business in ~~Fairfax~~ the County is guilty of a Class 1 misdemeanor.

(4) Operational requirements.

(A) The operator shall be open for business 24 hours a day and seven (7) days per week, unless the operator has no vehicles immobilized or stored at a~~n approved~~ storage site.

(B) All tow truck safety devices must be operational, used, and comply with local, state, and federal law~~s and regulations~~.

(C) An operator shall not tow a vehicle from private or County property or immobilize a vehicle on private or County property unless the vehicle is parked on the property in violation of law or rules promulgated by the owner, manager, or lessee of the private or County property.

(D) All tow trucks shall have the following identifying markings of a contrasting color to the truck body on both sides of each tow truck:

(i) The operator's business name as ~~registered with the~~ shown on the operator or locality permit issued by the Department in a font not less than three inches in height.

(ii) The operator's telephone number in a font not less than three inches in height.

(iii) Truck number in a font not less than four inches in height.

~~(E) Each tow truck, while trespass towing, shall have a copy of the current Fairfax County trespass towing registration certificate or locality permit in the tow truck.~~

~~(F)~~ (E) Each immobilization device shall have a label, clearly visible while the device is in position immobilizing a vehicle, that lists the operator's name and telephone number, immobilization fee, and the Department's name and telephone number.

~~(G)~~ (F) ~~The Fairfax County Department of Public Safety Communications (~~DPSC~~)~~ shall be notified no later than 30 minutes after initiating the immobilization or towing of a vehicle. However, whenever a vehicle is towed or immobilized from sites within the Town of Herndon or the Town of Vienna, the operator, shall notify the law enforcement agency in those localities as applicable.

~~(H)~~ (G) Such notification shall include the:

(i) Operator name and driver employee number who towed or immobilized the vehicle;

(ii) Make, model, style (2-door (car), 4-door (car), truck, van, SUV, or motorcycle, moped, trailer), color, year, license type (passenger car, truck, dealer, taxi, disabled), and vehicle identification number of the towed or immobilized vehicle;

(iii) License plate ~~type (such as passenger car, truck, dealer, taxi, disabled),~~ number, state, and year of license of the towed or immobilized vehicle;

(iv) Address where the vehicle was towed or immobilized from;

(v) Reason for the tow or immobilization;

(vi) Date and time ~~Time~~ such tow or immobilization was initiated; and

(vii) Storage site address where the vehicle is located and the operator's telephone number.

~~(I)~~ (H) It shall be unlawful to fail to report ~~a~~ such tow ~~or immobilization~~ as required by this section and~~.~~ ~~V~~ violation of the reporting requirements of this section shall constitute an invalid tow resulting in no charge to the vehicle owner for the release of the vehicle.

~~(J)~~ (I) Any tow truck driver who tows a vehicle that is occupied by an unattended companion animal, as defined by Va. Code § 3.2-6500, as amended, shall, upon such removal, immediately notify the Department of Animal Services. Such notification should be made to the ~~Fairfax County~~ DPSC non-emergency telephone number.

~~(K)~~ (J) Upon leaving private or County property, a driver must tow each vehicle directly to a storage site ~~registered with~~ approved by the Department. Changing the towing vehicle shall not be permitted unless the original towing vehicle becomes non-operational.

(i) The vehicle must remain in that lot for ~~30~~ 15 calendar days if the vehicle owner fails to claim the vehicle.

(ii) A vehicle towed outside of the ~~Fairfax~~ County may not be towed more than ten (10) miles from the origin of the tow~~,~~ and must remain in the ~~Commonwealth~~ state. The straight line ten-mile radius from the address from which the vehicle was towed to a storage site outside of ~~Fairfax~~ the County shall be determined by the Director using the ~~Fairfax~~ County GIS & Mapping Services Branch data.

~~(L)~~ (K) Photographic evidence clearly substantiating the vehicle's condition, location, and reason for the vehicle's tow or immobilization must be made prior to connecting the tow truck to the vehicle.

~~(M)~~ (L) While being towed, vehicles shall be properly secured in accordance with federal, state and local law ~~all laws, regulations, and tow truck vehicle manufacturer recommendations~~.

~~(N)~~ (M) Nothing in this section shall release the operator from liability for failure to use reasonable care to prevent the load from shifting or falling.

~~(O)~~ (N) Records. An operator shall maintain ~~written and electronic~~ records for each towed or immobilized vehicle for a period of three (3) years after such tow or immobilization. Records to be retained shall include:

(i) A record of the property owner's ~~approval~~ authorization for the tow;

(ii) The information required to be provided to the DPSC and other local law-enforcement agencies pursuant to this section;

(iii) A legible copy of the receipt provided to vehicle owner; and

(iv) Photographs and any other documentation supporting the tow or immobilization.

(5) Storage site requirements.

(A) Every site to which trespassing vehicles are towed, stored, and available for return to the vehicle owner shall comply with the following requirements:

(i) A storage site must be staffed, and open for business 24 hours per day and seven days per week, unless the operator has no vehicles towed from a location in ~~Fairfax~~ the County stored at the storage site~~.~~;

(ii) Each storage site must be properly zoned and approved for storage of towed vehicles, as evidenced by an occupancy permit issued by the zoning agency in the jurisdiction in which the storage site is located. Each storage site must also be ~~registered with~~ inspected and approved by the Department~~.~~;

(iii) A storage site shall be ~~lighted~~ lit during the hours of darkness to afford clear visibility to all portions of the storage site~~.~~;

(iv) A towed vehicle shall not be stored more than a reasonable walking distance from the area where towing and storage fee payments are received~~.~~;

(v) The operator shall exercise reasonable care to keep the towed vehicle and its contents safe and secure at all times, which shall include appropriate permanent fencing~~.~~; and

(vi) No operator may take a vehicle to a storage site which does not meet these standards and all other applicable ordinances and regulations:

(a) A clearly visible sign must be posted at the entrance of the storage site that provides the operator's name and telephone number; ~~and~~

(b) The telephone for the posted number shall be answered 24 hours a day unless the operator has no vehicles immobilized or stored at a storage site;~~.~~

(c) A clearly visible sign with a list of all ~~of~~ the operator's fees for trespass immobilization, towing and storage services, and the operator's contact information~~.~~; and

(d) A clearly visible sign available from the Department of Cable and Consumer Services, listing the Department's web site, office address, and telephone number.

(6) Personal property.

(A) Nothing shall be removed from the vehicle without the express consent of the vehicle owner.

(B) Personal property must be released immediately upon the vehicle owner's request without charge, provided nothing in this section shall be construed as conflicting with Va. Code § 46.2-644.01 ~~and it shall be the duty of the operator to return it to the vehicle owner if the vehicle owner claims the items~~

~~prior to release or disposition of the vehicle~~. Any lien created under this section shall not extend to any personal property.

(7) Vehicle release.

(A) If the vehicle owner ~~of the vehicle~~ is present and removes the vehicle from ~~the~~ private or County property or corrects the violation before the vehicle is connected to the tow truck, no fee shall be charged to the vehicle owner;

(B) If the vehicle has been connected to the tow truck and has not yet left private or County property, the vehicle shall not be towed upon request of the vehicle owner. The vehicle owner shall be liable for a drop fee, as set forth in this section, in lieu of towing, provided that the vehicle owner or representative is present and ready, willing, and able to pay the required drop fee and removes the vehicle from the property or corrects the violation.

(C) An immobilized or a towed vehicle moved to a storage site shall be immediately available for release at the request of the vehicle owner.

(D) The operator shall accept the following forms of payment for any trespass towing fees:

(i) Cash;

(ii) Two (2) major national credit cards;

(iii) MasterCard or Visa debit cards; and

(iv) Personal checks shall be accepted when credit/debit card machines are not available or are inoperable.

(E) In all cases when a vehicle is immobilized, towed, or fees charged, the operator shall provide the vehicle owner with a receipt that bears the:

(i) Complete name, address, and telephone number of the operator that towed, immobilized, or dropped the vehicle;

(ii) Date and ~~T~~time the vehicle was towed, immobilized, or dropped;

(iii) Address from which the vehicle was towed, immobilized, or dropped;

(iv) ~~Authority for the tow (~~Name of the entity or person authorizing the tow or immobilization~~)~~;

(v) Reason for the tow or immobilization;

(vi) Driver employee number~~;~~ (the corresponding driver's name shall be provided to the ~~FCPD~~ Fairfax County Police Department~~;~~ and/or the Director upon request);

(vii) Date and ~~T~~time the towed or immobilized vehicle was released;

(viii) An itemized list of all fees assessed in the immobilization, towing, storage, and/or release of the vehicle;

(ix) The printed name of the person to whom the vehicle was released; and

(x) The name and telephone number of the Department where vehicle owners may file a consumer complaint.

(F) If any requirements of this section are not met, for such immobilization or tow, no fee shall be charged.

(8) Compliance.

(A) The operator shall provide ~~to~~ the vehicle owner, upon request, a copy of the authority for the tow; including, without limitation, photographs and other documentation supporting the tow.

(B) Right of entry. Whenever it is necessary for the purposes of this section, the duly authorized agent of the Director may enter any trespass towing business, business establishment, or storage site property to obtain information, conduct surveys, audits, compliance reviews, or investigations.

(g) Rates and charges.

(1) Change to rates and charges.

(A) Changes in rates and charges for trespass towing services rendered by operators shall be approved by the Board.

(B) The Board may consider changes in rates or charges upon recommendation of the Director or the Advisory Board.

(C) The Director shall conduct a review of rates every two (2) years or at the request of the Advisory Board.

(D) Any review of rate changes as well as any recommended change to any rule, regulation, or practice thereto shall come before the Advisory Board pursuant to a public hearing, which shall be scheduled as soon as analysis,

investigation, and administration allow. All recommendations of the Advisory Board and the Director shall be conveyed to the Board for its consideration and determination.

(E) Whenever the Director or Advisory Board determines a rate change is warranted, all registered operators shall provide notice to the public of proposed changes in rates and charges thereto, by means of a sign posted in a clearly visible place at each of their fixed places of business in ~~Fairfax~~ the County. Such notice shall be on a document no smaller than 8.5 by 11.0 inches, printed in no smaller than 12-point type, and shall contain substantially the following information:

Notice of Proposed Rate Change

A proposed change in trespass towing rates is under consideration by the Fairfax County government. The proposed rates are: (Insert description of the proposed changes).

The proposed trespass towing rate change shall be considered by the Trespass Towing Advisory Board at a public hearing. The date, time and location of the public hearing may be obtained by calling the Department of Cable and Consumer Services. Any interested person may appear before the Advisory Board to be heard on this proposed change. Persons who wish to be placed on the speakers' list or who wish further information should call the Department of Cable and Consumer Services at 703-324-5966.

(F) Notices with respect to a proposed rate change shall be posted within ten (10) days of the staff report for such change and shall remain posted until the change in rates is denied or becomes effective.

(2) Rates and charges.

(A) It shall be unlawful for an operator to charge any fees exceeding ~~the fees~~ those set forth in this section.

(i) Immobilization. An operator may charge a vehicle owner a maximum fee of $75.00 for the release of a vehicle when it is immobilized. No other fee of any type may be charged.

(ii) Drop fee. An operator may charge a vehicle owner a maximum fee of ~~$50.00~~ 80.00 for the release of a vehicle prior to towing the vehicle from private or County property. No other fee of any type may be charged.

(iii) Hookup and initial towing fee shall not exceed:

(I) ~~$150.00~~ 210.00 for passenger cars ~~vehicles with GVWR of 7,500 pounds or less~~.

(II) $210 for vehicles other than passenger cars with GVWR of 7,500 pounds or less.

~~(II)~~ (III) ~~$250.00~~ 470.00 for vehicles other than passenger cars with GVWR of 7,501 pounds through 10,000 pounds.

~~(III)~~ (IV) ~~$500.00~~ 630.00 for vehicles other than passenger cars with GVWR greater than 10,000 pounds.

~~(IV)~~ (V) For towing a vehicle between seven o'clock p.m. and eight o'clock a.m. or on any Saturday, Sunday, or holiday, a maximum additional fee of $30 per instance may be charged; however, in no event shall more than two (2) such fees be charged for towing any such vehicle.

~~(V)~~ (VI) No other fees or charges shall be imposed during the first 24-hour period.

(iv) Storage fee for the safekeeping of vehicles:

(I) No charge shall be made for storage and safekeeping of a vehicle for the first 24 hours the vehicle is on the storage site.

(II) After the vehicle is on the storage site for more than 24 hours, a vehicle storage fee may be charged for each subsequent 24-hour period, or any portion thereof, at a rate not to exceed ~~$50.00~~ 70.00 for any vehicle 22 feet or less in length, or $5.00 per foot for any vehicle over 22 feet in length.

(v) If an administrative fee is charged for costs related to disposal of an unclaimed vehicle or likely-to-be unclaimed vehicle, including notification of lien holder, owner, agent or other interested party, it shall not exceed $150.00. ~~for notification of lien holder, owner, agent or other interested party is charged, it shall not exceed $75.00.~~ This fee may only apply after the vehicle is on the storage site over three (3) full business days. If an administrative fee is charged, a copy of the Virginia Department of Motor Vehicles report shall be ~~attached to the receipt~~ given to the vehicle owner, upon request, within ten (10) business days.

(vi) No other fees shall be charged unless expressly set forth herein.

(B) Upon vehicle release, the operator shall give the vehicle owner a receipt itemizing all charges.

(C) An operator shall not require a vehicle owner to sign any waiver of the vehicle owner's right to receive compensation for damages to the owner's vehicle as a condition of the vehicle owner retrieving the towed vehicle.

(h) Penalties and remedies for violations.

(1) All trespass towing.

(A) It shall be unlawful for any person to violate any of the provisions of this section, or any regulation adopted pursuant to this section. Unless otherwise stated, these violations shall constitute traffic infractions punishable by a fine of not more than that provided for a Class 4 misdemeanor.

(B) It shall be unlawful for any person to make or cause to be made any false statement in writing for the purpose of procuring ~~a registration certificate~~ an operator permit or locality permit, or to make any false statements or entry on records required to be kept by this section.

(C) An operator shall be suspended if the operator's insurance is no longer in effect. Suspension shall be in accordance with Section 82-5-32(h)(2)(B) and (D).

(D) In addition to other penalties provided herein, violation of this Section 82-5-32 shall constitute an invalid tow or immobilization resulting in no charges to the vehicle owner for the release of the vehicle.

(2) Operator and ~~L~~locality permit operators.

(A) Denial.

(i) The Director may deny an operator~~'s~~ permit or locality permit application to conduct a trespass towing business in ~~Fairfax~~ the County if the operator:

(I) Does not have a~~n approved~~ storage site;

(II) Does not possess a valid business license; or

~~(III) Is not properly licensed by the state; or~~

~~(IV)~~ (III) Provides false information on the application~~.~~; or

(IV) Employs drivers that do not hold a valid Tow Truck Driver Registration issued by the Virginia Department of Criminal Justice Services.

(ii) The operator may reapply after application deficiencies are corrected. If the denial is based on Section 82-5-32(h)(2)(A)(i)(~~IV~~III), the denial shall remain in force for one (1) year from the date of denial.

(B) Suspension.

(i) The Director may suspend an operator~~'s Fairfax County~~ permit or locality permit for a period of one (1) to 60 days and/or until proof of compliance is provided to the satisfaction of the Director for any of the following reasons, but not limited to:

(I) Operating a tow vehicle that fails to meet applicable federal, state, and local law ~~codes~~.

(II) Any violations of this section which regulate conduct, reporting, and record-keeping~~.~~;

(III) Occurrence of any of the grounds for denial of an operator permit ~~registration application~~ or locality permit application, listed in Section 82-5-32(h)(2)(A)~~.~~;

(IV) Failure to maintain the storage site(s) and/or operation(s) in good order and repair~~.~~;

(V) Failure to pay all fees and taxes imposed insofar as such fees relate to the operation of a trespass towing business~~.~~;

(VI) Failure to maintain proper insurance~~.~~; or

(VII) Valid consumer complaints regarding trespass towing operation.

(ii) Any suspension for a violation of Sections 82-5-32(h)(2)(B)(i)(I) and (VI) shall become effective upon the date of any such violation without notification pursuant to paragraph ~~(d)~~ (D) below.

(C) Revocation.

(i) The Director may revoke an ~~An~~ operator~~'s~~ permit or locality permit ~~may be revoked by the Director for, but not limited to,~~ any of the following reasons:

(I) If an operator fails to correct deficiencies for which the operator was suspended;

(II) The operator makes or causes or allows to be made any false statement in writing for the purpose of procuring an operator permit or locality permit;

(III) If an operator makes or causes or allows to be made any false statement or entry on records required to be kept by this section;

(IV) If an operator ~~C~~conducts operations in the County while under suspension;

(V) At the discretion of the Director for multiple violations by the operator permit or locality permit holder of any of the provisions of this section within a twelve-month period.

(D) Notification.

(i) Written notice of any denial, suspension, or revocation under the above provisions of this section shall be given by the Director to the operator in person, or by email, and by certified mail. Such suspension or revocation shall be effective seven (7) calendar days after the deposit of such notice in the US mail unless otherwise specified in this section.

(ii) Operator permits and ~~L~~locality permits that have been suspended or revoked shall be returned to the Director within seven (7) calendar days from the effective date of the suspension or revocation, provided such suspension was ordered for more than seven (7) calendar days.

(E) Appeal. Procedure for appeal of action by the Director.

(i) If the Director denies, suspends or revokes any operator~~'s~~ permit or locality permit, any party aggrieved thereby may appeal such decision to the Commission.

(ii) An appeal shall be filed with the Department of Cable and Consumer Services by the appellant or by the legal representative of the appellant. Appeals shall be in writing, and appeals shall

include a brief statement of the reasons thereof. Appeals shall be filed within 45 calendar days of receipt of the notice of denial, suspension, or revocation, and signed by the appellant or the legal representative of the appellant.

(iii) Upon receipt of notice of appeal, the Commission shall set a time and place for such hearing and shall give the appellant or legal representative and the Director reasonable notice thereof. All hearings on appeals shall be scheduled and determined as promptly as practicable and in no event more than 60 calendar days from the date the notice of appeal is filed.

(iv) An appeal may be withdrawn at any time by the appellant or his ~~agent~~ legal representative prior to the Commission meeting by giving written notice to the Director.

(v) An appeal may also be administratively withdrawn by the Director if it is determined that the appeal was the result of an error.

(vi) The Commission shall consider the case record as well as the statements offered by any interested party and shall consider the matter de novo, and the Commission shall, upon the basis of the record before it, affirm, modify or reverse the decision of the Director.

(vii) If the Commission affirms the decision of the Director to suspend or revoke an operator~~'s a~~ permit or locality permit, then the suspension or revocation shall be effective from the date of the ~~Commissioner's~~Commission’s order.

(viii) If the Commission reverses the decision of the Director, the Director shall issue or restore the operator~~'s~~ permit or locality permit, in accordance with its order.

(ix) Except as otherwise provided in this section, an appeal of the decision of the Director to suspend or revoke an operator~~'s~~ permit or locality permit shall stay the effective date of the suspension or revocation.

(x) However, if any suspension or revocation of an operator~~'s~~ permit or locality permit is based on failure to follow appropriate safety procedures or falsifying documents, then the order of the Director shall remain in effect until the Commission has rendered its decision on the appeal.

(F) The provisions of this section are not exclusive and do not relieve the parties or the contracts subject thereto from compliance with all other applicable provisions of law.

(G) Code or regulatory conflict. In the event of a conflict between an action of the state and the County, the County ordinance shall be controlling, provided such provisions are no less stringent than requirements imposed by action of the state.

(i) Restrictions on towing a resident's vehicle from multifamily dwelling unit for expired vehicle registration or vehicle inspection sticker.

(1) For purposes of this subsection:

"Multifamily dwelling unit" means more than one single-family dwelling unit located in a building, including townhomes. "Multifamily dwelling unit" does not include any lot within a development created pursuant to the Property Owners' Association Act (Va. Code § 55.1-1800 et seq.), any unit within a condominium created pursuant to the Virginia Condominium Act (Va. Code § 55.1-1900 et seq.), any apartment within a horizontal property regime created pursuant to the Horizontal Property Act (Va Code § 55.1-2000 et seq.), any unit within a cooperative created pursuant to the Virginia Real Estate Cooperative Act (Va. Code § 55.1-2100 et seq.), any time-share unit within a project created pursuant to the Virginia Real Estate Time-Share Act (Va. Code § 55.1-2200 et seq.), or any lot within a subdivision created pursuant to the Subdivided Land Sales Act (Va. Code § 55.1-2300 et seq.).

"Resident's vehicle" means any vehicle that is (i) owned, leased, or used by a resident of a multifamily dwelling unit in which the parking lot is owned and maintained by the landlord; (ii) known to the landlord to be associated with such resident, by means of a permit, registry, or other document designated by the landlord for such identification purposes; and (iii) in compliance with any requirements set forth in such lease or other agreement regarding such vehicle.

"Towing operator" means any individual or company that has contracted with a landlord for the provision of parking enforcement.

(2) Notwithstanding any other provision of this Section 82-5-32, no towing operator shall tow a resident's vehicle from the parking lot owned and maintained by the landlord of a multifamily dwelling unit for an expired vehicle registration or expired vehicle inspection sticker without complying with the following requirements:

(A) The towing operator shall post written notice on the vehicle, which shall include the date of posting of such notice, that such vehicle will be towed due to an expired registration or expired vehicle inspection sticker after 48 hours from the date of the posting of such notice and that such vehicle will not be removed or towed until such period of time has passed.

(B) The towing operator shall, in addition to posting such notice on the vehicle, transmit a copy of such notice to the landlord with which he contracts for parking enforcement of the multifamily dwelling unit's parking lot.

(C) No towing operator shall remove such vehicle until the 48 hours have passed from the date of posting of such notice.

(3) If a towing operator fails to post such notice on the vehicle, or does not wait the required period of time prior to removing or requesting the towing of such vehicle, he shall be required to reimburse the resident whose vehicle was towed the value of the charges imposed for the towing, storage, and safekeeping of the vehicle and he shall also be subject to a civil penalty of $100.

2. **That the provisions of this ordinance are severable, and if any provision of this ordinance or any application thereof is held invalid, that invalidity shall not affect the other provisions or applications of this ordinance that can be given effect without the invalid provision or application.**
3. **That all current registration certificates issued by the Department of Cable and Consumer Services are deemed to be operator permits.**
4. **That the provisions of this ordinance shall take effect upon adoption.**

GIVEN under my hand this_____ day of December, 2025.

_____
Jill G. Cooper
Clerk for the Board of Supervisors



Attachment 5

Fairfax County Trespass Towing Advisory Board Public Hearing on Proposed Amendments to Fairfax County Code Section 82-5-32

Staff Presentation
July 30, 2025



Overview

- Summary of Proposed Amendments
- Review of Code of Virginia
- Review of Fairfax County Code Section 82-5-32
- Current Fairfax County Trespass Towing Rates and Charges
- Jurisdictional Survey of Trespass Towing Rates and Charges
- Trespass Towing Rates and Charges Analysis
- Fiscal Impact
- Equity Impact
- Summary of Analysis
- Resources



Summary of Proposed Amendments to Fairfax County Code Section 82-5-32

Items
Housekeeping edits (e.g., naming and punctuation standardization)
Adding terms and definitions used in the Chapter but not previously defined
Updating definitions for certain defined terms
Establishing an “Operator Permit” in lieu of a “Registration Certificate” • *Defining process, setting fees, etc.*
Updating DPSC trespass tow reporting requirements
Increasing fees



Review of Code of Virginia

Localities may regulate towing fees.
Va. Code § 46.2-1233

Virginia localities within Planning District 8 shall establish by ordinance hookup and initial towing fees no less than $135, $25, $25, and $25 respectively, for the rates on the preceding table.

- Fairfax County adopted the above fees in 2014.

Limitation on charges for towing and storage of certain vehicles
Va. Code § 46.2-1233.1

Virginia localities cannot charge hookup and initial towing fees in excess of the maximum charges of $210, $30, $30, and $30 respectively, for the rates on the preceding table.

- Amended via SB1332 on July 1, 2025.
- Fairfax County adopted the prior fees in October 2021.



Review of Fairfax County Code

Changes to rates and charges.
Fairfax County Code Section 82-5-32(g)(1)

(A) Changes in rates and charges for trespass towing services rendered by operators shall be approved by the Board.

(B) The Board may consider changes in rates or charges upon recommendation of the Director or the Advisory Board.

(C) The Director shall conduct a review of rates every two years.

(D) Any review of rate changes as well as any recommended change to any rule, regulation, or practice thereto shall come before the Advisory Board pursuant to a public hearing, which shall be scheduled as soon as analysis, investigation, and administration allow. All recommendations of the Advisory Board and the Director shall be conveyed to the Board for its consideration and determination.



Current Fairfax County
Trespass Towing Rates and Charges



Trespass Towing Rates and Charges – Hookup and Initial Towing

Fairfax County Trespass Towing Rates and Charges	Current Fee
Hookup and Initial Towing Fee** *(GVWR of 7,500 pounds or less)*	$150
Hookup and Initial Towing Fee *(GVWR of 7,501 pounds through 10,000 pounds)*	$250
Hookup and Initial Towing Fee *(GVWR of greater than 10,000 pounds)*	$500
Towing between 7:00 p.m. and 8:00 a.m.*,**	$30
Towing on any Saturday or Sunday*,**	$30
Towing on a holiday*,**	$30
**In no event shall more than two such fees be charged for towing any such vehicle.* ***Rate capped by the Code of Virginia.*	



Trespass Towing Rates and Charges – Additional Fees

Fairfax County Trespass Towing Rates and Charges	Current Fee
Immobilization Fee	$75
Drop Fee	$50
Storage Fee (first 24 hours)	$0
Storage Fee (after 24 hours for vehicle 22’ or less)	$50 per 24-hour period
Storage Fee (after 24 hours for vehicle over 22’)	$5 per foot per 24-hour period
Administrative Fee	Not to exceed $75
Fuel Surcharge Fee**	~~$20~~

***Eliminated via SB1332 on July 1, 2025.*



Jurisdictional Survey of
Trespass Towing Rates and Charges



Planning District 8 Trespass Towing Fees	Hookup and Initial Towing Fee *(GVWR of 7,500 pounds or less)*	Towing between 7:00 p.m. and 8:00 a.m.	Towing on any Saturday, Sunday, or holiday
Fairfax County	$150	$30	$30
Arlington County	$135	$30	$30
City of Alexandria	$135	$30	$30
City of Fairfax*	$210	$30	$30
City of Falls Church	$135	$25	$25
City of Manassas*	$210	$30	$30
City of Manassas Park*	$210	$30	$30
Loudoun County*	$210	$30	$30
Prince William County	$150	$30	$30

**These Planning District 8 localities do not regulate trespass towing or limit fees. Absent local limits on trespass towing fees set pursuant to Va. Code § 46.2-1233, operators can charge no more than the maximum charges provided in Va. Code § 46.2-1233.1.*



Planning District 8 Trespass Towing Fees	Immobilization Fee	Drop Fee	Storage Fee (first 24 hours)	Storage Fee (after 24 hours for vehicle ≤ 22')	Storage Fee (after 24 hours for vehicle > 22')	Admin Fee
Fairfax County	$75	$50	$0	$50	$5 per foot	$75
Arlington County	$25	$10	$0	$50	N/A	N/A
City of Alexandria	N/A	$50	$50	$50	$5	$75
City of Fairfax*	N/A	N/A	N/A	N/A	N/A	N/A
City of Falls Church	N/A	$25	$0	$40	N/A	N/A
City of Manassas*	N/A	N/A	N/A	N/A	N/A	N/A
City of Manassas Park*	N/A	N/A	N/A	N/A	N/A	N/A
Loudoun County*	N/A	N/A	N/A	N/A	N/A	N/A
Prince William County	N/A	$50	$0	$50	N/A	$50

**These Planning District 8 localities do not regulate trespass towing or limit fees.*



Attachment 5

Trespass Towing

Rates and Charges Analysis



Trespass Towing Rates and Charges Analysis

- Comparison period is the BLS Index from the last calendar year (2021) since towing fees were increased, as compared to the current calendar year (2025).
- Weighted outcome assigned to each formula criteria.
- The weighted percentage is applied to the most current year (2025) of trespass towing fees.
- The result is the index increase or decrease in the trespass towing fee in Fairfax County.



Trespass Towing Fee Formula Criteria

1. Salaries, Wages, and Profits Growth Rate
   - *Per the BLS index, the percent change from July 2021 to June 2025, for income*
2. Vehicle Purchases Growth Rate
   - *Per the BLS index, the percent change from July 2021 to June 2025, for new vehicle purchases*
3. Fuel Growth Rate
   - *Per the BLS index, the percent change from July 2021 to June 2025, for motor fuel*
4. Insurance Growth Rate
   - *Per the BLS index, the percent change from July 2021 to June 2025, for private transportation insurance*
5. Maintenance Growth Rate
   - *Per the BLS index, the percent change from July 2021 to June 2025, for motor vehicle maintenance and repair*



Trespass Towing Fee Formula – Hookup and Initial Towing Fee*,**

Towing Cost Element	Weight	JUL 2021 BLS Index	JUN 2025 BLS Index	% Change	Weighted Change	Current Fee	Cost Element Change
Salaries, Wages, and Profits	0.62	273.00	322.561	18.2%	11.3%	$150	$16.88
Vehicle Purchases	0.14	157.20	178.443	13.5%	1.9%	$150	$2.84
Fuel	0.11	276.75	339.767	22.8%	2.5%	$150	$3.76
Insurance	0.08	567.46	895.281	57.8%	4.6%	$150	$6.93
Maintenance	0.05	318.03	427.256	34.3%	1.7%	$150	$2.58
Total Composite Index	1.00						
Total Index Change					22.0%		
Index Result Increase/(Decrease)							**$32.99**

**GVWR of 7,500 pounds or less*
***Rate capped at $210 by the Code of Virginia.*



Trespass Towing Fee Formula – Hookup and Initial Towing Fee*

Towing Cost Element	Weight	JUL 2021 BLS Index	JUN 2025 BLS Index	% Change	Weighted Change	Current Fee	Cost Element Change
Salaries, Wages, and Profits	0.62	273.00	322.561	18.2%	11.3%	$250	$28.14
Vehicle Purchases	0.14	157.20	178.443	13.5%	1.9%	$250	$4.73
Fuel	0.11	276.75	339.767	22.8%	2.5%	$250	$6.26
Insurance	0.08	567.46	895.281	57.8%	4.6%	$250	$11.55
Maintenance	0.05	318.03	427.256	34.3%	1.7%	$250	$4.29
Total Composite Index	1.00						
Total Index Change					22.0%		
Index Result Increase/(Decrease)							**$54.97**
**GVWR of 7,501 pounds through 10,000 pounds*							



Trespass Towing Fee Formula – Hookup and Initial Towing Fee*

Towing Cost Element	Weight	JUL 2021 BLS Index	JUN 2025 BLS Index	% Change	Weighted Change	Current Fee	Cost Element Change
Salaries, Wages, and Profits	0.62	273.00	322.561	18.2%	11.3%	$500	$56.28
Vehicle Purchases	0.14	157.20	178.443	13.5%	1.9%	$500	$9.46
Fuel	0.11	276.75	339.767	22.8%	2.5%	$500	$12.52
Insurance	0.08	567.46	895.281	57.8%	4.6%	$500	$23.11
Maintenance	0.05	318.03	427.256	34.3%	1.7%	$500	$8.59
Total Composite Index	1.00						
Total Index Change					22.0%		
Index Result Increase/(Decrease)							**$109.96**
**GVWR of greater than 10,000 pounds*							



Trespass Towing Fee Formula – Towing Between 7 p.m. – 8:00 a.m., Saturday, Sunday, and Holiday**

Towing Cost Element	Weight	JUL 2021 BLS Index	JUN 2025 BLS Index	% Change	Weighted Change	Current Fee	Cost Element Change
Salaries, Wages, and Profits	0.62	273.00	322.561	18.2%	11.3%	$30	$3.38
Vehicle Purchases	0.14	157.20	178.443	13.5%	1.9%	$30	$0.57
Fuel	0.11	276.75	339.767	22.8%	2.5%	$30	$0.75
Insurance	0.08	567.46	895.281	57.8%	4.6%	$30	$1.39
Maintenance	0.05	318.03	427.256	34.3%	1.7%	$30	$0.52
Total Composite Index	1.00						
Total Index Change					22.0%		
Index Result Increase/(Decrease)							**$6.61**

***Rate capped at $30 by the Code of Virginia.*



Trespass Towing Fee Formula – Additional Fees

Weighted Change JUN 2025 BLS Index	Immobilization Fee	Drop Fee	Storage Fee (first 24 hours)	Storage Fee (after 24 hours for vehicle ≤ 22')	Storage Fee (after 24 hours for vehicle > 22')
Current Fee	**$75**	**$50**	**$0**	**$50**	**$5/foot**
Salaries, Wages, and Profits (11.3%)	$8.48	$5.65	$0	$5.65	$0.57
Vehicle Purchases (1.9%)	$1.43	$0.95	$0	$0.95	$0.10
Fuel (2.5%)	$1.88	$1.25	$0	$1.25	$0.13
Insurance (4.6%)	$3.45	$2.30	$0	$2.30	$0.23
Maintenance (1.7%)	$1.28	$0.85	$0	$0.85	$0.09
Total Index Change (22.0%) Increase/(Decrease)	$16.52	$11.00	$0	$11.00	$1.12
Index Result	**$91.52**	**$61.00**	**$0**	**$61.00**	**$6.12**



Trespass Towing Rates and Charges – Hookup and Initial Towing

Trespass Towing Fees	Current Fee	Index Result Increase/(Decrease)	Index Rate Fee
Hookup and Initial Towing Fee** *(GVWR of 7,500 pounds or less)*	$150	$32.99	$182.99
Hookup and Initial Towing Fee *(GVWR of 7,501 pounds through 10,000 pounds)*	$250	$54.97	$304.97
Hookup and Initial Towing Fee *(GVWR of greater than 10,000 pounds)*	$500	$109.96	$609.96
Towing between 7:00 p.m. and 8:00 a.m.*,**	$30	$6.61	$36.61
Towing on any Saturday or Sunday*,**	$30	$6.61	$36.61
Towing on a holiday*,**	$30	$6.61	$36.61
**In no event shall more than two such fees be charged for towing any such vehicle.* ***Rate capped by the Code of Virginia.*			

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Trespass Towing Rates and Charges – Additional Fees

Trespass Towing Fees	Current Fee	Index Result Increase/(Decrease)	Index Rate Fee
Immobilization Fee	$75	$16.52	$91.52
Drop Fee	$50	$11.00	$61.00
Storage Fee (first 24 hours)	$0	$0	$0
Storage Fee (after 24 hours for vehicle 22’ or less)	$50 per 24-hour period	$11.00	$61.00
Storage Fee (after 24 hours for vehicle over 22’)	$5 per foot per 24-hour period	$1.12	$6.12



Trespass Towing Rates and Charges – Hookup and Initial Towing

Trespass Towing Fees	Current Fee	Code of Virginia	Index Rate Fee Results	SCC 2024 Report	TTAB Proposal
Hookup and Initial Towing Fee** *(GVWR of 7,500 pounds or less)*	$150	$210.00	$182.99	$200-$210	$210.00
Hookup and Initial Towing Fee *(GVWR of 7,501 pounds through 10,000 pounds)*	$250	N/A	$304.97	N/A	$470.00
Hookup and Initial Towing Fee *(GVWR of greater than 10,000 pounds)*	$500	N/A	$609.96	N/A	$630.00
Towing between 7:00 p.m. and 8:00 a.m.*,**	$30	$30	$36.61	$30	$30
Towing on any Saturday or Sunday*,**	$30	$30	$36.61	$30	$30
Towing on a holiday*,**	$30	$30	$36.61	$30	$30

**In no event shall more than two such fees be charged for towing any such vehicle.*
***Rate capped by the Code of Virginia.*



Trespass Towing Rates and Charges – Additional Fees

Trespass Towing Fees	Current Fee	Code of Virginia	Index Rate Fee Results	SCC 2024 Report	TTAB Proposal
Immobilization Fee	$75	N/A	$91.52	N/A	$75.00
Drop Fee	$50	N/A	$61.00	$80-$105	$80.00
Storage Fee (first 24 hours)	$0	N/A	$0	N/A	$0
Storage Fee (after 24 hours for vehicle 22’ or less)	$50 per 24-hour period	N/A	$61.00 per 24-hour period	N/A	$70.00 per 24-hour period
Storage Fee (after 24 hours for vehicle over 22’)	$5 per foot per 24-hour period	N/A	$6.12 per foot per 24-hour period	N/A	$5 per foot per 24-hour period
Admin Fee	$75	N/A	$91.52	N/A	$150



Trespass Towing Fees – Fiscal Impact

Trespass Towing Operator	CY23 Tows	% Tows GVWR ≤ 7500**	% Tows GVWR 7501 ≤ 10000	% Tows GVWR > 10000	% Tows 7p-8a**	% Tows Sat/Sun**	% Tows Holiday**	% Tows w/Admin
A-1 Towing & Recovery	*Trespass Tow Operator did not respond to request for information.*							
Advanced Towing Company, LLC	*Trespass Tow Operator did not respond to request for information.*							
Al's Towing & Storage, Inc.	*Trespass Tow Operator did not respond to request for information.*							
All Out Fleet Service	*Not permitted during previous request for information.*							
Battlefield Towing & Storage, Inc.	6047	98.5% (5956)	1.19% (72)	0.31% (19)	86.3% (522)	46.02% (2783)	1.87% (113)	1.26% (76)
Blair's Towing & Recovery, Inc.	*Trespass Tow Operator did not respond to request for information.*							
Boulevard Towing & Storage, LLC	*Trespass Tow Operator did not respond to request for information.*							
Dominion Towing, Inc.	20590	95% (19561)	3% (618)	1% (206)	81% (16678)	28% (5765)	2% (412)	4% (824)
Empire Towing	*Trespass Tow Operator did not respond to request for information.*							
Fairfax Towing and Recovery	*Trespass Tow Operator did not respond to request for information.*							
Henry's Wrecker Service, LLC	*Trespass Tow Operator did not respond to request for information.*							
JDR Towing, Inc.	*Trespass Tow Operator did not respond to request for information.*							
Pete's Towing & Storage, LLC	*Trespass Tow Operator did not respond to request for information.*							
Redman Fleet Services, Inc.	*Trespass Tow Operator did not respond to request for information.*							
Roadrunner Wrecker Service	*Trespass Tow Operator did not respond to request for information.*							
VPS Towing and Recovery	*Trespass Tow Operator did not respond to request for information.*							
Willow Springs Towing & Recovery	*Trespass Tow Operator did not respond to request for information.*							

***Rate capped by the Code of Virginia.*



Fiscal Impact – Hookup and Initial Towing Fee

	Trespass Tows 2023	Trespass Tows 2024	Current Initial Hookup & Initial Towing Fee ($150) *(2024 data)*	Industry Proposed Hookup & Initial Towing ($210) *(2024 data)*	Index Rate Hookup & Initial Towing ($182.99) *(2024 data)*
Battlefield Towing & Storage, Inc.	6047 (13%)				
Dominion Towing, Inc.	20590 (44%)				
All Other Permitted † Trespass Tow Operators *(14 operators)* ‡	19768 (43%)				
Total Fairfax County	46,405	41,720	$6,258,000	$8,761,200	$7,634,343

† *Average based on provided data.*

‡ *Trespass Tow Operators did not respond to request for information.*

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Equity Impact

- This action supports community and public safety that includes services that are responsive to all residents so that everyone feels safe to live, work, learn, and play in any neighborhood of Fairfax County, a One Fairfax Policy Area of Focus.
- Requiring local enforcement of this action supports the *County's Strategic Outcome Area: Effective and Efficient Government*, by providing enabling authority for localities to regulate trespass towing in Fairfax County.
- The proposed amendments to *Fairfax County Code Section 82-5-32* provide a balanced approach and an equitable resolution and remedy for consumers who may be subjected to unlawful tows under these new provisions.
- Lastly, this action continues to support the *County's Strategic Outcome Area: Economic Opportunity* by allowing contracts between private and county property owners and towing operators for the provision of parking enforcement in Fairfax County.



Summary of Analysis

- As a result of the Trespass Towing Fee Formula analysis, the BLS Index Rate reports a 22.0 percent index change for certain rates.
  - Code of Virginia sets maximum charges for the hookup and initial towing fee for passenger cars.
  - Fairfax County Code Section 82-5-32(g)(2) is **NOT** currently set at the **NEW** maximum fee allowed by the Code of Virginia for the hookup and initial towing fee.
  - Increases to the hookup and initial towing fee require TTAB Public Hearing and a Fairfax County Code Amendment approved by the Board of Supervisors via a public hearing.
  - Increases to rates not capped by the Code of Virginia require TTAB Public Hearing and a Fairfax County Code Amendment approved by the Board of Supervisors via a public hearing.



Next Steps

- August 19, 2025 – TTAB presentation to the Consumer Protection Commission
- September 4, 2025 – Staff Admin Item due to Department of Clerk Services
- September 30, 2025 – Board of Supervisor Meeting (Admin Item)
  - Authorization to advertise Public Hearing on proposed amendments
- October 2, 2025 – Staff Public Hearing Item due to Department of Clerk Services
- October 28, 2025 – Board of Supervisors Public Hearing
- December 1, 2025 – Effective date of proposed amendments



Resources

- Fairfax County Code Section 82-5-32 – Removal, immobilization, and disposition of vehicles unlawfully parked on private or county property.
  - https://library.municode.com/va/fairfax_county/codes/code_of_ordinances?nodeId=THCOCOFAVI1976_CH82MOVETR_ART5STSTPA_S82-5-32REIMDIVEUNPAPRCOPR
- Fairfax County Trespass Towing Services
  - https://www.fairfaxcounty.gov/cableconsumer/csd/regulation-licensing/trespass-towing

Fairfax County Consumer Protection Commission

Tuesday, October 21, 2025

Motion on Proposed Amendments to Fairfax County Code Section 82-5-32, Removal, Immobilization, and Disposition of Vehicles Unlawfully Parked on Private or County Property, to Include Rates and Charges

Move the following:

The CPC recognizes that the trespass towing industry plays an important role in protecting private property and ensuring safe and legal parking throughout the county. The commission also recognizes that trespass towing rates in the County have not been adjusted in several years, and that costs for operators have gone up in that time.

However, the commission remains concerned regarding an immediate 40% increase in trespass towing fees on consumers. As such, the commission

- urged the adoption of a $183 rate for the hookup and initial towing fee of passenger cars, which was determined in accordance with the BLS index results, and that such rates be evaluated according to the timing and considerations enumerated in county code.
- The commission further encourages TTAB and DCCS to explore and operationalize new efforts to improve awareness and education of consumer rights associated with trespass tow operations and fees,
- And to reevaluate the methodology used to conduct analysis of trespass towing to ensure that both adequate economic factors are included, and that the views of consumer stakeholders are incorporated.

Motion made by CPC Chairperson Kratovil.

Motion was seconded by CPC Vice-Chairperson Gulakowski and Commissioner Reid.

Motion passed unanimously 10-0-0.

Board Agenda Item
October 28, 2025

ADMINISTRATIVE – 12

Authorization to Advertise a Public Hearing to Consider Adoption of an Uncodified Ordinance to Approve the Change of Ownership of CoxCom, LLC, d/b/a Cox Communications Northern Virginia (a Transfer)

ISSUE:
Board of Supervisors authorization to advertise a public hearing to consider adoption of an uncodified ordinance to approve the change of ownership of CoxCom, LLC, d/b/a Cox Communications Northern Virginia, to Charter Communications, Inc. (a transfer).

RECOMMENDATION:
The County Executive recommends that the Board authorize advertisement of a public hearing for December 9, 2025, at 4:30 p.m.

TIMING:
The Board action is requested on October 28, 2025, to advertise the public hearing for December 9, 2025, at 4:30 p.m.

BACKGROUND:
Three cable operators serve Fairfax County. Comcast provides cable service in Reston; Cox serves the County outside of Reston. Verizon serves the entire County, including Reston. Thus, most County residents can choose either Cox or Verizon for cable service. The holder of the Cox franchise, CoxCom, LLC, d/b/a Cox Communications Northern Virginia ("CoxCom"), is a wholly owned indirect subsidiary of Cox Enterprises, Inc. ("CEI").

Charter Communications, Inc. (Charter), and Cox Communications, Inc. (Cox), the CEI subsidiary that holds CEI's cable properties, announced an agreement to combine their businesses, under which Charter will acquire Cox from CEI, including the Cox subsidiary, CoxCom. Although the franchisee, CoxCom, will become a wholly owned subsidiary under the control of Charter, the franchisee will continue to hold the franchise and provide cable and other services to County residents.

Charter is the second-largest cable operator in the U.S., providing cable service to more than 31 million subscribers in 41 states, while Cox serves approximately 6.5 million subscribers in 18 states. This action would result in Charter surpassing Comcast as the

largest U.S. cable operator. Charter plans to continue its cable operations under the Cox name while providing services under Charter's "Spectrum" brand.

The CoxCom franchise agreement, § 3(a)(2), requires the County to approve any change of ten percent (10%) or more for voting interests, or twenty-five percent (25%) or more for non-voting interests, of the ownership of CoxCom. A transaction that meets this condition is defined as a "transfer" for purposes of the franchise agreement. The Charter-Cox transaction meets this condition, since the ownership of CoxCom will change completely. The transaction is thus a "transfer" as defined in the franchise agreement.

Charter filed its application for the County's consideration on August 13, 2025. Pursuant to federal law, the County has 120 days to act upon that application – that is, until December 11, 2025 – unless the companies and the County agree to an extension of time. If the County does not render a final decision by the deadline, the application will be deemed granted. 47 U.S. Code § 537.

To date, Charter has satisfied the requirements of the County Code and the CoxCom franchise agreement with respect to the proposed transfer. Staff recommends approval of the transfer, subject to the provisions of a transfer agreement. Pursuant to Fairfax County Code § 9.2-5-1(b), no transfer shall occur without approval of the Board and that approval shall be expressed by ordinance.

EQUITY IMPACT:
This action supports digital access and literacy, a One Fairfax area of focus, as the continued operation of CoxCom's cable communications system offers information and entertainment to all County residents (except in the Reston franchise area, served by Comcast).

These communications capabilities serve two of the County's strategic outcome areas: lifelong education and learning, and cultural and recreational opportunities. In particular, the provision of public, educational, and governmental access channels on the cable system gives individual residents and groups a voice that can be heard throughout the County, as well as access to telecourses and other learning programs. Fairfax County Government Channel 16 also serves the goal of effective and efficient government by making the County government's activities transparent and accessible to County residents.

The recommended action maintains the current benefits of the CoxCom franchise without regard to potentially discriminatory factors. Thus, the cable franchise helps advance the goal of equal opportunities for all residents.

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FISCAL IMPACT:
None.

ENCLOSED DOCUMENTS:
Attachment 1 – Proposed Uncodified Ordinance to Approve the Change of Ownership of CoxCom, LLC, d/b/a Cox Communications of Northern Virginia (a transfer)

STAFF:
Ellicia Seard-McCormick, Deputy County Executive
Rebecca Makely, Director, Department of Cable and Consumer Services
Frederick Ellrod III, Department of Cable and Consumer Services

ASSIGNED COUNSEL:
Joanna L. Faust, Assistant County Attorney

AN UNCODIFIED ORDINANCE TO APPROVE THE CHANGE OF OWNERSHIP OF COXCOM, LLC, D/B/A COX COMMUNICATIONS OF NORTHERN VIRGINIA (A TRANSFER)

Draft as of October 28, 2025

AN UNCODIFIED ORDINANCE to approve the change of ownership of CoxCom, LLC, d/b/a Cox Communications Northern Virginia, to Charter Communications, Inc.

Be it ordained by the Board of Supervisors of Fairfax County that the following uncodified ordinance is adopted as follows:

1. That the change of ownership of CoxCom, LLC, d/b/a Cox Communications Northern Virginia, to Charter Communications, Inc., as described in the application filed by Adam E. Falk, on behalf of Charter Communications, Inc., on August 13, 2025, and in their letter dated October 1, 2025, is hereby approved.

2. Paragraph 1 of this uncodified ordinance shall be effective upon Charter Communications, Inc.'s delivery of a fully executed Transfer Agreement, as approved by the Board of Supervisors, to the Cable Television Administrator no later than December 11, 2025. If such an agreement is not so delivered, Paragraph 1 will be null and void, and approval of the change of ownership is hereby denied.

GIVEN under my hand this ____ day of _____ 2025.

_____

Jill G. Cooper

Clerk for the Board of Supervisors

REVISED

Board Agenda Item
October 28, 2025

ADMINISTRATIVE - 13

Authorization for the Department of Transportation to Apply for Funding and Approval of a Resolution Endorsing Projects Being Submitted for the Virginia Department of Transportation's FY 2027-2028 Revenue Sharing and Transportation Alternatives Set-Aside Programs (Braddock, ~~Dranesville~~, Franconia, ~~Mount Vernon~~, ~~Providence~~, Springfield, **Hunter Mill** and **Mason** ~~Sully~~ Districts)

ISSUE:
Board of Supervisors authorization is requested for the Fairfax County Department of Transportation (FCDOT) to apply for funding from the Virginia Department of Transportation's (VDOT's) FY 2027-2028 Revenue Sharing and Transportation Alternatives Set-Aside Programs. Staff recommend that $22.8 million, including $11.1 million in Local Cash Match (LCM) be requested for the following projects:

Revenue Sharing			
Project Name	Transportation Priorities Plan (TPP) ID#	Grant Request*	LCM
Soapstone Road Extension	15	$6,926,000	$3,463,000
Shirley Gate Road Extension	18	$14,588,000	$7,294,000
Total Revenue Sharing		**$21,514,000**	**$10,757,000**
Transportation Alternatives Set-Aside			
Project Name	TPP ID#	Grant Request*	LCM
Cinder Bed Road Bikeway North	109	$738,337	$184,584
Columbia Pike Complete Streets	21005	$565,910	$141,478
Total Transportation Alternatives Set-Aside		**$1,304,247**	**$326,062**
Total Request for Both Programs		**$22,814,247**	**$11,083,062**

* Includes LCM funding requirements

Each project requires a project endorsement resolution (Attachment 1) from the local governing body. If the County is awarded funding, staff will submit another Board Item at a future date to accept the awards and execute the Project Administration Agreements (PAAs) with VDOT.

REVISED

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RECOMMENDATION:
The County Executive recommends that the Board of Supervisors authorize FCDOT to apply for funding in the amount of $22.8 million, including $11.1 million in LCM, and to adopt the project endorsement resolution, substantially in the form of Attachment 1. The total required LCM is available from transportation funding sources and does not require new General Fund resources.

TIMING:
Board of Supervisors' approval is requested on October 28, 2025, to meet the resolution submission requirements.

BACKGROUND:
Revenue Sharing
The Revenue Sharing program is administered by VDOT, in cooperation with the participating localities, under the authority of *Section 33.2-357 of the Code of Virginia* and the Commonwealth Transportation Board's (CTB) Revenue Sharing Program Policy. An annual allocation of funds for this program is designated by the CTB.

The Revenue Sharing program provides additional funding for use by a county, city, or town to construct, reconstruct, improve, or maintain the highway systems within such county, city, or town; and for eligible rural additions in certain counties of the Commonwealth. These funds must be equally matched by the locality. CTB policy caps annual allocations to localities at $5.0 million per year and includes a total project limit of no more than $10.0 million in Revenue Sharing awards.

State law prioritizes project types for the Revenue Sharing program, stating that priority will be given: first, to projects that have previously received Revenue Sharing funds; second, to projects that (i) meet a transportation need identified in the Statewide Transportation Plan or (ii) accelerate a project in a locality's capital plan; and third, to projects that address pavement resurfacing and bridge rehabilitation projects where the maintenance needs analysis determines that the infrastructure does not meet VDOT's maintenance performance targets.

Although the Revenue Sharing Program cycle is FY 2027–2028, allocations will be for FY 2029–2030 funding. Staff recommend the following project funding, in priority order:

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Project Name	Project Summary	Total Project Estimate	Grant Request*	LCM
Soapstone Road Extension	The project constructs a 4-lane roadway over the Dulles Toll Road from Sunrise Valley Drive to Sunset Hills Road, including pedestrian, bicycle, and transit facilities	$269,500,000	$6,926,000	$3,463,000
Shirley Gate Road Extension	The project will construct a 2-lane road to extend Shirley Gate Road from existing intersection of Shirley Gate Road and Braddock Road to Fairfax County Parkway, including active transportation facilities and access to future Patriot Park East.	$38,700,000	$14,588,000	$7,294,000
	TOTAL	**$308,200,000**	**$21,514,000**	**$10,757,000**

* Includes LCM funding requirements

Transportation Alternatives Set-Aside
The Transportation Alternatives (TA) Set-Aside replaced the Transportation Alternatives Program (TAP). The categories of eligible projects are:

- Construction, planning, and design of on-road and off-road trail facilities for pedestrians, bicyclists, and other non-motorized forms of transportation;
- Construction, planning, and design of infrastructure-related projects and systems that will provide safe routes for non-drivers to access daily needs;
- Conversion and use of abandoned railroad corridors for trails;
- Construction of turn-outs, overlooks, and viewing areas to promote the scenic and historic character of local roads;
- Inventory, control, or removal of outdoor advertising;
- Historic preservation and rehabilitation of historic transportation facilities;
- Vegetation management practices in transportation rights-of-way to improve roadway safety, prevent against invasive species, and provide erosion control;
- Archaeological activities relating to impacts from implementation of a transportation project eligible under this title;

- Environmental mitigation activity, including prevention and abatement activities to address storm water management, control, and water pollution related to highway runoff; and
- Wildlife mortality mitigation activities to decrease the negative impacts of roads on the natural environments.

All submissions under these programs require a 20 percent LCM. Jurisdictions are responsible for any cost overruns, future maintenance, and operating costs of any projects that are funded.

The applications will be reviewed by both VDOT staff (with recommendations forwarded to the CTB) and the Metropolitan Washington Council of Governments' (MWCOG's) Transportation Planning Board (TPB). Both the CTB and TPB will make announcements on funding decisions in Summer 2026.

County staff recommend submitting two applications for FY 2027-2028 funding consideration:

Project Name	Project Summary	Total Project Estimate	Grant Request*	LCM
Cinder Bed Road Bikeway North	The project constructs a continuous shared use path between the terminus of Cinder Bed Road and Barry Road, part of a larger bikeway whose end points connect the Franconia-Springfield Metro Station and Fort Belvoir.	$9,300,000	$738,337	$184,584
Columbia Pike Complete Streets	The project will include adding a sidewalk along the south side of Columbia Pike from Backlick Road to Tom Davis Drive and adding a crosswalk and curb ramps crossing Columbia Pike at the west leg of Tom Davis Drive.	$2,220,000	$565,910	$141,478
TOTAL		**$11,520,000**	**$1,304,247**	**$326,062**

* Includes LCM funding requirements

Staff intend to pursue future funding opportunities, such as future grants or other resources, as necessary, to reduce the total County commitment.

EQUITY IMPACT:
Pursuing funding for the identified projects reinforces the One Fairfax policy of a multi-modal transportation system that supports the economic growth, health, congestion mitigation, and prosperity goals of Fairfax County. These projects expand access to safe, reliable, and affordable mobility options, particularly for pedestrians, bicyclists, and transit users, which are guided by and provides accessible mobility solutions that are based on principals associated with sustainability, diversity, and community health.

FISCAL IMPACT:
Grant funding of $22.8, including $11.1 million in Local Cash Match, is being requested from the Revenue Sharing Program and the Transportation Alternatives Set-Aside Programs.

The total Revenue Sharing Program request is $21.5 million, including $10.8 million in LCM for the two projects. The LCM requirement will be provided from reserves available in Fund 40010, County and Regional Transportation Projects.

The total Transportation Alternatives Set-Aside Program request is $1.3 million, including $326,062 in Local Cash Match for the two projects. The Local Cash Match for both projects is available in Fund 40010, County and Regional Transportation Projects.

No additional General Fund resources are required for these submissions. Neither the Revenue Sharing Program or the Transportation Alternatives Set-Aside Program allows for the recovery of indirect costs. If the County is awarded funding, staff will submit another board item to accept the awards and execute the Standard Project Administration Agreements (PAAs) with VDOT.

CREATION OF POSITIONS:
No positions will be created through this action.

ENCLOSED DOCUMENTS:
Attachment 1 – Resolution Endorsing Transportation Projects for FY 2027-2028 Revenue Sharing and Transportation Alternatives Set-Aside Programs

REVISED

Board Agenda Item
October 28, 2025

STAFF:
Jennifer Miller, Deputy County Executive
Gregg Steverson, Director, Fairfax County Department of Transportation (FCDOT)
Martha Coello, Deputy Director, FCDOT
Noelle Dominguez, Chief, Coordination and Funding Division, FCDOT
Eric Teitelman, Chief, Active Transportation, Capital Projects, and Traffic Engineering Division, FCDOT
Michael Guarino, Section Chief, Capital Projects Section, FCDOT
Ray Johnson, Chief, Funding Section, FCDOT
Smitha Chellappa, Senior Transportation Planner, Funding Section, FCDOT

Attachment 1

RESOLUTION

PROJECT ENDORSEMENT RESOLUTION

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Fairfax County Government Center of Fairfax, Virginia, on Tuesday, October 28, 2025, at which meeting a quorum was present and voting, the following resolution was adopted:

WHEREAS, Fairfax County desires to submit applications for allocation of funds of $21,514,000, including $10,757,000 in Local Cash Match (LCM), through the Virginia Department of Transportation (VDOT) Fiscal Year 2027-2028, Revenue Sharing Program.

WHEREAS, Fairfax County desires to submit applications for allocation of funds of $1,304,247, including $326,062 in Local Cash Match (LCM), through the Virginia Department of Transportation (VDOT) Fiscal Year 2027-2028, Transportation Alternatives Set Aside Program.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Supervisors of Fairfax County, Virginia, hereby endorses and approves submissions to VDOT's Fiscal Year 2027-2028 Revenue Sharing Program for the following projects, with requested amounts not to exceed:

- Soapstone Road Extension
  - $6,926,000 grant request, including $3,463,000 in LCM

  Shirley Gate Road Extension
  - $14,588,000 grant request, including $7,294,000 in LCM

BE IT FURTHER RESOLVED, that the Board of Supervisors of Fairfax County, Virginia, hereby endorses and approves submissions to VDOT's Fiscal Year 2027-2028 Transportation Alternatives Set Aside Program for the following projects, with requested amounts not to exceed:

- Cinder Bed Road Bikeway North
  - $738,337 grant request, including $184,584 in LCM

  Columbia Pike Complete Streets
  - $565,910 grant request, including $141,478 in LCM

ADOPTED this 28th day of October 2025.

A Copy Teste:

_____
Jill G. Cooper
Clerk for the Board of Supervisors

Board Agenda Item
October 28, 2025

ACTION – 1

Approval and Authorization to Donate Vehicle to Occoquan Police Department

ISSUE:
Board of Supervisors' approval and authorization to donate vehicle 7141, a 2005 M2106 Freightliner box truck, to the town of Occoquan for use by its police department.

RECOMMENDATION:
The Purchasing Agent recommends that the Board of Supervisors authorize the donation of vehicle 7141 to the town of Occoquan and direct staff to take all necessary steps to effectuate the transfer of this vehicle to the Town. The Fire and Rescue Department (FRD) has indicated that the vehicle is no longer needed and will greatly improve emergency response service delivery by the Occoquan Police Department (Occoquan PD).

TIMING:
Board action is requested on October 28, 2025.

BACKGROUND:
Occoquan PD contacted Fairfax County in December 2024 requesting a surplus vehicle donation to support its traffic management and safety, specifically a vehicle designed to transport traffic barrels, cones, signage, and other items approved for traffic control at emergency (scenes fire-rescue, law enforcement, emergency management). FRD identified a 2005 M2016 Freightliner box truck as being suitable for donation because it is at the end of its lifespan. The vehicle has an estimated value of $16,000. This donation is permitted by *Virginia Code § 15.2-953*. Donating this vehicle would allow Occoquan PD to minimize traffic threats and vehicle strike potentials toward responders. This action will also support regional safety efforts because Occoquan PD is party to a concurrent jurisdiction agreement with Fairfax County. The concurrent jurisdiction agreement allows coordination and support from Occoquan to respond with Fairfax County officers and firefighters along Route 123, Lorton Road, Hooes Road, and other high-volume thoroughfares. Occoquan is also a signatory to the Northern Virginia Law Enforcement regional Mutual Aid agreement allowing assistance to be provided outside of the town's borders when requested. Occoquan PD's planned use of the vehicle aligns with the vision of the Commonwealth Of Virginia's Statewide Traffic Management Plan, National Fire Protection Association standard for traffic incident

management, Virginia Department of Transportation's regional Incident Management Plan, and the Federal Highway Administration's SHRPII responder safety program which has been regionally adopted and practiced.

EQUITY IMPACT:
None.

FISCAL IMPACT:
The value of vehicle 7141 is estimated to be $16,000.

ENCLOSED DOCUMENTS:
None.

STAFF:
Christina Jackson, Deputy County Executive
Thomas Arnold, Deputy County Executive
David Winter, Deputy Fire Chief, Fire and Rescue Department
Lee Ann Pender, Director, Department of Procurement and Material Management
Ron Shoram, Department of Procurement and Material Management

ASSIGNED COUNSEL:
Patricia Moody McCay, Deputy County Attorney

Board Agenda Item
October 28, 2025

INFORMATION – 1

County Holiday Schedule – Calendar Year 2026

A proposed calendar year 2026 Holiday Schedule for Fairfax County Government has been prepared. County employees are authorized for 13 holidays in each calendar year (14 every fourth year when Inauguration Day falls on a business day), Monday through Friday. The Christmas Eve holiday will be observed on Thursday, December 24, 2026. Note: There are 13 authorized county holidays in 2026.

The proposed holiday schedule for 2026 also lists the Federal Government holidays as well as those of the Fairfax County Public Schools. State employees, the Sheriff's Office and the Courts observe the Commonwealth of Virginia designated holidays for reference.

Unless otherwise directed by the Board of Supervisors, the enclosed will be adopted as the holiday schedule for calendar year 2026.

ENCLOSED DOCUMENTS:
Attachment 1 – Proposed Holiday Schedule – 2026

STAFF
Ellicia Seard-McCormick, Deputy County Executive
Linnaea Jablonski, Director, Department of Human Resources

Proposed Holiday Schedule – Calendar Year 2026

HOLIDAY	OBSERVED DAY - DATE	FAIRFAX COUNTY GOVERNMENT	FAIRFAX COUNTY PUBLIC SCHOOLS*	COMMONWEALTH OF VIRGINIA†	FEDERAL GOVERNMENT‡
New Year's Day	Thursday Jan 1	X	X	X	X
Martin Luther King, Jr.'s Day	Monday Jan 19	X	X	X	X
George Washington's Day/Presidents' Day	Monday Feb 16	X	X	X	X
Eid al-Fitr	Friday March 20	Regular Work Day	X	Regular Work Day	Regular Work Day
Memorial Day	Monday May 25	X	X	X	X
Eid al-Adha	Monday May 27	Regular Work Day	X	Regular Work Day	Regular Work Day
Juneteenth	Friday June 19	X	X	X	X
Independence Day	Saturday July 4 (Observed on 3rd)	X	X	X	X
Labor Day	Monday Sept 7	X	X	X	X
Rosh Hashanah	Saturday Sept 12 (Observed on 11th)	Regular Work Day	X	Regular Work Day	Regular Work Day
Yom Kippur	Monday Sept 21	Regular Work Day	X	Regular Work Day	Regular Work Day
Columbus Day	Monday Oct 12	Regular Work Day	Regular Work Day	X	X
Election Day	Tuesday Nov 3	X	Regular Work Day	X	Regular Work Day
Diwali	Sunday Nov 8 (Observed on 9th)	Regular Work Day	X	Regular Work Day	Regular Work Day
Veterans Day	Wednesday Nov 11	X	X	X	X
Additional Time Off	Wednesday Nov 25	Regular Work Day	X	X (Half Day)	Regular Work Day
Thanksgiving Day	Thursday Nov 26	X	X	X	X
Day After Thanksgiving	Friday Nov 27	X	X	X	Regular Work Day
Christmas Eve	Thursday Dec 24	X	X	X	Regular Work Day
Christmas Day	Friday Dec 25	X	X	X	X
Total Holidays		**13**	**18.0**	**14.5**	**11.0**

* Source: FCPS Employee Calendar ; July – December 2026 extrapolated based upon 2025 dates
† Source: 2026 Pay and Holiday Calendar.pub (Read-Only)
‡ Source: https://www.opm.gov/policy-data-oversight/pay-leave/federal-holidays/#url=2026

County of Fairfax, Virginia

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

DATE: October 28, 2025

TO: Senior Management Team
Agency HR Managers Agency
Payroll Contacts

FROM: Linnaea Jablonski, Director
Department of Human Resources

SUBJECT: Holiday Schedule – Calendar Year 2026

As presented to the Board of Supervisors on October 28, 2025, the following holidays shall be observed by the County during calendar year 2026.

HOLIDAY OBSERVED	DAY	DATE
New Year's Day	Thursday	January 1, 2026
Martin Luther King, Jr.'s Day	Monday	January 19, 2026
George Washington's Day/Presidents' Day	Monday	February 16, 2026
Memorial Day	Monday	May 25, 2026
Juneteenth	Friday	June 19, 2026
Independence Day	Friday	July 3, 2026
Labor Day	Monday	September 7, 2026
Election Day	Tuesday	November 3, 2026
Veterans Day	Wednesday	November 11, 2026
Thanksgiving Day	Thursday	November 26, 2026
Day After Thanksgiving	Friday	November 27, 2026
Christmas Eve	Thursday	December 24, 2026
Christmas Day	Friday	December 25, 2026

Department of Human Resources
Office of the Director
12000 Government Center Parkway, Suite 270
Fairfax, VA 22035-0035
Phone: (703) 324-3448 TTY: 711 Fax: (703) 324-3945
E-mail: HRCentral@fairfaxcounty.gov

Board Agenda Item
October 28, 2025

CLOSED SESSION:

(a) Discussion or consideration of personnel matters pursuant to Virginia Code § 2.2-3711(A) (1).

(b) Discussion or consideration of the acquisition of real property for a public purpose, or of the disposition of publicly held real property, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the public body, pursuant to Virginia Code § 2.2-3711(A) (3).

(c) Consultation with legal counsel and briefings by staff members or consultants pertaining to actual or probable litigation, as identified below, where discussion in an open session would adversely affect the negotiating or litigating posture of the public body, as well as consultation with legal counsel regarding specific legal matters listed below requiring the provision of legal advice by such counsel, all as permitted by Virginia Code § 2.2-3711(A) (7) and (8).

1. *Maxwell Hollis v. Schaefer Pyrotechnics, Inc., Kimmel R. Schaefer, Town of Vienna, Catherine L. Corona Salgado, Timothy J. Miscovich, Keith H. Johnson, and Jeffrey Thomas*; Case No. CL-2023-0012002 (Fx. Co. Cir. Ct.)

2. *Anthony Terel LaFond, Ron LaFond, and Michaela LaFond v. Fairfax County, Virginia and Zoha Sultan*, Case No. CL-2025-0014433 (Fx. Co. Cir. Ct.)

3. *Melissa White v. Fairfax County*, Case No. GV25-006375-00 (Prince William Co. Gen. Dist. Ct.)

4. *Lidia Yrma Tapia Ovando v. Alexander Voziyan,* Case No. GV25-009721 (Fx. Co. Gen. Dist. Ct.)

5. *UMB Bank, National Association, Not In Its Individual Capacity, Solely As Legal Title Trustee for LVS Title Trust XII and Atlantic Trustee Services, L.L.C. v. Chad W. Harris a/k/a Cahd West Harris et al.,* Case No. CL-2025-0013230 (Fx. Co. Cir. Ct.) (Mount Vernon District)

6. *Board of Supervisors of Fairfax County, Virginia and William Hicks, Director Fairfax County Land Development Services v. Derek W. Murray and Sarah A. Murray*; CL-2025-0014942 (Fx. Co. Cir. Ct.) (Springfield District)

7. *Leslie B. Johnson, Fairfax County Zoning Administrator v. Panelly, LLC,* Case No. CL-2024-0013439 (Fx. Co. Cir. Ct.) (Dranesville District)

8. *Jay Riat, Fairfax County Building Official v. Martha Voge Taishoff,* Case No. CL-2025-0014939 (Fx. Co. Cir. Ct.) (Dranesville District)

9. *Gabriel M. Zakkak, Property Maintenance Code Official for Fairfax County, Virginia v. Carolyn W. Smith, Trustee of the Smith Living Trust,* Case No. GV25-027791 (Fx. Co. Gen. Dist. Ct.) (Dranesville District)

10. *Leslie B. Johnson, Fairfax County Zoning Administrator v. Joseph W. Emrico and Lisa S. Emrico,* Case No. CL-2025-0014505 (Fx. Co. Cir. Ct.) (Franconia District)

11. *Jay Riat, Fairfax County Building Official v. Antonio Rivas and Leonidas Rivas,* Case No. GV25-021674 (Fx. Co. Gen. Dist. Ct.) (Franconia District)

12. *Jay Riat, Fairfax County Building Official v. Jennifer Mossgrove and John Mossgrove,* Case No. CL-2024-0001666 (Fx. Co. Cir. Ct.) (Hunter Mill District)

13. *Gabriel M. Zakkak, Property Maintenance Code Official for Fairfax County, Virginia v. John D. Coppola and Anne T. Coppola,* Case No. GV25-023514 (Fx. Co. Gen. Dist. Ct.) (Mason District)

14. *Jay Riat, Fairfax County Building Official v. Travis Arnold and Gabriela Catalina Barrera Gutierrez,* Case No. GV25-027789 (Fx. Co. Gen. Dist. Ct.) (Mount Vernon District)

15. *Jay Riat, Fairfax County Building Official v. Mercedes Eugenia,* Case No. GV25-027787 (Fx. Co. Gen. Dist. Ct.) (Mount Vernon District)

16. *Jay Riat, Fairfax County Building Official v. Robert Thompson and Laiping Fong,* Case No. GV25-005851 (Fx. Co. Gen. Dist. Ct.) (Providence District)

17. *Jay Riat, Fairfax County Building Official, and Leslie B. Johnson, Fairfax County Zoning Administrator v. Akhtar H. Shah and Humera Akhtar Shah,* Case No. CL-2025-0002637 (Fx. Co. Cir. Ct.) (Springfield District)

18. *Gabriel M. Zakkak, Property Maintenance Code Official for Fairfax County, Virginia v. Yvonne D. Bracaloni and Doris H. Stickney,* Case No. CL-2025-0008339 (Fx. Co. Cir. Ct.) (Springfield District)

19. *Leslie B. Johnson, Fairfax County Zoning Administrator v. Parhot Noor and Kristen Noor,* Case No. CL-2025-0014361 (Fx. Co. Cir. Ct.) (Sully District)

REVISED

Board Agenda Item
October 28, 2025

3:30 p.m.

Public Hearing on PCA 2003-HM-046-04/ CDPA 2003-HM-046-002 (RZPA 2025-HM-00004) (Union Investment Real Estate GMBH Corporation) to Amend the Proffers and Conceptual Development Plan for RZ 2003-HM-046, to Permit an Additional Office Building at an Overall Site Floor Area Ratio of 0.96, Located on Approximately 6.78 Acres of Land Zoned PDC (Dranesville District)

Located on the N. side of Woodland View Dr. at its intersection with Woodland Pointe Ave. Tax Map 16-4 ((1)) 44.

PLANNING COMMISSION RECOMMENDATION:
The Planning Commission's Public Hearing on this application is scheduled for October 22, 2025. The Planning Commission's recommendation will be forwarded upon decision

On October 22, 2025, the Planning Commission voted 11-0 (Commissioner Bennett was not present for the vote) to recommend to the Board of Supervisors approval of the following actions:

- **PCA 2003-HM-046-04 and CDPA 2003-HM-046-002, subject to the executed proffers consistent with those dated October 21, 2025;**
- **Modification of subsection 5100.2.D(8)(a)2 of the Zoning Ordinance to allow commercial buildings within 75 feet of the Dulles Airport Access Road to that shown on the CDPA/FDPA;**
- **That proffer #10 on rebuilding LEED certification is updated to $2 per square foot; and**
- **Extending the sidewalk to the western property line.**

In a related action, the Planning Commission voted 11-0 (Commissioner Bennett was not present for the vote) to approve FDPA 2003-HM-046-002.

REVISED

Board Agenda Item
October 28, 2025

ENCLOSED DOCUMENTS:
Additional information available online at:
https://www.fairfaxcounty.gov/planning-development/board-packages

Planning Commission Meetings Video Archive available online at:
https://www.fairfaxcounty.gov/cableconsumer/channel-16/planning-commission-meetings-video-archives

STAFF:
Suzanne L. Wright, Director, Zoning Evaluation Division (ZED), Department of Planning and Development (DPD)
Kevin McMahan, Planner, ZED, DPD

Board Agenda Item
October 28, 2025

3:30 p.m.

Public Hearing on SE 2023-SU-00009 (New Life Christian Church) to Permit Outdoor Commercial Recreation Use with Lighting and Increase in Height for Containment Structure, Located on Approximately 2.72 Acres of Land Zoned I-3, AN, and WS (Sully District)

This property is located in the Sully District. Tax Map 34-3 ((1)) 23A1(pt.).

PLANNING COMMISSION RECOMMENDATION:
On September 17, 2025, the Planning Commission voted 11-0 (Commissioner Clarke was absent from the meeting) to recommend to the Board of Supervisors approval of SE 2023-SU-00009, subject to the development conditions dated September 4, 2025.

ENCLOSED DOCUMENTS:
Additional information available online at:
https://www.fairfaxcounty.gov/planning-development/board-packages

Planning Commission Meetings Video Archive available online at:
https://www.fairfaxcounty.gov/cableconsumer/channel-16/planning-commission-meetings-video-archives

STAFF:
Suzanne L. Wright, Director, Zoning Evaluation Division (ZED), Department of Planning and Development (DPD)
Cierra Downing, Planner, ZED, DPD

Board Agenda Item
October 28, 2025

3:30 p.m.

Public Hearing on SE 2025-SU-00003 (Rewa Sadan VA Inc.) to Permit a Retail Sales Use with an Accessory Warehouse Component, and to Increase the Maximum Gross Floor Area that May be Devoted to Retail Sales, Display Area and Accessory Office Space, Located on Approximately 15,279 Square Feet of Land Zoned I-3, I-4, HC, AN, and WS (Sully District)

This property is located in the Sully District. Tax Map 33-2 ((4)) 1A.

PLANNING COMMISSION RECOMMENDATION:
On September 17, 2025, the Planning Commission voted 11-0 (Commissioner Clarke was absent from the meeting) to recommend to the Board of Supervisors the approval of the following actions:

- SE 2025-SU-00003, subject to the development conditions consistent with those dated September 4, 2025; and

- Modification of Subsection 4102.5HH (2)(a) of the Zoning Ordinance to allow an increase in the maximum gross floor area that may be devoted to retail sales, display area, and accessory office space in the I-4 District from 60 percent to 70 percent.

ENCLOSED DOCUMENTS:
Additional information available online at:
https://www.fairfaxcounty.gov/planning-development/board-packages

Planning Commission Meetings Video Archive available online at:
https://www.fairfaxcounty.gov/cableconsumer/channel-16/planning-commission-meetings-video-archives

STAFF:
Suzanne L. Wright, Director, Zoning Evaluation Division (ZED), Department of Planning and Development (DPD)
Carl Schumate, Planner, ZED, DPD

Board Agenda Item
October 28, 2025

3:30 p.m.

Public Hearing on PCA-86-C-119-09/ PRCA 86-C-119-03/ DPA 86-C-119-05 (RZPA 2024-HM-00019) (Boston Properties Limited Partnership) to Amend the Proffers, Conditions, and the Development Plans for RZ 86-C-119 to Permit Modifications to Proffers and Site Design at a 3.64 Floor Area Ratio (FAR) for DPA-86-C-119-05, 2.52 FAR for PCA-86-C-119-09/PRCA-86-C-119-03, and 3.02 FAR for the Overall Development, Including Bonus Density for Affordable Housing, Located on Approximately 13.93 Acres of Land for DPA-86-C-119-05 and 23.58 Acres of Land for PCA-86-C-119-09/PRCA-86-C-119-03, Zoned PRC (Hunter Mill District)

This property is located on the N. side of Sunset Hills Rd., W. side of Reston Pkwy., and E. of Town Center Pkwy. Tax Map 17-3 ((1)) 5 (pt.), 5H1 (pt.), 29A for DPA-86-C-119-05 and Tax Map 17-3 ((1)) 5, 5H1, 29A, and 17-3 ((22)) 3 (pt.), 10001 (pt.) for PCA-86-C-119-09/PRCA-86-C-119-03.

PLANNING COMMISSION RECOMMENDATION:
On September 17, 2025, the Planning Commission voted 11-0 (Commissioner Clarke was absent from the meeting) to recommend to the Board of Supervisors approval of the following actions:

- PCA-86-C-119-09, DPA-86-C-119-05, and PRCA-86-C-119-03, subject to the execution of proffers consistent with those dated September 15, 2025; and

- Modification of Zoning Ordinance subsection 5100.2.D(4)(c) for the sight distance requirements on a corner lot as shown on the DPA/PRCA for Block J.

ENCLOSED DOCUMENTS:
Additional information available online at:
https://www.fairfaxcounty.gov/planning-development/board-packages

Planning Commission Meetings Video Archive available online at:
https://www.fairfaxcounty.gov/cableconsumer/channel-16/planning-commission-meetings-video-archives

STAFF:
Suzanne L. Wright, Director, Zoning Evaluation Division (ZED), Department of Planning and Development (DPD)
Katie Quinn, Planner, ZED, DPD

Board Agenda Item
October 28, 2025

4:00 p.m.

Public Hearings on Proposed Amendments to Chapter 101 (Subdivision Ordinance) and Chapter 112.2 (Zoning Ordinance) of The Code of the County of Fairfax (Code), Regarding Plat, Site Plan and Subdivision Plan Review Times and Processing

ISSUE:
Board of Supervisors (Board) adoption of proposed amendments to *Chapter 101* (Subdivision Ordinance) and *Chapter 112.2* (Zoning Ordinance) of *The Code of the County of Fairfax, Virginia* related to processing and review times for plats, site plans and subdivision plans.

The proposed amendments have been prepared by Land Development Services (LDS) and the Office of the County Attorney, in coordination with the Department of Planning and Development.

PLANNING COMMISSION RECOMMENDATION:
On October 8, 2025, the Planning Commission voted 11-1 (Commissioner Thomas absent from the meeting) to recommend to the Board of Supervisors the following:

- Adoption of the amendments to the Subdivision Ordinance and Zoning Ordinance for Plat, Site Plan and Subdivision review times and processing as set for in the Staff Report dated September 9, 2025;

- That the amendments become effective at 12:01 am the day following adoption.

RECOMMENDATION:
The County Executive recommends the Board adopt the proposed Zoning Ordinance and Subdivision Ordinance amendments as set forth in Attachments A and B to the Staff Report dated September 9, 2025.

TIMING:
Board action is requested on October 28, 2025. The Board authorized advertisement of public hearings on September 9, 2025. The Planning Commission held a public hearing on October 8, 2025. If adopted by the Board, the proposed amendments will become effective at 12:01 a.m. on October 29, 2025.

Board Agenda Item
October 28, 2025

BACKGROUND:
These amendments implement changes to the *Code of Virginia §§15.2-2259* and *15.2-2260* made by Chapter 100 of the 2025 Virginia Acts of the Assembly (House Bill 2660) and Chapter 594 of the 2025 Virginia Acts of the Assembly (Senate Bill 974) that became effective on July 1, 2025. The legislation reduced the time to distribute copy of submitted plans to state agencies from 10 days to 5 days; reduced the review times that county staff has to review plats, site plans and plans of developments for 1st submission from 60 days to 40 days, and resubmissions from 45 days to 30 days. In addition, the amendment created a new requirement for the Director, or equivalent official with supervisory authority over the agent, to review the comments on 3rd or subsequent resubmissions within 14 days of receipt of the comments and determine if the plan should be approved, allow the applicant to revise the plan, or disapprove the plan with the comments. These amendments also include minor editorial changes.

PROPOSED AMENDMENTS:
The proposed amendment to the Subdivision Ordinance will incorporate the changes applicable to the review of Preliminary Plans, Subdivision Plans and final Record Plats. The changes:

- Reduce time from 10 days to 5 days for the County to distribute copies of submitted plans to applicable state agencies
- Reduce county review time from 60 days to 40 days for 1st submission
- Reduce county review time from 45 days to 30 days for resubmissions
- Require the Director, or equivalent official, to review the comments on 3rd or subsequent resubmission within 14 days of receipt.

The proposed amendment to the Zoning Ordinance will incorporate the changes to *Va. Code §§ 15.2-2259*. The changes apply to the review of Minor Site Plans and Site Plans, and:

- Reduce time from 10 days to 5 days for the County to distribute copies of submitted plans to applicable state agencies
- Reduce county review time from 60 days to 40 days for 1st submission
- Require the Director or equivalent official to review the comments on 3rd or subsequent resubmission within 14 days of receipt
- Specify a review time of 30 days for resubmissions.

In addition, the proposed amendment includes other minor editorial changes, such as the term “shall” is changed to “must” in those sections included in the amendment. The proposed amendment to the Subdivision Ordinance is included as Attachment A to the Staff Report and the proposed amendment to the Zoning Ordinance is included as Attachment B to the Staff Report.

Board Agenda Item
October 28, 2025

REGULATORY IMPACT:
The amendments to the Subdivision and Zoning Ordinances revise the specified timeframes as mandated by the update to state code. The Department of Land Development Services has already trained county review staff, coordinated with partner agencies, and changed PLUS due dates to implement the required shorter review times for plan review and ensure we are in compliance as of July 1, 2025, the effective date of the statute revisions.

EQUITY IMPACT:
No Impact. The revisions are made as required by State Code. These changes provide for consistent application of regulations that apply countywide.

FISCAL IMPACT:
None.

ENCLOSED DOCUMENTS:
Attachment 1 – Planning Commission Action
Attachment 2 – Staff Report with proposed amendment text

STAFF:
Jennifer Miller, Deputy County Executive
William Hicks, P.E., Director, Land Development Services

ASSIGNED COUNSEL:
Patrick V. Foltz, Assistant County Attorney

County of Fairfax, Virginia
Planning Commission Meeting
October 8, 2025
Planning Commission Action

ZONING ORDINANCE AMENDMENT - PROPOSED AMENDMENTS TO CHAPTER 101 (SUBDIVISION ORDINANCE) AND CHAPTER 112.2 (ZONING ORDINANCE) OF THE CODE OF THE COUNTY OF FAIRFAX (CODE)
(Countywide)

PLANNING COMMISSION RECOMMENDATIONS:
On October 8, 2025, the Planning Commission voted 10-1 (Commissioner Thomas absent from the meeting) to recommend to the Board of Supervisors the adoption of the amendments to the Subdivision Ordinance and Zoning Ordinance for Plat, Site Plan and Subdivision review times and processing as set for in the Staff Report dated September 9, 2025, and that the amendments become effective at 12:01 am the day following adoption.

ATTACHED DOCUMENTS:
Staff Report dated September 9, 2025

LAND DEVELOPMENT SERVICES
September 9, 2025

STAFF REPORT

PREPARED BY SITE DEVELOPMENT AND INSPECTIONS DIVISION

- [√] PROPOSED COUNTY CODE AMENDMENT
- [ ] PROPOSED PFM AMENDMENT
- [√] PROPOSED ZONING ORDINANCE AMENDMENT
- [ ] APPEAL OF DECISION
- [ ] WAIVER REQUEST

Proposed Amendments to Chapter 101 (Subdivision Ordinance) and Chapter 112.2 (Zoning Ordinance) of *The Code of the County of Fairfax* (Code), Regarding Plat, Site Plan and Subdivision Plan Review Times and Processing

PUBLIC HEARING DATES

Authorization to Advertise:	September 9, 2025
Planning Commission Hearing:	October 8, 2025 at 7:30 p.m.
Board of Supervisors Hearing:	October 28, 2025 at 4:00 p.m.

Prepared By: Jerry Stonefield, Engineer IV
(703) 324-1780
Site Code Research & Development Branch, Land Development Services (LDS)

Staff Report

STAFF RECOMMENDATION

Staff recommends that the Board of Supervisors (Board) adopt the proposed amendments to Chapter 101 (Subdivision Ordinance) and Chapter 112.2 (Zoning Ordinance) of the Fairfax County Code to incorporate changes to the Code of Virginia §§15.2-2259 and 15.2-2260 made by Chapter 100 of the 2025 Virginia Acts of the Assembly (House Bill 2660) and Chapter 594 of the 2025 Virginia Acts of the Assembly (Senate Bill 974) that became effective on July 1, 2025.

DISCUSSION

Coordination

The proposed amendments have been prepared by LDS and coordinated with the Department of Planning and Zoning and the Office of the County Attorney.

Background

Chapter 100 of the 2025 Virginia Acts of the Assembly (House Bill 2660) amended §§ 15.2-2259 and 15.2-2260 of the Code of Virginia. The legislation reduced the time to distribute copy of submitted plans and plats to state agencies from 10 days to 5 days; reduced the review times that county staff has to review plats, site plans and plans of developments for 1st submission from 60 days to 40 days, and resubmissions of previously disapproved plans from 45 days to 30 days. In addition, the amendment created a new requirement for the Director to review the comments on 3rd or subsequent resubmissions within 14 days of receipt and determine if the plan should be approved as resubmitted, allow the applicant to revise the plan, or disapprove the plan with the comments.

Summary of Proposed Amendments

The proposed amendment to the Subdivision Ordinance will incorporate the changes applicable to the review of Preliminary Plans, Subdivision Plans and final Record Plats. The changes:

- Reduce time from 10 days to 5 days for the County to distribute copies of submitted plans to applicable state agencies
- Reduce county review time from 60 days to 40 days for 1st submission
- Reduce county review time from 45 days to 30 days for resubmissions
- For construction plans and final subdivision plats, require Director level review of comments on 3rd or subsequent resubmission within 14 days of receipt

The proposed amendment to the Zoning Ordinance will incorporate the changes to Virginia Code § 15.2-2259. The changes apply to the review of Minor Site Plans and Site Plans:

- Reduce time from 10 days to 5 days for the County to distribute copies of submitted plans to applicable state agencies
- Reduce county review time from 60 days to 40 days for 1st submission
- Require Director level review of comments on 3rd or subsequent resubmission within 14 days of receipt
- Specify a review time of 30 days for resubmissions

In addition, the proposed amendment includes other minor editorial changes, such as the term “shall” is changed to “must” in those sections included in the amendment.

Impact on LDS Operations

The proposed amendments reflect the changes to the LDS development review process imposed by the state legislation. The Planning and Land Use System (PLUS), web pages, and publications have been updated with new review times in advance of the July 1, 2025, effective date to ensure compliance with the state law.

Outreach

Issues related to the reduced review times were discussed with the Board at the July 8, 2025 Land Use Policy Committee meeting. Staff also made presentations to the NVBIA/NAIOP Fairfax Committee, Engineers and Surveyors Institute Fairfax Committee and the Engineering Standards Review Committee.

Equity Impact Statement

No Impact. The revisions are made as required by the Code of Virginia. These changes provide for consistent application of regulations that apply countywide.

Regulatory Impact

The amendments to the Subdivision and Zoning Ordinances revise the specified timeframes as mandated by the update to state code. The Department of Land Development Services has already trained the county review staff, coordinated with partner agencies, and changed PLUS due dates to implement the required shorter review times for plan review and ensure we comply as of July 1, 2025, the effective date of the revisions.

ATTACHED DOCUMENTS

Attachment A – Amendment to Chapter 101 (Subdivision Ordinance)
Attachment B – Amendment to Chapter 112.2 (Zoning Ordinance)

Proposed Amendment
to
Chapter 101 (Subdivision Provisions)

In the revisions shown below, text to be deleted is identified with ~~strike-through~~ and text to be added is underlined.

Amend Section 101-2-2, Minimum Requirements, subsection (25)(B) to read as follows:

(25)(B) The Director will, as part of a preliminary plan review, or as part of a plan review if no preliminary plan review has been conducted: (i) review the dam break inundation zone map on file with the county for the affected impounding structure; (ii) notify the dam owner; and (iii) within 5 ~~10~~ days forward a request to the Department of Conservation and Recreation (DCR) to make a determination of the potential impacts of the proposed development on the spillway design flood standards required of the dam. DCR must notify the dam owner and the county of its determination within 45 days of the receipt of the request. Upon receipt of DCR's determination, the county will complete review of the plan. If the Director has not received a determination within 45 days of DCR's receipt of the request, DCR will be deemed to have no comments, and the county will complete its review.

Amend Section 101-2-3, Preliminary Subdivision Plat, subsections (d)(1) and (d)(2) to read as follows:

(d)(1) Unless delayed by a federal or State review, a preliminary plat must be acted upon within 45 ~~60~~ days, except under abnormal circumstances, from receipt thereof in the Office of the Director. Any preliminary plat that has been previously disapproved and has been modified and corrected to address all deficiencies must be acted upon within 30 ~~45~~ days, except under abnormal circumstances, from receipt thereof in the Office of the Director. The Director will thoroughly review the plat and make a good faith effort to identify all deficiencies, if any, with the initial submission. If the preliminary plat is disapproved, the reason or reasons for such disapproval must be provided to the applicant either ~~shown~~ on the plat itself or in a separate document and~~. The reasons for disapproval~~ must (i) identify all deficiencies in the plat which cause the disapproval by referencing ~~reference~~ to specific duly adopted ordinances, regulations, or policies and (ii) ~~must~~ identify ~~such~~ modifications or corrections as will permit approval of the plat. All deficiencies identified during a third or subsequent resubmission of any preliminary plat must be provided concurrently to the applicant and the Director or equivalent official having supervisory authority over the agent. Within 14 days of receipt, the Director or equivalent official must either: 1. approve the preliminary plat as submitted; 2. permit the applicant to address any deficiencies deemed minor by the Director, and resubmit the preliminary plat for administrative approval. The Director must complete the administrative approval within seven days of receipt of the resubmission; or 3. Disapprove the resubmission, and identify all deficiencies that caused the disapproval by referencing specific duly adopted ordinances, regulations, or policies and identify all modifications or corrections that will permit approval of the preliminary plat.

(d)(2) However, if approval of a feature or features of the preliminary plat by a federal or state agency or public authority, including, without limitation, the Virginia Department of Transportation, is necessary, the Director will forward a copy of the preliminary plat to the appropriate federal or State agency or authority ~~agencies~~ for review within 5 ~~ten (10)~~ business days of receipt of such preliminary plat. Upon receipt of the approvals from all federal and State agencies, the Director must act upon such preliminary plat within 20 ~~thirty-five (35)~~ days.

Amend Section 101-2-4, Construction Plan, subsection (d) Approval, to read as follows:

101-2-4 Construction Plan:
(d) Approval. The Construction Plan must be acted upon within 40 ~~60~~ days, except under abnormal circumstances, from receipt thereof in the Office of the Director. Any construction plan that has been previously disapproved and has been modified and corrected to address all deficiencies must be acted upon within 30 ~~45~~ days, except under abnormal circumstances, from receipt thereof in the Office of the Director. The Director must thoroughly review the construction plan and make a good faith effort to identify to the greatest extent practicable all deficiencies, if any, with the initial submission. If the construction plan is disapproved, the reason or reasons for such disapproval must be provided to the applicant either ~~shown~~ on the plan itself or in a separate document and ~~. The reasons for disapproval~~ must (i) identify all deficiencies in the plan which cause the disapproval by referencing ~~reference to~~ specific duly adopted ordinances, regulations, or policies, and (ii) ~~must~~ identify, to the greatest extent practicable, ~~such~~ modifications or corrections as will permit approval of the plan. All deficiencies identified during a third or subsequent resubmission of any construction plan must be provided concurrently to the applicant and the Director or equivalent official having supervisory authority over the agent. Within 14 days of receipt, the Director or equivalent official must either: 1. approve the construction plan as submitted; 2. permit the applicant to address any deficiencies deemed minor by the Director or equivalent official, and resubmit the construction plan for administrative approval. The Director or equivalent official must complete the administrative approval within seven days of receipt of the resubmission; or 3. disapprove the resubmission, and identify all deficiencies that caused the disapproval by referencing specific duly adopted ordinances, regulations, or policies and identify all modifications or corrections that will permit approval of the construction plan.

Amend Section 101-2-5, Final Subdivision Plat, subsection (d)(1) to read as follows:

101-2-5 Final Subdivision Plat
(d)(1) Final plats shall be acted upon within 40 ~~sixty (60)~~ days, except under abnormal circumstances, from receipt thereof. If disapproved, the reason or reasons for such disapproval will ~~shall~~ be provided to the applicant either ~~shown~~ on the plat or in a separate document. ~~The reasons for disapproval shall~~ and will identify all deficiencies in the plat which cause the disapproval by referencing ~~reference to~~ specific duly adopted ordinances, regulations, or policies, and (ii) ~~shall generally~~ identify, to the greatest extent possible, ~~such~~ modifications or corrections as will permit approval of the plat. All deficiencies identified during a third or subsequent

resubmission of any final plat, must be provided concurrently to the applicant and the Director or equivalent official having supervisory authority over the agent. Within 14 days of receipt, the Director or equivalent official must either: 1. approve the final plat as submitted; 2. permit the applicant to address any deficiencies deemed minor by the Director or equivalent official and resubmit the final plat for administrative approval. The Director or equivalent official shall complete the administrative approval within seven days of receipt of the resubmission; or 3. disapprove the resubmission, and identify all deficiencies that caused the disapproval by referencing specific duly adopted ordinances, regulations, or policies and identify all modifications or corrections that will permit approval of the final plat.–Final plats shall be approved for the Board of Supervisors, by the Director, and such action shall be evidenced thereon by his signature; provided,

(A) Such plats are in satisfactory accordance with a proffered generalized development plan, proffered or approved final development plan, or approved special exception plat for a cluster subdivision or waiver of the minimum lot size requirements, which plan or plat is certified by a professional engineer, architect, landscape architect or land surveyor authorized to practice as such by the State or an approved preliminary plat and the provisions of this Chapter and, as such have been recommended for approval to the Director, which action shall be evidenced on the copies by appropriate signatures and such plats have been approved by the Director of Health Services or his agent which action shall be evidenced on the copies by his signature; and

(B) All physical improvements required by the provisions of this Chapter for the subdivision so platted shall have been installed therein, and approved for conformance with the construction plans and specifications therefor, such construction plans and specifications having been submitted and approved prior to the commencement of construction; except in lieu of actual installation of such physical improvements, there shall be executed by the subdivider and submitted with the final plat an agreement to construct such physical improvements in form and substance as approved by the County, together with a bond with surety satisfactory to the County, in an amount sufficient for and conditioned upon the construction of such physical improvements in form and substance as approved by the County in the amount of the estimated cost of the physical improvements as determined by the Director. Such agreement and bond shall provide for completion of all work covered thereby within a time to be determined by the Director. Failure of the subdivider to complete the required improvements within the specified time (including any extensions of time which are granted for good cause) shall be deemed to be a violation of this Ordinance and the Director shall withhold further permits or approvals until such violation is in the process of being corrected. The adequacy, conditions and acceptability of any initial bond or bond extensions hereunder shall be determined by the Director or any official of the County as designated by resolution of the Board. In any case where any such official has rejected any such agreement or bond, the subdivider shall have the right to have such determination made by the Board of Supervisors; and

(C) The subdivider has paid to the County the fees set forth in Section 101-2-9 (Fees).

Proposed Amendment
to
Chapter 112.2 (Zoning Ordinance)

In the revisions shown below, text to be deleted is identified with ~~strike-through~~ and text to be added is underlined. The proposed changes are based on provisions of the adopted Zoning Ordinance in effect as of July 7, 2025, and there may be other proposed amendments which may affect some of the numbering, order or text arrangement of the paragraphs or sections set forth in this amendment, as other amendments may be adopted prior to action on this amendment. In the case of such an event, any necessary renumbering or editorial revisions caused by the adoption of any Zoning Ordinance amendments by the Board of Supervisors prior to the date of adoption of this amendment will be administratively incorporated by the Clerk in the printed version of this amendment following Board adoption.

INSTRUCTION: Revise subsection 8100.7.F(1)(a), 8100.7.F(1)(c), 8100.7.F(2)(a) and 8100.7.F(2)(c) to revise the review times and process for review of previously disapproved plans and add when the Director or equivalent official must review the comments and take action; and revise subsections 8100.7.F(1)(b) and 8100.7.F(2)(a) to reduce from ten day to five days when the Director must forward a request to DCR.

7. Site Plans and Minor Site Plans

…

F. Staff Review and Action

(1) Minor Site Plan Review and Approval

(a) The Director will check the minor site plan for completeness and compliance with administrative requirements. The Director will ensure that all administrative reviews are completed on time and that action is taken by the approving authority on the minor site plan within 40~~60~~ days from receipt of a complete first submission, except under abnormal circumstances.

(b) The Director will, as part of a preliminary plan review, or as part of a plan review if no preliminary plan review has been conducted: (i) review the dam break inundation zone map on file with the County for the affected impounding structure; (ii) notify the dam owner; and (iii) within five ~~ten~~ days forward a request to the Department of Conservation and Recreation (DCR) determine the potential impacts of the proposed development on the spillway design flood standards required of the dam. DCR must notify the dam owner and the County of its determination within 45 days of the receipt of the request. Upon receipt of DCR's determination, the County will complete its review of the plan. If the Director has not received a determination within 45 days of DCR's receipt of the request, DCR will be deemed to have no comments, and the County will complete its review.

(c) Subsection 8100.7.F(2)(b) applies to minor site plans. In addition to other conditions that the Director may impose as necessary to ensure the public interest and the purpose and intent of this Ordinance, the Director may require, as a condition of any approval of a minor site plan, the dedication or construction of improvements, or agreement to dedicate or construct in accordance with subsection 8100.7.F(5), as may be necessary to adequately provide for such improvements.

(d) If a minor site plan is disapproved, the following applies:

1. Specific reasons for such disapproval must be provided to the applicant either ~~shown~~ on the plan or in a separate document~~. The reasons for disapproval~~ and must (i) identify all deficiencies in the plan that caused ~~related to~~ the disapproval by ~~reference to~~ referencing specific duly adopted ordinances, regulations, or policies, and ~~must~~ (ii) identify, to the greatest extent practicable, modifications or corrections that would result in approval of the plan.

2. All deficiencies identified during a third or subsequent resubmission of any minor site plan must be provided concurrently to the applicant and the Director or equivalent official having supervisory authority over the agent. Within 14 days of receipt, the Director or equivalent official must either: (i) approve the site plan as submitted; (ii) permit the applicant to address any deficiencies deemed minor by the Director or equivalent official and resubmit the minor site plan for administrative approval. The Director must complete the administrative approval within seven days of receipt of the resubmission; or (iii) disapprove the resubmission, and identify all deficiencies that caused the disapproval by referencing specific duly adopted ordinances, regulations, or policies and identify all modifications or corrections that will permit approval of the minor site plan.

3. The Director will act on the minor site plan that has been previously disapproved within 30 days after the plan has been modified, corrected and resubmitted for approval.

(2) Site Plan Review and Approval

(a) The Director will check the site plan for completeness and compliance with established administrative requirements. The Director will ensure that all administrative reviews are completed on time and that action is taken by the approving authority on the site plan within 40~~60~~ days from receipt of a complete first submission, except under abnormal circumstances. Site plans proposing the development or construction of affordable dwelling units under Section 5101 must be processed within 280 days from the receipt of the complete application, provided the plan substantially complies with all ordinance requirements when it is submitted. The calculation of the review period only includes the time the site plan is in for County review and does not include such time as may be required by the applicant for revisions or modifications in response to comments from the County to comply with the Ordinance. The Director will, as part of a preliminary plan review, or as part of a plan review if no preliminary plan review was

conducted: (i) review the dam break inundation zone map on file with the County for the affected impounding structure; (ii) notify the dam owner; and (iii) within five ~~ten~~ days forward a request to the Department of Conservation and Recreation (DCR) to determine the potential impacts of the proposed development on the spillway design flood standards required of the dam. DCR must notify the dam owner and the County of its determination within 45 days of the receipt of the request. Upon receipt of the DCR's determination, the County will complete its review of the plan. If the Director has not received a determination within 45 days of DCR's receipt of the request, DCR will be deemed to have no comments, and the County will complete its review.

…

(c) If a site plan is disapproved, the following applies:

1. Specific reasons for the disapproval must be provided to the applicant either ~~shown~~ on the plan or in a separate document and~~. The reasons for disapproval~~ must (i) identify all deficiencies in the plan that cause the disapproval by reference to specific ordinances, regulations, or policies, and (ii) ~~must~~ identify, to the greatest extent practicable, modifications or corrections needed for approval of the plan.

2. All deficiencies identified during a third or subsequent resubmission of any site plan must be provided concurrently to the applicant and the Director or equivalent official having supervisory authority over the agent. Within 14 days of receipt, the Director or equivalent official must either: (i) approve the site plan as submitted; (ii) permit the applicant to address any deficiencies deemed minor by the Director or equivalent official and resubmit the site plan for administrative approval. The Director must complete the administrative approval within seven days of receipt of the resubmission; or (iii) disapprove the resubmission, and identify all deficiencies that caused the disapproval by referencing specific duly adopted ordinances, regulations, or policies and identify all modifications or corrections that will permit approval of the site plan.

3. The Director will act on the site plan that has been previously disapproved within 30 days after the plan has been modified, corrected and resubmitted for approval.

Board Agenda Item
October 28, 2025

4:00 p.m.

Public Hearing on the Acquisition of Certain Land Rights Necessary for the Construction of Request for Condemnation Authority for the Richmond Highway Bus Rapid Transit (RHBRT) Project 2G40-162-004 (Franconia District and Mount Vernon District)

ISSUE:
Public Hearing on the acquisition of certain land rights necessary for the construction of Project 2G40-162-004, Richmond Highway Bus Rapid Transit (RHBRT) in Fund 40010, County and Regional Transportation Projects.

RECOMMENDATION:
The County Executive recommends that the Board of Supervisors (Board) adopt the attached resolution authorizing the acquisition of the necessary land rights.

TIMING:
On September 30, 2025, the Board authorized the advertisement of a public hearing to be held on October 28, 2025, commencing at 4:00 p.m.

BACKGROUND:
Based on recommendations from a Virginia Department of Rail and Public Transportation (DRPT) study, the Fairfax County Department of Transportation is working with residents, community stakeholders, and partner agencies to plan, design, and construct a bus rapid transit system for the Richmond Highway corridor.

The goal of the RHBRT system is to increase transit ridership along the corridor, as well as help implement the redevelopment plans envisioned by the County's Embark Comprehensive Plan. The RHBRT is also a precursor to an ultimate Metrorail extension to Hybla Valley. The system is planned to extend along Richmond Highway (Route 1) and North Kings Highway from Fort Belvoir to the Huntington Metrorail Station, in two sections. Section I of the project extends along North Kings Highway from the Huntington Metrorail Station to Richmond Highway, and along Richmond Highway to Gum Springs. Section II extends along Richmond Highway from Gum Springs to Fort Belvoir. The project will provide an upgraded roadway cross section for Richmond Highway, including new bicycle and pedestrian facilities along the corridor and a dedicated transitway for the transit system.

To better manage the acquisition process, land rights for these improvements have been split into groups. Of the first several groups, acquisitions have been completed on 39 parcels. As negotiations and settlements are ongoing, tallies may change. Of the remaining parcels to be included as part of this hearing, 32 are zoned Commercial and 7 are zoned Residential. This grouping of properties must be acquired to allow utility relocation to proceed as scheduled.

Negotiations are in progress with the affected property owners; however, because resolution of these acquisitions is not imminent, it may be necessary for the Board to utilize quick-take eminent domain powers to commence construction of this project on schedule. These powers are conferred upon the Board by statute, namely, *Va. Code Ann. Sections 15.2-1901 through 15.2-1905* (as amended). Pursuant to these provisions, a public hearing is required before property interests can be acquired in such an accelerated manner.

EQUITY IMPACT:
The project area is located across several Census blocks with average to very high Vulnerability levels according to the Fairfax County Vulnerability Index. Residents in this block in low-income occupations range from 32.2%-74.0%, and residents have low educational attainment ranging from 32.7%-63.4%.

The project and this action align with multiple focus areas of the One Fairfax Policy. Construction of the proposed improvements supports focus area 2, safely connecting more housing units to multiple modes of transport. Improved walkability ensures that focus area 8's goal is furthered by improving the quality of life for everyone in the neighborhood by providing a safe, well-maintained travel route between neighborhoods. The overall goal of the project aligns with focus area 11's guidance to protect existing stable neighborhoods and green spaces and thereby allow residents to access transportation modes which promote employment opportunities, housing, amenities, and services for all. Finally, the project promotes focus area 14's goal of providing a multi-modal transportation system that supports the economic growth, health, congestion mitigation, and prosperity goals of Fairfax County and provides accessible mobility solutions that are based on the principles associated with sustainability, diversity, and community health.

Land Acquisition Division (LAD) project locations are chosen by other departments, resulting in the division's necessity to focus on equity of process. The equity impact of the LAD process is positive, with the focus of cost evaluation, offer, and negotiation being on tax assessment and comparable land sales rather than on the owner of record. LAD staff, through County contractors and/or agents, engage property owners

in their preferred method of communication and at times that are agreeable to the owner. The Division provides transparency of practice and attempts to offer reasonable language and disability accommodation from the start of the acquisition process.

As a result of the project design, ensured by the process used to obtain land rights, the overall impact of this action provides a positive equity impact.

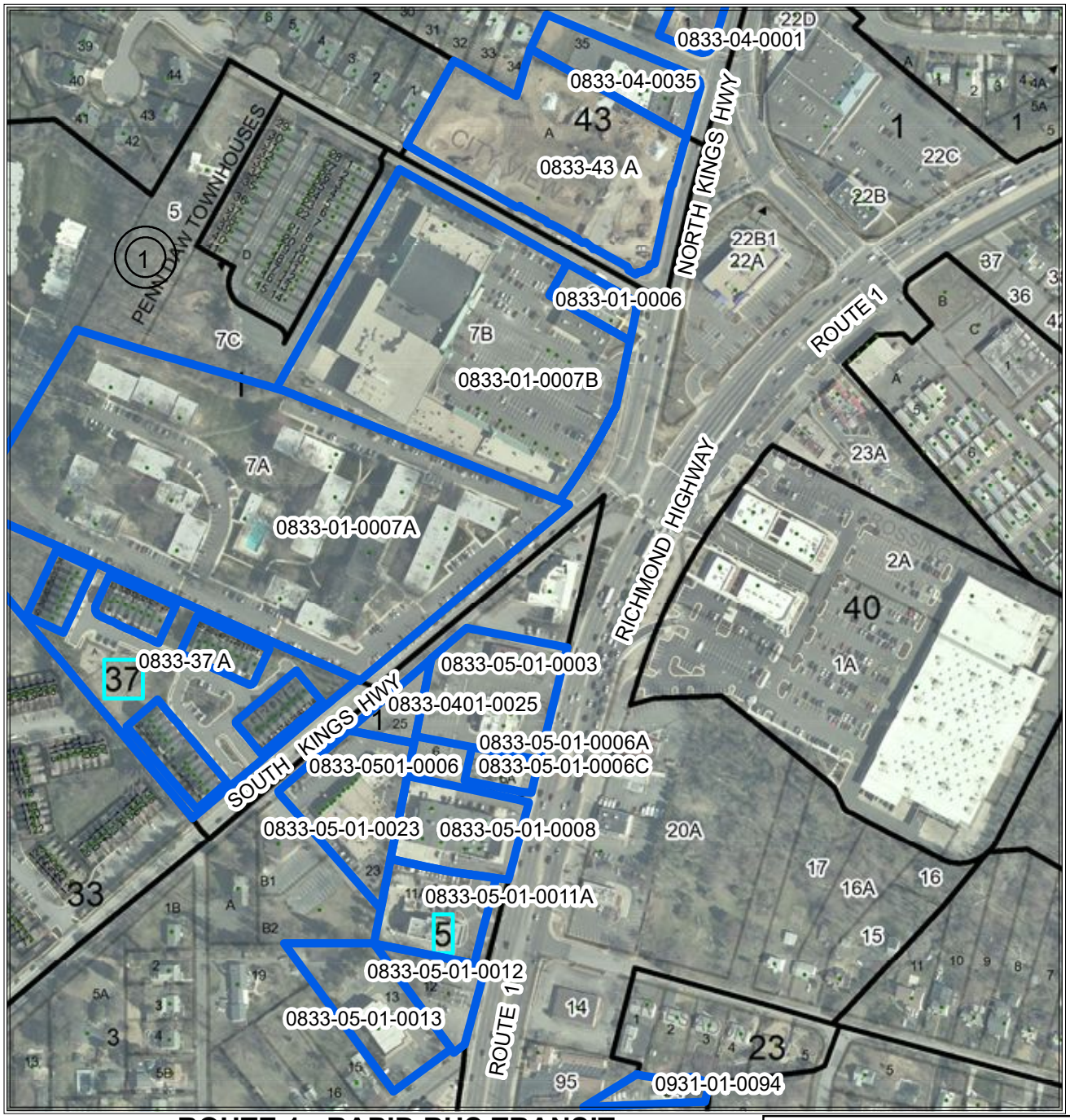
FISCAL IMPACT:
Funding is available in Project 2G40-162-004, Richmond Highway Bus Rapid Transit (RHBRT) in Fund 40010, County and Regional Transportation Projects. This project is included in the FY 2026 – FY 2030 Adopted Capital Improvement Program (With future Fiscal Years to FY 2035). No additional funding is being requested from the Board.

ENCLOSED DOCUMENTS:
Attachment 1: Project Location Map(s)
Attachment 2: Resolution
Attachments 3-41: Listing of Affected Properties

STAFF:
Jennifer Miller, Deputy County Executive
Christopher Herrington, Director, Department of Public Works and Environmental Services (DPWES)
Gregg Steverson, Director, Fairfax County Department of Transportation
Carey Needham, Deputy Director, Capital Facilities, DPWES

ASSIGNED COUNSEL:
Hayden Codding, Assistant County Attorney
Randall Greehan, Assistant County Attorney

Attachment 1

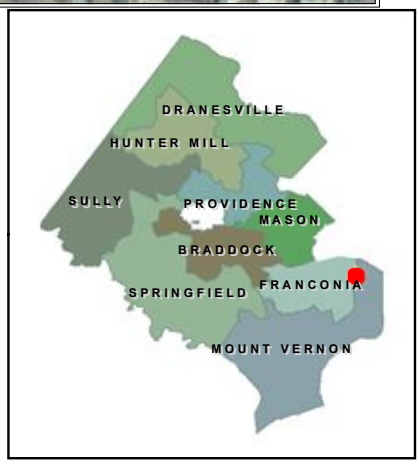


ROUTE 1 - RAPID BUS TRANSIT

Project : 2G40-162-004

Tax Map: 083-3 **Franconia and Mount Vernon Districts**

Affected Properties:



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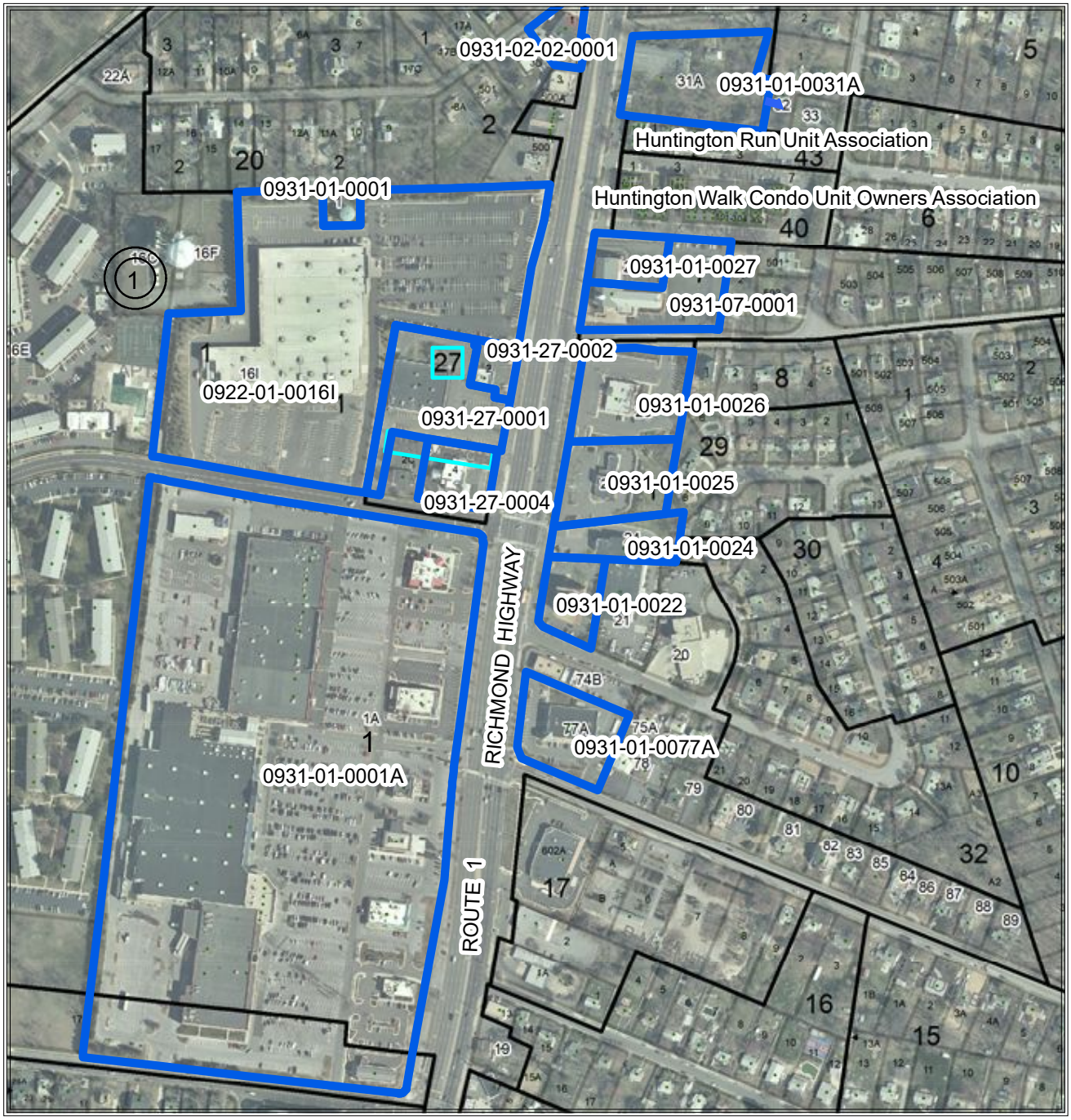
Attachment 1



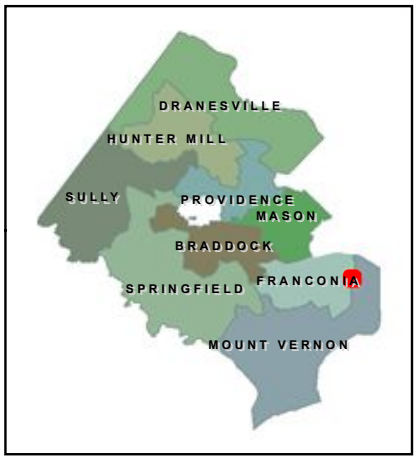
ROUTE 1 - RAPID BUS TRANSIT

Project : 2G40-162-004

Tax Map: 093-1, 092-2

Franconia and Mount Vernon Districts

Affected Properties:



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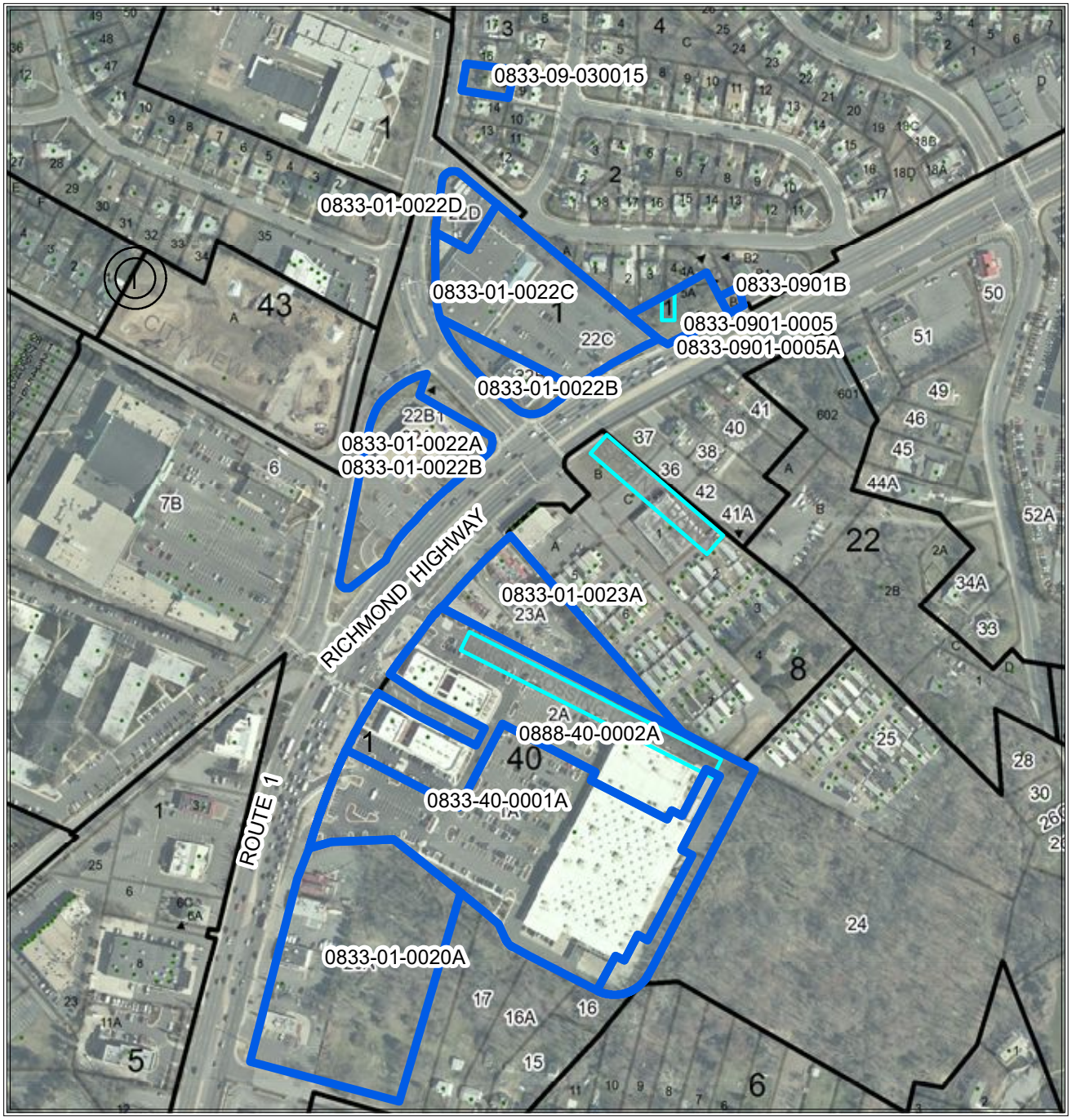
Attachment 1



ROUTE 1 - RAPID BUS TRANSIT

Project : 2G40-162-004

Tax Map: 083-3

Franconia and Mount Vernon Districts

Affected Properties:



0 5 10 20 Miles

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ATTACHMENT 2

RESOLUTION

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Government Center at 12000 Government Center Parkway, Fairfax, Virginia, on Tuesday, October 28, 2025, at which meeting a quorum was present and voting, the following resolution was adopted:

WHEREAS, certain Project 2G40-162-004, Richmond Highway Bus Rapid Transit (RHBRT) had been approved; and

WHEREAS, a public hearing pursuant to advertisement of notice was held on this matter, as required by law; and

WHEREAS, the property interests that are necessary have been identified; and

WHEREAS, in order to keep this project on schedule, it is necessary that the required property interests be acquired.

NOW THEREFORE BE IT RESOLVED, that the Director, Land Acquisition Division, in cooperation with the County Attorney, is directed to acquire the property interests listed in Attachments 3 through 41 by gift, purchase, exchange, or eminent domain; and be it further

RESOLVED, that following the public hearing, this Board hereby declares it necessary to acquire the said property and property interests and that this Board intends to enter and take the said property interests for the public purpose of constructing a Bus Rapid Transit (BRT) system in order to increase transit ridership along the corridor and improve public transportation. BRT is also a precursor to an ultimate Metrorail extension to Hybla Valley. The BRT system is planned to extend

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along Richmond Highway (Route 1) and North Kings Highway from Fort Belvoir to the Huntington Metrorail Station, in two sections. Section I of the project extends along North Kings Highway from the Huntington Metrorail Station to Richmond Highway, and along Richmond Highway to Gum Springs. Section II extends along Richmond Highway from Gum Springs to Fort Belvoir. The project will provide an upgraded roadway cross section for Richmond Highway, including connectivity improvements, new bicycle and pedestrian facilities along the corridor and a dedicated transitway for the BRT system, as shown and described in the plans of Project 2G40-162-004, Richmond Highway Bus Rapid Transit (RHBRT) on file in the Land Acquisition Division of the Department of Public Works and Environmental Services, 12000 Government Center Parkway, Suite 449, Fairfax, Virginia; and be it further

RESOLVED, that this Board does hereby exercise those powers granted to it by the *Code of Virginia* and does hereby authorize and direct the Director, Land Acquisition Division, on or after December 1, 2025, unless the required interests are sooner acquired, to execute and cause to be recorded and indexed among the land records of this County, on behalf of this Board, the appropriate certificates in accordance with the requirements of the *Code of Virginia* as to the property owners and deposit with the Circuit Court the indicated estimates of fair market value of the property taken and damages, if any, to the residue of the affected parcels relating to the certificates; and be it further

RESOLVED, that the County Attorney is hereby directed to institute the necessary legal proceedings to acquire indefeasible title to the property and property interests identified in the said certificates by condemnation proceedings, if necessary.

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LISTING OF AFFECTED PROPERTIES
Project 2G40-162-004, Richmond Highway Bus Rapid Transit (RHBRT)
(Franconia and Mount Vernon Districts)

PROPERTY OWNERS

1. Heirs of Oscar Adhemar Arancibia-Pelaez — 0833-09-03-0015

   Address:
   6111 North Kings Hwy.
   Alexandria, VA 22303

2. A&M Limited Company — 0833-01-0022B

   Address:
   6226 Richmond Hwy.
   Alexandria, VA 22303

3. Kenyon Oil Company
   d/b/a Drake Petroleum Company Inc. — 0833-01-0023A

   Address:
   6239 Richmond Hwy.
   Alexandria, VA 22303

4. Lidl US Operations LLC — 0833-01-0022A
   0833-01-0022B1

   Address:
   6211 North Kings Hwy.
   Alexandria, VA 22303

5. Richmond Highway LLC — 0833-01-0022C
   0833-01-0022D

   Address:
   6220 Richmond Hwy. &
   6117 North Kings Hwy.
   Alexandria, VA 22303

6. Wal-Mart Real Estate Business Trust — 0833-40-0001A

   Address:
   6303 Richmond Hwy.
   Alexandria, VA 22303

7. Kings Crossing Shops LLC Address: 6301 Richmond Hwy. Alexandria, VA 22303	0833-40-0002A
8. The Unit Owners Association of Kings Crossing Land Condominium Address: 6301 Richmond Hwy. Alexandria, VA 22303	0833-40-0002A
9. Richmond Highway LLC Address: Alexandria, VA 22303	0833-0901B 0833-0901-0005 0833-0901-0005A
10. Neighborhood Health Inc. Address: 6677 Richmond Hwy. Alexandria, VA 22306	0931-01-0022
11. Beacon Heights LLC Address: 6601 Richmond Hwy. Alexandria, VA 22306	0931-01-0026
12. Huntington Run Unit Owners Association Address: 6425 Richmond Hwy. Alexandria, VA 22306	0931-43-CONDO
13. Fairfield Kings Crossing LLC Address: Alexandria, VA 22306	0833-01-0020A

14. Groveton Baptist Church TRS Address: 6511/6511 A Richmond Hwy. Alexandria, VA 22306	0931-07-0001 0931-01-0027
15. 6711 Richmond Highway, LLC Address: 6711 Richmond Hwy Alexandria, VA 22306	0931-01-0077A
16. M & K Realty LLC Address: 6621 Richmond Hwy Alexandria, VA 22306	0931-01-0024
17. Dipippo Associates Ltd Address: 6615 Richmond Hwy. Alexandria, VA 22306	0931-01-0025
18. 44 Alexandria Associates, LLC Address: 6421 Richmond Hwy. Alexandria, VA 22306	0931-01-0031A
19. Calvary Presbyterian Church Inc. Address: 6120 N. Kings Hwy. Alexandria, VA 22303	0833-04-0001
20. 1004 Kings LLC Address: 6124 N. Kings Hwy. Alexandria, VA 22303	0833-04-0035

21. 29SC Shelby Property Owner LLC Address: 6200 N. Kings Hwy. Alexandria, VA 22303	0833-43-A
22. South Alex Subsidiary LLC Address: 6218 N. Kings Hwy. Alexandria, VA 22303	0833-01-0007B 0833T01-0007B
23. Kings Gardens Apartments Joint Venture Address: 6300 S. Kings Hwy. Alexandria, VA 22306	0833-01-0007A
24. JCR Krispy Korner Investors, LLC Address: 6328 Richmond Hwy. Alexandria, VA 22306	0833-0501-0008
25. Potomac Conference Corp. Of Seventh-Day Adventists Address: 2812 Franklin Street Alexandria, VA 22306	0833-0501-0013
26. Target Corporation Address: 6600 Richmond Hwy. Alexandria, VA 22306	0922-01-0016I
27. Penn Daw H.J. Limited Partnership Address: 6310 Richmond Hwy. Alexandria, VA 22306	0833-0501-0003 0833-0501-0006 0833-0501-0025

28. Kingsway Limited Partnership — 0833-0501-0023

    Address:
    6327 S. Kings Hwy.
    Alexandria, VA 22306

29. Krispy Kreme Doughnut, Corporation — 0833-0501-0011A

    Address:
    6332 Richmond Hwy.
    Alexandria, VA 22306

30. Yung Won Lee & Hwasik Shin — 0833-0501-0012

    Address:
    6410 Richmond Hwy.
    Alexandria, VA 22306

31. Mt Vernon National Bank And Trust Co
    d/b/a Truist Bank — 0931-27-0004

    Address:
    6618 Richmond Hwy.
    Alexandria, VA 22306

32. Beacon Center LLC — 0931-01-0001A

    Address:
    6700 Richmond Hwy.
    Alexandria, VA 22306

33. Raport Family LP

    Address:
    6610 Richmond Hwy. — 0931-27-0002
    Alexandria, VA 22307

    6612 Richmond Hwy — 0931-27-0001
    Alexandria, VA 22306

34. 803 Kings St. LLC — 0931-01-0094

    Address:
    6415 Richmond Hwy.
    Alexandria, VA 22306

35. Huntington Walk Condominium Unit Owners Association — 1013-03-CONDO

    Address:
    6429 Richmond Hwy.
    Alexandria, VA 22306

36. Trend Investment Group — 0833-01-0006

    Address:
    6216 N. Kings Hwy.
    Alexandria, VA 22306

37. Huntington Grove II, HOA — 0833-37-A

    Address:
    S. Kings Hwy at Huntington Grove Square
    Alexandria, VA 22306

38. Hien Tu Ngo & Ha Dan Ngo — 0833-05-01-0006A
    0833-05-01-0006C

    Address:
    6324 Richmond Hwy.
    Alexandria, VA 22306

39. Edith W. Skidmore — 0931-02020001

    Address:
    6416 Richmond Hwy.
    Alexandria, VA 22309

A Copy – Teste:

_____
Jill G. Cooper
Clerk to the Board of Supervisors

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ATTACHMENT 3

AFFECTED PROPERTY

Tax Map Number: 0833-09-03-0015

Street Address: 6111 North Kings Hwy.
Alexandria, VA 22303

OWNER(S): Heirs of Oscar Adhemar Arancibia-Pelaez

INTEREST(S) REQUIRED: (As shown on attached plat/plan)

Dedication – 64 sq. ft.
Sign and Pavement Marking Easement – 46 sq. ft.
Grading & Temporary Construction Easement – 1,852 sq. ft.

VALUE

Estimated value of interests and damages:

FIFTY-ONE THOUSAND FOUR HUNDRED TEN DOLLARS ($51,410)

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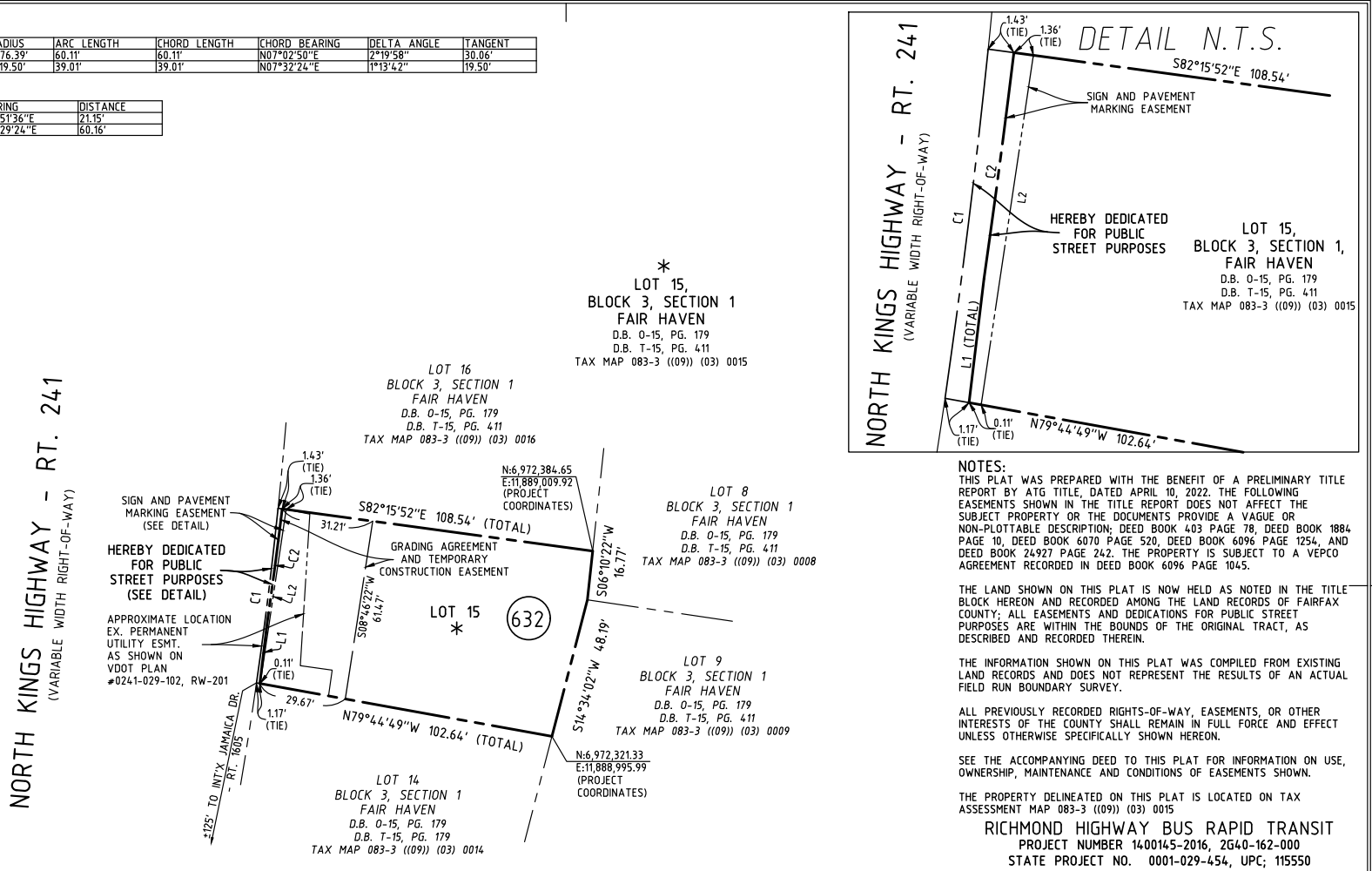
VA STATE GRID NORTH
VCS 83; NORTH ZONE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	1476.39'	60.11'	60.11'	N07°02'50"E	2°19'58"	30.06'
C2	1819.50'	39.01'	39.01'	N07°32'24"E	1°13'42"	19.50'

LINE	BEARING	DISTANCE
L1	N06°51'36"E	21.15'
L2	N08°29'24"E	60.16'



NOTES:

THIS PLAT WAS PREPARED WITH THE BENEFIT OF A PRELIMINARY TITLE REPORT BY ATG TITLE, DATED APRIL 10, 2022. THE FOLLOWING EASEMENTS SHOWN IN THE TITLE REPORT DOES NOT AFFECT THE SUBJECT PROPERTY OR THE DOCUMENTS PROVIDE A VAGUE OR NON-PLOTTABLE DESCRIPTION; DEED BOOK 403 PAGE 78, DEED BOOK 1884 PAGE 10, DEED BOOK 6070 PAGE 520, DEED BOOK 6096 PAGE 1254, AND DEED BOOK 24927 PAGE 242. THE PROPERTY IS SUBJECT TO A VEPCO AGREEMENT RECORDED IN DEED BOOK 6096 PAGE 1045.

THE LAND SHOWN ON THIS PLAT IS NOW HELD AS NOTED IN THE TITLE BLOCK HEREON AND RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY; ALL EASEMENTS AND DEDICATIONS FOR PUBLIC STREET PURPOSES ARE WITHIN THE BOUNDS OF THE ORIGINAL TRACT, AS DESCRIBED AND RECORDED THEREIN.

THE INFORMATION SHOWN ON THIS PLAT WAS COMPILED FROM EXISTING LAND RECORDS AND DOES NOT REPRESENT THE RESULTS OF AN ACTUAL FIELD RUN BOUNDARY SURVEY.

ALL PREVIOUSLY RECORDED RIGHTS-OF-WAY, EASEMENTS, OR OTHER INTERESTS OF THE COUNTY SHALL REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SPECIFICALLY SHOWN HEREON.

SEE THE ACCOMPANYING DEED TO THIS PLAT FOR INFORMATION ON USE, OWNERSHIP, MAINTENANCE AND CONDITIONS OF EASEMENTS SHOWN.

THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON TAX ASSESSMENT MAP 083-3 ((09)) (03) 0015

RICHMOND HIGHWAY BUS RAPID TRANSIT
PROJECT NUMBER 1400145-2016, 2G40-162-000
STATE PROJECT NO. 0001-029-454, UPC; 115550

DEDICATION AND EASEMENT AREAS

DEDICATION FOR PUBLIC STREET PURPOSES	64 SQ. FT.
SIGN AND PAVEMENT MARKING EASEMENT	46 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT	1,852 SQ. FT.

25 0 25 50 75
Scale: 1" = 25'

RICE ASSOCIATES

PLAT PREPARED BY:
RICE ASSOCIATES
10661 GASKINS WAY
MANASSAS, VA 20109
703-968-3200
WWW.RICESURVEYS.COM

COMMONWEALTH OF VIRGINIA
DARRYL E. FORSYTHE
Lic. No. 002436
10/28/24
LAND SURVEYOR

PLAT SHOWING
DEDICATION FOR PUBLIC STREET PURPOSES,
SIGN AND PAVEMENT MARKING EASEMENT,
AND
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT
THROUGH
LOT 15
BLOCK 3, SECTION 1
FAIR HAVEN
D.B. 0-15, PG. 179
D.B. T-15, PG. 411

BEING IN THE NAME OF
ESTATE OF OSCAR ADHEMAR ARANCIBIA PELAEZ
W.B. 1227, PG. 1374

MOUNT VERNON DISTRICT, FAIRFAX COUNTY, VIRGINIA

SHEET 1 OF 1

SCALE: 1"=25'	DATE: 10/28/24	DRAWN BY: KLT

Docusign Envelope ID: B1EBBBE0-E822-44F8-9D48-FEE770C1D8AA

ATTACHMENT 4

AFFECTED PROPERTY

Tax Map Number: 0833-01-0022B

Street Address: 6226 Richmond Hwy.
Alexandria, VA 22303

OWNER(S): A&M Limited Company

INTEREST(S) REQUIRED: (As shown on attached plat/plan)

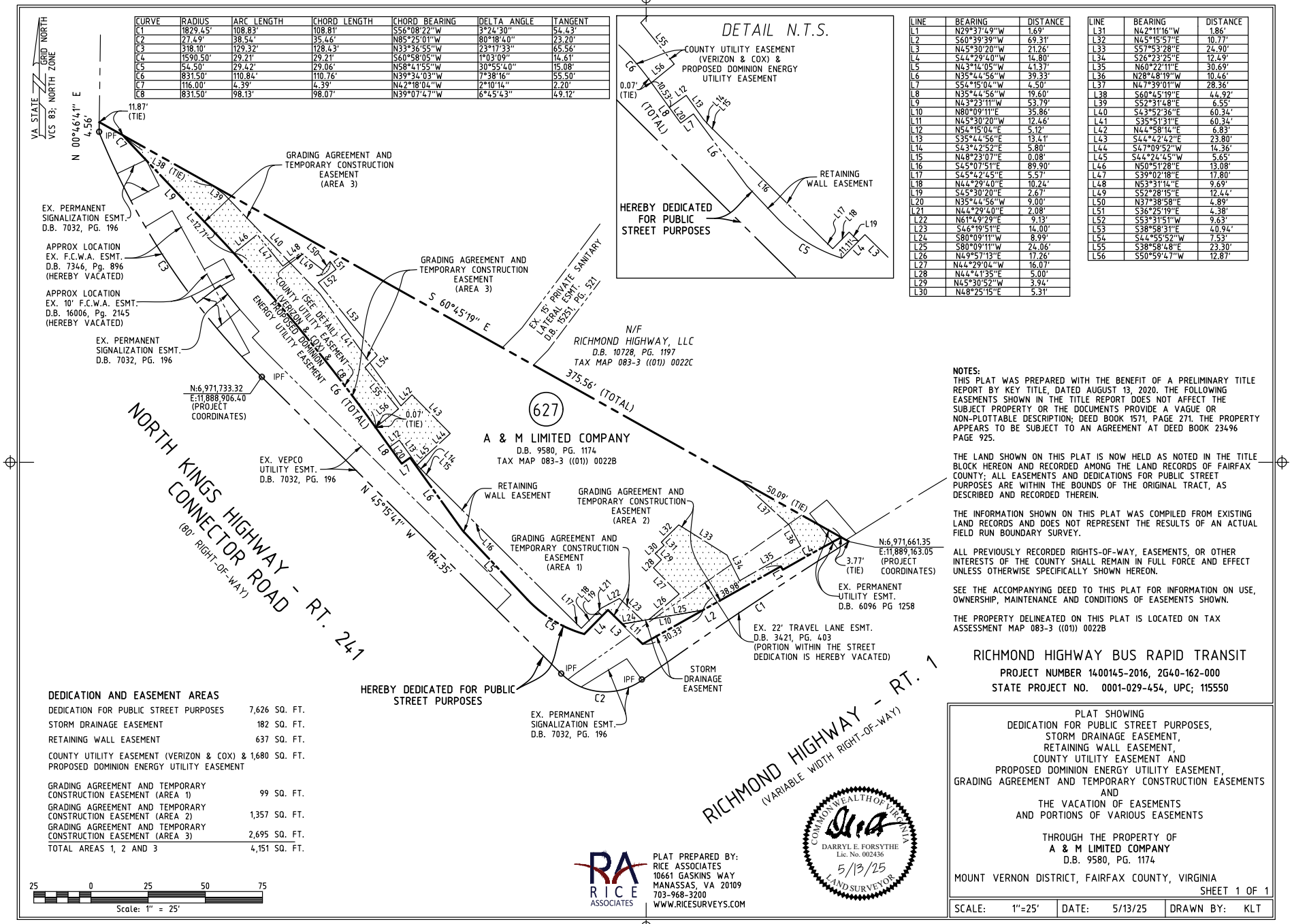
Dedication – 7,626 sq. ft.
Storm Drainage Easement – 182 sq. ft.
Retaining Wall Easement – 637 sq. ft.
County Utility Easement (Verizon & Cox) &
Proposed Dominion Energy Utility Easement – 1,680 sq. ft.
Grading & Temporary Construction Easement – 4,151 sq. ft.

VALUE

Estimated value of interests and damages:

THREE HUNDRED FORTY-SIX THOUSAND THREE HUNDRED FIFTY-FIVE DOLLARS ($346,355)

Docusign Envelope ID: B1EBBBE0-E822-44F8-9D48-FEE770C1D8AA



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	1829.45'	108.83'	108.81'	S56°08'22"W	3°24'30"	54.43'
C2	27.49'	38.54'	35.46'	N85°25'01"W	80°18'40"	23.20'
C3	318.10'	129.32'	128.43'	N33°36'55"W	23°17'33"	65.56'
C4	1590.50'	29.21'	29.21'	S60°58'05"W	1°03'09"	14.61'
C5	54.50'	29.42'	29.06'	N58°41'55"W	30°55'40"	15.08'
C6	831.50'	110.84'	110.76'	N39°34'03"W	7°38'16"	55.50'
C7	116.00'	4.39'	4.39'	N42°18'04"W	2°10'14"	2.20'
C8	831.50'	98.13'	98.07'	N39°07'47"W	6°45'43"	49.12'

LINE	BEARING	DISTANCE
L1	N29°37'49"W	1.69'
L2	S60°39'39"W	69.31'
L3	N45°30'20"W	21.26'
L4	S44°29'40"W	14.80'
L5	N43°14'05"W	41.37'
L6	N35°44'56"W	39.33'
L7	S54°15'04"W	4.50'
L8	N35°44'56"W	19.60'
L9	N43°23'11"W	53.79'
L10	N80°09'11"E	35.86'
L11	N45°30'20"W	12.46'
L12	N54°15'04"E	5.12'
L13	S35°44'56"E	13.41'
L14	S43°42'52"E	5.80'
L15	N48°23'07"E	0.08'
L16	S45°07'51"E	89.90'
L17	S45°42'45"E	5.57'
L18	N44°29'40"E	10.24'
L19	S45°30'20"E	2.67'
L20	N35°44'56"W	9.00'
L21	N44°29'40"E	2.08'
L22	N61°49'29"E	9.13'
L23	S46°19'51"E	14.00'
L24	S80°09'11"W	8.99'
L25	S80°09'11"W	24.06'
L26	N49°57'13"E	17.26'
L27	N44°29'04"W	16.07'
L28	N44°41'35"E	5.00'
L29	N45°30'52"W	3.94'
L30	N48°25'15"E	5.31'

LINE	BEARING	DISTANCE
L31	N42°11'16"W	1.86'
L32	N45°15'57"E	10.77'
L33	S57°53'28"E	24.90'
L34	S26°23'25"E	12.49'
L35	N60°22'11"E	30.69'
L36	N28°48'19"W	10.46'
L37	N47°39'01"W	28.36'
L38	S60°45'19"E	44.92'
L39	S52°31'48"E	6.55'
L40	S43°52'36"E	60.34'
L41	S35°51'31"E	60.34'
L42	N44°58'14"E	6.83'
L43	S44°42'42"E	23.80'
L44	S47°09'52"W	14.36'
L45	S44°24'45"W	5.65'
L46	N50°51'28"E	13.08'
L47	S39°02'18"E	17.80'
L48	N53°31'14"E	9.69'
L49	S52°28'15"E	12.44'
L50	N37°38'58"E	4.89'
L51	S36°25'19"E	4.38'
L52	S53°31'51"W	9.63'
L53	S38°58'31"E	40.94'
L54	S44°55'52"W	7.53'
L55	S38°58'48"E	23.30'
L56	S50°59'47"W	12.87'

NOTES:
THIS PLAT WAS PREPARED WITH THE BENEFIT OF A PRELIMINARY TITLE REPORT BY KEY TITLE, DATED AUGUST 13, 2020. THE FOLLOWING EASEMENTS SHOWN IN THE TITLE REPORT DOES NOT AFFECT THE SUBJECT PROPERTY OR THE DOCUMENTS PROVIDE A VAGUE OR NON-PLOTTABLE DESCRIPTION; DEED BOOK 1571, PAGE 271. THE PROPERTY APPEARS TO BE SUBJECT TO AN AGREEMENT AT DEED BOOK 23496 PAGE 925.

THE LAND SHOWN ON THIS PLAT IS NOW HELD AS NOTED IN THE TITLE BLOCK HEREON AND RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY; ALL EASEMENTS AND DEDICATIONS FOR PUBLIC STREET PURPOSES ARE WITHIN THE BOUNDS OF THE ORIGINAL TRACT, AS DESCRIBED AND RECORDED THEREIN.

THE INFORMATION SHOWN ON THIS PLAT WAS COMPILED FROM EXISTING LAND RECORDS AND DOES NOT REPRESENT THE RESULTS OF AN ACTUAL FIELD RUN BOUNDARY SURVEY.

ALL PREVIOUSLY RECORDED RIGHTS-OF-WAY, EASEMENTS, OR OTHER INTERESTS OF THE COUNTY SHALL REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SPECIFICALLY SHOWN HEREON.

SEE THE ACCOMPANYING DEED TO THIS PLAT FOR INFORMATION ON USE, OWNERSHIP, MAINTENANCE AND CONDITIONS OF EASEMENTS SHOWN.

THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON TAX ASSESSMENT MAP 083-3 ((01)) 0022B

DEDICATION AND EASEMENT AREAS

DEDICATION FOR PUBLIC STREET PURPOSES	7,626 SQ. FT.
STORM DRAINAGE EASEMENT	182 SQ. FT.
RETAINING WALL EASEMENT	637 SQ. FT.
COUNTY UTILITY EASEMENT (VERIZON & COX) & PROPOSED DOMINION ENERGY UTILITY EASEMENT	1,680 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT (AREA 1)	99 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT (AREA 2)	1,357 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT (AREA 3)	2,695 SQ. FT.
TOTAL AREAS 1, 2 AND 3	4,151 SQ. FT.

RICE ASSOCIATES

PLAT PREPARED BY:
RICE ASSOCIATES
10661 GASKINS WAY
MANASSAS, VA 20109
703-968-3200
WWW.RICESURVEYS.COM

COMMONWEALTH OF VIRGINIA
DARRYL E. FORSYTHE
Lic. No. 002436
5/13/25
LAND SURVEYOR

RICHMOND HIGHWAY BUS RAPID TRANSIT
PROJECT NUMBER 1400145-2016, 2G40-162-000
STATE PROJECT NO. 0001-029-454, UPC; 115550

PLAT SHOWING
DEDICATION FOR PUBLIC STREET PURPOSES,
STORM DRAINAGE EASEMENT,
RETAINING WALL EASEMENT,
COUNTY UTILITY EASEMENT AND
PROPOSED DOMINION ENERGY UTILITY EASEMENT,
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENTS
AND
THE VACATION OF EASEMENTS
AND PORTIONS OF VARIOUS EASEMENTS

THROUGH THE PROPERTY OF
A & M LIMITED COMPANY
D.B. 9580, PG. 1174

MOUNT VERNON DISTRICT, FAIRFAX COUNTY, VIRGINIA

SHEET 1 OF 1

SCALE:	1"=25'	DATE:	5/13/25	DRAWN BY:	KLT

Docusign Envelope ID: B1EBBBE0-E822-44F8-9D48-FEE770C1D8AA

ATTACHMENT 5

AFFECTED PROPERTY

Tax Map Number: 0833-01-0023A

Street Address: 6239 Richmond Hwy.
Alexandria, VA 22303

OWNER(S): Kenyon Oil Company d/b/a Drake Petroleum Company Inc.

INTEREST(S) REQUIRED: (As shown on attached plat/plan)

Storm Drainage Easement – 740 sq. ft.
Grading & Temporary Construction Easement – 2,038 sq. ft.

VALUE

Estimated value of interests and damages:

FORTY-SEVEN THOUSAND SIX HUNDRED SIXTY-FIVE DOLLARS ($47,665)

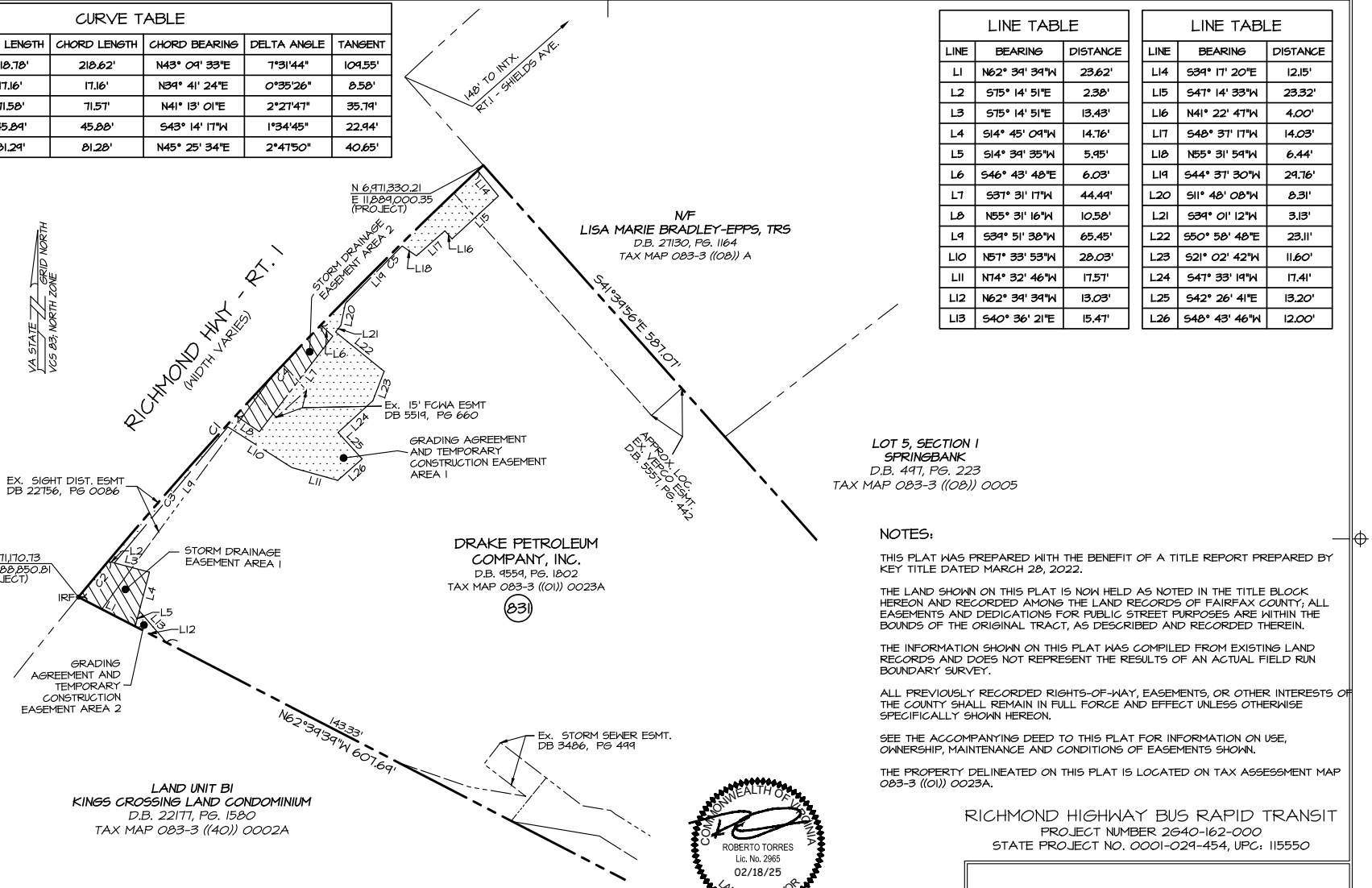
Docusign Envelope ID: B1EBBBE0-E822-44F8-9D48-FEE770C1D8AA

Attachment 5

CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	1664.95'	218.78'	218.62'	N43° 09' 33"E	7°31'44"	109.55'
C2	1664.95'	17.16'	17.16'	N39° 41' 24"E	0°35'26"	8.58'
C3	1664.95'	71.58'	71.57'	N41° 13' 01"E	2°27'47"	35.79'
C4	1664.95'	45.89'	45.88'	S43° 14' 17"W	1°34'45"	22.94'
C5	1664.95'	81.29'	81.28'	N45° 25' 34"E	2°47'50"	40.65'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N62° 39' 39"W	23.62'
L2	S75° 14' 51"E	2.38'
L3	S75° 14' 51"E	13.43'
L4	S14° 45' 09"W	14.76'
L5	S14° 39' 35"W	5.95'
L6	S46° 43' 48"E	6.03'
L7	S37° 31' 17"W	44.49'
L8	N55° 31' 16"W	10.58'
L9	S39° 51' 38"W	65.45'
L10	N57° 33' 53"W	28.03'
L11	N74° 32' 46"W	17.57'
L12	N62° 39' 39"W	13.03'
L13	S40° 36' 21"E	15.47'

LINE TABLE		
LINE	BEARING	DISTANCE
L14	S39° 17' 20"E	12.15'
L15	S47° 14' 33"W	23.32'
L16	N41° 22' 47"W	4.00'
L17	S48° 37' 17"W	14.03'
L18	N55° 31' 59"W	6.44'
L19	S44° 37' 30"W	29.76'
L20	S11° 48' 08"W	8.31'
L21	S39° 01' 12"W	3.13'
L22	S50° 58' 48"E	23.11'
L23	S21° 02' 42"W	11.60'
L24	S47° 33' 19"W	17.41'
L25	S42° 26' 41"E	13.20'
L26	S48° 43' 46"W	12.00'



NOTES:

THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT PREPARED BY KEY TITLE DATED MARCH 28, 2022.

THE LAND SHOWN ON THIS PLAT IS NOW HELD AS NOTED IN THE TITLE BLOCK HEREON AND RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY; ALL EASEMENTS AND DEDICATIONS FOR PUBLIC STREET PURPOSES ARE WITHIN THE BOUNDS OF THE ORIGINAL TRACT, AS DESCRIBED AND RECORDED THEREIN.

THE INFORMATION SHOWN ON THIS PLAT WAS COMPILED FROM EXISTING LAND RECORDS AND DOES NOT REPRESENT THE RESULTS OF AN ACTUAL FIELD RUN BOUNDARY SURVEY.

ALL PREVIOUSLY RECORDED RIGHTS-OF-WAY, EASEMENTS, OR OTHER INTERESTS OF THE COUNTY SHALL REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SPECIFICALLY SHOWN HEREON.

SEE THE ACCOMPANYING DEED TO THIS PLAT FOR INFORMATION ON USE, OWNERSHIP, MAINTENANCE AND CONDITIONS OF EASEMENTS SHOWN.

THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON TAX ASSESSMENT MAP 083-3 ((01)) 0023A.

RICHMOND HIGHWAY BUS RAPID TRANSIT
PROJECT NUMBER 2G40-162-000
STATE PROJECT NO. 0001-029-454, UPC: 115550

EASEMENT AREAS

STORM DRAINAGE EASEMENT AREA 1	362 SQ. FT.
STORM DRAINAGE EASEMENT AREA 2	378 SQ. FT.
TOTAL STORM DRAINAGE EASEMENT AREA	740 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT AREA 1	2,000 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT AREA 2	38 SQ. FT.
TOTAL GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT AREA	2,038 SQ. FT.

25 0 25 50 75
Scale: 1" = 25'

COMMONWEALTH OF VIRGINIA
ROBERTO TORRES
Lic. No. 2965
02/18/25
LAND SURVEYOR

PRECISION MEASUREMENTS, INC.
SURVEYORS • GPS • 3-D SCANNING • GIS • MAPPERS
VIRGINIA BEACH–RICHMOND–NEWPORT NEWS–CHANTILLY, VIRGINIA
4215 LAFAYETTE CENTER DR., SUITE 2A
CHANTILLY, VIRGINIA 20151
TEL: (703) 434-2676

PLAT SHOWING
STORM DRAINAGE EASEMENT AND
GRADING AGREEMENT AND TEMPORARY
CONSTRUCTION EASEMENT
THROUGH
THE PROPERTY OF
DRAKE PETROLEUM COMPANY, INC.
D.B. 9559, PG. 1802

MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA
SHEET 1 OF 1

SCALE: 1"=25'	DATE: 9/5/2024	DRAWN BY: LM

Docusign Envelope ID: B1EBBBE0-E822-44F8-9D48-FEE770C1D8AA

ATTACHMENT 6

AFFECTED PROPERTY

Tax Map Number: 0833-01-0022A
0833-01-0022B1

Street Address: 6211 North Kings Hwy.
Alexandria, VA 22303

OWNER(S): Lidl US Operations LLC

INTEREST(S) REQUIRED: (As shown on attached plat/plan)

Dedications – 17,991 sq. ft.
Storm Drainage Easement – 20,296 sq. ft.
Sign and Pavement Marking Easement – 268 sq. ft.
Sight Distance Easements – 370 sq. ft.
Grading & Temporary Construction Easements – 5,727 sq. ft.

VALUE

Estimated value of interests and damages:

TWO MILLION SEVENTEEN THOUSAND NINETY-FIVE DOLLARS ($2,017,095)

Docusign Envelope ID: B1EBBBE0-E822-44F8-9D48-FEE770C1D8AA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	1837.45'	401.88'	401.08'	S 44°33'12" W	12°31'53"	201.75'
C2	20.00'	49.61'	37.84'	N 59°09'50" W	142°08'01"	58.30'
C3	2828.79'	20.25'	20.25'	N 12°06'28" E	0°24'37"	10.13'
C4	194.34'	129.46'	127.08'	N 42°42'03" E	38°10'04"	67.23'
C5	27.50'	17.51'	17.22'	N 80°01'44" E	36°28'54"	9.06'
C6	27.50'	19.12'	18.74'	S 61°48'51" E	39°49'56"	9.97'
C7	398.10'	23.36'	23.35'	S 43°34'27" E	3°21'40"	11.68'
C8	27.50'	24.46'	23.66'	S 19°46'26" E	50°57'43"	13.10'
C9	1837.45'	0.69'	0.69'	S 50°49'47" W	0°01'17"	0.34'
C10	27.00'	6.28'	6.26'	S 29°05'19" E	13°19'13"	3.15'
C11	1579.00'	374.38'	373.50'	S 45°07'43" W	13°35'05"	188.07'
C12	98.74'	43.83'	43.47'	N 64°27'28" W	25°26'06"	22.28'
C13	592.50'	8.42'	8.42'	N 12°20'23" E	0°48'52"	4.21'
C14	2965.50'	33.11'	33.11'	N 12°15'09" E	0°38'23"	16.56'
C15	2955.44'	78.32'	78.32'	N 13°26'49" E	1°31'06"	39.16'
C16	2965.50'	43.32'	43.32'	N 15°04'17" E	0°50'13"	21.66'
C17	1579.00'	67.28'	67.28'	S 50°42'01" W	2°26'29"	33.65'
C18	27.50'	7.93'	7.90'	S 50°12'26" E	16°30'44"	3.99'
C19	194.34'	11.10'	11.10'	N 42°53'41" E	3°16'20"	5.55'

LINE	BEARING	DISTANCE
L1	S 35°44'56" E	137.55'
L2	S 65°26'07" W	11.66'
L3	S 14°31'29" W	20.81'
L4	S 38°14'05" E	12.30'
L5	N 11°55'57" E	101.68'
L6	N 71°57'22" E	11.69'
L7	N 09°06'20" W	25.18'
L8	N 15°29'24" E	42.15'
L9	N 21°46'02" E	44.58'
L10	S 45°27'13" E	138.44'
L11	N 47°09'32" E	118.88'
L12	S 40°31'13" E	12.54'
L13	S 75°52'28" E	17.07'
L14	S 14°00'32" W	15.98'
L15	N 75°59'28" W	16.72'
L16	S 20°15'28" W	21.69'
L17	S 07°17'38" W	12.56'
L18	S 20°15'28" W	13.28'
L19	S 06°19'58" W	67.85'
L20	N 32°58'20" E	21.31'
L21	N 53°21'30" E	26.08'
L22	N 45°27'13" W	29.51'

LINE	BEARING	DISTANCE
L23	N 45°01'34" E	3.85'
L24	S 80°48'00" E	7.90'
L25	N 45°38'42" E	36.97'
L26	S 44°21'18" E	17.64'
L27	N 46°48'46" E	67.72'
L28	N 51°40'09" E	82.23'
L29	S 14°31'29" W	9.46'
L30	S 60°47'58" E	25.44'
L31	N 40°25'48" W	82.67'
L32	N 49°34'12" E	5.26'
L33	N 36°59'04" W	32.63'
L34	N 14°49'52" W	18.37'
L35	N 35°55'13" W	21.48'
L36	N 45°27'13" W	24.16'
L37	S 21°44'31" W	54.94'
L38	S 15°16'36" W	83.33'
L39	S 09°42'14" W	8.79'
L40	S 11°57'47" E	4.88'
L41	S 76°46'12" E	20.50'
L42	S 13°30'45" W	16.63'
L43	S 65°26'07" W	8.00'
L44	N 40°25'48" W	27.06'

DEDICATION AND EASEMENT AREAS

DEDICATION FOR PUBLIC STREET PURPOSES (AREA 1, PCL 0022B1)	2,219 SQ. FT.
DEDICATION FOR PUBLIC STREET PURPOSES (AREA 2, PCL 0022A)	15,772 SQ. FT.
DEDICATION FOR PUBLIC STREET PURPOSES (TOTAL)	17,991 SQ. FT.
STORM DRAINAGE EASEMENT (PCL 0022A)	20,296 SQ. FT.
SIGN AND PAVEMENT MARKING EASEMENT (PCL 0022A)	268 SQ. FT.
SIGHT DISTANCE EASEMENT (AREA 1, PCL 0022A)	30 SQ. FT.
SIGHT DISTANCE EASEMENT (AREA 2, PCL 0022A)	19 SQ. FT.
SIGHT DISTANCE EASEMENT (AREA 3, PCL 0022A)	230 SQ. FT.
SIGHT DISTANCE EASEMENT (AREA 4, PCL 0022A)	91 SQ. FT.
SIGHT DISTANCE EASEMENTS (TOTAL)	370 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT (AREA 1, PCL 0022B1)	1,898 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT (AREA 2, PCL 0022A)	2,891 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT (AREA 3, PCL 0022A)	796 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT (AREA 4, PCL 0022A)	142 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT (TOTAL)	5,727 SQ. FT.

NOTES:

THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT BY KEY TITLE, DATED AUGUST 13, 2020. THE FOLLOWING EASEMENTS SHOWN IN THE TITLE REPORT DO NOT AFFECT THE SUBJECT PROPERTY; DEED BOOK 1044 AT PAGE 394, DEED BOOK 1462 AT PAGE 403, DEED BOOK 3271 AT PAGE 397, DEED BOOK 3421 AT PAGE 403, DEED BOOK 1571 AT PAGE 271, DEED BOOK 3171 AT PAGE 151, AND DEED BOOK 6242 AT PAGE 1075.

THE LAND SHOWN ON THIS PLAT IS NOW HELD AS NOTED IN THE TITLE BLOCK HEREON AND RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY; ALL EASEMENTS AND DEDICATIONS FOR PUBLIC STREET PURPOSES ARE WITHIN THE BOUNDS OF THE ORIGINAL TRACT, AS DESCRIBED AND RECORDED THEREIN.

THE INFORMATION SHOWN ON THIS PLAT WAS COMPILED FROM EXISTING LAND RECORDS AND DOES NOT REPRESENT THE RESULTS OF AN ACTUAL FIELD RUN BOUNDARY SURVEY.

ALL PREVIOUSLY RECORDED RIGHTS-OF-WAY, EASEMENTS, OR OTHER INTERESTS OF THE COUNTY SHALL REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SPECIFICALLY SHOWN HEREON.

SEE THE ACCOMPANYING DEED TO THIS PLAT FOR INFORMATION ON USE, OWNERSHIP, MAINTENANCE AND CONDITIONS OF EASEMENTS SHOWN.

THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON TAX ASSESSMENT MAP 083-3 ((01)) 0022A AND 083-3 ((01)) 0022B1.

COMMONWEALTH OF VIRGINIA
WILLIAM G. LIPPY, JR
Lic. No. 2887
LAND SURVEYOR

PLAT PREPARED BY:
RICE ASSOCIATES
10661 GASKINS WAY
MANASSAS, VA 20109
703-968-3200
WWW.RICESURVEYS.COM

RICHMOND HIGHWAY BUS RAPID TRANSIT

PROJECT NUMBER 1400145-2016, 2G40-162-000
STATE PROJECT NO. 0001-029-454, UPC; 115550

PLAT SHOWING

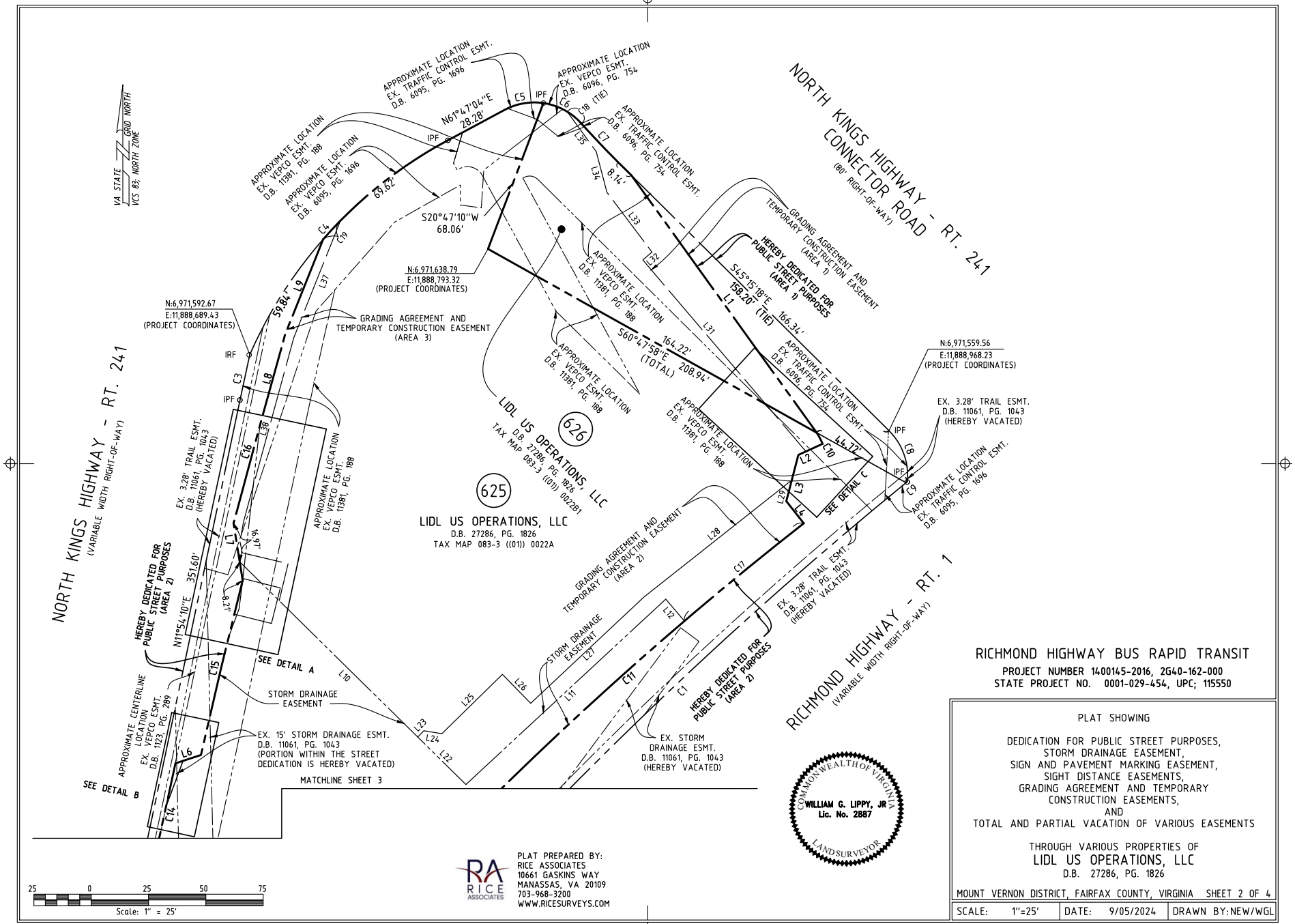
DEDICATION FOR PUBLIC STREET PURPOSES,
STORM DRAINAGE EASEMENT,
SIGN AND PAVEMENT MARKING EASEMENT,
SIGHT DISTANCE EASEMENTS,
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENTS,
AND
TOTAL AND PARTIAL VACATION OF VARIOUS EASEMENTS

THROUGH VARIOUS PROPERTIES OF
LIDL US OPERATIONS, LLC
D.B. 27286, PG. 1826

MOUNT VERNON DISTRICT, FAIRFAX COUNTY, VIRGINIA SHEET 1 OF 4

SCALE: 1"=25'	DATE: 9/05/2024	DRAWN BY:NEW/WGL

Docusign Envelope ID: B1EBBBE0-E822-44F8-9D48-FEE770C1D8AA



RICHMOND HIGHWAY BUS RAPID TRANSIT

PROJECT NUMBER 1400145-2016, 2G40-162-000
STATE PROJECT NO. 0001-029-454, UPC; 115550

PLAT SHOWING

DEDICATION FOR PUBLIC STREET PURPOSES,
STORM DRAINAGE EASEMENT,
SIGN AND PAVEMENT MARKING EASEMENT,
SIGHT DISTANCE EASEMENTS,
GRADING AGREEMENT AND TEMPORARY
CONSTRUCTION EASEMENTS,
AND
TOTAL AND PARTIAL VACATION OF VARIOUS EASEMENTS

THROUGH VARIOUS PROPERTIES OF
LIDL US OPERATIONS, LLC
D.B. 27286, PG. 1826

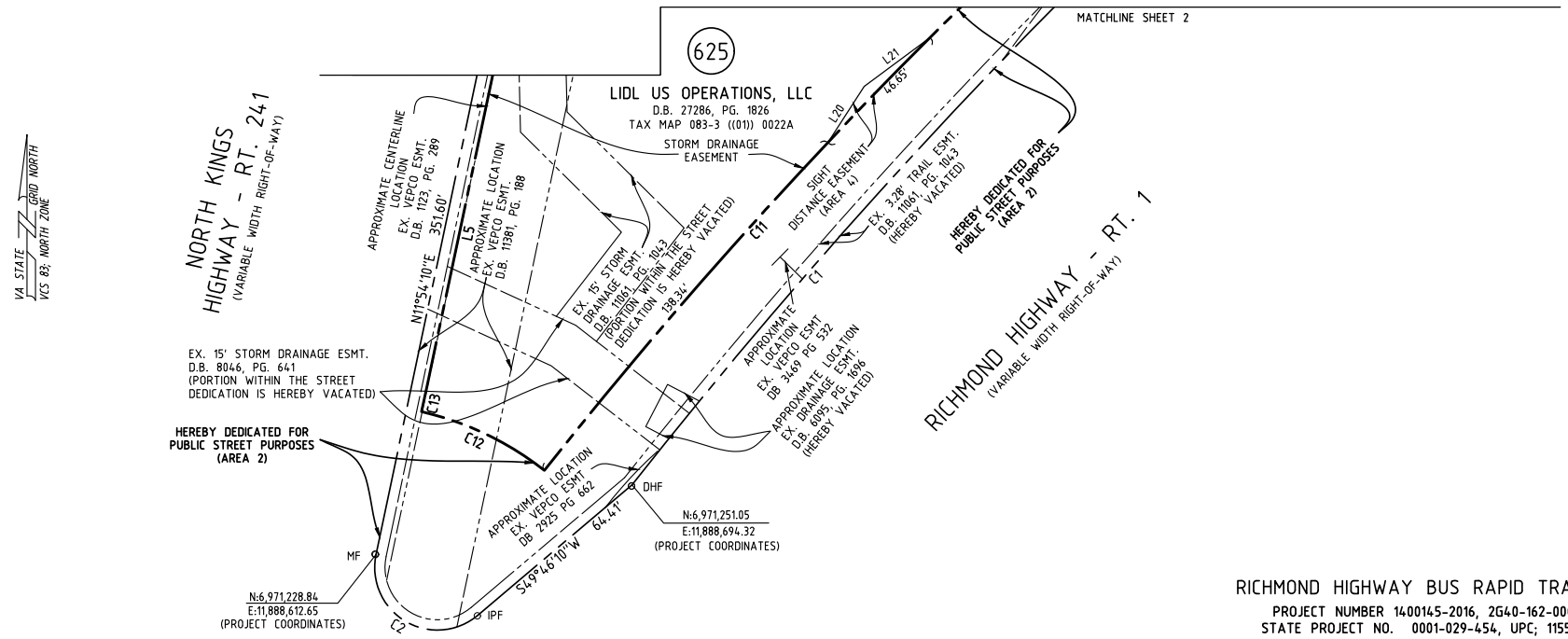
MOUNT VERNON DISTRICT, FAIRFAX COUNTY, VIRGINIA SHEET 2 OF 4

SCALE: 1"=25'	DATE: 9/05/2024	DRAWN BY:NEW/WGL

COMMONWEALTH OF VIRGINIA
WILLIAM G. LIPPY, JR
Lic. No. 2887
LAND SURVEYOR

PLAT PREPARED BY:
RICE ASSOCIATES
10661 GASKINS WAY
MANASSAS, VA 20109
703-968-3200
WWW.RICESURVEYS.COM

Docusign Envelope ID: B1EBBBE0-E822-44F8-9D48-FEE770C1D8AA



RICHMOND HIGHWAY BUS RAPID TRANSIT

PROJECT NUMBER 1400145-2016, 2G40-162-000
STATE PROJECT NO. 0001-029-454, UPC; 115550

PLAT SHOWING

DEDICATION FOR PUBLIC STREET PURPOSES,
STORM DRAINAGE EASEMENT,
SIGN AND PAVEMENT MARKING EASEMENT,
SIGHT DISTANCE EASEMENTS,
GRADING AGREEMENT AND TEMPORARY
CONSTRUCTION EASEMENTS,
AND
TOTAL AND PARTIAL VACATION OF VARIOUS EASEMENTS

THROUGH VARIOUS PROPERTIES OF
LIDL US OPERATIONS, LLC
D.B. 27286, PG. 1826

MOUNT VERNON DISTRICT, FAIRFAX COUNTY, VIRGINIA SHEET 3 OF 4

SCALE: 1"=25'	DATE: 9/05/2024	DRAWN BY:NEW/WGL

COMMONWEALTH OF VIRGINIA
WILLIAM G. LIPPY, JR
Lic. No. 2887
LAND SURVEYOR

PLAT PREPARED BY:
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10661 GASKINS WAY
MANASSAS, VA 20109
703-968-3200
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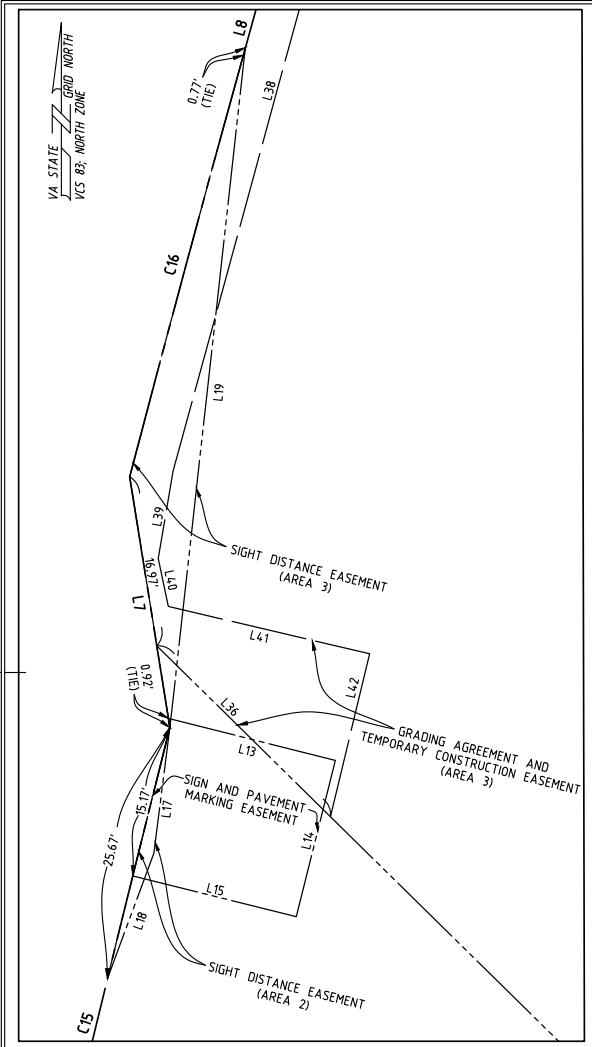
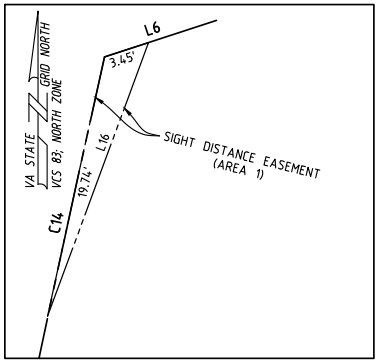
Docusign Envelope ID: B1EBBBE0-E822-44F8-9D48-FEE770C1D8AA



DETAIL A (NOT TO SCALE)



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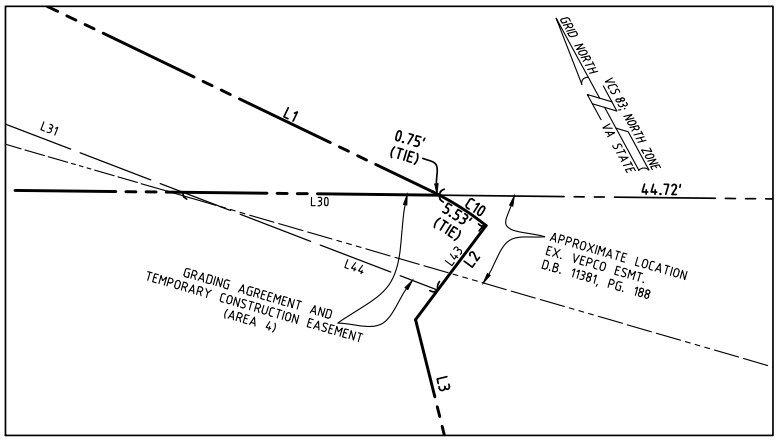


DETAIL C (NOT TO SCALE)

RICHMOND HIGHWAY BUS RAPID TRANSIT

PROJECT NUMBER 1400145-2016, 2G40-162-000
STATE PROJECT NO. 0001-029-454, UPC; 115550

PLAT SHOWING

DEDICATION FOR PUBLIC STREET PURPOSES,
STORM DRAINAGE EASEMENT,
SIGN AND PAVEMENT MARKING EASEMENT,
SIGHT DISTANCE EASEMENTS,
GRADING AGREEMENT AND TEMPORARY
CONSTRUCTION EASEMENTS,
AND
TOTAL AND PARTIAL VACATION OF VARIOUS EASEMENTS

THROUGH VARIOUS PROPERTIES OF
LIDL US OPERATIONS, LLC
D.B. 27286, PG. 1826

MOUNT VERNON DISTRICT, FAIRFAX COUNTY, VIRGINIA SHEET 4 OF 4

SCALE: 1"=25'	DATE: 9/05/2024	DRAWN BY:NEW/WGL

COMMONWEALTH OF VIRGINIA
WILLIAM G. LIPPY, JR
Lic. No. 2887
LAND SURVEYOR

PLAT PREPARED BY:
RICE ASSOCIATES
10661 GASKINS WAY
MANASSAS, VA 20109
703-968-3200
WWW.RICESURVEYS.COM

Docusign Envelope ID: B1EBBBE0-E822-44F8-9D48-FEE770C1D8AA

ATTACHMENT 7

AFFECTED PROPERTY

Tax Map Number: 0833-01-0022C
0833-01-0022D

Street Address: 6220 Richmond Hwy &
6117 Richmond Hwy
Alexandria, VA 22303

OWNER(S): Richmond Highway LLC

INTEREST(S) REQUIRED: (As shown on attached plat/plan)

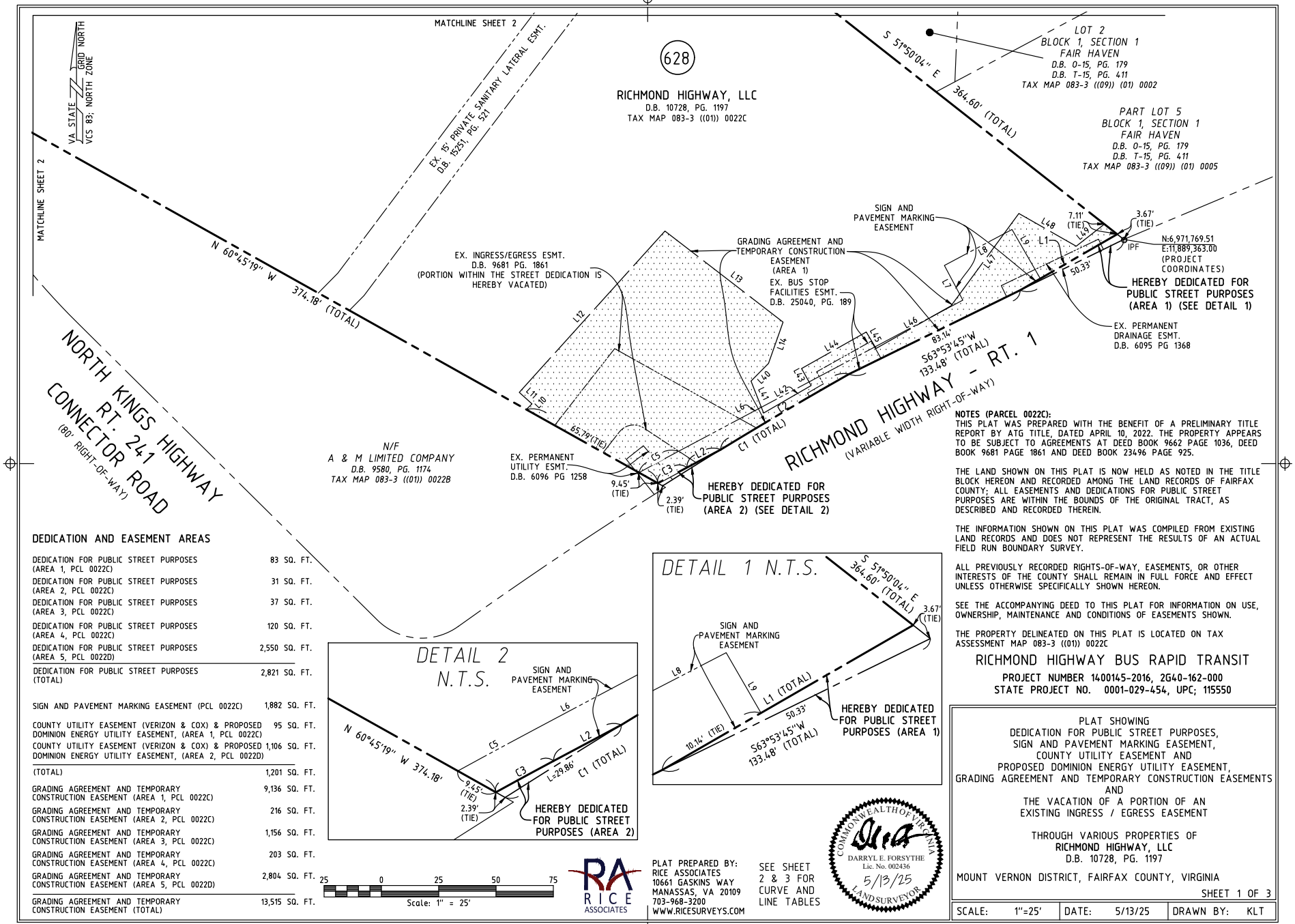
Dedications –2,821 sq. ft.
Sign and Pavement Marking Easements – 1,882 sq. ft.
County Utility Easements (Verizon & Cox) &
Proposed Dominion Energy Utility Easements – 1,201 sq. ft.
Grading & Temporary Construction Easements – 13,515 sq. ft.

VALUE

Estimated value of interests and damages:

TWO HUNDRED SEVENTY-NINE THOUSAND TWO HUNDRED SIXTY-FIVE DOLLARS ($279,265)

Docusign Envelope ID: B1EBBBE0-E822-44F8-9D48-FEE770C1D8AA



DEDICATION AND EASEMENT AREAS

DEDICATION FOR PUBLIC STREET PURPOSES (AREA 1, PCL 0022C)	83 SQ. FT.
DEDICATION FOR PUBLIC STREET PURPOSES (AREA 2, PCL 0022C)	31 SQ. FT.
DEDICATION FOR PUBLIC STREET PURPOSES (AREA 3, PCL 0022C)	37 SQ. FT.
DEDICATION FOR PUBLIC STREET PURPOSES (AREA 4, PCL 0022C)	120 SQ. FT.
DEDICATION FOR PUBLIC STREET PURPOSES (AREA 5, PCL 0022D)	2,550 SQ. FT.
DEDICATION FOR PUBLIC STREET PURPOSES (TOTAL)	2,821 SQ. FT.
SIGN AND PAVEMENT MARKING EASEMENT (PCL 0022C)	1,882 SQ. FT.
COUNTY UTILITY EASEMENT (VERIZON & COX) & PROPOSED DOMINION ENERGY UTILITY EASEMENT, (AREA 1, PCL 0022C)	95 SQ. FT.
COUNTY UTILITY EASEMENT (VERIZON & COX) & PROPOSED DOMINION ENERGY UTILITY EASEMENT, (AREA 2, PCL 0022D)	1,106 SQ. FT.
(TOTAL)	1,201 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT (AREA 1, PCL 0022C)	9,136 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT (AREA 2, PCL 0022C)	216 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT (AREA 3, PCL 0022C)	1,156 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT (AREA 4, PCL 0022C)	203 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT (AREA 5, PCL 0022D)	2,804 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT (TOTAL)	13,515 SQ. FT.

0 25 50 75
Scale: 1" = 25'

RICE ASSOCIATES

PLAT PREPARED BY:
RICE ASSOCIATES
10661 GASKINS WAY
MANASSAS, VA 20109
703-968-3200
WWW.RICESURVEYS.COM

SEE SHEET 2 & 3 FOR CURVE AND LINE TABLES

COMMONWEALTH OF VIRGINIA
DARRYL E. FORSYTHE
Lic. No. 002436
5/13/25
LAND SURVEYOR

NOTES (PARCEL 0022C):

THIS PLAT WAS PREPARED WITH THE BENEFIT OF A PRELIMINARY TITLE REPORT BY ATG TITLE, DATED APRIL 10, 2022. THE PROPERTY APPEARS TO BE SUBJECT TO AGREEMENTS AT DEED BOOK 9662 PAGE 1036, DEED BOOK 9681 PAGE 1861 AND DEED BOOK 23496 PAGE 925.

THE LAND SHOWN ON THIS PLAT IS NOW HELD AS NOTED IN THE TITLE BLOCK HEREON AND RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY; ALL EASEMENTS AND DEDICATIONS FOR PUBLIC STREET PURPOSES ARE WITHIN THE BOUNDS OF THE ORIGINAL TRACT, AS DESCRIBED AND RECORDED THEREIN.

THE INFORMATION SHOWN ON THIS PLAT WAS COMPILED FROM EXISTING LAND RECORDS AND DOES NOT REPRESENT THE RESULTS OF AN ACTUAL FIELD RUN BOUNDARY SURVEY.

ALL PREVIOUSLY RECORDED RIGHTS-OF-WAY, EASEMENTS, OR OTHER INTERESTS OF THE COUNTY SHALL REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SPECIFICALLY SHOWN HEREON.

SEE THE ACCOMPANYING DEED TO THIS PLAT FOR INFORMATION ON USE, OWNERSHIP, MAINTENANCE AND CONDITIONS OF EASEMENTS SHOWN.

THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON TAX ASSESSMENT MAP 083-3 ((01)) 0022C

RICHMOND HIGHWAY BUS RAPID TRANSIT

PROJECT NUMBER 1400145-2016, 2G40-162-000
STATE PROJECT NO. 0001-029-454, UPC; 115550

PLAT SHOWING
DEDICATION FOR PUBLIC STREET PURPOSES,
SIGN AND PAVEMENT MARKING EASEMENT,
COUNTY UTILITY EASEMENT AND
PROPOSED DOMINION ENERGY UTILITY EASEMENT,
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENTS
AND
THE VACATION OF A PORTION OF AN
EXISTING INGRESS / EGRESS EASEMENT

THROUGH VARIOUS PROPERTIES OF
RICHMOND HIGHWAY, LLC
D.B. 10728, PG. 1197

MOUNT VERNON DISTRICT, FAIRFAX COUNTY, VIRGINIA

SHEET 1 OF 3

SCALE: 1"=25'	DATE: 5/13/25	DRAWN BY: KLT

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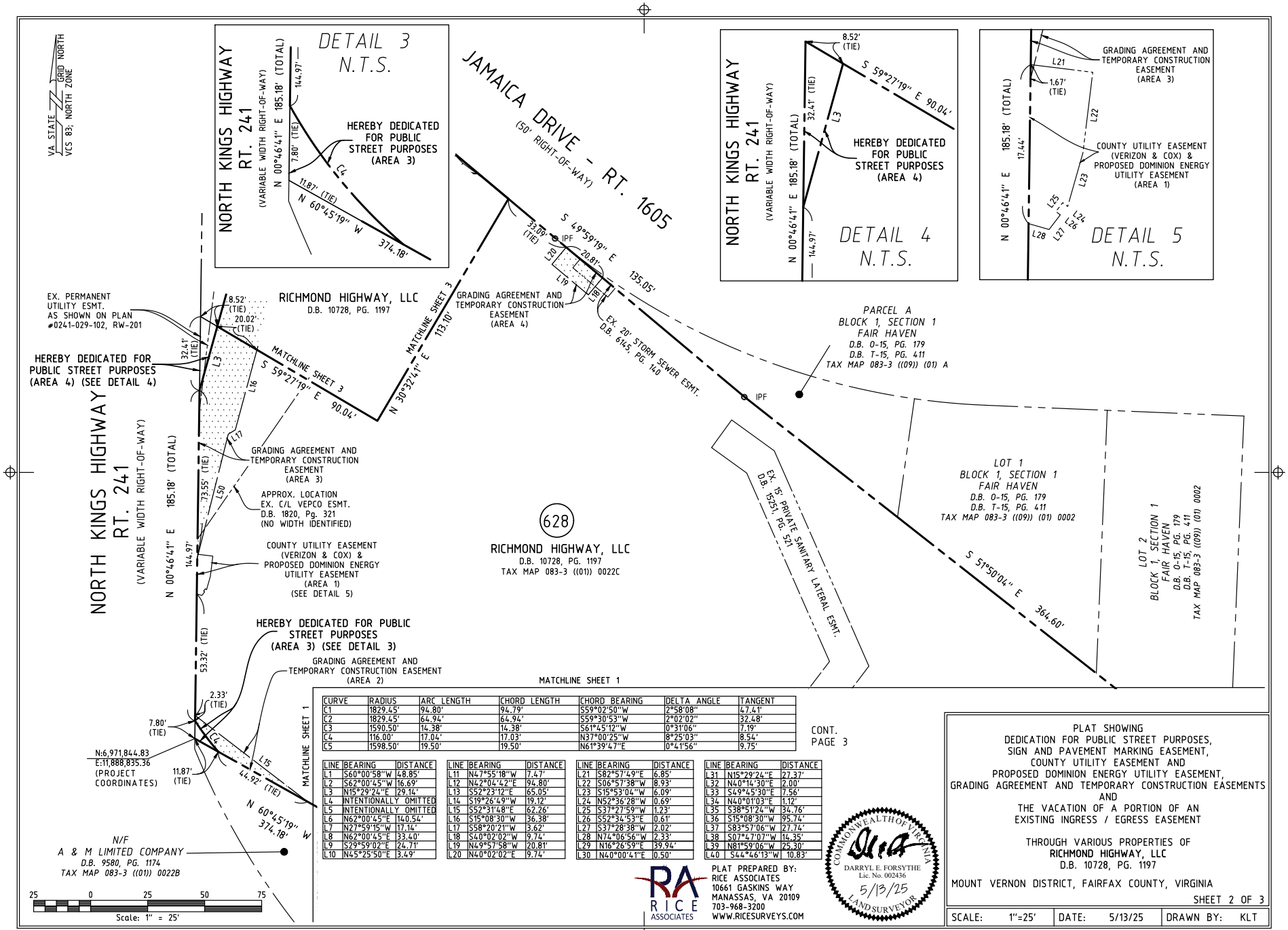

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	1829.45'	94.80'	94.79'	S59°02'50"W	2°58'08"	47.41'
C2	1829.45'	64.94'	64.94'	S59°30'53"W	2°02'02"	32.48'
C3	1590.50'	14.38'	14.38'	S61°45'12"W	0°31'06"	7.19'
C4	116.00'	17.04'	17.03'	N37°00'25"W	8°25'03"	8.54'
C5	1598.50'	19.50'	19.50'	N61°39'47"E	0°41'56"	9.75'

LINE	BEARING	DISTANCE
L1	S60°00'58"W	48.85'
L2	S62°00'45"W	16.69'
L3	N15°29'24"E	29.14'
L4	INTENTIONALLY OMITTED	
L5	INTENTIONALLY OMITTED	
L6	N62°00'45"E	140.54'
L7	N27°59'15"W	17.14'
L8	N62°00'45"E	33.40'
L9	S29°59'02"E	24.71'
L10	N45°25'50"E	3.49'

LINE	BEARING	DISTANCE
L11	N47°55'18"W	7.47'
L12	N42°04'42"E	94.80'
L13	S52°23'12"E	65.05'
L14	S19°26'49"W	19.12'
L15	S52°31'48"E	62.26'
L16	S15°08'30"W	36.38'
L17	S58°20'21"W	3.62
L18	S40°02'02"W	9.74'
L19	N49°57'58"W	20.81'
L20	N40°02'02"E	9.74'

LINE	BEARING	DISTANCE
L21	S82°57'49"E	6.85'
L22	S06°57'38"W	8.93'
L23	S15°53'04"W	6.09'
L24	N52°36'28"W	0.69'
L25	S37°27'59"W	1.23'
L26	S52°34'53"E	0.61'
L27	S37°28'38"W	2.02'
L28	N74°06'56"W	2.33'
L29	N16°26'59"E	39.94'
L30	N40°00'41"E	0.50'

LINE	BEARING	DISTANCE
L31	N15°29'24"E	27.37'
L32	N40°14'30"E	2.00'
L33	S49°45'30"E	7.56'
L34	N40°01'03"E	1.12'
L35	S38°51'24"W	34.76'
L36	S15°08'30"W	95.74'
L37	S83°57'06"W	27.74'
L38	S07°47'07"W	14.35'
L39	N81°59'06"W	25.30'
L40	S44°46'13"W	10.83'

PLAT PREPARED BY:
RICE ASSOCIATES
10661 GASKINS WAY
MANASSAS, VA 20109
703-968-3200
WWW.RICESURVEYS.COM

COMMONWEALTH OF VIRGINIA
DARRYL E. FORSYTHE
Lic. No. 002436
5/13/25
LAND SURVEYOR

PLAT SHOWING
DEDICATION FOR PUBLIC STREET PURPOSES,
SIGN AND PAVEMENT MARKING EASEMENT,
COUNTY UTILITY EASEMENT AND
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GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENTS
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THE VACATION OF A PORTION OF AN
EXISTING INGRESS / EGRESS EASEMENT

THROUGH VARIOUS PROPERTIES OF
RICHMOND HIGHWAY, LLC
D.B. 10728, PG. 1197

MOUNT VERNON DISTRICT, FAIRFAX COUNTY, VIRGINIA

SHEET 2 OF 3

SCALE:	1"=25'	DATE:	5/13/25	DRAWN BY:	KLT

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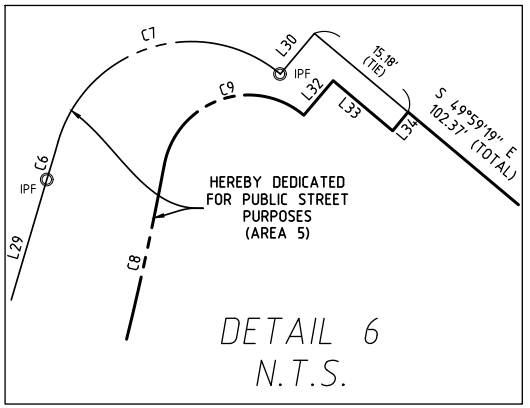
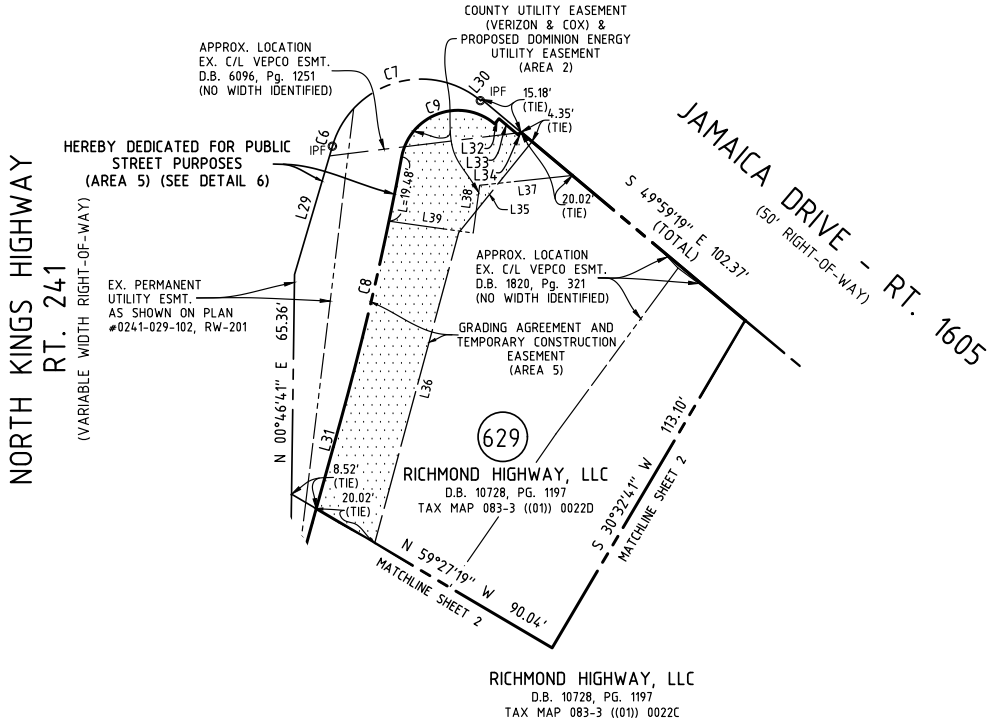
VA STATE PLANE GRID NORTH
VCS 83; NORTH ZONE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C6	1476.39'	0.15'	0.15'	N16°26'49"E	0°00'21"	0.07'
C7	27.50'	54.51'	46.01'	N73°13'45"E	113°34'14"	42.00'
C8	934.50'	80.39'	80.36'	N13°01'33"E	4°55'43"	40.22'
C9	17.00'	35.51'	29.40'	N70°24'05"E	119°40'49"	29.26'

LINE	BEARING	DISTANCE
L41	S21°34'50"E	14.99'
L42	N59°57'49"E	23.93'
L43	N29°25'14"W	8.52'
L44	N60°32'23"E	32.42'
L45	S30°55'06"E	8.36'
L46	N60°22'42"E	37.61'
L47	N36°17'54"E	49.97'
L48	S60°17'03"E	28.79'
L49	N51°58'18"E	15.61'
L50	S14°02'58"W	56.01'





NOTES (PARCEL 0022D):
THIS PLAT WAS PREPARED WITH THE BENEFIT OF A PRELIMINARY TITLE REPORT BY ATG TITLE, DATED APRIL 10, 2022. THE FOLLOWING EASEMENTS SHOWN IN THE TITLE REPORT DOES NOT AFFECT THE SUBJECT PROPERTY OR THE DOCUMENTS PROVIDE A VAGUE OR NON-PLOTTABLE DESCRIPTION; DEED BOOK 11151 PAGE 536, DEED BOOK 15251 PAGE 521, DEED BOOK 25040 PAGE 189, DEED BOOK 6145 PAGE 140 AND DEED BOOK 6095 PAGE 1368. THE PROPERTY APPEARS TO BE SUBJECT TO AGREEMENTS AT DEED BOOK 9662 PAGE 1036, DEED BOOK 9681 PAGE 1861 AND DEED BOOK 23496 PAGE 925.

THE LAND SHOWN ON THIS PLAT IS NOW HELD AS NOTED IN THE TITLE BLOCK HEREON AND RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY; ALL EASEMENTS AND DEDICATIONS FOR PUBLIC STREET PURPOSES ARE WITHIN THE BOUNDS OF THE ORIGINAL TRACT, AS DESCRIBED AND RECORDED THEREIN.

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RICHMOND HIGHWAY BUS RAPID TRANSIT
PROJECT NUMBER 1400145-2016, 2G40-162-000
STATE PROJECT NO. 0001-029-454, UPC; 115550

25 0 25 50 75
Scale: 1" = 25'

PLAT PREPARED BY:
RICE ASSOCIATES
10661 GASKINS WAY
MANASSAS, VA 20109
703-968-3200
WWW.RICESURVEYS.COM

COMMONWEALTH OF VIRGINIA
DARRYL E. FORSYTHE
Lic. No. 002436
5/13/25
LAND SURVEYOR

PLAT SHOWING
DEDICATION FOR PUBLIC STREET PURPOSES,
SIGN AND PAVEMENT MARKING EASEMENT,
COUNTY UTILITY EASEMENT AND
PROPOSED DOMINION ENERGY UTILITY EASEMENT,
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENTS
AND
THE VACATION OF A PORTION OF AN
EXISTING INGRESS / EGRESS EASEMENT

THROUGH VARIOUS PROPERTIES OF
RICHMOND HIGHWAY, LLC
D.B. 10728, PG. 1197

MOUNT VERNON DISTRICT, FAIRFAX COUNTY, VIRGINIA

SHEET 3 OF 3

SCALE: 1"=25'	DATE: 5/13/25	DRAWN BY: KLT

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ATTACHMENT 8

AFFECTED PROPERTY

Tax Map Number: 0833-40-0001A

Street Address: 6303 Richmond Hwy.
Alexandria, VA 22303

OWNER(S): Wal-Mart Real Estate Business Trust
INTEREST(S) REQUIRED: (As shown on attached plat/plan)

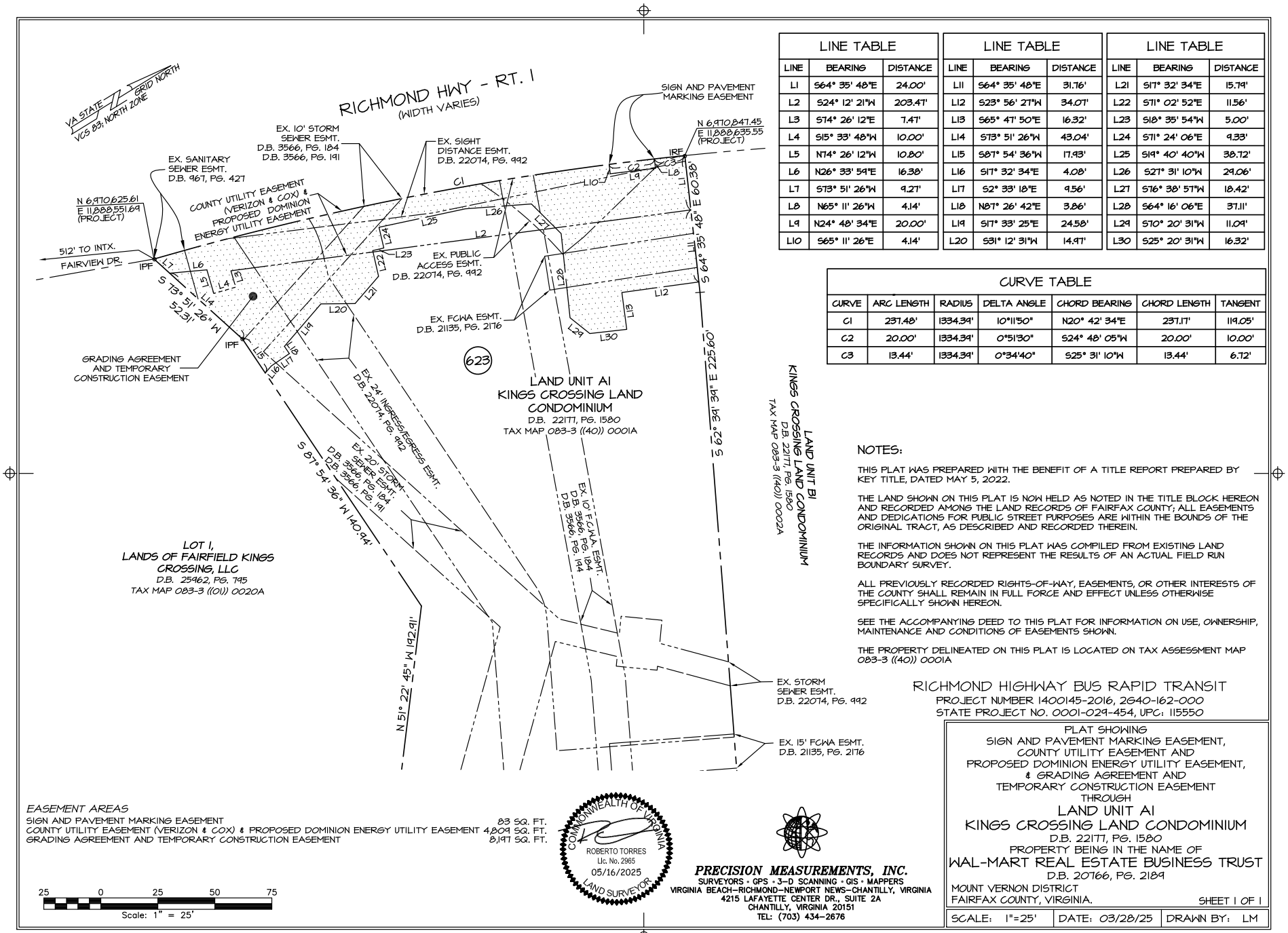
Sign and Pavement Marking Easement – 83 sq. ft.
County Utility Easements (Verizon & Cox) &
Proposed Dominion Energy Utility Easements – 4,809 sq. ft.
Grading & Temporary Construction Easements – 8,197 sq. ft.

VALUE

Estimated value of interests and damages:

EIGHTY-EIGHT THOUSAND FOUR HUNDRED FORTY DOLLARS ($88,440)

Docusign Envelope ID: B1EBBBE0-E822-44F8-9D48-FEE770C1D8AA



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S64° 35' 48"E	24.00'
L2	S24° 12' 21"W	203.47'
L3	S74° 26' 12"E	7.47'
L4	S15° 33' 48"W	10.00'
L5	N74° 26' 12"W	10.80'
L6	N26° 33' 59"E	16.38'
L7	S73° 51' 26"W	9.27'
L8	N65° 11' 26"W	4.14'
L9	N24° 48' 34"E	20.00'
L10	S65° 11' 26"E	4.14'

LINE TABLE		
LINE	BEARING	DISTANCE
L11	S64° 35' 48"E	31.76'
L12	S23° 56' 27"W	34.07'
L13	S65° 47' 50"E	16.32'
L14	S73° 51' 26"W	43.04'
L15	S87° 54' 36"W	17.93'
L16	S17° 32' 34"E	4.08'
L17	S2° 33' 18"E	9.56'
L18	N87° 26' 42"E	3.86'
L19	S17° 33' 25"E	24.58'
L20	S31° 12' 31"W	14.97'

LINE TABLE		
LINE	BEARING	DISTANCE
L21	S17° 32' 34"E	15.79'
L22	S71° 02' 52"E	11.56'
L23	S18° 35' 54"W	5.00'
L24	S71° 24' 06"E	9.33'
L25	S19° 40' 40"W	38.72'
L26	S27° 31' 10"W	29.06'
L27	S76° 38' 57"W	18.42'
L28	S64° 16' 06"E	37.11'
L29	S70° 20' 31"W	11.09'
L30	S25° 20' 31"W	16.32'

CURVE TABLE						
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT
C1	237.48'	1334.39'	10°11'50"	N20° 42' 34"E	237.17'	119.05'
C2	20.00'	1334.39'	0°51'30"	S24° 48' 05"W	20.00'	10.00'
C3	13.44'	1334.39'	0°34'40"	S25° 31' 10"W	13.44'	6.72'

NOTES:

THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT PREPARED BY KEY TITLE, DATED MAY 5, 2022.

THE LAND SHOWN ON THIS PLAT IS NOW HELD AS NOTED IN THE TITLE BLOCK HEREON AND RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY; ALL EASEMENTS AND DEDICATIONS FOR PUBLIC STREET PURPOSES ARE WITHIN THE BOUNDS OF THE ORIGINAL TRACT, AS DESCRIBED AND RECORDED THEREIN.

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THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON TAX ASSESSMENT MAP 083-3 ((40)) 0001A

RICHMOND HIGHWAY BUS RAPID TRANSIT
PROJECT NUMBER 1400145-2016, 2640-162-000
STATE PROJECT NO. 0001-029-454, UPC: 115550

EASEMENT AREAS

SIGN AND PAVEMENT MARKING EASEMENT	83 SQ. FT.
COUNTY UTILITY EASEMENT (VERIZON & COX) & PROPOSED DOMINION ENERGY UTILITY EASEMENT	4,809 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT	8,197 SQ. FT.

25 0 25 50 75
Scale: 1" = 25'

COMMONWEALTH OF VIRGINIA
ROBERTO TORRES
Lic. No. 2965
05/16/2025
LAND SURVEYOR

PRECISION MEASUREMENTS, INC.
SURVEYORS • GPS • 3-D SCANNING • GIS • MAPPERS
VIRGINIA BEACH-RICHMOND-NEWPORT NEWS-CHANTILLY, VIRGINIA
4215 LAFAYETTE CENTER DR., SUITE 2A
CHANTILLY, VIRGINIA 20151
TEL: (703) 434-2676

PLAT SHOWING
SIGN AND PAVEMENT MARKING EASEMENT,
COUNTY UTILITY EASEMENT AND
PROPOSED DOMINION ENERGY UTILITY EASEMENT,
& GRADING AGREEMENT AND
TEMPORARY CONSTRUCTION EASEMENT
THROUGH
LAND UNIT AI
KINGS CROSSING LAND CONDOMINIUM
D.B. 22177, PG. 1580
PROPERTY BEING IN THE NAME OF
WAL-MART REAL ESTATE BUSINESS TRUST
D.B. 20766, PG. 2189
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA. SHEET 1 OF 1

SCALE: 1"=25'	DATE: 03/28/25	DRAWN BY: LM

Docusign Envelope ID: B1EBBBE0-E822-44F8-9D48-FEE770C1D8AA

ATTACHMENT 9

AFFECTED PROPERTY

Tax Map Number: 0833-40-0002A

Street Address: 6301 Richmond Hwy.
Alexandria, VA 22303

OWNER(S): Kings Crossing Shops LLC

INTEREST(S) REQUIRED: (As shown on attached plat/plan)

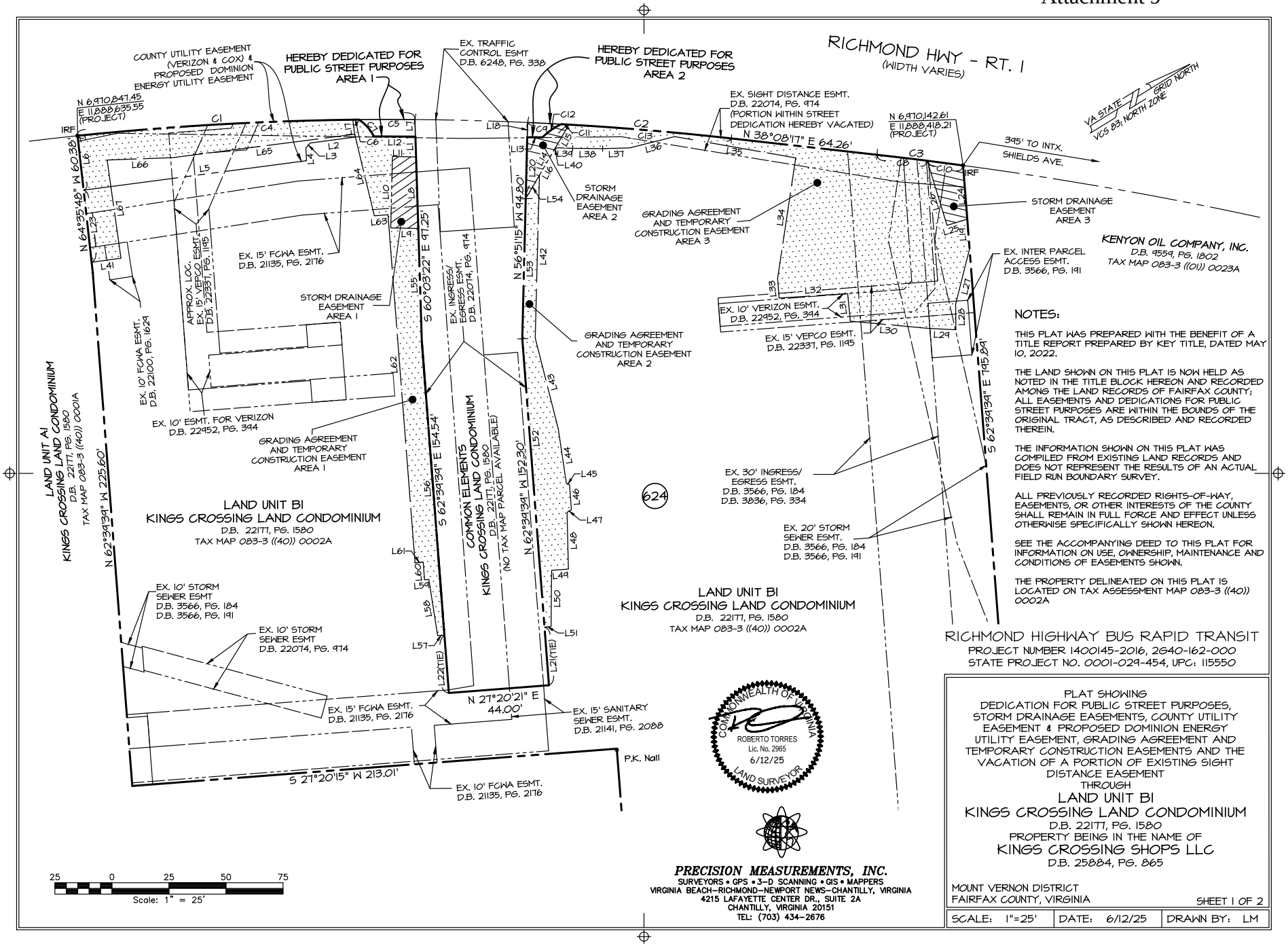
Dedications – 219 sq. ft.
Storm Drainage Easements – 911 sq. ft.
County Utility Easements (Verizon & Cox) &
Proposed Dominion Energy Utility Easement – 2,311 sq. ft.
Grading & Temporary Construction Easements – 11,574 sq. ft.

VALUE

Estimated value of interests and damages:

ONE HUNDRED FORTY-EIGHT THOUSAND THREE HUNDRED NINETY-FIVE DOLLARS ($148,395)

Docusign Envelope ID: B1EBBBE0-E822-44F8-9D48-FEE770C1D8AA



NOTES:

THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT PREPARED BY KEY TITLE, DATED MAY 10, 2022.

THE LAND SHOWN ON THIS PLAT IS NOW HELD AS NOTED IN THE TITLE BLOCK HEREON AND RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY; ALL EASEMENTS AND DEDICATIONS FOR PUBLIC STREET PURPOSES ARE WITHIN THE BOUNDS OF THE ORIGINAL TRACT, AS DESCRIBED AND RECORDED THEREIN.

THE INFORMATION SHOWN ON THIS PLAT WAS COMPILED FROM EXISTING LAND RECORDS AND DOES NOT REPRESENT THE RESULTS OF AN ACTUAL FIELD RUN BOUNDARY SURVEY.

ALL PREVIOUSLY RECORDED RIGHTS-OF-WAY, EASEMENTS, OR OTHER INTERESTS OF THE COUNTY SHALL REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SPECIFICALLY SHOWN HEREON.

SEE THE ACCOMPANYING DEED TO THIS PLAT FOR INFORMATION ON USE, OWNERSHIP, MAINTENANCE AND CONDITIONS OF EASEMENTS SHOWN.

THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON TAX ASSESSMENT MAP 083-3 ((40)) 0002A

RICHMOND HIGHWAY BUS RAPID TRANSIT
PROJECT NUMBER 1400145-2016, 2640-162-000
STATE PROJECT NO. 0001-029-454, UPC: 115550

COMMONWEALTH OF VIRGINIA
ROBERTO TORRES
Lic. No. 2965
6/12/25
LAND SURVEYOR

PRECISION MEASUREMENTS, INC.
SURVEYORS • GPS • 3-D SCANNING • GIS • MAPPERS
VIRGINIA BEACH–RICHMOND–NEWPORT NEWS–CHANTILLY, VIRGINIA
4215 LAFAYETTE CENTER DR., SUITE 2A
CHANTILLY, VIRGINIA 20151
TEL: (703) 434-2676

PLAT SHOWING
DEDICATION FOR PUBLIC STREET PURPOSES, STORM DRAINAGE EASEMENTS, COUNTY UTILITY EASEMENT & PROPOSED DOMINION ENERGY UTILITY EASEMENT, GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENTS AND THE VACATION OF A PORTION OF EXISTING SIGHT DISTANCE EASEMENT
THROUGH
LAND UNIT B1
KINGS CROSSING LAND CONDOMINIUM
D.B. 22177, PG. 1580
PROPERTY BEING IN THE NAME OF
KINGS CROSSING SHOPS LLC
D.B. 25884, PG. 865

MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

SHEET 1 OF 2

SCALE: 1"=25'	DATE: 6/12/25	DRAWN BY: LM

Docusign Envelope ID: B1EBBBE0-E822-44F8-9D48-FEE770C1D8AA

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S60° 03' 22"E	8.92'
L2	S24° 16' 35"W	19.76'
L3	S15° 49' 04"E	2.91'
L4	S60° 55' 04"E	5.64'
L5	S24° 12' 21"W	98.54'
L6	N64° 35' 48"W	24.00'
L7	S60° 03' 22"E	7.50'
L8	S60° 03' 22"E	31.38'
L9	S33° 07' 55"W	12.08'
L10	N56° 52' 05"W	31.33'
L11	N33° 09' 04"E	10.34'
L12	S32° 02' 29"W	18.20'
L13	S32° 02' 29"W	6.68'
L14	S28° 00' 21"E	37.58'
L15	N28° 00' 21"W	12.42'
L16	N28° 00' 21"W	13.25'
L17	S65° 43' 25"E	7.68'
L18	N56° 51' 15"W	6.47'
L19	S62° 39' 39"E	13.04'
L20	S56° 51' 15"E	26.94'
L21	N62° 39' 39"W	25.51'
L22	N62° 39' 36"W	25.41'
L23	N64° 35' 48"W	31.76'

LINE TABLE		
LINE	BEARING	DISTANCE
L24	S62° 39' 39"E	23.62'
L25	S14° 45' 09"W	9.24'
L26	N75° 14' 51"W	29.61'
L27	S44° 09' 00"E	24.98'
L28	S58° 43' 55"E	11.22'
L29	S34° 30' 39"W	12.28'
L30	S37° 03' 47"W	34.15'
L31	N63° 46' 51"W	12.11'
L32	S28° 03' 02"W	30.09'
L33	N62° 45' 52"W	8.64'
L34	N49° 43' 07"W	53.41'
L35	S41° 42' 30"W	53.85'
L36	S17° 40' 06"W	20.42'
L37	S30° 16' 39"W	11.79'
L38	S32° 17' 59"W	13.12'
L39	S33° 50' 11"W	6.75'
L40	S4° 59' 58"W	1.30'
L41	S23° 56' 27"W	12.99'
L42	S56° 46' 51"E	71.35'
L43	S72° 29' 29"E	41.11'
L44	S66° 43' 11"E	24.07'
L45	N57° 11' 58"E	1.54'
L46	S62° 34' 12"E	10.97'

LINE TABLE		
LINE	BEARING	DISTANCE
L47	S0° 27' 39"W	2.23'
L48	S59° 38' 17"E	24.88'
L49	S27° 29' 29"W	7.38'
L50	S57° 39' 46"E	24.69'
L51	S27° 12' 03"W	2.88'
L52	N62° 39' 39"W	126.79'
L53	N56° 51' 15"W	61.40'
L54	N28° 00' 21"W	11.91'
L55	S60° 03' 22"E	49.45'
L56	S62° 39' 39"E	129.13'
L57	S27° 12' 03"W	2.99'
L58	N67° 08' 56"W	24.94'
L59	S27° 29' 29"W	1.84'
L60	N62° 36' 52"W	7.78'
L61	S27° 23' 02"W	3.60'
L62	N62° 42' 24"W	152.96'
L63	S27° 07' 30"W	6.00'
L64	N71° 47' 16"W	36.77'
L65	S24° 24' 55"W	80.49'
L66	S29° 39' 57"W	28.71'
L67	S66° 17' 17"E	43.45'

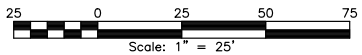
CURVE TABLE						
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT
C1	148.10'	1334.39'	6° 21' 32"'	N28° 54' 14"E	148.02'	148.10'
C2	89.63'	1334.39'	3° 50' 54"'	N36° 12' 49"E	89.61'	89.63'
C3	38.00'	1664.95'	1° 18' 28"'	N38° 47' 30"E	38.00'	38.00'
C4	120.89'	1334.39'	5° 11' 26"'	N28° 24' 11"E	120.84'	120.89'
C5	24.53'	1334.39'	1° 03' 12"'	N31° 38' 24"E	24.53'	24.53'
C6	2.68'	1334.39'	0° 06' 55"'	N31° 03' 21"E	2.68'	2.68'
C7	9.97'	19.00'	30° 04' 01"'	S80° 00' 49"W	9.86'	9.97'
C8	22.15'	1664.95'	0° 45' 44"'	N38° 31' 08"E	22.15'	22.15'
C9	14.79'	1334.39'	0° 38' 06"'	N34° 36' 25"E	14.79'	14.79'
C10	15.86'	1664.95'	0° 32' 44"'	N34° 10' 22"E	15.86'	15.86'
C11	3.35'	1334.39'	0° 08' 38"'	N34° 54' 47"E	3.35'	3.35'
C12	10.12'	29.00'	19° 59' 05"'	S3° 10' 30"E	10.06'	10.12'
C13	71.44'	1334.39'	3° 04' 10"'	N36° 36' 11"E	71.48'	71.44'

RICHMOND HIGHWAY BUS RAPID TRANSIT
PROJECT NUMBER 1400145-2016, 2640-162-000
STATE PROJECT NO. 0001-029-454, UPC: 115550

DEDICATION AND EASEMENT AREAS

DEDICATION FOR PUBLIC STREET PURPOSES AREA 1	155 SQ. FT.
DEDICATION FOR PUBLIC STREET PURPOSES AREA 2	64 SQ. FT.
TOTAL DEDICATION FOR PUBLIC STREET PURPOSES AREAS	219 SQ. FT.
STORM DRAINAGE EASEMENT AREA 1	351 SQ. FT.
STORM DRAINAGE EASEMENT AREA 2	239 SQ. FT.
STORM DRAINAGE EASEMENT AREA 3	321 SQ. FT.
TOTAL STORM DRAINAGE EASEMENT AREAS	911 SQ. FT.
COUNTY UTILITY EASEMENT (VERIZON & COX) & PROPOSED DOMINION ENERGY UTILITY EASEMENT	2,311 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT AREA 1	4,157 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT AREA 2	1,697 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT AREA 3	5,720 SQ. FT.
TOTAL GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT AREAS	11,574 SQ. FT.





PRECISION MEASUREMENTS, INC.
SURVEYORS • GPS • 3-D SCANNING • GIS • MAPPERS
VIRGINIA BEACH–RICHMOND–NEWPORT NEWS–CHANTILLY, VIRGINIA
4215 LAFAYETTE CENTER DR., SUITE 2A
CHANTILLY, VIRGINIA 20151
TEL: (703) 434-2676

PLAT SHOWING
DEDICATION FOR PUBLIC STREET PURPOSES, STORM DRAINAGE EASEMENTS, COUNTY UTILITY EASEMENT & PROPOSED DOMINION ENERGY UTILITY EASEMENT, GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENTS AND THE VACATION OF A PORTION OF EXISTING SIGHT DISTANCE EASEMENT
THROUGH
LAND UNIT B1
KINGS CROSSING LAND CONDOMINIUM
D.B. 22177, PG. 1580
PROPERTY BEING IN THE NAME OF
KINGS CROSSING SHOPS LLC
D.B. 25884, PG. 865

MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

SHEET 2 OF 2

SCALE: 1"=25'	DATE: 6/12/25	DRAWN BY: LM

Docusign Envelope ID: B1EBBBE0-E822-44F8-9D48-FEE770C1D8AA

ATTACHMENT 10

AFFECTED PROPERTY

Tax Map Number: 0833-40-0002A

Street Address: 6301 Richmond Hwy.
Alexandria, VA 22303

OWNER(S): The Unit Owners Association of
Kings Crossing Land Condominium

INTEREST(S) REQUIRED: (As shown on attached plat/plan)

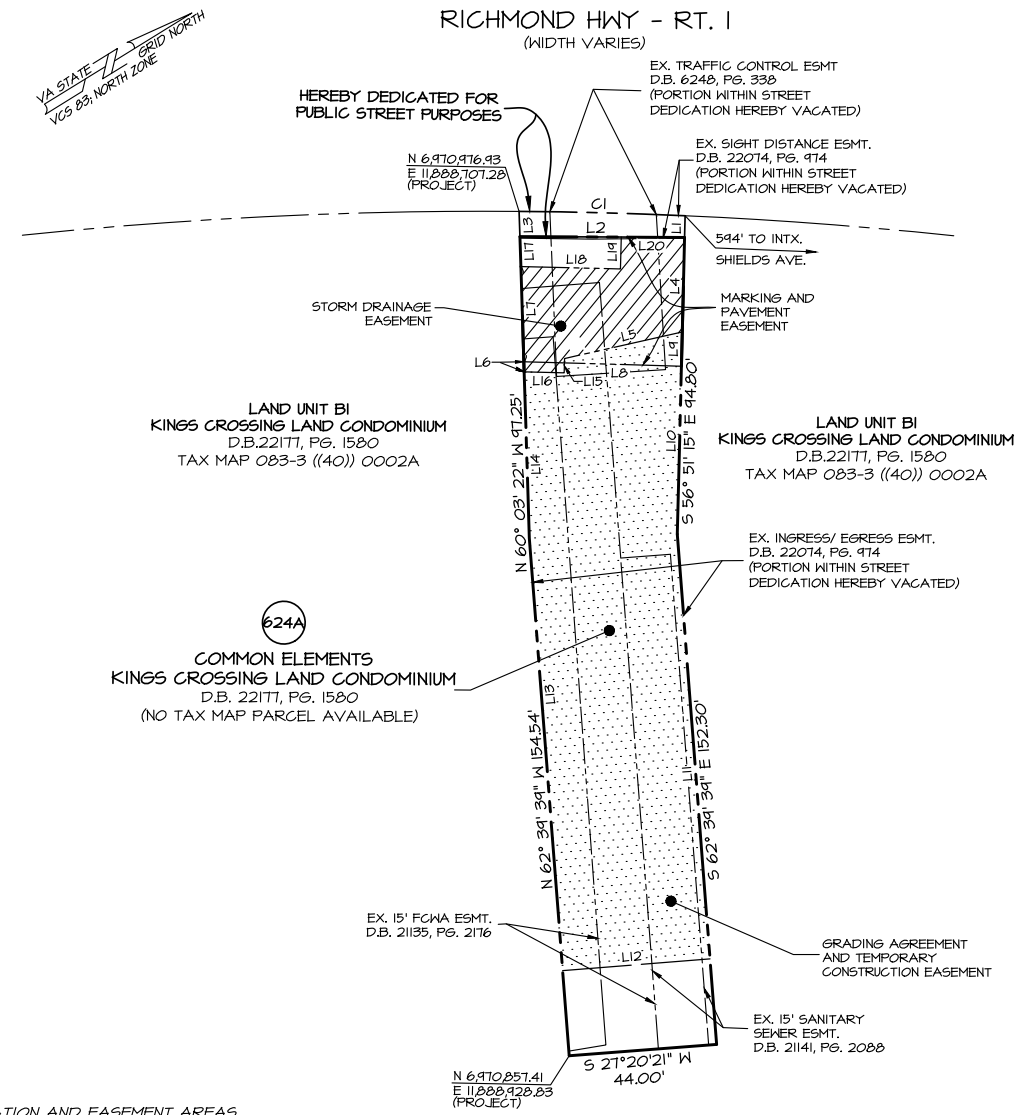
Dedication – 351 sq. ft.
Storm Drainage Easement – 1,373 sq. ft.
Marking and Pavement Easement – 1,813 sq. ft.
Grading & Temporary Construction Easement – 8,123 sq. ft.

VALUE

Estimated value of interests and damages:

NINETY-ONE THOUSAND SEVENTY-FIVE DOLLARS ($91,075)

Docusign Envelope ID: B1EBBBE0-E822-44F8-9D48-FEE770C1D8AA



CURVE TABLE						
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT
C1	49.43'	1334.39'	2° 07' 21"	N33° 14' 01"E	49.43'	49.43'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S56° 51' 15"E	6.47'
L2	N32° 02' 29"E	49.02'
L3	N60° 03' 22"W	7.50'
L4	S56° 51' 15"E	28.15'
L5	S19° 03' 30"W	35.93'
L6	N60° 03' 22"W	3.03'
L7	N60° 03' 22"W	28.35'
L8	S33° 22' 15"W	46.93'
L9	S56° 51' 15"E	10.18'
L10	S56° 51' 15"E	50.00'
L11	S62° 39' 39"E	126.79'
L12	S27° 12' 03"W	44.00'
L13	N62° 39' 39"W	129.13'
L14	N60° 03' 22"W	49.45'
L15	S56° 52' 41"E	4.28'
L16	S33° 07' 55"W	11.92'
L17	N60° 03' 22"W	8.92'
L18	N33° 09' 04"E	29.66'
L19	N56° 51' 34"W	9.49'
L20	N32° 02' 29"E	18.86'

NOTES:

THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, THEREFORE NOT ALL ENCUMBRANCES TO THE PROPERTY ARE NECESSARILY SHOWN HEREON.

THE LAND SHOWN ON THIS PLAT IS NOW HELD AS NOTED IN THE TITLE BLOCK HEREON AND RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY; ALL EASEMENTS AND DEDICATIONS FOR PUBLIC STREET PURPOSES ARE WITHIN THE BOUNDS OF THE ORIGINAL TRACT, AS DESCRIBED AND RECORDED THEREIN.

THE INFORMATION SHOWN ON THIS PLAT WAS COMPILED FROM EXISTING LAND RECORDS AND DOES NOT REPRESENT THE RESULTS OF AN ACTUAL FIELD RUN BOUNDARY SURVEY.

ALL PREVIOUSLY RECORDED RIGHTS-OF-WAY, EASEMENTS, OR OTHER INTERESTS OF THE COUNTY SHALL REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SPECIFICALLY SHOWN HEREON.

SEE THE ACCOMPANYING DEED TO THIS PLAT FOR INFORMATION ON USE, OWNERSHIP, MAINTENANCE AND CONDITIONS OF EASEMENTS SHOWN.

THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON TAX ASSESSMENT MAP 083-3 ((40)), WITH NO TAX MAP PARCEL NUMBER AVAILABLE.

RICHMOND HIGHWAY BUS RAPID TRANSIT
PROJECT NUMBER 1400145-2016, 2640-162-000
STATE PROJECT NO. 0001-029-454, UPC: 115550

DEDICATION AND EASEMENT AREAS

DEDICATION FOR PUBLIC STREET PURPOSES	351 SQ. FT.
STORM DRAINAGE EASEMENT	1,373 SQ. FT.
MARKING AND PAVEMENT EASEMENT	1,813 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT	8,123 SQ. FT.

25 0 25 50 75
Scale: 1" = 25'

COMMONWEALTH OF VIRGINIA
ROBERTO TORRES
Lic. No. 2965
6/12/25
LAND SURVEYOR

PRECISION MEASUREMENTS, INC.
SURVEYORS • GPS • 3-D SCANNING • GIS • MAPPERS
VIRGINIA BEACH–RICHMOND–NEWPORT NEWS–CHANTILLY, VIRGINIA
4215 LAFAYETTE CENTER DR., SUITE 2A
CHANTILLY, VIRGINIA 20151
TEL: (703) 434-2676

PLAT SHOWING
DEDICATION FOR PUBLIC STREET PURPOSES, STORM DRAINAGE EASEMENT, MARKING AND PAVEMENT EASEMENT, GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT AND THE VACATION OF PORTION OF VARIOUS EASEMENTS
THROUGH
COMMON ELEMENTS
KINGS CROSSING LAND CONDOMINIUM
D.B. 22177, PG. 1580
PROPERTY BEING IN THE NAME OF
THE UNIT OWNERS ASSOCIATION OF
KINGS CROSSING LAND CONDOMINIUM
D.B. 20766, PG. 2158

MOUNT VERNON DISTRICT,
FAIRFAX COUNTY, VIRGINIA. SHEET 1 OF 1

SCALE: 1"=25'	DATE: 6/12/25	DRAWN BY: LM

Docusign Envelope ID: B1EBBBE0-E822-44F8-9D48-FEE770C1D8AA

ATTACHMENT 11

AFFECTED PROPERTY

Tax Map Number: 0833-0901B
0833-0901-0005
0833-0901-0005A

Street Address: Alexandria, VA 22303

OWNER(S): Richmond Highway LLC

INTEREST(S) REQUIRED: (As shown on attached plat/plan)

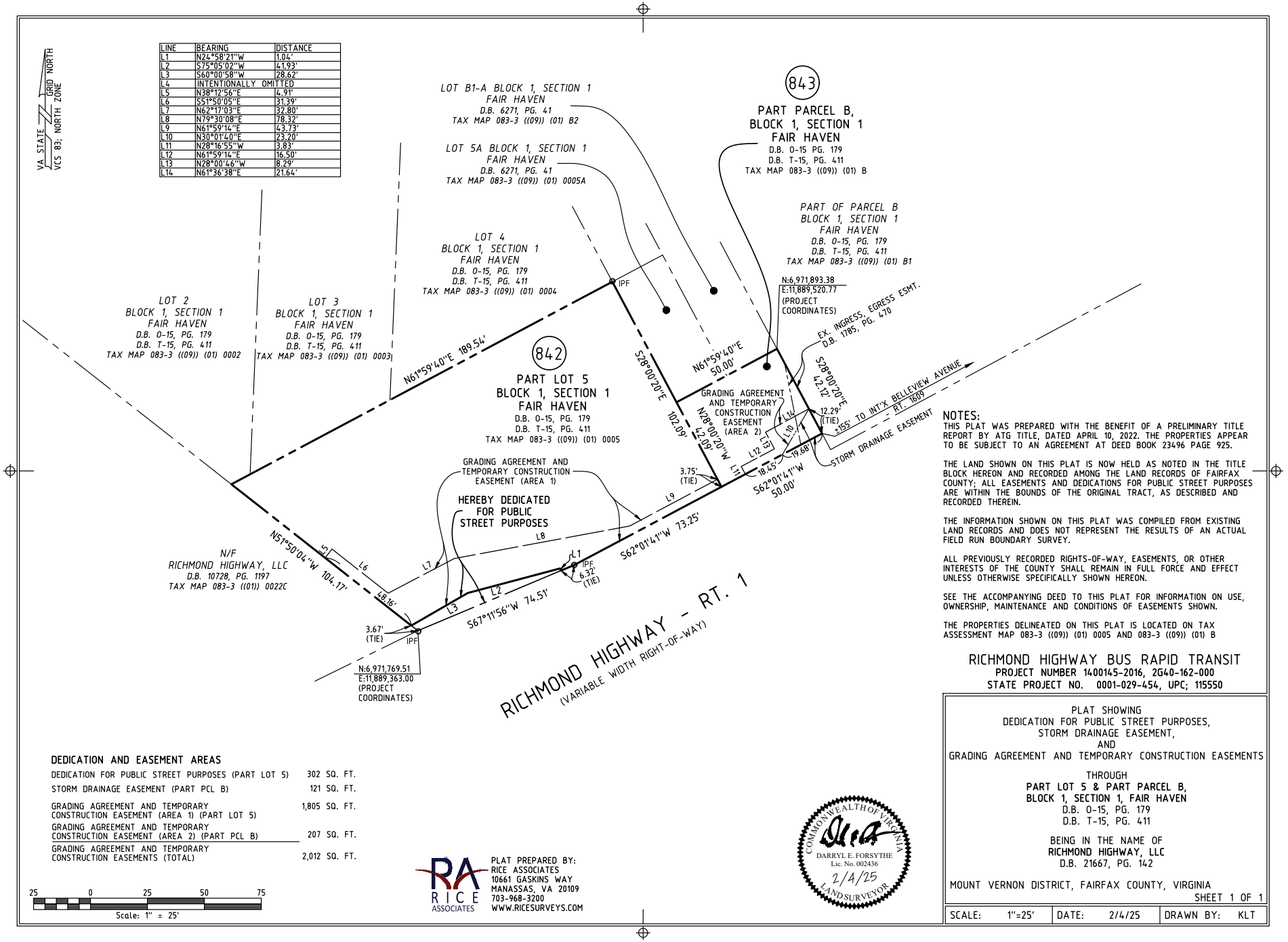
Dedication – 302 sq. ft.
Storm Drainage Easement – 121 sq. ft.
Grading & Temporary Construction Easements – 2,012 sq. ft.

VALUE

Estimated value of interests and damages:

TWENTY-FIVE THOUSAND FOUR HUNDRED THIRTY-FIVE DOLLARS ($25,435)

Docusign Envelope ID: B1EBBBE0-E822-44F8-9D48-FEE770C1D8AA



LINE	BEARING	DISTANCE
L1	N24°58'21"W	1.04'
L2	S75°05'02"W	41.93'
L3	S60°00'58"W	28.62'
L4	INTENTIONALLY OMITTED	
L5	N38°12'56"E	4.91'
L6	S51°50'05"E	31.39'
L7	N62°17'03"E	32.80'
L8	N79°30'08"E	78.32'
L9	N61°59'14"E	43.73'
L10	N30°01'40"E	23.20'
L11	N28°16'55"W	3.83'
L12	N61°59'14"E	16.50'
L13	N28°00'46"W	8.29'
L14	N61°56'38"E	21.64'

NOTES:

THIS PLAT WAS PREPARED WITH THE BENEFIT OF A PRELIMINARY TITLE REPORT BY ATG TITLE, DATED APRIL 10, 2022. THE PROPERTIES APPEAR TO BE SUBJECT TO AN AGREEMENT AT DEED BOOK 23496 PAGE 925.

THE LAND SHOWN ON THIS PLAT IS NOW HELD AS NOTED IN THE TITLE BLOCK HEREON AND RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY; ALL EASEMENTS AND DEDICATIONS FOR PUBLIC STREET PURPOSES ARE WITHIN THE BOUNDS OF THE ORIGINAL TRACT, AS DESCRIBED AND RECORDED THEREIN.

THE INFORMATION SHOWN ON THIS PLAT WAS COMPILED FROM EXISTING LAND RECORDS AND DOES NOT REPRESENT THE RESULTS OF AN ACTUAL FIELD RUN BOUNDARY SURVEY.

ALL PREVIOUSLY RECORDED RIGHTS-OF-WAY, EASEMENTS, OR OTHER INTERESTS OF THE COUNTY SHALL REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SPECIFICALLY SHOWN HEREON.

SEE THE ACCOMPANYING DEED TO THIS PLAT FOR INFORMATION ON USE, OWNERSHIP, MAINTENANCE AND CONDITIONS OF EASEMENTS SHOWN.

THE PROPERTIES DELINEATED ON THIS PLAT IS LOCATED ON TAX ASSESSMENT MAP 083-3 ((09)) (01) 0005 AND 083-3 ((09)) (01) B

RICHMOND HIGHWAY BUS RAPID TRANSIT
PROJECT NUMBER 1400145-2016, 2G40-162-000
STATE PROJECT NO. 0001-029-454, UPC; 115550

DEDICATION AND EASEMENT AREAS

DEDICATION FOR PUBLIC STREET PURPOSES (PART LOT 5)	302 SQ. FT.
STORM DRAINAGE EASEMENT (PART PCL B)	121 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT (AREA 1) (PART LOT 5)	1,805 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT (AREA 2) (PART PCL B)	207 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENTS (TOTAL)	2,012 SQ. FT.

PLAT PREPARED BY:
RICE ASSOCIATES
10661 GASKINS WAY
MANASSAS, VA 20109
703-968-3200
WWW.RICESURVEYS.COM

COMMONWEALTH OF VIRGINIA
DARRYL E. FORSYTHE
Lic. No. 002436
2/4/25
LAND SURVEYOR

PLAT SHOWING
DEDICATION FOR PUBLIC STREET PURPOSES,
STORM DRAINAGE EASEMENT,
AND
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENTS

THROUGH
PART LOT 5 & PART PARCEL B,
BLOCK 1, SECTION 1, FAIR HAVEN
D.B. 0-15, PG. 179
D.B. T-15, PG. 411

BEING IN THE NAME OF
RICHMOND HIGHWAY, LLC
D.B. 21667, PG. 142

MOUNT VERNON DISTRICT, FAIRFAX COUNTY, VIRGINIA
SHEET 1 OF 1

SCALE:	1"=25'	DATE:	2/4/25	DRAWN BY:	KLT

Docusign Envelope ID: B1EBBBE0-E822-44F8-9D48-FEE770C1D8AA

ATTACHMENT 12

AFFECTED PROPERTY

Tax Map Number: 0931-01-0022

Street Address: 6677 Richmond Hwy
Alexandria, VA 22306

OWNER(S): Neighborhood Health Inc

INTEREST(S) REQUIRED: (As shown on attached plat/plan)

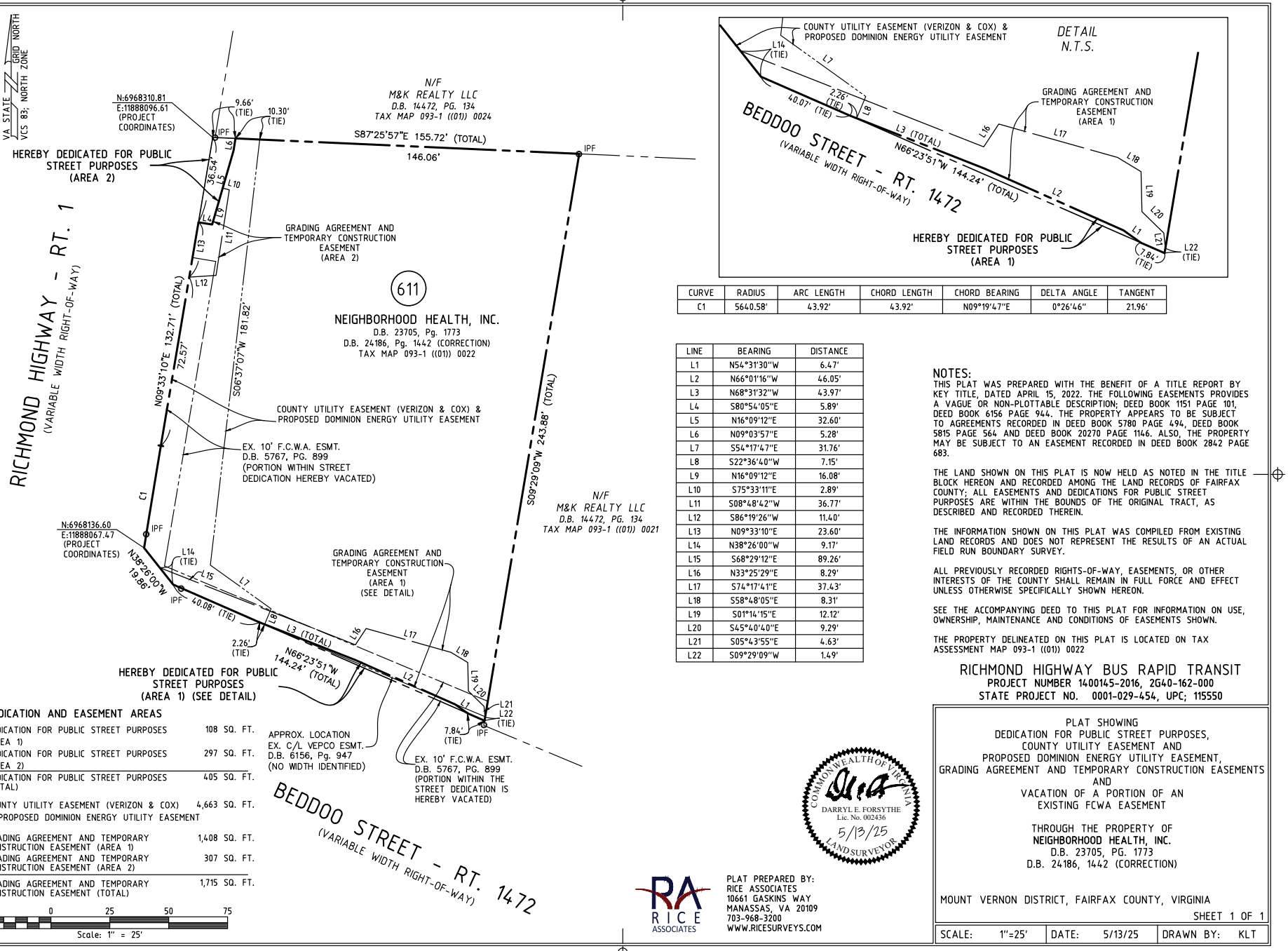
Dedications – 405 sq. ft.
County Utility Easements (Verizon & Cox) &
Proposed Dominion Energy Utility Easement – 4,663 sq. ft.
Grading & Temporary Construction Easements – 1,715 sq. ft.

VALUE

Estimated value of interests and damages:

ONE HUNDRED THIRTY-NINE THOUSAND FOUR HUNDRED SEVENTY-FIVE DOLLARS ($139,475.00)

Docusign Envelope ID: B1EBBBE0-E822-44F8-9D48-FEE770C1D8AA



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	5640.58'	43.92'	43.92'	N09°19'47"E	0°26'46"	21.96'

LINE	BEARING	DISTANCE
L1	N54°31'30"W	6.47'
L2	N66°01'16"W	46.05'
L3	N68°31'32"W	43.97'
L4	S80°54'05"E	5.89'
L5	N16°09'12"E	32.60'
L6	N09°03'57"E	5.28'
L7	S54°17'47"E	31.76'
L8	S22°36'40"W	7.15'
L9	N16°09'12"E	16.08'
L10	S75°33'11"E	2.89'
L11	S08°48'42"W	36.77'
L12	S86°19'26"W	11.40'
L13	N09°33'10"E	23.60'
L14	N38°26'00"W	9.17'
L15	S68°29'12"E	89.26'
L16	N33°25'29"E	8.29'
L17	S74°17'41"E	37.43'
L18	S58°48'05"E	8.31'
L19	S01°14'15"E	12.12'
L20	S45°40'40"E	9.29'
L21	S05°43'55"E	4.63'
L22	S09°29'09"W	1.49'

DEDICATION AND EASEMENT AREAS

DEDICATION FOR PUBLIC STREET PURPOSES (AREA 1)	108 SQ. FT.
DEDICATION FOR PUBLIC STREET PURPOSES (AREA 2)	297 SQ. FT.
DEDICATION FOR PUBLIC STREET PURPOSES (TOTAL)	405 SQ. FT.
COUNTY UTILITY EASEMENT (VERIZON & COX) & PROPOSED DOMINION ENERGY UTILITY EASEMENT	4,663 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT (AREA 1)	1,408 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT (AREA 2)	307 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT (TOTAL)	1,715 SQ. FT.

NOTES:

THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT BY KEY TITLE, DATED APRIL 15, 2022. THE FOLLOWING EASEMENTS PROVIDES A VAGUE OR NON-PLOTTABLE DESCRIPTION; DEED BOOK 1151 PAGE 101, DEED BOOK 6156 PAGE 944. THE PROPERTY APPEARS TO BE SUBJECT TO AGREEMENTS RECORDED IN DEED BOOK 5780 PAGE 494, DEED BOOK 5815 PAGE 564 AND DEED BOOK 20270 PAGE 1146. ALSO, THE PROPERTY MAY BE SUBJECT TO AN EASEMENT RECORDED IN DEED BOOK 2842 PAGE 683.

THE LAND SHOWN ON THIS PLAT IS NOW HELD AS NOTED IN THE TITLE BLOCK HEREON AND RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY; ALL EASEMENTS AND DEDICATIONS FOR PUBLIC STREET PURPOSES ARE WITHIN THE BOUNDS OF THE ORIGINAL TRACT, AS DESCRIBED AND RECORDED THEREIN.

THE INFORMATION SHOWN ON THIS PLAT WAS COMPILED FROM EXISTING LAND RECORDS AND DOES NOT REPRESENT THE RESULTS OF AN ACTUAL FIELD RUN BOUNDARY SURVEY.

ALL PREVIOUSLY RECORDED RIGHTS-OF-WAY, EASEMENTS, OR OTHER INTERESTS OF THE COUNTY SHALL REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SPECIFICALLY SHOWN HEREON.

SEE THE ACCOMPANYING DEED TO THIS PLAT FOR INFORMATION ON USE, OWNERSHIP, MAINTENANCE AND CONDITIONS OF EASEMENTS SHOWN.

THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON TAX ASSESSMENT MAP 093-1 ((01)) 0022

RICHMOND HIGHWAY BUS RAPID TRANSIT
PROJECT NUMBER 1400145-2016, 2G40-162-000
STATE PROJECT NO. 0001-029-454, UPC; 115550

COMMONWEALTH OF VIRGINIA
DARRYL E. FORSYTHE
Lic. No. 002436
5/13/25
LAND SURVEYOR

RICE ASSOCIATES

PLAT PREPARED BY:
RICE ASSOCIATES
10661 GASKINS WAY
MANASSAS, VA 20109
703-968-3200
WWW.RICESURVEYS.COM

PLAT SHOWING
DEDICATION FOR PUBLIC STREET PURPOSES,
COUNTY UTILITY EASEMENT AND
PROPOSED DOMINION ENERGY UTILITY EASEMENT,
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENTS
AND
VACATION OF A PORTION OF AN
EXISTING FCWA EASEMENT

THROUGH THE PROPERTY OF
NEIGHBORHOOD HEALTH, INC.
D.B. 23705, PG. 1773
D.B. 24186, 1442 (CORRECTION)

MOUNT VERNON DISTRICT, FAIRFAX COUNTY, VIRGINIA

SHEET 1 OF 1

SCALE: 1"=25'	DATE: 5/13/25	DRAWN BY: KLT

Docusign Envelope ID: B1EBBBE0-E822-44F8-9D48-FEE770C1D8AA

ATTACHMENT 13

AFFECTED PROPERTY

Tax Map Number: 0931-01-0026

Street Address: 6601 Richmond Hwy.
Alexandria, VA 22306

OWNER(S): Beacon Heights LLC

INTEREST(S) REQUIRED: (As shown on attached plat/plan)

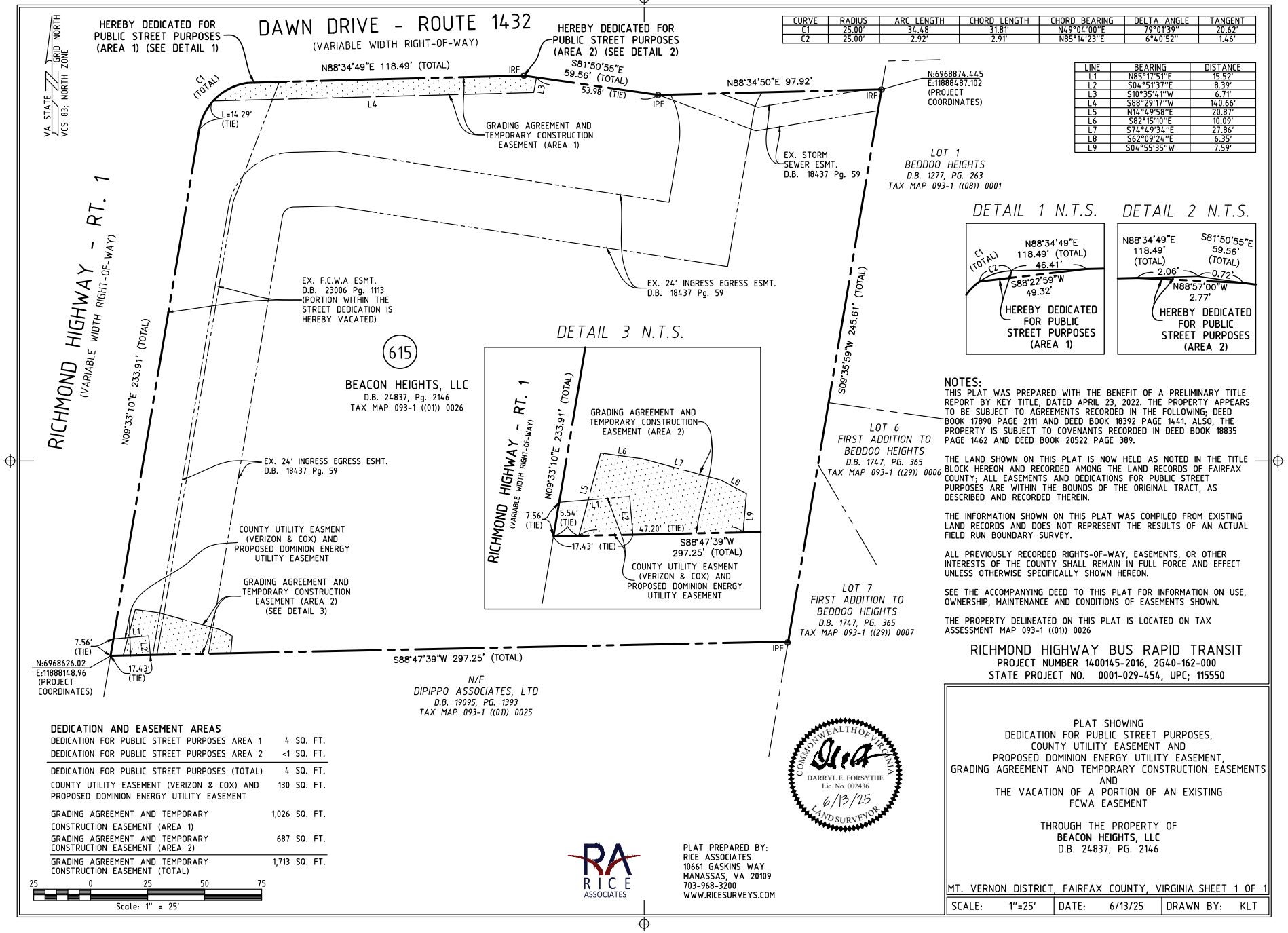
Dedications – 4 sq. ft.
County Utility Easements (Verizon & Cox) &
Proposed Dominion Energy Utility Easement – 130 sq. ft.
Grading & Temporary Construction Easements – 1,713 sq. ft.

VALUE

Estimated value of interests and damages:

TWENTY-FIVE THOUSAND FORTY DOLLARS ($25,040)

Docusign Envelope ID: B1EBBBE0-E822-44F8-9D48-FEE770C1D8AA



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	25.00'	34.48'	31.81'	N49°04'00"E	79°01'39"	20.62'
C2	25.00'	2.92'	2.91'	N85°14'23"E	6°40'52"	1.46'

LINE	BEARING	DISTANCE
L1	N85°17'51"E	15.52'
L2	S04°51'37"E	8.39'
L3	S10°35'41"W	6.71'
L4	S88°29'17"W	140.66'
L5	N14°49'58"E	20.87'
L6	S82°15'10"E	10.09'
L7	S74°49'34"E	27.86'
L8	S62°09'24"E	6.35'
L9	S04°55'35"W	7.59'

DEDICATION AND EASEMENT AREAS

DEDICATION FOR PUBLIC STREET PURPOSES AREA 1	4 SQ. FT.
DEDICATION FOR PUBLIC STREET PURPOSES AREA 2	<1 SQ. FT.
DEDICATION FOR PUBLIC STREET PURPOSES (TOTAL)	4 SQ. FT.
COUNTY UTILITY EASEMENT (VERIZON & COX) AND PROPOSED DOMINION ENERGY UTILITY EASEMENT	130 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT (AREA 1)	1,026 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT (AREA 2)	687 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT (TOTAL)	1,713 SQ. FT.

NOTES:

THIS PLAT WAS PREPARED WITH THE BENEFIT OF A PRELIMINARY TITLE REPORT BY KEY TITLE, DATED APRIL 23, 2022. THE PROPERTY APPEARS TO BE SUBJECT TO AGREEMENTS RECORDED IN THE FOLLOWING; DEED BOOK 17890 PAGE 2111 AND DEED BOOK 18392 PAGE 1441. ALSO, THE PROPERTY IS SUBJECT TO COVENANTS RECORDED IN DEED BOOK 18835 PAGE 1462 AND DEED BOOK 20522 PAGE 389.

THE LAND SHOWN ON THIS PLAT IS NOW HELD AS NOTED IN THE TITLE BLOCK HEREON AND RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY; ALL EASEMENTS AND DEDICATIONS FOR PUBLIC STREET PURPOSES ARE WITHIN THE BOUNDS OF THE ORIGINAL TRACT, AS DESCRIBED AND RECORDED THEREIN.

THE INFORMATION SHOWN ON THIS PLAT WAS COMPILED FROM EXISTING LAND RECORDS AND DOES NOT REPRESENT THE RESULTS OF AN ACTUAL FIELD RUN BOUNDARY SURVEY.

ALL PREVIOUSLY RECORDED RIGHTS-OF-WAY, EASEMENTS, OR OTHER INTERESTS OF THE COUNTY SHALL REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SPECIFICALLY SHOWN HEREON.

SEE THE ACCOMPANYING DEED TO THIS PLAT FOR INFORMATION ON USE, OWNERSHIP, MAINTENANCE AND CONDITIONS OF EASEMENTS SHOWN.

THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON TAX ASSESSMENT MAP 093-1 ((01)) 0026

COMMONWEALTH OF VIRGINIA
DARRYL E. FORSYTHE
Lic. No. 002436
6/13/25
LAND SURVEYOR

RICE ASSOCIATES

PLAT PREPARED BY:
RICE ASSOCIATES
10661 GASKINS WAY
MANASSAS, VA 20109
703-968-3200
WWW.RICESURVEYS.COM

RICHMOND HIGHWAY BUS RAPID TRANSIT

PROJECT NUMBER 1400145-2016, 2G40-162-000
STATE PROJECT NO. 0001-029-454, UPC; 115550

PLAT SHOWING
DEDICATION FOR PUBLIC STREET PURPOSES,
COUNTY UTILITY EASEMENT AND
PROPOSED DOMINION ENERGY UTILITY EASEMENT,
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENTS
AND
THE VACATION OF A PORTION OF AN EXISTING
FCWA EASEMENT

THROUGH THE PROPERTY OF
BEACON HEIGHTS, LLC
D.B. 24837, PG. 2146

MT. VERNON DISTRICT, FAIRFAX COUNTY, VIRGINIA SHEET 1 OF 1

SCALE: 1"=25'	DATE: 6/13/25	DRAWN BY: KLT

Docusign Envelope ID: B1EBBBE0-E822-44F8-9D48-FEE770C1D8AA

ATTACHMENT 14

AFFECTED PROPERTY

Tax Map Number: 0931-43-CONDO

Street Address: 6425 Richmond Hwy
Alexandria, VA 22306

OWNER(S): Huntington Run Unit Owners Association

INTEREST(S) REQUIRED: (As shown on attached plat/plan)

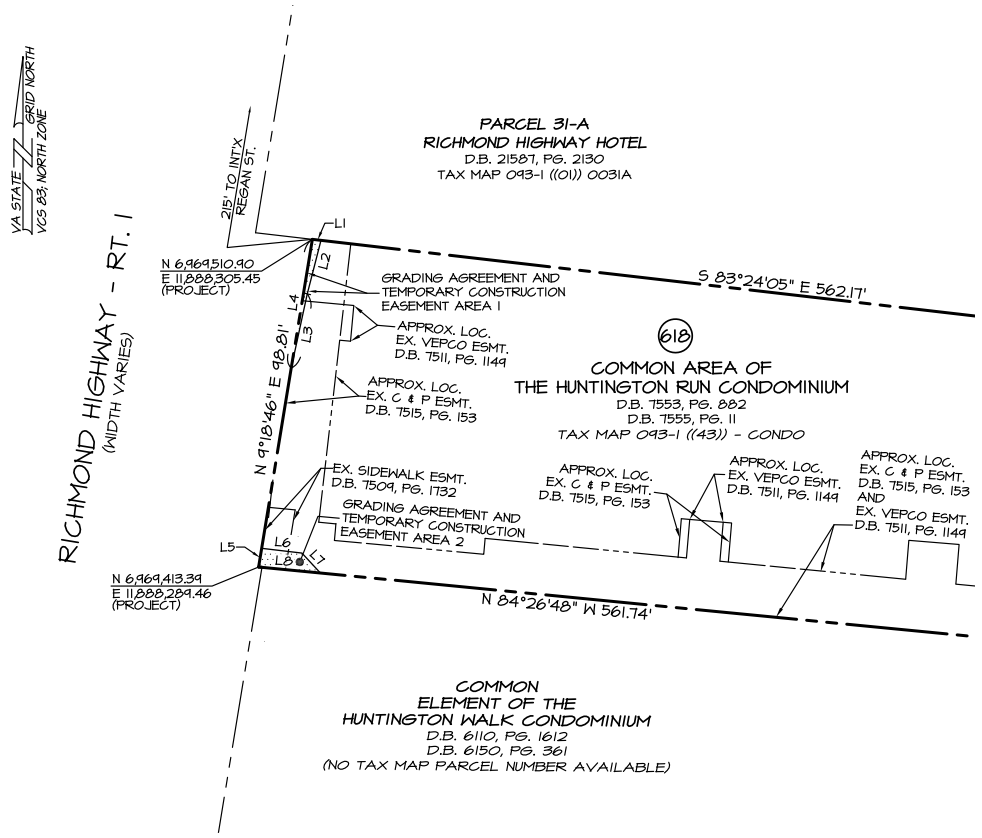
Grading & Temporary Construction Easements – 126 sq. ft.

VALUE

Estimated value of interests and damages:

ONE THOUSAND FOUR HUNDRED SEVENTY-FIVE DOLLARS ($1,475)

Docusign Envelope ID: B1EBBBE0-E822-44F8-9D48-FEE770C1D8AA



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S83° 24' 05"E	2.58'
L2	S14° 19' 58"W	16.44'
L3	S12° 12' 54"W	22.56'
L4	N9° 18' 46"E	38.79'
L5	N9° 18' 46"E	5.62'
L6	S83° 16' 28"E	12.07'
L7	S42° 45' 55"E	8.07'
L8	N84° 26' 48"W	18.46'

NOTES:

THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT PREPARED BY KEY TITLE, DATED MAY 10, 2022.

THE LAND SHOWN ON THIS PLAT IS NOW HELD AS NOTED IN THE TITLE BLOCK HEREON AND RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY; ALL EASEMENTS AND DEDICATIONS FOR PUBLIC STREET PURPOSES ARE WITHIN THE BOUNDS OF THE ORIGINAL TRACT, AS DESCRIBED AND RECORDED THEREIN.

THE INFORMATION SHOWN ON THIS PLAT WAS COMPILED FROM EXISTING LAND RECORDS AND DOES NOT REPRESENT THE RESULTS OF AN ACTUAL FIELD RUN BOUNDARY SURVEY.

ALL PREVIOUSLY RECORDED RIGHTS-OF-WAY, EASEMENTS, OR OTHER INTERESTS OF THE COUNTY SHALL REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SPECIFICALLY SHOWN HEREON.

SEE THE ACCOMPANYING DEED TO THIS PLAT FOR INFORMATION ON USE, OWNERSHIP, MAINTENANCE AND CONDITIONS OF EASEMENTS SHOWN.

THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON TAX ASSESSMENT MAP 093-1 ((43)) - CONDO.

RICHMOND HIGHWAY BUS RAPID TRANSIT
PROJECT NUMBER 2640-162-000
STATE PROJECT NO. 0001-029-454 UPC: 115550

EASEMENT AREAS

GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT AREA 1	43 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT AREA 2	83 SQ. FT.
TOTAL GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT AREA	126 SQ. FT.

25 0 25 50 75
Scale: 1" = 25'

COMMONWEALTH OF VIRGINIA
ROBERTO TORRES
Lic. No. 2965
01/09/25
LAND SURVEYOR

PRECISION MEASUREMENTS, INC.
SURVEYORS • GPS • 3-D SCANNING • GIS • MAPPERS
VIRGINIA BEACH-RICHMOND-NEWPORT NEWS-CHANTILLY, VIRGINIA
4215 LAFAYETTE CENTER DR., SUITE 2A
CHANTILLY, VIRGINIA 20151
TEL: (703) 434-2676

PLAT SHOWING
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT
THROUGH
COMMON AREA OF
THE HUNTINGTON RUN CONDOMINIUM
D.B. 7553, PG. 882
D.B. 7555, PG. 11
PROPERTY BEING IN THE NAME OF
HUNTINGTON RUN UNIT OWNERS ASSOCIATION
D.B. 7555, PG. 11
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA.
SHEET 1 OF 1

SCALE: 1"=25'	DATE: 4/26/2024	DRAWN BY: KL

Docusign Envelope ID: B1EBBBE0-E822-44F8-9D48-FEE770C1D8AA

ATTACHMENT 15

AFFECTED PROPERTY

Tax Map Number: 0833-01-0020A

Street Address: Alexandria, VA 22306

OWNER(S): Fairfield Kings Crossing LLC

INTEREST(S) REQUIRED: (As shown on attached plat/plan)

County Utility Easement (Verizon) – 468 sq. ft.
Sanitary Sewer Easement – 47 sq. ft.
Grading & Temporary Construction Easement – 6,408 sq. ft.

VALUE

Estimated value of interests and damages:

TWO HUNDRED TWENTY-EIGHT THOUSAND ONE HUNDRED SIXTY DOLLARS ($228,160)

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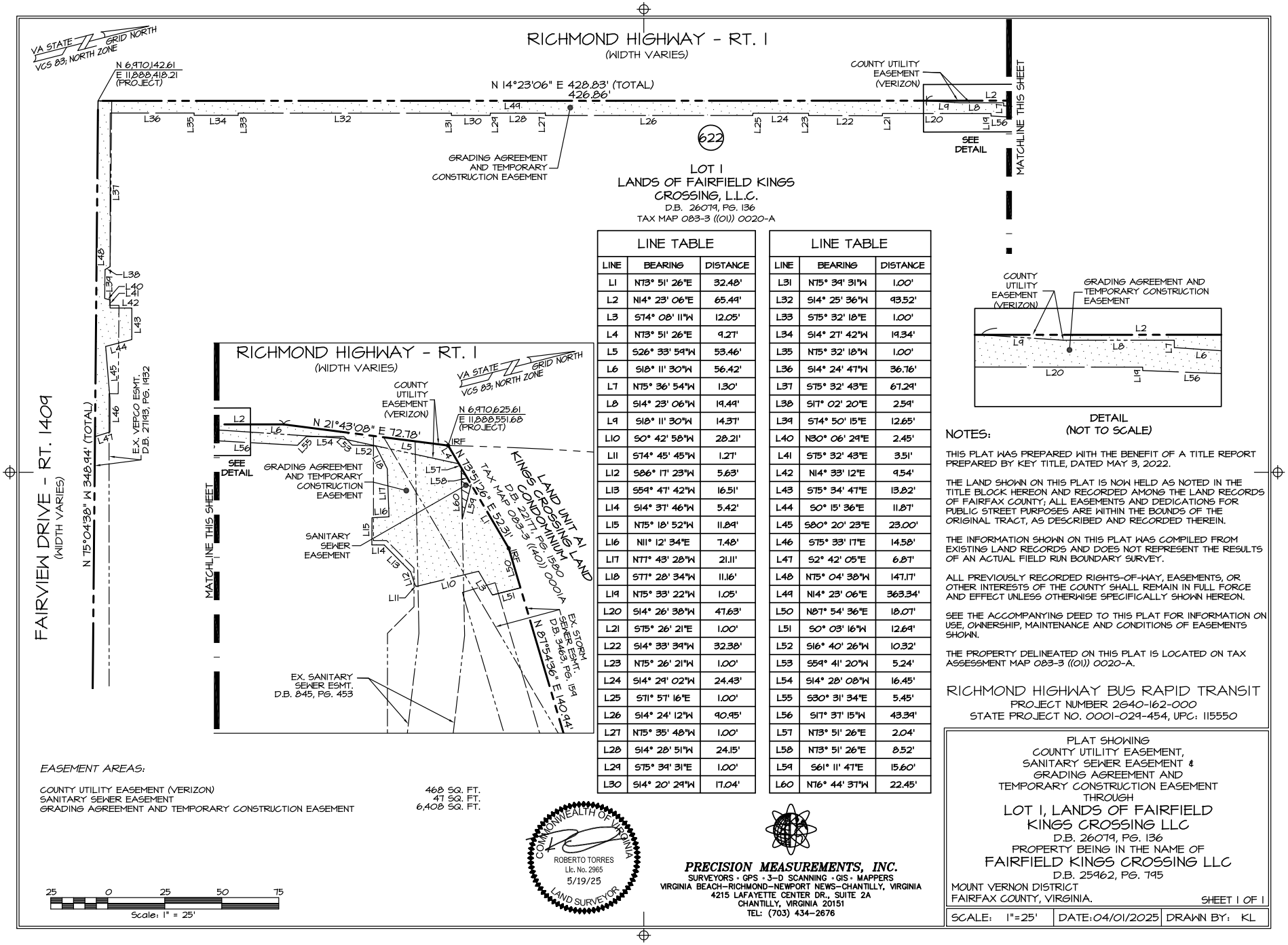

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N73° 51' 26"E	32.48'
L2	N14° 23' 06"E	65.49'
L3	S74° 08' 11"W	12.05'
L4	N73° 51' 26"E	9.27'
L5	S26° 33' 59"W	53.46'
L6	S18° 11' 30"W	56.42'
L7	N75° 36' 54"W	1.30'
L8	S14° 23' 06"W	19.49'
L9	S18° 11' 30"W	14.37'
L10	S0° 42' 58"W	28.21'
L11	S74° 45' 45"W	1.27'
L12	S86° 17' 23"W	5.63'
L13	S59° 47' 42"W	16.51'
L14	S14° 37' 46"W	5.42'
L15	N75° 18' 52"W	11.89'
L16	N11° 12' 34"E	7.48'
L17	N77° 43' 28"W	21.11'
L18	S77° 28' 34"W	11.16'
L19	N75° 33' 22"W	1.05'
L20	S14° 26' 38"W	47.63'
L21	S75° 26' 21"E	1.00'
L22	S14° 33' 39"W	32.38'
L23	N75° 26' 21"W	1.00'
L24	S14° 29' 02"W	24.43'
L25	S71° 57' 16"E	1.00'
L26	S14° 24' 12"W	90.95'
L27	N75° 35' 48"W	1.00'
L28	S14° 28' 51"W	24.15'
L29	S75° 34' 31"E	1.00'
L30	S14° 20' 29"W	17.04'

LINE TABLE		
LINE	BEARING	DISTANCE
L31	N75° 34' 31"W	1.00'
L32	S14° 25' 36"W	93.52'
L33	S75° 32' 18"E	1.00'
L34	S14° 27' 42"W	19.34'
L35	N75° 32' 18"W	1.00'
L36	S14° 24' 47"W	36.76'
L37	S75° 32' 43"E	67.29'
L38	S17° 02' 20"E	2.59'
L39	S74° 50' 15"E	12.65'
L40	N30° 06' 29"E	2.45'
L41	S75° 32' 43"E	3.51'
L42	N14° 33' 12"E	9.54'
L43	S75° 34' 47"E	13.82'
L44	S0° 15' 36"E	11.87'
L45	S80° 20' 23"E	23.00'
L46	S75° 33' 17"E	14.58'
L47	S2° 42' 05"E	6.87'
L48	N75° 04' 38"W	147.17'
L49	N14° 23' 06"E	363.34'
L50	N87° 54' 36"E	18.07'
L51	S0° 03' 16"W	12.64'
L52	S16° 40' 26"W	10.32'
L53	S59° 41' 20"W	5.24'
L54	S14° 28' 08"W	16.45'
L55	S30° 31' 34"E	5.45'
L56	S17° 37' 15"W	43.39'
L57	N73° 51' 26"E	2.04'
L58	N73° 51' 26"E	8.52'
L59	S61° 11' 47"E	15.60'
L60	N76° 44' 37"W	22.45'

NOTES:

THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT PREPARED BY KEY TITLE, DATED MAY 3, 2022.

THE LAND SHOWN ON THIS PLAT IS NOW HELD AS NOTED IN THE TITLE BLOCK HEREON AND RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY; ALL EASEMENTS AND DEDICATIONS FOR PUBLIC STREET PURPOSES ARE WITHIN THE BOUNDS OF THE ORIGINAL TRACT, AS DESCRIBED AND RECORDED THEREIN.

THE INFORMATION SHOWN ON THIS PLAT WAS COMPILED FROM EXISTING LAND RECORDS AND DOES NOT REPRESENT THE RESULTS OF AN ACTUAL FIELD RUN BOUNDARY SURVEY.

ALL PREVIOUSLY RECORDED RIGHTS-OF-WAY, EASEMENTS, OR OTHER INTERESTS OF THE COUNTY SHALL REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SPECIFICALLY SHOWN HEREON.

SEE THE ACCOMPANYING DEED TO THIS PLAT FOR INFORMATION ON USE, OWNERSHIP, MAINTENANCE AND CONDITIONS OF EASEMENTS SHOWN.

THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON TAX ASSESSMENT MAP 083-3 ((01)) 0020-A.

RICHMOND HIGHWAY BUS RAPID TRANSIT
PROJECT NUMBER 2640-162-000
STATE PROJECT NO. 0001-029-454, UPC: 115550

EASEMENT AREAS:

COUNTY UTILITY EASEMENT (VERIZON)	468 SQ. FT.
SANITARY SEWER EASEMENT	47 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT	6,408 SQ. FT.

25 0 25 50 75
Scale: 1" = 25'

COMMONWEALTH OF VIRGINIA
ROBERTO TORRES
Lic. No. 2965
5/19/25
LAND SURVEYOR

PRECISION MEASUREMENTS, INC.
SURVEYORS • GPS • 3-D SCANNING • GIS • MAPPERS
VIRGINIA BEACH-RICHMOND-NEWPORT NEWS-CHANTILLY, VIRGINIA
4215 LAFAYETTE CENTER DR., SUITE 2A
CHANTILLY, VIRGINIA 20151
TEL: (703) 434-2676

PLAT SHOWING
COUNTY UTILITY EASEMENT,
SANITARY SEWER EASEMENT &
GRADING AGREEMENT AND
TEMPORARY CONSTRUCTION EASEMENT
THROUGH
LOT 1, LANDS OF FAIRFIELD
KINGS CROSSING LLC
D.B. 26079, PG. 136
PROPERTY BEING IN THE NAME OF
FAIRFIELD KINGS CROSSING LLC
D.B. 25962, PG. 795
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA.

SHEET 1 OF 1

SCALE: 1"=25'	DATE:04/01/2025	DRAWN BY: KL

Docusign Envelope ID: B1EBBBE0-E822-44F8-9D48-FEE770C1D8AA

ATTACHMENT 16

AFFECTED PROPERTY

Tax Map Number: 0931-07-0001
0931-01-0027

Street Address: 6511 Richmond Hwy.
6511 A Richmond Hwy.
Alexandria, VA 22306

OWNER(S): Trustees for the Congregation of the Groveton Baptist Church

INTEREST(S) REQUIRED: (As shown on attached plat/plan)

Dedications – 6,290 sq. ft.
Storm Drainage Easements – 955 sq. ft.
Retaining Wall Easements – 1,482 sq. ft.
Sight Distance Easement – 236 sq. ft.
County Utility Easement (Dominion Energy, Verizon & Cox) – 805 sq. ft.
Sign and Pavement Marking Easement – 15 sq. ft.
Grading & Temporary Construction Easements – 1,785 sq. ft.

VALUE

Estimated value of interests and damages:

TWO HUNDRED FORTY-SIX THOUSAND TWO HUNDRED THIRTY-FIVE DOLLARS ($246,235)

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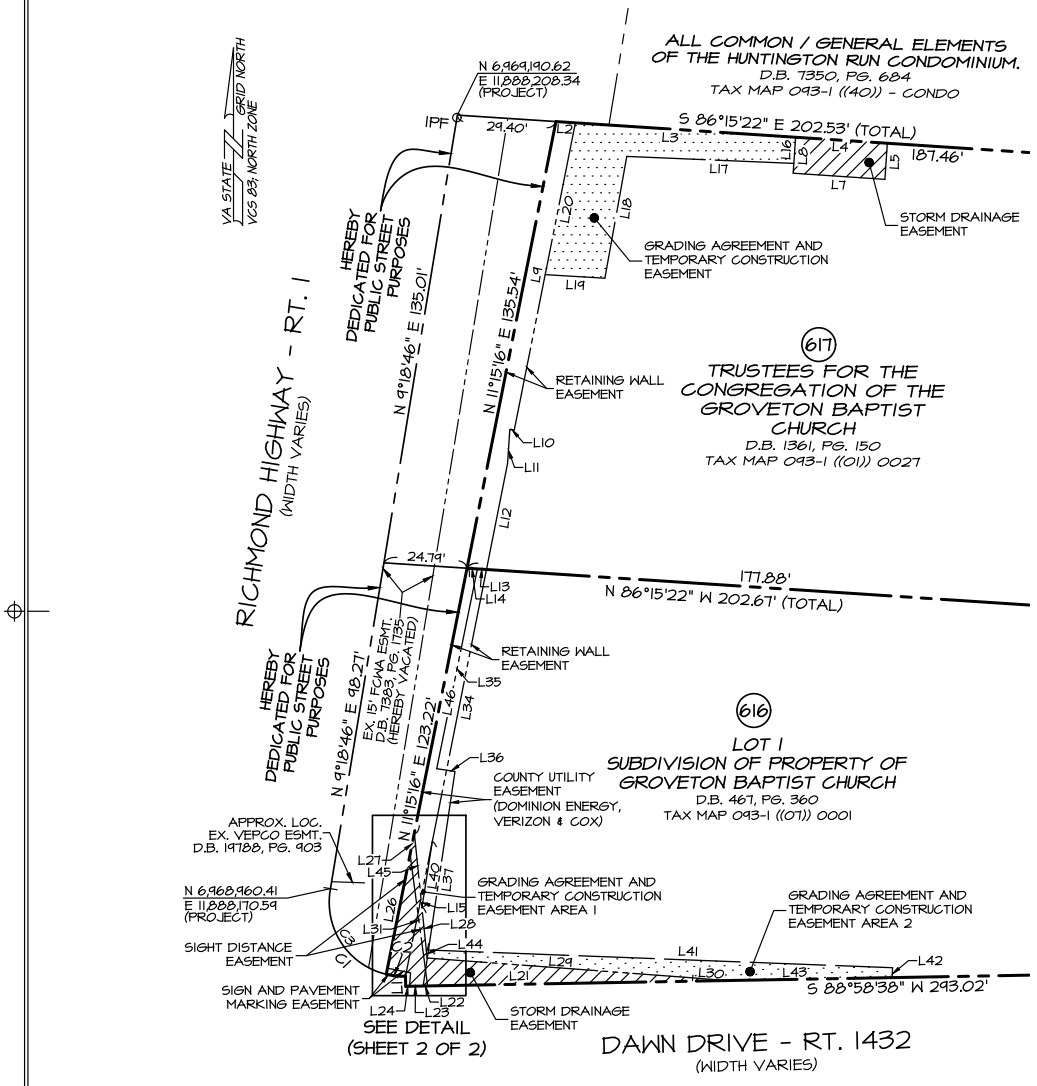
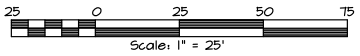




DEDICATION AND EASEMENT AREAS (PARCEL 616)

DEDICATION FOR PUBLIC STREET PURPOSES	2,649 SQ. FT.
STORM DRAINAGE EASEMENT	661 SQ. FT.
RETAINING WALL EASEMENT	709 SQ. FT.
SIGHT DISTANCE EASEMENT	236 SQ. FT.
COUNTY UTILITY EASEMENT (DOMINION ENERGY, VERIZON & COX)	805 SQ. FT.
SIGN AND PAVEMENT MARKING EASEMENT	15 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT AREA 1	7 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT AREA 2	573 SQ. FT.
TOTAL GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT	580 SQ. FT.

DEDICATION AND EASEMENT AREAS (PARCEL 617)

DEDICATION FOR PUBLIC STREET PURPOSES	3,641 SQ. FT.
STORM DRAINAGE EASEMENT	294 SQ. FT.
RETAINING WALL EASEMENT	773 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT	1,205 SQ. FT.

NOTES:

THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT PREPARED BY KEY TITLE, DATED MAY 3, 2022.

THE LAND SHOWN ON THIS PLAT IS NOW HELD AS NOTED IN THE TITLE BLOCK HEREON AND RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY; ALL EASEMENTS AND DEDICATIONS FOR PUBLIC STREET PURPOSES ARE WITHIN THE BOUNDS OF THE ORIGINAL TRACT, AS DESCRIBED AND RECORDED THEREIN.

THE INFORMATION SHOWN ON THIS PLAT WAS COMPILED FROM EXISTING LAND RECORDS AND DOES NOT REPRESENT THE RESULTS OF AN ACTUAL FIELD RUN BOUNDARY SURVEY.

ALL PREVIOUSLY RECORDED RIGHTS-OF-WAY, EASEMENTS, OR OTHER INTERESTS OF THE COUNTY SHALL REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SPECIFICALLY SHOWN HEREON.

SEE THE ACCOMPANYING DEED TO THIS PLAT FOR INFORMATION ON USE, OWNERSHIP, MAINTENANCE AND CONDITIONS OF EASEMENTS SHOWN.

THE PROPERTIES DELINEATED ON THIS PLAT ARE LOCATED ON TAX ASSESSMENT MAP NUMBERS 093-1 ((07)) 0001 (PARCEL 616), AND 093-1 ((01)) 0027 (PARCEL 617).

COMMONWEALTH OF VIRGINIA
ROBERTO TORRES
Lic. No. 2965
5/19/25
LAND SURVEYOR

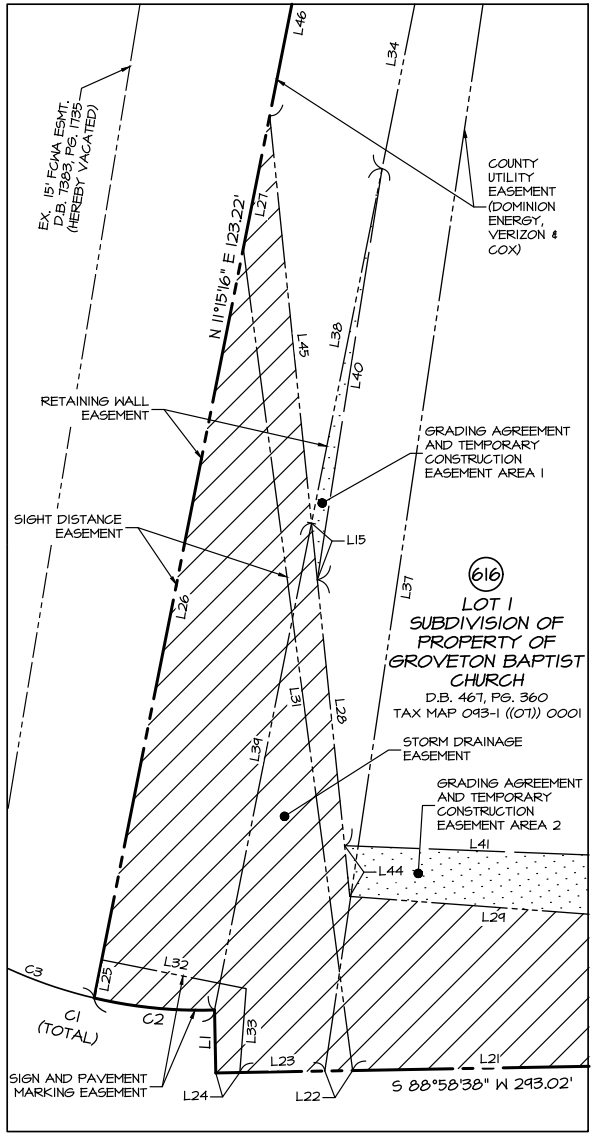
RICHMOND HIGHWAY BUS RAPID TRANSIT
PROJECT NUMBER 2G40-162-000
STATE PROJECT NO. 0001-029-454 UPC: 115550

PLAT SHOWING
DEDICATION FOR PUBLIC STREET PURPOSES, STORM DRAINAGE EASEMENTS, SIGN AND PAVEMENT MARKING EASEMENT, RETAINING WALL EASEMENT, SIGHT DISTANCE EASEMENT, COUNTY UTILITY EASEMENT, GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT AND THE VACATION OF VARIOUS EASEMENTS THROUGH THE LANDS OF THE
TRUSTEES FOR THE CONGREGATION OF THE GROVETON BAPTIST CHURCH
D.B. 421, PG. 468
D.B. 1361, PG. 150
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA
SHEET 1 OF 2

SCALE: 1"=25'	DATE:03/07/2025	DRAWN BY: KL

PRECISION MEASUREMENTS, INC.
SURVEYORS • GPS • 3-D SCANNING • GIS • MAPPERS
VIRGINIA BEACH-RICHMOND-NEWPORT NEWS-CHANTILLY, VIRGINIA
4215 LAFAYETTE CENTER DR., SUITE 2A
CHANTILLY, VIRGINIA 20151
TEL: (703) 434-2676

Docusign Envelope ID: B1EBBBE0-E822-44F8-9D48-FEE770C1D8AA



DETAIL
(NOT TO SCALE)

CURVE TABLE						
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT
C1	39.36'	22.00'	102°30'37"	N40° 34' 51"W	34.32'	27.42'
C2	5.78'	22.00'	15°02'59"	N84° 18' 39"W	5.76'	2.91'
C3	33.58'	22.00'	87°27'37"	N33° 03' 21"W	30.42'	21.05'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N1° 05' 44"W	3.00'
L2	S86° 15' 22"E	5.80'
L3	S86° 15' 22"E	65.68'
L4	S86° 15' 22"E	27.35'
L5	S3° 50' 58"W	10.78'
L7	N86° 09' 02"W	27.36'
L8	N3° 55' 53"E	10.73'
L9	S11° 15' 16"W	93.18'
L10	N86° 16' 54"W	1.34'
L11	S3° 43' 11"W	10.11'
L12	S11° 15' 16"W	32.16'
L13	S86° 15' 22"E	2.71'
L14	S86° 15' 22"E	3.09'
L15	S5° 51' 27"E	2.72'
L16	S3° 55' 53"W	7.81'
L17	N87° 35' 38"W	44.75'
L18	S10° 11' 25"W	36.84'
L19	N86° 33' 00"W	17.80'
L20	N11° 15' 16"E	46.06'
L21	S88° 58' 38"W	88.96'
L22	S88° 58' 38"W	1.32'
L23	S88° 58' 38"W	4.05'
L24	S88° 58' 38"W	1.14'

LINE TABLE		
LINE	BEARING	DISTANCE
L25	N11° 15' 16"E	1.85'
L26	N11° 15' 16"E	34.54'
L27	N11° 15' 16"E	6.44'
L28	S5° 51' 27"E	12.73'
L29	S85° 44' 17"E	79.24'
L30	S85° 22' 38"E	10.09'
L31	S7° 34' 27"E	39.49'
L32	S78° 44' 44"E	7.01'
L33	S4° 20' 45"W	4.01'
L34	S11° 15' 42"W	82.57'
L35	S11° 31' 14"W	60.68'
L36	S81° 34' 05"E	5.50'
L37	S8° 25' 55"W	64.56'
L38	S11° 15' 42"W	17.21'
L39	S11° 15' 42"W	23.64'
L40	S8° 57' 02"W	19.82'
L41	S87° 48' 56"E	138.84'
L42	S1° 59' 35"W	2.95'
L43	S88° 58' 38"W	49.32'
L44	S5° 51' 27"E	2.43'
L45	S5° 51' 27"E	19.50'
L46	N11° 15' 16"E	80.38'

COMMONWEALTH OF VIRGINIA
ROBERTO TORRES
Lic. No. 2965
5/19/25
LAND SURVEYOR

PRECISION MEASUREMENTS, INC.
SURVEYORS • GPS • 3-D SCANNING • GIS • MAPPERS
VIRGINIA BEACH-RICHMOND-NEWPORT NEWS-CHANTILLY, VIRGINIA
4215 LAFAYETTE CENTER DR., SUITE 2A
CHANTILLY, VIRGINIA 20151
TEL: (703) 434-2676

RICHMOND HIGHWAY BUS RAPID TRANSIT
PROJECT NUMBER 2G40-162-000
STATE PROJECT NO. 0001-029-454 UPC: 115550

PLAT SHOWING
DEDICATION FOR PUBLIC STREET PURPOSES, STORM DRAINAGE EASEMENTS, SIGN AND PAVEMENT MARKING EASEMENT, RETAINING WALL EASEMENT, SIGHT DISTANCE EASEMENT, COUNTY UTILITY EASEMENT, GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT AND THE VACATION OF VARIOUS EASEMENTS THROUGH THE LANDS OF THE
TRUSTEES FOR THE CONGREGATION OF THE GROVETON BAPTIST CHURCH
D.B. 421, PG. 468
D.B. 1361, PG. 150

MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

SHEET 2 OF 2

SCALE: 1"=25'	DATE:03/07/2025	DRAWN BY: KL

Docusign Envelope ID: B1EBBBE0-E822-44F8-9D48-FEE770C1D8AA

ATTACHMENT 17

AFFECTED PROPERTY

Tax Map Number: 0931-01-0077A

Street Address: 6711 Richmond Hwy
Alexandria, VA 22306

OWNER(S): 6711 Richmond Highway, LLC

INTEREST(S) REQUIRED: (As shown on attached plat/plan)

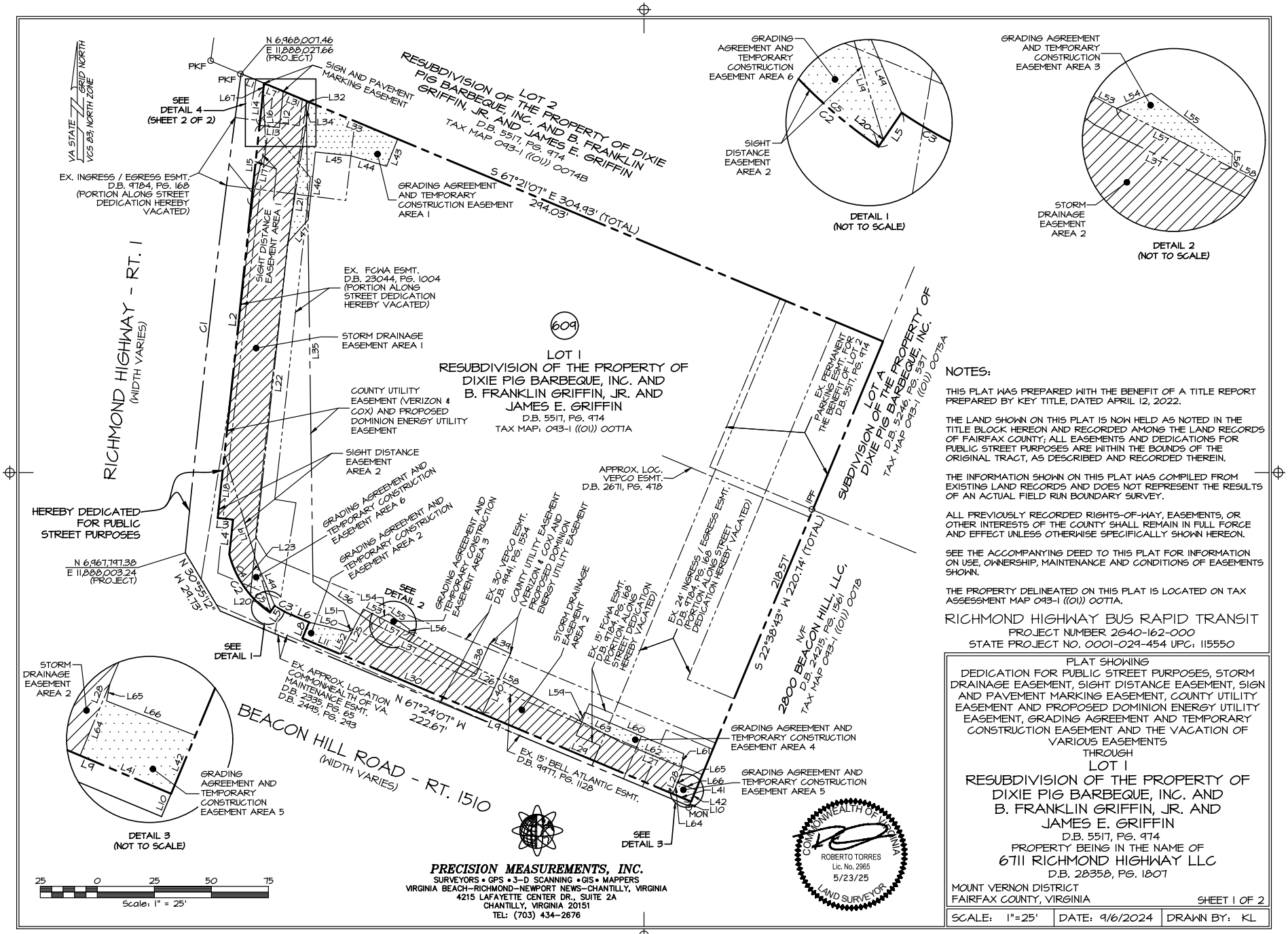
Dedication – 3,829 sq. ft.
Storm Drainage Easements – 6,269 sq. ft.
Sight Distance Easements – 578 sq. ft.
Sign and Pavement Marking Easement – 151 sq. ft.
County Utility Easement (Verizon & Cox) &
Proposed Dominion Energy Utility Easement – 8,651 sq. ft.
Grading & Temporary Construction Easements – 1,515 sq. ft.

VALUE

Estimated value of interests and damages:

TWO HUNDRED EIGHTY-THREE THOUSAND EIGHT HUNDRED FIVE DOLLARS ($283,805)

Docusign Envelope ID: B1EBBBE0-E822-44F8-9D48-FEE770C1D8AA



PRECISION MEASUREMENTS, INC.
SURVEYORS • GPS • 3-D SCANNING • GIS • MAPPERS
VIRGINIA BEACH–RICHMOND–NEWPORT NEWS–CHANTILLY, VIRGINIA
4215 LAFAYETTE CENTER DR., SUITE 2A
CHANTILLY, VIRGINIA 20151
TEL: (703) 434-2676

COMMONWEALTH OF VIRGINIA
ROBERTO TORRES
Lic. No. 2965
5/23/25
LAND SURVEYOR

NOTES:

THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT PREPARED BY KEY TITLE, DATED APRIL 12, 2022.

THE LAND SHOWN ON THIS PLAT IS NOW HELD AS NOTED IN THE TITLE BLOCK HEREON AND RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY; ALL EASEMENTS AND DEDICATIONS FOR PUBLIC STREET PURPOSES ARE WITHIN THE BOUNDS OF THE ORIGINAL TRACT, AS DESCRIBED AND RECORDED THEREIN.

THE INFORMATION SHOWN ON THIS PLAT WAS COMPILED FROM EXISTING LAND RECORDS AND DOES NOT REPRESENT THE RESULTS OF AN ACTUAL FIELD RUN BOUNDARY SURVEY.

ALL PREVIOUSLY RECORDED RIGHTS-OF-WAY, EASEMENTS, OR OTHER INTERESTS OF THE COUNTY SHALL REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SPECIFICALLY SHOWN HEREON.

SEE THE ACCOMPANYING DEED TO THIS PLAT FOR INFORMATION ON USE, OWNERSHIP, MAINTENANCE AND CONDITIONS OF EASEMENTS SHOWN.

THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON TAX ASSESSMENT MAP 093-1 ((01)) 0071A.

RICHMOND HIGHWAY BUS RAPID TRANSIT
PROJECT NUMBER 2640-162-000
STATE PROJECT NO. 0001-029-454 UPC: 115550

PLAT SHOWING
DEDICATION FOR PUBLIC STREET PURPOSES, STORM DRAINAGE EASEMENT, SIGHT DISTANCE EASEMENT, SIGN AND PAVEMENT MARKING EASEMENT, COUNTY UTILITY EASEMENT AND PROPOSED DOMINION ENERGY UTILITY EASEMENT, GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT AND THE VACATION OF VARIOUS EASEMENTS
THROUGH
LOT 1
RESUBDIVISION OF THE PROPERTY OF
DIXIE PIG BARBEQUE, INC. AND
B. FRANKLIN GRIFFIN, JR. AND
JAMES E. GRIFFIN
D.B. 5517, PG. 974
PROPERTY BEING IN THE NAME OF
6711 RICHMOND HIGHWAY LLC
D.B. 28358, PG. 1807
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA
SHEET 1 OF 2

SCALE: 1"=25'	DATE: 9/6/2024	DRAWN BY: KL

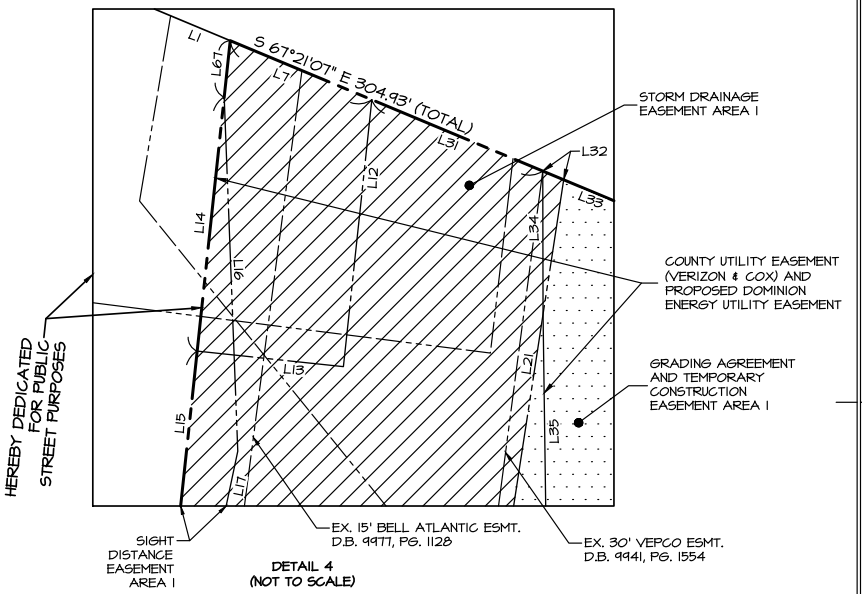
Docusign Envelope ID: B1EBBBE0-E822-44F8-9D48-FEE770C1D8AA

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S67° 21' 07"E	10.90'
L2	N6° 04' 33"E	191.70'
L3	N83° 55' 27"W	6.75'
L4	N6° 04' 33"E	15.31'
L5	S34° 17' 22"W	3.61'
L6	N67° 11' 46"W	8.66'
L7	S67° 21' 07"E	9.13'
L8	N22° 48' 14"E	7.61'
L9	N67° 11' 46"W	184.83'
L10	S22° 38' 43"W	2.17'
L11	N67° 11' 46"W	18.00'
L12	S6° 04' 33"W	15.98'
L13	N83° 55' 27"W	8.76'
L14	N6° 04' 33"E	15.21'
L15	N6° 04' 33"E	35.07'
L16	S2° 41' 12"E	22.98'
L17	S13° 18' 33"W	27.80'
L18	N6° 04' 33"E	28.21'
L19	S16° 29' 28"E	71.81'
L20	S34° 17' 22"W	0.76'
L21	S8° 42' 57"W	62.18'
L22	S6° 04' 33"W	155.41'
L23	N6° 04' 33"E	16.71'

LINE TABLE		
LINE	BEARING	DISTANCE
L25	N27° 20' 27"E	22.21'
L26	S62° 39' 33"E	127.23'
L27	S67° 24' 48"E	29.54'
L28	S22° 35' 12"W	12.18'
L29	N67° 11' 46"W	90.71'
L30	N67° 11' 46"W	67.47'
L31	S67° 21' 07"E	11.02'
L32	S67° 21' 07"E	1.35'
L33	S67° 21' 07"E	41.99'
L34	S0° 06' 08"E	8.44'
L35	S0° 48' 23"E	202.47'
L36	S55° 11' 53"E	31.71'
L37	S63° 52' 50"E	50.71'
L38	N24° 08' 32"E	14.59'
L39	S64° 16' 55"E	10.02'
L40	S25° 15' 58"W	29.11'
L41	N67° 11' 46"W	8.65'
L42	S22° 38' 43"W	5.54'
L43	S21° 57' 32"W	12.90'
L44	N13° 33' 11"W	16.30'
L45	N83° 55' 27"W	15.73'
L46	S6° 04' 33"W	29.93'
L47	S42° 10' 11"W	13.28'

LINE TABLE		
LINE	BEARING	DISTANCE
L49	S22° 39' 01"E	23.21'
L50	S76° 05' 26"E	17.41'
L51	N66° 27' 44"E	2.55'
L52	S27° 20' 27"W	12.19'
L53	S62° 39' 33"E	8.15'
L54	N66° 27' 44"E	4.20'
L55	S53° 08' 26"E	11.33'
L56	S5° 24' 39"W	1.49'
L57	N62° 39' 33"W	14.38'
L58	S62° 39' 33"E	84.30'
L59	N28° 25' 46"E	4.36'
L60	S67° 14' 35"E	47.05'
L61	S10° 39' 48"W	6.02'
L62	N67° 24' 48"W	28.40'
L63	N62° 39' 33"W	20.41'
L64	N22° 35' 12"E	6.79'
L65	S10° 39' 48"W	1.52'
L66	S68° 49' 17"E	8.35'
L67	N6° 04' 33"E	3.37'

CURVE TABLE						
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT
C1	211.50'	5660.58'	2°08'27"	N6° 37' 57"E	211.49'	105.76'
C2	31.81'	44.00'	41°25'20"	N34° 59' 58"W	31.12'	16.64'
C3	8.10'	40.39'	11°29'08"	N61° 27' 12"W	8.08'	4.06'
C4	20.12'	44.00'	26°12'12"	N27° 23' 24"W	19.95'	10.24'
C5	11.69'	44.00'	15°13'08"	N48° 06' 04"W	11.65'	5.88'



DETAIL 4
(NOT TO SCALE)

DEDICATION AND EASEMENT AREAS

DEDICATION FOR PUBLIC STREET PURPOSES	3,829 SQ. FT.
STORM DRAINAGE EASEMENT AREA 1	3,722 SQ. FT.
STORM DRAINAGE EASEMENT AREA 2	2,547 SQ. FT.
TOTAL STORM DRAINAGE EASEMENT	6,269 SQ. FT.
SIGHT DISTANCE EASEMENT AREA 1	88 SQ. FT.
SIGHT DISTANCE EASEMENT AREA 2	490 SQ. FT.
TOTAL SIGHT DISTANCE EASEMENT	578 SQ. FT.
SIGN AND PAVEMENT MARKING EASEMENT	151 SQ. FT
COUNTY UTILITY EASEMENT (VERIZON & COX) AND PROPOSED DOMINION ENERGY UTILITY EASEMENT	8,651 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT AREA 1	883 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT AREA 2	168 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT AREA 3	31 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT AREA 4	269 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT AREA 5	47 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT AREA 6	117 SQ. FT.
TOTAL GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT	1,515 SQ. FT.

25 0 25 50 75
Scale: 1" = 25'

COMMONWEALTH OF VIRGINIA
ROBERTO TORRES
Lic. No. 2965
5/23/25
LAND SURVEYOR

PRECISION MEASUREMENTS, INC.
SURVEYORS • GPS • 3-D SCANNING • GIS • MAPPERS
VIRGINIA BEACH-RICHMOND-NEWPORT NEWS-CHANTILLY, VIRGINIA
4215 LAFAYETTE CENTER DR., SUITE 2A
CHANTILLY, VIRGINIA 20151
TEL: (703) 434-2676

RICHMOND HIGHWAY BUS RAPID TRANSIT
PROJECT NUMBER 2640-162-000
STATE PROJECT NO. 0001-029-454 UPC: 115550

PLAT SHOWING
DEDICATION FOR PUBLIC STREET PURPOSES, STORM DRAINAGE EASEMENT, SIGHT DISTANCE EASEMENT, SIGN AND PAVEMENT MARKING EASEMENT, COUNTY UTILITY EASEMENT AND PROPOSED DOMINION ENERGY UTILITY EASEMENT, GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT AND THE VACATION OF VARIOUS EASEMENTS
THROUGH
LOT 1
RESUBDIVISION OF THE PROPERTY OF
DIXIE PIG BARBEQUE, INC. AND
B. FRANKLIN GRIFFIN, JR. AND
JAMES E. GRIFFIN
D.B. 5517, PG. 974
PROPERTY BEING IN THE NAME OF
6711 RICHMOND HIGHWAY LLC
D.B. 28358, PG. 1807
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA
SHEET 2 OF 2

SCALE: 1"=25'	DATE: 9/6/2024	DRAWN BY: KL

Docusign Envelope ID: B1EBBBE0-E822-44F8-9D48-FEE770C1D8AA

ATTACHMENT 18

AFFECTED PROPERTY

Tax Map Number: 0931-01-0024

Street Address: 6621 Richmond Hwy
Alexandria, VA 22306

OWNER(S): M & K Realty LLC

INTEREST(S) REQUIRED: (As shown on attached plat/plan)

Dedication – 3,694 sq. ft.
County Utility Easement (Verizon & Cox) &
Proposed Dominion Energy Utility Easement – 250 sq. ft.
Storm Drainage Easements – 357 sq. ft.
Grading & Temporary Construction Easement – 1,637 sq. ft.

VALUE

Estimated value of interests and damages:

ONE HUNDRED SEVENTY-ONE THOUSAND FIFTY-FIVE DOLLARS ($171,055)

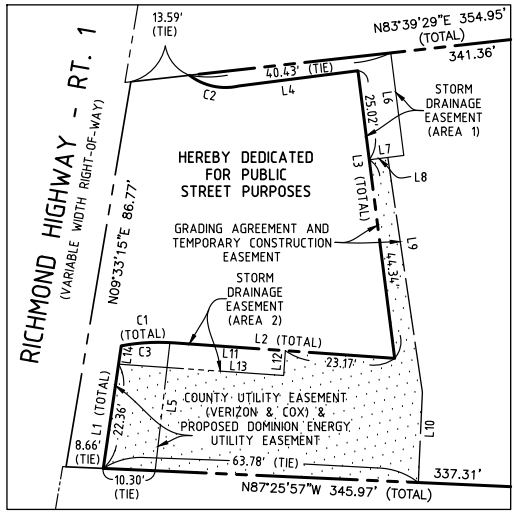
Docusign Envelope ID: B1EBBBE0-E822-44F8-9D48-FEE770C1D8AA

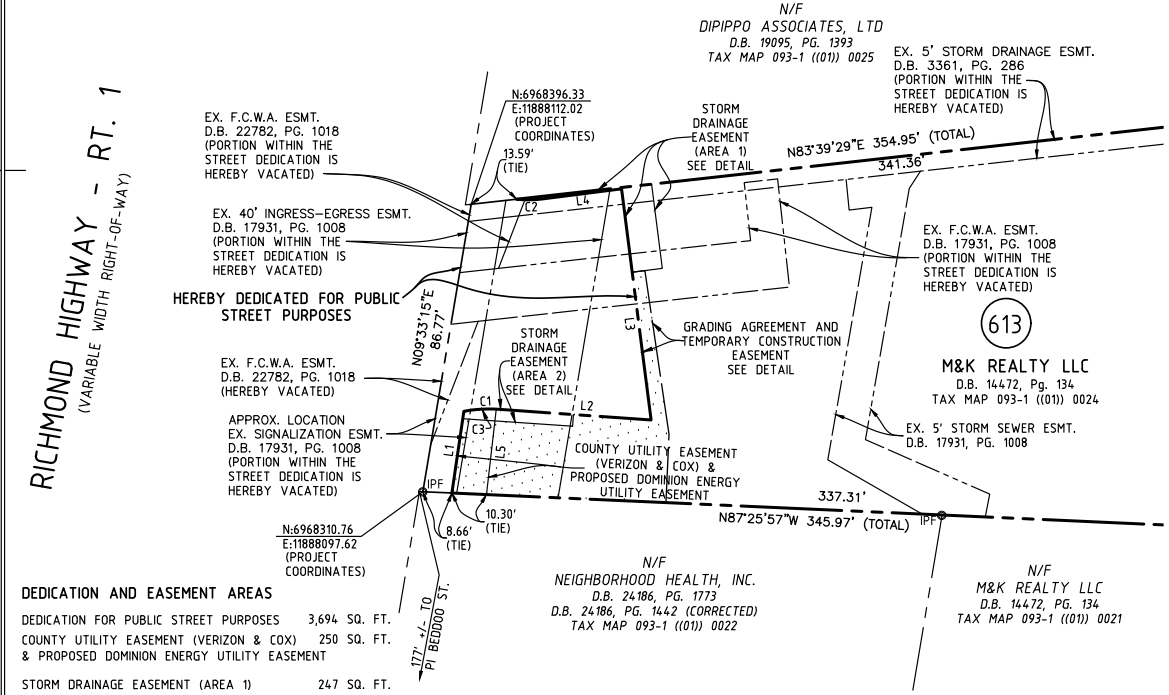
VA STATE GRID NORTH
VCS 83; NORTH ZONE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	41.00'	10.40'	10.37'	N86°44'42"E	14°32'04"	5.23'
C2	33.00'	7.72'	7.71'	S89°25'22"W	13°24'37"	3.88'
C3	41.00'	9.69'	9.67'	N86°14'58"E	13°32'37"	4.87'

LINE	BEARING	DISTANCE
L1	N08°21'49"E	24.59'
L2	S85°59'16"E	45.48'
L3	N07°16'56"W	69.36'
L4	S82°43'04"W	23.73'
L5	N06°34'52"E	25.59'
L6	S07°14'54"E	25.26'
L7	S82°45'06"W	9.03'
L8	N82°45'06"E	3.80'
L9	S08°22'49"E	49.29'
L10	S02°34'03"W	20.32
L11	S85°59'16"E	22.31'
L12	S03°55'00"W	3.48'
L13	N86°05'00"W	32.77'
L14	N08°21'49"E	2.23'

DETAIL N.T.S.





DEDICATION AND EASEMENT AREAS

DEDICATION FOR PUBLIC STREET PURPOSES	3,694 SQ. FT.
COUNTY UTILITY EASEMENT (VERIZON & COX) & PROPOSED DOMINION ENERGY UTILITY EASEMENT	250 SQ. FT.
STORM DRAINAGE EASEMENT (AREA 1)	247 SQ. FT.
STORM DRAINAGE EASEMENT (AREA 2)	110 SQ. FT.
TOTAL STORM DRAINAGE EASEMENTS	357 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT	1,637 SQ. FT.

25 0 25 50 75
Scale: 1" = 25'

RICE ASSOCIATES

PLAT PREPARED BY:
RICE ASSOCIATES
10661 GASKINS WAY
MANASSAS, VA 20109
703-968-3200
WWW.RICESURVEYS.COM

COMMONWEALTH OF VIRGINIA
DARRYL E. FORSYTHE
Lic. No. 002436
5/13/25
LAND SURVEYOR

NOTES:

THIS PLAT WAS PREPARED WITH THE BENEFIT OF A PRELIMINARY TITLE REPORT BY KEY TITLE, DATED APRIL 23, 2022. THE FOLLOWING EASEMENTS SHOWN IN THE TITLE REPORT DOES NOT AFFECT THE PORTION OF THE SUBJECT PROPERTY SHOWN HEREON; DEED BOOK 4475 PAGE 345, DEED BOOK 19009, PAGE 1456. THE PROPERTY APPEARS TO BE SUBJECT TO AGREEMENTS RECORDED IN DEED BOOK 17890 PAGE 2111, DEED BOOK 18064 PAGE 864, DEED BOOK 18064 PAGE 868 AND DEED BOOK 21481 PAGE 2109.

THE LAND SHOWN ON THIS PLAT IS NOW HELD AS NOTED IN THE TITLE BLOCK HEREON AND RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY; ALL EASEMENTS AND DEDICATIONS FOR PUBLIC STREET PURPOSES ARE WITHIN THE BOUNDS OF THE ORIGINAL TRACT, AS DESCRIBED AND RECORDED THEREIN.

THE INFORMATION SHOWN ON THIS PLAT WAS COMPILED FROM EXISTING LAND RECORDS AND DOES NOT REPRESENT THE RESULTS OF AN ACTUAL FIELD RUN BOUNDARY SURVEY.

ALL PREVIOUSLY RECORDED RIGHTS-OF-WAY, EASEMENTS, OR OTHER INTERESTS OF THE COUNTY SHALL REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SPECIFICALLY SHOWN HEREON.

SEE THE ACCOMPANYING DEED TO THIS PLAT FOR INFORMATION ON USE, OWNERSHIP, MAINTENANCE AND CONDITIONS OF EASEMENTS SHOWN.

THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON TAX ASSESSMENT MAP 093-1 ((01)) 0024

RICHMOND HIGHWAY BUS RAPID TRANSIT

PROJECT NUMBER 1400145-2016, 2G40-162-000
STATE PROJECT NO. 0001-029-454, UPC; 115550

PLAT SHOWING
DEDICATION FOR PUBLIC STREET PURPOSES,
STORM DRAINAGE EASEMENTS,
COUNTY UTILITY EASEMENT AND
PROPOSED DOMINION ENERGY UTILITY EASEMENT,
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT
AND
THE VACATION OF PORTIONS OF VARIOUS EASEMENTS

THROUGH THE PROPERTY OF
M&K REALTY LLC
D.B. 14472, PG. 134

MOUNT VERNON DISTRICT, FAIRFAX COUNTY, VIRGINIA
SHEET 1 OF 1

SCALE:	1"=25'	DATE:	5/13/25	DRAWN BY:	KLT

Docusign Envelope ID: B1EBBBE0-E822-44F8-9D48-FEE770C1D8AA

ATTACHMENT 19

AFFECTED PROPERTY

Tax Map Number: 0931-01-0025

Street Address: 6615 Richmond Hwy
Alexandria, VA 22306

OWNER(S): Dipippo Associates Ltd

INTEREST(S) REQUIRED: (As shown on attached plat/plan)

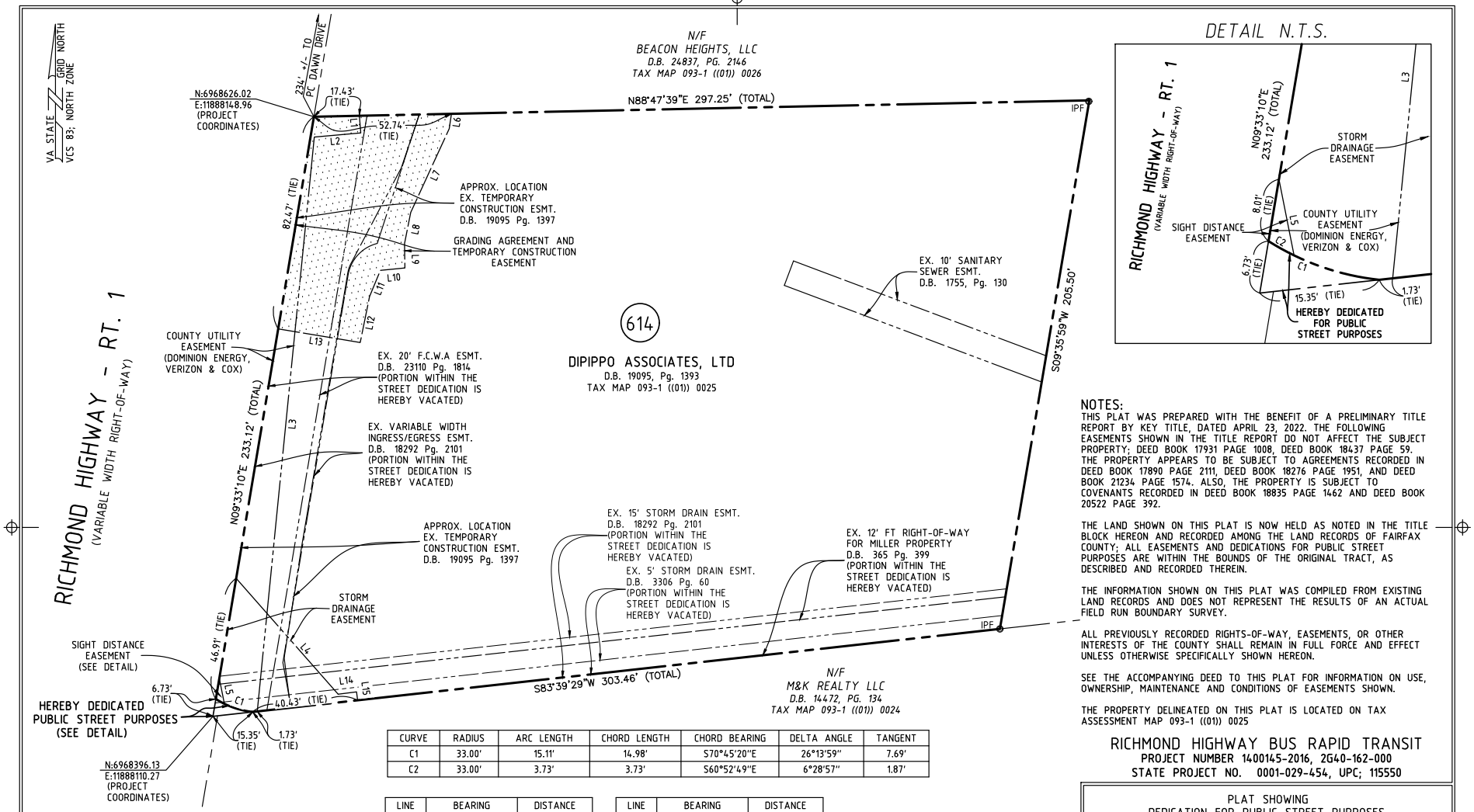
Dedication – 41 sq. ft.
Storm Drainage Easement – 1,289 sq. ft.
Sight Distance Easement – 14 sq. ft.
County Utility Easement (Dominion Energy, Verizon & Cox) – 2,104 sq. ft.
Grading & Temporary Construction Easement – 3,605 sq. ft.

VALUE

Estimated value of interests and damages:

FIFTY-SIX THOUSAND FIVE HUNDRED FIFTY DOLLARS ($56,550)

Docusign Envelope ID: B1EBBBE0-E822-44F8-9D48-FEE770C1D8AA



DETAIL N.T.S.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	33.00'	15.11'	14.98'	S70°45'20"E	26°13'59"	7.69'
C2	33.00'	3.73'	3.73'	S60°52'49"E	6°28'57"	1.87'

LINE	BEARING	DISTANCE
L1	S04°44'27"E	6.61'
L2	S84°55'16"W	17.89'
L3	S05°40'17"W	221.28'
L4	S41°21'17"E	59.15'
L5	S11°14'16"E	9.91'
L6	S08°38'31"W	5.77'
L7	S24°41'04"W	35.31'
L8	S11°14'45"W	12.19'

LINE	BEARING	DISTANCE
L9	S00°54'22"E	9.35'
L10	S84°25'43"W	9.44'
L11	S22°27'37"W	10.89'
L12	S11°29'34"W	17.96'
L13	N80°31'56"W	31.87'
L14	N82°45'08"E	7.10'
L15	S07°14'54"E	3.25'

DEDICATION AND EASEMENT AREAS

DEDICATION FOR PUBLIC STREET PURPOSES	41 SQ. FT.
STORM DRAINAGE EASEMENT	1289 SQ. FT.
SIGHT DISTANCE EASEMENT	14 SQ. FT.
COUNTY UTILITY EASEMENT (DOMINION ENERGY, VERIZON & COX)	2,104 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT	3,605 SQ. FT.

25 0 25 50 75
Scale: 1" = 25'

RICE ASSOCIATES

PLAT PREPARED BY:
RICE ASSOCIATES
10661 GASKINS WAY
MANASSAS, VA 20109
703-968-3200
WWW.RICESURVEYS.COM

COMMONWEALTH OF VIRGINIA
DARRYL E. FORSYTHE
Lic. No. 002436
5/13/25
LAND SURVEYOR

NOTES:

THIS PLAT WAS PREPARED WITH THE BENEFIT OF A PRELIMINARY TITLE REPORT BY KEY TITLE, DATED APRIL 23, 2022. THE FOLLOWING EASEMENTS SHOWN IN THE TITLE REPORT DO NOT AFFECT THE SUBJECT PROPERTY; DEED BOOK 17931 PAGE 1008, DEED BOOK 18437 PAGE 59. THE PROPERTY APPEARS TO BE SUBJECT TO AGREEMENTS RECORDED IN DEED BOOK 17890 PAGE 2111, DEED BOOK 18276 PAGE 1951, AND DEED BOOK 21234 PAGE 1574. ALSO, THE PROPERTY IS SUBJECT TO COVENANTS RECORDED IN DEED BOOK 18835 PAGE 1462 AND DEED BOOK 20522 PAGE 392.

THE LAND SHOWN ON THIS PLAT IS NOW HELD AS NOTED IN THE TITLE BLOCK HEREON AND RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY; ALL EASEMENTS AND DEDICATIONS FOR PUBLIC STREET PURPOSES ARE WITHIN THE BOUNDS OF THE ORIGINAL TRACT, AS DESCRIBED AND RECORDED THEREIN.

THE INFORMATION SHOWN ON THIS PLAT WAS COMPILED FROM EXISTING LAND RECORDS AND DOES NOT REPRESENT THE RESULTS OF AN ACTUAL FIELD RUN BOUNDARY SURVEY.

ALL PREVIOUSLY RECORDED RIGHTS-OF-WAY, EASEMENTS, OR OTHER INTERESTS OF THE COUNTY SHALL REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SPECIFICALLY SHOWN HEREON.

SEE THE ACCOMPANYING DEED TO THIS PLAT FOR INFORMATION ON USE, OWNERSHIP, MAINTENANCE AND CONDITIONS OF EASEMENTS SHOWN.

THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON TAX ASSESSMENT MAP 093-1 ((01)) 0025

RICHMOND HIGHWAY BUS RAPID TRANSIT
PROJECT NUMBER 1400145-2016, 2G40-162-000
STATE PROJECT NO. 0001-029-454, UPC; 115550

PLAT SHOWING
DEDICATION FOR PUBLIC STREET PURPOSES,
STORM DRAINAGE EASEMENT,
SIGHT DISTANCE EASEMENT,
COUNTY UTILITY EASEMENT,
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT
AND
THE VACATION OF EASEMENTS
AND PORTIONS OF VARIOUS EASEMENTS

THROUGH THE PROPERTY OF
DIPIPPO ASSOCIATES, LTD
D.B. 19095, PG. 1393

MOUNT VERNON DISTRICT, FAIRFAX COUNTY, VIRGINIA

SHEET 1 OF 1

SCALE:	1"=25'	DATE:	5/13/25	DRAWN BY:	KLT

Docusign Envelope ID: B1EBBBE0-E822-44F8-9D48-FEE770C1D8AA

ATTACHMENT 20

AFFECTED PROPERTY

Tax Map Number: 0931-01-0031A

Street Address: 6421 Richmond Hwy
Alexandria, VA 22306

OWNER(S): 44 Alexandria Associates, LLC

INTEREST(S) REQUIRED: (As shown on attached plat/plan)

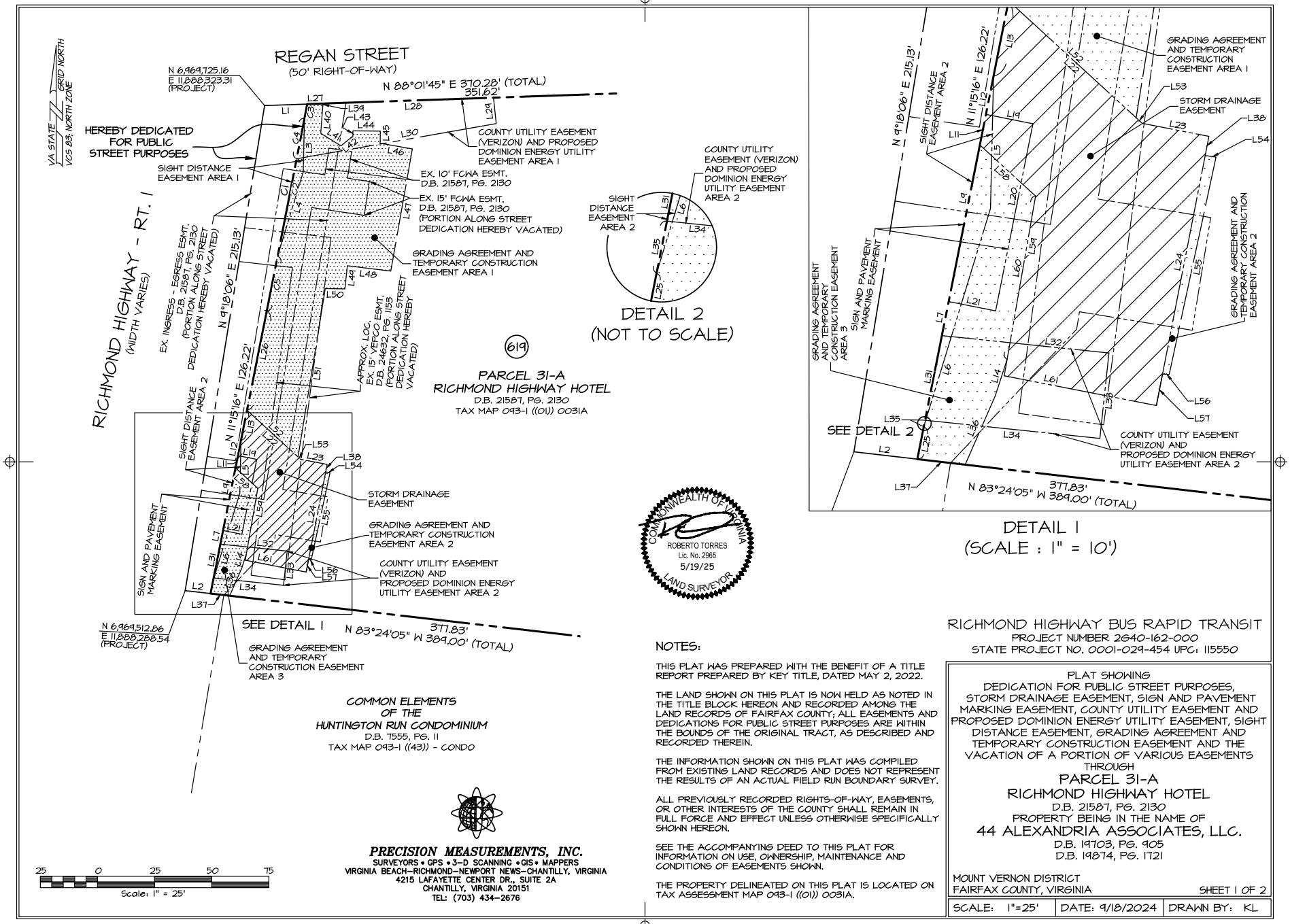
Dedication – 3,208 sq. ft.
Storm Drainage Easement – 1,691 sq. ft.
Sign and Pavement Marking Easement – 280 sq. ft.
County Utility Easements (Verizon) &
Proposed Dominion Energy Utility Easements – 1,926 sq. ft.
Sight Distance Easements – 247 sq. ft.
Grading & Temporary Construction Easements – 5,465 sq. ft.

VALUE

Estimated value of interests and damages:

TWO HUNDRED THIRTY-SEVEN THOUSAND SEVEN HUNDRED FORTY-FIVE DOLLARS ($237,745)

Docusign Envelope ID: B1EBBBE0-E822-44F8-9D48-FEE770C1D8AA



COMMONWEALTH OF VIRGINIA
ROBERTO TORRES
Lic. No. 2965
5/19/25
LAND SURVEYOR

PRECISION MEASUREMENTS, INC.
SURVEYORS • GPS • 3-D SCANNING • GIS • MAPPERS
VIRGINIA BEACH–RICHMOND–NEWPORT NEWS–CHANTILLY, VIRGINIA
4215 LAFAYETTE CENTER DR., SUITE 2A
CHANTILLY, VIRGINIA 20151
TEL: (703) 434-2676

NOTES:

THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT PREPARED BY KEY TITLE, DATED MAY 2, 2022.

THE LAND SHOWN ON THIS PLAT IS NOW HELD AS NOTED IN THE TITLE BLOCK HEREON AND RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY; ALL EASEMENTS AND DEDICATIONS FOR PUBLIC STREET PURPOSES ARE WITHIN THE BOUNDS OF THE ORIGINAL TRACT, AS DESCRIBED AND RECORDED THEREIN.

THE INFORMATION SHOWN ON THIS PLAT WAS COMPILED FROM EXISTING LAND RECORDS AND DOES NOT REPRESENT THE RESULTS OF AN ACTUAL FIELD RUN BOUNDARY SURVEY.

ALL PREVIOUSLY RECORDED RIGHTS-OF-WAY, EASEMENTS, OR OTHER INTERESTS OF THE COUNTY SHALL REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SPECIFICALLY SHOWN HEREON.

SEE THE ACCOMPANYING DEED TO THIS PLAT FOR INFORMATION ON USE, OWNERSHIP, MAINTENANCE AND CONDITIONS OF EASEMENTS SHOWN.

THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON TAX ASSESSMENT MAP 093-1 ((01)) 0031A.

RICHMOND HIGHWAY BUS RAPID TRANSIT
PROJECT NUMBER 2G40-162-000
STATE PROJECT NO. 0001-029-454 UPC: 115550

PLAT SHOWING
DEDICATION FOR PUBLIC STREET PURPOSES, STORM DRAINAGE EASEMENT, SIGN AND PAVEMENT MARKING EASEMENT, COUNTY UTILITY EASEMENT AND PROPOSED DOMINION ENERGY UTILITY EASEMENT, SIGHT DISTANCE EASEMENT, GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT AND THE VACATION OF A PORTION OF VARIOUS EASEMENTS THROUGH
PARCEL 31-A
RICHMOND HIGHWAY HOTEL
D.B. 21587, PG. 2130
PROPERTY BEING IN THE NAME OF
44 ALEXANDRIA ASSOCIATES, LLC.
D.B. 19703, PG. 905
D.B. 19874, PG. 1721

MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA
SHEET 1 OF 2

SCALE: 1"=25'	DATE: 9/18/2024	DRAWN BY: KL

Docusign Envelope ID: B1EBBBE0-E822-44F8-9D48-FEE770C1D8AA

CURVE TABLE						
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT
C1	92.15'	14061.00'	0°22'32"	N11° 04' 01"E	92.15'	46.07'
C2	43.44'	14061.00'	0°10'37"	N11° 04' 01"E	43.44'	21.72'
C3	6.44'	14061.00'	0°01'35"	N10° 53' 32"E	6.44'	3.22'
C4	17.92'	14893.90'	0°04'08"	N10° 56' 27"E	17.92'	8.96'
C5	24.34'	14061.00'	0°05'57"	N11° 12' 18"E	24.34'	12.17'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N88° 01' 45"E	18.66'
L2	N83° 24' 05"W	11.17'
L3	S1° 18' 43"W	23.38'
L4	S16° 54' 38"W	38.52'
L5	S1° 18' 59"W	23.18'
L6	S16° 59' 59"W	39.96'
L7	N11° 15' 16"E	6.08'
L9	S11° 15' 16"W	27.95'
L11	N11° 15' 16"E	5.46'
L12	N11° 15' 16"E	6.83'
L13	N11° 15' 16"E	13.45'
L14	S17° 59' 57"W	6.70'
L19	S78° 44' 44"E	8.38'
L20	S11° 15' 16"W	33.41'
L21	N78° 44' 44"W	8.38'
L22	S47° 29' 08"E	31.75'
L23	S78° 56' 51"E	11.90'
L24	S11° 03' 09"W	38.98'
L25	N11° 15' 16"E	5.79'
L26	N11° 15' 16"E	44.39'
L27	N88° 01' 45"E	7.22'

LINE TABLE		
LINE	BEARING	DISTANCE
L28	N88° 01' 45"E	74.33'
L29	S6° 09' 05"E	11.40'
L30	S80° 00' 26"W	88.69'
L31	S11° 15' 16"W	15.11'
L32	S84° 03' 14"E	29.40'
L33	S6° 04' 42"W	15.04'
L34	N84° 03' 14"W	30.80'
L35	N11° 15' 16"E	1.16'
L36	S23° 36' 16"W	13.16'
L37	N83° 24' 05"W	8.43'
L38	N11° 03' 09"E	3.42'
L39	S26° 05' 51"W	0.91'
L40	S4° 16' 45"W	12.27'
L41	S58° 22' 13"E	10.41'
L42	N50° 48' 09"E	6.70'
L43	N0° 34' 30"E	2.32'
L44	S89° 25' 30"E	12.00'
L45	S0° 34' 30"W	5.31'
L46	S79° 59' 29"E	14.29'
L47	S10° 00' 32"W	54.31'
L48	N82° 58' 20"W	19.15'

LINE TABLE		
LINE	BEARING	DISTANCE
L49	S5° 59' 04"W	10.19'
L50	N89° 12' 54"W	8.60'
L51	S9° 11' 14"W	74.64'
L52	S47° 29' 08"E	30.30'
L53	S47° 29' 08"E	1.45'
L54	S81° 42' 01"E	1.92'
L55	S12° 09' 37"W	38.95'
L56	N85° 26' 16"W	1.17'
L57	S11° 03' 09"W	5.62'
L58	N47° 29' 08"W	13.23'
L59	N9° 52' 10"E	31.95'
L60	S9° 52' 10"W	29.03'
L61	N78° 56' 51"W	27.13'

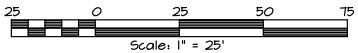
DEDICATION AND EASEMENT AREAS

DEDICATION FOR PUBLIC STREET PURPOSES	3,208 SQ. FT.
STORM DRAINAGE EASEMENT	1,691 SQ. FT.
SIGN AND PAVEMENT MARKING EASEMENT	280 SQ. FT.
COUNTY UTILITY EASEMENT (VERIZON) AND PROPOSED DOMINION ENERGY UTILITY EASEMENT AREA 1	1,473 SQ. FT.
COUNTY UTILITY EASEMENT (VERIZON) AND PROPOSED DOMINION ENERGY UTILITY EASEMENT AREA 2	453 SQ. FT.
TOTAL COUNTY UTILITY EASEMENT (VERIZON) AND PROPOSED DOMINION ENERGY UTILITY EASEMENT	1,926 SQ. FT.
SIGHT DISTANCE EASEMENT AREA 1	122 SQ. FT.
SIGHT DISTANCE EASEMENT AREA 2	125 SQ. FT.
TOTAL SIGHT DISTANCE EASEMENT	247 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT AREA 1	4,822 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT AREA 2	60 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT AREA 3	583 SQ. FT.
TOTAL GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT	5,465 SQ. FT.





PRECISION MEASUREMENTS, INC.
SURVEYORS • GPS • 3-D SCANNING • GIS • MAPPERS
VIRGINIA BEACH-RICHMOND-NEWPORT NEWS-CHANTILLY, VIRGINIA
4215 LAFAYETTE CENTER DR., SUITE 2A
CHANTILLY, VIRGINIA 20151
TEL: (703) 434-2676



RICHMOND HIGHWAY BUS RAPID TRANSIT
PROJECT NUMBER 2G40-162-000
STATE PROJECT NO. 0001-029-454 UPC: 115550

PLAT SHOWING
DEDICATION FOR PUBLIC STREET PURPOSES, STORM DRAINAGE EASEMENT, SIGN AND PAVEMENT MARKING EASEMENT, COUNTY UTILITY EASEMENT AND PROPOSED DOMINION ENERGY UTILITY EASEMENT, SIGHT DISTANCE EASEMENT, GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT AND THE VACATION OF A PORTION OF VARIOUS EASEMENTS THROUGH
PARCEL 31-A
RICHMOND HIGHWAY HOTEL
D.B. 21587, PG. 2130
PROPERTY BEING IN THE NAME OF
44 ALEXANDRIA ASSOCIATES, LLC.
D.B. 19703, PG. 905
D.B. 19874, PG. 1721

MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA
SHEET 2 OF 2

SCALE: 1"=25'	DATE: 9/18/2024	DRAWN BY: KL

Docusign Envelope ID: B1EBBBE0-E822-44F8-9D48-FEE770C1D8AA

ATTACHMENT 21

AFFECTED PROPERTY

Tax Map Number: 0833-04-0001

Street Address: 6120 N. Kings Hwy.
Alexandria, VA 22303

OWNER(S): Calvary Presbyterian Church Inc.

INTEREST(S) REQUIRED: (As shown on attached plat/plan)

County Utility Easement (Verizon & Cox) &
Proposed Dominion Energy Utility Easements – 233 sq. ft.
Grading & Temporary Construction Easements – 4,042 sq. ft.

VALUE

Estimated value of interests and damages:

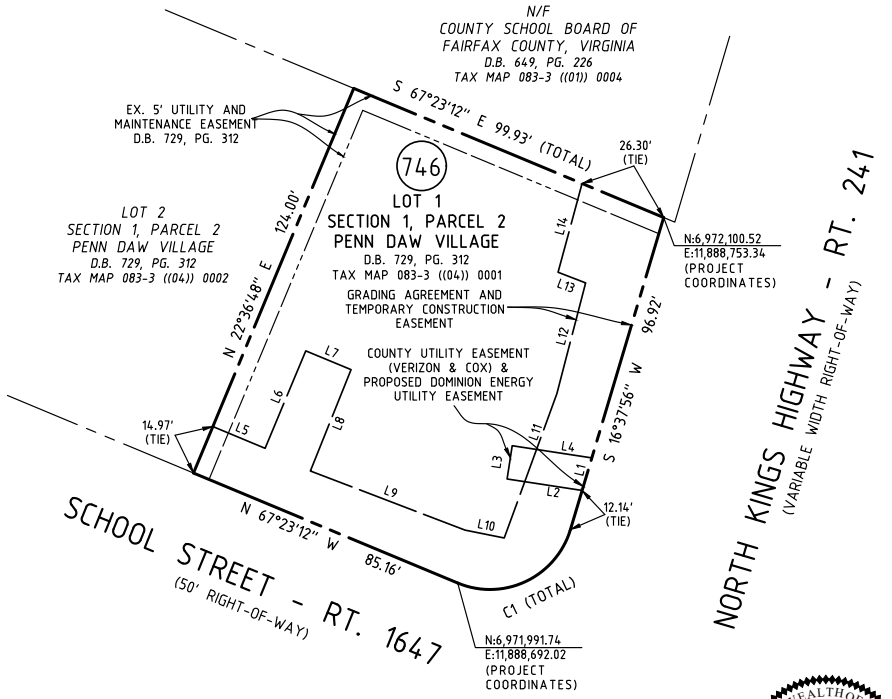
SEVENTY-FIVE THOUSAND THREE HUNDRED FIFTY-FIVE DOLLARS ($75,355)

Docusign Envelope ID: B1EBBBE0-E822-44F8-9D48-FEE770C1D8AA

VA STATE GRID NORTH
VCS 83; NORTH ZONE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	25.00'	41.89'	37.16'	N64°37'34"E	95°58'52"	27.76'

LINE	BEARING	DISTANCE
L1	S16°37'56"E	10.10'
L2	N81°18'15"W	22.58'
L3	N08°41'45"E	10.00'
L4	S81°18'15"E	23.97'
L5	S67°12'12"E	16.84'
L6	N22°39'49"E	31.42'
L7	S67°33'38"E	14.58'
L8	S21°50'41"W	32.51'
L9	S69°04'35"E	49.31'
L10	S78°41'48"E	11.86'
L11	N20°02'50"E	45.70'
L12	N14°32'44"E	34.08'
L13	N68°58'36"W	8.79'
L14	N15°08'20"E	27.37'



NOTES:

THIS PLAT WAS PREPARED WITH THE BENEFIT OF A PRELIMINARY TITLE REPORT BY ATG TITLE, DATED APRIL 10, 2022. THE FOLLOWING EASEMENTS SHOWN IN THE TITLE REPORT DO NOT AFFECT THE SUBJECT PROPERTY OR THE DOCUMENTS PROVIDE A VAGUE OR NON-PLOTTABLE (ACCURATELY) DESCRIPTION; DEED BOOK 754 PAGE 96, DEED BOOK 846 PAGE 345, DEED BOOK 24927 PAGE 284. THE PROPERTY APPEARS TO BE SUBJECT TO AGREEMENTS RECORDED IN DEED BOOK 747 PAGE 274 AND DEED BOOK 993 PAGE 540.

THE LAND SHOWN ON THIS PLAT IS NOW HELD AS NOTED IN THE TITLE BLOCK HEREON AND RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY; ALL EASEMENTS AND DEDICATIONS FOR PUBLIC STREET PURPOSES ARE WITHIN THE BOUNDS OF THE ORIGINAL TRACT, AS DESCRIBED AND RECORDED THEREIN.

THE INFORMATION SHOWN ON THIS PLAT WAS COMPILED FROM EXISTING LAND RECORDS AND DOES NOT REPRESENT THE RESULTS OF AN ACTUAL FIELD RUN BOUNDARY SURVEY.

ALL PREVIOUSLY RECORDED RIGHTS-OF-WAY, EASEMENTS, OR OTHER INTERESTS OF THE COUNTY SHALL REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SPECIFICALLY SHOWN HEREON.

SEE THE ACCOMPANYING DEED TO THIS PLAT FOR INFORMATION ON USE, OWNERSHIP, MAINTENANCE AND CONDITIONS OF EASEMENTS SHOWN.

THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON TAX ASSESSMENT MAP 083-3 ((04)) 0001

RICHMOND HIGHWAY BUS RAPID TRANSIT

PROJECT NUMBER 1400145-2016, 2G40-162-000
STATE PROJECT NO. 0001-029-454, UPC; 115550

EASEMENT AREAS

COUNTY UTILITY EASEMENT (VERIZON & COX) & PROPOSED DOMINION ENERGY UTILITY EASEMENT	233 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT	4,042 SQ. FT.

25 0 25 50 75
Scale: 1" = 25'

RICE ASSOCIATES

PLAT PREPARED BY:
RICE ASSOCIATES
10661 GASKINS WAY
MANASSAS, VA 20109
703-968-3200
WWW.RICESURVEYS.COM

COMMONWEALTH OF VIRGINIA
DARRYL E. FORSYTHE
Lic. No. 002436
5/13/25
LAND SURVEYOR

PLAT SHOWING
COUNTY UTILITY EASEMENT AND
PROPOSED DOMINION ENERGY UTILITY EASEMENT
AND
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT
THROUGH
LOT 1
SECTION 1, PARCEL 2
PENN DAW VILLAGE
D.B. 729, PG. 312

BEING IN THE NAME OF
CALVARY PRESBYTERIAN CHURCH, INC.
D.B. 22572, PG. 1766

FRANCONIA DISTRICT, FAIRFAX COUNTY, VIRGINIA SHEET 1 OF 1

SCALE: 1"=25'	DATE: 5/13/25	DRAWN BY: KLT

Docusign Envelope ID: B1EBBBE0-E822-44F8-9D48-FEE770C1D8AA

ATTACHMENT 22

AFFECTED PROPERTY

Tax Map Number: 0833-04-0035

Street Address: 6124 N. Kings Hwy.
Alexandria, VA 22303

OWNER(S): 1004 Kings LLC

INTEREST(S) REQUIRED: (As shown on attached plat/plan)

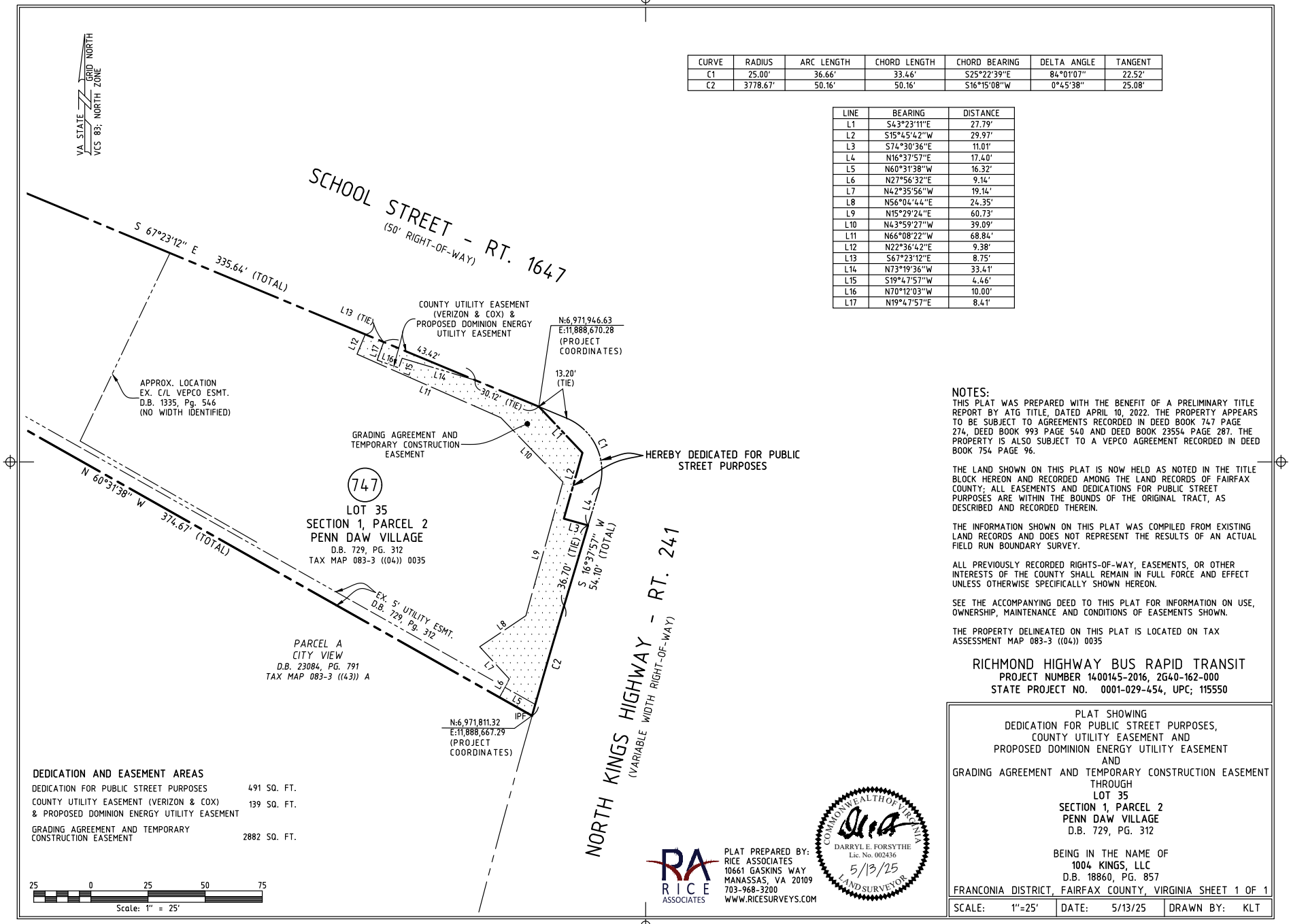
Dedication – 491 sq. ft.
County Utility Easement (Verizon & Cox) &
Proposed Dominion Energy Utility Easement – 139 sq. ft.
Grading & Temporary Construction Easement – 2,882 sq. ft.

VALUE

Estimated value of interests and damages:

ONE HUNDRED EIGHT THOUSAND SIXTY-FOUR DOLLARS ($108,064)

Docusign Envelope ID: B1EBBBE0-E822-44F8-9D48-FEE770C1D8AA



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	25.00'	36.66'	33.46'	S25°22'39"E	84°01'07"	22.52'
C2	3778.67'	50.16'	50.16'	S16°15'08"W	0°45'38"	25.08'

LINE	BEARING	DISTANCE
L1	S43°23'11"E	27.79'
L2	S15°45'42"W	29.97'
L3	S74°30'36"E	11.01'
L4	N16°37'57"E	17.40'
L5	N60°31'38"W	16.32'
L6	N27°56'32"E	9.14'
L7	N42°35'56"W	19.14'
L8	N56°04'44"E	24.35'
L9	N15°29'24"E	60.73'
L10	N43°59'27"W	39.09'
L11	N66°08'22"W	68.84'
L12	N22°36'42"E	9.38'
L13	S67°23'12"E	8.75'
L14	N73°19'36"W	33.41'
L15	S19°47'57"W	4.46'
L16	N70°12'03"W	10.00'
L17	N19°47'57"E	8.41'

NOTES:

THIS PLAT WAS PREPARED WITH THE BENEFIT OF A PRELIMINARY TITLE REPORT BY ATG TITLE, DATED APRIL 10, 2022. THE PROPERTY APPEARS TO BE SUBJECT TO AGREEMENTS RECORDED IN DEED BOOK 747 PAGE 274, DEED BOOK 993 PAGE 540 AND DEED BOOK 23554 PAGE 287. THE PROPERTY IS ALSO SUBJECT TO A VEPCO AGREEMENT RECORDED IN DEED BOOK 754 PAGE 96.

THE LAND SHOWN ON THIS PLAT IS NOW HELD AS NOTED IN THE TITLE BLOCK HEREON AND RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY; ALL EASEMENTS AND DEDICATIONS FOR PUBLIC STREET PURPOSES ARE WITHIN THE BOUNDS OF THE ORIGINAL TRACT, AS DESCRIBED AND RECORDED THEREIN.

THE INFORMATION SHOWN ON THIS PLAT WAS COMPILED FROM EXISTING LAND RECORDS AND DOES NOT REPRESENT THE RESULTS OF AN ACTUAL FIELD RUN BOUNDARY SURVEY.

ALL PREVIOUSLY RECORDED RIGHTS-OF-WAY, EASEMENTS, OR OTHER INTERESTS OF THE COUNTY SHALL REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SPECIFICALLY SHOWN HEREON.

SEE THE ACCOMPANYING DEED TO THIS PLAT FOR INFORMATION ON USE, OWNERSHIP, MAINTENANCE AND CONDITIONS OF EASEMENTS SHOWN.

THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON TAX ASSESSMENT MAP 083-3 ((04)) 0035

DEDICATION AND EASEMENT AREAS

DEDICATION FOR PUBLIC STREET PURPOSES	491 SQ. FT.
COUNTY UTILITY EASEMENT (VERIZON & COX) & PROPOSED DOMINION ENERGY UTILITY EASEMENT	139 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT	2882 SQ. FT.

RICHMOND HIGHWAY BUS RAPID TRANSIT
PROJECT NUMBER 1400145-2016, 2G40-162-000
STATE PROJECT NO. 0001-029-454, UPC; 115550

PLAT SHOWING
DEDICATION FOR PUBLIC STREET PURPOSES,
COUNTY UTILITY EASEMENT AND
PROPOSED DOMINION ENERGY UTILITY EASEMENT
AND
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT
THROUGH
LOT 35
SECTION 1, PARCEL 2
PENN DAW VILLAGE
D.B. 729, PG. 312

BEING IN THE NAME OF
1004 KINGS, LLC
D.B. 18860, PG. 857
FRANCONIA DISTRICT, FAIRFAX COUNTY, VIRGINIA SHEET 1 OF 1

PLAT PREPARED BY:
RICE ASSOCIATES
10661 GASKINS WAY
MANASSAS, VA 20109
703-968-3200
WWW.RICESURVEYS.COM

COMMONWEALTH OF VIRGINIA
DARRYL E. FORSYTHE
Lic. No. 002436
5/13/25
LAND SURVEYOR

SCALE:	1"=25'	DATE:	5/13/25	DRAWN BY:	KLT

Docusign Envelope ID: B1EBBBE0-E822-44F8-9D48-FEE770C1D8AA

ATTACHMENT 23

AFFECTED PROPERTY

Tax Map Number: 0833-43-A

Street Address: 6200 N. Kings Hwy.
Alexandria, VA 22303

OWNER(S): 29SC Shelby Property Owner LLC

INTEREST(S) REQUIRED: (As shown on attached plat/plan)

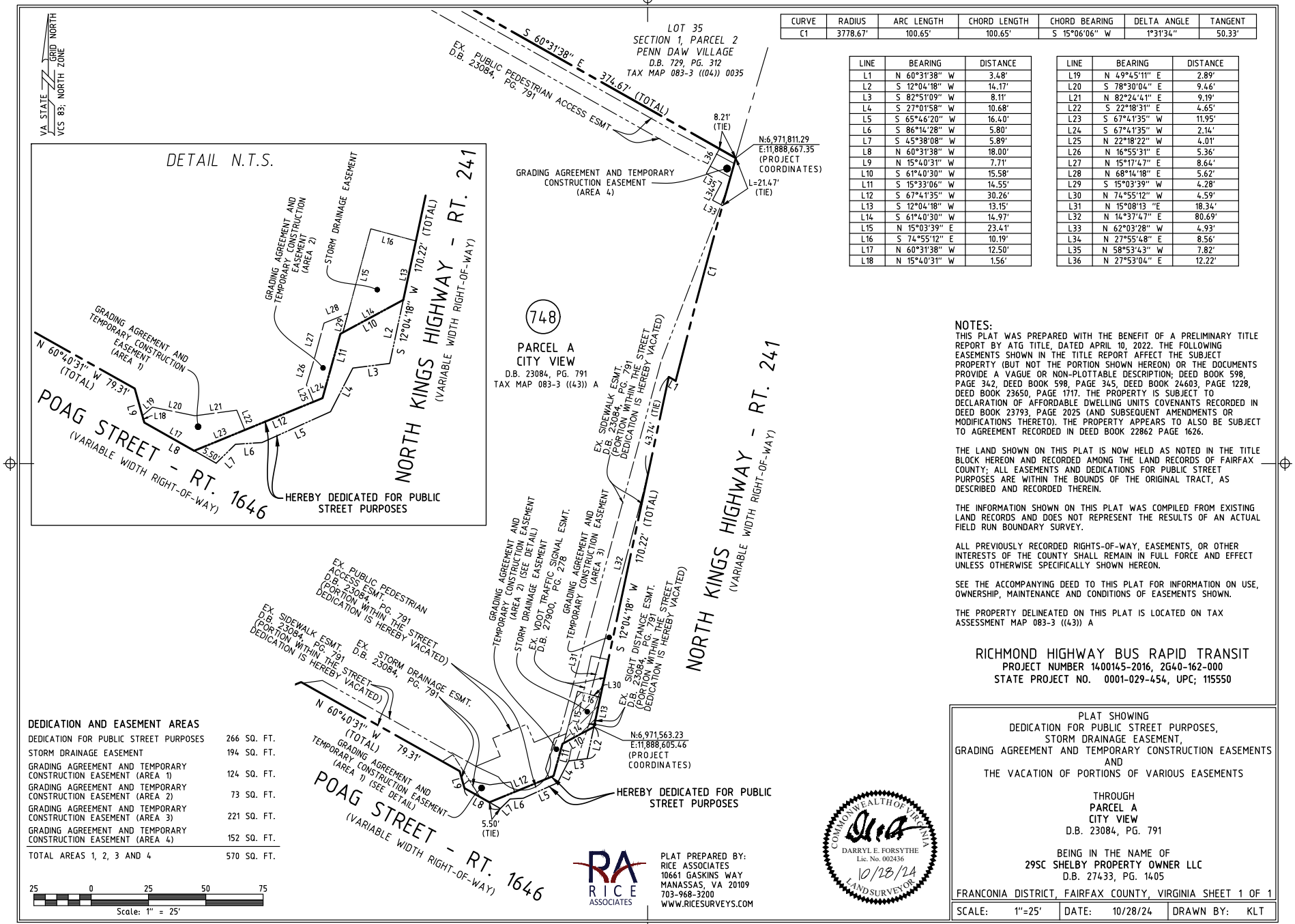
Dedication – 266 sq. ft.
Storm Drainage Easement – 194 sq. ft.
Grading & Temporary Construction Easements – 570 sq. ft.

VALUE

Estimated value of interests and damages:

FORTY-ONE THOUSAND TWO HUNDRED FIFTY DOLLARS ($41,250)

Docusign Envelope ID: B1EBBBE0-E822-44F8-9D48-FEE770C1D8AA



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	3778.67'	100.65'	100.65'	S 15°06'06" W	1°31'34"	50.33'

LINE	BEARING	DISTANCE
L1	N 60°31'38" W	3.48'
L2	S 12°04'18" W	14.17'
L3	S 82°51'09" W	8.11'
L4	S 27°01'58" W	10.68'
L5	S 65°46'20" W	16.40'
L6	S 86°14'28" W	5.80'
L7	S 45°38'08" W	5.89'
L8	N 60°31'38" W	18.00'
L9	N 15°40'31" W	7.71'
L10	S 61°40'30" W	15.58'
L11	S 15°33'06" W	14.55'
L12	S 67°41'35" W	30.26'
L13	S 12°04'18" W	13.15'
L14	S 61°40'30" W	14.97'
L15	N 15°03'39" E	23.41'
L16	S 74°55'12" E	10.19'
L17	N 60°31'38" W	12.50'
L18	N 15°40'31" W	1.56'

LINE	BEARING	DISTANCE
L19	N 49°45'11" E	2.89'
L20	S 78°30'04" E	9.46'
L21	N 82°24'41" E	9.19'
L22	S 22°18'31" E	4.65'
L23	S 67°41'35" W	11.95'
L24	S 67°41'35" W	2.14'
L25	N 22°18'22" W	4.01'
L26	N 16°55'31" E	5.36'
L27	N 15°17'47" E	8.64'
L28	N 68°14'18" E	5.62'
L29	S 15°03'39" W	4.28'
L30	N 74°55'12" W	4.59'
L31	N 15°08'13 "E	18.34'
L32	N 14°37'47" E	80.69'
L33	N 62°03'28" W	4.93'
L34	N 27°55'48" E	8.56'
L35	N 58°53'43" W	7.82'
L36	N 27°53'04" E	12.22'

NOTES:
THIS PLAT WAS PREPARED WITH THE BENEFIT OF A PRELIMINARY TITLE REPORT BY ATG TITLE, DATED APRIL 10, 2022. THE FOLLOWING EASEMENTS SHOWN IN THE TITLE REPORT AFFECT THE SUBJECT PROPERTY (BUT NOT THE PORTION SHOWN HEREON) OR THE DOCUMENTS PROVIDE A VAGUE OR NON-PLOTTABLE DESCRIPTION; DEED BOOK 598, PAGE 342, DEED BOOK 598, PAGE 345, DEED BOOK 24603, PAGE 1228, DEED BOOK 23650, PAGE 1717. THE PROPERTY IS SUBJECT TO DECLARATION OF AFFORDABLE DWELLING UNITS COVENANTS RECORDED IN DEED BOOK 23793, PAGE 2025 (AND SUBSEQUENT AMENDMENTS OR MODIFICATIONS THERETO). THE PROPERTY APPEARS TO ALSO BE SUBJECT TO AGREEMENT RECORDED IN DEED BOOK 22862 PAGE 1626.

THE LAND SHOWN ON THIS PLAT IS NOW HELD AS NOTED IN THE TITLE BLOCK HEREON AND RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY; ALL EASEMENTS AND DEDICATIONS FOR PUBLIC STREET PURPOSES ARE WITHIN THE BOUNDS OF THE ORIGINAL TRACT, AS DESCRIBED AND RECORDED THEREIN.

THE INFORMATION SHOWN ON THIS PLAT WAS COMPILED FROM EXISTING LAND RECORDS AND DOES NOT REPRESENT THE RESULTS OF AN ACTUAL FIELD RUN BOUNDARY SURVEY.

ALL PREVIOUSLY RECORDED RIGHTS-OF-WAY, EASEMENTS, OR OTHER INTERESTS OF THE COUNTY SHALL REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SPECIFICALLY SHOWN HEREON.

SEE THE ACCOMPANYING DEED TO THIS PLAT FOR INFORMATION ON USE, OWNERSHIP, MAINTENANCE AND CONDITIONS OF EASEMENTS SHOWN.

THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON TAX ASSESSMENT MAP 083-3 ((43)) A

RICHMOND HIGHWAY BUS RAPID TRANSIT
PROJECT NUMBER 1400145-2016, 2G40-162-000
STATE PROJECT NO. 0001-029-454, UPC; 115550

DEDICATION AND EASEMENT AREAS

DEDICATION FOR PUBLIC STREET PURPOSES	266 SQ. FT.
STORM DRAINAGE EASEMENT	194 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT (AREA 1)	124 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT (AREA 2)	73 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT (AREA 3)	221 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT (AREA 4)	152 SQ. FT.
TOTAL AREAS 1, 2, 3 AND 4	570 SQ. FT.

PLAT PREPARED BY:
RICE ASSOCIATES
10661 GASKINS WAY
MANASSAS, VA 20109
703-968-3200
WWW.RICESURVEYS.COM

COMMONWEALTH OF VIRGINIA
DARRYL E. FORSYTHE
Lic. No. 002436
10/28/24
LAND SURVEYOR

PLAT SHOWING
DEDICATION FOR PUBLIC STREET PURPOSES,
STORM DRAINAGE EASEMENT,
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENTS
AND
THE VACATION OF PORTIONS OF VARIOUS EASEMENTS

THROUGH
PARCEL A
CITY VIEW
D.B. 23084, PG. 791

BEING IN THE NAME OF
29SC SHELBY PROPERTY OWNER LLC
D.B. 27433, PG. 1405

FRANCONIA DISTRICT, FAIRFAX COUNTY, VIRGINIA SHEET 1 OF 1

SCALE:	1"=25'	DATE:	10/28/24	DRAWN BY:	KLT

Docusign Envelope ID: B1EBBBE0-E822-44F8-9D48-FEE770C1D8AA

ATTACHMENT 24

AFFECTED PROPERTY

Tax Map Number: 083-3-01-0007B
083-3-T01-0007B

Street Address: 6218 N. Kings Hwy.
Alexandria, VA 22303

OWNER(S): South Alex Subsidiary LLC

INTEREST(S) REQUIRED: (As shown on attached plat/plan)

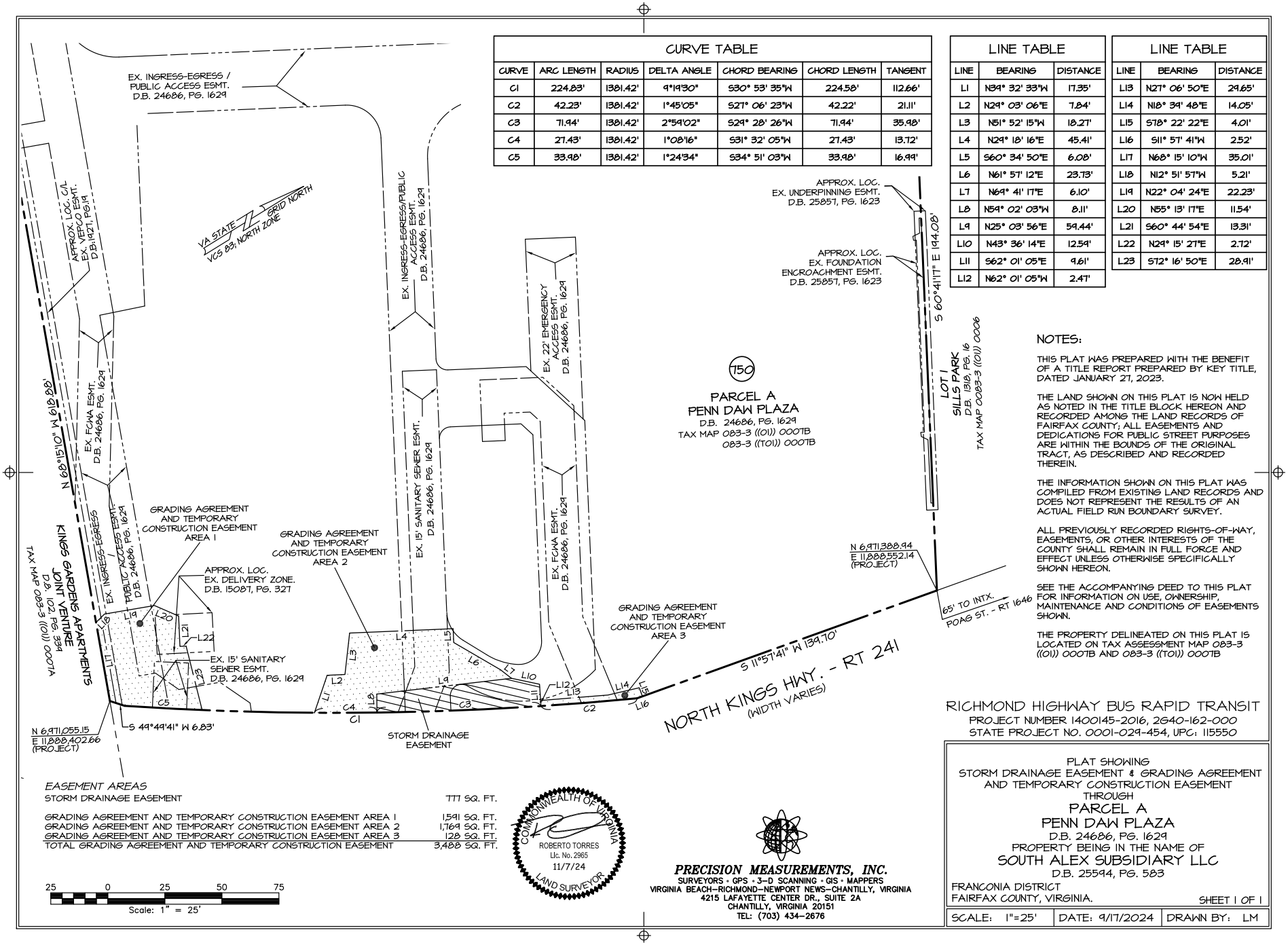
Storm Drainage Easement – 777 sq. ft.
Grading & Temporary Construction Easements – 3,488 sq. ft.

VALUE

Estimated value of interests and damages:

ONE HUNDRED EIGHTY-TWO THOUSAND SIX HUNDRED SEVENTY-FIVE DOLLARS ($182,675)

Docusign Envelope ID: B1EBBBE0-E822-44F8-9D48-FEE770C1D8AA



CURVE TABLE						
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT
C1	224.83'	1381.42'	9°19'30"	S30° 53' 35"W	224.58'	112.66'
C2	42.23'	1381.42'	1°45'05"	S27° 06' 23"W	42.22'	21.11'
C3	71.94'	1381.42'	2°54'02"	S29° 28' 26"W	71.94'	35.98'
C4	27.43'	1381.42'	1°08'16"	S31° 32' 05"W	27.43'	13.72'
C5	33.98'	1381.42'	1°24'34"	S34° 51' 03"W	33.98'	16.99'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N39° 32' 33"W	17.35'
L2	N29° 03' 06"E	7.84'
L3	N51° 52' 15"W	18.27'
L4	N29° 18' 16"E	45.41'
L5	S60° 34' 50"E	6.08'
L6	N61° 57' 12"E	23.73'
L7	N69° 41' 17"E	6.10'
L8	N54° 02' 03"W	8.11'
L9	N25° 03' 56"E	59.44'
L10	N43° 36' 14"E	12.59'
L11	S62° 01' 05"E	9.61'
L12	N62° 01' 05"W	2.47'

LINE TABLE		
LINE	BEARING	DISTANCE
L13	N27° 06' 50"E	29.65'
L14	N18° 39' 48"E	14.05'
L15	S78° 22' 22"E	4.01'
L16	S11° 57' 41"W	2.52'
L17	N68° 15' 10"W	35.01'
L18	N12° 51' 57"W	5.21'
L19	N22° 04' 24"E	22.23'
L20	N55° 13' 17"E	11.54'
L21	S60° 44' 54"E	13.31'
L22	N29° 15' 27"E	2.72'
L23	S72° 16' 50"E	28.91'

NOTES:

THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT PREPARED BY KEY TITLE, DATED JANUARY 21, 2023.

THE LAND SHOWN ON THIS PLAT IS NOW HELD AS NOTED IN THE TITLE BLOCK HEREON AND RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY; ALL EASEMENTS AND DEDICATIONS FOR PUBLIC STREET PURPOSES ARE WITHIN THE BOUNDS OF THE ORIGINAL TRACT, AS DESCRIBED AND RECORDED THEREIN.

THE INFORMATION SHOWN ON THIS PLAT WAS COMPILED FROM EXISTING LAND RECORDS AND DOES NOT REPRESENT THE RESULTS OF AN ACTUAL FIELD RUN BOUNDARY SURVEY.

ALL PREVIOUSLY RECORDED RIGHTS-OF-WAY, EASEMENTS, OR OTHER INTERESTS OF THE COUNTY SHALL REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SPECIFICALLY SHOWN HEREON.

SEE THE ACCOMPANYING DEED TO THIS PLAT FOR INFORMATION ON USE, OWNERSHIP, MAINTENANCE AND CONDITIONS OF EASEMENTS SHOWN.

THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON TAX ASSESSMENT MAP 083-3 ((01)) 0007B AND 083-3 ((T01)) 0007B

EASEMENT AREAS

STORM DRAINAGE EASEMENT	777 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT AREA 1	1,591 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT AREA 2	1,769 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT AREA 3	128 SQ. FT.
TOTAL GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT	3,488 SQ. FT.

25 0 25 50 75
Scale: 1" = 25'

COMMONWEALTH OF VIRGINIA
ROBERTO TORRES
Lic. No. 2965
11/7/24
LAND SURVEYOR

PRECISION MEASUREMENTS, INC.
SURVEYORS · GPS · 3-D SCANNING · GIS · MAPPERS
VIRGINIA BEACH–RICHMOND–NEWPORT NEWS–CHANTILLY, VIRGINIA
4215 LAFAYETTE CENTER DR., SUITE 2A
CHANTILLY, VIRGINIA 20151
TEL: (703) 434-2676

RICHMOND HIGHWAY BUS RAPID TRANSIT
PROJECT NUMBER 1400145-2016, 2G40-162-000
STATE PROJECT NO. 0001-029-454, UPC: 115550

PLAT SHOWING
STORM DRAINAGE EASEMENT & GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT
THROUGH
PARCEL A
PENN DAW PLAZA
D.B. 24686, PG. 1629
PROPERTY BEING IN THE NAME OF
SOUTH ALEX SUBSIDIARY LLC
D.B. 25594, PG. 583
FRANCONIA DISTRICT
FAIRFAX COUNTY, VIRGINIA.

SHEET 1 OF 1

SCALE: 1"=25'	DATE: 9/17/2024	DRAWN BY: LM

Docusign Envelope ID: B1EBBBE0-E822-44F8-9D48-FEE770C1D8AA

ATTACHMENT 25

AFFECTED PROPERTY

Tax Map Number: 0833-01-0007A

Street Address: 6300 S. Kings Hwy.
Alexandria, VA 22306

OWNER(S): Kings Gardens Apartments Joint Venture

INTEREST(S) REQUIRED: (As shown on attached plat/plan)

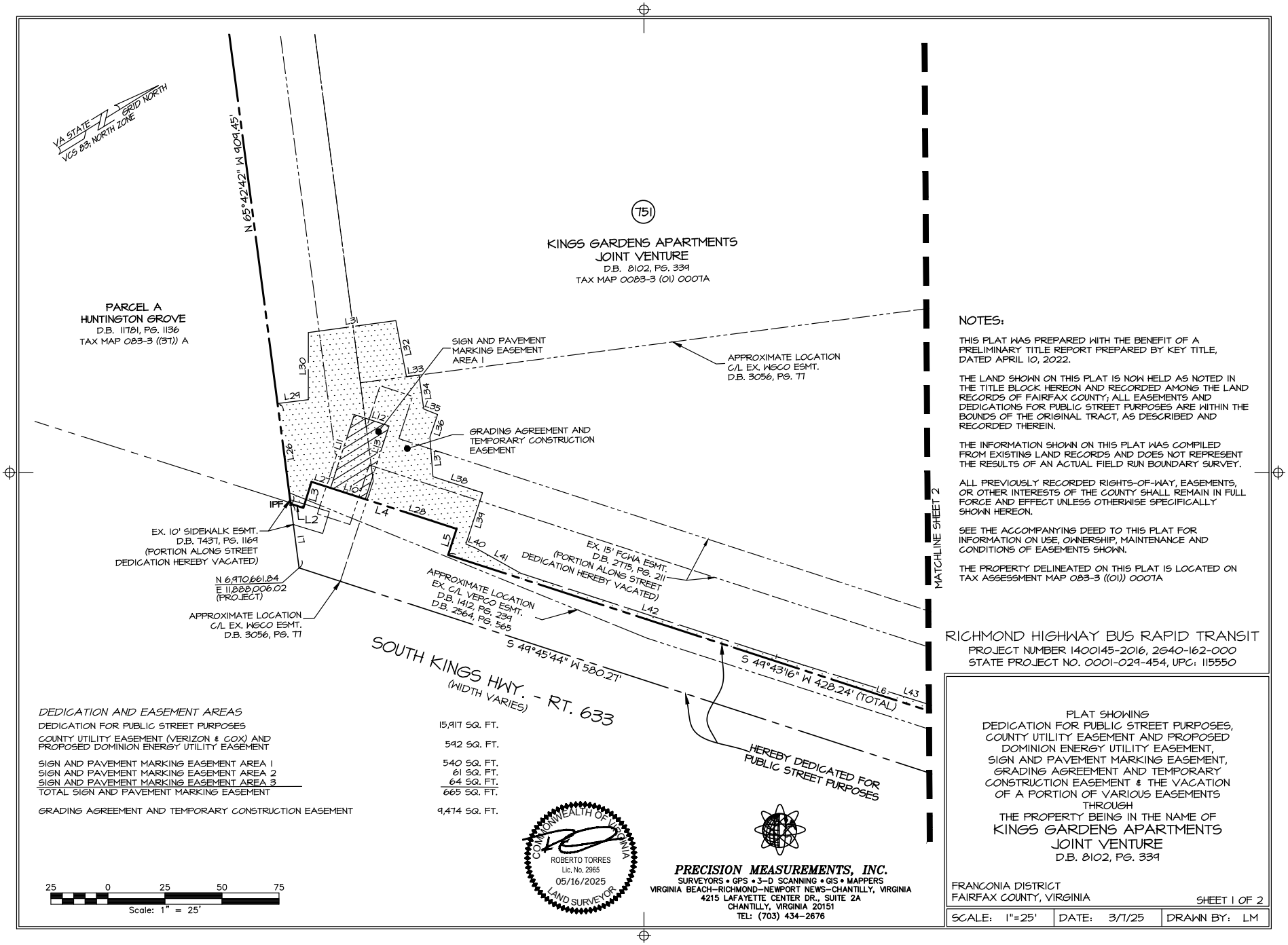
Dedication – 15,917 sq. ft.
County Utility Easement (Verizon & Cox) &
Proposed Dominion Energy Utility Easement – 592 sq. ft.
Sign and Pavement Marking Easements – 665 sq. ft.
Grading & Temporary Construction Easement – 9,474 sq. ft.

VALUE

Estimated value of interests and damages:

FOUR HUNDRED EIGHTY-THREE THOUSAND SEVEN HUNDRED FORTY DOLLARS ($483,740)

Docusign Envelope ID: B1EBBBE0-E822-44F8-9D48-FEE770C1D8AA



NOTES:

THIS PLAT WAS PREPARED WITH THE BENEFIT OF A PRELIMINARY TITLE REPORT PREPARED BY KEY TITLE, DATED APRIL 10, 2022.

THE LAND SHOWN ON THIS PLAT IS NOW HELD AS NOTED IN THE TITLE BLOCK HEREON AND RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY; ALL EASEMENTS AND DEDICATIONS FOR PUBLIC STREET PURPOSES ARE WITHIN THE BOUNDS OF THE ORIGINAL TRACT, AS DESCRIBED AND RECORDED THEREIN.

THE INFORMATION SHOWN ON THIS PLAT WAS COMPILED FROM EXISTING LAND RECORDS AND DOES NOT REPRESENT THE RESULTS OF AN ACTUAL FIELD RUN BOUNDARY SURVEY.

ALL PREVIOUSLY RECORDED RIGHTS-OF-WAY, EASEMENTS, OR OTHER INTERESTS OF THE COUNTY SHALL REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SPECIFICALLY SHOWN HEREON.

SEE THE ACCOMPANYING DEED TO THIS PLAT FOR INFORMATION ON USE, OWNERSHIP, MAINTENANCE AND CONDITIONS OF EASEMENTS SHOWN.

THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON TAX ASSESSMENT MAP 083-3 ((01)) 0007A

DEDICATION AND EASEMENT AREAS

DEDICATION FOR PUBLIC STREET PURPOSES	15,917 SQ. FT.
COUNTY UTILITY EASEMENT (VERIZON & COX) AND PROPOSED DOMINION ENERGY UTILITY EASEMENT	592 SQ. FT.
SIGN AND PAVEMENT MARKING EASEMENT AREA 1	540 SQ. FT.
SIGN AND PAVEMENT MARKING EASEMENT AREA 2	61 SQ. FT.
SIGN AND PAVEMENT MARKING EASEMENT AREA 3	64 SQ. FT.
TOTAL SIGN AND PAVEMENT MARKING EASEMENT	665 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT	9,474 SQ. FT.

COMMONWEALTH OF VIRGINIA
ROBERTO TORRES
Lic. No. 2965
05/16/2025
LAND SURVEYOR

PRECISION MEASUREMENTS, INC.
SURVEYORS • GPS • 3-D SCANNING • GIS • MAPPERS
VIRGINIA BEACH–RICHMOND–NEWPORT NEWS–CHANTILLY, VIRGINIA
4215 LAFAYETTE CENTER DR., SUITE 2A
CHANTILLY, VIRGINIA 20151
TEL: (703) 434-2676

RICHMOND HIGHWAY BUS RAPID TRANSIT
PROJECT NUMBER 1400145-2016, 2640-162-000
STATE PROJECT NO. 0001-029-454, UPC: 115550

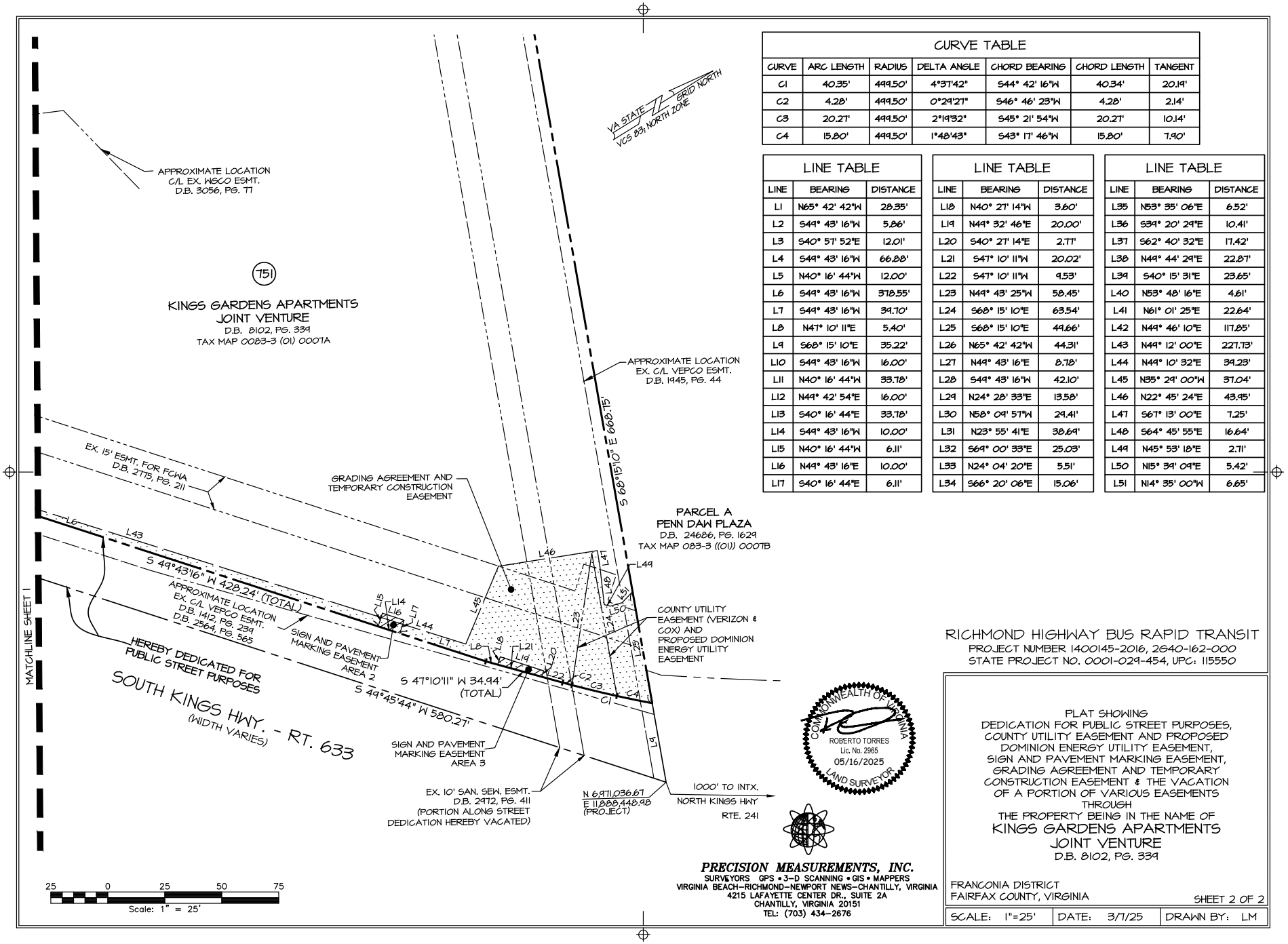
PLAT SHOWING
DEDICATION FOR PUBLIC STREET PURPOSES, COUNTY UTILITY EASEMENT AND PROPOSED DOMINION ENERGY UTILITY EASEMENT, SIGN AND PAVEMENT MARKING EASEMENT, GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT & THE VACATION OF A PORTION OF VARIOUS EASEMENTS THROUGH
THE PROPERTY BEING IN THE NAME OF
KINGS GARDENS APARTMENTS
JOINT VENTURE
D.B. 8102, PG. 339

FRANCONIA DISTRICT
FAIRFAX COUNTY, VIRGINIA

SHEET 1 OF 2

SCALE: 1"=25'	DATE: 3/7/25	DRAWN BY: LM

Docusign Envelope ID: B1EBBBE0-E822-44F8-9D48-FEE770C1D8AA



CURVE TABLE						
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT
C1	40.35'	499.50'	4°37'42"	S44° 42' 16"W	40.34'	20.19'
C2	4.28'	499.50'	0°29'27"	S46° 46' 23"W	4.28'	2.14'
C3	20.27'	499.50'	2°19'32"	S45° 21' 54"W	20.27'	10.14'
C4	15.80'	499.50'	1°48'43"	S43° 17' 46"W	15.80'	7.90'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N65° 42' 42"W	28.35'
L2	S49° 43' 16"W	5.86'
L3	S40° 57' 52"E	12.01'
L4	S49° 43' 16"W	66.88'
L5	N40° 16' 44"W	12.00'
L6	S49° 43' 16"W	378.55'
L7	S49° 43' 16"W	39.70'
L8	N47° 10' 11"E	5.40'
L9	S68° 15' 10"E	35.22'
L10	S49° 43' 16"W	16.00'
L11	N40° 16' 44"W	33.78'
L12	N49° 42' 54"E	16.00'
L13	S40° 16' 44"E	33.78'
L14	S49° 43' 16"W	10.00'
L15	N40° 16' 44"W	6.11'
L16	N49° 43' 16"E	10.00'
L17	S40° 16' 44"E	6.11'

LINE TABLE		
LINE	BEARING	DISTANCE
L18	N40° 27' 14"W	3.60'
L19	N49° 32' 46"E	20.00'
L20	S40° 27' 14"E	2.77'
L21	S47° 10' 11"W	20.02'
L22	S47° 10' 11"W	9.53'
L23	N49° 43' 25"W	58.45'
L24	S68° 15' 10"E	63.54'
L25	S68° 15' 10"E	49.66'
L26	N65° 42' 42"W	44.31'
L27	N49° 43' 16"E	8.78'
L28	S49° 43' 16"W	42.10'
L29	N24° 28' 33"E	13.58'
L30	N58° 09' 57"W	29.41'
L31	N23° 55' 41"E	38.69'
L32	S69° 00' 33"E	25.03'
L33	N24° 04' 20"E	5.51'
L34	S66° 20' 06"E	15.06'

LINE TABLE		
LINE	BEARING	DISTANCE
L35	N53° 35' 06"E	6.52'
L36	S39° 20' 29"E	10.41'
L37	S62° 40' 32"E	17.42'
L38	N49° 44' 29"E	22.87'
L39	S40° 15' 31"E	23.65'
L40	N53° 48' 16"E	4.61'
L41	N61° 01' 25"E	22.64'
L42	N49° 46' 10"E	117.85'
L43	N49° 12' 00"E	227.73'
L44	N49° 10' 32"E	39.23'
L45	N35° 29' 00"W	37.04'
L46	N22° 45' 24"E	43.95'
L47	S67° 13' 00"E	7.25'
L48	S64° 45' 55"E	16.64'
L49	N45° 53' 18"E	2.71'
L50	N15° 39' 09"E	5.42'
L51	N14° 35' 00"W	6.65'

COMMONWEALTH OF VIRGINIA
ROBERTO TORRES
Lic. No. 2965
05/16/2025
LAND SURVEYOR

RICHMOND HIGHWAY BUS RAPID TRANSIT
PROJECT NUMBER 1400145-2016, 2640-162-000
STATE PROJECT NO. 0001-029-454, UPC: 115550

PLAT SHOWING
DEDICATION FOR PUBLIC STREET PURPOSES,
COUNTY UTILITY EASEMENT AND PROPOSED
DOMINION ENERGY UTILITY EASEMENT,
SIGN AND PAVEMENT MARKING EASEMENT,
GRADING AGREEMENT AND TEMPORARY
CONSTRUCTION EASEMENT & THE VACATION
OF A PORTION OF VARIOUS EASEMENTS
THROUGH
THE PROPERTY BEING IN THE NAME OF
KINGS GARDENS APARTMENTS
JOINT VENTURE
D.B. 8102, PG. 339

FRANCONIA DISTRICT
FAIRFAX COUNTY, VIRGINIA

SHEET 2 OF 2

SCALE: 1"=25'	DATE: 3/7/25	DRAWN BY: LM

PRECISION MEASUREMENTS, INC.
SURVEYORS GPS • 3-D SCANNING • GIS • MAPPERS
VIRGINIA BEACH-RICHMOND-NEWPORT NEWS-CHANTILLY, VIRGINIA
4215 LAFAYETTE CENTER DR., SUITE 2A
CHANTILLY, VIRGINIA 20151
TEL: (703) 434-2676

Docusign Envelope ID: B1EBBBE0-E822-44F8-9D48-FEE770C1D8AA

ATTACHMENT 26

AFFECTED PROPERTY

Tax Map Number: 0833-0501-0008

Street Address: 6328 Richmond Hwy.
Alexandria, VA 22306

OWNER(S): JCR Krispy Korner Investors, LLC

INTEREST(S) REQUIRED: (As shown on attached plat/plan)

Dedication – 4,348 sq. ft.
Storm Drainage Easement – 627 sq. ft.
Grading & Temporary Construction Easements – 4,373 sq. ft.

VALUE

Estimated value of interests and damages:

ONE MILLION TWO HUNDRED FIFTY-SIX THOUSAND FOUR HUNDRED TWELVE DOLLARS ($1,256,412)

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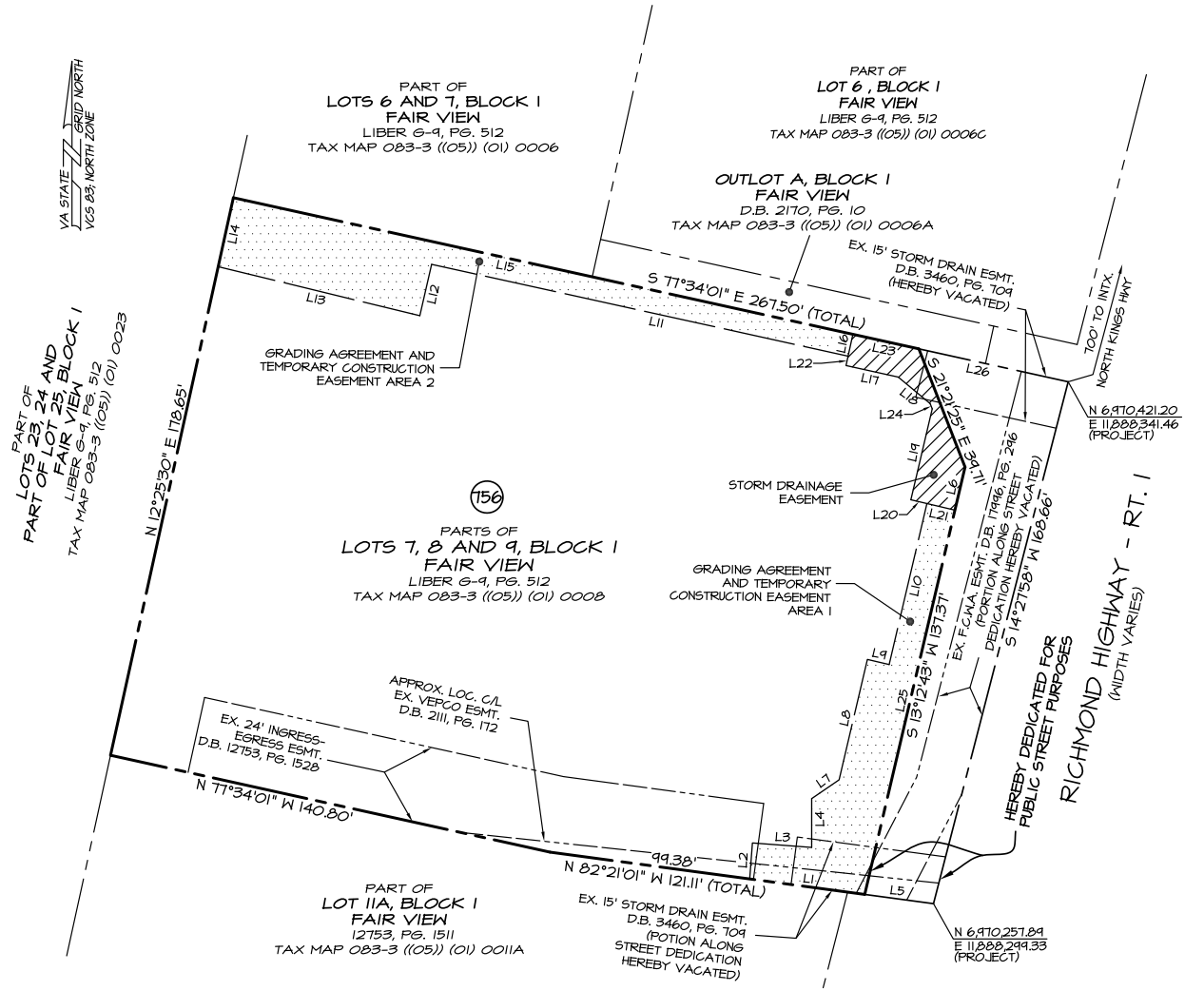

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N82°21'01"W	36.32'
L2	N4°19'45"E	11.30'
L3	S85°40'15"E	18.54'
L4	N0°03'00"E	15.27'
L5	N82°21'01"W	21.73'
L6	S13°12'43"W	13.85'
L7	N55°31'56"E	10.40'
L8	N13°12'55"E	38.71'
L9	S76°47'05"E	7.00'
L10	N13°12'55"E	51.74'
L11	N77°34'01"W	133.44'
L12	S12°55'39"W	16.49'
L13	N76°19'35"W	64.94'

LINE TABLE		
LINE	BEARING	DISTANCE
L14	N12°22'32"E	22.09'
L15	S77°34'01"E	198.51'
L16	N12°25'59"E	7.00'
L17	N77°34'01"W	16.74'
L18	N50°12'48"W	12.98'
L19	N13°13'31"E	29.24'
L20	N76°47'58"W	5.17'
L21	N76°48'19"W	9.00'
L22	N12°25'59"E	3.00'
L23	S77°34'01"E	21.14'
L24	N22°00'35"W	1.76'
L25	S13°12'43"W	123.53'
L26	S77°34'01"E	47.85'

NOTES:

THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT PREPARED BY KEY TITLE DATED APRIL 10, 2022.

THE LAND SHOWN ON THIS PLAT IS NOW HELD AS NOTED IN THE TITLE BLOCK HEREON AND RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY; ALL EASEMENTS AND DEDICATIONS FOR PUBLIC STREET PURPOSES ARE WITHIN THE BOUNDS OF THE ORIGINAL TRACT, AS DESCRIBED AND RECORDED THEREIN.

THE INFORMATION SHOWN ON THIS PLAT WAS COMPILED FROM EXISTING LAND RECORDS AND DOES NOT REPRESENT THE RESULTS OF AN ACTUAL FIELD RUN BOUNDARY SURVEY.

ALL PREVIOUSLY RECORDED RIGHTS-OF-WAY, EASEMENTS, OR OTHER INTERESTS OF THE COUNTY SHALL REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SPECIFICALLY SHOWN HEREON.

SEE THE ACCOMPANYING DEED TO THIS PLAT FOR INFORMATION ON USE, OWNERSHIP, MAINTENANCE AND CONDITIONS OF EASEMENTS SHOWN.

THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON TAX ASSESSMENT MAP 083-3 ((05)) (01) 0008.

RICHMOND HIGHWAY BUS RAPID TRANSIT
PROJECT 2G40-162-000
STATE PROJECT NO. 0001-029-454, UPC: 115550

DEDICATION AND EASEMENT AREAS

DEDICATION FOR PUBLIC STREET PURPOSES	4,348 SQ. FT.
STORM DRAINAGE EASEMENT	627 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT AREA 1	1,956 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT AREA 2	2,417 SQ. FT.
TOTAL GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT	4,373 SQ. FT.

25 0 25 50 75
Scale: 1" = 25'

COMMONWEALTH OF VIRGINIA
ROBERTO TORRES
Lic. No. 2965
03/13/25
LAND SURVEYOR

PRECISION MEASUREMENTS, INC.
SURVEYORS • GPS • 3-D SCANNING • GIS • MAPPERS
VIRGINIA BEACH-RICHMOND-NEWPORT NEWS-CHANTILLY, VIRGINIA
4215 LAFAYETTE CENTER DR., SUITE 2A
CHANTILLY, VIRGINIA 20151
TEL: (703) 434-2676

PLAT SHOWING
DEDICATION FOR PUBLIC STREET PURPOSES, STORM DRAINAGE EASEMENT, GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT AND THE VACATION OF A PORTION OF VARIOUS EASEMENTS THROUGH PARTS OF
LOTS 7, 8 AND 9, BLOCK 1
FAIR VIEW
LIBER G-9, PG. 512
PROPERTY BEING IN THE NAME OF
JCR KRISPY KORNER INVESTORS, LLC
D.B. 25370, PG. 1115

FRANCONIA DISTRICT
FAIRFAX COUNTY, VIRGINIA.

SHEET 1 OF 1

SCALE: 1"=25'	DATE: 9/12/2024	DRAWN BY: KL

Docusign Envelope ID: B1EBBBE0-E822-44F8-9D48-FEE770C1D8AA

ATTACHMENT 27

AFFECTED PROPERTY

Tax Map Number: 0833-0501-0013

Street Address: 2812 Franklin Street
Alexandria, VA 22306

OWNER(S): Potomac Conference Corporation of Seventh-Day Adventists

INTEREST(S) REQUIRED: (As shown on attached plat/plan)

Dedication – 210 sq. ft.
County Utility Easement (Verizon & Cox) &
Proposed Dominion Energy Utility Easement – 211 sq. ft.
Grading & Temporary Construction Easement – 2,493 sq. ft.

VALUE

Estimated value of interests and damages:

FORTY-THREE THOUSAND FOUR HUNDRED TEN DOLLARS ($43,410)

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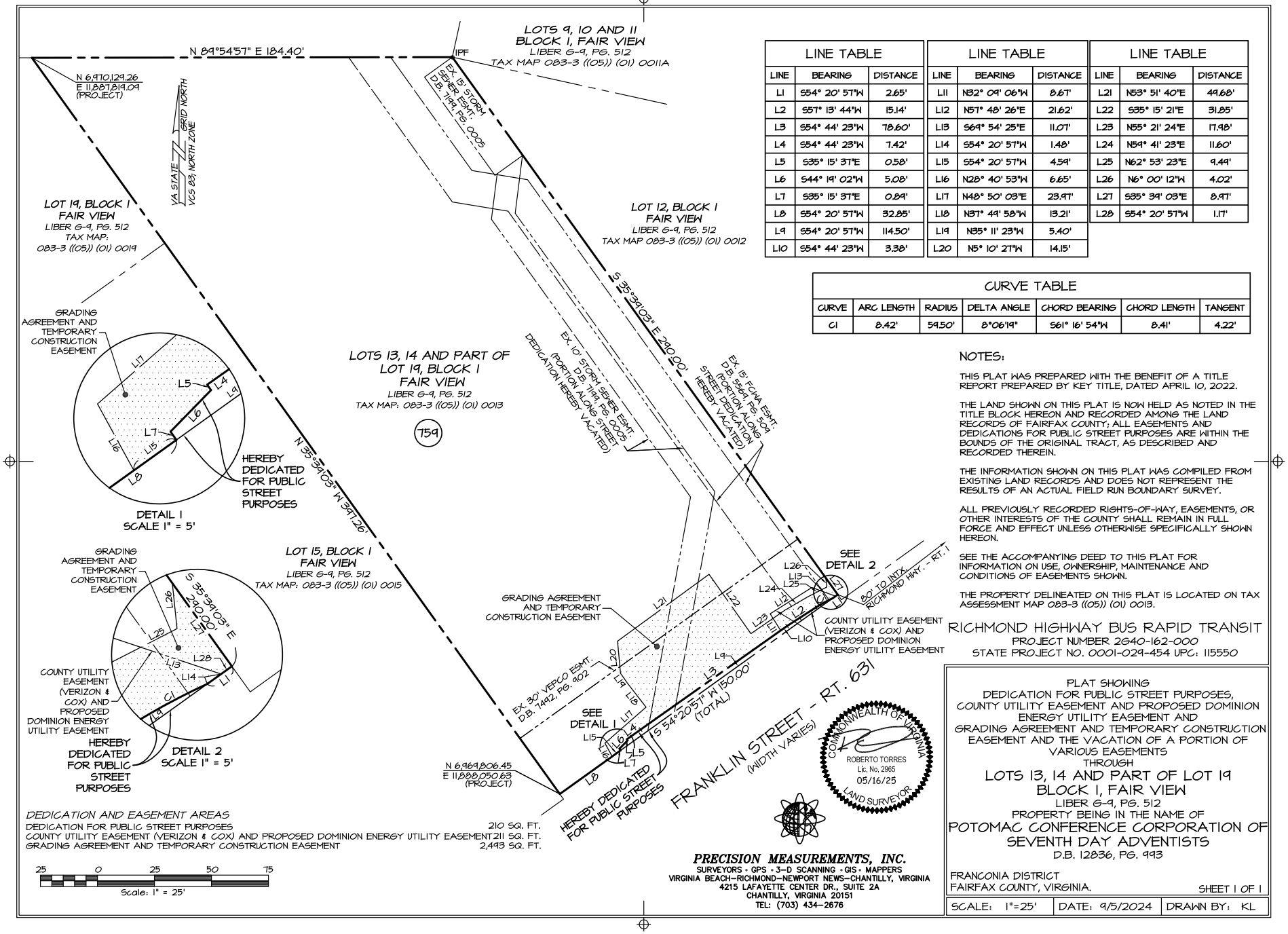

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S54° 20' 57"W	2.65'
L2	S57° 13' 44"W	15.14'
L3	S54° 44' 23"W	78.60'
L4	S54° 44' 23"W	7.42'
L5	S35° 15' 37"E	0.58'
L6	S44° 19' 02"W	5.08'
L7	S35° 15' 37"E	0.89'
L8	S54° 20' 57"W	32.85'
L9	S54° 20' 57"W	114.50'
L10	S54° 44' 23"W	3.38'

LINE TABLE		
LINE	BEARING	DISTANCE
L11	N32° 09' 06"W	8.67'
L12	N57° 48' 26"E	21.62'
L13	S69° 54' 25"E	11.07'
L14	S54° 20' 57"W	1.48'
L15	S54° 20' 57"W	4.54'
L16	N28° 40' 53"W	6.65'
L17	N48° 50' 03"E	23.97'
L18	N37° 49' 58"W	13.21'
L19	N35° 11' 23"W	5.40'
L20	N5° 10' 27"W	14.15'

LINE TABLE		
LINE	BEARING	DISTANCE
L21	N53° 51' 40"E	49.68'
L22	S35° 15' 21"E	31.85'
L23	N55° 21' 24"E	17.98'
L24	N54° 41' 23"E	11.60'
L25	N62° 53' 23"E	9.49'
L26	N6° 00' 12"W	4.02'
L27	S35° 34' 03"E	8.97'
L28	S54° 20' 57"W	1.17'

CURVE TABLE						
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT
C1	8.42'	54.50'	8°06'19"	S61° 16' 54"W	8.41'	4.22'

NOTES:

THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT PREPARED BY KEY TITLE, DATED APRIL 10, 2022.

THE LAND SHOWN ON THIS PLAT IS NOW HELD AS NOTED IN THE TITLE BLOCK HEREON AND RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY; ALL EASEMENTS AND DEDICATIONS FOR PUBLIC STREET PURPOSES ARE WITHIN THE BOUNDS OF THE ORIGINAL TRACT, AS DESCRIBED AND RECORDED THEREIN.

THE INFORMATION SHOWN ON THIS PLAT WAS COMPILED FROM EXISTING LAND RECORDS AND DOES NOT REPRESENT THE RESULTS OF AN ACTUAL FIELD RUN BOUNDARY SURVEY.

ALL PREVIOUSLY RECORDED RIGHTS-OF-WAY, EASEMENTS, OR OTHER INTERESTS OF THE COUNTY SHALL REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SPECIFICALLY SHOWN HEREON.

SEE THE ACCOMPANYING DEED TO THIS PLAT FOR INFORMATION ON USE, OWNERSHIP, MAINTENANCE AND CONDITIONS OF EASEMENTS SHOWN.

THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON TAX ASSESSMENT MAP 083-3 ((05)) (01) 0013.

RICHMOND HIGHWAY BUS RAPID TRANSIT
PROJECT NUMBER 2640-162-000
STATE PROJECT NO. 0001-029-454 UPC: 115550

DEDICATION AND EASEMENT AREAS

DEDICATION FOR PUBLIC STREET PURPOSES	210 SQ. FT.
COUNTY UTILITY EASEMENT (VERIZON & COX) AND PROPOSED DOMINION ENERGY UTILITY EASEMENT	211 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT	2,493 SQ. FT.

PRECISION MEASUREMENTS, INC.
SURVEYORS • GPS • 3-D SCANNING • GIS • MAPPERS
VIRGINIA BEACH–RICHMOND–NEWPORT NEWS–CHANTILLY, VIRGINIA
4215 LAFAYETTE CENTER DR., SUITE 2A
CHANTILLY, VIRGINIA 20151
TEL: (703) 434-2676

PLAT SHOWING
DEDICATION FOR PUBLIC STREET PURPOSES,
COUNTY UTILITY EASEMENT AND PROPOSED DOMINION ENERGY UTILITY EASEMENT AND
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT AND THE VACATION OF A PORTION OF VARIOUS EASEMENTS
THROUGH
LOTS 13, 14 AND PART OF LOT 19
BLOCK 1, FAIR VIEW
LIBER G-9, PG. 512
PROPERTY BEING IN THE NAME OF
POTOMAC CONFERENCE CORPORATION OF SEVENTH DAY ADVENTISTS
D.B. 12836, PG. 993

FRANCONIA DISTRICT
FAIRFAX COUNTY, VIRGINIA. SHEET 1 OF 1

SCALE: 1"=25'	DATE: 9/5/2024	DRAWN BY: KL

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ATTACHMENT 28

AFFECTED PROPERTY

Tax Map Number: 0922-01-0016I

Street Address: 6600 Richmond Hwy
Alexandria, VA 22306

OWNER(S): Target Corporation

INTEREST(S) REQUIRED: (As shown on attached plat/plan)

Dedications – 174 sq. ft.
Sight Distance Easement – 115 sq. ft.
Sign and Pavement Marking Easement – 328 sq. ft.
County Utility Easements (Verizon & Cox) &
Proposed Dominion Energy Utility Easements – 927 sq. ft.
Grading & Temporary Construction Easement – 9,617 sq. ft.

VALUE

Estimated value of interests and damages:

ONE HUNDRED ELEVEN THOUSAND FIVE HUNDRED TWENTY-FIVE DOLLARS ($111,525)

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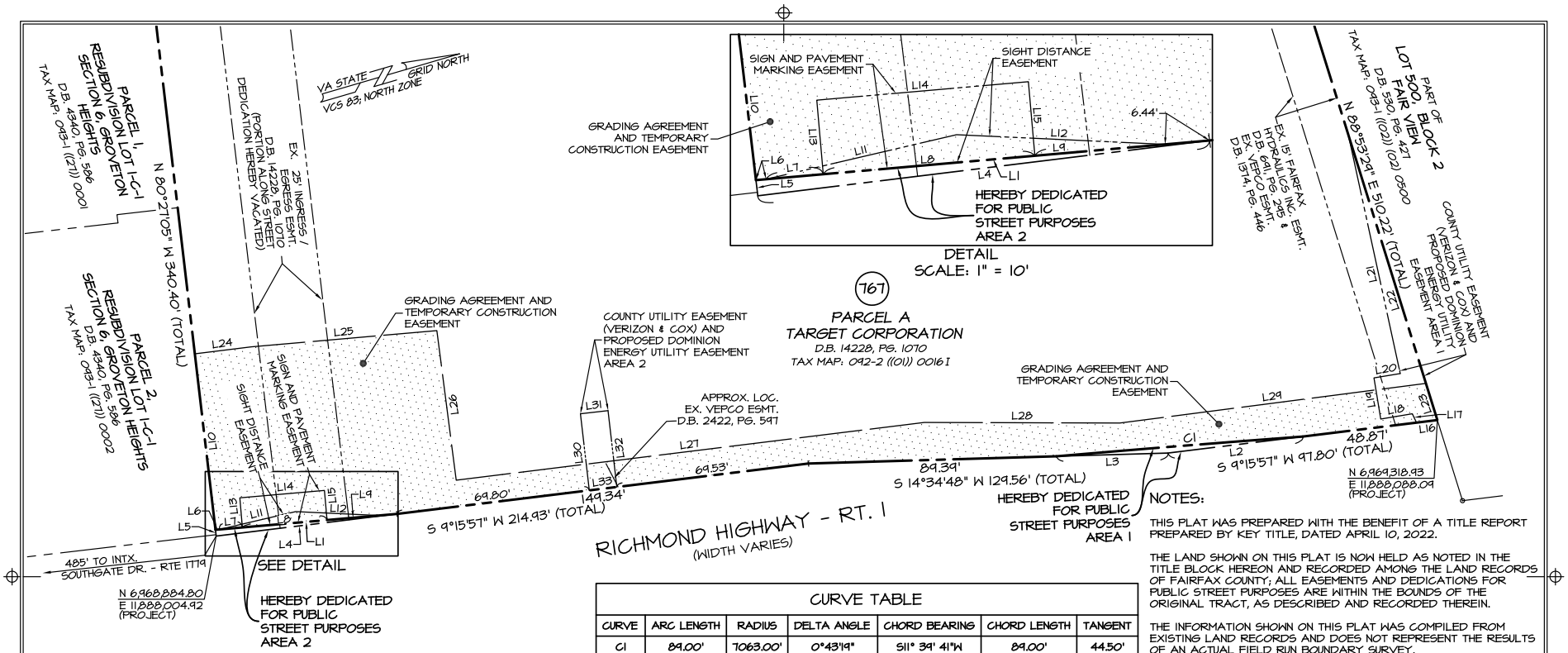

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT
C1	89.00'	7063.00'	0°43'19"	S11° 39' 41"W	89.00'	44.50'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S11° 15' 16"W	65.63'
L2	S9° 15' 57"W	48.93'
L3	S14° 34' 48"W	40.17'
L4	S9° 15' 57"W	65.60'
L5	N80° 27' 26"W	2.28'
L6	S11° 15' 16"W	1.47'
L7	S11° 15' 16"W	8.27'
L8	S11° 15' 16"W	30.61'
L9	S11° 15' 16"W	18.84'
L10	N80° 27' 05"W	63.79'
L11	N3° 05' 47"E	28.19'

LINE TABLE

LINE	BEARING	DISTANCE
L12	N18° 53' 42"E	30.09'
L13	N78° 44' 44"W	10.70'
L14	N11° 15' 16"E	30.61'
L15	S78° 44' 44"E	10.70'
L16	S9° 15' 57"W	7.58'
L17	S81° 02' 09"W	3.51'
L18	S6° 50' 55"W	11.53'
L19	N83° 09' 05"W	15.00'
L20	N6° 50' 55"E	9.60'
L21	N86° 01' 52"W	88.04'
L22	N88° 54' 05"E	93.83'

LINE TABLE

LINE	BEARING	DISTANCE
L23	N88° 54' 04"E	13.83'
L24	N9° 12' 29"E	20.58'
L25	N11° 15' 16"E	67.03'
L26	S81° 07' 37"E	54.30'
L27	N9° 12' 59"E	169.91'
L28	N16° 25' 22"E	70.42'
L29	N8° 52' 19"E	111.21'
L30	N80° 19' 16"W	27.76'
L31	N9° 40' 44"E	10.00'
L32	S80° 19' 16"E	27.68'
L33	S9° 15' 57"W	10.00'

NOTES:

THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT PREPARED BY KEY TITLE, DATED APRIL 10, 2022.

THE LAND SHOWN ON THIS PLAT IS NOW HELD AS NOTED IN THE TITLE BLOCK HEREON AND RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY; ALL EASEMENTS AND DEDICATIONS FOR PUBLIC STREET PURPOSES ARE WITHIN THE BOUNDS OF THE ORIGINAL TRACT, AS DESCRIBED AND RECORDED THEREIN.

THE INFORMATION SHOWN ON THIS PLAT WAS COMPILED FROM EXISTING LAND RECORDS AND DOES NOT REPRESENT THE RESULTS OF AN ACTUAL FIELD RUN BOUNDARY SURVEY.

ALL PREVIOUSLY RECORDED RIGHTS-OF-WAY, EASEMENTS, OR OTHER INTERESTS OF THE COUNTY SHALL REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SPECIFICALLY SHOWN HEREON.

SEE THE ACCOMPANYING DEED TO THIS PLAT FOR INFORMATION ON USE, OWNERSHIP, MAINTENANCE AND CONDITIONS OF EASEMENTS SHOWN.

THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON TAX ASSESSMENT MAP 092-2 ((01)) 0016 I.

RICHMOND HIGHWAY BUS RAPID TRANSIT
PROJECT NUMBER 2640-162-000
STATE PROJECT NO. 0001-029-454 UPC: 115550

COMMONWEALTH OF VIRGINIA
ROBERTO TORRES
Lic. No. 2965
5/19/25
LAND SURVEYOR

DEDICATION AND EASEMENT AREAS

DEDICATION FOR PUBLIC STREET PURPOSES AREA 1	99 SQ. FT.
DEDICATION FOR PUBLIC STREET PURPOSES AREA 2	75 SQ. FT.
TOTAL DEDICATION FOR PUBLIC STREET PURPOSES	174 SQ. FT.
SIGHT DISTANCE EASEMENT	115 SQ. FT.
SIGN & PAVEMENT MARKING EASEMENT	328 SQ. FT.
COUNTY UTILITY EASEMENT (VERIZON & COX) AND PROPOSED DOMINION ENERGY UTILITY EASEMENT AREA 1	650 SQ. FT.
COUNTY UTILITY EASEMENT (VERIZON & COX) AND PROPOSED DOMINION ENERGY UTILITY EASEMENT AREA 2	277 SQ. FT.
TOTAL COUNTY UTILITY EASEMENT (VERIZON & COX) AND PROPOSED DOMINION ENERGY UTILITY EASEMENT	927 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT	9,617 SQ. FT.

25 0 25 50 75
Scale: 1" = 25'

PRECISION MEASUREMENTS, INC.
SURVEYORS • GPS • 3-D SCANNING • GIS • MAPPERS
VIRGINIA BEACH-RICHMOND-NEWPORT NEWS-CHANTILLY, VIRGINIA
4215 LAFAYETTE CENTER DR., SUITE 2A
CHANTILLY, VIRGINIA 20151
TEL: (703) 434-2676

PLAT SHOWING
DEDICATION FOR PUBLIC STREET PURPOSES, SIGHT DISTANCE EASEMENT, SIGN AND PAVEMENT MARKING EASEMENT, COUNTY UTILITY EASEMENT AND PROPOSED DOMINION ENERGY UTILITY EASEMENT, GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT AND THE VACATION OF PORTION OF AN INGRESS EGRESS EASEMENT
THROUGH
PARCEL A
TARGET CORPORATION
D.B. 14228, PG. 1070
PROPERTY BEING IN THE NAME OF
TARGET CORPORATION
D.B. 12402, PG. 1948
D.B. 12402, PG. 1955
FRANCONIA DISTRICT
FAIRFAX COUNTY, VIRGINIA.

SHEET 1 OF 1

SCALE: 1"=25'	DATE: 9/5/2024	DRAWN BY: KL

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ATTACHMENT 29

AFFECTED PROPERTY

Tax Map Number: 0833-0501-0003
0833-0501-0006
0833-0501-0025

Street Address: 6310 Richmond Hwy
Alexandria, VA 22306

OWNER(S): Penn Daw H.J. Limited Partnership

INTEREST(S) REQUIRED: (As shown on attached plat/plan)

Dedications – 31,400 sq. ft.
Sight Distance Easements – 1,334 sq. ft.
County Utility Easement (Verizon & Cox) &
Proposed Dominion Energy Utility Easement – 443 sq. ft.
Sign and Pavement Marking Easements – 328 sq. ft.
Storm Drainage Easements – 863 sq. ft.
Grading & Temporary Construction Easements – 17,076 sq. ft.

VALUE

Estimated value of interests and damages:

TWO MILLION FIVE HUNDRED THIRTY-FIVE THOUSAND EIGHT HUNDRED FORTY DOLLARS ($2,535,840)

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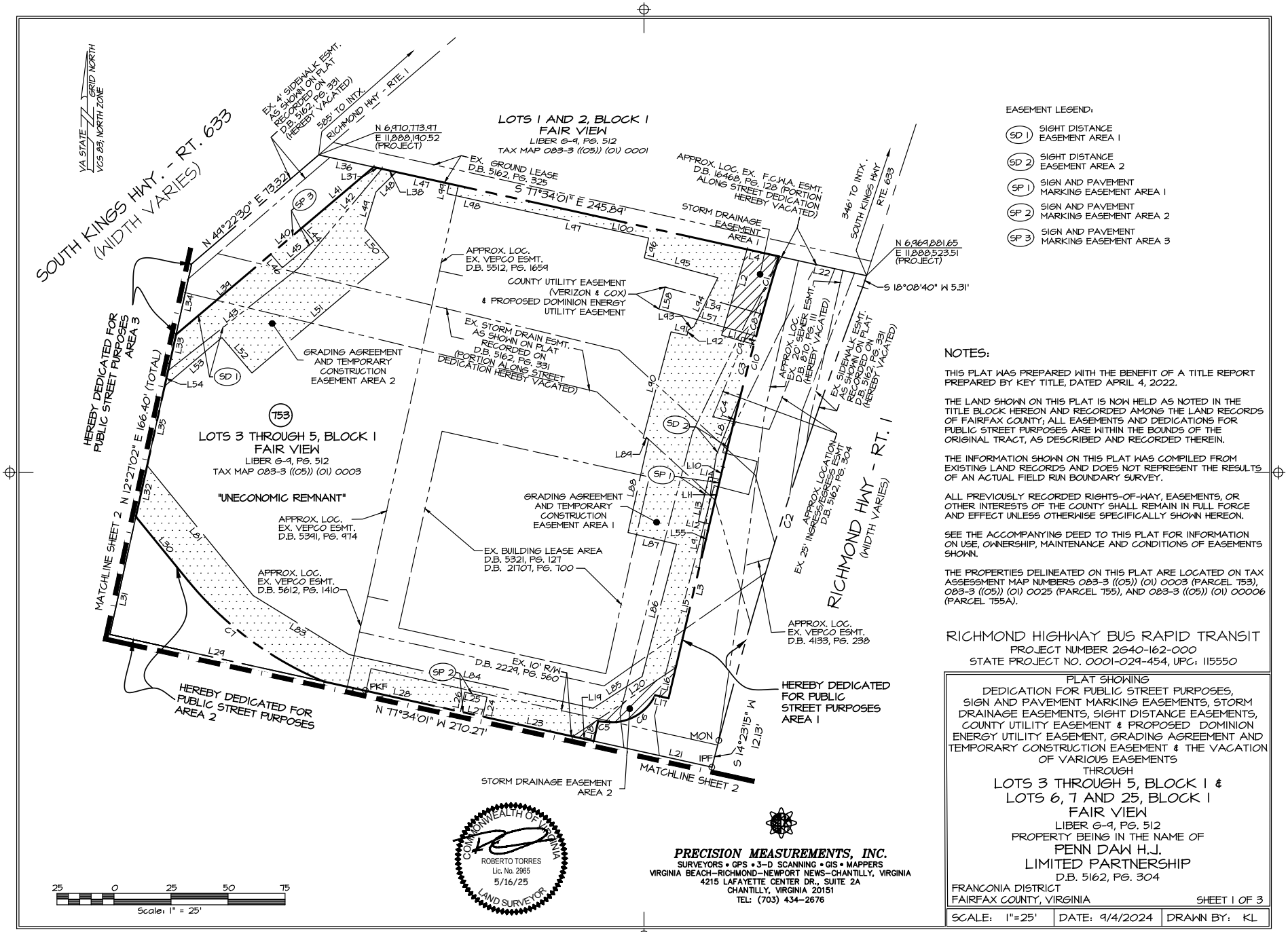

EASEMENT LEGEND:

- SD 1 — SIGHT DISTANCE EASEMENT AREA 1
- SD 2 — SIGHT DISTANCE EASEMENT AREA 2
- SP 1 — SIGN AND PAVEMENT MARKING EASEMENT AREA 1
- SP 2 — SIGN AND PAVEMENT MARKING EASEMENT AREA 2
- SP 3 — SIGN AND PAVEMENT MARKING EASEMENT AREA 3

NOTES:

THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT PREPARED BY KEY TITLE, DATED APRIL 4, 2022.

THE LAND SHOWN ON THIS PLAT IS NOW HELD AS NOTED IN THE TITLE BLOCK HEREON AND RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY; ALL EASEMENTS AND DEDICATIONS FOR PUBLIC STREET PURPOSES ARE WITHIN THE BOUNDS OF THE ORIGINAL TRACT, AS DESCRIBED AND RECORDED THEREIN.

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THE PROPERTIES DELINEATED ON THIS PLAT ARE LOCATED ON TAX ASSESSMENT MAP NUMBERS 083-3 ((05)) (01) 0003 (PARCEL 753), 083-3 ((05)) (01) 0025 (PARCEL 755), AND 083-3 ((05)) (01) 00006 (PARCEL 755A).

RICHMOND HIGHWAY BUS RAPID TRANSIT
PROJECT NUMBER 2G40-162-000
STATE PROJECT NO. 0001-029-454, UPC: 115550

COMMONWEALTH OF VIRGINIA
ROBERTO TORRES
Lic. No. 2965
5/16/25
LAND SURVEYOR

PRECISION MEASUREMENTS, INC.
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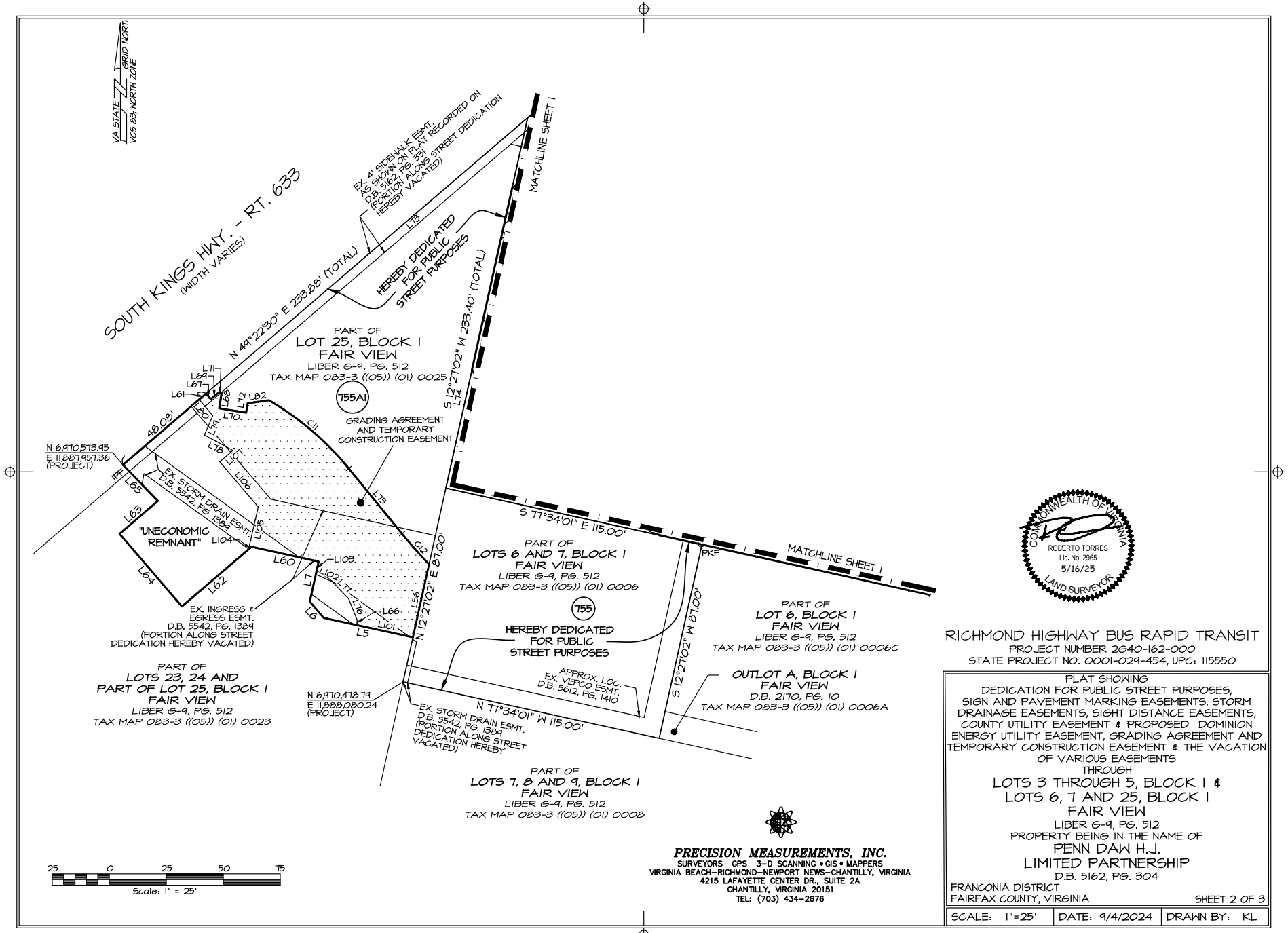
4215 LAFAYETTE CENTER DR., SUITE 2A
CHANTILLY, VIRGINIA 20151
TEL: (703) 434-2676

PLAT SHOWING
DEDICATION FOR PUBLIC STREET PURPOSES, SIGN AND PAVEMENT MARKING EASEMENTS, STORM DRAINAGE EASEMENTS, SIGHT DISTANCE EASEMENTS, COUNTY UTILITY EASEMENT & PROPOSED DOMINION ENERGY UTILITY EASEMENT, GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT & THE VACATION OF VARIOUS EASEMENTS
THROUGH
LOTS 3 THROUGH 5, BLOCK 1 &
LOTS 6, 7 AND 25, BLOCK 1
FAIR VIEW
LIBER G-9, PG. 512
PROPERTY BEING IN THE NAME OF
PENN DAW H.J.
LIMITED PARTNERSHIP
D.B. 5162, PG. 304
FRANCONIA DISTRICT
FAIRFAX COUNTY, VIRGINIA
SHEET 1 OF 3

SCALE: 1"=25'	DATE: 9/4/2024	DRAWN BY: KL

Docusign Envelope ID: B1EBBBE0-E822-44F8-9D48-FEE770C1D8AA



COMMONWEALTH OF VIRGINIA
ROBERTO TORRES
Lic. No. 2965
5/16/25
LAND SURVEYOR

PRECISION MEASUREMENTS, INC.
SURVEYORS GPS 3-D SCANNING • GIS • MAPPERS
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TEL: (703) 434-2676

RICHMOND HIGHWAY BUS RAPID TRANSIT
PROJECT NUMBER 2G40-162-000
STATE PROJECT NO. 0001-029-454, UPC: 115550

PLAT SHOWING
DEDICATION FOR PUBLIC STREET PURPOSES, SIGN AND PAVEMENT MARKING EASEMENTS, STORM DRAINAGE EASEMENTS, SIGHT DISTANCE EASEMENTS, COUNTY UTILITY EASEMENT & PROPOSED DOMINION ENERGY UTILITY EASEMENT, GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT & THE VACATION OF VARIOUS EASEMENTS
THROUGH
LOTS 3 THROUGH 5, BLOCK 1 &
LOTS 6, 7 AND 25, BLOCK 1
FAIR VIEW
LIBER G-9, PG. 512
PROPERTY BEING IN THE NAME OF
PENN DAW H.J.
LIMITED PARTNERSHIP
D.B. 5162, PG. 304
FRANCONIA DISTRICT
FAIRFAX COUNTY, VIRGINIA
SHEET 2 OF 3

SCALE: 1"=25'	DATE: 9/4/2024	DRAWN BY: KL

Docusign Envelope ID: B1EBBBE0-E822-44F8-9D48-FEE770C1D8AA

CURVE TABLE						
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT
C1	26.36'	1579.00'	0°57'23"	S16° 12' 10"W	26.36'	13.18'
C2	208.55'	1864.46'	6°24'32"	S17° 36' 21"W	208.44'	104.38'
C3	22.98'	1579.00'	0°50'02"	N14° 48' 35"E	22.98'	11.49'
C4	32.46'	1579.00'	1°10'40"	S13° 48' 15"W	32.46'	16.23'
C5	4.98'	141.00'	2°01'19"	N85° 51' 13"W	4.98'	2.49'
C6	24.66'	21.00'	67°16'20"	S54° 29' 58"W	23.26'	13.97'
C7	75.06'	151.50'	28°23'20"	N53° 23' 50"W	74.30'	38.32'
C8	10.00'	1579.00'	0°21'46"	S15° 32' 35"W	10.00'	5.00'
C9	3.72'	1579.00'	0°08'06"	S15° 17' 39"W	3.72'	1.86'
C10	95.51'	1579.00'	3°27'57"	S14° 56' 53"W	95.50'	47.77'
C11	46.30'	128.50'	20°38'40"	S49° 31' 30"E	46.05'	23.40'
C12	17.88'	220.50'	4°38'46"	S41° 31' 33"E	17.88'	8.95'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S74° 31' 28"E	14.76'
L2	N16° 33' 59"E	39.32'
L3	S13° 12' 55"W	104.25'
L4	S77° 34' 01"E	14.37'
L5	N77° 43' 54"W	40.03'
L6	N40° 37' 37"W	9.40'
L7	N12° 26' 23"E	18.00'
L8	N22° 01' 44"E	28.45'
L9	N8° 35' 09"E	49.88'
L10	S13° 12' 55"W	5.70'
L11	S13° 12' 55"W	20.00'
L12	N76° 47' 05"W	5.00'
L13	N13° 12' 55"E	20.00'
L14	N76° 47' 05"W	5.00'
L15	S13° 12' 55"W	45.00'
L16	N13° 12' 55"E	13.87'
L17	S76° 47' 05"E	6.03'
L18	S12° 24' 51"W	8.87'
L19	N77° 34' 01"W	9.34'
L20	S56° 11' 35"W	54.30'
L21	N77° 34' 01"W	53.06'
L22	S77° 34' 01"E	39.20'
L23	N77° 34' 01"W	40.45'
L24	S12° 25' 59"W	8.72'
L25	S77° 35' 09"E	10.00'
L26	N12° 25' 59"E	8.72'
L27	N77° 34' 01"W	10.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L28	N77° 34' 01"W	61.23'
L29	N77° 34' 01"W	96.15'
L30	S34° 12' 10"E	36.15'
L31	N12° 27' 02"E	52.86'
L32	N12° 27' 02"E	22.95'
L33	N12° 27' 02"E	16.24'
L34	N12° 27' 02"E	31.73'
L35	N12° 27' 02"E	35.74'
L36	S77° 34' 01"E	24.71'
L37	S77° 34' 01"E	3.68'
L38	S77° 34' 01"E	6.43'
L39	N49° 43' 16"E	54.44'
L40	N49° 43' 16"E	18.00'
L41	N49° 43' 16"E	41.09'
L42	N39° 56' 31"E	56.34'
L43	S51° 48' 14"W	73.21'
L44	N40° 16' 44"W	7.90'
L45	N50° 08' 39"E	18.00'
L46	S40° 16' 44"E	7.77'
L47	S77° 34' 01"E	23.78'
L48	S45° 31' 16"W	12.42'
L49	S17° 04' 37"W	16.94'
L50	S40° 16' 44"E	16.42'
L51	S49° 44' 58"W	78.57'
L52	N40° 16' 44"W	20.36'
L53	S49° 43' 16"W	32.84'
L54	N12° 27' 02"E	6.88'

LINE TABLE		
LINE	BEARING	DISTANCE
L55	N13° 12' 55"E	19.68'
L56	S12° 27' 02"W	32.80'
L57	N74° 26' 12"W	44.26'
L58	N15° 33' 48"E	10.00'
L59	S74° 26' 12"E	44.26'
L60	N77° 33' 37"W	30.13'
L61	N49° 22' 30"E	4.00'
L62	S49° 22' 24"W	40.23'
L63	N49° 22' 24"E	22.13'
L64	N40° 37' 36"W	42.00'
L65	N44° 04' 35"W	22.04'
L66	N0° 23' 25"E	2.26'
L67	N39° 54' 33"W	3.20'
L68	S9° 11' 31"W	6.72'
L69	N50° 05' 27"E	4.26'
L70	S80° 48' 29"E	12.00'
L71	N83° 39' 47"W	1.48'
L72	N9° 11' 31"E	4.19'
L73	N49° 22' 30"E	185.80'
L74	S12° 27' 02"W	200.61'
L75	N39° 12' 10"W	36.97'
L76	N21° 46' 32"W	10.13'
L77	N43° 59' 11"W	10.29'
L78	N61° 30' 47"W	14.24'
L79	N23° 30' 53"E	9.23'
L80	N39° 54' 33"W	9.30'
L81	S39° 12' 10"E	73.57'

LINE TABLE		
LINE	BEARING	DISTANCE
L82	N81° 55' 34"E	9.39'
L83	S58° 23' 40"E	49.31'
L84	S77° 35' 09"E	109.52'
L85	N57° 02' 39"E	25.65'
L86	N14° 32' 54"E	59.90'
L87	N76° 29' 06"W	21.88'
L88	N12° 28' 30"E	41.92'
L89	N77° 51' 07"W	2.47'
L90	N14° 44' 10"E	48.10'
L91	S77° 27' 33"E	7.18'
L92	N12° 30' 05"E	2.44'
L93	N59° 48' 26"E	2.84'
L94	N26° 08' 17"E	23.93'
L95	N74° 53' 00"W	33.40'
L96	N12° 15' 30"E	8.92'
L97	N77° 34' 54"W	66.66'
L98	N77° 27' 59"W	23.83'
L99	N12° 32' 01"E	4.48'
L100	S77° 34' 01"E	133.72'
L101	N77° 43' 54"W	25.06'
L102	N66° 09' 08"W	7.89'
L103	N12° 26' 23"E	5.76'
L104	S49° 22' 24"W	1.73'
L105	N12° 52' 46"E	19.07'
L106	N40° 25' 57"W	26.05'
L107	N49° 34' 03"E	7.62'

DEDICATION AND EASEMENT AREAS (PARCEL 753)

DEDICATION FOR PUBLIC STREET PURPOSES AREA 1	7,456 SQ. FT.
DEDICATION FOR PUBLIC STREET PURPOSES AREA 2	1,982 SQ. FT.
DEDICATION FOR PUBLIC STREET PURPOSES AREA 3	1,815 SQ. FT.
TOTAL DEDICATION FOR PUBLIC STREET PURPOSES	11,253 SQ. FT.
SIGHT DISTANCE EASEMENT AREA 1	1,178 SQ. FT.
SIGHT DISTANCE EASEMENT AREA 2	156 SQ. FT.
TOTAL SIGHT DISTANCE EASEMENT	1,334 SQ. FT.
COUNTY UTILITY EASEMENT (VERIZON & COX) & PROPOSED DOMINION ENERGY UTILITY EASEMENT	443 SQ. FT.
SIGN AND PAVEMENT MARKING EASEMENT AREA 1	100 SQ. FT.
SIGN AND PAVEMENT MARKING EASEMENT AREA 2	87 SQ. FT.
SIGN AND PAVEMENT MARKING EASEMENT AREA 3	141 SQ. FT.
TOTAL SIGN AND PAVEMENT MARKING EASEMENT	328 SQ. FT.
STORM DRAINAGE EASEMENT AREA 1	574 SQ. FT.
STORM DRAINAGE EASEMENT AREA 2	289 SQ. FT.
TOTAL STORM DRAINAGE EASEMENT	863 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT AREA 1	9,039 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT AREA 2	3,310 SQ. FT.
TOTAL GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT	12,349 SQ. FT.

DEDICATION AND EASEMENT AREAS (PARCEL 755A1)

DEDICATION FOR PUBLIC STREET PURPOSES	10,142 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT	4,727 SQ. FT.

DEDICATION AND EASEMENT AREAS (PARCEL 755)

DEDICATION FOR PUBLIC STREET PURPOSES	10,005 SQ. FT.

COMMONWEALTH OF VIRGINIA
ROBERTO TORRES
Lic. No. 2965
5/16/25
LAND SURVEYOR

RICHMOND HIGHWAY BUS RAPID TRANSIT
PROJECT NUMBER 2G40-162-000
STATE PROJECT NO. 0001-029-454, UPC: 115550

PLAT SHOWING
DEDICATION FOR PUBLIC STREET PURPOSES, SIGN AND PAVEMENT MARKING EASEMENTS, STORM DRAINAGE EASEMENTS, SIGHT DISTANCE EASEMENTS, COUNTY UTILITY EASEMENT & PROPOSED DOMINION ENERGY UTILITY EASEMENT, GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT & THE VACATION OF VARIOUS EASEMENTS
THROUGH
LOTS 3 THROUGH 5, BLOCK 1 &
LOTS 6, 7 AND 25, BLOCK 1
FAIR VIEW
LIBER G-9, PG. 512
PROPERTY BEING IN THE NAME OF
PENN DAW H.J.
LIMITED PARTNERSHIP
D.B. 5162, PG. 304
FRANCONIA DISTRICT
FAIRFAX COUNTY, VIRGINIA

SHEET 3 OF 3

SCALE: 1"=25'	DATE: 9/4/2024	DRAWN BY: KL

PRECISION MEASUREMENTS, INC.
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VIRGINIA BEACH-RICHMOND-NEWPORT NEWS-CHANTILLY, VIRGINIA
4215 LAFAYETTE CENTER DR., SUITE 2A
CHANTILLY, VIRGINIA 20151
TEL: (703) 434-2676

Docusign Envelope ID: B1EBBBE0-E822-44F8-9D48-FEE770C1D8AA

ATTACHMENT 30

AFFECTED PROPERTY

Tax Map Number: 0833-0501-0023

Street Address: 6327 S. Kings Hwy
Alexandria, VA 22306

OWNER(S): Kingsway Limited Partnership

INTEREST(S) REQUIRED: (As shown on attached plat/plan)

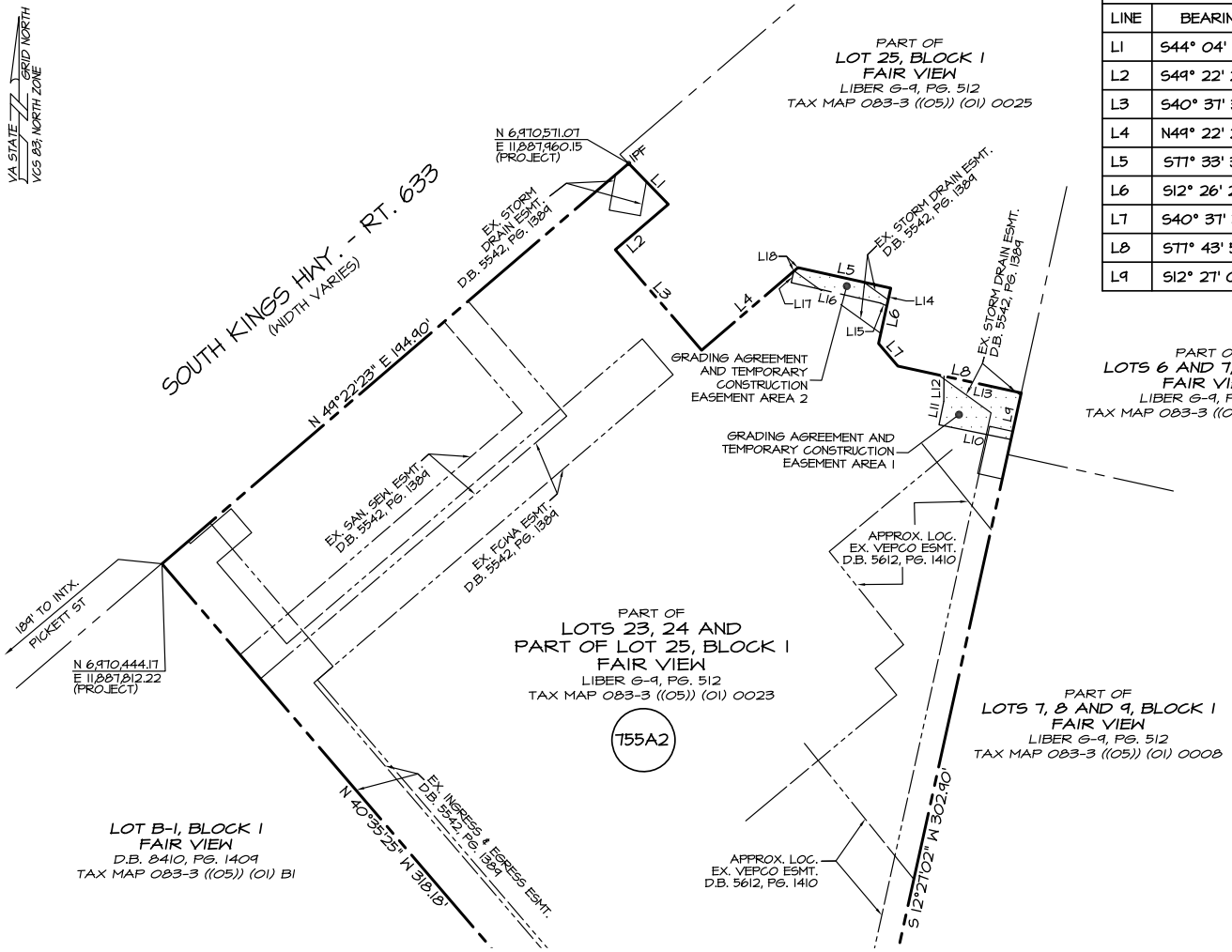
Grading & Temporary Construction Easement – 527 sq. ft.

VALUE

Estimated value of interests and damages:

THREE THOUSAND NINE HUNDRED FIFTY-FIVE DOLLARS ($3,955)

Docusign Envelope ID: B1EBBBE0-E822-44F8-9D48-FEE770C1D8AA



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S44° 04' 35"E	18.03'
L2	S49° 22' 24"W	22.13'
L3	S40° 37' 36"E	42.00'
L4	N49° 22' 24"E	40.23'
L5	S77° 33' 37"E	30.13'
L6	S12° 26' 23"W	18.00'
L7	S40° 37' 37"E	9.40'
L8	S77° 43' 54"E	40.03'
L9	S12° 27' 02"W	15.12'

LINE TABLE		
LINE	BEARING	DISTANCE
L10	N78° 27' 27"W	23.30'
L11	N11° 32' 33"E	7.60'
L12	N0° 23' 25"E	7.99'
L13	S77° 43' 54"E	25.06'
L14	S12° 26' 23"W	5.76'
L15	N66° 09' 08"W	2.19'
L16	N77° 07' 14"W	29.05'
L17	N12° 52' 46"E	3.72'
L18	N49° 22' 24"E	1.73'

NOTES:

THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT PREPARED BY KEY TITLE DATED APRIL 4, 2022.

THE LAND SHOWN ON THIS PLAT IS NOW HELD AS NOTED IN THE TITLE BLOCK HEREON AND RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY; ALL EASEMENTS AND DEDICATIONS FOR PUBLIC STREET PURPOSES ARE WITHIN THE BOUNDS OF THE ORIGINAL TRACT, AS DESCRIBED AND RECORDED THEREIN.

THE INFORMATION SHOWN ON THIS PLAT WAS COMPILED FROM EXISTING LAND RECORDS AND DOES NOT REPRESENT THE RESULTS OF AN ACTUAL FIELD RUN BOUNDARY SURVEY.

ALL PREVIOUSLY RECORDED RIGHTS-OF-WAY, EASEMENTS, OR OTHER INTERESTS OF THE COUNTY SHALL REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SPECIFICALLY SHOWN HEREON.

SEE THE ACCOMPANYING DEED TO THIS PLAT FOR INFORMATION ON USE, OWNERSHIP, MAINTENANCE AND CONDITIONS OF EASEMENTS SHOWN.

THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON TAX ASSESSMENT MAP 083-3 ((05)) (01) 0023

RICHMOND HIGHWAY BUS RAPID TRANSIT
PROJECT NUMBER 2G40-162-000
STATE PROJECT NO. 0001-029-454, UPC: 115550

EASEMENT AREA

GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT AREA 1	364 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT AREA 2	163 SQ. FT.
TOTAL GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT	527 SQ. FT.

25 0 25 50 75
Scale: 1" = 25'

COMMONWEALTH OF VIRGINIA
ROBERTO TORRES
Lic. No. 2965
11/7/24
LAND SURVEYOR

PRECISION MEASUREMENTS, INC.
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VIRGINIA BEACH-RICHMOND-NEWPORT NEWS-CHANTILLY, VIRGINIA
4215 LAFAYETTE CENTER DR., SUITE 2A
CHANTILLY, VIRGINIA 20151
TEL: (703) 434-2676

PLAT SHOWING
GRADING AGREEMENT AND
TEMPORARY CONSTRUCTION EASEMENT
THROUGH
LOTS 23, 24 AND PART OF LOT 25,
BLOCK 1
FAIR VIEW
LIBER G-9, PG. 512
PROPERTY BEING IN THE NAME OF
KINGSWAY
LIMITED PARTNERSHIP
D.B. 5795, PG. 1148

FRANCONIA DISTRICT
FAIRFAX COUNTY, VIRGINIA.
SHEET 1 OF 1

SCALE: 1"=25'	DATE: 10/15/24	DRAWN BY: KL

Docusign Envelope ID: B1EBBBE0-E822-44F8-9D48-FEE770C1D8AA

ATTACHMENT 31

AFFECTED PROPERTY

Tax Map Number: 0833-0501-0011A

Street Address: 6332 Richmond Hwy
Alexandria, VA 22306

OWNER(S): Krispy Kreme Doughnut, Corporation

INTEREST(S) REQUIRED: (As shown on attached plat/plan)

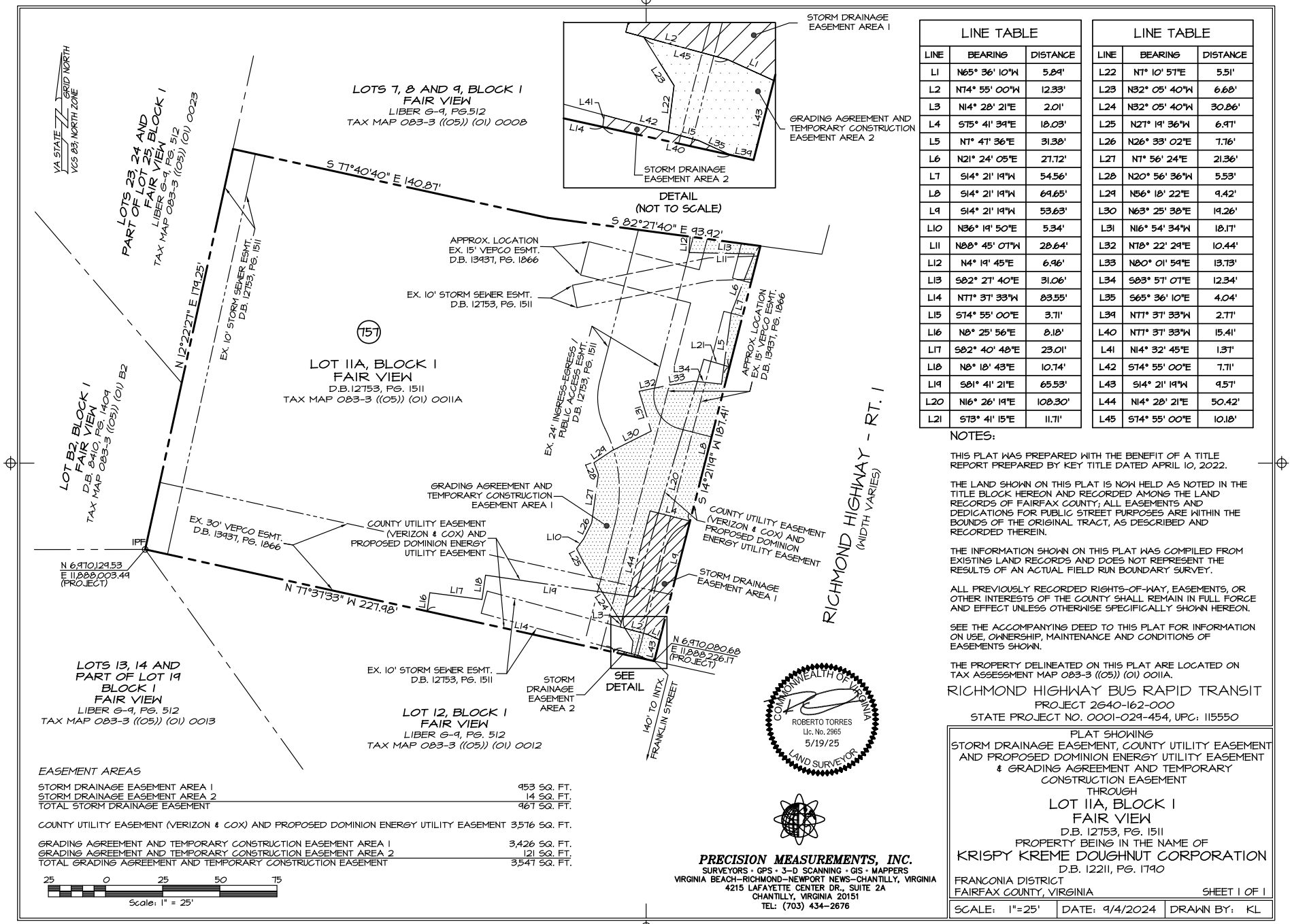
Storm Drainage Easements – 967 sq. ft.
County Utility Easement (Verizon & Cox) &
Proposed Dominion Energy Utility Easement – 3,576 sq. ft.
Grading & Temporary Construction Easements – 3,547 sq. ft.

VALUE

Estimated value of interests and damages:

SEVENTY-FIVE THOUSAND FIVE HUNDRED FIFTY DOLLARS ($75,550)

Docusign Envelope ID: B1EBBBE0-E822-44F8-9D48-FEE770C1D8AA



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N65° 36' 10"W	5.89'
L2	N74° 55' 00"W	12.33'
L3	N14° 28' 21"E	2.01'
L4	S75° 41' 39"E	18.03'
L5	N7° 47' 36"E	31.38'
L6	N21° 24' 05"E	27.72'
L7	S14° 21' 19"W	54.56'
L8	S14° 21' 19"W	69.65'
L9	S14° 21' 19"W	53.63'
L10	N36° 19' 50"E	5.34'
L11	N88° 45' 07"W	28.64'
L12	N4° 19' 45"E	6.96'
L13	S82° 27' 40"E	31.06'
L14	N77° 37' 33"W	83.55'
L15	S74° 55' 00"E	3.71'
L16	N8° 25' 56"E	8.18'
L17	S82° 40' 48"E	23.01'
L18	N8° 18' 43"E	10.74'
L19	S81° 41' 21"E	65.53'
L20	N16° 26' 19"E	108.30'
L21	S73° 41' 15"E	11.71'

LINE TABLE		
LINE	BEARING	DISTANCE
L22	N7° 10' 57"E	5.51'
L23	N32° 05' 40"W	6.68'
L24	N32° 05' 40"W	30.86'
L25	N27° 19' 36"W	6.47'
L26	N26° 33' 02"E	7.16'
L27	N7° 56' 24"E	21.36'
L28	N20° 56' 36"W	5.53'
L29	N56° 18' 22"E	9.42'
L30	N63° 25' 38"E	19.26'
L31	N16° 54' 34"W	18.17'
L32	N78° 22' 29"E	10.44'
L33	N80° 01' 59"E	13.73'
L34	S83° 57' 01"E	12.34'
L35	S65° 36' 10"E	4.04'
L39	N77° 37' 33"W	2.77'
L40	N77° 37' 33"W	15.41'
L41	N14° 32' 45"E	1.37'
L42	S74° 55' 00"E	7.71'
L43	S14° 21' 19"W	9.57'
L44	N14° 28' 21"E	50.42'
L45	S74° 55' 00"E	10.18'

NOTES:

THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT PREPARED BY KEY TITLE DATED APRIL 10, 2022.

THE LAND SHOWN ON THIS PLAT IS NOW HELD AS NOTED IN THE TITLE BLOCK HEREON AND RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY; ALL EASEMENTS AND DEDICATIONS FOR PUBLIC STREET PURPOSES ARE WITHIN THE BOUNDS OF THE ORIGINAL TRACT, AS DESCRIBED AND RECORDED THEREIN.

THE INFORMATION SHOWN ON THIS PLAT WAS COMPILED FROM EXISTING LAND RECORDS AND DOES NOT REPRESENT THE RESULTS OF AN ACTUAL FIELD RUN BOUNDARY SURVEY.

ALL PREVIOUSLY RECORDED RIGHTS-OF-WAY, EASEMENTS, OR OTHER INTERESTS OF THE COUNTY SHALL REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SPECIFICALLY SHOWN HEREON.

SEE THE ACCOMPANYING DEED TO THIS PLAT FOR INFORMATION ON USE, OWNERSHIP, MAINTENANCE AND CONDITIONS OF EASEMENTS SHOWN.

THE PROPERTY DELINEATED ON THIS PLAT ARE LOCATED ON TAX ASSESSMENT MAP 083-3 ((05)) (01) 0011A.

RICHMOND HIGHWAY BUS RAPID TRANSIT
PROJECT 2640-162-000
STATE PROJECT NO. 0001-029-454, UPC: 115550

EASEMENT AREAS

STORM DRAINAGE EASEMENT AREA 1	953 SQ. FT.
STORM DRAINAGE EASEMENT AREA 2	14 SQ. FT.
TOTAL STORM DRAINAGE EASEMENT	967 SQ. FT.
COUNTY UTILITY EASEMENT (VERIZON & COX) AND PROPOSED DOMINION ENERGY UTILITY EASEMENT	3,576 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT AREA 1	3,426 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT AREA 2	121 SQ. FT.
TOTAL GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT	3,547 SQ. FT.

25 0 25 50 75
Scale: 1" = 25'

COMMONWEALTH OF VIRGINIA
ROBERTO TORRES
Lic. No. 2965
5/19/25
LAND SURVEYOR

PRECISION MEASUREMENTS, INC.
SURVEYORS • GPS • 3-D SCANNING • GIS • MAPPERS
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4215 LAFAYETTE CENTER DR., SUITE 2A
CHANTILLY, VIRGINIA 20151
TEL: (703) 434-2676

PLAT SHOWING
STORM DRAINAGE EASEMENT, COUNTY UTILITY EASEMENT AND PROPOSED DOMINION ENERGY UTILITY EASEMENT & GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT
THROUGH
LOT 11A, BLOCK 1
FAIR VIEW
D.B. 12753, PG. 1511
PROPERTY BEING IN THE NAME OF
KRISPY KREME DOUGHNUT CORPORATION
D.B. 12211, PG. 1790
FRANCONIA DISTRICT
FAIRFAX COUNTY, VIRGINIA — SHEET 1 OF 1

SCALE: 1"=25'	DATE: 9/4/2024	DRAWN BY: KL

Docusign Envelope ID: B1EBBBE0-E822-44F8-9D48-FEE770C1D8AA

ATTACHMENT 32

AFFECTED PROPERTY

Tax Map Number: 0833-0501-0012

Street Address: 6410 Richmond Hwy
Alexandria, VA 22306

OWNER(S): Yung Won Lee & Hwasik Shin

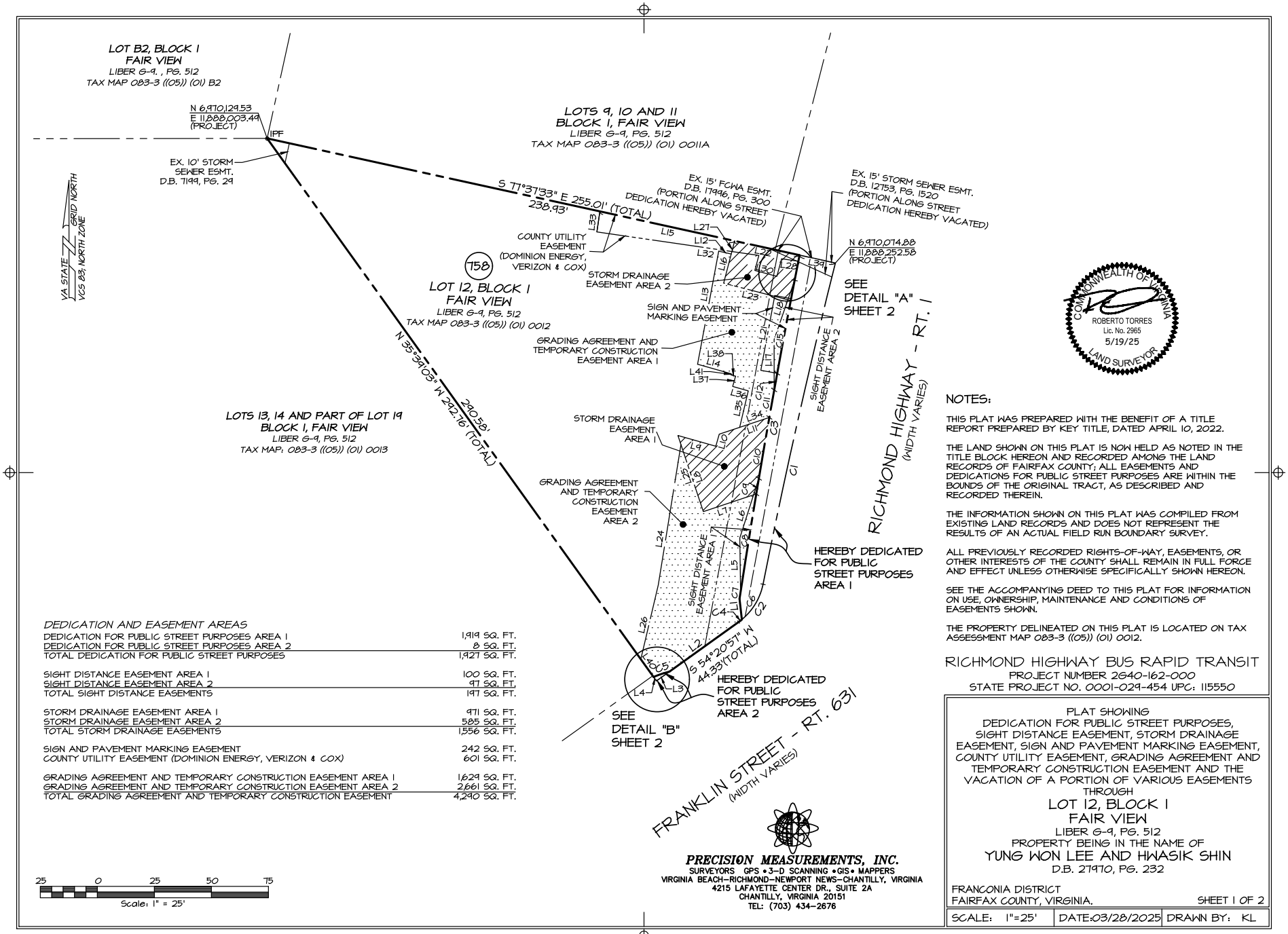
INTEREST(S) REQUIRED: (As shown on attached plat/plan)

Dedications – 1,927 sq. ft.
Sight Distance Easements – 197 sq. ft.
Storm Drainage Easements – 1,556 sq. ft.
Sign and Pavement Marking Easement – 242 sq. ft.
County Utility Easement (Dominion, Verizon & Cox) – 601 sq. ft.
Grading & Temporary Construction Easements – 4,290 sq. ft.
VALUE

Estimated value of interests and damages:

ONE HUNDRED THIRTY THOUSAND FOUR HUNDRED EIGHTY DOLLARS ($130,480)

Docusign Envelope ID: B1EBBBE0-E822-44F8-9D48-FEE770C1D8AA



COMMONWEALTH OF VIRGINIA
ROBERTO TORRES
Lic. No. 2965
5/19/25
LAND SURVEYOR

NOTES:

THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT PREPARED BY KEY TITLE, DATED APRIL 10, 2022.

THE LAND SHOWN ON THIS PLAT IS NOW HELD AS NOTED IN THE TITLE BLOCK HEREON AND RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY; ALL EASEMENTS AND DEDICATIONS FOR PUBLIC STREET PURPOSES ARE WITHIN THE BOUNDS OF THE ORIGINAL TRACT, AS DESCRIBED AND RECORDED THEREIN.

THE INFORMATION SHOWN ON THIS PLAT WAS COMPILED FROM EXISTING LAND RECORDS AND DOES NOT REPRESENT THE RESULTS OF AN ACTUAL FIELD RUN BOUNDARY SURVEY.

ALL PREVIOUSLY RECORDED RIGHTS-OF-WAY, EASEMENTS, OR OTHER INTERESTS OF THE COUNTY SHALL REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SPECIFICALLY SHOWN HEREON.

SEE THE ACCOMPANYING DEED TO THIS PLAT FOR INFORMATION ON USE, OWNERSHIP, MAINTENANCE AND CONDITIONS OF EASEMENTS SHOWN.

THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON TAX ASSESSMENT MAP 083-3 ((05)) (01) 0012.

RICHMOND HIGHWAY BUS RAPID TRANSIT
PROJECT NUMBER 2640-162-000
STATE PROJECT NO. 0001-029-454 UPC: 115550

DEDICATION AND EASEMENT AREAS

DEDICATION FOR PUBLIC STREET PURPOSES AREA 1	1,919 SQ. FT.
DEDICATION FOR PUBLIC STREET PURPOSES AREA 2	8 SQ. FT.
TOTAL DEDICATION FOR PUBLIC STREET PURPOSES	1,927 SQ. FT.
SIGHT DISTANCE EASEMENT AREA 1	100 SQ. FT.
SIGHT DISTANCE EASEMENT AREA 2	97 SQ. FT.
TOTAL SIGHT DISTANCE EASEMENTS	197 SQ. FT.
STORM DRAINAGE EASEMENT AREA 1	971 SQ. FT.
STORM DRAINAGE EASEMENT AREA 2	585 SQ. FT.
TOTAL STORM DRAINAGE EASEMENTS	1,556 SQ. FT.
SIGN AND PAVEMENT MARKING EASEMENT	242 SQ. FT.
COUNTY UTILITY EASEMENT (DOMINION ENERGY, VERIZON & COX)	601 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT AREA 1	1,629 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT AREA 2	2,661 SQ. FT.
TOTAL GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT	4,290 SQ. FT.

PRECISION MEASUREMENTS, INC.
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4215 LAFAYETTE CENTER DR., SUITE 2A
CHANTILLY, VIRGINIA 20151
TEL: (703) 434-2676

PLAT SHOWING
DEDICATION FOR PUBLIC STREET PURPOSES, SIGHT DISTANCE EASEMENT, STORM DRAINAGE EASEMENT, SIGN AND PAVEMENT MARKING EASEMENT, COUNTY UTILITY EASEMENT, GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT AND THE VACATION OF A PORTION OF VARIOUS EASEMENTS THROUGH
LOT 12, BLOCK 1
FAIR VIEW
LIBER G-9, PG. 512
PROPERTY BEING IN THE NAME OF
YUNG WON LEE AND HWASIK SHIN
D.B. 21970, PG. 232

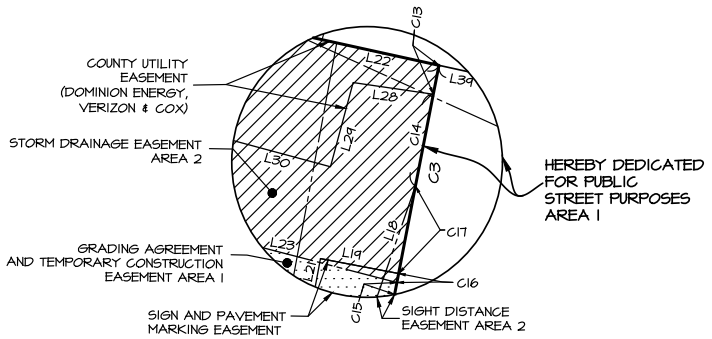
FRANCONIA DISTRICT
FAIRFAX COUNTY, VIRGINIA. SHEET 1 OF 2

SCALE: 1"=25'	DATE:03/28/2025	DRAWN BY: KL

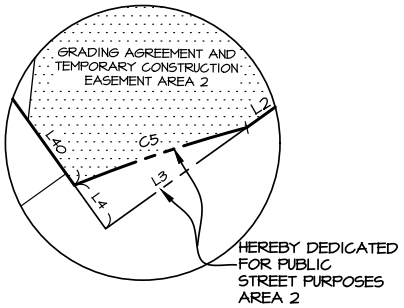
Docusign Envelope ID: B1EBBBE0-E822-44F8-9D48-FEE770C1D8AA

CURVE TABLE						
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT
C1	144.38'	2919.79'	2°50'00"	S12° 41' 15"W	144.37'	72.21'
C2	20.20'	27.00'	42°51'57"	S32° 54' 59"W	19.73'	10.60'
C3	152.96'	3580.00'	2°26'53"	S9° 54' 13"W	152.95'	76.49'
C4	1.81'	27.00'	3°49'56"	S52° 25' 59"W	1.81'	0.90'
C5	7.40'	59.50'	7°07'37"	S71° 30' 34"W	7.40'	3.71'
C6	18.39'	27.00'	39°02'01"	S31° 00' 01"W	18.04'	9.57'
C7	2.96'	3580.00'	0°02'50"	S8° 42' 12"W	2.96'	1.48'
C8	43.60'	3580.00'	0°41'52"	S9° 04' 33"W	43.60'	21.80'
C9	6.91'	3580.00'	0°06'38"	S9° 28' 49"W	6.91'	3.46'
C10	27.11'	3580.00'	0°26'02"	S9° 45' 09"W	27.11'	13.56'
C11	12.22'	3580.00'	0°11'44"	S10° 04' 02"W	12.22'	6.11'
C12	7.44'	3580.00'	0°07'08"	S10° 13' 28"W	7.44'	3.72'
C13	2.70'	3580.00'	0°02'36"	S11° 06' 22"W	2.70'	1.35'
C14	8.57'	3580.00'	0°08'14"	S11° 00' 57"W	8.57'	4.28'
C15	32.46'	3580.00'	0°31'10"	S10° 32' 37"W	32.46'	16.23'
C16	0.84'	3580.00'	0°00'48"	S10° 48' 37"W	0.84'	0.42'
C17	8.15'	3580.00'	0°07'50"	S10° 52' 56"W	8.15'	4.08'

DETAIL "A"
(NOT TO SCALE)



DETAIL "B"
(NOT TO SCALE)



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S6° 21' 06"E	9.14'
L2	S54° 20' 57"W	37.26'
L3	S54° 20' 57"W	7.07'
L4	N35° 39' 03"W	2.18'
L5	N0° 47' 08"W	23.76'
L6	N17° 42' 54"E	27.42'
L7	S71° 32' 12"W	24.45'
L8	N18° 27' 48"W	35.18'
L9	S74° 10' 25"E	17.26'
L10	N15° 44' 18"E	5.50'
L11	N71° 32' 12"E	23.16'
L12	S77° 08' 43"E	5.62'
L13	N10° 35' 36"E	50.45'
L14	N74° 10' 22"W	15.34'

LINE TABLE		
LINE	BEARING	DISTANCE
L15	S77° 37' 33"E	60.47'
L16	N14° 32' 45"E	13.20'
L17	N0° 04' 35"W	22.14'
L18	N19° 07' 24"E	27.43'
L19	S79° 10' 59"E	7.28'
L20	N79° 42' 58"W	7.31'
L21	N10° 35' 36"E	33.37'
L22	S77° 37' 32"E	29.14'
L23	N75° 27' 15"W	30.38'
L24	N9° 10' 57"E	62.40'
L25	S18° 27' 48"E	30.98'
L26	N13° 14' 21"E	33.34'
L27	N14° 32' 45"E	5.42'
L28	N81° 41' 21"W	7.42'

LINE TABLE		
LINE	BEARING	DISTANCE
L29	S15° 04' 26"W	7.99'
L30	N74° 55' 34"W	10.00'
L31	N15° 04' 26"E	6.80'
L32	N81° 44' 23"W	71.76'
L33	N8° 18' 39"E	9.11'
L34	S71° 32' 12"W	13.71'
L35	N13° 18' 15"E	16.43'
L36	N74° 01' 13"W	7.11'
L37	N15° 44' 18"E	4.67'
L38	N74° 49' 11"W	2.10'
L39	S77° 37' 33"E	16.08'
L40	N35° 39' 03"W	9.55'
L41	N15° 53' 53"E	0.50'

25 0 25 50 75
Scale: 1" = 25'

COMMONWEALTH OF VIRGINIA
ROBERTO TORRES
Lic. No. 2965
5/19/25
LAND SURVEYOR

PRECISION MEASUREMENTS, INC.
SURVEYORS • GPS • 3-D SCANNING • GIS • MAPPERS
VIRGINIA BEACH-RICHMOND-NEWPORT NEWS-CHANTILLY, VIRGINIA
4215 LAFAYETTE CENTER DR., SUITE 2A
CHANTILLY, VIRGINIA 20151
TEL: (703) 434-2676

RICHMOND HIGHWAY BUS RAPID TRANSIT
PROJECT NUMBER 2640-162-000
STATE PROJECT NO. 0001-029-454 UPC: 115550

PLAT SHOWING
DEDICATION FOR PUBLIC STREET PURPOSES, SIGHT DISTANCE EASEMENT, STORM DRAINAGE EASEMENT, SIGN AND PAVEMENT MARKING EASEMENT, COUNTY UTILITY EASEMENT, GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT AND THE VACATION OF A PORTION OF VARIOUS EASEMENTS THROUGH
LOT 12, BLOCK 1
FAIR VIEW
LIBER G-9, PG. 512
PROPERTY BEING IN THE NAME OF
YUNG WON LEE AND HWASIK SHIN
D.B. 21970, PG. 232

FRANCONIA DISTRICT
FAIRFAX COUNTY, VIRGINIA. SHEET 2 OF 2

SCALE: 1"=25'	DATE:03/28/2025	DRAWN BY: KL

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ATTACHMENT 33

AFFECTED PROPERTY

Tax Map Number: 0931-27-0004

Street Address: 6618 Richmond Hwy
Alexandria, VA 22306

OWNER(S): Mt Vernon National Bank And Trust Co d/b/a Truist Bank

INTEREST(S) REQUIRED: (As shown on attached plat/plan)

Dedications – 2,163 sq. ft.
County Utility Easement (Dominion, Verizon & Cox) – 286 sq. ft.
Storm Drainage Easements – 1,297 sq. ft.
Grading & Temporary Construction Easement – 3,892 sq. ft.

VALUE

Estimated value of interests and damages:

THREE HUNDRED FIFTEEN THOUSAND SEVEN HUNDRED FORTY DOLLARS ($315,740)

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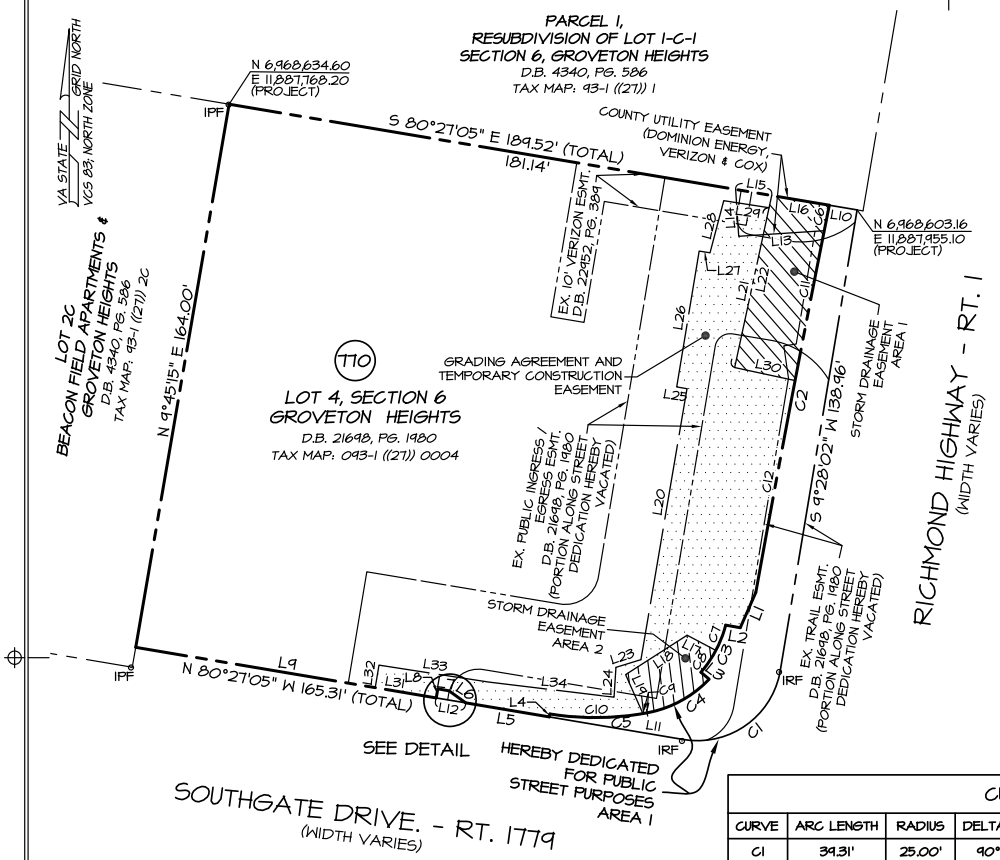
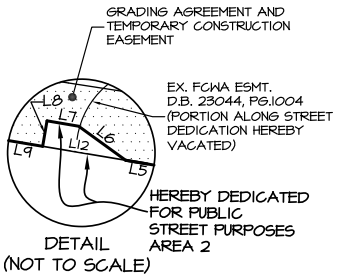


LINE TABLE		
LINE	BEARING	DISTANCE
L1	S23° 43' 24"W	11.48'
L2	N79° 53' 08"W	4.41'
L3	S50° 04' 24"E	3.20'
L4	S9° 07' 32"W	0.89'
L5	N80° 27' 05"W	25.24'
L6	N54° 04' 45"W	6.14'
L7	N80° 20' 25"W	3.40'
L8	S9° 39' 35"W	2.73'
L9	N80° 27' 05"W	90.69'
L10	S80° 27' 05"E	8.38'
L11	N80° 27' 05"W	40.48'
L12	N80° 27' 05"W	8.90'
L13	S86° 14' 02"W	25.51'
L14	N3° 45' 58"W	13.98'

LINE TABLE		
LINE	BEARING	DISTANCE
L15	S80° 27' 05"E	10.89'
L16	S80° 27' 05"E	17.38'
L17	S62° 06' 20"E	9.67'
L18	N57° 20' 24"E	21.76'
L19	N23° 57' 50"W	12.67'
L20	N9° 38' 40"E	81.81'
L21	S12° 08' 43"W	48.65'
L22	N12° 08' 43"E	52.36'
L23	N72° 54' 19"E	7.78'
L24	N3° 38' 07"E	8.90'
L25	N80° 36' 42"W	3.11'
L26	N9° 23' 18"E	41.00'
L27	S80° 36' 42"E	3.28'
L28	N14° 42' 07"E	16.06'

LINE TABLE		
LINE	BEARING	DISTANCE
L29	S81° 06' 41"E	13.65'
L30	N77° 51' 17"W	18.39'
L31	N80° 27' 05"W	18.42'
L32	N9° 30' 04"E	6.80'
L33	S81° 12' 11"E	33.18'
L34	S83° 08' 20"E	37.44'



CURVE TABLE						
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT
C1	39.31'	25.00'	90°04'53"	S54° 30' 28"W	35.38'	25.04'
C2	117.30'	6291.00'	1°04'06"	S10° 45' 01"W	117.30'	58.65'
C3	15.98'	34.98'	26°10'34"	S27° 44' 33"W	15.84'	8.13'
C4	21.36'	34.00'	35°59'20"	S61° 31' 08"W	21.01'	11.04'
C5	29.09'	85.00'	19°36'38"	S84° 19' 08"W	28.95'	14.69'
C6	7.73'	6291.00'	0°04'13"	S11° 14' 57"W	7.73'	3.86'
C7	8.08'	34.98'	13°14'26"	S21° 16' 27"W	8.07'	4.06'
C8	7.90'	34.98'	12°56'13"	S34° 21' 46"W	7.88'	3.97'
C9	1.28'	85.00'	0°51'42"	S79° 56' 39"W	1.28'	0.64'
C10	27.81'	85.00'	18°44'57"	S89° 44' 58"W	27.69'	14.03'
C11	45.43'	6291.00'	0°24'50"	S11° 00' 25"W	45.43'	22.72'
C12	64.14'	6291.00'	0°35'03"	S10° 30' 29"W	64.13'	32.07'

NOTES:

THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT PREPARED BY KEY TITLE, DATED APRIL 10, 2022.

THE LAND SHOWN ON THIS PLAT IS NOW HELD AS NOTED IN THE TITLE BLOCK HEREON AND RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY; ALL EASEMENTS AND DEDICATIONS FOR PUBLIC STREET PURPOSES ARE WITHIN THE BOUNDS OF THE ORIGINAL TRACT, AS DESCRIBED AND RECORDED THEREIN.

THE INFORMATION SHOWN ON THIS PLAT WAS COMPILED FROM EXISTING LAND RECORDS AND DOES NOT REPRESENT THE RESULTS OF AN ACTUAL FIELD RUN BOUNDARY SURVEY.

ALL PREVIOUSLY RECORDED RIGHTS-OF-WAY, EASEMENTS, OR OTHER INTERESTS OF THE COUNTY SHALL REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SPECIFICALLY SHOWN HEREON.

SEE THE ACCOMPANYING DEED TO THIS PLAT FOR INFORMATION ON USE, OWNERSHIP, MAINTENANCE AND CONDITIONS OF EASEMENTS SHOWN.

THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON TAX ASSESSMENT MAP 093-1 ((27)) 0004.

RICHMOND HIGHWAY BUS RAPID TRANSIT
PROJECT NUMBER 2640-162-000
STATE PROJECT NO. 0001-029-454 UPC: 115550

DEDICATION AND EASEMENT AREAS

DEDICATION FOR PUBLIC STREET PURPOSES AREA 1	2,146 SQ. FT.
DEDICATION FOR PUBLIC STREET PURPOSES AREA 2	17 SQ. FT.
TOTAL DEDICATION FOR PUBLIC STREET PURPOSES	2,163 SQ. FT.
COUNTY UTILITY EASEMENT (DOMINION ENERGY, VERIZON & COX)	286 SQ. FT.
STORM DRAINAGE EASEMENT AREA 1	941 SQ. FT.
STORM DRAINAGE EASEMENT AREA 2	356 SQ. FT.
TOTAL STORM DRAINAGE EASEMENT	1,297 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT	3,842 SQ. FT.

25 0 25 50 75
Scale: 1" = 25'

COMMONWEALTH OF VIRGINIA
ROBERTO TORRES
Lic. No. 2965
05/16/25
LAND SURVEYOR

PRECISION MEASUREMENTS, INC.
SURVEYORS • GPS • 3-D SCANNING • GIS • MAPPERS
VIRGINIA BEACH-RICHMOND-NEWPORT NEWS-CHANTILLY, VIRGINIA
4215 LAFAYETTE CENTER DR., SUITE 2A
CHANTILLY, VIRGINIA 20151
TEL: (703) 434-2676

PLAT SHOWING
DEDICATION FOR PUBLIC STREET PURPOSES,
COUNTY UTILITY EASEMENT, STORM DRAINAGE
EASEMENT & GRADING AGREEMENT AND TEMPORARY
CONSTRUCTION EASEMENT AND THE VACATION OF
VARIOUS EASEMENTS
THROUGH
LOT 4, SECTION 6,
GROVETON HEIGHTS
D.B. 21698, PG. 1980
PROPERTY BEING IN THE NAME OF
TRUIST BANK
D.B. 2170, PG. 428
D.B. 2980, PG. 443
FRANCONIA DISTRICT
FAIRFAX COUNTY, VIRGINIA. SHEET 1 OF 1

SCALE: 1"=25'	DATE: 9/13/2024	DRAWN BY: KL

Docusign Envelope ID: B1EBBBE0-E822-44F8-9D48-FEE770C1D8AA

ATTACHMENT 34

AFFECTED PROPERTY

Tax Map Number: 0931-01-0001A

Street Address: 6700 Richmond Hwy
Alexandria, VA 22306

OWNER(S): Beacon Center LLC

INTEREST(S) REQUIRED: (As shown on attached plat/plan)

Dedications – 17,878 sq. ft.
Sight Distance Easements – 123 sq. ft.
Sign and Pavement Marking Easements – 447 sq. ft.
Storm Drainage Easements – 3,765 sq. ft.
Grading & Temporary Construction Easements – 35,831 sq. ft.

VALUE

Estimated value of interests and damages:

NINE HUNDRED EIGHTY THOUSAND FIVE HUNDRED TEN DOLLARS ($980,510)

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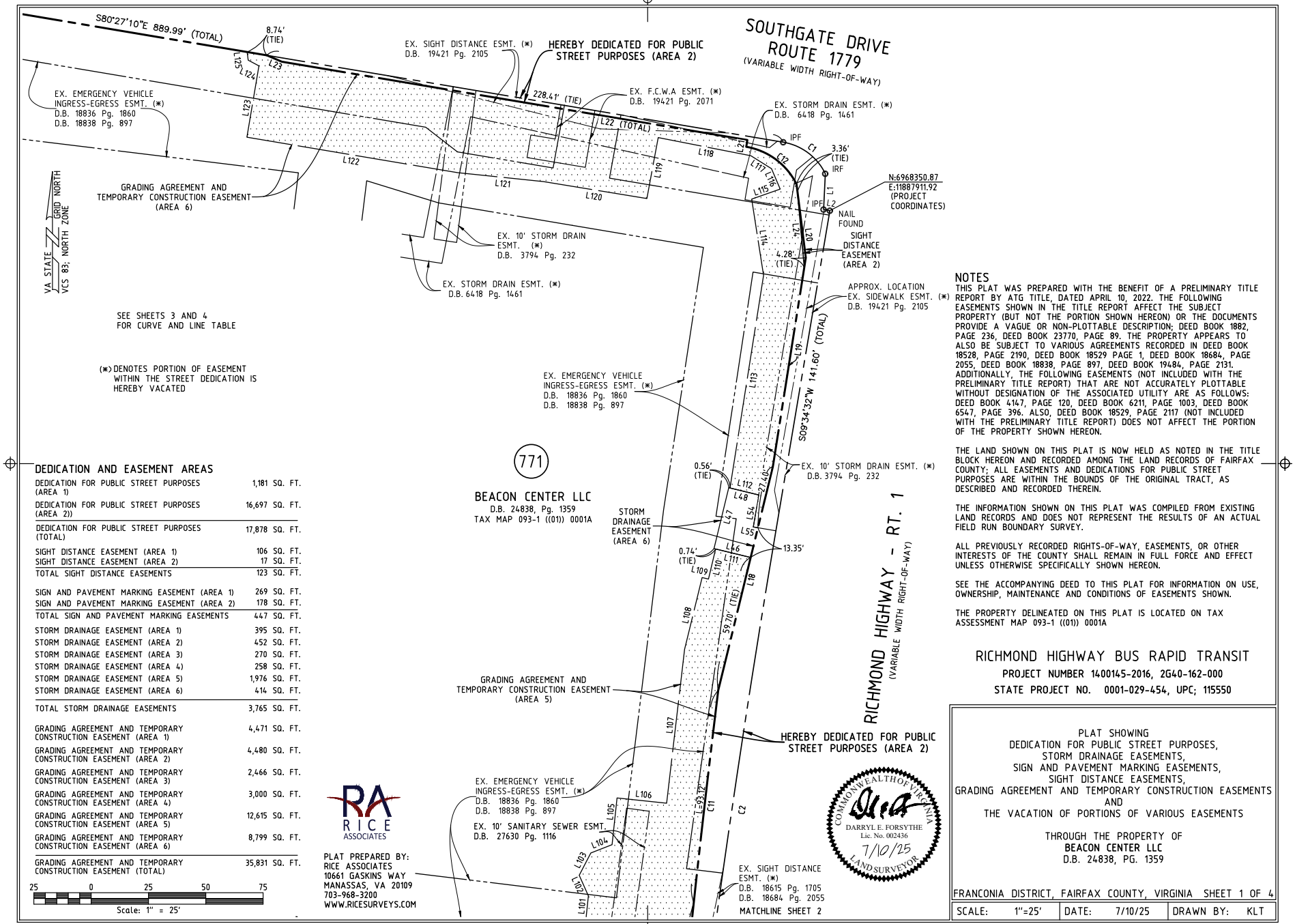

DEDICATION AND EASEMENT AREAS

DEDICATION FOR PUBLIC STREET PURPOSES (AREA 1)	1,181 SQ. FT.
DEDICATION FOR PUBLIC STREET PURPOSES (AREA 2))	16,697 SQ. FT.
DEDICATION FOR PUBLIC STREET PURPOSES (TOTAL)	17,878 SQ. FT.
SIGHT DISTANCE EASEMENT (AREA 1)	106 SQ. FT.
SIGHT DISTANCE EASEMENT (AREA 2)	17 SQ. FT.
TOTAL SIGHT DISTANCE EASEMENTS	123 SQ. FT.
SIGN AND PAVEMENT MARKING EASEMENT (AREA 1)	269 SQ. FT.
SIGN AND PAVEMENT MARKING EASEMENT (AREA 2)	178 SQ. FT.
TOTAL SIGN AND PAVEMENT MARKING EASEMENTS	447 SQ. FT.
STORM DRAINAGE EASEMENT (AREA 1)	395 SQ. FT.
STORM DRAINAGE EASEMENT (AREA 2)	452 SQ. FT.
STORM DRAINAGE EASEMENT (AREA 3)	270 SQ. FT.
STORM DRAINAGE EASEMENT (AREA 4)	258 SQ. FT.
STORM DRAINAGE EASEMENT (AREA 5)	1,976 SQ. FT.
STORM DRAINAGE EASEMENT (AREA 6)	414 SQ. FT.
TOTAL STORM DRAINAGE EASEMENTS	3,765 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT (AREA 1)	4,471 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT (AREA 2)	4,480 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT (AREA 3)	2,466 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT (AREA 4)	3,000 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT (AREA 5)	12,615 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT (AREA 6)	8,799 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT (TOTAL)	35,831 SQ. FT.

RICE ASSOCIATES

PLAT PREPARED BY:
RICE ASSOCIATES
10661 GASKINS WAY
MANASSAS, VA 20109
703-968-3200
WWW.RICESURVEYS.COM

NOTES

THIS PLAT WAS PREPARED WITH THE BENEFIT OF A PRELIMINARY TITLE REPORT BY ATG TITLE, DATED APRIL 10, 2022. THE FOLLOWING EASEMENTS SHOWN IN THE TITLE REPORT AFFECT THE SUBJECT PROPERTY (BUT NOT THE PORTION SHOWN HEREON) OR THE DOCUMENTS PROVIDE A VAGUE OR NON-PLOTTABLE DESCRIPTION; DEED BOOK 1882, PAGE 236, DEED BOOK 23770, PAGE 89. THE PROPERTY APPEARS TO ALSO BE SUBJECT TO VARIOUS AGREEMENTS RECORDED IN DEED BOOK 18528, PAGE 2190, DEED BOOK 18529 PAGE 1, DEED BOOK 18684, PAGE 2055, DEED BOOK 18838, PAGE 897, DEED BOOK 19484, PAGE 2131. ADDITIONALLY, THE FOLLOWING EASEMENTS (NOT INCLUDED WITH THE PRELIMINARY TITLE REPORT) THAT ARE NOT ACCURATELY PLOTTABLE WITHOUT DESIGNATION OF THE ASSOCIATED UTILITY ARE AS FOLLOWS: DEED BOOK 4147, PAGE 120, DEED BOOK 6211, PAGE 1003, DEED BOOK 6547, PAGE 396. ALSO, DEED BOOK 18529, PAGE 2117 (NOT INCLUDED WITH THE PRELIMINARY TITLE REPORT) DOES NOT AFFECT THE PORTION OF THE PROPERTY SHOWN HEREON.

THE LAND SHOWN ON THIS PLAT IS NOW HELD AS NOTED IN THE TITLE BLOCK HEREON AND RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY; ALL EASEMENTS AND DEDICATIONS FOR PUBLIC STREET PURPOSES ARE WITHIN THE BOUNDS OF THE ORIGINAL TRACT, AS DESCRIBED AND RECORDED THEREIN.

THE INFORMATION SHOWN ON THIS PLAT WAS COMPILED FROM EXISTING LAND RECORDS AND DOES NOT REPRESENT THE RESULTS OF AN ACTUAL FIELD RUN BOUNDARY SURVEY.

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SEE THE ACCOMPANYING DEED TO THIS PLAT FOR INFORMATION ON USE, OWNERSHIP, MAINTENANCE AND CONDITIONS OF EASEMENTS SHOWN.

THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON TAX ASSESSMENT MAP 093-1 ((01)) 0001A

COMMONWEALTH OF VIRGINIA
DARRYL E. FORSYTHE
Lic. No. 002436
7/10/25
LAND SURVEYOR

RICHMOND HIGHWAY BUS RAPID TRANSIT

PROJECT NUMBER 1400145-2016, 2G40-162-000

STATE PROJECT NO. 0001-029-454, UPC; 115550

PLAT SHOWING
DEDICATION FOR PUBLIC STREET PURPOSES,
STORM DRAINAGE EASEMENTS,
SIGN AND PAVEMENT MARKING EASEMENTS,
SIGHT DISTANCE EASEMENTS,
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENTS
AND
THE VACATION OF PORTIONS OF VARIOUS EASEMENTS

THROUGH THE PROPERTY OF
BEACON CENTER LLC
D.B. 24838, PG. 1359

FRANCONIA DISTRICT, FAIRFAX COUNTY, VIRGINIA SHEET 1 OF 4

SCALE: 1"=25'	DATE: 7/10/25	DRAWN BY: KLT

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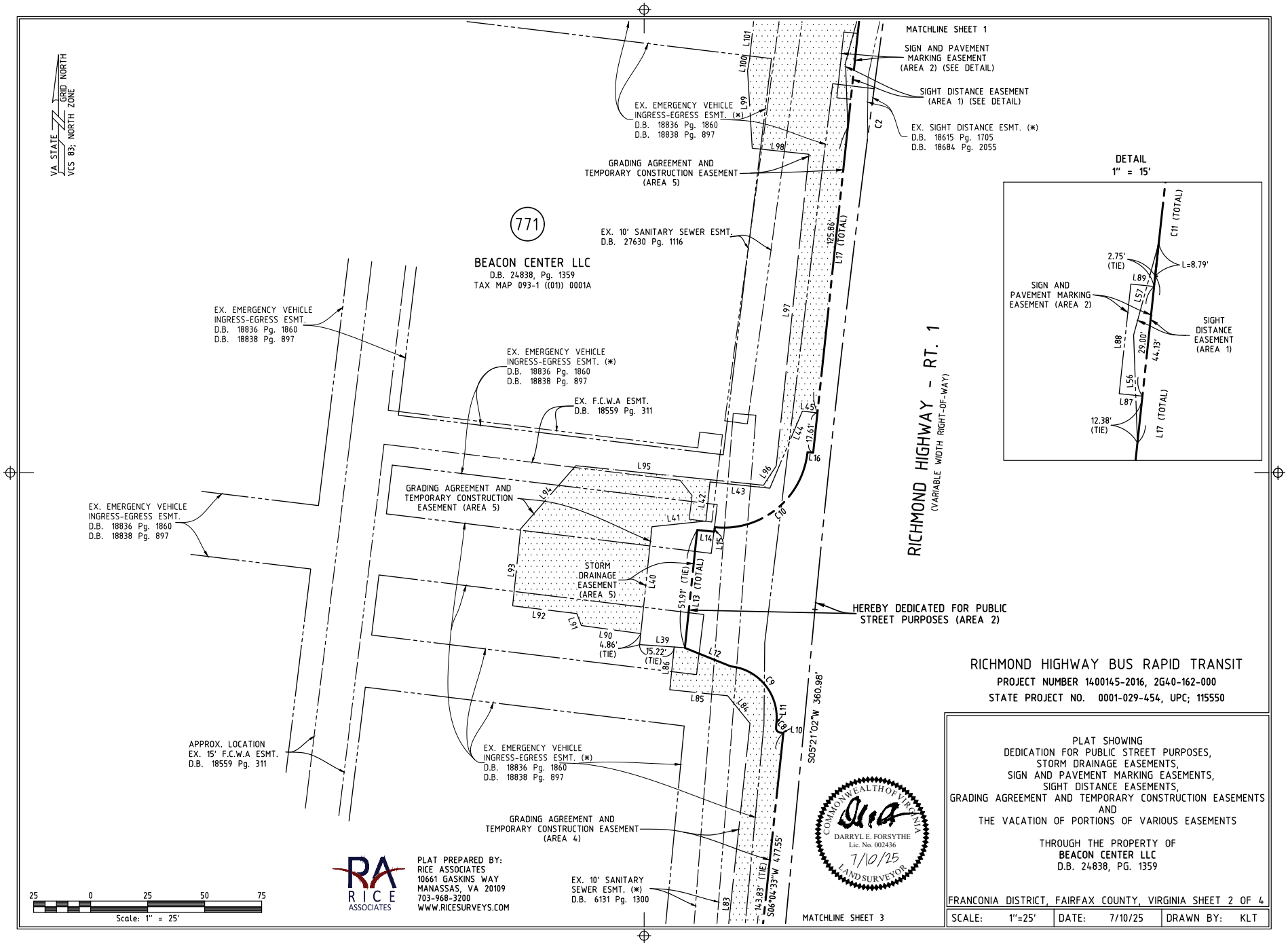

RICHMOND HIGHWAY BUS RAPID TRANSIT

PROJECT NUMBER 1400145-2016, 2G40-162-000

STATE PROJECT NO. 0001-029-454, UPC; 115550

PLAT SHOWING
DEDICATION FOR PUBLIC STREET PURPOSES,
STORM DRAINAGE EASEMENTS,
SIGN AND PAVEMENT MARKING EASEMENTS,
SIGHT DISTANCE EASEMENTS,
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENTS
AND
THE VACATION OF PORTIONS OF VARIOUS EASEMENTS

THROUGH THE PROPERTY OF
BEACON CENTER LLC
D.B. 24838, PG. 1359

COMMONWEALTH OF VIRGINIA
DARRYL E. FORSYTHE
Lic. No. 002436
7/10/25
LAND SURVEYOR

PLAT PREPARED BY:
RICE ASSOCIATES
10661 GASKINS WAY
MANASSAS, VA 20109
703-968-3200
WWW.RICESURVEYS.COM

FRANCONIA DISTRICT, FAIRFAX COUNTY, VIRGINIA SHEET 2 OF 4

SCALE: 1"=25'	DATE: 7/10/25	DRAWN BY: KLT

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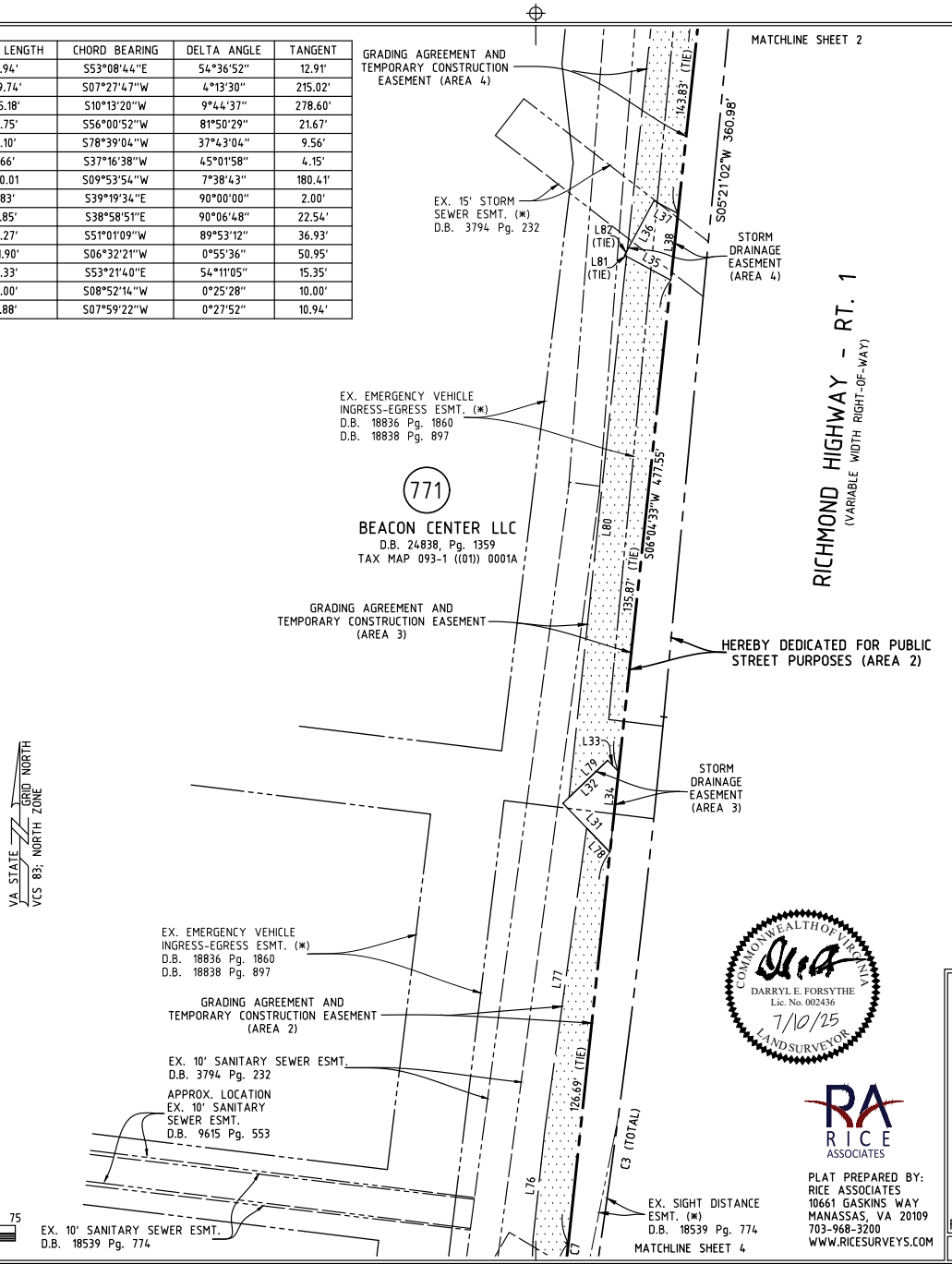
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	25.00'	23.83'	22.94'	S53°08'44"E	54°36'52"	12.91'
C2	5829.08'	429.84'	429.74'	S07°27'47"W	4°13'30"	215.02'
C3	3268.61'	555.85'	555.18'	S10°13'20"W	9°44'37"	278.60'
C4	25.00'	35.71'	32.75'	S56°00'52"W	81°50'29"	21.67'
C5	28.00'	18.43'	18.10'	S78°39'04"W	37°43'04"	9.56'
C6	10.00'	7.86'	7.66'	S37°16'38"W	45°01'58"	4.15'
C7	2700.00	360.28	360.01	S09°53'54"W	7°38'43"	180.41'
C8	2.00'	3.14'	2.83'	S39°19'34"E	90°00'00"	2.00'
C9	22.50'	35.39'	31.85'	S38°58'51"E	90°06'48"	22.54'
C10	37.00'	58.05'	52.27'	S51°01'09"W	89°53'12"	36.93'
C11	6300.00'	101.91'	101.90'	S06°32'21"W	0°55'36"	50.95'
C12	30.00'	28.37'	27.33'	S53°21'40"E	54°11'05"	15.35'
C13	2700.00'	20.00'	20.00'	S08°52'14"W	0°25'28"	10.00'
C14	2700.00'	21.88'	21.88'	S07°59'22"W	0°27'52"	10.94'

LINE	BEARING	DISTANCE
L1	S02°46'31"W	15.62'
L2	S80°02'29"E	2.78'
L3	S07°00'51"W	5.38'
L4	N82°42'22"W	18.01'
L5	N82°59'09"W	100.96'
L6	S07°00'51"W	7.15'
L7	N82°29'24"W	10.72'
L8	S14°45'39"W	14.72'
L9	N76°09'12"W	6.41'
L10	S83°55'27"E	1.42'
L11	S04°21'49"W	2.07'
L12	S68°05'08"E	21.67'
L13	S05°58'14"W	52.00'
L14	N84°02'15"W	7.57'
L15	S05°57'45"W	2.00'
L16	N83°55'27"W	2.50'
L17	N06°04'33"E	187.60'
L18	S13°43'06"W	100.45'
L19	S08°58'03"W	92.29'
L20	N07°12'05"W	32.31'
L21	S09°32'47"W	3.00'
L22	S80°27'13"E	205.98'
L23	S66°48'09"E	7.04'
L24	S05°08'12"E	33.08'
L25	N80°45'35"W	19.39'
L26	N07°00'42"E	20.02'
L27	S80°45'35"E	20.04'
L28	S74°02'45"W	22.32'
L29	N06°44'12"E	21.68'
L30	N74°02'45"E	22.84'
L31	N43°53'33"W	21.88'
L32	N46°06'27"E	20.00'
L33	S43°53'33"E	5.08'
L34	S06°04'33"W	26.12'
L35	N61°47'24"W	16.94'
L36	N28°12'36"E	20.00'
L37	S61°47'24"E	8.81'
L38	S06°04'33"W	21.59'
L39	N86°07'48"W	19.91'
L40	N05°57'45"E	52.00'



LINE TABLE (CONT.)

LINE	BEARING	DISTANCE
L41	N84°03'23"E	23.80'
L42	N05°57'24"E	17.23'
L43	S84°02'36"E	26.41'
L44	N22°51'09"E	36.64'
L45	S83°48'45"E	6.66'
L46	N76°21'22"W	16.47'
L47	N13°38'38"E	27.33'
L48	S76°21'22"E	13.43'
L49	N81°45'48"W	12.12'
L50	N08°14'12"E	7.77'
L51	S82°19'24"E	5.83'
L52	N07°40'36"E	27.36'
L53	S82°24'20"E	6.39'
L54	S09°34'32"W	14.16'
L55	S80°25'28"E	2.06'
L56	N02°01'19"W	28.40'
L57	N15°15'04"E	25.12'
L58	N06°56'06"E	14.40'
L59	N82°17'25"E	13.34'
L60	S87°57'35"E	59.75'
L61	S82°27'18"E	43.63'
L62	S82°00'25"E	22.93'
L63	S78°42'05"E	8.90'
L64	N19°34'38"E	29.92'
L65	N11°01'30"E	212.41'
L66	S80°45'35"E	9.37'
L67	N80°45'35"W	8.62'
L68	N11°01'30"E	10.14'
L69	N79°23'38"W	34.77'
L70	N13°29'39"W	11.19'
L71	N07°53'57"E	59.45'
L72	S84°46'57"E	17.57'
L73	S12°29'08"E	12.59'
L74	S83°50'31"E	17.54'
L75	N01°58'19"E	49.93'
L76	N06°08'11"E	34.81'
L77	N07°53'17"E	99.15'
L78	S43°53'33"E	10.82'
L79	S46°06'27"W	17.28'
L80	N06°04'35"E	175.39'

COMMONWEALTH OF VIRGINIA
DARRYL E. FORSYTHE
Lic. No. 002436
7/10/25
LAND SURVEYOR

RICE ASSOCIATES

PLAT PREPARED BY:
RICE ASSOCIATES
10661 GASKINS WAY
MANASSAS, VA 20109
703-968-3200
WWW.RICESURVEYS.COM

RICHMOND HIGHWAY BUS RAPID TRANSIT

PROJECT NUMBER 1400145-2016, 2G40-162-000

STATE PROJECT NO. 0001-029-454, UPC; 115550

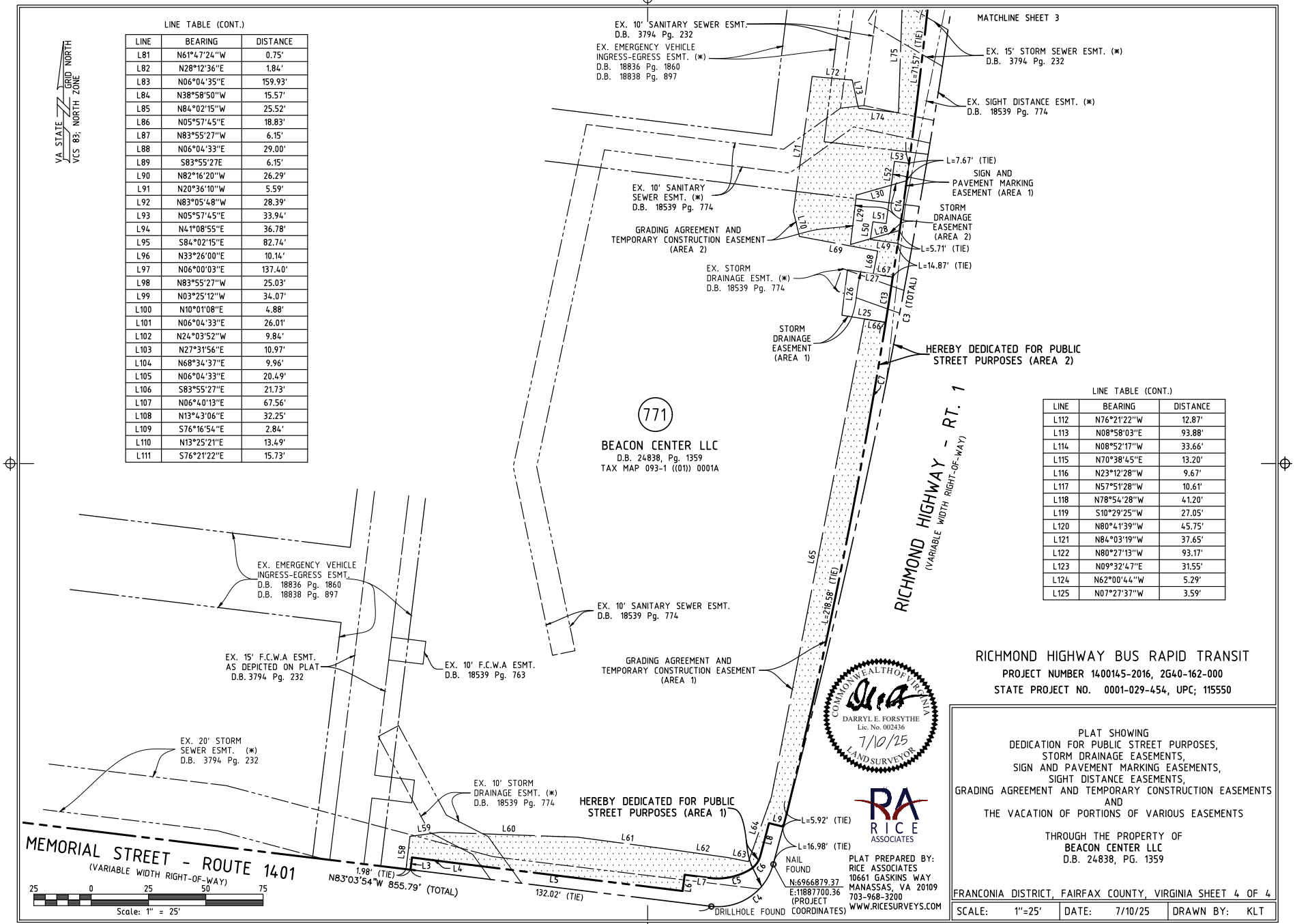
PLAT SHOWING
DEDICATION FOR PUBLIC STREET PURPOSES,
STORM DRAINAGE EASEMENTS,
SIGN AND PAVEMENT MARKING EASEMENTS,
SIGHT DISTANCE EASEMENTS,
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENTS
AND
THE VACATION OF PORTIONS OF VARIOUS EASEMENTS

THROUGH THE PROPERTY OF
BEACON CENTER LLC
D.B. 24838, PG. 1359

FRANCONIA DISTRICT, FAIRFAX COUNTY, VIRGINIA SHEET 3 OF 4

SCALE: 1"=25'	DATE: 7/10/25	DRAWN BY: KLT

Docusign Envelope ID: B1EBBBE0-E822-44F8-9D48-FEE770C1D8AA



Docusign Envelope ID: B1EBBBE0-E822-44F8-9D48-FEE770C1D8AA

ATTACHMENT 35

AFFECTED PROPERTY

Tax Map Number: 0931-27-0002
0931-27-0001

Street Address: 6610 Richmond Hwy
Alexandria, VA 22307
6612 Richmond Hwy
Alexandria, VA 22306

OWNER(S): Raport Family LP

INTEREST(S) REQUIRED: (As shown on attached plat/plan)

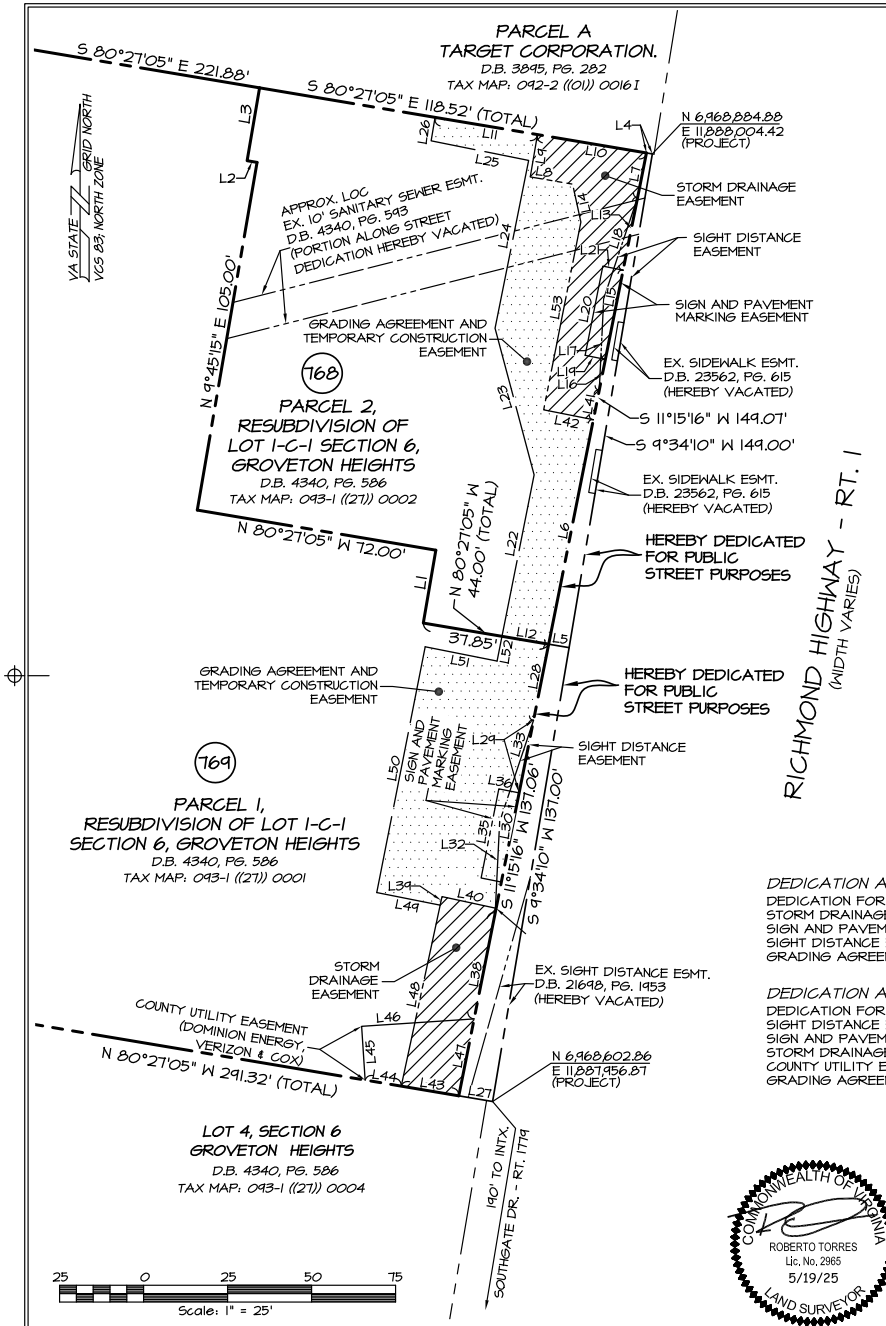
Dedications – 1,709 sq. ft.
Storm Drainage Easements – 2,439 sq. ft.
Sign and Pavement Marking Easements – 332 sq. ft.
Sight Distance Easement - 234
County Utility Easement (Dominion Energy, Verizon & Cox) – 598 sq. ft.
Grading & Temporary Construction Easements – 5,177 sq. ft.

VALUE

Estimated value of interests and damages:

TWO HUNDRED THOUSAND TWO HUNDRED EIGHTY DOLLARS ($200,280)

Docusign Envelope ID: B1EBBBE0-E822-44F8-9D48-FEE770C1D8AA



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N9° 45' 15"E	22.00'
L2	N80° 27' 05"W	3.00'
L3	N9° 45' 15"E	22.00'
L4	S80° 27' 05"E	1.77'
L5	N80° 27' 05"W	6.15'
L6	S11° 15' 16"W	68.11'
L7	S11° 15' 16"W	13.55'
L8	N80° 18' 55"W	12.78'
L9	N9° 41' 05"E	12.78'
L10	S80° 27' 05"E	32.88'
L11	S80° 27' 05"E	30.91'
L12	N80° 27' 05"W	14.10'
L13	S11° 15' 16"W	22.03'
L14	N12° 17' 04"W	11.55'
L15	S11° 15' 16"W	27.05'
L16	S11° 15' 16"W	9.35'
L17	N2° 48' 18"E	27.22'
L18	N18° 29' 17"E	31.77'

LINE TABLE		
LINE	BEARING	DISTANCE
L19	N78° 44' 44"W	6.15'
L20	N11° 15' 16"E	27.05'
L21	S78° 44' 44"E	6.15'
L22	N11° 15' 16"E	48.98'
L23	N14° 54' 20"W	45.16'
L24	N11° 18' 20"E	50.94'
L25	N78° 37' 35"W	29.60'
L26	N9° 31' 19"E	7.07'
L27	N80° 27' 05"W	10.18'
L28	S11° 15' 16"W	23.10'
L29	S11° 15' 16"W	22.03'
L30	S11° 15' 16"W	27.05'
L31	S11° 15' 16"W	7.96'
L32	N2° 48' 18"E	27.22'
L33	N18° 29' 17"E	31.77'
L34	N78° 44' 44"W	6.15'
L35	N11° 15' 16"E	27.05'
L36	S78° 44' 44"E	6.15'

LINE TABLE		
LINE	BEARING	DISTANCE
L37	S11° 15' 16"W	1.40'
L38	S11° 15' 16"W	32.18'
L39	N12° 08' 43"E	2.59'
L40	S77° 51' 17"E	16.48'
L41	S11° 15' 16"W	8.97'
L42	N78° 46' 26"W	15.07'
L43	N80° 27' 05"W	17.38'
L44	N80° 27' 05"W	10.89'
L45	N3° 45' 58"W	16.02'
L46	N86° 14' 02"E	33.56'
L47	S11° 15' 16"W	23.33'
L48	N12° 08' 43"E	55.10'
L49	N78° 44' 44"W	19.24'
L50	N11° 08' 33"E	74.55'
L51	S78° 44' 44"E	21.81'
L52	N11° 15' 16"E	7.51'
L53	N11° 12' 05"E	56.97'

NOTES:

THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT PREPARED BY KEY TITLE, DATED APRIL 10, 2022.

THE LAND SHOWN ON THIS PLAT IS NOW HELD AS NOTED IN THE TITLE BLOCK HEREON AND RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY; ALL EASEMENTS AND DEDICATIONS FOR PUBLIC STREET PURPOSES ARE WITHIN THE BOUNDS OF THE ORIGINAL TRACT, AS DESCRIBED AND RECORDED THEREIN.

THE INFORMATION SHOWN ON THIS PLAT WAS COMPILED FROM EXISTING LAND RECORDS AND DOES NOT REPRESENT THE RESULTS OF AN ACTUAL FIELD RUN BOUNDARY SURVEY.

ALL PREVIOUSLY RECORDED RIGHTS-OF-WAY, EASEMENTS, OR OTHER INTERESTS OF THE COUNTY SHALL REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SPECIFICALLY SHOWN HEREON.

SEE THE ACCOMPANYING DEED TO THIS PLAT FOR INFORMATION ON USE, OWNERSHIP, MAINTENANCE AND CONDITIONS OF EASEMENTS SHOWN.

THE PROPERTIES DELINEATED ON THIS PLAT ARE LOCATED ON TAX ASSESSMENT MAP NUMBERS 093-1 ((27)) 0001 AND 093-1 ((27)) 0002.

DEDICATION AND EASEMENT AREAS (PARCEL 768)

DEDICATION FOR PUBLIC STREET PURPOSES	590 SQ. FT.
STORM DRAINAGE EASEMENT	1,469 SQ. FT.
SIGN AND PAVEMENT MARKING EASEMENT	166 SQ. FT.
SIGHT DISTANCE EASEMENT	117 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT	2,438 SQ. FT.

DEDICATION AND EASEMENT AREAS (PARCEL 769)

DEDICATION FOR PUBLIC STREET PURPOSES	1,119 SQ. FT.
SIGHT DISTANCE EASEMENT	117 SQ. FT.
SIGN AND PAVEMENT MARKING EASEMENT	166 SQ. FT.
STORM DRAINAGE EASEMENT	970 SQ. FT.
COUNTY UTILITY EASEMENT (DOMINION ENERGY, VERIZON & COX)	598 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT	2,739 SQ. FT.

COMMONWEALTH OF VIRGINIA
ROBERTO TORRES
Lic. No. 2965
5/19/25
LAND SURVEYOR

PRECISION MEASUREMENTS, INC.
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4215 LAFAYETTE CENTER DR., SUITE 2A
CHANTILLY, VIRGINIA 20151
TEL: (703) 434-2676

RICHMOND HIGHWAY BUS RAPID TRANSIT
PROJECT NUMBER 2G40-162-000
STATE PROJECT NO. 0001-029-454 UPC: 115550

PLAT SHOWING
DEDICATION FOR PUBLIC STREET PURPOSES,
STORM DRAINAGE EASEMENT, SIGN AND PAVEMENT
MARKING EASEMENT, SIGHT DISTANCE EASEMENT,
COUNTY UTILITY EASEMENT & GRADING AGREEMENT AND
TEMPORARY CONSTRUCTION EASEMENT AND THE
VACATION OF VARIOUS EASEMENTS THROUGH
PARCEL 1 AND PARCEL 2
RESUBDIVISION OF LOT 1-C-1
SECTION 6, GROVETON HEIGHTS
D.B. 4340, PG. 586
PROPERTY BEING IN THE NAME OF
RAPORT FAMILY LIMITED PARTNERSHIP
D.B. 15815, PG. 161
D.B. 11688, PG. 1382

FRANCONIA DISTRICT
FAIRFAX COUNTY, VIRGINIA.

SHEET 1 OF 1

SCALE: 1"=25'	DATE: 9/13/2024	DRAWN BY: KL

Docusign Envelope ID: B1EBBBE0-E822-44F8-9D48-FEE770C1D8AA

ATTACHMENT 36

AFFECTED PROPERTY

Tax Map Number: 0931-01-0094

Street Address: 6415 Richmond Hwy
Alexandria, VA 22306

OWNER(S): 803 Kings St. LLC

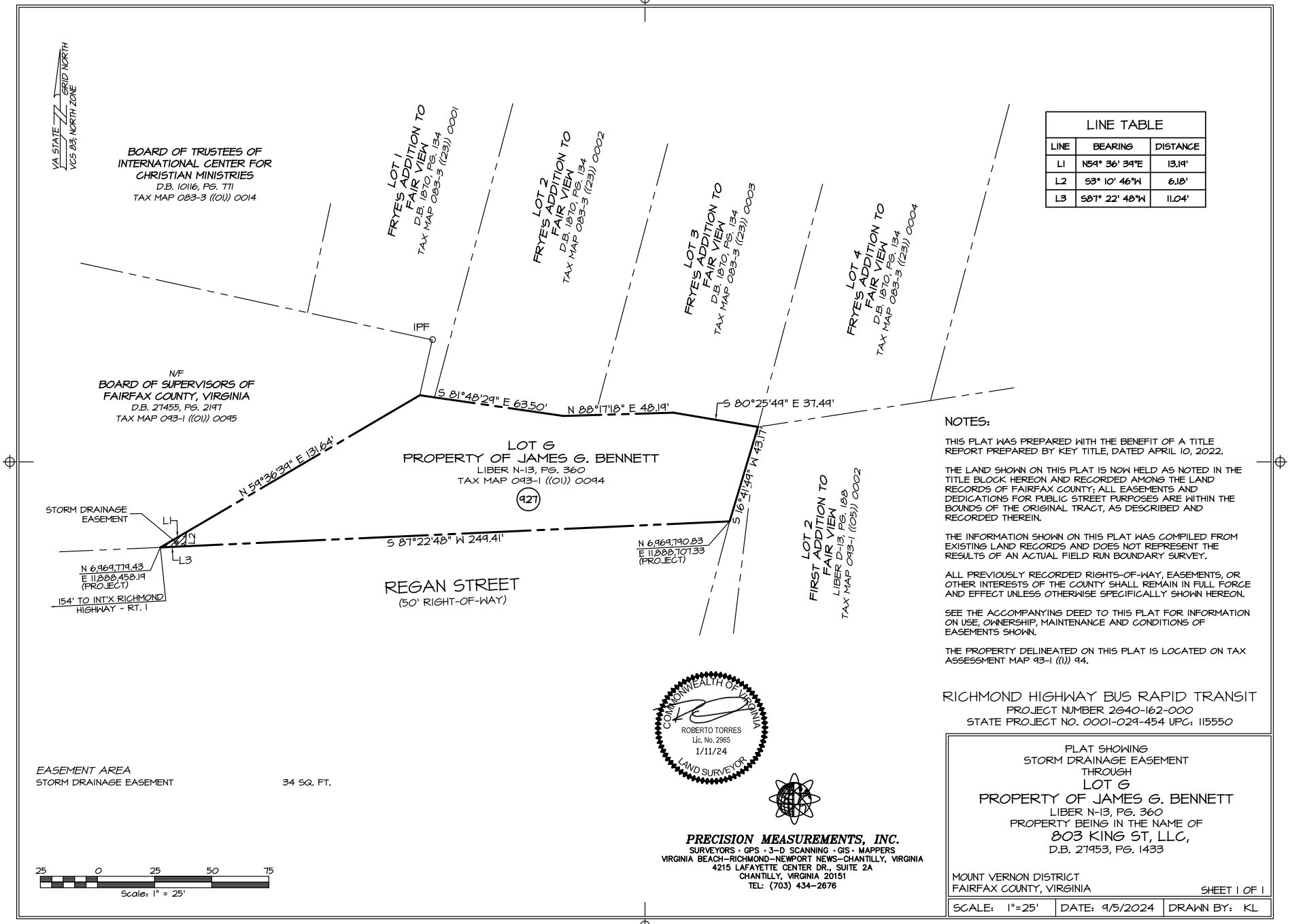
INTEREST(S) REQUIRED: (As shown on attached plat/plan)

Storm Drainage Easement – 34 sq. ft.
VALUE

Estimated value of interests and damages:

TWO HUNDRED FORTY-FIVE DOLLARS ($245)

Docusign Envelope ID: B1EBBBE0-E822-44F8-9D48-FEE770C1D8AA



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N59° 36' 39"E	13.19'
L2	S3° 10' 46"W	6.18'
L3	S87° 22' 48"W	11.04'

NOTES:

THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT PREPARED BY KEY TITLE, DATED APRIL 10, 2022.

THE LAND SHOWN ON THIS PLAT IS NOW HELD AS NOTED IN THE TITLE BLOCK HEREON AND RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY; ALL EASEMENTS AND DEDICATIONS FOR PUBLIC STREET PURPOSES ARE WITHIN THE BOUNDS OF THE ORIGINAL TRACT, AS DESCRIBED AND RECORDED THEREIN.

THE INFORMATION SHOWN ON THIS PLAT WAS COMPILED FROM EXISTING LAND RECORDS AND DOES NOT REPRESENT THE RESULTS OF AN ACTUAL FIELD RUN BOUNDARY SURVEY.

ALL PREVIOUSLY RECORDED RIGHTS-OF-WAY, EASEMENTS, OR OTHER INTERESTS OF THE COUNTY SHALL REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SPECIFICALLY SHOWN HEREON.

SEE THE ACCOMPANYING DEED TO THIS PLAT FOR INFORMATION ON USE, OWNERSHIP, MAINTENANCE AND CONDITIONS OF EASEMENTS SHOWN.

THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON TAX ASSESSMENT MAP 93-1 ((1)) 94.

RICHMOND HIGHWAY BUS RAPID TRANSIT
PROJECT NUMBER 2G40-162-000
STATE PROJECT NO. 0001-029-454 UPC: 115550

EASEMENT AREA

STORM DRAINAGE EASEMENT	34 SQ. FT.

COMMONWEALTH OF VIRGINIA
ROBERTO TORRES
Lic. No. 2965
1/11/24
LAND SURVEYOR

25 0 25 50 75
Scale: 1" = 25'

PRECISION MEASUREMENTS, INC.
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4215 LAFAYETTE CENTER DR., SUITE 2A
CHANTILLY, VIRGINIA 20151
TEL: (703) 434-2676

PLAT SHOWING
STORM DRAINAGE EASEMENT
THROUGH
LOT 6
PROPERTY OF JAMES G. BENNETT
LIBER N-13, PG. 360
PROPERTY BEING IN THE NAME OF
803 KING ST, LLC,
D.B. 27953, PG. 1433

MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA
SHEET 1 OF 1

SCALE: 1"=25'	DATE: 9/5/2024	DRAWN BY: KL

Docusign Envelope ID: B1EBBBE0-E822-44F8-9D48-FEE770C1D8AA

ATTACHMENT 37

AFFECTED PROPERTY

Tax Map Number: 1013-03-CONDO

Street Address: 6429 Richmond Hwy
Alexandria, VA 22306

OWNER(S): Huntington Walk Condominium Unit Owners Association

INTEREST(S) REQUIRED: (As shown on attached plat/plan)

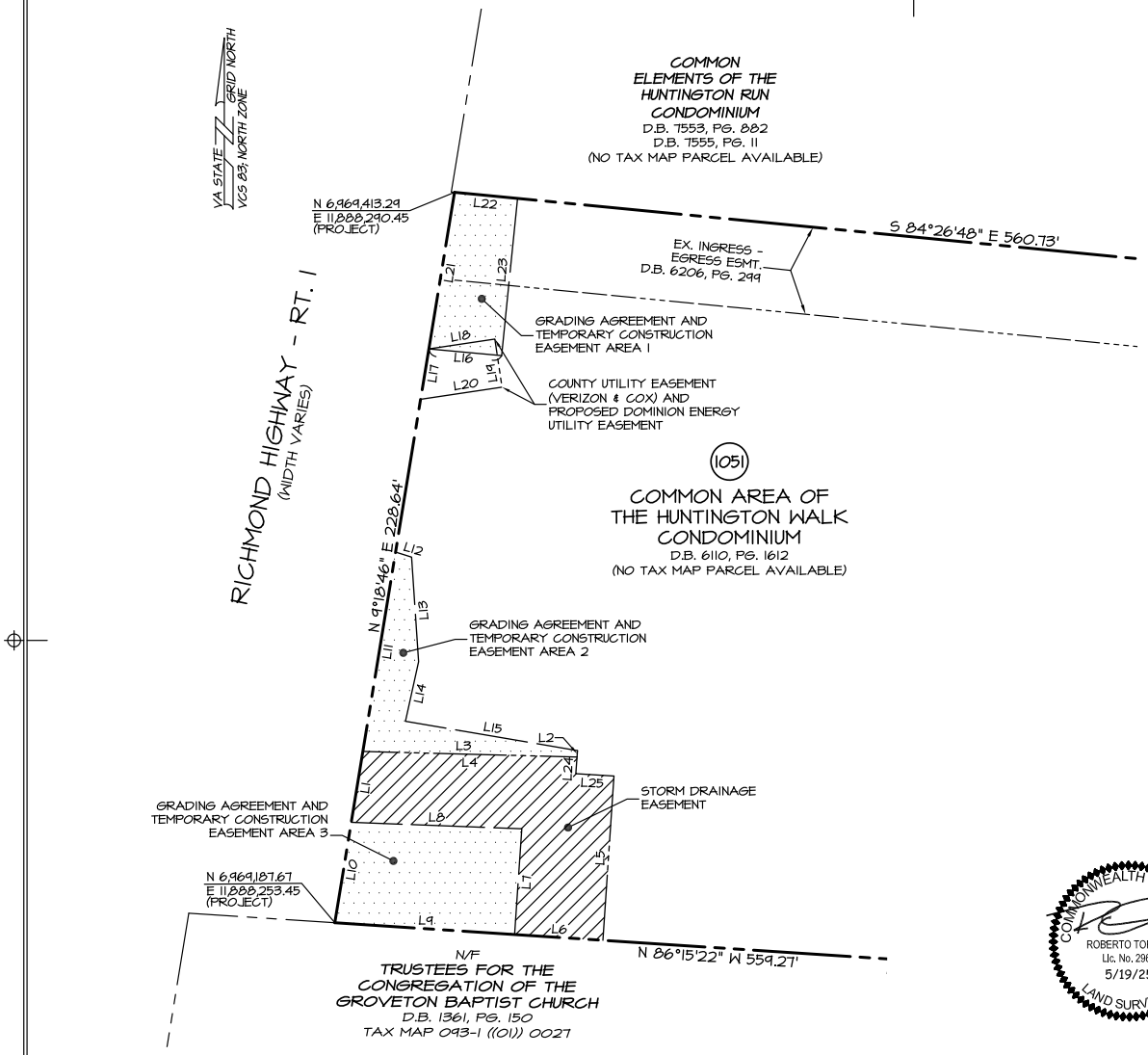
Storm Drainage Easement – 2,616 sq. ft.
County Utility Easement (Verizon & Cox) &
Proposed Dominion Energy Utility Easement – 346 sq. ft.
Grading & Temporary Construction Easements – 3,707 sq. ft.

VALUE

Estimated value of interests and damages:

SEVENTY-THREE THOUSAND NINE HUNDRED SIXTY DOLLARS ($73,960)

Docusign Envelope ID: B1EBBBE0-E822-44F8-9D48-FEE770C1D8AA



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N9° 18' 46"E	22.17'
L2	S4° 07' 47"W	1.99'
L3	N88° 30' 49"W	66.19'
L4	S88° 30' 49"E	66.19'
L5	S3° 50' 58"W	50.85'
L6	N86° 15' 14"W	27.35'
L7	N3° 55' 53"E	32.73'
L8	N87° 48' 41"W	52.75'
L9	N86° 15' 22"W	55.67'
L10	N9° 18' 46"E	31.45'
L11	N9° 18' 46"E	62.41'
L12	S72° 31' 20"E	5.19'
L13	S3° 44' 59"E	32.39'

LINE TABLE		
LINE	BEARING	DISTANCE
L14	S12° 27' 20"W	18.84'
L15	S80° 19' 46"E	53.92'
L16	N84° 45' 29"W	22.58'
L17	N9° 18' 46"E	15.77'
L18	N81° 31' 09"E	20.62'
L19	S8° 28' 51"E	15.01'
L20	S81° 30' 03"W	25.44'
L21	N9° 18' 46"E	49.03'
L22	S84° 26' 48"E	19.56'
L23	S5° 46' 52"W	48.80'
L24	S4° 07' 47"W	5.17'
L25	S86° 31' 11"E	11.81'

NOTES:

THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THEREFORE ALL ENCUMBRANCES TO THE PROPERTY ARE NOT NECESSARILY SHOWN HEREON.

THE LAND SHOWN ON THIS PLAT IS NOW HELD AS NOTED IN THE TITLE BLOCK HEREON AND RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY; ALL EASEMENTS AND DEDICATIONS FOR PUBLIC STREET PURPOSES ARE WITHIN THE BOUNDS OF THE ORIGINAL TRACT, AS DESCRIBED AND RECORDED THEREIN.

THE INFORMATION SHOWN ON THIS PLAT WAS COMPILED FROM EXISTING LAND RECORDS AND DOES NOT REPRESENT THE RESULTS OF AN ACTUAL FIELD RUN BOUNDARY SURVEY.

ALL PREVIOUSLY RECORDED RIGHTS-OF-WAY, EASEMENTS, OR OTHER INTERESTS OF THE COUNTY SHALL REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SPECIFICALLY SHOWN HEREON.

SEE THE ACCOMPANYING DEED TO THIS PLAT FOR INFORMATION ON USE, OWNERSHIP, MAINTENANCE AND CONDITIONS OF EASEMENTS SHOWN.

THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON TAX ASSESSMENT MAP 093-1 ((40)), WITH NO TAX MAP PARCEL NUMBER AVAILABLE.

RICHMOND HIGHWAY BUS RAPID TRANSIT
PROJECT NUMBER 2G40-162-000
STATE PROJECT NO. 0001-029-454 UPC: 115550

EASEMENT AREAS

STORM DRAINAGE EASEMENT	2,616 SQ. FT.
COUNTY UTILITY EASEMENT (VERIZON & COX) PROPOSED DOMINION ENERGY UTILITY EASEMENT	346 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT AREA 1	1,029 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT AREA 2	944 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT AREA 3	1,734 SQ. FT.
TOTAL GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT	3,107 SQ. FT.

25 0 25 50 75
Scale: 1" = 25'

COMMONWEALTH OF VIRGINIA
ROBERTO TORRES
Lic. No. 2965
5/19/25
LAND SURVEYOR

PRECISION MEASUREMENTS, INC.
SURVEYORS • GPS • 3-D SCANNING • GIS • MAPPERS
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4215 LAFAYETTE CENTER DR., SUITE 2A
CHANTILLY, VIRGINIA 20151
TEL: (703) 434-2676

PLAT SHOWING
STORM DRAINAGE EASEMENT,
COUNTY UTILITY EASEMENT AND
PROPOSED DOMINION ENERGY UTILITY EASEMENT &
GRADING AGREEMENT AND TEMPORARY
CONSTRUCTION EASEMENT
THROUGH
COMMON AREA OF
THE HUNTINGTON WALK CONDOMINIUM
D.B. 6110, PG. 1612
PROPERTY BEING IN THE NAME OF
HUNTINGTON WALK CONDOMINIUM
UNIT OWNERS ASSOCIATION
D.B. 6110, PG. 1612
MOUNT VERNON DISTRICT,
FAIRFAX COUNTY, VIRGINIA
SHEET 1 OF 1

SCALE: 1"=25'	DATE:03/07/2025	DRAWN BY: KL

Docusign Envelope ID: B1EBBBE0-E822-44F8-9D48-FEE770C1D8AA

ATTACHMENT 38

AFFECTED PROPERTY

Tax Map Number: 0833-01-0006

Street Address: 6216 N. Kings Hwy
Alexandria, VA 22306

OWNER(S): Trend Investment Group

INTEREST(S) REQUIRED: (As shown on attached plat/plan)

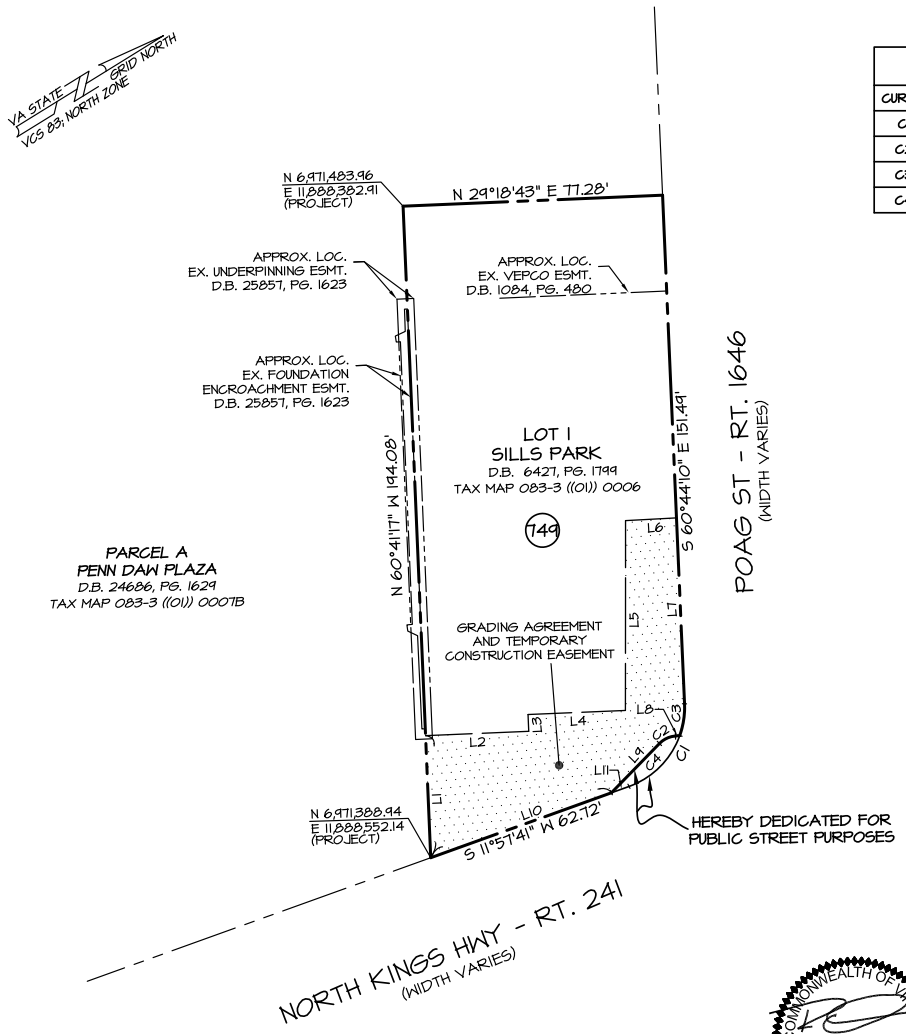
Dedication – 90 sq. ft.
Grading & Temporary Construction Easement – 2,887 sq. ft.

VALUE

Estimated value of interests and damages:

SEVENTY-ONE THOUSAND EIGHT HUNDRED NINETY DOLLARS ($71,890)

Docusign Envelope ID: B1EBBBE0-E822-44F8-9D48-FEE770C1D8AA



CURVE TABLE						
CURVE	ARC LENGHT	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGHT	TANGENT
C1	31.72'	25.00'	72°41'50"	S24° 23' 16"E	29.64'	18.40'
C2	5.40'	7.50'	41°15'10"	S6° 40' 01"W	5.28'	2.82'
C3	9.66'	25.00'	22°08'40"	S49° 34' 52"E	9.60'	4.89'
C4	22.06'	25.00'	50°33'10"	S13° 18' 55"E	21.35'	11.81'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N60° 41' 17"W	36.37'
L2	N29° 19' 48"E	30.74'
L3	N60° 40' 12"W	5.00'
L4	N29° 19' 48"E	29.00'
L5	N58° 12' 45"W	56.50'
L6	N28° 41' 29"E	15.18'
L7	S60° 44' 10"E	55.38'
L8	S27° 17' 37"W	1.24'
L9	S13° 57' 34"E	20.49'
L10	S11° 57' 41"W	57.14'
L11	S11° 57' 41"W	5.58'

NOTES:

THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT PREPARED BY KEY TITLE, DATED JANUARY 27, 2023.

THE LAND SHOWN ON THIS PLAT IS NOW HELD AS NOTED IN THE TITLE BLOCK HEREON AND RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY; ALL EASEMENTS AND DEDICATIONS FOR PUBLIC STREET PURPOSES ARE WITHIN THE BOUNDS OF THE ORIGINAL TRACT, AS DESCRIBED AND RECORDED THEREIN.

THE INFORMATION SHOWN ON THIS PLAT WAS COMPILED FROM EXISTING LAND RECORDS AND DOES NOT REPRESENT THE RESULTS OF AN ACTUAL FIELD RUN BOUNDARY SURVEY.

ALL PREVIOUSLY RECORDED RIGHTS-OF-WAY, EASEMENTS, OR OTHER INTERESTS OF THE COUNTY SHALL REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SPECIFICALLY SHOWN HEREON.

SEE THE ACCOMPANYING DEED TO THIS PLAT FOR INFORMATION ON USE, OWNERSHIP, MAINTENANCE AND CONDITIONS OF EASEMENTS SHOWN.

THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON TAX ASSESSMENT MAP 083-3 ((01)) 0006

RICHMOND HIGHWAY BUS RAPID TRANSIT
PROJECT NUMBER 1400145-2016, 2G40-162-000
STATE PROJECT NO. 0001-029-454, UPC: 115550

DEDICATION AND EASEMENT AREAS

DEDICATION FOR PUBLIC STREET PURPOSES	90 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT	2,887 SQ. FT.

25 0 25 50 75
Scale: 1" = 25'

COMMONWEALTH OF VIRGINIA
ROBERTO TORRES
Lic. No. 2965
11/7/24
LAND SURVEYOR

PRECISION MEASUREMENTS, INC.
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4215 LAFAYETTE CENTER DR., SUITE 2A
CHANTILLY, VIRGINIA 20151
TEL: (703) 434-2676

PLAT SHOWING
DEDICATION FOR PUBLIC STREET PURPOSES
& GRADING AGREEMENT AND
TEMPORARY CONSTRUCTION EASEMENT
THROUGH
LOT 1
SILLS PARK
D.B. 1318, PG. 16
PROPERTY BEING IN THE NAME OF
TREND INVESTMENT GROUP
D.B. 6427, PG. 1799

FRANCONIA DISTRICT,
FAIRFAX COUNTY, VIRGINIA. SHEET 1 OF 1

SCALE: 1"=25'	DATE: 1/11/2024	DRAWN BY: LM

Docusign Envelope ID: B1EBBBE0-E822-44F8-9D48-FEE770C1D8AA

ATTACHMENT 39

AFFECTED PROPERTY

Tax Map Number: 0833-37-A

Street Address: S. Kings Hwy at Huntington Grove Square
Alexandria, VA 22306

OWNER(S): Huntington Grove II Homeowners Association

INTEREST(S) REQUIRED: (As shown on attached plat/plan)

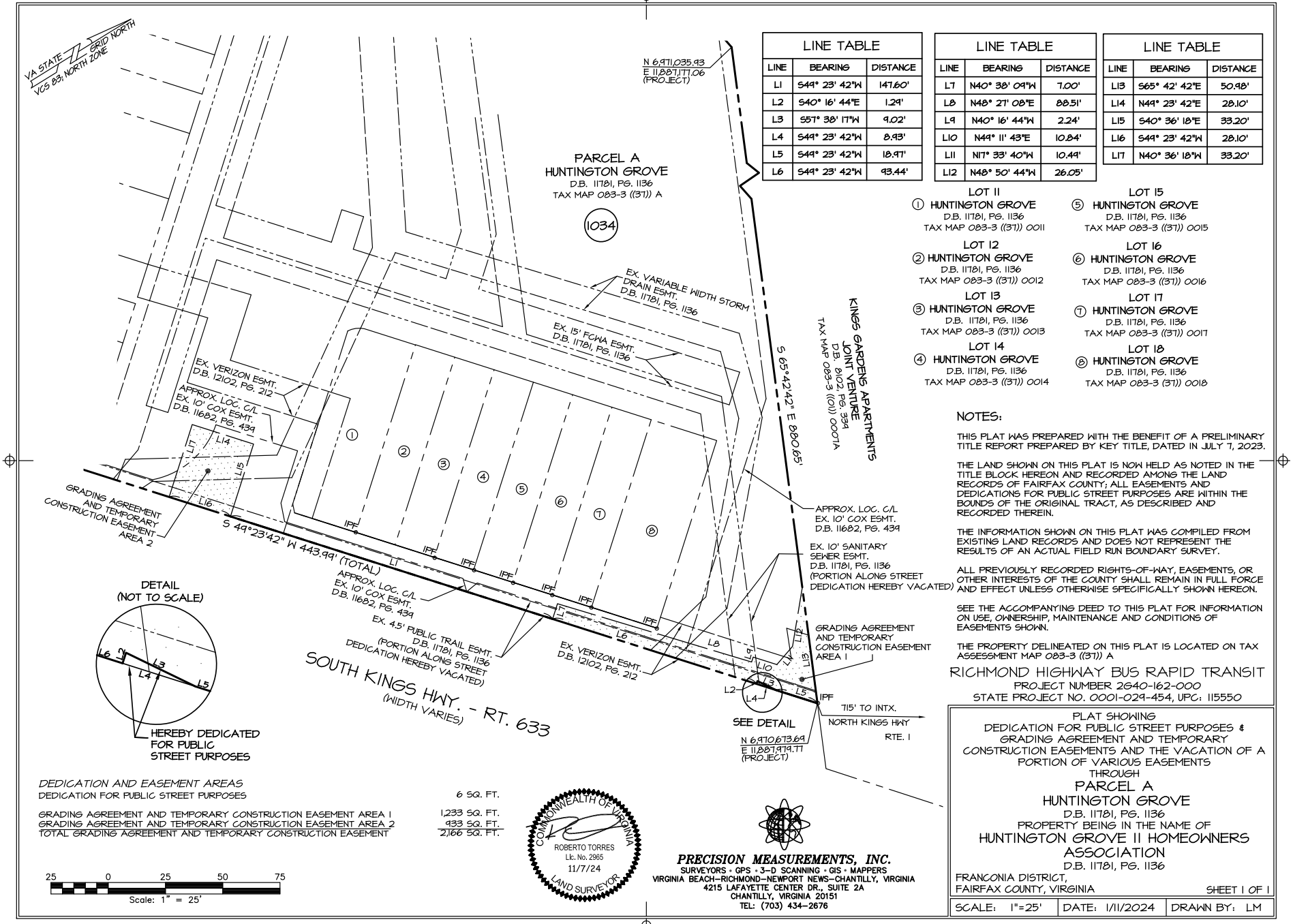
Dedication – 6 sq. ft.
Grading & Temporary Construction Easements – 2,166 sq. ft.

VALUE

Estimated value of interests and damages:

TWELVE THOUSAND FOUR HUNDRED NINETY DOLLARS ($12,490)

Docusign Envelope ID: B1EBBBE0-E822-44F8-9D48-FEE770C1D8AA



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S49° 23' 42"W	147.60'
L2	S40° 16' 44"E	1.29'
L3	S57° 38' 17"W	9.02'
L4	S49° 23' 42"W	8.93'
L5	S49° 23' 42"W	18.97'
L6	S49° 23' 42"W	93.44'

LINE TABLE		
LINE	BEARING	DISTANCE
L7	N40° 38' 09"W	7.00'
L8	N48° 27' 08"E	88.51'
L9	N40° 16' 44"W	2.24'
L10	N49° 11' 43"E	10.84'
L11	N17° 33' 40"W	10.49'
L12	N48° 50' 44"W	26.05'

LINE TABLE		
LINE	BEARING	DISTANCE
L13	S65° 42' 42"E	50.98'
L14	N49° 23' 42"E	28.10'
L15	S40° 36' 18"E	33.20'
L16	S49° 23' 42"W	28.10'
L17	N40° 36' 18"W	33.20'

LOT 11
① HUNTINGTON GROVE
D.B. 11781, PG. 1136
TAX MAP 083-3 ((37)) 0011

LOT 12
② HUNTINGTON GROVE
D.B. 11781, PG. 1136
TAX MAP 083-3 ((37)) 0012

LOT 13
③ HUNTINGTON GROVE
D.B. 11781, PG. 1136
TAX MAP 083-3 ((37)) 0013

LOT 14
④ HUNTINGTON GROVE
D.B. 11781, PG. 1136
TAX MAP 083-3 ((37)) 0014

LOT 15
⑤ HUNTINGTON GROVE
D.B. 11781, PG. 1136
TAX MAP 083-3 ((37)) 0015

LOT 16
⑥ HUNTINGTON GROVE
D.B. 11781, PG. 1136
TAX MAP 083-3 ((37)) 0016

LOT 17
⑦ HUNTINGTON GROVE
D.B. 11781, PG. 1136
TAX MAP 083-3 ((37)) 0017

LOT 18
⑧ HUNTINGTON GROVE
D.B. 11781, PG. 1136
TAX MAP 083-3 (37)) 0018

NOTES:

THIS PLAT WAS PREPARED WITH THE BENEFIT OF A PRELIMINARY TITLE REPORT PREPARED BY KEY TITLE, DATED IN JULY 7, 2023.

THE LAND SHOWN ON THIS PLAT IS NOW HELD AS NOTED IN THE TITLE BLOCK HEREON AND RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY; ALL EASEMENTS AND DEDICATIONS FOR PUBLIC STREET PURPOSES ARE WITHIN THE BOUNDS OF THE ORIGINAL TRACT, AS DESCRIBED AND RECORDED THEREIN.

THE INFORMATION SHOWN ON THIS PLAT WAS COMPILED FROM EXISTING LAND RECORDS AND DOES NOT REPRESENT THE RESULTS OF AN ACTUAL FIELD RUN BOUNDARY SURVEY.

ALL PREVIOUSLY RECORDED RIGHTS-OF-WAY, EASEMENTS, OR OTHER INTERESTS OF THE COUNTY SHALL REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SPECIFICALLY SHOWN HEREON.

SEE THE ACCOMPANYING DEED TO THIS PLAT FOR INFORMATION ON USE, OWNERSHIP, MAINTENANCE AND CONDITIONS OF EASEMENTS SHOWN.

THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON TAX ASSESSMENT MAP 083-3 ((37)) A

RICHMOND HIGHWAY BUS RAPID TRANSIT
PROJECT NUMBER 2G40-162-000
STATE PROJECT NO. 0001-029-454, UPC: 115550

DEDICATION AND EASEMENT AREAS

DEDICATION FOR PUBLIC STREET PURPOSES	6 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT AREA 1	1,233 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT AREA 2	933 SQ. FT.
TOTAL GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT	2,166 SQ. FT.

25 0 25 50 75
Scale: 1" = 25'

COMMONWEALTH OF VIRGINIA
ROBERTO TORRES
Lic. No. 2965
11/7/24
LAND SURVEYOR

PRECISION MEASUREMENTS, INC.
SURVEYORS · GPS · 3-D SCANNING · GIS · MAPPERS
VIRGINIA BEACH–RICHMOND–NEWPORT NEWS–CHANTILLY, VIRGINIA
4215 LAFAYETTE CENTER DR., SUITE 2A
CHANTILLY, VIRGINIA 20151
TEL: (703) 434–2676

PLAT SHOWING
DEDICATION FOR PUBLIC STREET PURPOSES & GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENTS AND THE VACATION OF A PORTION OF VARIOUS EASEMENTS
THROUGH
PARCEL A
HUNTINGTON GROVE
D.B. 11781, PG. 1136
PROPERTY BEING IN THE NAME OF
HUNTINGTON GROVE II HOMEOWNERS ASSOCIATION
D.B. 11781, PG. 1136
FRANCONIA DISTRICT,
FAIRFAX COUNTY, VIRGINIA
SHEET 1 OF 1

SCALE: 1"=25'	DATE: 1/11/2024	DRAWN BY: LM

Docusign Envelope ID: B1EBBBE0-E822-44F8-9D48-FEE770C1D8AA

ATTACHMENT 40

AFFECTED PROPERTY

Tax Map Number: 0833-05-01-0006A
0833-05-01-0006C

Street Address: 6324 Richmond Hwy
Alexandria, VA 22306

OWNER(S): Hien Tu Ngo & Ha Dan Ngo

INTEREST(S) REQUIRED: (As shown on attached plat/plan)

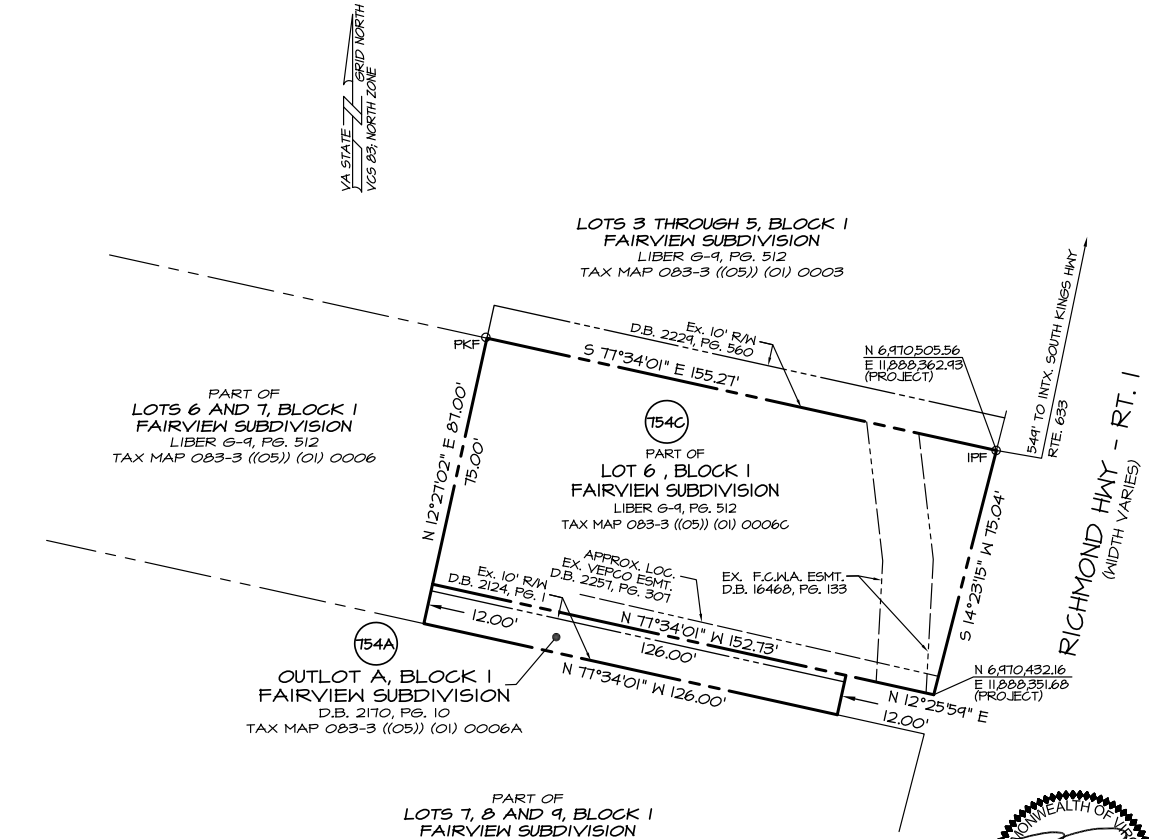
Dedication – 13,062 sq. ft.

VALUE

Estimated value of interests and damages:

TWO MILLION ONE HUNDRED FIFTY THOUSAND DOLLARS ($2,150,000)

Docusign Envelope ID: B1EBBBE0-E822-44F8-9D48-FEE770C1D8AA



COMMONWEALTH OF VIRGINIA
ROBERTO TORRES
Lic. No. 2965
6/19/24
LAND SURVEYOR

NOTES:

THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT PREPARED BY KEY TITLE DATED APRIL 4, 2022.

THE LAND SHOWN ON THIS PLAT IS NOW HELD AS NOTED IN THE TITLE BLOCK HEREON AND RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY; ALL EASEMENTS AND DEDICATIONS FOR PUBLIC STREET PURPOSES ARE WITHIN THE BOUNDS OF THE ORIGINAL TRACT, AS DESCRIBED AND RECORDED THEREIN.

THE INFORMATION SHOWN ON THIS PLAT WAS COMPILED FROM EXISTING LAND RECORDS AND DOES NOT REPRESENT THE RESULTS OF AN ACTUAL FIELD RUN BOUNDARY SURVEY.

ALL PREVIOUSLY RECORDED RIGHTS-OF-WAY, EASEMENTS, OR OTHER INTERESTS OF THE COUNTY SHALL REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SPECIFICALLY SHOWN HEREON.

THE PROPERTIES DELINEATED ON THIS PLAT ARE LOCATED ON TAX ASSESSMENT MAP 083-3 ((05)) (01) 0006C AND 083-3 ((05)) (01) 0006A.

RICHMOND HIGHWAY BUS RAPID TRANSIT
PROJECT 2G40-162-000
STATE PROJECT NO. 0001-029-454, UPC: 115550

PLAT SHOWING
PART OF
LOT 6, BLOCK 1
FAIRVIEW SUBDIVISION
LIBER G-9, PG. 512
AND
OUTLOT A, BLOCK 1
FAIRVIEW SUBDIVISION
D.B. 2170, PG. 10
PROPERTY BEING IN THE NAME OF
HIEN TU NGO & HA DAN NGO
D.B. 9601, PG. 1066

LEE DISTRICT, FAIRFAX COUNTY — SHEET 1 OF 1

SCALE: 1"=25'	DATE: 5/3/2022	DRAWN BY: EMS

PROPERTY AREA

TAX MAP 083-3 ((05)) (01) 0006C	11,550 SQ. FT.
TAX MAP 083-3 ((05)) (01) 0006A	1,512 SQ. FT.

25 0 25 50 75
Scale: 1" = 25'

PRECISION MEASUREMENTS, INC.
SURVEYORS • GPS • 3-D SCANNING • GIS • MAPPERS
VIRGINIA BEACH–RICHMOND–NEWPORT NEWS–CHANTILLY, VIRGINIA
4215 LAFAYETTE CENTER DR., SUITE 2A
CHANTILLY, VIRGINIA 20151
TEL: (703) 434-2676

Docusign Envelope ID: B1EBBBE0-E822-44F8-9D48-FEE770C1D8AA

ATTACHMENT 41

AFFECTED PROPERTY

Tax Map Number: 093-1-02-02-0001

Street Address: 6416 Richmond Hwy
Alexandria, VA 22309

OWNER(S): Edith W. Skidmore

INTEREST(S) REQUIRED: (As shown on attached plat/plan)

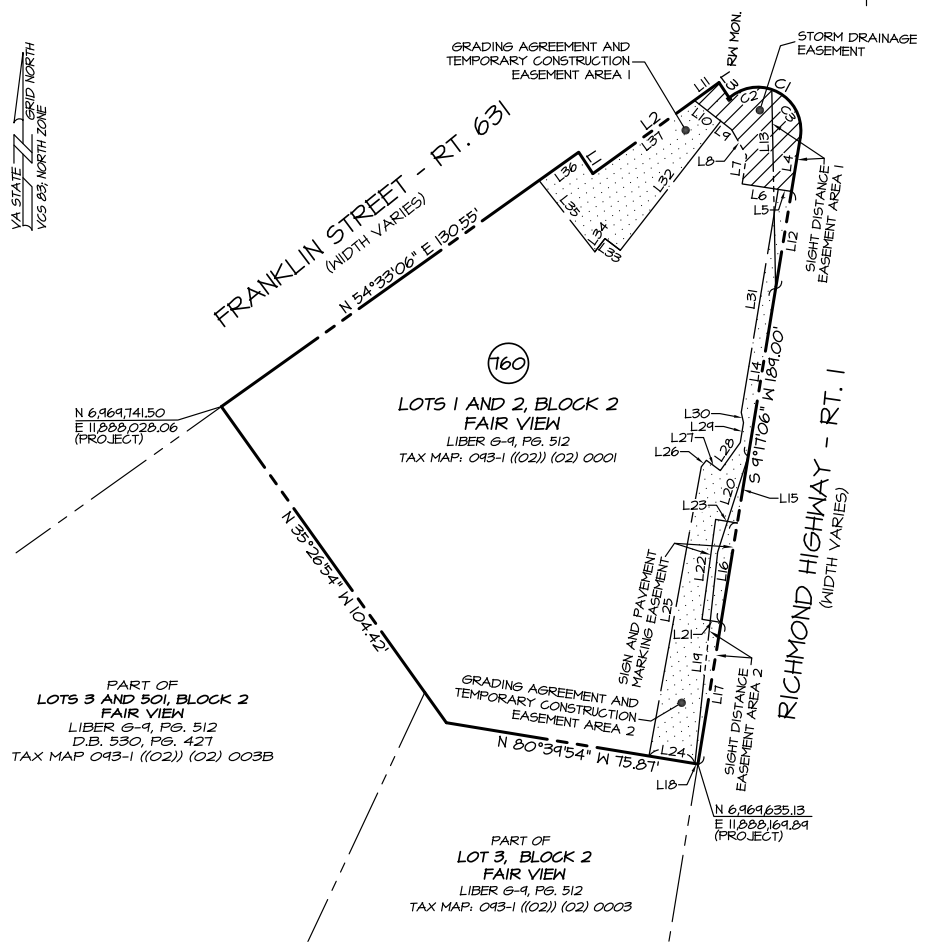
Storm Drainage Easement – 579 sq. ft.
Sight Distance Easements – 510 sq. ft.
Sign and Pavement Marking Easements – 184 sq. ft.
Grading Agreement and Temporary Construction Easements – 2,574 sq. ft.

VALUE

Estimated value of interests and damages:

FORTY-NINE THOUSAND FIVE HUNDRED SEVENTY DOLLARS ($49,570)

Docusign Envelope ID: B1EBBBE0-E822-44F8-9D48-FEE770C1D8AA



CURVE TABLE						
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT
C1	31.52'	12.84'	140°38'25"	S61° 01' 54"E	24.18'	35.90'
C2	13.50'	12.84'	60°14'17"	N78° 46' 02"E	12.89'	7.45'
C3	18.02'	12.84'	80°24'08"	S30° 54' 45"E	16.58'	10.85'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S33° 27' 54"E	7.66'
L2	N54° 10' 06"E	46.30'
L3	S33° 47' 54"E	5.50'
L4	S9° 17' 06"W	16.32'
L5	S81° 23' 56"E	3.99'
L6	N81° 23' 56"W	10.85'
L7	N8° 36' 04"E	8.53'
L8	N24° 48' 27"W	8.93'
L9	N51° 53' 46"W	4.09'
L10	N51° 53' 46"W	9.98'
L11	N54° 10' 06"E	9.05'
L12	S9° 17' 06"W	24.29'
L13	N1° 07' 05"W	59.25'

LINE TABLE		
LINE	BEARING	DISTANCE
L14	S9° 17' 06"W	50.53'
L15	S9° 17' 06"W	20.15'
L16	S9° 17' 06"W	29.99'
L17	S9° 17' 06"W	42.72'
L18	N80° 39' 54"W	0.91'
L19	N6° 08' 53"E	63.32'
L20	N17° 41' 13"E	29.94'
L21	N80° 42' 54"W	5.75'
L22	N7° 45' 32"E	30.00'
L23	S80° 42' 54"E	6.55'
L24	N80° 39' 54"W	13.83'
L25	N10° 14' 41"E	87.47'
L26	N37° 58' 20"E	2.45'

LINE TABLE		
LINE	BEARING	DISTANCE
L27	S53° 40' 58"E	5.14'
L28	N35° 33' 38"E	10.22'
L29	N9° 14' 36"E	5.99'
L30	N12° 31' 49"W	3.14'
L31	N9° 25' 41"E	67.27'
L32	S37° 51' 22"W	48.70'
L33	N52° 34' 14"W	5.75'
L34	S37° 25' 45"W	4.97'
L35	N38° 02' 01"W	26.97'
L36	N54° 33' 06"E	14.50'
L37	N54° 10' 06"E	37.25'

NOTES:

THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT PREPARED BY KEY TITLE, DATED APRIL 10, 2022.

THE LAND SHOWN ON THIS PLAT IS NOW HELD AS NOTED IN THE TITLE BLOCK HEREON AND RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY; ALL EASEMENTS AND DEDICATIONS FOR PUBLIC STREET PURPOSES ARE WITHIN THE BOUNDS OF THE ORIGINAL TRACT, AS DESCRIBED AND RECORDED THEREIN.

THE INFORMATION SHOWN ON THIS PLAT WAS COMPILED FROM EXISTING LAND RECORDS AND DOES NOT REPRESENT THE RESULTS OF AN ACTUAL FIELD RUN BOUNDARY SURVEY.

ALL PREVIOUSLY RECORDED RIGHTS-OF-WAY, EASEMENTS, OR OTHER INTERESTS OF THE COUNTY SHALL REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SPECIFICALLY SHOWN HEREON.

SEE THE ACCOMPANYING DEED TO THIS PLAT FOR INFORMATION ON USE, OWNERSHIP, MAINTENANCE AND CONDITIONS OF EASEMENTS SHOWN.

THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON TAX ASSESSMENT MAP 093-1 ((02)) (02) 0001.

EASEMENT AREAS

STORM DRAINAGE EASEMENT	579 SQ. FT.
SIGHT DISTANCE EASEMENT AREA 1	278 SQ. FT.
SIGHT DISTANCE EASEMENT AREA 2	232 SQ. FT.
TOTAL SIGHT DISTANCE EASEMENT	510 SQ. FT.
SIGN AND PAVEMENT MARKING EASEMENT	184 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT AREA 1	993 SQ. FT.
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT AREA 2	1,581 SQ. FT.
TOTAL GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT	2,574 SQ. FT.

25 0 25 50 75
Scale: 1" = 25'

COMMONWEALTH OF VIRGINIA
ROBERTO TORRES
Lic. No. 2965
11/8/24
LAND SURVEYOR

PRECISION MEASUREMENTS, INC.
SURVEYORS • GPS • 3-D SCANNING • GIS • MAPPERS
VIRGINIA BEACH-RICHMOND-NEWPORT NEWS-CHANTILLY, VIRGINIA
4215 LAFAYETTE CENTER DR., SUITE 2A
CHANTILLY, VIRGINIA 20151
TEL: (703) 434-2676

RICHMOND HIGHWAY BUS RAPID TRANSIT
PROJECT NUMBER 2G40-162-000
STATE PROJECT NO. 0001-259-454 UPC: 115550

PLAT SHOWING
STORM DRAINAGE EASEMENT, SIGHT DISTANCE EASEMENT, SIGN AND PAVEMENT MARKING EASEMENT AND GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT
THROUGH
LOT 1 AND 2, BLOCK 2,
FAIR VIEW SUBDIVISION
LIBER G-9, PG. 512
PROPERTY BEING IN THE NAME OF
EDITH W. SKIDMORE
D.B. 21020, PG. 876

FRANCONIA DISTRICT
FAIRFAX COUNTY, VIRGINIA. SHEET 1 OF 1

SCALE: 1"=25'	DATE: 9/5/2024	DRAWN BY: KL

Board Agenda Item
October 28, 2025

4:00 p.m.

Public Hearing to Consider an Ordinance Expanding the Edison Residential Permit Parking District, District 50 (Franconia District)

ISSUE:
Public hearing to consider a proposed amendment to *Appendix G of The Code of the County of Fairfax, Virginia* (Fairfax County Code), to expand the Edison Residential Permit Parking District (RPPD), District 50, to include the north side of Woodway Drive from Gum Street to the east end; and, the south side of Woodway Drive from the western property boundary of 5505 Woodway Drive to the east end.

RECOMMENDATION:
The County Executive recommends that the Board adopt an amendment to Appendix G of the Fairfax County Code (Attachment 1) to expand the Edison RPPD, District 50.

TIMING:
On September 30, 2025, the Board authorized advertisement of a public hearing to consider the proposed amendment to *Appendix G of the Fairfax County Code* to take place on October 28, 2025, at 4:00 p.m.

BACKGROUND:
Section 82-5A-4(a) of The Code of the County of Fairfax, Virginia, authorizes the Board to establish and/or expand an RPPD encompassing an area within 2,000 feet walking distance from the pedestrian entrances and/or 1,000 feet from the property boundaries of an existing or proposed high school, existing or proposed rail station, or existing Virginia college or university campus if: (1) the Board receives a petition requesting the establishment or expansion of such a District, (2) such petition contains signatures representing at least 60 percent of the eligible addresses of the proposed District and representing more than 50 percent of the eligible addresses on each block face of the proposed District, and (3) the Board determines that at least 75 percent of the land abutting each block within the proposed District is developed residential. In addition, an application fee of $10 per petitioning address is required for the establishment or expansion of an RPPD. In the case of an amendment expanding an existing District, the foregoing provisions apply only to the area to be added to the existing District.

Residents of Woodway Drive have petitioned for the expansion of District 50 due to a high number of student vehicles parked on the residential street during school hours. Staff have verified that the petitioning blocks are within 2,000 feet walking distance from the pedestrian entrances and/or 1,000 feet from the property boundaries of Edison High School and thus qualify for expansion of the RPPD. Staff have also verified that all other requirements to expand the RPPD discussed above have been met.

EQUITY IMPACT:
The project area is located within a low vulnerability index. Approximately 13% of residents in this Census tract are in low-income occupations, and approximately 9% of the residents speak English less than well. Establishing residential parking restrictions to prohibit non-resident vehicles during restriction hours through community engagement and public hearing supports One Fairfax Focus Area 8 by fostering trust among neighbors, and the ability to work together to achieve common goals that improve the quality of life for everyone in the neighborhood. However, at this time, there is insufficient information to determine an overall equity impact related to this change.

FISCAL IMPACT:
Funding of approximately $980 is required for signage and installation. Funds are currently available in Fairfax County Department of Transportation Fund 100-C10001, General Fund.

ENCLOSED DOCUMENTS:
Attachment 1: Proposed Amendment to the Fairfax County Code, Appendix G
Attachment 2: Map Depicting Proposed Expansion of Edison RPPD, District 50

STAFF:
Jennifer Miller, Deputy County Executive
Gregg Steverson, Director, Fairfax County Department of Transportation (FCDOT)
Lisa Witt, Chief, Administrative Services, FCDOT
Mena Nakhla, Equity Manager, FCDOT
Eric Teitelman, Chief, Active Transportation, Capital Projects and Traffic Engineering Division, FCDOT
Neil Freschman, Chief, Traffic Engineering Section, FCDOT
Henri Stein McCartney, Sr. Transportation Planner, FCDOT
Beverly Duran, Transportation Planner, FCDOT

Board Agenda Item
October 28, 2025

ASSIGNED COUNSEL:
Hayden Codding, Assistant County Attorney

Attachment 1

PROPOSED CODE AMENDMENT

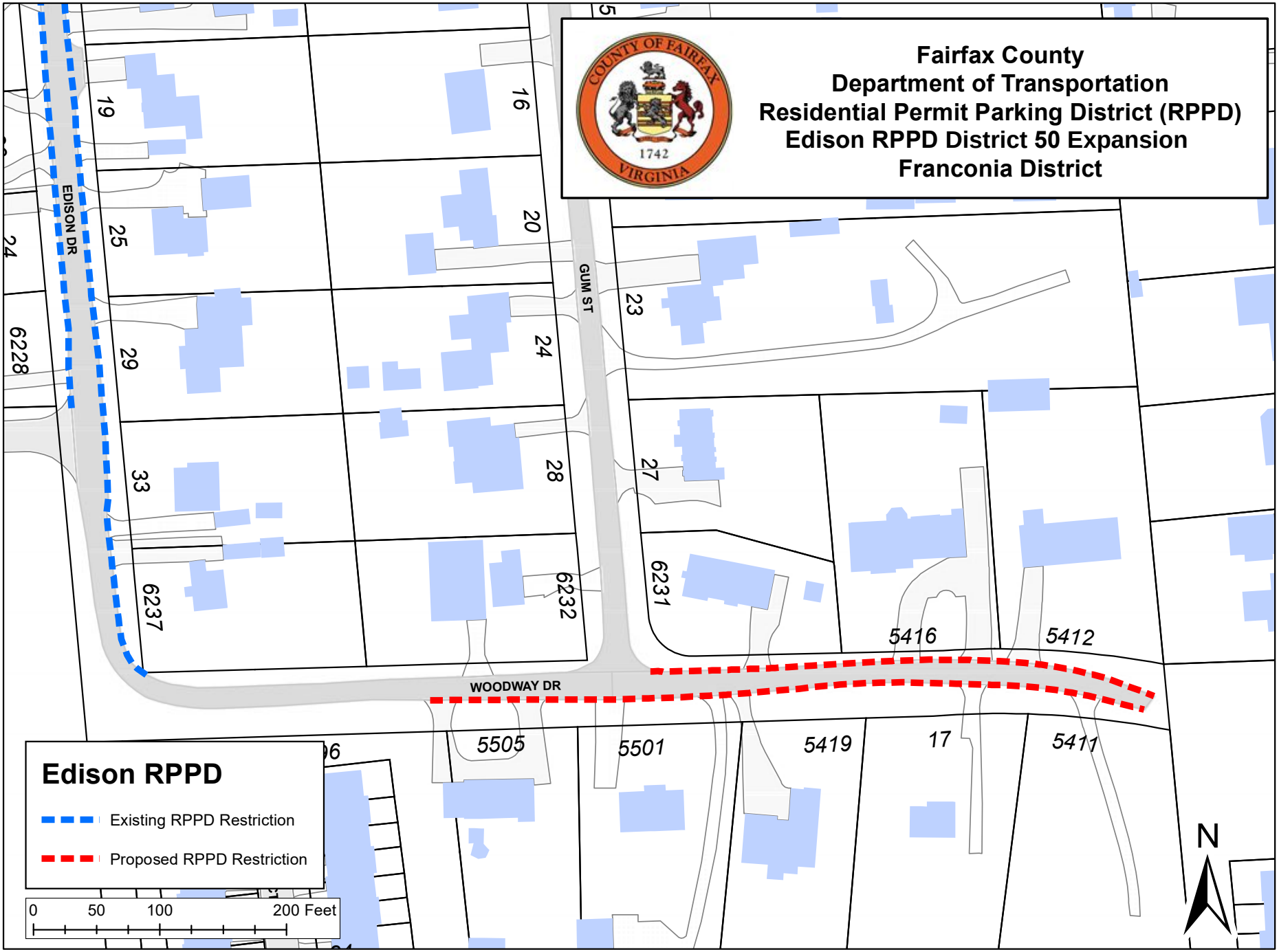
THE CODE OF THE COUNTY OF FAIRFAX, VIRGINIA
APPENDIX G

Amend *The Code of the County of Fairfax*, *Virginia*, by adding the following street block in Appendix G-50, Section (b)(2), Edison Residential Permit Parking District, in accordance with Article 5A of Chapter 82:

Woodway Drive (Route 3568):

On the north side from Gum Street to the east end; and, the south side from the western property boundary of 5505 Woodway Drive to the east end.

Attachment 2



Board Agenda Item
October 28, 2025

4:00 p.m.

Public Hearing on a Proposal to Vacate a Portion of Rolling Road (Springfield District)

ISSUE:
Public hearing on a proposal to vacate a portion of Rolling Road west of the intersection of Rolling Road (Route 638) and Traford Lane (Route 4132).

RECOMMENDATION:
The County Executive recommends that the Board adopt the attached order of vacation (Attachment 3) of the subject right-of-way.

TIMING:
On September 30, 2025, the Board authorized advertisement of the public hearing for the vacation of the proposed right-of-way, to be held on October 28, 2025, at 4:00 p.m.

BACKGROUND:
The applicant, Walsh Colucci Lubeley & Walsh, P.C., on behalf of their client, West Springfield Center LLC, is requesting that a portion of Rolling Road (Route 638) be vacated under *§15.2-2272 of the Virginia Code*. This portion of Rolling Road includes an unusually wide road cross-section with a large portion of green space in front of the Shopping Center. As part of their redevelopment of the West Springfield Shopping Center, the applicant intends to relocate a monument sign on the property that is currently blocked by a tree located in the large green space. This area to be vacated along Rolling Road is no longer needed for the County's public road system and not expected to be needed in the future.

The subject portion of Rolling Road, east of the intersection of Rolling Road (Route 638) and Traford Lane (Route 4132) was dedicated for public street purposes by virtue of that Deed of Dedication (Deed Book Y-12 Page 534). The vacation will not impact the Virginia Department of Transportation's (VDOT) Secondary System of Highways. The vacated areas of Rolling Road (Route 638) will be returned to the adjacent property owner, West Springfield Shopping Center LLC, as shown on the vacation plat.

EQUITY IMPACT:
None.

Board Agenda Item
October 28, 2025

FISCAL IMPACT:
None.

ENCLOSED DOCUMENTS:
Attachment 1: Letter of Request and Justification
Attachment 2: Notice of Public Hearing
Attachment 3: Vacation Ordinance
Attachment 4: Vacation Plat
Attachment 5: Metes and Bounds
Attachment 6: Vicinity Map

STAFF:
Jennifer Miller, Deputy County Executive
Gregg Steverson, Director, Fairfax County Department of Transportation (FCDOT)
Martha Coello, Deputy Director, (FCDOT)
Jeffrey Hermann, Chief, Site Analysis & Transportation Planning Division, FCDOT
Gregory Fuller, Jr., Chief, Site Analysis Section (SAS), FCDOT
Brittany Nixon, Transportation Planner IV, SAS, FCDOT
Jeffrey Edmondson, Transportation Planner III, SAS, FCDOT
Colleen Campbell, Transportation Planner I, SAS, FCDOT

ASSIGNED COUNSEL:
Randall T. Greehan, Assistant County Attorney, Office of the County Attorney

Walsh Colucci
Lubeley & Walsh PC

H. Mark Goetzman
Phone: 703.528.4700 x5452
Fax: 703.528.6050
mgoetzman@thelandlawyers.com

REVISED

May 30, 2025

BY OVERNIGHT DELIVERY AND ELECTRONIC MAIL

Jeffrey Edmondson
Fairfax County Department of Transportation
4050 Legato Rd, Ste 400
Fairfax, VA 22033-2895

Re: Revised request for Proposed Vacation of a Portion of Rolling Road (Route 638), Springfield Transportation District, Fairfax County, Virginia

Dear Jeffrey:

This letter constitutes a petition and statement of justification to vacate and abandon a portion of Rolling Road, Route 638, Springfield Transportation District, Fairfax County, Virginia, originally filed on January 21, 2025. This revised letter seeks to revise the petition and statement of justification to withdraw the abandonment application. The Applicant (herein defined) seeks to vacate a portion of Rolling Road, Route 638, Springfield Transportation District, Fairfax County, Virginia (referred to as the **"Vacation Area").** This request is made on behalf of West Springfield Center, LLC, a Delaware limited liability company (the **"Applicant"),** owner of that certain property located on Tax Map parcels 0793-04-0042 and 0793-04-0043 (the **"Property").** The Property consists of approximately 6.8907 acres, is zoned to the C-6 District, and is located along Rolling Road.

The Vacation Area is shown on the plat entitled "Record Plat Showing Vacation of a Portion of Rolling Road – Route #638 and Dedication of Various Easements Along Lots 43, 44 & a Portion of 42 Unit 1 Fairfax Park Deed Book Y-12, Page 534 Springfield Transportation District Fairfax County, Virginia", prepared by Tri-Tek Engineering, dated January 6, 2025 (the **"Plat").** The total of the area to be abandoned is 15,085 square feet or 0.3463 acres. The Vacation Area was dedicated for public street purposes by virtue of that certain Deed recorded in Deed Book Y-12 at Page 534, among the land records of Fairfax County, Virginia.

To offer some background, the Applicant is the owner of the West Springfield Shopping Center (the "Shopping Center"), a retail shopping center located on the Property. The Applicant is currently in process of redeveloping the Shopping Center. As shown on the Plat, a portion of Rolling Road (Route #638) includes an unusually wide drive area taking up a large portion of green space in front of the Shopping Center. As part of the redevelopment, the Applicant intends to relocate a monument sign located on the Property that is currently wholly blocked by a tree located in the wide drive area. In conjunction with the relocation of the monument sign, the Applicant requests the vacation of a portion of Rolling Road (Route #638).

The vacation of the Vacation Area is required pursuant to Virginia Code Section 15.2-2272.

I request your review of this application as soon as possible. If you have any questions or require additional information, please do not hesitate to contact me.

Very truly yours,
WALSH, COLUCCI, LUBELEY & WALSH, P.C.

H. Mark Goetzman

cc: Lynne Strobel
Kate Schlinke
Aaron Bartley
Ted Britt

Enclosures

ATTACHMENT 2

NOTICE OF INTENT TO
ADOPT AN ORDINANCE VACATING
A PORTION OF A ROAD

(Rolling Road – Route 638)

Springfield Transportation District,
Fairfax County, Virginia

Notice is hereby given that the Board of Supervisors of Fairfax County, Virginia, will hold a public hearing on October 28th , 2025, at 4:00 PM during its regular meeting in the Board Auditorium of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, VA, pursuant to Virginia Code Ann. § 15.2-2204, vacating a portion of the west side of Rolling Road between Old Keene Mill Road and Bauer Drive, comprising a total of 15,085 square feet, which was dedicated for public street purposes pursuant to that certain Deed recorded in Deed Book Y-12 at Page 534 in the land records of Fairfax County, Virginia. The road is located adjacent to Tax Map Parcel Numbers: 0739-04-0042 and 0739-04-0043, and is described and shown on the metes and bounds description and plat prepared by Tri-Tek Engineering, which is on file in the Fairfax County Department of Transportation, 4050 Legato Road, Suite 400, Fairfax, Virginia 22033, Telephone Number (703) 877-5600.

Public hearings are available to view live on Channel 16 and stream live online at www.fairfaxcounty.gov/cableconsumer/channel-16/live-video-stream. Live audio of the meeting may be accessed at 703-324-7700. Those wishing to testify may do so in person, unless the meeting is held electronically, or via phone or pre-recorded YouTube video. Speakers wishing to testify via video must register by signing up online at the web address shown below or by calling the Department of Clerk Services at 703-324-1315, TTY 711, and must submit their video no later than 9 a.m. on the day prior to the hearing. Speakers wishing to testify via phone must sign up to testify no later than 12:00 p.m., the day of the hearing to be placed on the Speakers List. Speakers not on the Speakers List may be heard after the registered speakers have testified.

In addition, written testimony and other submissions will be received by mail at 12000 Government Center Parkway, Suite 552, Fairfax, Virginia 22035 or by email at clerktotheBOS@fairfaxcounty.gov. More information on the ways to testify can be found at www.fairfaxcounty.gov/clerkservices/ways-provide-public-hearing-testimony.

Questions regarding this proposal may be directed to the Fairfax County Department of Transportation at 703-877-5600.

Fairfax County supports the Americans with Disabilities Act by making reasonable accommodations for persons with disabilities. Open captioning will be provided in the Board Auditorium. For sign language interpreters or other accommodation, please call the Clerk's Office, 703-324-3151, TTY: 711, as soon as possible, but no later than 48 hours before the public hearing. Assistive listening devices are available at the meeting.

SPRINGFIELD TRANSPORTATION DISTRICT.

ATTACHMENT 3

ADOPTION OF AN ORDINANCE VACATING
A PORTION OF ROLLING ROAD

(Rolling Road – Route 638)

Springfield Transportation District,
Fairfax County, Virginia

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held on October 28, 2025, at which meeting a quorum was present and voting, the Board, after conducting a public hearing upon due notice given pursuant to Virginia Code § 15.2-2204 and as otherwise required by law, adopted the following ordinance, to-wit:

BE IT ORDAINED by the Board of Supervisors of Fairfax County, Virginia: pursuant to Virginia Code § 15.2-2272, does hereby vacate the existing portion of Rolling Road (Route 638) compromising a total of 15,085 square feet, as formerly dedicated in a Deed of Dedication, recorded in Deed Book Y-12, at Page 534. The portion of road vacated is currently shown on Tax Map 79-3 and is shown on the metes and bounds schedule and plat prepared by Tri-Tek Engineering dated May 19, 2025, and provided to the Board of Supervisors.

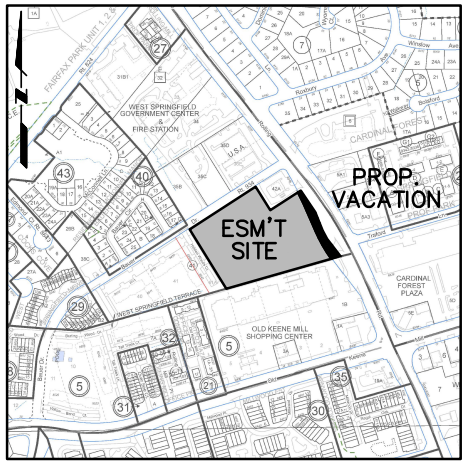
This vacation is subject to any right, privilege, permit, license, or easement in favor of any public service company, utility, or other person or entity, including any political subdivision, whether located above, upon, or under the surface, either presently in use or of record, including the right to operate, maintain, replace, alter, extend, increase or decrease in size any facilities in the vacated roadway, without any permission of the landowner(s).

A Copy Teste:

_____
Jill G. Cooper
Clerk for the Board of Supervisors

NOTES:

1. MAP#: 79-3-04-0042 & 0043
2. ZONE: C-6
3. OWNER: WEST SPRINGFIELD CENTER, LLC
   D.B. 19747, PG. 1289
4. ALL PREVIOUSLY RECORDED RIGHTS OF WAY, EASEMENTS OR OTHER INTEREST OF THE COUNTY REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SHOWN ON THIS PLAT.
5. TITLE REPORT PROVIDED BY CHICAGO TITLE INSURANCE COMPANY, POLICY NO. 2480-70111 EFFECTIVE DATE: NOVEMBER 21, 2007
6. THIS PLAT IS ASSOCIATED WITH COUNTY PLAN NO. MSP-2023-0038.
7. THE PLAT OF THE PROPERTY SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983 (VCS 1983), NORTH ZONE, US SURVEY FOOT UNITS AS COMPUTED FROM A FIELD RUN BOUNDARY AND HORIZONTAL CONTROL SURVEY THAT TIES THIS BOUNDARY TO NGS CONTROL STATIONS: DK4420 (MOSBY), HV9125 (FX CO GPS 136), HV5130 (HERNDON OPTRACK), HV9688 (FX CO GPS-79), HV9674 (FX CO GPS-65), DK 4390 (SUMEET-TEOTIA) AND HV8195 (HILLWOOD): AVERAGE COMBINED SCALE AND ELEVATION FACTOR OF 0.99995052. HORIZONTAL RMS = 0.0871'
8. THE BOUNDARY SURVEY OF THE LANDS DELINEATED HEREON MEETS THE MINIMUM ERROR OF CLOSURE 1 IN 20,000.
9. ANY FUTURE EASEMENT OR AUTHORIZATION FOR ELECTRIC, CABLE, TELEPHONE, OR GAS SERVICE TO BE FURNISHED TO THE PROPERTY MUST COMPLY WITH THE PROVISIONS OF VA. CODE 15.2-2241(6).
10. SEE ACCOMPANYING DEED TO THIS PLAT FOR INFORMATION ON USE, OWNERSHIP, MAINTENANCE AND CONDITIONS OF THE EASEMENTS SHOWN HEREON AS "HEREBY GRANTED".



VICINITY MAP
SCALE: 1"=500'

SURVEYOR'S CERTIFICATE:

I, DAVID T. CURRIN, A DULY AUTHORIZED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA DO HEREBY CERTIFY THAT I HAVE CAREFULLY SURVEYED THE PARCELS OF LAND DELINEATED HEREON; THAT THE INFORMATION SHOWN HEREON IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND EXPERIENCE, THAT THEY ARE THE SAME LANDS AS CONVEYED TO WEST SPRINGFIELD CENTER, LLC. AS RECORDED IN DEED BOOK 19747 AT PAGE 1289 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA; THAT THE RIGHT OF WAY AND THESE EASEMENTS ARE ALONG THE BOUNDARIES THEREOF.

DAVID T. CURRIN, L.S. NO. 1998 DATED:

COMMONWEALTH OF VIRGINIA
DAVID T. CURRIN
Lic. No. 1998
LAND SURVEYOR

RECORD PLAT
SHOWING VACATION OF A PORTION OF
ROLLING ROAD – ROUTE #638
AND DEDICATION OF VARIOUS EASEMENTS
ON
LOTS 43, AND 44
UNIT 1
FAIRFAX PARK
DEED BOOK Y-12, PAGE 534
SPRINGFIELD TRANSPORTATION DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: 1" = 50' DATE: 5-19-2025

SHEET 1 OF 2

TRI-TEK ENGINEERING
CIVIL ▲ ENVIRONMENTAL ▲ LAND PLANNING ▲ SURVEYING
a professional corporation
690 Center Street, Suite 300
Herndon, Virginia 20170-5018 (703) 481-5900

F-3514

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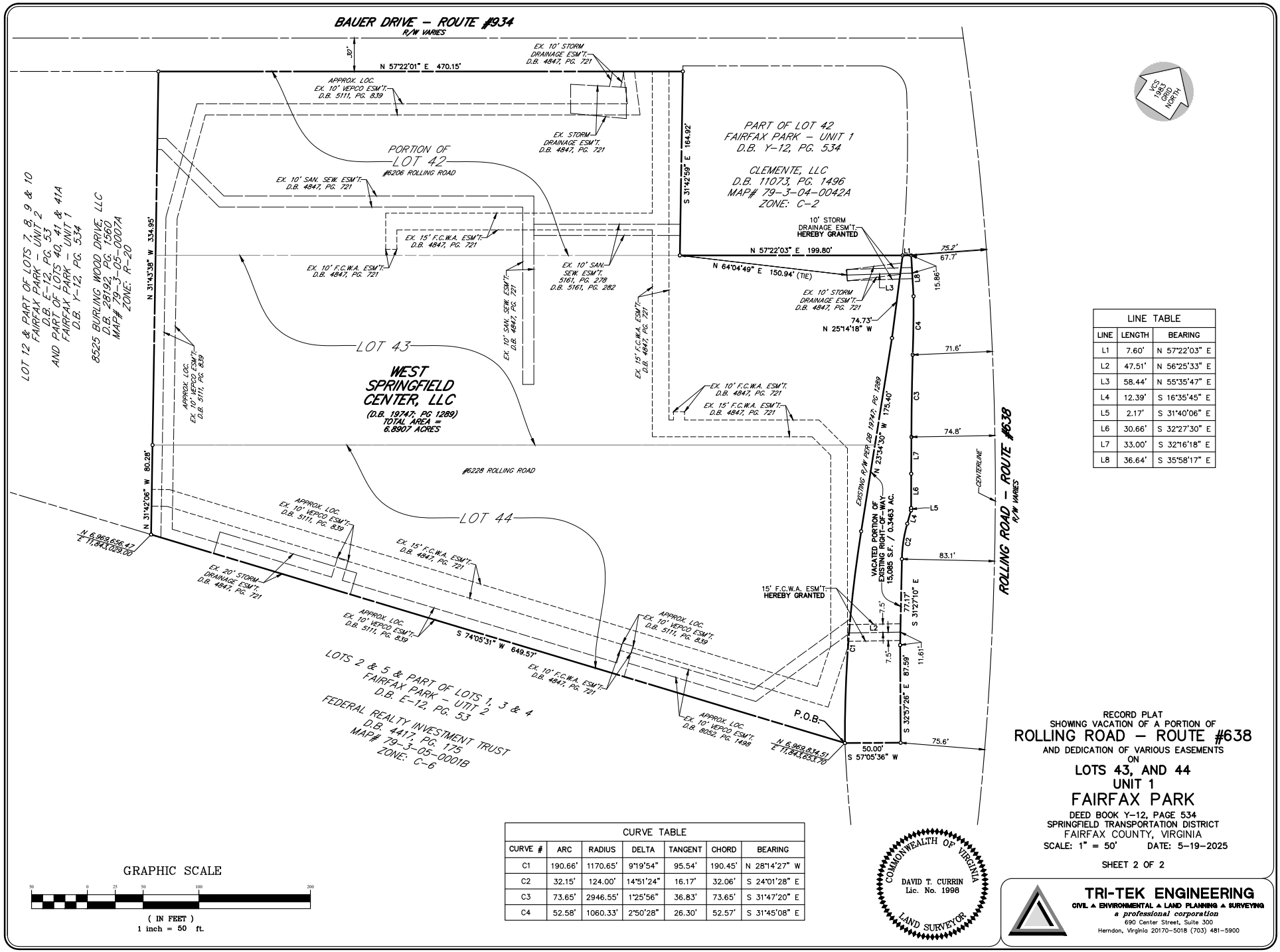

LINE TABLE		
LINE	LENGTH	BEARING
L1	7.60'	N 57°22'03" E
L2	47.51'	N 56°25'33" E
L3	58.44'	N 55°35'47" E
L4	12.39'	S 16°35'45" E
L5	2.17'	S 31°40'06" E
L6	30.66'	S 32°27'30" E
L7	33.00'	S 32°16'18" E
L8	36.64'	S 35°58'17" E

CURVE TABLE						
CURVE #	ARC	RADIUS	DELTA	TANGENT	CHORD	BEARING
C1	190.66'	1170.65'	9°19'54"	95.54'	190.45'	N 28°14'27" W
C2	32.15'	124.00'	14°51'24"	16.17'	32.06'	S 24°01'28" E
C3	73.65'	2946.55'	1°25'56"	36.83'	73.65'	S 31°47'20" E
C4	52.58'	1060.33'	2°50'28"	26.30'	52.57'	S 31°45'08" E

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

COMMONWEALTH OF VIRGINIA
DAVID T. CURRIN
Lic. No. 1998
LAND SURVEYOR

RECORD PLAT
SHOWING VACATION OF A PORTION OF
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SPRINGFIELD TRANSPORTATION DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: 1" = 50' DATE: 5-19-2025

SHEET 2 OF 2

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METES AND BOUNDS DESCRIPTION
PROPOSED VACATED PORTION OF
ROLLING ROAD – ROUTE #638
(ABUTTING THE PROPERTIES OF
WEST SPRINGFIELD CENTER, LLC
DEED BOOK 19747; PAGE 1289)
SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA
LOCATED ON FAIRFAX MAP #79-3

Beginning at the common easterly corner to original Lot 1 – Unit 2 – Fairfax Park (DB E-12; PG 53) and Lot 44 – Unit 1 – Fairfax Park (DB Y-12; PG 534), lying on the westerly line of Rolling Road – Route #638.

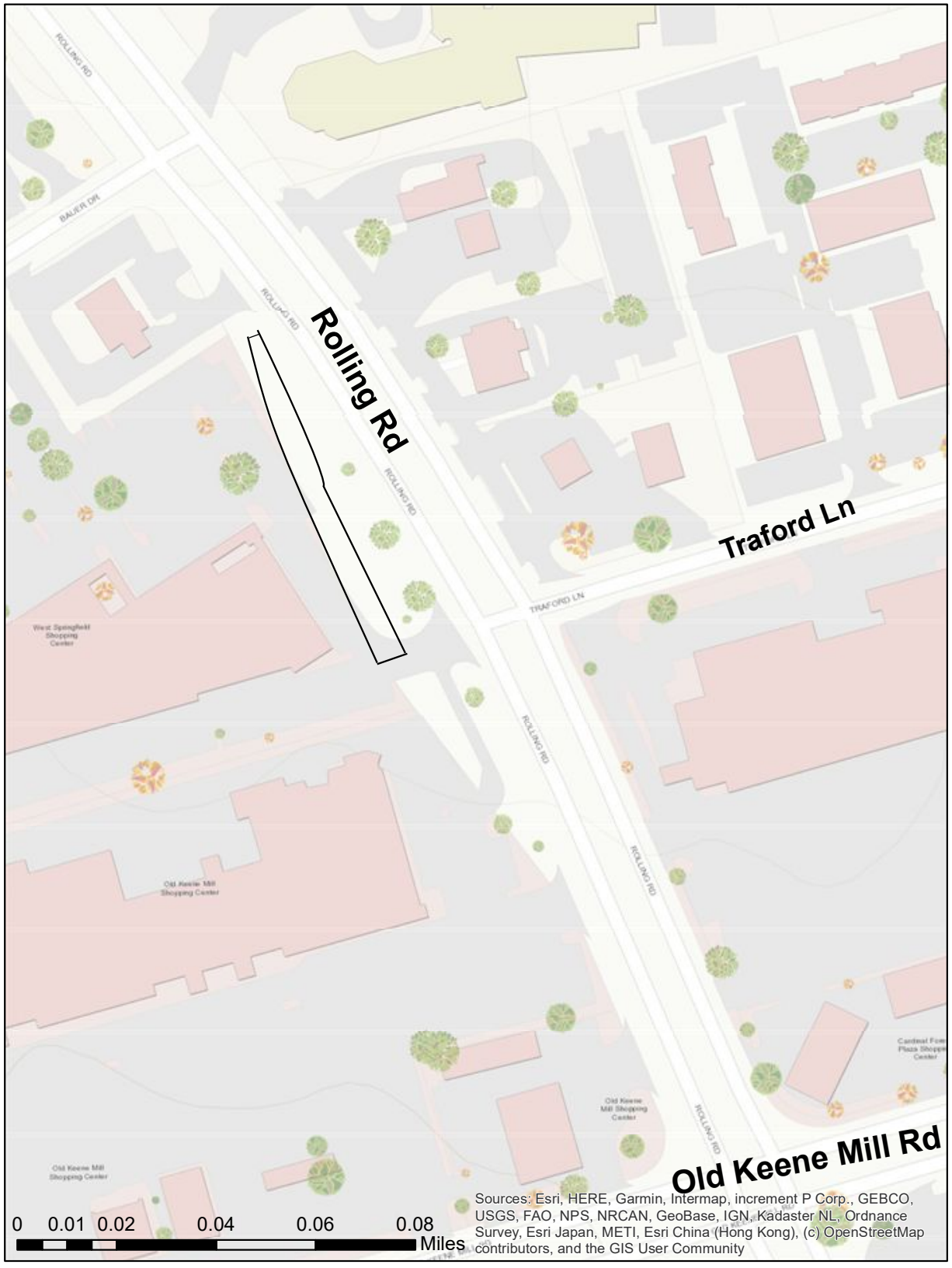
Thence running with the westerly line of Rolling Road the following courses as described in deed to West Springfield Center, LLC recorded in DB 19747; PG 1289: 1) with a curve to the right as follows R = 1,170.65' | A = 190.66' | Chd = 190.45' | Chd Brg = N 28°14'27"W to the PT, thence 2) N 23°34'30"W – 175.40' to a point, and 3) N 25°14'18"W – 74.73 feet to the common easterly corner to original Lots 42 and 43 – Unit 1- Fairfax Park.

Thence departing Lots 42 and 43, running through the existing right of way of Rolling Road the following courses and distances: 1) N 57°22'03" E – 7.60 feet to a point lying approximately 10' west of the existing sidewalk running along Rolling Road, 2) S 35°58'17"E – 36.64 feet to the PC of a curve to the right as follows 3) R = 1,060.33' | A = 52.58' | Chd = 52.57' | Chd Brg = S 31°45'08" E to the PC of a curve to the left as follows 4) R = 2,946.55' | A = 73.65' | Chd = 73.65' | Chd Brg = S 31°47'20" E to the PT, 5) S 32°16'18"E – 33.00 feet, 6) S 32°27'30"E – 30.66 feet, 7) S 31°40'06" E – 2.17 feet, 8) S 16°35'45"E – 12.39 feet to the PC of a curve to the left as follows 9) R = 124.00' | A = 32.15' | Chd = 32.06' | Chd Brg = S 24°01'28" E to the PT, 10) S 31°27'10"E – 77.17 feet, 11) S 32°57'26"E – 87.59 feet, and 12) S 57°05'36"W – 50.00 feet to the point of beginning containing 15,085 Square Feet or 0.3463 Acres of land.

This description has been prepared in conjunction with a plat prepared by this office, titled "RECORD PLAT SHOWING VACATION OF A PORTION OF ROLLING ROAD – ROUTE #638 AND DEDICATION OF VARIOUS EASEMENTS ON LOTS 43, and 44, UNIT 1, FAIRFAX PARK" dated 5-19-2025. Bearing references herein are on the V.C.S. 1983 North Zone state grid per GPS control survey conducted 12/16/2022. Reference to said plat is hereby made for a more graphic and particular depiction of the portion of existing right of way described herein.

Rolling Road Vacation Vicinity Map

Springfield District



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Tax Maps 79-3

Denotes Area to be Vacated

Board Agenda Item
October 28, 2025

4:00 p.m.

Public Comment on Issues of Concern