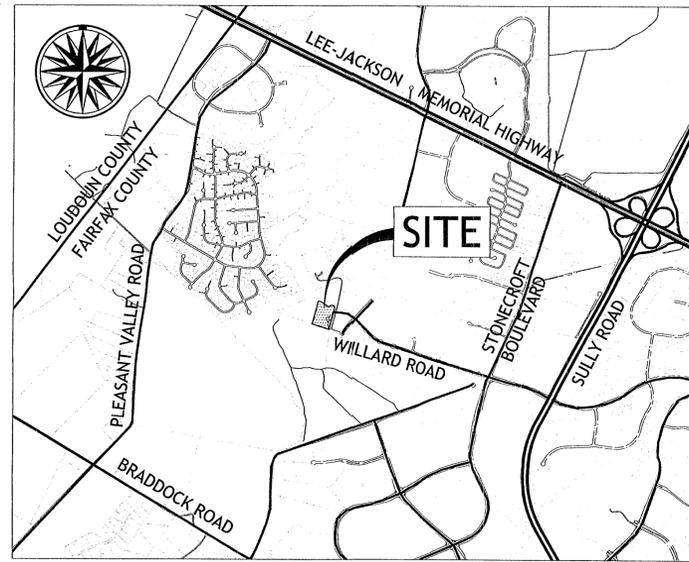


DULLES GATEWAY KENNELS

SULLY DISTRICT FAIRFAX COUNTY, VIRGINIA

GENERALIZED DEVELOPMENT PLAN AMENDMENT /
 SPECIAL EXCEPTION



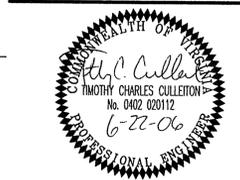
VICINITY MAP SCALE: 1" = 2000'

APPLICANT:
DULLES GATEWAY KENNELS
 4500 UPPER CUB RUN
 CHANTILLY, VIRGINIA 22021

Sheet Index

1. COVER SHEET
2. GENERALIZED DEVELOPMENT PLAN AMENDMENT / SPECIAL EXCEPTION PLAT/ NOTES / TABULATION
3. STORMWATER MANAGMENT NARRATIVE & CHECKLIST ARCHITECTURAL IMAGES

GENERALIZED DEVELOPMENT PLAN AMENDMENT /
 SPECIAL EXCEPTION PLAT



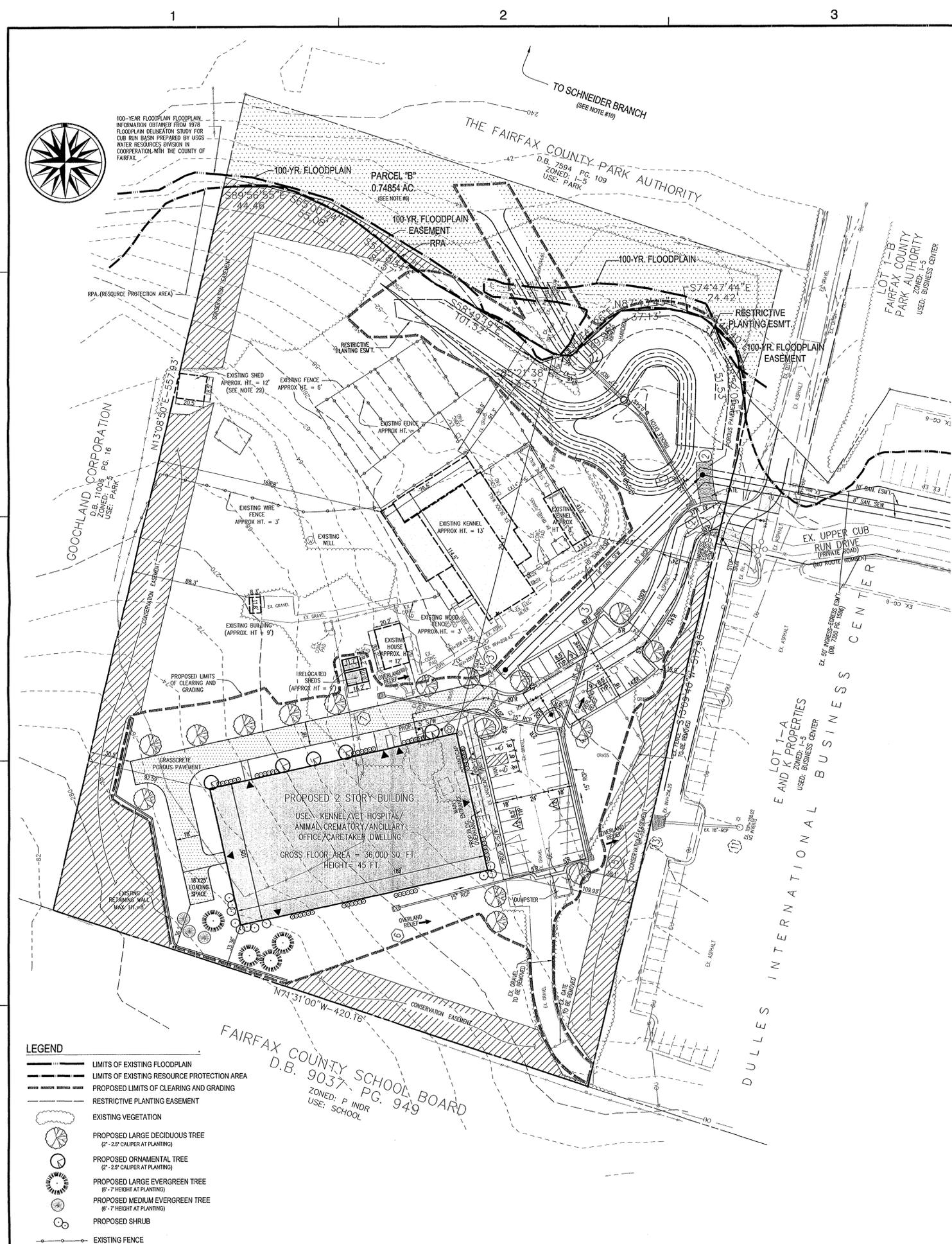
Application No PCA 2000-SU-033 Staff T. Strun
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 (DP) (GDP) (CDP) (FDP)
 See Proffers Dated 09-28-06
 Date of (BOS) (PC) approval 12-4-06
 Concur w/ PCA 2006-SU-015; DevCond 10-18-06
 Sheet 1 of 3

REV. JUNE 22, 2006
 MAY 12, 2006

SUBMISSION DATE

M-10598

RECEIVED
 Department of Planning
 DEC 11 2006
 Zebby Pennington, Director



LEGEND

- LIMITS OF EXISTING FLOODPLAIN
- LIMITS OF EXISTING RESOURCE PROTECTION AREA
- PROPOSED LIMITS OF CLEARING AND GRADING
- RESTRICTIVE PLANTING EASEMENT
- EXISTING VEGETATION
- PROPOSED LARGE DECIDUOUS TREE (2" - 2.5" CALIPER AT PLANTING)
- PROPOSED ORNAMENTAL TREE (2" - 2.5" CALIPER AT PLANTING)
- PROPOSED LARGE EVERGREEN TREE (6" - 7" HEIGHT AT PLANTING)
- PROPOSED MEDIUM EVERGREEN TREE (6" - 7" HEIGHT AT PLANTING)
- PROPOSED SHRUB
- EXISTING FENCE

NOTES

- 1) THE PROPERTY THAT IS THE SUBJECT OF THE RELATED PROFFERED CONDITION AMENDMENT (PCA) AND SPECIAL EXCEPTION APPLICATION IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS 1-5 (11) SA. THE PROPERTY IS CURRENTLY ZONED I-5 - GENERAL INDUSTRIAL DISTRICT, AND WAS - WATER SUPPLY PROTECTION OVERLAY DISTRICT, AND IS ZONED IN PART AN - AIRPORT NOISE IMPACT OVERLAY DISTRICT.
- 2) THE PROPERTY WAS REZONED TO THE I-5 DISTRICT ON FEBRUARY 6, 2001 WHEN THE BOARD OF SUPERVISORS APPROVED RZ 2000-SU-033. THE PROPERTY IS FURTHER SUBJECT TO THE CONDITIONS RELATED TO THE APPROVAL OF SPA 94-V-089 WHICH WAS APPROVED BY THE BOARD OF ZONING APPEALS ON FEBRUARY 6, 2001.
- 3) THE BASE INFORMATION FOR THE GENERALIZED DEVELOPMENT PLAN AMENDMENT (GDP) AND SPECIAL EXCEPTION (SE) IS FROM A SITE PLAN FOR THE SUBJECT PROPERTY (03172-SP-002-2) THAT WAS APPROVED ON SEPTEMBER 9, 2005. THE SITE PLAN WAS PREPARED BY DEWBERRY & DAVIS. THE TOPOGRAPHY IS FIELD RUN AND IS PRESENTED AT A CONTOUR INTERVAL OF TWO (2) FEET.
- 4) THE GDP ACCOMPANIES A PROFFERED CONDITION AMENDMENT APPLICATION THAT HAS BEEN FILED TO REVISE THE APPROVED PROFFERED DEVELOPMENT PROGRAM. THE SPECIAL EXCEPTION APPLICATION HAS BEEN FILED IN LIEU OF A SPECIAL PERMIT AMENDMENT APPLICATION) BECAUSE IN THE INTERVENING YEARS SINCE FEBRUARY 2001, THE APPLICABLE PROVISIONS OF THE FAIRFAX COUNTY ZONING ORDINANCE HAVE BEEN AMENDED SUCH THAT KENNELS AND ANCILLARY VETERINARY HOSPITALS ARE NOW SUBJECT TO APPROVAL OF A CATEGORY 5 SPECIAL EXCEPTION BY THE BOARD OF SUPERVISORS.
- 5) IT IS TO BE NOTED THAT THE ORIGINAL APPROVED DEVELOPMENT PROGRAM WAS THE SUBJECT OF MINOR MODIFICATIONS THAT WERE APPROVED BY AN ADMINISTRATIVE DETERMINATION DATED MAY 17, 2002. THE ABOVE-REFERENCED SITE PLAN IS IN ACCORDANCE WITH THE DEVELOPMENT PROGRAM THAT WAS APPROVED BY THE ADMINISTRATIVE DETERMINATION.
- 6) THE SOLE PURPOSE OF THE GDP AND SE IS TO INCREASE THE GROSS FLOOR AREA IN THE PROPOSED BUILDING BY 15,000 SQUARE FEET. THE 15,000 SQUARE FEET WILL BE LOCATED ON AN EXPANDED SECOND FLOOR IN THE BUILDING AND IN A PROPOSED ENTRY FOYER AND COVERED PORCH ON THE FIRST FLOOR (681 SF). THERE IS NO CHANGE TO THE PROPOSED USE(S) IN THE BUILDING. AS PREVIOUSLY APPROVED, THE NEW BUILDING WILL BE USED FOR AN EXPANSION OF THE EXISTING KENNEL USE, AN ANCILLARY VETERINARY HOSPITAL AND RELATED OFFICE USE, A CREMATORY WHICH IS A PERMITTED USE IN THE I-5 DISTRICT, AND A SECOND CARETAKER'S DWELLING.
- 7) IT IS TO BE NOTED THAT THE LAND AREA OF THE SUBJECT PROPERTY HAS DECREASED FROM 6.06 ACRES AS ORIGINALLY APPROVED TO 5.30 ACRES AS CURRENTLY RECORDED. THE DECREASE IN LAND AREA IS THE RESULT OF A DEDICATION OF 0.7684 ACRES OF LAND TO THE FAIRFAX COUNTY PARK AUTHORITY IN ACCORDANCE WITH THE PROFFERS APPROVED IN CONJUNCTION WITH RZ 2000-SU-033. DENSITY INTENSITY (FY) CALCULATIONS FOR THE CURRENTLY APPROVED AND PROPOSED DEVELOPMENT PROGRAMS ARE BASED ON THE ORIGINAL LAND AREA OF 6.06 ACRES WHICH CALCULATIONS ARE IN ACCORDANCE WITH THE CURRENTLY APPROVED PROFFERS. THE DEDICATED AREA IS REFERENCED AS PARCEL "B" ON THE GRAPHIC.
- 8) IT IS TO BE NOTED THAT THE EXISTING PARKING LOT IS GRAVEL AND IS SUBJECT TO A DUSTLESS SURFACE WAIVER #021383 THAT WAS RECORDED ON DECEMBER 17, 1999. THE PROPOSED PARKING LOT WILL BE CONSTRUCTED WITH A DUSTLESS SURFACE.
- 9) IT IS TO BE FURTHER NOTED THAT THERE IS A CARETAKER'S DWELLING IN A BUILDING (EXISTING HOUSE) WHICH IS SEPARATE FROM THE BUILDING THAT CONTAINS THE PRINCIPAL USE(S). SAID DWELLING WILL CONTINUE TO BE USED AS A CARETAKER'S QUARTERS IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECTION 2-501 OF THE ZONING ORDINANCE.
- 10) THE EXISTING/PROPOSED USE ON THE PROPERTY IS SERVED BY PUBLIC SEWER AND A PRIVATE WELL. THE LOCATION OF THE WELL IS LOCATED ON THE GRAPHIC.
- 11) IT IS TO BE NOTED THAT ALL WASTE FROM THE ANIMALS WHEN THEY ARE INSIDE THE EXISTING CONCRETE-FLOORED KENNELS AND PROPOSED KENNELS/VETERINARY HOSPITAL IS WILL BE WASHED AND DRAINED INTO THE SANITARY SEWER LATERAL THAT IS LOCATED ON THE SUBJECT PROPERTY. THE WASTE FROM SMALLER ANIMALS IN CAGES IS COLLECTED IN NEWSPAPERS AND DISPOSED OF IN THE TRASH WHICH IS COLLECTED ON A ROUTINE BASIS. THE WASTE FROM ANIMALS IN OUTDOOR GRAVEL-FLOORED KENNELS AND FROM AREAS ON THE PREMISES WHERE ANIMALS ARE WALKED IS SCOOPED UP ON AN IMMEDIATE AND DAILY BASIS, AND DISPOSED OF IN THE TRASH.
- 12) THE EXISTING BUILDINGS LOCATED ON THE PROPERTY WERE BUILT IN 1980. A PRE-EXISTING FRAME SHED WAS BUILT AT AN EARLIER UNKNOWN DATE. ALL EXISTING BUILDINGS WILL BE RETAINED.
- 13) THE SCHNEIDER BRANCH FLOODPLAIN AND RELATED ENVIRONMENTAL QUALITY CORRIDOR (EQC) AND RESOURCE PROTECTION AREA (RPA) TRAVERSE THE NORTHERN PORTION OF THE SITE AS REPRESENTED ON THE GRAPHIC.
- 14) TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRAVES LOCATED ON THE SUBJECT PROPERTY.
- 15) TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITY EASEMENTS HAVING A WIDTH OF TWENTY-FIVE (25) FEET OR MORE ON THE SUBJECT PROPERTY AND THERE ARE NO MAJOR UNDERGROUND UTILITY EASEMENTS.
- 16) THERE IS AN EXISTING STORMWATER MANAGEMENT DRY POND ON THE SUBJECT PROPERTY. THIS FACILITY WILL BE REPLACED WITH A LARGER DRY POND THAT WILL PROVIDE STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMPs) FOR THE PROPOSED DEVELOPMENT PROGRAM IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL. THE LARGER POND HAS BEEN DESIGNED AND APPROVED WITH SITE PLAN 3772-SP-02.
- 17) ACCORDING TO THE TRANSITIONAL SCREENING AND BARRIER MATRIX, A VETERINARY HOSPITAL IS LISTED IN PAR. 8. WHEREAS KENNELS ARE NOT SPECIFICALLY LISTED, BY INTERPRETATION, KENNELS WITH NO OUTSIDE RUNS HAVE BEEN DEEMED A PAR. 8 USE AND KENNELS WITH OUTSIDE RUNS HAVE BEEN DEEMED A PAR. 9 USE.
- 18) GIVEN THESE DETERMINATIONS AND GIVEN THE SURROUNDING ZONING PATTERN AND THE EXISTING USES ON ADJACENT PROPERTIES OF A VEHICLE MAJOR SERVICE ESTABLISHMENT, A PUBLIC SECONDARY SCHOOL, A PUBLIC RECREATION CENTER AND AN EXTENSIVE FLOODPLAIN, THERE IS NO TRANSITIONAL SCREENING OR BARRIER REQUIREMENT FOR THE PROPOSED DEVELOPMENT PROGRAM. EXISTING VEGETATION ON THE SITE WILL BE RETAINED AS REPRESENTED ON THE GRAPHIC. IT WILL BE USED FOR TRANSITIONAL SCREENING.
- 19) THE SUBJECT PROPERTY IS LOCATED IN LAND UNIT H OF THE DULLES SUBURBAN CENTER PORTION OF THE COMPREHENSIVE PLAN. LAND UNIT H IS PLANNED FOR INDUSTRIAL RESEARCH AND DEVELOPMENT, AND INDUSTRIAL FLEX USES UP TO A MAXIMUM FLOOR AREA RATIO OF 0.35. THE EXISTING/PROPOSED DEVELOPMENT PROGRAM IS IN ACCORDANCE WITH THE COMPREHENSIVE PLAN RECOMMENDATION.
- 20) THE COMPREHENSIVE PLAN RECOMMENDS A TRAIL ALONG THE SCHNEIDER BRANCH STREAM VALLEY AND A PEDESTRIAN/BICYCLE TRAIL ALONG STONECROFT BOULEVARD.
- 21) A STATEMENT WHICH CONFIRMS THE OWNERSHIP OF THE SUBJECT PROPERTY AND THE NATURE OF THE APPLICANT'S INTEREST IN SAME IS FURNISHED ON A SEPARATE DOCUMENT.
- 22) THE MINIMUM YARD REQUIREMENTS IN THE I-5 DISTRICT ARE AS FOLLOWS:
 FRONT YARD: CONTROLLED BY A 45° ANGLE OF BULK PLANE, BUT NOT LESS THAN 40 FEET.
 SIDE YARD: NO REQUIREMENT.
 REAR YARD: NO REQUIREMENT.
- 23) THE STATEMENTS REQUIRED BY PAR. 7A-G OF SECT. 9-011 OF THE ZONING ORDINANCE ARE FURNISHED IN A SEPARATE DOCUMENT.
- 24) TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES LOCATED ON THE SUBJECT PROPERTY. THE PROPOSED USES, HOWEVER, MAY GENERATE, UTILIZE, STORE, TREAT OR DISPOSE OF HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PARTS 116.4, 302.4 AND 305, ALL HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA DEPARTMENT OF WASTE MANAGEMENT VR 672-10-1 - VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS, AND/OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280, AND IT IS OUR UNDERSTANDING THAT ANY SUCH SUBSTANCES THAT MAY BE UTILIZED, STORED AND/OR DISPOSED OF IN CONJUNCTION WITH THE PROPOSED USES AND/OR BUILDING AND GROUNDS MAINTENANCE WILL BE IN ACCORDANCE WITH SAID REGULATIONS.
- 25) THE LOCATIONS AND ARRANGEMENT OF THE PROPOSED IMPROVEMENTS SHOWN ON THE GRAPHIC ARE APPROXIMATE AND MAY BE THE SUBJECT OF ADJUSTMENT BASED ON FINAL ENGINEERING AND DESIGN. IN ADDITION, THE PROPOSED BUILDING FOOTPRINTS ARE SUBJECT TO ADJUSTMENT WITH FINAL DESIGN. ALL FEATURES SHOWN ON THE GRAPHIC ARE SUBJECT TO MINOR MODIFICATION IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN PAR. 4 OF SECT. 8-004 OF THE ZONING ORDINANCE.
- 26) IT IS TO BE NOTED THERE IS AN EXISTING SHED LOCATED ADJACENT TO THE WESTERN PROPERTY LINE. IT IS OUR UNDERSTANDING THIS STRUCTURE WAS BUILT PRIOR TO 1994. GIVEN THAT THE STRUCTURE DOES NOT COMPLY WITH THE MINIMUM YARD REQUIREMENTS SET FORTH IN PAR. 10 OF SECT. 10-104 OF THE ZONING ORDINANCE, THIS STRUCTURE WILL EITHER BE DEMOLISHED, RELOCATED OR THE SUBJECT OF A SPECIAL EXCEPTION IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECT. 8-025 OF THE ZONING ORDINANCE.
- 27) IT IS TO BE NOTED THERE MAY BE SITE FEATURES SUCH AS FENCES, WALLS, GAZEBOS, MAINTENANCE STRUCTURES, TRELLISES, ENTRANCE AND DIRECTIONAL SIGNS, LIGHT STANDARDS, FLAGPOLES, AND BERMS WHICH ARE NOT REPRESENTED ON THE GRAPHIC THAT MAY BE PROVIDED.
- 28) THE PROPOSED USE WILL REQUIRE OUTSIDE LIGHTING OF THE PARKING AREAS FOR SAFETY PURPOSES. THE LOCATION AND HEIGHT OF THE LIGHT STANDARDS WILL BE INWARD DIRECTED, LOCATED AND DESIGNED TO REDUCE GLARE ON ADJOINING PROPERTIES IN ACCORDANCE WITH THE GLARE STANDARDS SET FORTH IN ARTICLE 14 OF THE ZONING ORDINANCE.
- 29) PARKING AND LOADING FOR THE PROPOSED USES WILL BE PROVIDED AS REPRESENTED ON THE GRAPHIC AND IN STRICT ACCORDANCE WITH THE PROVISIONS SET FORTH IN ARTICLE 11 OF THE ZONING ORDINANCE. IT IS TO BE UNDERSTOOD THAT THE APPLICANT RESERVES THE RIGHT TO PROVIDE ADDITIONAL PARKING SPACES THAN THOSE REPRESENTED ON THE GRAPHIC SO LONG AS THE MINIMUM DIMENSIONS TO THE PERIPHERAL LOT LINES THAT ARE REPRESENTED ON THE GRAPHIC AND THE AMOUNT OF OPEN SPACE AS REPRESENTED IN THE TABULATION ARE NOT DIMINISHED.
- 30) GIVEN THE NATURE OF THE EXISTING/PROPOSED USE, THERE ARE NO PROPOSED COMMUNITY OR PUBLIC FACILITIES OR PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS APPLICATION.
- 31) OTHER THAN THE EXISTING VEGETATION AND TREE COVER ON THE SUBJECT PROPERTY, THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION AND PRESERVATION.
- 32) GIVEN THE SURROUNDING LAND USE PATTERN AND ZONING, THE NATURE OF THE EXISTING/PROPOSED USES AND THE SIZE OF THE SUBJECT PROPERTY, IT IS OUR JUDGMENT THERE WILL BE NO ADVERSE EFFECTS PROMPTED BY THE PROPOSED DEVELOPMENT.
- 33) GIVEN THE NATURE OF THE EXISTING/PROPOSED USE, THERE ARE NO SPECIAL AMENITIES PROPOSED WITHIN THIS DEVELOPMENT.
- 34) IT IS ANTICIPATED THAT THE PROPOSED DEVELOPMENT WILL COMMENCE AS SOON AS ALL NECESSARY APPROVALS AND PERMITS ARE OBTAINED. HOWEVER, THIS MAY CHANGE WITH MARKET CONDITIONS. IT IS CURRENTLY ENVISIONED THAT THE PROPOSED DEVELOPMENT PROGRAM WILL BE CONSTRUCTED IN TWO TO THREE PHASES.
 THE FIRST PHASE COMPONENT OF THE PROPOSED BUILDING WILL HOUSE THE PROPOSED ANIMAL CREMATORY AND ITS ACCESSORY RECEPTION, DELIVERY AND FREEZER AREAS. SUBSEQUENT PHASES OF THE PROPOSED BUILDING WILL BE USED FOR BOARDING, GROOMING AND VETERINARY HOSPITAL USES. IT IS TO BE UNDERSTOOD THAT THE FIRST PHASE OF CONSTRUCTION WILL COMMENCE AND BE DILIGENTLY PROSECUTED WITHIN THE THIRTY (30) MONTHS PRESCRIBED BY THE PROVISIONS SET FORTH IN SECT. 9-015 OF THE ZONING ORDINANCE; HOWEVER, THE LATTER PHASE(S) MAY NOT BE COMMENCED WITHIN SAID TIMEFRAME.
- 35) AN ARCHITECTURAL SKETCH OF THE PROPOSED BUILDING IS PRESENTED ON SHEET 3 TO CHARACTERIZE THE PROPOSED BUILDING.
- 36) NOTWITHSTANDING THE GENERALIZED DEVELOPMENT PLAN AMENDMENT AND SPECIAL EXCEPTION PLAT ARE PRESENTED ON ONE DOCUMENT, THE APPLICANT RESERVES THE RIGHT TO FILE FOR ONLY A SPECIAL EXCEPTION AMENDMENT IN THE FUTURE FOR ALL OR A PORTION OF THE SUBJECT PROPERTY.
- 37) OTHER THAN AS QUALIFIED ABOVE, TO THE BEST OF OUR KNOWLEDGE, THE PROPOSED DEVELOPMENT CONFORMS TO ALL CURRENT LAND DEVELOPMENT ORDINANCES, REGULATIONS AND ADOPTED STANDARDS.

TABULATION

| | |
|--|--|
| EXISTING ZONING | I-5, WS, AN |
| SITE AREA | 5.30 AC* |
| EXISTING USE | KENNEL WITH OUTDOOR RUNS |
| PROPOSED USES | KENNEL WITH OUTDOOR RUNS, VETERINARY HOSPITAL, ANIMAL CREMATORY, ANCILLARY OFFICES, TWO CARETAKER QUARTERS |
| TOTAL GROSS FLOOR AREA | 41,500± SF |
| EXISTING GROSS FLOOR AREA | 6,500± SF |
| PROPOSED ADDITIONAL GROSS FLOOR AREA | 38,000± SF |
| CURRENTLY APPROVED TOTAL GROSS FLOOR AREA | 26,500± SF |
| FLOOR AREA RATIO PERMITTED PER COMPREHENSIVE PLAN | 0.35 |
| CURRENTLY APPROVED | 0.10* |
| PROPOSED | 0.16* |
| MAXIMUM BUILDING HEIGHT | 45 FT |
| NUMBER OF PARKING SPACES REQUIRED | 10 |
| KENNEL, VETERINARY HOSPITAL (PLUS ADDITIONAL SPACES AS DETERMINED BY THE DIRECTOR) | 10 |
| ANIMAL CREMATORY | NOT SPECIFIED |
| NUMBER OF PARKING SPACES PROVIDED | 42** |
| OPEN SPACE REQUIRED (15%) | 0.80± AC |
| OPEN SPACE PROVIDED (61%) | 3.25± AC*** |

* SEE NOTE 6.
 ** THERE ARE 36 PARKING SPACES REPRESENTED ON THE CURRENTLY APPROVED GENERALIZED DEVELOPMENT PLAN/SPECIAL PERMIT PLAT.
 *** NOTE THAT AN ADDITIONAL 0.75 ACRES OF OPEN SPACE HAS BEEN DEDICATED TO THE FAIRFAX COUNTY PARKING AUTHORITY. SEE NOTE 6.



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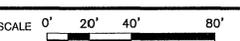
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 (DP) (GDP) (CDP) (FDP)
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Sheet 2 of 3

DULLES GATEWAY KENNELS GENERALIZED DEVELOPMENT PLAN AMENDMENT / SPECIAL EXCEPTION PLAT
 SULLY DISTRICT FAIRFAX COUNTY, VIRGINIA



KEY PLAN



| No. | DATE | BY | Description |
|-----|----------|-----|-------------|
| 1 | 06.22.06 | GAH | |

REVISIONS

DRAWN BY: GAH
 APPROVED BY: PGY
 CHECKED BY: PGY
 DATE: 05.12.06

TITLE: **DULLES GATEWAY KENNELS GDPA / SE NOTES / TABULATION**

PROJECT NO. M-10598

ARCHITECTURAL CONCEPT



THE ARCHITECTURAL PERSPECTIVE REPRESENTED ON THIS SHEET IS PRELIMINARY. IT IS PRESENTED TO ILLUSTRATE THE GENERAL CHARACTER AND ARCHITECTURAL THEME OF THE PROPOSED DEVELOPMENT PROGRAM. THE PLANS AND ELEVATIONS MAY BE REFINED AND SUBJECT TO MINOR MODIFICATIONS WITH FINAL ARCHITECTURAL AND ENGINEERING DESIGN.

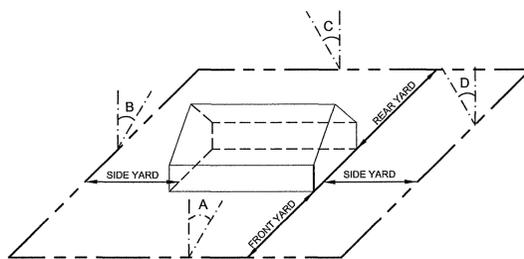
ANGLE OF BULK PLANE IN THE I-5 DISTRICT

MINIMUM REQUIRED YARD FOR BUILDING WITH 45' HEIGHT

FRONT YARD: $\triangle A$ 45° WITH A BUILDING HEIGHT OF 45', THE FRONT YARD = 45' BUT NOT LESS THAN 40'

SIDE YARD: $\triangle B$ NO REQUIREMENT

REAR YARD: $\triangle C$ NO REQUIREMENT



STORMWATER NARRATIVE AND CHECKLIST

Stormwater Management Narrative

The proposed General Development Plan/Special Exception Amendment does not propose additional onsite impervious area. As a result, the storm water management facility (extended detention dry pond) proposed with approved Fairfax County Plan #3772-SP-02-1 provides adequate storm water detention (peak flow reduction) to meet the requirements of the Fairfax County Public Facilities Manual (PFM). Additionally, this extended detention dry pond along with the prior dedication of onsite open space as conservation easement is sufficient to address the water quality (Best Management Practices) requirements of the PFM.

Outfall Narrative

The proposed General Development Plan/Special Exception Amendment does not propose additional onsite impervious area. As a result, the storm water outfalls from the site proposed with approved Fairfax County Plan #3772-SP-02-1 sufficiently address the adequate outfall requirements of the Fairfax County Public Facilities Manual (PFM).

MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EXCEPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS

The following information is required to be shown or provided in all zoning applications, or a waiver request of the submission requirement with justification shall be attached. Note: Waivers will be acted upon separately. Failure to adequately address the required submission information may result in a delay in processing this application.

This information is required under the following Zoning Ordinance paragraphs:
 Special Permits (9-011 2J & 2L) Special Exceptions (9-011 2J & 2L)
 Cluster Subdivision (9-615 1G & 1N) Commercial Revitalization Districts (9-622 2A (12) & 14))
 Development Plans PRC District (16-302 3 & 4L) PRC Plan (16-303 1E & 1O)
 FDP P Districts (except PRC) (16-502 1F & 1Q) Amendments (18-202 10F & 10I)

- 1. Plat is at a minimum scale of 1" = 50' (unless it is depicted on one sheet with a minimum scale of 1" = 100'.
- 2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet NA.

3. Provide:

| Facility Name/ Type & No. | On-site area served (acres) | Off-site area served (acres) | Drainage area (acres) | Footprint area (sf) | Storage Volume (cf) | If pond, dam height (ft) |
|--|-----------------------------|------------------------------|-----------------------|---------------------|---------------------|--------------------------|
| Dry Pond | 3.82 | 0.59 | 4.41 | 9004 | 25,311 | 6.32 |
| <small>(e.g. dry pond A, trench, underground, vault, etc.)</small> | | | | | | |
| Totals | 3.82 | 0.59 | 4.41 | 9004 | 25,311 | 6.32 |

- 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet NA. Pond inlet and outlet pipe systems are shown on Sheet NA.
- 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet NA. Type of maintenance access road surface noted on the plat is NA (e.g. asphalt, geoblock, gravel, etc.).
- 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet NA.
- 7. A stormwater management narrative which contains a description of how detention and best management practice requirements will be met is provided on Sheet NA.
- 8. A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet NA.
- 9. A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet NA.
- 10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets NA.
- 11. A submission waiver is requested for Stormwater Management.
- 12. Stormwater management is not required because the proposed General Development Plan/Special Exception Amendment does not propose additional onsite impervious area. As a result, the storm water management facility proposed with approved Fairfax County Plan #3772-SP-02-1 provides adequate storm water detention to meet the requirements of the Fairfax County Public Facilities Manual.

Industry Letter 05-03 dated 02/02/05



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DULLES GATEWAY
 KENNELS
 GENERALIZED DEVELOPMENT
 PLAN AMENDMENT /
 SPECIAL
 EXCEPTION PLAT
 SULLY DISTRICT
 FAIRFAX COUNTY, VIRGINIA



KEY PLAN

SCALE

| No. | DATE | BY | Description |
|-----|----------|-----|-------------|
| 1 | 06.22.06 | GAH | |

REVISIONS

DRAWN BY: GAH
 APPROVED BY: PGY
 CHECKED BY: PGY
 DATE: 05.12.06

TITLE: **DULLES GATEWAY KENNELS GDPA / SE STORMWATER MANAGEMENT ARCHITECTURAL IMAGES**

PROJECT NO. M-10598

Application No PCA 2006-SU-033 Staff T. Strun
 APPROVED DEVELOPMENT PLAN
 (DP) (GDP) (CDP) (FDP)
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