

# DULLES DISCOVERY NORTH

## SPECIAL EXCEPTION PLAT

(SE 2005-SU-023)

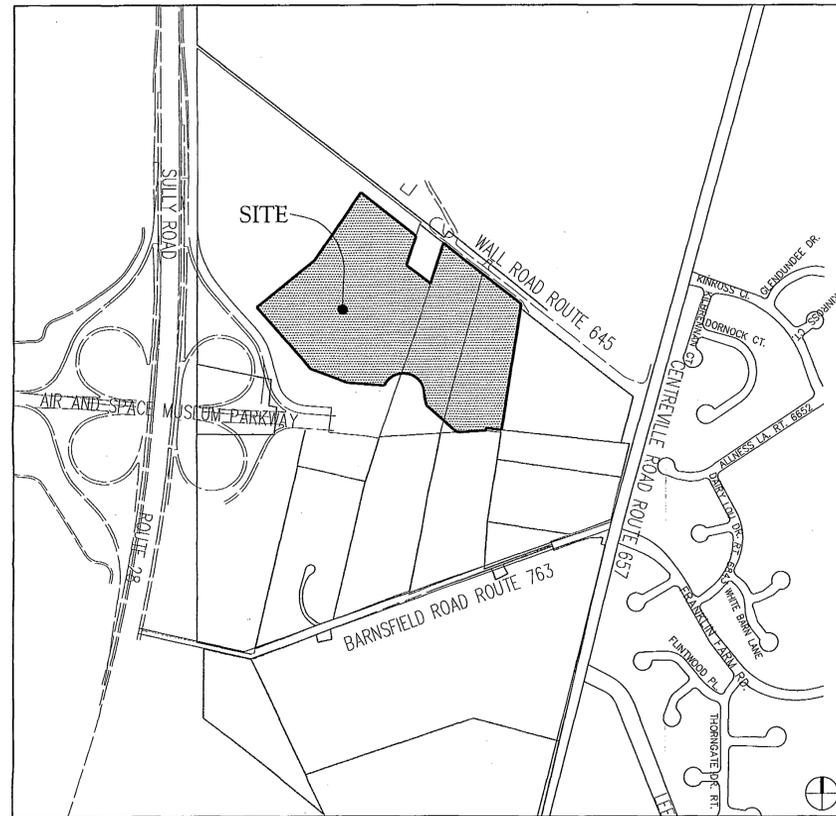
### SULLY DISTRICT FAIRFAX COUNTY, VIRGINIA

APPLICANT SULLY NORTH INVESTMENTS L.C.  
c/o THE PETERSON COMPANIES  
12500 FAIR LAKES CIRCLE  
SUITE 400  
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VICINITY MAP  
SCALE: 1"=500'

### SHEET INDEX

- 1 COVER SHEET
- 2 SITE TABULATIONS AND NOTES
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- 4 LANDSCAPE PLAN
- 5 PEDESTRIAN CIRCULATION PLAN
- 6 ILLUSTRATIVE SITE / BUILDING PERSPECTIVES

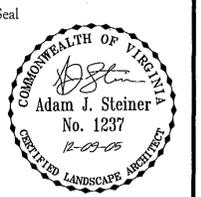
Refer to Supplemental SWM Package for BMP, SWM and Adequate Outfall Analysis.

PROPERTY OWNERSHIP		
PARCEL I.D.	OWNER	DEED BOOK / PAGE
34-2-(11) - PARCEL 34	SULLY NORTH INVESTMENTS L.C.	BOOK 17328, PAGE 1750

Application No. SE 2005-SU-023 Staff A. Striber  
APPROVED (Signature) SP PLAN  
SEE DEV CONDS DATED 2/27/06  
Date of (BOS) (BZA) approval 2/27/06  
Sheet 1 of 6



URBAN ENGINEERING & ASSOCIATES, INC.  
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Revision / Issue No.	Description	Date

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Project Name  
**DULLES DISCOVERY NORTH**

Special Exception Plat

Sully District  
Fairfax County, Virginia

Drawn By AJS	Checked By AJS
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Project No. 05-183

Date December 9, 2005

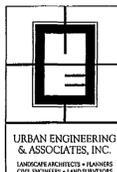
Drawing Title  
**COVER SHEET**

Scale: As Shown

Drawing Number

**1**  
Sheet 1 of 6 ZP-1649

RECEIVED  
Department of Planning & Zoning  
DEC 13 2005  
Zoning Evaluation Division



WISNEWSKI BLAIR & ASSOCIATES, LTD.

**GENERAL NOTES**

1. THE AREA OF THE LIMITS OF SPECIAL EXCEPTION DELINEATED ON THIS APPLICATION IS IDENTIFIED ON FAIRFAX COUNTY TAX ASSESSMENT MAP #034-2(1) PARCEL 34. THIS SPECIAL EXCEPTION IS FILED PURSUANT TO SECTION 9-807 OF THE ZONING ORDINANCE FOR AN INCREASE IN HEIGHT OF TWO OFFICE BUILDINGS UP TO 10 STORIES (150 FEET MAXIMUM). THESE TWO BUILDINGS WOULD BE CONSTRUCTED "BY-RIGHT" ON I-5 ZONED LAND, WHICH IS GRANDFATHERED AT A MAXIMUM 1.0 FAR. THE TWO PROPOSED OFFICE BUILDINGS WOULD COMPRISE PHASES 2 AND 3 OF THE 56-ACRE "DULLES DISCOVERY NORTH" OFFICE CAMPUS. THE PROPERTY IS ZONED AS FOLLOWS: I-5 (GRANDFATHERED AT A 1.0 FAR), I-3 (PROFFERED AND GRANDFATHERED AT A 0.5 FAR), R-1, AN AND WS. THE R-1 AND I-3 PARCELS ARE THE SUBJECT OF CONCURRENT REZONING APPLICATION RZ 2005-SU-026.
2. THE BOUNDARY INFORMATION SHOWN HEREON IS COMPILED FROM A BOUNDARY SURVEY PREPARED BY URBAN ENGINEERING & ASSOCIATES, INC., DATED JUNE 2005.
3. THE TOPOGRAPHY SHOWN HEREON IS AT A TWO-FOOT CONTOUR INTERVAL, COMPILED FROM A SURVEY TAKEN BY URBAN ENGINEERING & ASSOCIATES, INC., WHICH WAS AIR SURVEYED.
4. THE PROPERTY SHOWN ON THIS APPLICATION IS LOCATED IN THE SULLY DISTRICT, THE UPPER CUB RUN SANITARY SEWER DISTRICT AND THE CUB RUN WATER SHED.
5. THE SITE WILL BE SERVED BY PUBLIC WATER AND SEWER. SANITARY SEWER WILL CONNECT TO EXISTING MAIN AS SHOWN ON PLAN.
6. INDIVIDUAL UTILITY PLANS AND PROFILES WILL BE SUBMITTED AT TIME OF SITE PLAN APPROVAL.
7. THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON THIS SITE. IF ANY SUCH SUBSTANCES ARE FOUND, THE METHODS FOR DISPOSAL SHALL ADHERE TO COUNTY, STATE AND/OR FEDERAL LAW.
8. THERE ARE NO GRAVE SITES KNOWN TO EXIST ON THIS SITE.
9. AIR & SPACE MUSEUM PARKWAY WILL BE A PUBLIC ROADWAY AND SHALL CONFORM TO FAIRFAX COUNTY AND/OR VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) STANDARDS AND SPECIFICATIONS. EXCEPT FOR AIR & SPACE MUSEUM PARKWAY AND EXISTING WALL ROAD, ALL OTHER ROADWAYS PROPOSED WITH THIS SITE ARE TO BE PRIVATELY OWNED AND MAINTAINED.
10. ALL BUILDINGS WILL BE 'ADA' ACCESSIBLE.
11. THIS SITE IS NOT LOCATED WITHIN A FLOODPLAIN AREA AS DESIGNATED BY THE FEDERAL INSURANCE ADMINISTRATION, U.S.G.S. OR FAIRFAX COUNTY.
12. THIS SITE IS NOT LOCATED WITHIN A RESOURCE PROTECTION AREA OR ENVIRONMENTAL QUALITY CORRIDOR.
13. THE PROPOSED PLAN IS IN CONFORMANCE WITH THE COMPREHENSIVE PLAN, ORDINANCES AND REGULATIONS APPLICABLE TO THIS PROPERTY.
14. NO EXISTING STRUCTURES ARE PRESENT ON THE SUBJECT SITE. THERE ARE SOME SECTIONS OF EXISTING FENCING, CONSTRUCTION DATE UNKNOWN, WHICH WILL BE REMOVED WITH THE DEVELOPMENT OF PROJECT.
15. ALL TRAILS REQUIRED PER THE COUNTY'S COMPREHENSIVE TRAIL PLAN ARE SHOWN ON PEDESTRIAN CIRCULATION PLAN.
16. PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE. THE NUMBER OF SPACES PROVIDED MAY BE ADJUSTED BASED ON THE ACTUAL GSF OF OFFICE CONSTRUCTED. THE APPLICANT RESERVES THE RIGHT TO PROVIDE MORE THAN THE MINIMUM REQUIRED PARKING AS LONG AS THE AMOUNT OF OPEN SPACE REPRESENTED IN THE TABULATION IS NOT DIMINISHED AND THE PLAN IS IN SUBSTANTIAL CONFORMANCE WITH THE SE. A FINAL NUMBER OF PARKING SPACES, ACCESSIBLE SPACES AND LOADING SPACES WILL BE DETERMINED AT THE TIME OF FINAL ENGINEERING AND DESIGN AND WILL BE PROVIDED IN ACCORDANCE WITH ARTICLE 11 OF THE ZONING ORDINANCE. MOST OF THE PARKING WITHIN THE LIMITS OF THE SPECIAL EXCEPTION AREA IS FOR THE PROPOSED BUILDINGS LOCATED ON PARCEL 34.
17. IN ACCORDANCE WITH PARAGRAPH 4 OF SECTION 9-004 OF THE ZONING ORDINANCE, MINOR MODIFICATIONS TO THE SIZES, DIMENSIONS, FOOTPRINTS AND LOCATIONS OF BUILDINGS, PARKING, SIDEWALKS, TRAILS AND UTILITIES MAY OCCUR WITH FINAL ENGINEERING AND DESIGN WITHOUT REQUIRING AN AMENDMENT TO THIS SPECIAL EXCEPTION.
18. LOCATIONS AND QUANTITY OF GUARD HOUSES, SECURITY POSTS AND ADDITIONAL SITE SECURITY MEASURES ARE SUBJECT TO CHANGE PER REQUIREMENTS OF ULTIMATE TENANT. ADDITIONAL SITE FEATURES MAY BE LOCATED ON THE PROPERTY, INCLUDING WITHOUT LIMITATION, SATELLITE DISHES, COMMUNICATION FACILITIES, BENCHES, PICNIC AREAS, BIKE RACKS, EXERCISE FACILITIES, BALLISTIC BARRIERS AND FREESTANDING SHADE STRUCTURES (TENTS) AT TRUCK INSPECTION AREAS.
19. THE APPROVED DULLES DISCOVERY SPECIAL EXCEPTION PLAT (SE-2004-SU-028) WAS PREPARED TO ALLOW FOR THE CONSTRUCTION OF A COMMERCIAL ENTRANCE TO THE PROPERTY FORMERLY IDENTIFIED ON FAIRFAX COUNTY TAX ASSESSMENT MAP #034-2(1) PARCEL 3 AND ZONED R-1. THE SUBSEQUENT REZONING OF THE SUBJECT PROPERTY INCLUDED, UNDER SEPARATE APPLICATION, FROM R-1 TO I-5 WILL SUPERSEDE THE PREVIOUSLY APPROVED SE PLAT.
20. DEVELOPMENT SCHEDULE FOR PHASE 1 ASSUMES ROUGH GRADING OF SITE IN FALL 2005, COMMENCEMENT OF BUILDING CONSTRUCTION IN SPRING 2006 AND TENANT OCCUPANCY IN FALL 2007. SCHEDULE FOR PHASES 2 AND 3 HAS NOT BEEN ESTABLISHED AT THIS TIME.
21. THE FOLLOWING WAIVERS AND MODIFICATIONS ARE REQUESTED:
  - (i) A MODIFICATION OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS AROUND PARCEL 8 TO THAT SHOWN ON THE SE PLAT IS REQUESTED PURSUANT TO PARAGRAPH 5 OF SECTION 13-304 OF THE ZONING ORDINANCE.
  - (ii) A WAIVER OF THE TRAIL REQUIREMENTS ALONG BOTH ROUTE 28 AND A PORTION OF WALL ROAD AS SHOWN ON THIS GDP.
22. THERE IS A CONCURRENT REZONING APPLICATION (RZ 2005-SU-026) TO CHANGE THE R-1 AND I-3 ZONED AREAS WITHIN THE LIMITS OF THIS S.E. APPLICATION TO AN I-5 ZONE.
23. THERE ARE NO UTILITY EASEMENTS GREATER THAN 25' PRESENT ON SUBJECT SITE.
24. THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION AND PRESERVATION ON THE SUBJECT PROPERTY.
25. THE PURPOSE OF THIS SPECIAL EXCEPTION PLAT IS FOR THE INCREASED BUILDING HEIGHT ALLOWANCE FOR PHASES 2 AND 3.
26. AN EXTENSIVE PEDESTRIAN PLAZA IS PLANNED FOR THE OPEN SPACE BETWEEN BUILDINGS. DESIGN CHARACTER OF SPACE SHOWN ON PLANS IS CONCEPTUAL AND IS PRESENTED TO SHOW THE QUALITY OF DESIGN. CONCEPT MAY BE MODIFIED DURING FINAL DESIGN. A VARIETY OF COORDINATED SITE FURNISHINGS WILL BE INSTALLED WITHIN THE SUBJECT PROPERTY THAT MAY INCLUDE BENCHES, BIKE RACKS AND TRASH RECEPTACLES.
27. LOCATION FOR PRIMARY ENTRANCE SIGNAGE IS INDICATED ON SHEET 3. ALL PROJECT SIGNAGE WILL BE DESIGNED IN CONFORMANCE WITH Z.O. SECTION 5-1200. MATERIALS AND ARCHITECTURAL CHARACTER OF SIGNAGE SHALL COMPLEMENT BUILDING ARCHITECTURE.
28. SITE LIGHTING TO BE PROVIDED WITH POLE LIGHTS (METAL HALIDE FIXTURES) IN PARKING AREAS. MINIMUM HORIZONTAL ILLUMINATION AT PAVEMENT IN SURFACE PARKING AREAS TO 1.0 FOOT CANDLES, MAXIMUM AVG./MIN UNIFORMITY RATIO 4:1 AND MAXIMUM MAX./MIN UNIFORMITY RATIO 20:1.
29. PARKING LOT LIGHTING AND SITE LIGHTING WILL BE PROVIDED WITH LUMINAIRE FIXTURE TYPES THAT PROVIDE A FULL CUT-OFF LIGHT PATTERN WHEREVER POSSIBLE. CERTAIN HIGH-SECURITY AREAS NEAR BUILDING ENTRANCES, SITE ACCESS POINTS AND AT FENCE PERIMETER MAY REQUIRE SPECIAL FIXTURE TYPES THAT ARE NOT FULL CUT-OFF TO MEET SITE SECURITY REQUIREMENTS.
30. SURFACE PARKING MAY BE PROVIDED IN PLACE OF PARKING GARAGES ON AN INTERIM OR PERMANENT BASIS SO LONG AS ADEQUATE PARKING IS PROVIDED FOR THE USES OCCUPIED. PARKING GARAGES MAY BE RELOCATED WITHIN THE LIMITS SHOWN FOR SURFACE AND/OR STRUCTURED PARKING TO MEET ENGINEERING AND MARKET REQUIREMENTS.
31. THE SWM OPTIONS AND COMPUTATIONS SHOWN ON THIS PLAN AND IN THE SUPPLEMENTAL SWM PACKAGE MAY BE MODIFIED, INCLUDING THE ELIMINATION OF UNDERGROUND VAULTS, SO LONG AS THE APPROPRIATE ENGINEERING CRITERIA ARE MET AND SUBJECT TO D.P.W.E.S. APPROVAL.

**ZONING TABULATIONS**

	I-5 ZONE*	I-3 ZONE	R-1 ZONE
MINIMUM LOT AREA	20,000 S.F.	40,000 S.F.	36,000 S.F.
MINIMUM LOT WIDTH	100'	100'	150'/175' CORNER
MAXIMUM BUILDING HEIGHT (BY-RIGHT)	75'	75'	60'
MINIMUM YARD REQUIREMENTS			
FRONT	40'	40'	40'
SIDE	NONE	NONE	20'
REAR	NONE	NONE	25'
OPEN SPACE REQUIRED	15%	15%	N/A

\* GRANDFATHERED AT 1.0 FAR

**ALLOWABLE FAR COMPUTATIONS\***

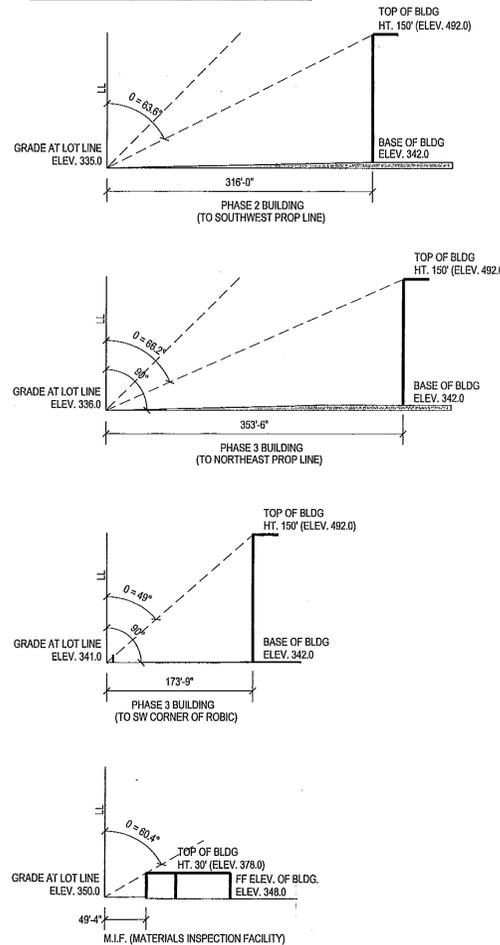
EX. ZONE	AREA	% OF SE AREA	MAX. FAR	MAX. GFA ALLOWED
I-5	877,842 S.F. (15.5565 AC.)	57%	1.0	877,842 S.F. (15.5565 AC.)
I-3	260,725 S.F. (5.9854 AC.)	22%	0.5	130,363 S.F. (2,9927 AC.)
R-1	249,342 S.F. (6.2241 AC.)	21%	0.5	124,671 S.F. (2,8621 AC.)
TOTAL	1,187,709 S.F. (27.26806 AC.)	100%	0.785	932,676 S.F. (21.4113 AC.)

\* ASSUMES APPROVAL OF CONCURRENT REZONING APPLICATION (SEE NOTE 22).

**SITE TABULATIONS**

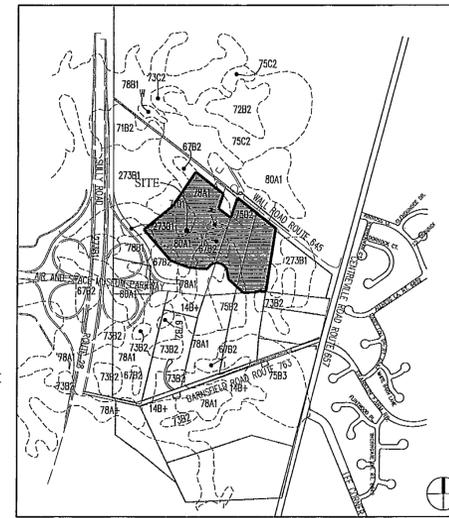
AREA OF LIMITS OF SE	1,187,709 S.F. (27.26806 AC.)
PROPOSED USE	OFFICE
OPEN SPACE PROVIDED	16.2% (4.42 AC.)
PROPOSED BUILDING HEIGHT (PHASES 2 & 3)	150' (10 STORIES)
<b>GROSS FLOOR AREA TABULATIONS</b>	
PHASE 2	427,192 S.F.
PHASE 3	427,192 S.F.
M.I.F. (MATERIALS INSPECTION FACILITY)	15,000 S.F.
3 GUARD HOUSES (250 S.F. EACH)	750 S.F.
p/c A.C.C. (ACCESS CONTROL CENTER)	1,000 S.F.
p/c CONNECTOR LINK	1,942 S.F.
PROPOSED TOTAL GROSS FLOOR AREA	873,076 S.F. (20.04 AC.)
PROPOSED F.A.R.	0.735

**BULK PLANE DIAGRAMS**



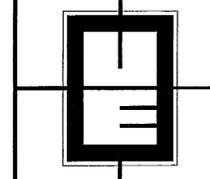
**LEGEND:**

- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- CG-6 CURB & GUTTER TRANSITION
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING TREE LINE
- PROPOSED LIMITS OF SE
- STREET LIGHTS (DETAIL AND SPEC. BY ARCHITECT)
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING POWER POLE WITH LIGHT FIXTURE
- EXISTING OVERHEAD ELEC. LINE

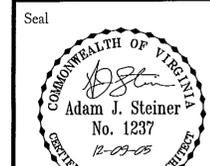


**SOILS MAP / DATA**  
SCALE: 1"=500'

SOIL ID NUMBERS	SERIES NAME	FOUNDATION SUPPORT	SUBSURFACE DRAINAGE	SLOPE STABILITY	ERODIBILITY	GEOTECHNICAL REPORT RECD
67B2	PENN (FSL)	GOOD	FAIR	MARGINAL	HIGH	C
71B1	BUCKS	GOOD	FAIR	MARGINAL	MODERATE	C
75B2	PENN (L)	GOOD	MARGINAL	POOR	HIGH	C
78A1	CALVERTON	POOR	MARGINAL	POOR	MODERATE	A
78B1	CALVERTON	POOR	MARGINAL	POOR	MODERATE	A
80A1	CROTON	POOR	POOR	POOR	LOW	A
273B1	READINGTON	GOOD	MARGINAL	POOR	MODERATE	B



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Special Exception Plat  
Sully District  
Fairfax County, Virginia

Drawn By  
**AJS**

Checked By  
**AJS**

Project No. **05-183**

Date **December 9, 2005**

Drawing Title  
**SITE TABULATIONS AND NOTES**

Station No. **SE 2005-SU-023** Staff **A. Steiner**  
APPROVED (SE) SP PLAN  
SEE DEV CONDS DATED **2/27/06**  
Date of (BOS) (BZA) approval **2/27/06**  
Sheet **2** of **6**

Scale: As Shown

Drawing Number  
**2**

Sheet 2 of 6 ZP-1649

**TOTAL SITE TABULATIONS**

**DULLES DISCOVERY NORTH**  
(FOR INFORMATIONAL PURPOSES ONLY)

**SITE TABULATIONS**

PARCEL	AREA
PART OF 34-2 (11) PARCEL 33	28,10468 AC.
34-2 (11) PARCEL 34	27,26808 AC.
TOTAL SITE AREA	55,37276 AC.

- PROPOSED AIR & SPACE MUSEUM PARKWAY DEDICATION (3,3071 AC.)*	
- RESIDUE TO EAST OF R.O.W. DEDICATION (0.0920 AC.**)	
- PROPOSED WALL ROAD DEDICATION (35' FROM EX. CL) (1.0874 AC.)	
<b>NET SITE AREA</b>	<b>50.88424 AC.*</b>
OPEN SPACE PROVIDED (FROM NET SITE AREA)	31.8% (16.2 AC.)

\* DEDICATION AREA FOR AIR & SPACE MUSEUM PARKWAY IS BASED ON PRELIMINARY DESIGN DATA AND IS SUBJECT TO CHANGE WITH FINAL ENGINEERING & VDOT REVIEW

**BUILDING TABULATIONS**

<b>PROPOSED BUILDING HEIGHT</b>	
PHASE 1	75' (5 STORIES)
PHASE 2	150' (10 STORIES)
PHASE 3	150' (10 STORIES)
M.I.F. (MATERIALS INSPECTION FACILITY)	30'
A.C.C. (ACCESS CONTROL CENTER)	30'
GUARD HOUSES	15'
PARKING GARAGES	50'
<b>GROSS FLOOR AREA</b>	
PHASE 1	373,204 S.F.
PHASE 2	427,192 S.F.
PHASE 3	427,192 S.F.
M.I.F. (MATERIALS INSPECTION FACILITY)	15,000 S.F.
A.C.C. (ACCESS CONTROL CENTER)	5,000 S.F.
CONNECTOR LINK**	33,760 S.F.
6 GUARD HOUSES (250 S.F. EACH)	1,500 S.F.
TOTAL	1,282,848 S.F. (29.45 AC.)
PROPOSED F.A.R. (FROM TOTAL SITE AREA)	0.532

\*\* CONNECTOR LINK IS CURRENTLY A DESIGN OPTION UNDER REVIEW BY TENANT. LINK WOULD CONSIST OF A ONE-STORY STRUCTURE CONNECTING PHASE 1 TO PHASES 2 AND 3.

**PARKING TABULATIONS**

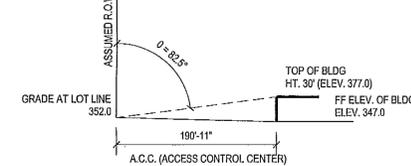
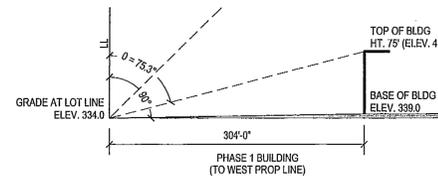
GROSS FLOOR AREA	1,282,848 S.F. (29.45 AC.)
PARKING REQUIRED (2.6 / 1,000 GFA)	3335
<b>PARKING PROVIDED</b>	
SURFACE SPACES	2,765
PHASE 2 GARAGE	1,050
PHASE 3 GARAGE	1,330
TOTAL	5,145
LOADING REQUIRED	15
1 / 1st 10,000 GSF + 1 / 20,000 GSF	
5 SPACES MAX PER PFM	
LOADING PROVIDED	15

**TREE COVER CALCULATIONS**

SITE AREA	50.88424 AC.*
- BUILDING FOOTPRINT AREA (EXCLUDING GARAGES)	4.18 AC. (181,923 S.F.)
= ADJUSTED SITE AREA	46.70424 AC.
TREE COVER REQUIRED (10% * 46.3369 AC.)	4.67 AC.
<b>TREE COVER PROVIDED</b>	
EXISTING TO REMAIN	0 AC.
PROPOSED PLANTINGS	5.10 AC.
TOTAL	5.10 AC.

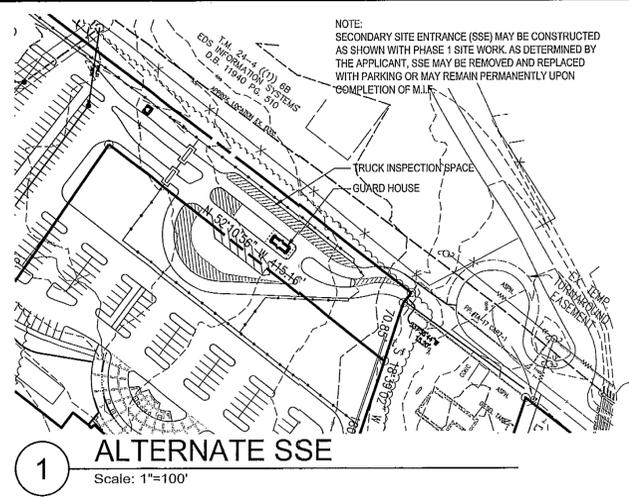
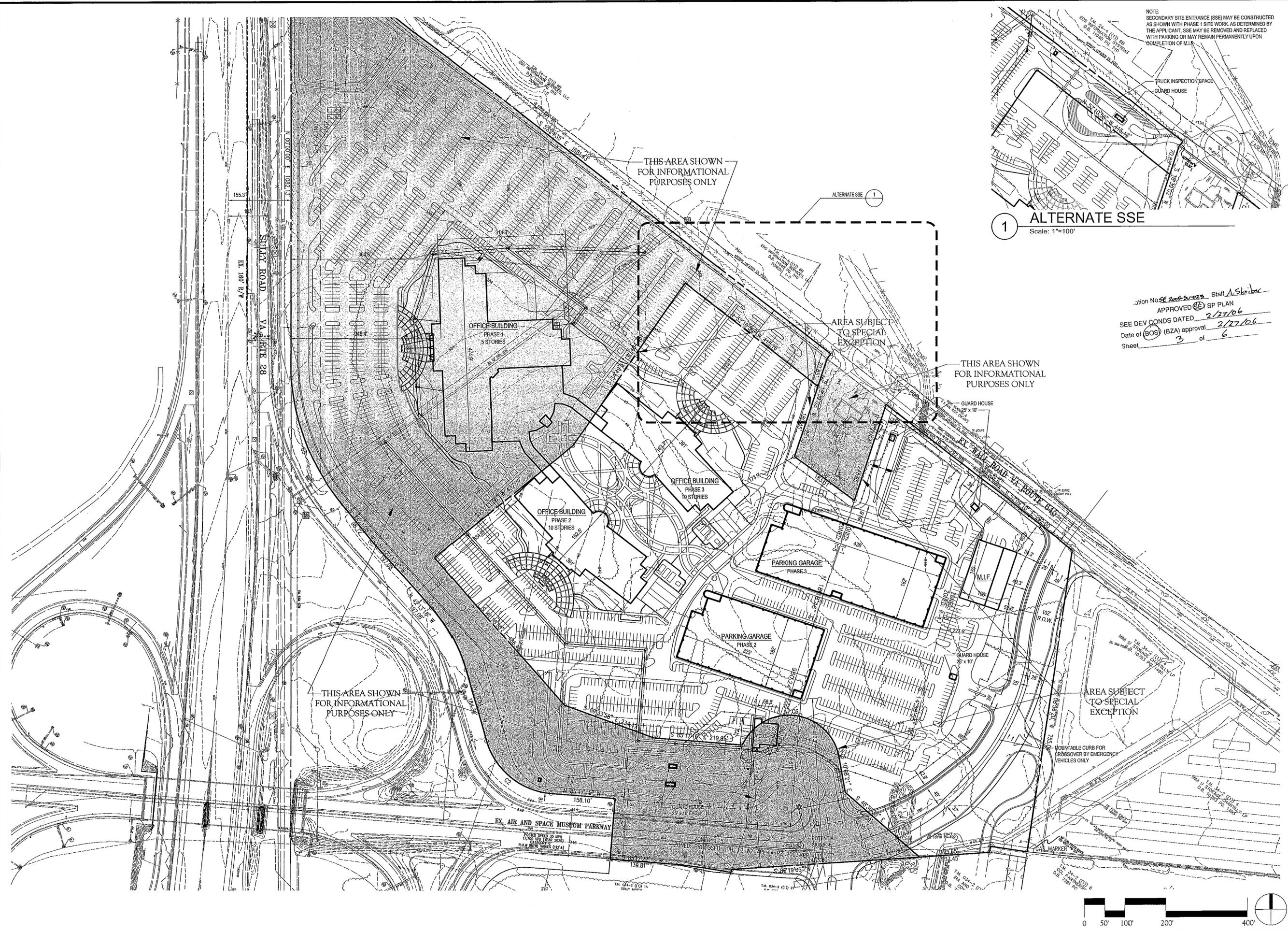
NOTE:  
INTERIOR PARKING LOT LANDSCAPING REQUIREMENTS FOR THE REZONING SHALL BE MET AT THE SITE PLAN APPROVAL WITH THE FINAL LANDSCAPING. PROPOSED LOCATIONS OF LANDSCAPE ISLANDS, TRANSITIONAL SCREENING, TREES AND LIMITS OF CLEARING AND GRADING ARE SUBJECT TO ADJUSTMENT AS PART OF FINAL ENGINEERING.

**BULK PLANE DIAGRAMS**

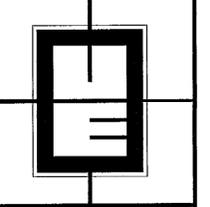


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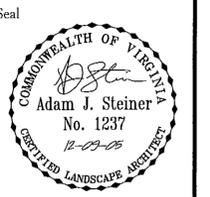
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Application No. SE 2005-20022 Staff: A. Shriver  
APPROVED (Signature) SP PLAN  
SEE DEV CONDS DATED 2/27/06  
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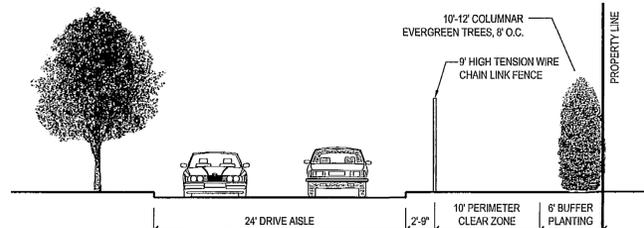
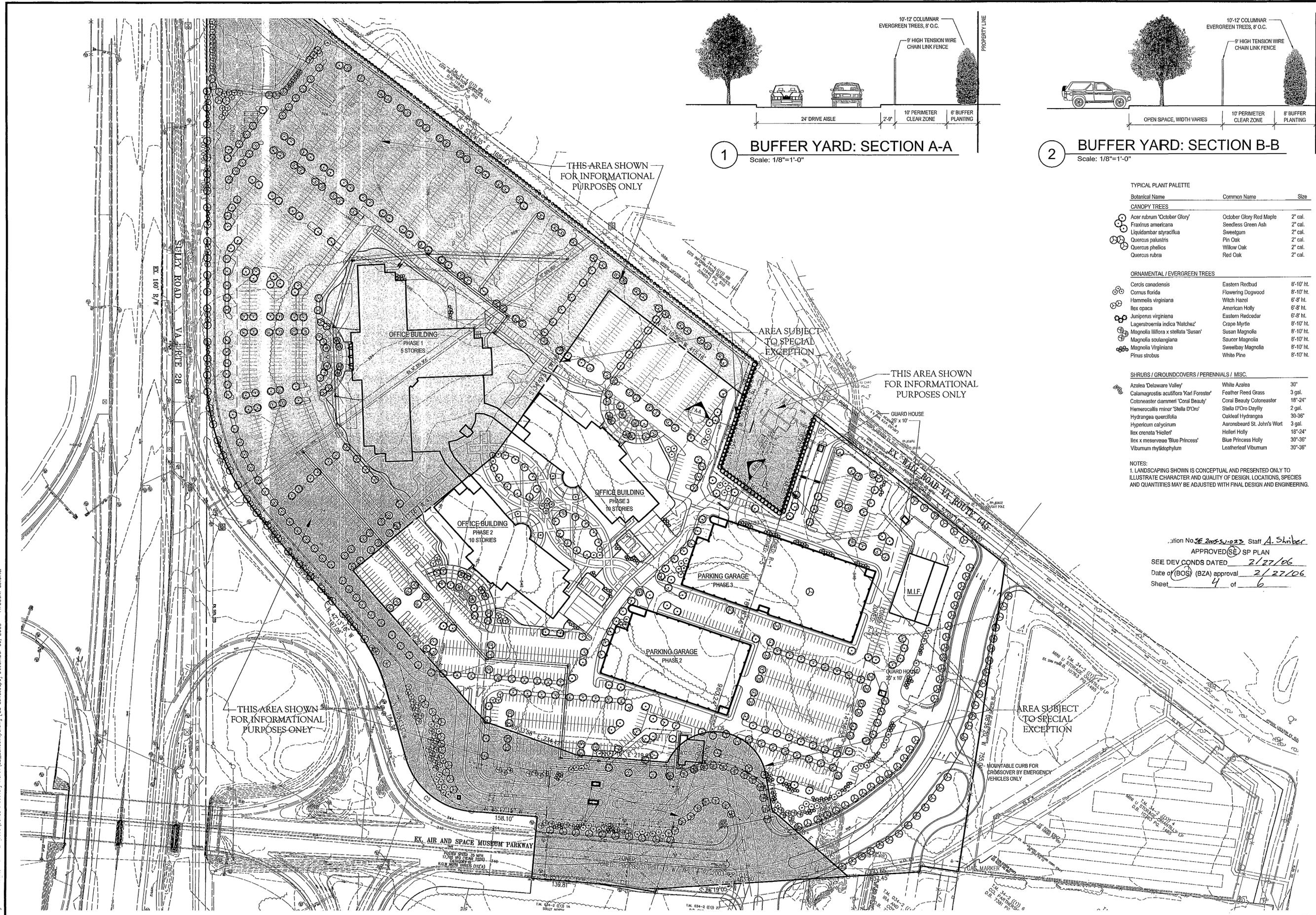
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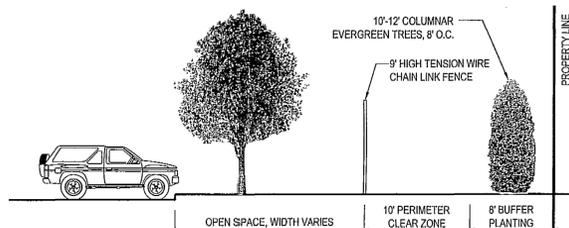
Scale: 1"=100'

Drawing Number  
**3**  
Sheet 3 of 6 ZP-1649





**1 BUFFER YARD: SECTION A-A**  
Scale: 1/8"=1'-0"



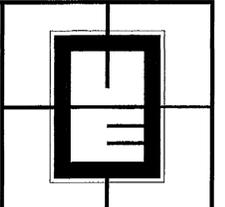
**2 BUFFER YARD: SECTION B-B**  
Scale: 1/8"=1'-0"

**TYPICAL PLANT PALETTE**

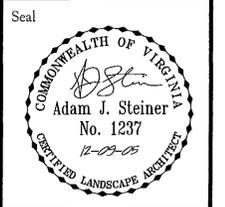
Botanical Name	Common Name	Size
<b>CANOPY TREES</b>		
Acer rubrum 'October Glory'	October Glory Red Maple	2' cal.
Fraxinus americana	Seedless Green Ash	2' cal.
Liquidambar styraciflua	Sweetgum	2' cal.
Quercus palustris	Pin Oak	2' cal.
Quercus phellos	Willow Oak	2' cal.
Quercus rubra	Red Oak	2' cal.
<b>ORNAMENTAL / EVERGREEN TREES</b>		
Cercis canadensis	Eastern Redbud	8'-10' ht.
Cornus florida	Flowering Dogwood	8'-10' ht.
Hammelia virginiana	Witch Hazel	6'-8' ht.
Ilex opaca	American Holly	6'-8' ht.
Juniperus virginiana	Eastern Redcedar	6'-8' ht.
Lagerstremia indica 'Natchez'	Crape Myrtle	8'-10' ht.
Magnolia lilliflora x stellata 'Susan'	Susan Magnolia	8'-10' ht.
Magnolia soulangeana	Saucer Magnolia	8'-10' ht.
Magnolia virginiana	Sweetbay Magnolia	8'-10' ht.
Pinus strobus	White Pine	8'-10' ht.
<b>SHRUBS / GROUNDCOVERS / PERENNIALS / MISC.</b>		
Azalea 'Delaware Valley'	White Azalea	30"
Calamagrostis acutiflora 'Karl Forester'	Feather Reed Grass	3 gal.
Cotoneaster dammeri 'Coral Beauty'	Coral Beauty Cotoneaster	18"-24"
Hemerocallis minor 'Stella D'Oro'	Stella D'Oro Daylily	2 gal.
Hydrangea quercifolia	Oakleaf Hydrangea	30-36"
Hypericum calycinum	Aaron'sbeard St. John's Wort	3 gal.
Ilex crenata 'Helleri'	Helleri Holly	18"-24"
Ilex x meserveae 'Blue Princess'	Blue Princess Holly	30"-36"
Viburnum rhytidophyllum	Leatherleaf Viburnum	30"-36"

NOTES:  
1. LANDSCAPING SHOWN IS CONCEPTUAL AND PRESENTED ONLY TO ILLUSTRATE CHARACTER AND QUALITY OF DESIGN. LOCATIONS, SPECIES AND QUANTITIES MAY BE ADJUSTED WITH FINAL DESIGN AND ENGINEERING.

Project No. SE 2005-20-023 Staff A. Shiber  
 APPROVED (SE) SP PLAN  
 SEE DEV CONDS DATED 2/27/06  
 Date of (BOS) (BZA) approval 2/27/06  
 Sheet 4 of 6



**URBAN ENGINEERING & ASSOCIATES, INC.**  
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 LANDSCAPE ARCHITECTS • PLANNERS  
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Client  
**Sully North Investments L.C.**  
 c/o The Peterson Companies  
 12500 Fair Lakes Circle, Suite 400  
 Fairfax, VA 22033  
 tel: 703.227.2000  
 fax: 703.631.6481

Revision / Issue

No.	Description	Date

Issue

Date	Description
08.29.05	Initial Submission
08.01.05	App Acceptance Comments
10.10.05	Staff Comments / 1st Resubm.
11.10.05	Staff Comments
11.28.05	Proffor Comments
12.09.05	Staff Report Version

Project Name  
**DULLES DISCOVERY NORTH**

Special Exception Plat

Sully District  
 Fairfax County, Virginia

Drawn By **AJS** Checked By **AJS**

Project No. 05-183

Date December 9, 2005

Drawing Title  
**LANDSCAPE PLAN**

Scale: 1"=100'

Drawing Number

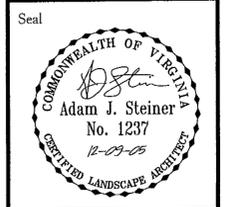
**4**  
 Sheet 4 of 6 ZP-1649



Urban Engineering & Associates, Inc. - L:\Jobs\Dulles Discovery North\SE\_Landscape.dwg [SE\_Landscape] December 09, 2005 - 11:55am astemer



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Project Name  
**DULLES DISCOVERY NORTH**  
 Special Exception Plat  
 Sully District  
 Fairfax County, Virginia

Drawn By  
 AJS

Checked By  
 AJS

Project No. 05-183

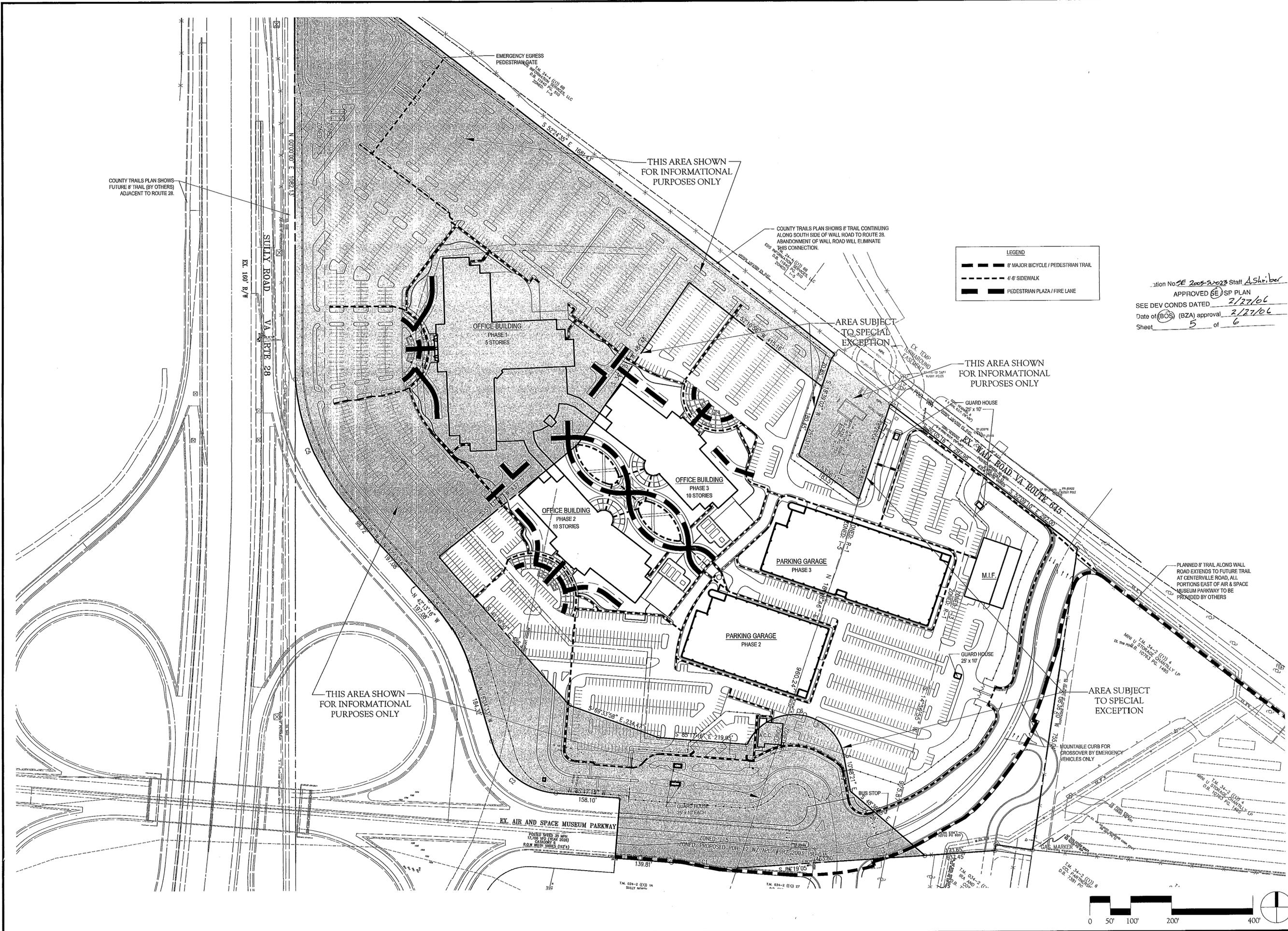
Date December 9, 2005

Drawing Title  
**PEDESTRIAN CIRCULATION PLAN**

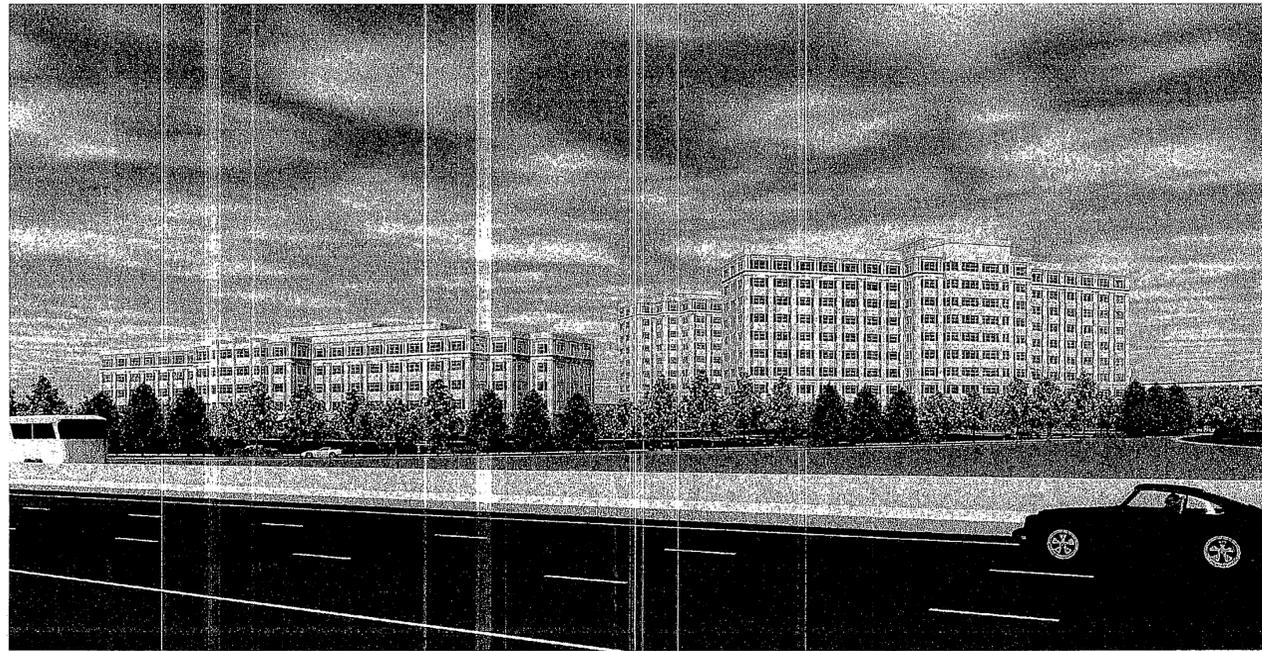
Scale: 1"=100'

Drawing Number

**5**  
 Sheet 5 of 6 ZP.1649

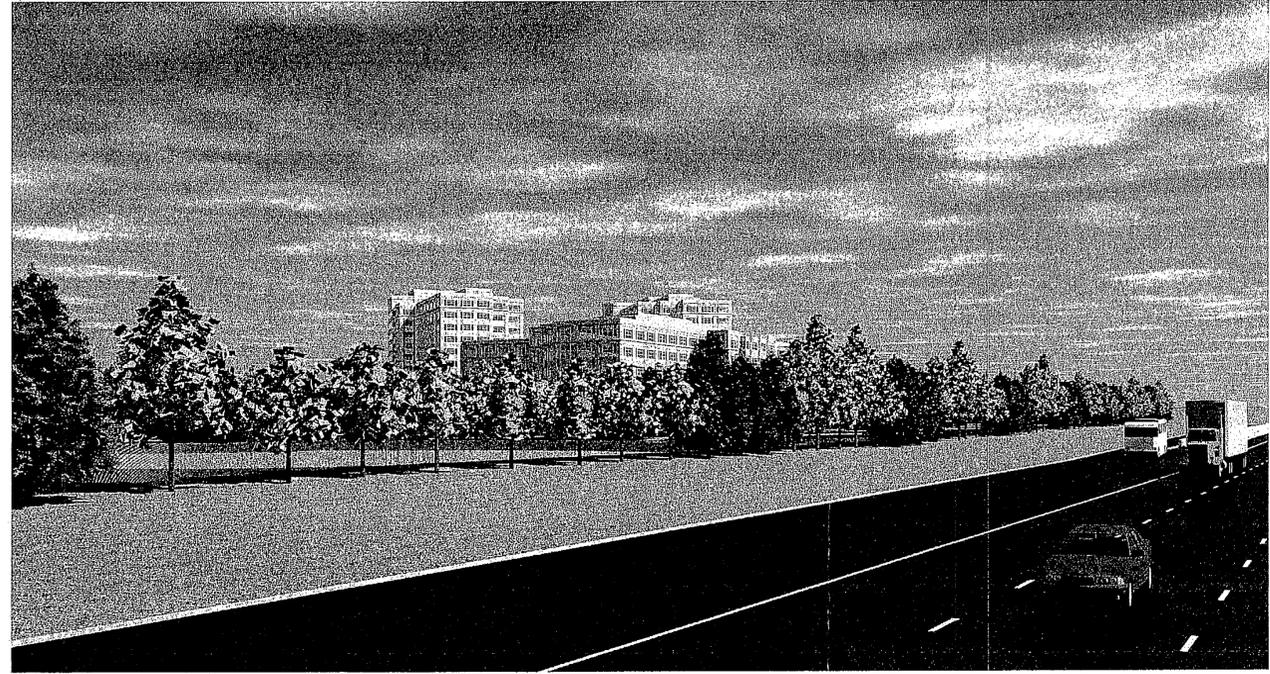


Urban Engineering & Associates, Inc. - L. Vukob [Dulles Discovery North] SE Circ Plan.dwg [SE Circ Plan] December 09, 2005 - 12:19pm ostelmer



### Dulles Discovery North

View from Route 28 just North of the Overpass of Air and Space Museum Parkway Looking Northeast



### Dulles Discovery North

View from Route 28 at the Site's Northwest Corner Looking Southeast



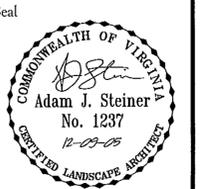
### Dulles Discovery North

View from the East End of the Courtyard Looking West

Application No. SE 2005-20-023 Staff: A. Steiner  
 APPROVED (Signature) SP PLAN  
 SEE DEV CONDS DATED 2/27/06  
 Date of (BOS) (BZA) approval 2/27/06  
 Sheet 6 of 6



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Project Name  
**DULLES DISCOVERY NORTH**

Special Exception Plat

Sully District  
 Fairfax County, Virginia

Drawn By  
 AJS

Checked By  
 AJS

Project No. 05-183

Date December 9, 2005  
 Drawing Title  
**ILLUSTRATIVE SITE PERSPECTIVES**

Scale: N.T.S.

Drawing Number

**6**  
 Sheet 6 of 6 ZP-1649



THIS INFORMATION FOR ILLUSTRATIVE PURPOSES ONLY!

WISNEWSKI BLAIR & ASSOCIATES, Ltd