DULLES DISCOVERY
CONCEPTUAL DEVELOPMENT PLAN / FINAL DEVELOPMENT PLAN

SULLY DISTRICT FAIRFAX COUNTY, VIRGINIA RZ 2003-SU-035

DEVELOPER
The Peterson Companies
12500 Fair Lakes Circle, Suite 400
Fairfax, VA 22033
703.227.2000

LANDSCAPE ARCHITECT
LandDesign, Inc.
200 S. Peyton St.
Alexandria, VA 22314
703.549.7784

CIVIL ENGINEER
Urban Engineering & Assoc., Inc.
7712 Little River Turnpike
Annandale, VA 22003
703.642.8080

ARCHITECT
Lessard Group
8521 Leesburg Pike, Suite 700
Vienna, VA 22182
703.760.9344

ATTORNEY
Hunton & Williams LLP
1751 Pinnacle Drive, Suite 1700
McLean, VA 22102
703.714.7400

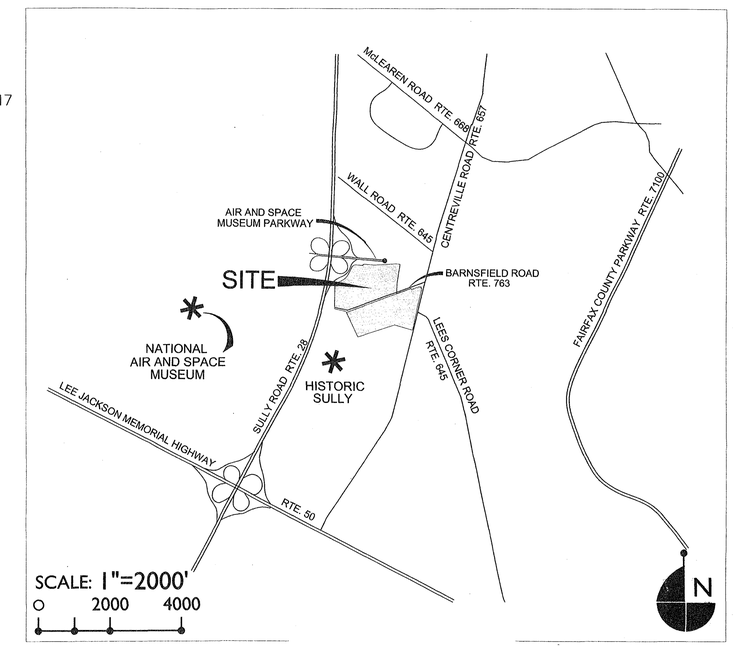
SHEET INDEX:

1	Cover
2	Notes and Tabulations
3	Landscape Plan
4	Conceptual/Final Development Plan
4A	Preliminary SWM/BMP Plan
4B	Preliminary Stormwater Management Plan
5	Pedestrian/Bicycle Circulation Plan
6	Architectural Elevations
7	Architectural Elevations
8	Site Details
9	Openspace Enlargements
10	Openspace Enlargements
11	Openspace Enlargements - Stormwater Pond
12	Typical Transitional Screen / Landscape Area Sections
13	Sections of Typical Landscape Treatment at Areas of Transition
14	Enlargements of Transition Area

REVISIONS:

03-05-04	Initial CDP/FDP Submission
03-29-04	Addressed County comments. Added sheet L-08
07-14-04	Revisions / Addressed County comments
	Added sheets L-8a, L-10a, L-12, L-13, L-14, L-15, L-16, and L-17
09-20-04	Remove proposed PDC zone from CDP-FDP Submission
11-16-04	Addressed County comments, revised sheet numbers
06-15-06	Revised CDP/FDP, added parcel 3A, Added SWM info
09-15-06	Addressed County comments
09-26-06	Addressed transportation comments
10-13-06	Addressed County comments
11-16-06	Addressed County comments
12-12-06	Addressed County comments
01-03-07	Addressed County comments

VICINITY MAP



Application No RZ/FDP-2003-SU-035 Staff JDM

APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 1-04-07
Date of BOS PC approval 1-22-07
Sheet 1 of 16

RECEIVED
Department of Planning & Zoning
JAN 08 2007
Zoning Evaluation Division

COMMONWEALTH OF VIRGINIA
01-03-07
BENJAMIN J. ZITELLI
No. 1230
PROFESSIONAL ENGINEER

JANUARY 3, 2007
LDI# 2005041
SHEET 1 OF 14

Jan 04, 2007 - 4:46pm
G:\2005\2005041\dwgs\1\grp1\CDP-FDP\
5Cal CDP-FDP.dwg

CDP/FDP NOTES

1. THE SUBJECT PROPERTY OF THIS CONCEPTUAL DEVELOPMENT PLAN (CDP)/ FINAL DEVELOPMENT PLAN (FDP) IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAPS AS 34-2((1)) PARCELS 1A, 2, 3A, 10A, 27, 33(PART) AND 35, PLUS APPROXIMATELY 1.5467 ACRES OF BARNESFIELD ROAD RIGHT OF WAY TO BE VACATED/ABANDONED. THE TOTAL LAND AREA WITHIN THIS CDP/FDP IS APPROXIMATELY 77.7394 ACRES. SEE DETAILS OF EXISTING AND PROPOSED ZONING DISTRICTS PROVIDED IN CHART BELOW..

2. THE BOUNDARY INFORMATION SHOWN HEREON IS FROM EXISTING PLANS BY URBAN ENGINEERING & ASSOCIATES. LANDDESIGN, INC. ASSUMES NO RESPONSIBILITY FOR DESIGN OR CONSTRUCTION CHANGES CAUSED BY INACCURACIES.

3. THE TOPOGRAPHY IS FROM AERIAL PHOTOGRAPHY BY OTHERS. THE CONTOUR INTERVAL IS TWO (2) FEET. LANDDESIGN, INC. ASSUMES NO RESPONSIBILITY FOR DESIGN OR CONSTRUCTION CHANGES CAUSED BY INACCURACIES IN THE TOPOGRAPHIC INFORMATION.

4. OWNERSHIP INFORMATION IS PROVIDED BELOW.

5. THE PROPOSED DEVELOPMENT CONFORMS WITH THE APPLICABLE DEVELOPMENT CRITERIA AND THE ADOPTED COMPREHENSIVE PLAN. THE FOLLOWING MAJOR UTILITY EASEMENTS WERE CREATED PRIOR TO THE ADOPTION OF THE CURRENT ZONING ORDINANCE.:
A. 30' & 40' ATLANTIC SEABORD CORP. EASEMENT RECORDED IN DB 3042, PG 12 ON JUNE 17, 1968.
B. 35' COLONIAL PIPELINE EASEMENT RECORDED IN DB 2388, PG 346 ON DECEMBER 12, 1963.

6. THE BUILDING FOOTPRINTS REPRESENTED HEREON ARE APPROXIMATE. THE BUILDING FOOTPRINTS MAY BE INCREASED BY UP TO 5% OR DECREASED AND/OR THE NUMBER OF RESIDENTIAL UNITS OR SQUARE FOOTAGE OF NON-RESIDENTIAL SPACE IN EACH BUILDING MAY BE MODIFIED SO LONG AS THE OPEN SPACE PROVIDED IN THE TABULATION AND THE MINIMUM DIMENSION TO THE PERIPHERAL LOT LINES AS SHOWN ON THIS PLAN ARE NOT DIMINISHED AND MAXIMUM BUILDING HEIGHT IS NOT INCREASED. THE APPLICANT RESERVES THE RIGHT TO DEVELOP A LESSER NUMBER OF DWELLING UNITS OR SQUARE FEET THAN THAT NUMBER REPRESENTED IN THE TABULATION.

7. AFFORDABLE DWELLING UNITS WILL BE PROVIDED IN ACCORDANCE WITH THE PROFFERS.

8. PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE. THE NUMBER OF PARKING SPACES PROVIDED WILL BE ADJUSTED BASED ON THE ACTUAL NUMBER OF UNITS OR NONRESIDENTIAL SQUARE FOOTAGE CONSTRUCTED. TO THE EXTENT RESIDENTIAL GARAGES ARE PROVIDED, THE GARAGE SPACES AND ANY DRIVEWAY SPACE BEHIND WILL COUNT AS PART OF THE REQUIRED PARKING SPACES. 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 CDP. ON SITE PARKING MAY BE LOCATED ON THE SURFACE, BENEATH THE BUILDINGS, WITHIN THE BUILDING FOOTPRINTS, AND/OR IN PARKING STRUCTURE(S). A FINAL NUMBER OF PARKING SPACES, ACCESSIBLE PARKING 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.

9. IN ACCORDANCE WITH PARAGRAPH 4 OF SECTION 16-403 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 CDP/FDP.

10. ARCHITECTURAL ELEVATIONS FOR BUILDINGS THAT ARE AVAILABLE AT THIS TIME ARE INCLUDED IN THIS CDP/FDP.

11. THERE ARE NO KNOWN FLOODPLAINS LOCATED ON THE SUBJECT PROPERTY.

12. THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION AND PRESERVATION ON THE SUBJECT PROPERTY.

13. ALL SIDEWALKS AND TRAILS ARE TO BE CONSTRUCTED AS DEPICTED ON THE CDP/FDP.

14. THE LIMITS OF CLEARING AND GRADING AND THE LANDSCAPED OPEN SPACE AREA REPRESENTED ON THE CDP/FDP ARE PRELIMINARY AND SUBJECT TO MODIFICATION AT THE TIME OF FINAL ENGINEERING AND DESIGN. LANDSCAPING AND TREE COVER CONSISTING OF A COMBINATION OF EVERGREEN AND DECIDUOUS TREES WILL BE PROVIDED ON SITE IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF ARTICLE 13, EXCEPT AS MAY BE MODIFIED HEREIN.

15. STORM WATER MANAGEMENT (SWM) FOR THE SUBJECT SITE WILL BE PROVIDED GENERALLY AS SHOWN ON THE PLANS AND AS SET FORTH IN THE PROFFERS. BEST MANAGEMENT PRACTICES (BMPS) WILL BE PROVIDED IN ACCORDANCE WITH FAIRFAX COUNTY ORDINANCES UNLESS MODIFIED BY PROFFERED CONDITIONS AND/OR WAIVED BY THE DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS (DPWES) AS PERMITTED WITHIN THE ORDINANCES. STORM WATER MANAGEMENT PONDS MAY BE WET PONDS, DRY PONDS OR A COMBINATION. SEE PROFFERS.

16. ALL EXISTING UTILITY EASEMENTS GREATER THAN 25' IN WIDTH AND MAJOR UNDERGROUND UTILITY EASEMENTS ARE SHOWN ON THE CDP/FDP.

17. THE TWO EXISTING CEMETERIES ON THE SUBJECT SITE SHALL BE PRESERVED AS SHOWN ON THE CDP/FDP AND COMMITTED TO IN THE PROFFERS.

18. THE PROPOSED DEVELOPMENT HAS BEEN DESIGNED TO POSE NO ADVERSE IMPACTS ON ADJACENT OR NEIGHBORING PROPERTIES, AS DEMONSTRATED ON THE VEHICLUAR ACCESS PLANS, PROPOSED PLANTINGS AND PERIPHERAL BUILDING SETBACKS.

19. ALL EXISTING STRUCTURES ON THE SITE, AS DELINEATED ON THE PLAN, WILL BE DEMOLISHED AT SUCH TIME AS IT BECOMES NECESSARY FOR CONSTRUCTION. THE DATE OF CONSTRUCTION OF EXISTING STRUCTURES IS UNKNOWN.

20. ADDITIONAL SITE FEATURES SUCH AS SEATING AREAS, WATER FEATURES, PLANTERS, GAZEBOS, TRELLISES, ENTRANCE SIGNS, PEDESTRIAN GATES, FENCES, WALLS AND SIMILAR FEATURES NOT REPRESENTED HEREON MAY BE PROVIDED, HOWEVER THAT THEY SHALL NOT BE LOCATED WITHIN ANY REQUIRED YARDS, BUFFERS OR TREESAVE AREAS.

21. THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES STORED ON THE SUBJECT PROPERTY. FURTHER, THE PROPOSED USE WILL NOT GENERATE, UTILIZE, STORE, TREAT OR OTHERWISE DISPOSE OF SUCH SUBSTANCES ON THE PROPERTY.

22. PUBLIC WATER AND SEWER AND ALL OTHER PUBLIC UTILITIES SHALL BE PROVIDED TO THE SITE BY EXTENSION OF EXISTING SERVICE IN THE AREA. SOLID WASTE REMOVAL SHALL BE PROVIDED BY PRIVATE CONTRACTOR.

23. IF AN AMENDMENT TO ANY PORTION OF THE CDP/FDP BECOMES NECESSARY AT A LATER DATE, THE APPLICANT RESERVES THE RIGHT TO SUBMIT ONLY THAT PORTION WHICH IS AFFECTED BY THE AMENDMENT FOR REVIEW AND APPROVAL. THE CDP SHALL CONSIST OF THE ENTIRE PLAN RELATIVE TO THE POINTS OF ACCESS TO THE EXISTING ROAD NETWORK, USES, PERIPHERAL SETBACKS, THE MAXIMUM NUMBER AND TYPE OF UNITS, LIMITS OF CLEARING AND GRADING, AND THE LOCATION AND AMOUNT OF OPEN SPACE ON THE PROPERTY. THE APPLICANT HAS THE OPTION TO REQUEST FINAL DEVELOPMENT PLAN AMENDMENT ("FDPA") APPROVALS FROM THE PLANNING COMMISSION IN ACCORDANCE WITH SECTION 16-402 OF THE ZONING ORDINANCE WITH RESPECT TO THE REMAINING ELEMENTS AND FOR PORTIONS OF SUBJECT PROPERTY. SEE PROFFERS.

24. THE DEVELOPER RESERVES THE RIGHT TO LOCATE TEMPORARY CONSTRUCTION/SALES/LEASING TRAILERS ON THE SITE.

25. THE FOLLOWING PRINCIPAL AND SECONDARY USES MAY BE ESTABLISHED WITHIN THE BUILDINGS IN THE PDC AREA. BEFORE ESTABLISHMENT OF SUCH USES, PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE AND APPROPRIATE SITE PLAN APPROVALS WLL BE OBTAINED.
- ACCESSORY USES AND ACCESSORY SERVICES USES
- BUSINESS SERVICE AND SUPPLY SERVICE ESTABLISHMENTS
- COMMERCIAL RECREATION USES:
  -- AMUSEMENT ARCADES
  -- BILLIARD AND POOL HALLS
  -- BOWLING ALLEYS
  -- COMMERCIAL SWIMMING POOLS, TENNIS COURTS AND SIMILAR COURTS
  -- HEALTH CLUBS
- COMMERCIAL RECREATION RESTAURANTS
- COMMUNITY USES
- DRIVE-IN BANK
- EATING ESTABLISHMENTS

Jan 04, 2007 - 6:46pm
G:\2005\2005041\cad\larch\CDP-FDP\
5041 CDP-FDP.dwg

(NOTE 25 CONTINUED)
- OUTDOOR DINING
- ESTABLISHMENT FOR SCIENTIFIC RESEARCH, DEVELOPMENT AND TRAINING
- FAST FOOD RESTAURANTS WITHOUT DRIVE-THRUS
- FINANCIAL INSTITUTIONS
- HOTEL
- INDEPENDENT LIVING
- INSTITUTIONAL USES (GROUP 3) WITH SPECIAL EXCEPTION OR FDPA
- LIGHT PUBLIC UTILITY USES (CATEGORY 1)
- OFFICES
- PERSONAL SERVICE ESTABLISHMENTS
- PRIVATE CLUBS AND PUBLIC BENEFIT ASSOCIATIONS
- PRIVATE SCHOOLS OF SPECIAL EDUCATION
- PUBLIC USES
- QUASI-PUBLIC USES
- QUICK SERVICE FOOD STORES
- REPAIR SERVICE ESTABLISHEMNTS
- RETAIL SALES ESTABLISHEMNTS

Application No RZ/FDP-2003-SU-035 Staff JDM
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 1-04-07
Date of (BOS) PC approval 1-22-07
Sheet 2 of 16

26. IN ADDITION TO THE PRINCIPAL USES, THE FOLLOWING SECONDARY USES MAY BE ESTABLISHED WITHIN THE BUILDINGS IN THE PDH-16 ZONE. BEFORE ESTABLISHMENT OF SUCH USES, PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE AND APPROPRIATE SITE PLAN APPROVALS WILL BE OBTAINED.
-BANK TELLER MACHINES
-ACCESSORY USES AND ACCESSORY SERVICE USES
-HOME OCCUPATIONS
-PERSONAL SERVICE ESTABLISHMENTS
-SUPPORT SERVICES AND RETAIL

27. THE PROPOSED DEVELOPMENT SHALL INCLUDE ACTIVE AND PASSIVE RECREATION FACILITIES SUCH AS, BUT NOT LIMITED TO SWIMMING POOLS WITH OR WITHOUT CLUBHOUSE, SITTING AREAS, PEDESTRIAN AND BIKE TRAILS, BOCCE, SHUFFLEBOARD, LANDSCAPE GARDENS OR SIMILAR RECREATIONAL FACILITIES.

28. PLANTING WITHIN PUBLIC RIGHT OF WAY IS SUBJECT TO VDOT APPROVAL

29. IT IS CURRENTLY ANTICIPATED THAT CONSTRUCTION OF THE PROPOSED DEVELOPMENT WILL COMMENCE AS SOON AS ALL NECESSARY COUNTY APPROVALS AND PERMITS ARE OBTAINED.

30. THE LOCATION, DIMENSIONS AND LIGHTING OF PROPOSED SIGNS ARE NOT KNOWN AT THIS TIME. NO MONUMENT SIGN SHALL BE LOCATED WITHIN ANY SIGHT TRIANGLE OR WITHIN ANY R.O.W. ALL SIGNS SHALL CONFORM TO ARTICLE 12 OF THE ZONING ORDINANCE OR TO A COMPREHENSIVE SIGN PROGRAM, IF APPROVED.

31. BARNSFIELD ROAD MAY BE VACATED AS SHOWN SO LONG AS ALTERNATE ACCESS IS PROVIDED TO ADJACENT PARCEL T.M. 34-2 ((1)) 12 (SEE PROFFERS).

32. TO THE BEST OF OUR KNOWLEDGE, THE APPLICATION CONFORMS WITH ALL APPLICABLE ORDINANCES, REGULATIONS AND STANDARDS, EXCEPT AS NOTED BELOW:
A. THE PROPOSED DEVELOPMENT IS PURSUANT TO AN APPROVAL OF A PENDING CONCURRENT SPECIAL EXCEPTION TO MODIFY THE SULLY HISTORIC OVERLAY DISTRICT REGULATIONS TO CHANGE THE MAXIMUM BUILDING HEIGHT TO 60 FEET WHEN LOCATED WITHIN 500 FEET OF THE SULLY HISTORIC DISTRICT BOUNDARY AND AS MAY BE PERMITTED BY THE BOARD IN ACCORDANCE WITH THE PROVISIONS OF SECT. 9-607.
B. THE APPLICANT REQUESTS THAT THE BOARD WAIVE THE 600 FOOT MAXIMUM LENGTH OF PRIVATE STREETS PURSUANT TO SECTION 11-302 OF THE ZONING ORDINANCE TO THAT SHOWN ON THE CDP/FDP.
C. THE APPLICANT REQUESTS THAT THE BOARD MODIFY THE LOADING SPACE REQUIREMENT FOR MULTI-FAMILY RESIDENTIAL USES PURSUANT TO SECTION 11-200 OF THE ZONING ORDINANCE TO ONE LOADING SPACE FOR EACH MULTIFAMILY BUILDING DUE THE NATURE AND LAY-OUT OF THE MULTI-FAMILY BUILDINGS.
D. THE APPLICANT REQUESTS THAT THE BOARD WAIVE THE FENCING REQUIREMENT WITHIN THE 200 SQUARE FOOT PRIVACY YARD FOR FRONT LOADED SINGLE FAMILY ATTACHED DWELLINGS TO THAT SHOWN ON THE CDP/FDP, PURSUANT TO PARAGRAPH 2 OF SECTION 6-107 OF THE ZONING ORDINANCE.
E. THE APPLICANT REQUESTS THAT THE BOARD MODIFY THE BARRIER REQUIREMENT ALONG THE CENTERVILLE ROAD FRONTAGE AND THE BOUNDARY WITH PARCEL 10B, PURSUANT TO ARTICLE 13-304 PARAGRAPH 3 TO ALLOW A 3 FEET TO 6 FEET HEIGHT UNDULATING, LANDSCAPED EARTHEN BERM TO BE SUBSTITUTED FOR THE BARRIER REQUIREMENTS IN THE REQUIRED 25' TRANSITIONAL SCREEN YARD.
F THE APPLICANT REQUESTS THAT THE BOARD MODIFY THE TRANSITIONAL SCREEN YARD REQUIREMENTS PURSUANT TO ARTICLE 13-304 PARAGRAPH 3, TO ALLOW A REDUCTION IN THE WIDTH OF THE TRANSITIONAL SCREEN IN AREAS WHERE FIRE ACCESS LANES AND UTILITY EASEMENTS DO NOT ALLOW PLANTING OF TREES AND SHRUBS. THOSE AREAS OF THE 25' TRANSITIONAL SCREEN YARD THAT FALL WITHIN SUCH ACCESS LANES AND EASEMENTS SHALL BE MAINTAINED AS TURF. THE ADJACENT PORTION OF THE TRANSITIONAL SCREEN YARD WILL BE PLANTED AS SHOWN ON THE CDP/FDP.
G. PURSUANT TO ARTICLE 13-304 PARAGRAPH 1, THE APPLICANT REQUEST THAT THE TRANSITIONAL SCREEN YARD REQUIREMENTS BE WAIVED FOR AREAS BETWEEN DIFFERENT USE TYPES WHICH FALL WITHIN THE PROPOSED DEVELOPMENT.

33. EVERGREEN TREES PLANTED IN REQUIRED TRANSITIONAL SCREENING AREAS SHALL BE INSTALLED IN A MIX OF 3 SIZES, WITH ONE HALF OF TREES INSTALLED WITH A MINIMUM HEIGHT OF 6', ONE THIRD OF TREES INSTALLED WITH A MINIMUM HEIGHT OF 8', AND ONE SIXTH OF TREE INSTALLED WITH A MINIMUM HEIGHT OF 10'.

TOTAL SITE AREA: 77.7394 ACRES

PROPOSED PDH-16 DISTRICT

EXISTING ZONING:	I-5, WS, HD
PROPOSED ZONING:	PDH-16, WS, HD
SITE AREA	+/- 64.20 ACRES
PROPOSED R.O.W. DEDICATION	+/- 6.19 ACRES

RESIDENTIAL DENSITY TABULATION

SINGLE FAMILY ATTACHED	129 UNITS
MULTIFAMILY (MARKET RATE)	752 UNITS
SENIOR INDEPENDENT LIVING	120 UNITS
TOTAL UNITS	1001 UNITS ÷64.2 ACRES = DENSITY: 15.6 DU/AC
PROPOSED MAJOR CLUBHOUSE	MAX 25,000 sf
PROPOSED MINOR CLUBHOUSE	MAX 6,000 sf

PARKING TABULATION (SEE NOTE #8)

SINGLE FAMILY ATTACHED	297 SPACES @ 2.3 / UNIT
MULTIFAMILY	1,203 SPACES @ 1.6 / UNIT
INDEPENDENT LIVING (120 units)	40 SPACES @ 0.25 / UNIT + 10 EMPLOYEES
TOTAL PARKING REQUIRED	1,540 SPACES
TOTAL PARKING PROVIDED	1,839 SPACES
LOADING SPACES REQUIRED	28 SPACES
LOADING SPACES PROVIDED	14 SPACES (SEE NOTE 32.C)

OPEN SPACE TABULATION

OPEN SPACE REQUIRED:	35% (22.47 ACRES)
OPEN SPACE PROVIDED:	+/- 36% (23.1 ACRES)
DEVELOPED RECREATIONAL OPEN SPACE: (INCLUDES POOLS, TENNIS, RECREATIONAL FACILITIES AT CLUBHOUSES, GAZEBO, AMENITY COURTYARDS, PICNIC AREAS AND TRAILS)	+/- 4.2 ACRES

BUILDING HEIGHT TABULATION

	SINGLE FAMILY ATTACHED	MULTIFAMILY INSIDE OF HISTORIC DIST. (SEE NOTE 33)	MULTIFAMILY OUTSIDE OF HISTORIC DIST.
MAXIMUM NUMBER OF STORIES	2 STORIES	4 STORIES	4 STORIES
MAXIMUM BUILDING HEIGHT AS DEFINED IN SECTION 20-300 OF THE ZONING ORDINANCE	35'	60'	75'
MAXIMUM ACTUAL BUILDING HEIGHT, AS MEASURED FROM GRADE TO TOP OF ANY ROOF OR ROOFTOP STRUCTURE.	35'	65'	75'

PROPOSED PDC DISTRICT

EXISTING ZONING	I-5, I-3, WS, HD
PROPOSED ZONING	PDC, WS, HD
SITE AREA	+/- 13.54 ACRES
PROPOSED R.O.W. DEDICATION	+/- 2.43 ACRES

BUILDING AREA TABULATION - GROSS FLOOR AREA

SEE NOTES FOR USES
MAXIMUM PROPOSED GROSS FLOOR AREA: 147,450 sf (=0.25 MAX F.A.R.)

PARKING TABULATION: (SEE NOTE #8)

HOTEL (ASSUME 110 ROOMS)	120 SPACES @ 1 / ROOM + 1 / 50 ROOMS + 1/EMPLOYEE
OFFICE (ASSUME 40,000 SQ. FT.)	144 SPACES @ 3.6 / 1000 sf.
RETAIL (ASSUME 16,000 SQ. FT.)	95 SPACES @ 4 / 1000 sf.
RESTAURANT (ASSUME 360 SEATS)	180 SPACES @ 1 / 2 SEATS
TOTAL PARKING REQUIRED*	539 SPACES
TOTAL PARKING PROVIDED	543 SPACES
LOADING SPACES REQUIRED	8 SPACES
LOADING SPACES PROVIDED	8 SPACES

OPEN SPACE TABULATION:

OPEN SPACE REQUIRED	15% (2.03 ACRES)
OPEN SPACE PROVIDED	19% (2.57 ACRES)

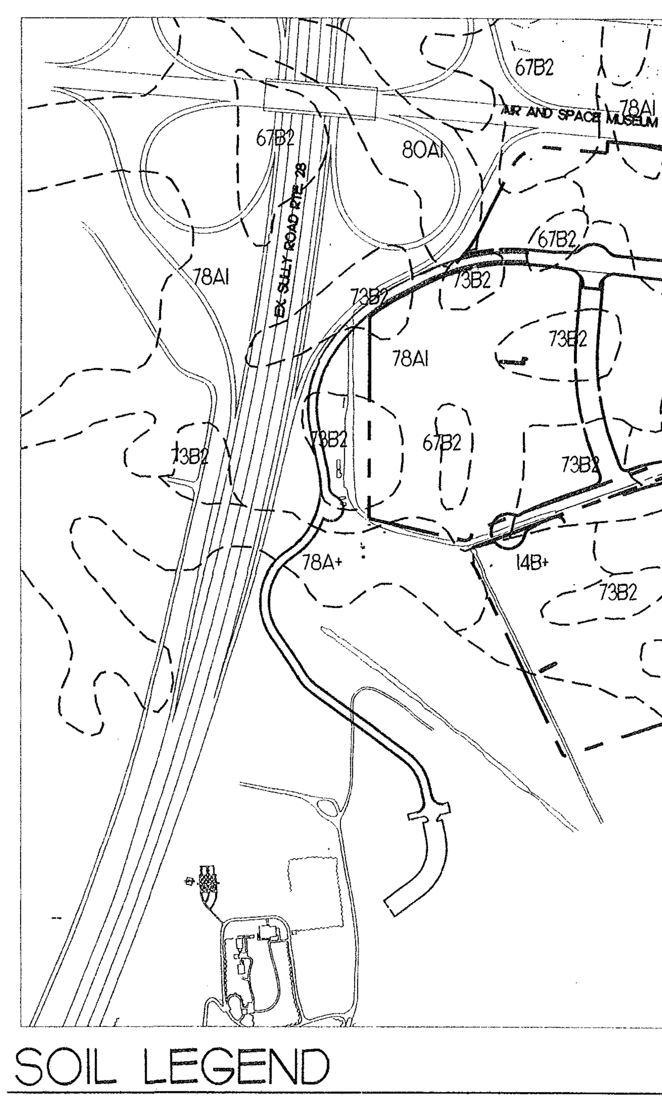
	HOTEL	OFFICE	RETAIL
MAXIMUM NUMBER OF STORIES	6 STORIES	2 STORIES	2 STORIES
MAXIMUM BUILDING HEIGHT	75'	35'	35'

AFFORDABLE DWELLING UNIT TABULATION

REQUIRED ADU BY CATEGORY	MINIMUM REQUIRED UNITS	POTENTIAL DENSITY BONUS
SINGLE FAMILY ATTACHED (12.5% * 129 UNITS)	16 UNITS	25 UNITS (20%)
MULTIFAMILY (5% * 752 UNITS)	38 UNITS	127 UNITS (17%)
INDEPENDENT LIVING (15% * 120 UNITS)	18 UNITS	
	72 TOTAL UNITS	

NOTE: ALL MINIMUM REQUIRED AFFORDABLE DWELLING UNITS FOR THE PDH-16 DISTRICT WILL BE PROVIDED IN THE SENIOR INDEPENDENT LIVING BUILDING. SEE PROFFERS.

SOILS MAP



SOIL LEGEND

14B+ MANASSAS SILT LOAM (2-7% SLOPE)
67B2 PENN FINE SANDY LOAM, UNDULATING PHASE(2-7% SLOPE)
73B2 PENN SILT LOAM, UNDULATING PHASE (2-7% SLOPE)
75B3 PENN LOAM, ERODED UNDULATING PHASE(2-7% SLOPE)
78A+ CALVERTON SILT LOAM, NEARLY LEVEL PHASE (0-2% SLOPE)
78AI CALVERTON SILT LOAM, NEARLY LEVEL PHASE (0-2% SLOPE)
80AI CROTON SILT LOAM, NEARLY LEVEL PHASE (0-2% SLOPE)
273B1 READINGTON SILT LOAM, NEARLY LEVEL PHASE (2-7% SLOPE)

PROPERTY OWNERSHIP

PARCEL I.D.	OWNER	DEED BOOK/PAGE
34-2-((1))-1A, 35	SULLY EAST L.C.	BOOK 18504 PAGE 1478
34-2-((1))-2, 27	SULLY EAST L.C.	BOOK 18310, PAGE 1517
34-2-((1))-3A	SULLY EAST L.C.	BOOK 18248, PAGE 795
34-2-((1))-10A	SULLY EAST L.C.	BOOK 12121, PAGE 1513
34-2-((1))-33	SULLY NORTH INVESTMENTS L.C.	BOOK 17328, PAGE 1750

ANGLE OF BULK PLANE:

MINIMUM REQUIRED YARD FOR MULTIFAMILY BUILDINGS WITH 60' HEIGHT AT PERIPHERAL BOUNDARIES OF PDH-16 DISTRICT

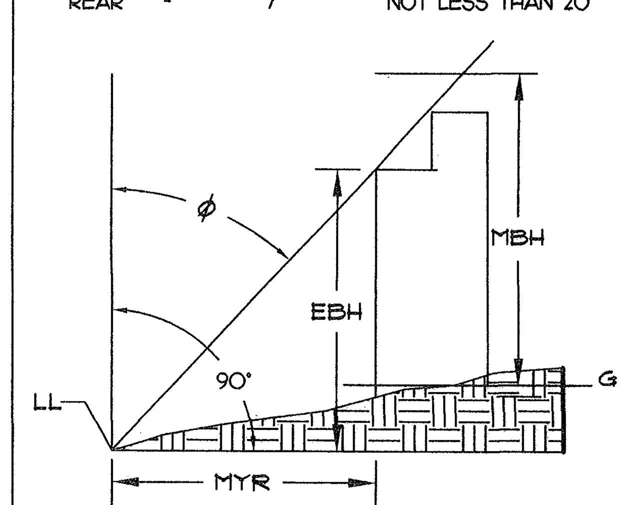
YARD		ANGLE	DISTANCE
FRONT	=	25 DEGREES	28' (NOT LESS THAN 20')
SIDE	=	25 DEGREES	28' (NOT LESS THAN 10')
REAR	=	25 DEGREES	28' (NOT LESS THAN 25')

MINIMUM REQUIRED YARD FOR SINGLE FAMILY BUILDINGS, (INCLUDING SINGLE FAMILY ATTACHED -PER 3-1607 PAR 6) WITH 35' HEIGHT AT PERIPHERAL BOUNDARIES OF PDH-16 DISTRICT

YARD		ANGLE	DISTANCE
FRONT	=	15 DEGREES	12'-9" (NOT LESS THAN 5')
SIDE	=	15 DEGREES	12'-9" (NOT LESS THAN 10')
REAR	=	30 DEGREES	24'-6" (NOT LESS THAN 20')

MINIMUM REQUIRED YARD FOR BUILDINGS WITH 35' HEIGHT AT PERIPHERAL BOUNDARIES OF PDC DISTRICT

YARD		ANGLE	DISTANCE
FRONT	=	45 DEGREES	40' (NOT LESS THAN 40')
SIDE	=	NO REQUIREMENT	
REAR	=	/	NOT LESS THAN 20'



ϕ : ANGLE OF BULK PLANE
LL : LOT LINE
MYR : MINIMUM YARD REQUIREMENT
EBH : EFFECTIVE BUILDING HEIGHT
MBH : MAXIMUM BUILDING HEIGHT
G : FINISHED GRADE

$MYR = EBH \tan \phi$

$EBH = \frac{MYR}{\tan \phi}$

NOTE: THERE ARE NO ANGLE OF BULK PLANE REQUIREMENTS SPECIFIED FOR THE PDH-16 OR PDC DISTRICTS. THIS GRAPHIC DEPICTION OF THE R-16 AND C-6 DISTRICT REQUIREMENTS IS FOR REFERENCE ONLY IN CONSIDERATION OF THE DESIGN STANDARD SET FORTH IN PAR.1 OF SECTION 16-102 OF THE ZONING ORDINANCE. ACTUAL YARDS ARE SHOWN ON THE CDP/FDP.

LandDesign®
200 S. Peyton St., Alexandria, VA 22314
V: 703.549.7784 F: 703.549.4984
www.LandDesign.com

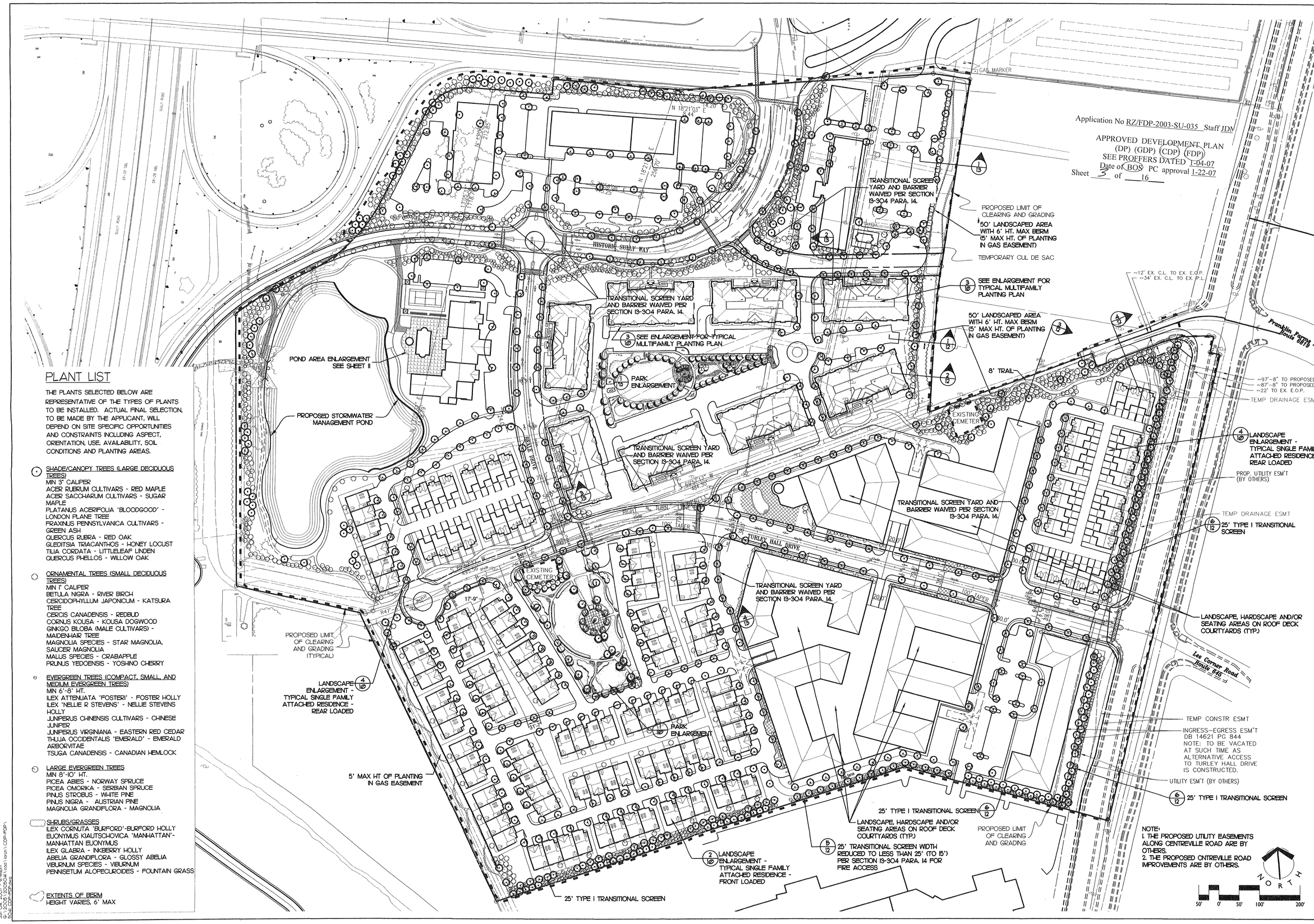
The Peterson Companies L.C.
12500 Fair Lakes Circle
Suite 400
Fairfax, VA 22033
(703) 227-2000 FAX (703) 631-6481

COMMONWEALTH OF VIRGINIA
01-03-07
BENJAMIN J. ZITELLI
No. 1210
LANDSCAPE ARCHITECT

DULLES DISCOVERY
RZ 2003-SU-035
THE PETERSON COMPANIES / FAIRFAX COUNTY, VA
NOTES AND TABULATIONS

REVISIONS:
03-29-04 - Addressed County comments
07-14-04 - Revisions / Addressed County Comments
09-20-04 - Removed proposed PDC zone
11-16-04 - Addressed County comments
06-15-06 - Revised CDP/FDP, Added parcel 3A, Added SWM info
09-15-06 - Addressed County Comments
09-26-06 - Addressed transportation comments
10-13-06 - Addressed County Comments
11-16-06 - Addressed County Comments
12-12-06 - Addressed County Comments
01-03-07 - Addressed County Comments

DATE: 01-03-07
DESIGNED BY: BJZ
DRAWN BY: BJZ
CHECKED BY: KT
Q.C. BY:
SCALE: AS SHOWN
PROJECT #: 2005041



PLANT LIST

THE PLANTS SELECTED BELOW ARE REPRESENTATIVE OF THE TYPES OF PLANTS TO BE INSTALLED. ACTUAL FINAL SELECTION, TO BE MADE BY THE APPLICANT, WILL DEPEND ON SITE SPECIFIC OPPORTUNITIES AND CONSTRAINTS INCLUDING ASPECT, ORIENTATION, USE, AVAILABILITY, SOIL CONDITIONS AND PLANTING AREAS.

SHADE/CANOPY TREES (LARGE DECIDUOUS TREES)
MIN 3" CALIPER
ACER RUBRUM CULTIVARS - RED MAPLE
ACER SACCHARUM CULTIVARS - SUGAR MAPLE
PLATANUS ACERIFOLIA 'BLOODGOOD' - LONDON PLANE TREE
FRAXINUS PENNSYLVANICA CULTIVARS - GREEN ASH
QUERCUS RUBRA - RED OAK
GLEDITSIA TRIACANTHOS - HONEY LOCUST
TILIA CORDATA - LITTLELEAF LINDEN
QUERCUS PHELLOS - WILLOW OAK

ORNAMENTAL TREES (SMALL DECIDUOUS TREES)
MIN 1" CALIPER
BETULA NIGRA - RIVER BIRCH
CERCIDOPHYLLUM JAPONICUM - KATSURA TREE
CERCIS CANADENSIS - REDBUD
CORNUS KOUSA - KOUSA DOGWOOD
GINKGO BILOBA (MALE CULTIVARS) - MAIDENHAIR TREE
MAGNOLIA SPECIES - STAR MAGNOLIA, SAUCER MAGNOLIA
MALUS SPECIES - CRABAPPLE
PRUNUS YEDOENSIS - YOSHINO CHERRY

EVERGREEN TREES (COMPACT, SMALL, AND MEDIUM EVERGREEN TREES)
MIN 6'-8' HT.
ILEX ATTENUATA 'FOSTERI' - FOSTER HOLLY
ILEX 'NELLIE R STEVENS' - NELLIE STEVENS HOLLY
JUNIPERUS CHINENSIS CULTIVARS - CHINESE JUNIPER
JUNIPERUS VIRGINIANA - EASTERN RED CEDAR
THUJA OCCIDENTALIS 'EMERALD' - EMERALD ARBORVITAE
TSUGA CANADENSIS - CANADIAN HEMLOCK

LARGE EVERGREEN TREES
MIN 8'-10' HT.
PICEA ABIES - NORWAY SPRUCE
PICEA OMORIKA - SERBIAN SPRUCE
PINUS STROBUS - WHITE PINE
PINUS NIGRA - AUSTRIAN PINE
MAGNOLIA GRANDIFLORA - MAGNOLIA

SHRUBS/GRASSES
ILEX CORNUTA 'BURFORD'-BURFORD HOLLY
EUONYMUS KIAUTSCHOVICA 'MANHATTAN'-MANHATTAN EUONYMUS
ILEX GLABRA - INKBERRY HOLLY
ABELIA GRANDIFLORA - GLOSSY ABELIA
VIBURNUM SPECIES - VIBURNUM
PENNISETUM ALOPECUROIDES - FOUNTAIN GRASS

EXTENTS OF BERM
HEIGHT VARIES, 6' MAX

LandDesign®
200 S. Peyton St., Alexandria, VA 22314
V: 703.549.7784 F: 703.549.4984
www.LandDesign.com

The Peterson Companies L.C.
12500 Fair Lakes Circle
Suite 400
Fairfax, VA 22033
(703) 227-2000 FAX (703) 631-6481

COMMONWEALTH OF VIRGINIA
01-03-07
BENJAMIN J. ZITELLI
No. 1210
LANDSCAPE ARCHITECT

DULLES DISCOVERY
RZ 2003-SU-035
THE PETERSON COMPANIES / FAIRFAX COUNTY, VA

LANDSCAPE PLAN

REVISIONS:
03-29-04 - Addressed County comments
07-14-04 - Revisions / Addressed County Comments
09-20-04 - Removed proposed PDC zone
11-14-04 - Addressed County Comments
06-15-06 - Revised CDP/FDP. Added parcel 3A, Added SWM info.
09-15-06 - Addressed County Comments
09-26-06 - Addressed transportation comments
10-13-06 - Addressed County Comments
11-14-06 - Addressed County Comments
12-12-06 - Addressed County Comments
01-03-07 - Addressed County Comments

DATE: 01-03-07
DESIGNED BY: BZ
DRAWN BY: BZ
CHECKED BY:
Q.C. BY:
SCALE: 1"=100'
PROJECT #: 2003041

SHEET NUMBER:
3 OF 14

jan 04, 2007 - 3:46pm
G:\2003\2003041\cad\land\plans\CDP-FDP\
SQZ: CDP-FDP.dwg

LandDesign®
200 S. Peyton St., Alexandria, VA 22314
V: 703.549.7784 F: 703.549.4984
www.LandDesign.com

The Peterson Companies L.C.
12500 Fair Lakes Circle
Suite 400
Fairfax, VA 22033
(703) 227-2000 FAX: (703) 631-6481

COMMONWEALTH OF VIRGINIA
01-03-07
BENJAMIN J. ZITELLI
No. 1210
LANDSCAPE ARCHITECT

DULLES DISCOVERY
RZ 2003-SU-035
THE PETERSON COMPANIES / FAIRFAX COUNTY, VA

CONCEPTUAL / FINAL DEVELOPMENT PLAN

REVISIONS:
03-29-04 - Addressed County comments
05-21-04 - Addressed County and Planning Commission Comments
09-20-04 - Removed proposed PDC zone
11-16-04 - Addressed County Comments
06-15-06 - Revised CDP/FDP, Added parcel 3A
Added Senior Housing
09-15-06 - Addressed County Comments
09-26-06 - Addressed transportation comments
10-13-06 - Addressed County Comments
11-16-06 - Addressed County Comments
12-18-06 - Addressed County Comments
01-03-07 - Addressed County Comments

DATE: 01-03-07
DESIGNED BY: BZ
DRAWN BY: BZ
CHECKED BY:
Q.C. BY:
SCALE: 1"=100'
PROJECT #: 2005041

SHEET NUMBER:
4 OF 14

Jan 04, 2007 - 8:45am
K:\2005\2005041\Land\Plans\CDP-FDP\
8.04 CDP-FDP.dwg

AIR AND SPACE MUSEUM PARKWAY

EX. SULLY ROAD RTE. 28
EX. 160' R/W

PROP. 12' ALL WEATHER SWM POND ACCESS ROAD

TWIN 54" RCP TO BE EXTENDED

PROP. CONCRETE WEIR OUTFLOW STRUCTURE

EX. TWIN 54" RCP

PROP. RIPRAP OUTFALL CHANNEL

PROPOSED SWM/BMP POND (WET POND)

OFFSITE DA TO POND= ±3.0 AC

EXISTING CEMETERY

VA ROUTE 763

BARNSFIELD ROAD

EXISTING CEMETERY

ONSITE DA TO POND= ±60 AC

SULLY ROAD VA RTE 28

3 - Overhead Transmission Lines

CENTREVILLE ROAD VA ROUTE 657

EX. LEES CORNER ROAD

fire lane

DENOTES POSSIBLE RAIN GARDEN

SEE SHEET 4B FOR SWM/BMP NARRATIVE AND CHECKLIST

THIS PLAN IS FOR POTENTIAL RAIN GARDEN LOCATIONS ONLY

Application No RZ/FDP-2003-SU-035 Staff JDN

APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 1-04-07
Date of BOS PC approval 1-22-07
Sheet 3 of 16

No.	DATE	DESCRIPTION	REV.BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

PLAN DATE 06-07-06

URBAN ENGINEERING & ASSOC.,INC.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-8080

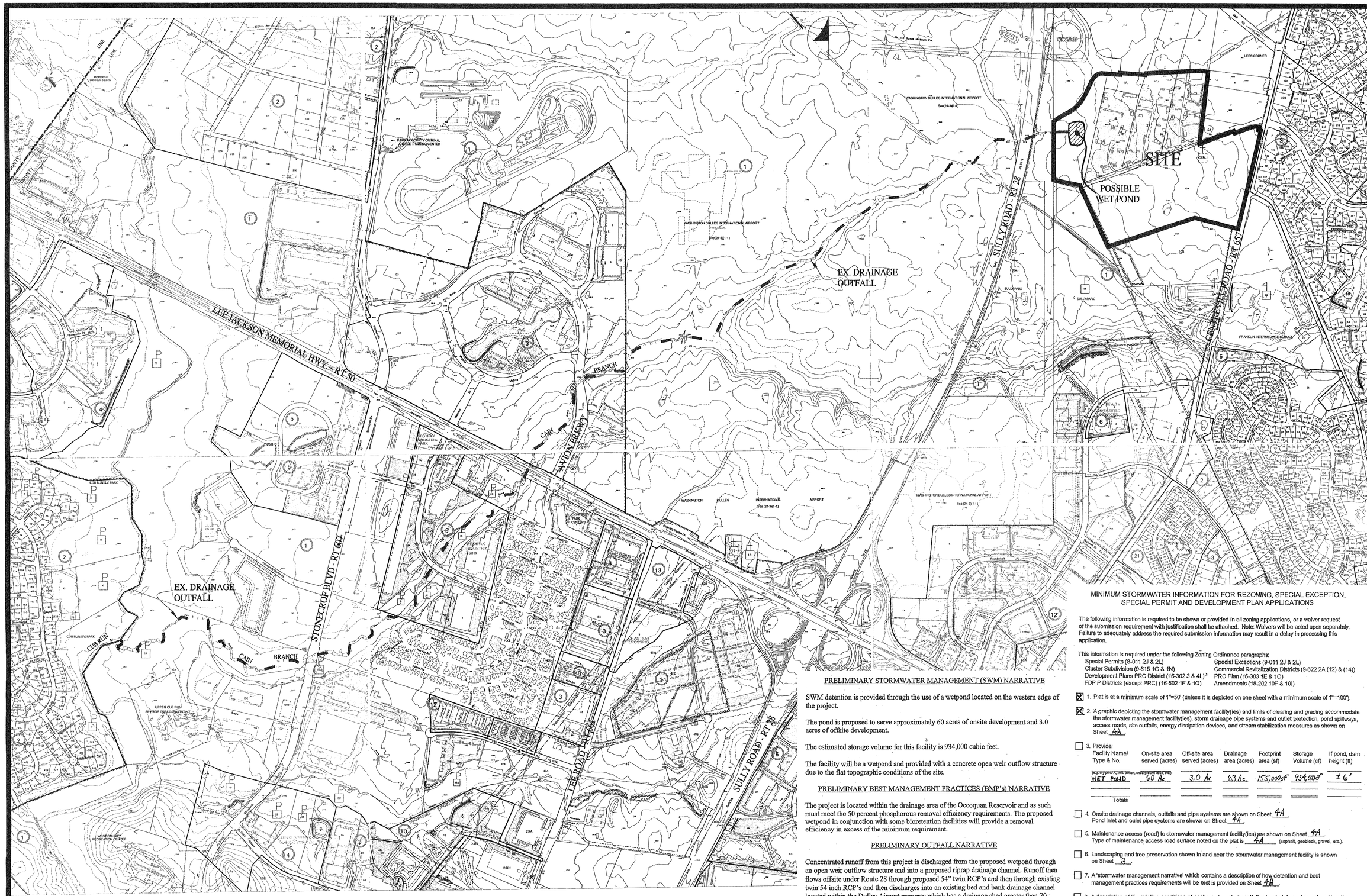
COMMONWEALTH OF VIRGINIA
DAVID T. McELHANEY
No. 022048
PROFESSIONAL ENGINEER

PRELIMINARY SWM/BMP PLAN
DULLES DISCOVERY
RZ 2003-SU-0035
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = 100' C.I. 2' DATE: JUNE 2006

SHEET 4A OF 14

FILE No.



Application No RZ/FDP-2003-SU-035 Staff JDN

APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 1-04-07
Date of BOS PC approval 1-22-07
Sheet 4 of 16

PRELIMINARY STORMWATER MANAGEMENT (SWM) NARRATIVE

SWM detention is provided through the use of a wetpond located on the western edge of the project.

The pond is proposed to serve approximately 60 acres of onsite development and 3.0 acres of offsite development.

The estimated storage volume for this facility is 934,000 cubic feet.

The facility will be a wetpond and provided with a concrete open weir outflow structure due to the flat topographic conditions of the site.

PRELIMINARY BEST MANAGEMENT PRACTICES (BMP's) NARRATIVE

The project is located within the drainage area of the Occoquan Reservoir and as such must meet the 50 percent phosphorous removal efficiency requirements. The proposed wetpond in conjunction with some bioretention facilities will provide a removal efficiency in excess of the minimum requirement.

PRELIMINARY OUTFALL NARRATIVE

Concentrated runoff from this project is discharged from the proposed wetpond through an open weir outflow structure and into a proposed riprap drainage channel. Runoff then flows offsite under Route 28 through proposed 54" twin RCP's and then through existing twin 54 inch RCP's and then discharges into an existing bed and bank drainage channel located within the Dulles Airport property which has a drainage shed greater than 70 acres, hence a floodplain. Runoff is then conveyed in this natural channel through the Dulles Airport property for approximately 6,400 linear feet where it crosses under Avion Parkway through a culvert and back into a natural channel identified as Cain Branch on the County GIS system. Cain Branch continues approximately 1100 linear feet where it crossed Route 50. Downstream of this point it crosses back into a natural channel and drains approximately 1200 linear feet into an existing pond located just upstream of the Westfax Drive road crossing. Runoff continues downstream in Cain Branch where it ties into Cub Run.

Adequate outfall requirements will be satisfied with a detailed analysis of the existing downstream drainage system that will be conducted with the final engineering plans.

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 (8-011 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)[3]	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 4A.

☐ 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)
(e.g. dry pond A, sand, trench, underground vault, etc.)						
WET POND	60 Ac	3.0 Ac	63 Ac.	155,000 SF	934,000 CF	± 6'
Totals						

☐ 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet 4A.
Pond inlet and outlet pipe systems are shown on Sheet 4A.

☐ 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet 4A.
Type of maintenance access road surface noted on the plat is 4A (asphalt, geoblock, gravel, etc.).

☐ 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet 3.

☐ 7. A 'stormwater management narrative' which contains a description of how detention and best management practices requirements will be met is provided on Sheet 4B.

☐ 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 4B.

☐ 9. A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet 4B.

☐ 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 4.

☐ 11. A submission waiver is requested for N/A.

☐ 12. Stormwater management is not required because N/A.

No.	DATE	DESCRIPTION	REV. BY	APPROVED	DATE
		REVISION APPROVED BY DIVISION OF DESIGN REVIEW			

PLAN DATE 06-07-06

URBAN ENGINEERING & ASSOC., INC.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-8080

COMMONWEALTH OF VIRGINIA
DAVID T. McELHANEY
No. 022048
PROFESSIONAL ENGINEER

PRELIMINARY STORM WATER MANAGEMENT PLAN

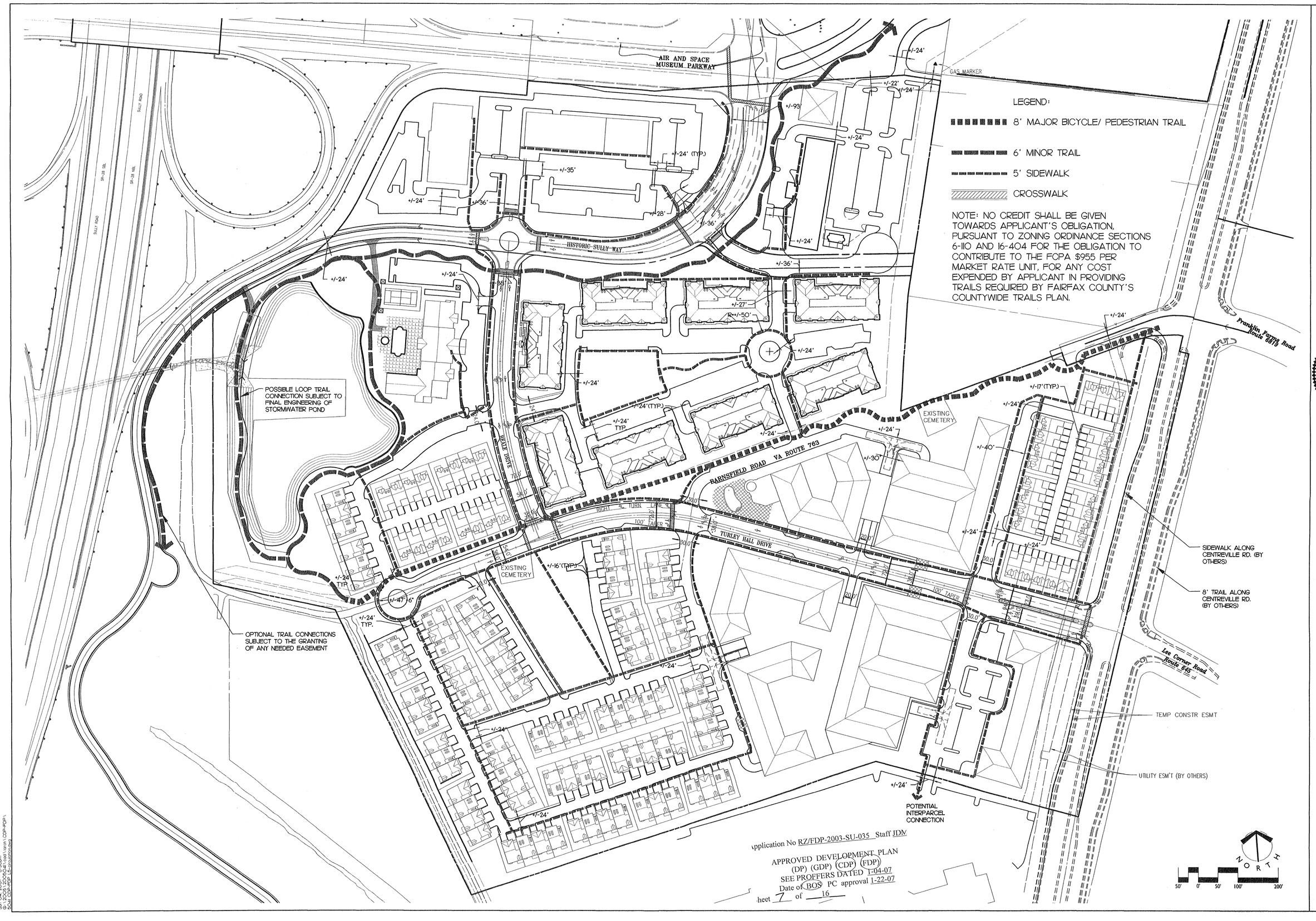
DULLES DISCOVERY
RZ 2003-SU-0035

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = 500' C.I. 5' DATE: JUNE 2006

SHEET 4B OF 14

FILE No.



LandDesign®
200 S. Peyton St., Alexandria, VA 22314
V: 703.549.7784 F: 703.549.4984
www.LandDesign.com

The Peterson Companies L.C.
12500 Fair Lakes Circle
Suite 400
Fairfax, VA 22033
(703) 227-2000 FAX (703) 631-6481

COMMONWEALTH OF VIRGINIA
0403-07
BENJAMIN J. ZITELLI
No. 1210
LANDSCAPE ARCHITECT

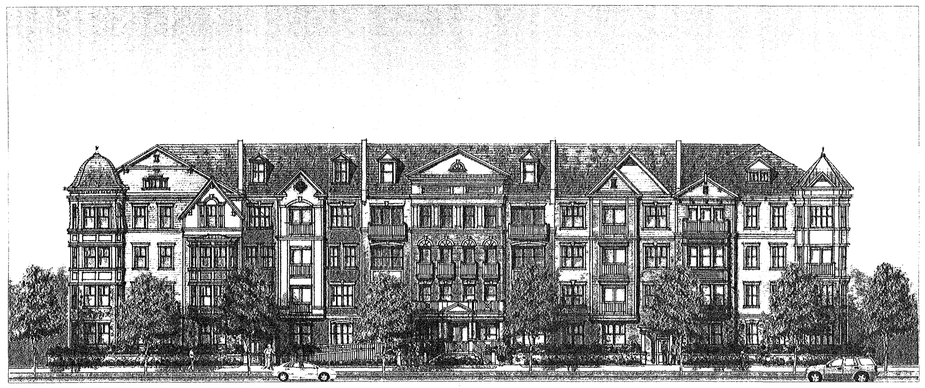
DULLES DISCOVERY
RZ 2003-SU-035
THE PETERSON COMPANIES / FAIRFAX COUNTY, VA
PEDESTRIAN/BICYCLE CIRCULATION PLAN

REVISIONS:
03-29-04 - Addressed County comments
07-14-04 - Revisions / Addressed County Comments
09-20-04 - Removed proposed PDC zone
11-16-04 - Addressed County Comments
01-14-05 - Addressed County Comments
09-15-06 - Addressed County Comments
09-26-06 - Addressed transportation comments
10-13-06 - Addressed County Comments
12-15-06 - Addressed County Comments
12-15-06 - Addressed County Comments
01-03-07 - Addressed County Comments

DATE 01-03-07
DESIGNED BY: BZ
DRAWN BY: BZ
CHECKED BY:
QA/QC BY:
SCALE: 1"= 100'
PROJECT #: 2005041

SHEET NUMBER:
5 OF 14

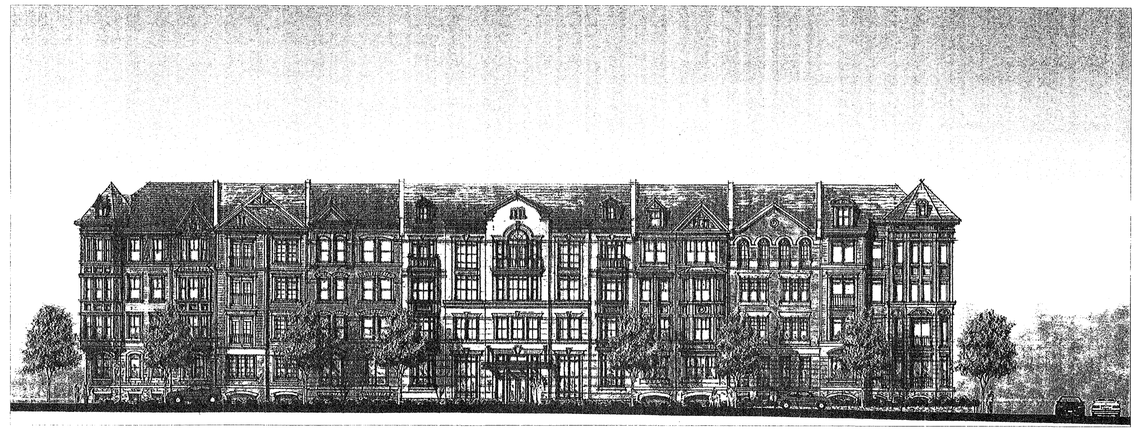
Jan 04, 2007 - 8:50am
G:\2005\2005041\Zoning\Plan Form\CDP-FDP\
G:\2005\2005041\Zoning\Plan Form\CDP-FDP\1-5_CDP-FDP_1-5-07 (version 1).dwg



1/6 4-STORY MULTI-FAMILY ELEVATION FROM HISTORIC SULLY WAY

ELEVATION

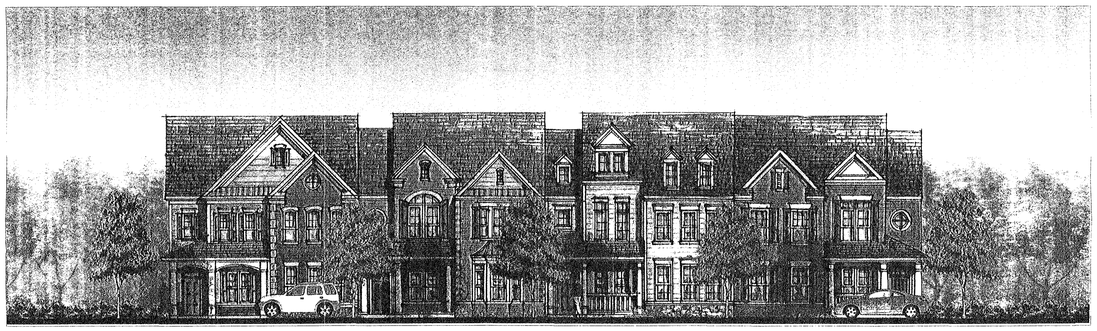
NOT TO SCALE



4/6 4-STORY MULTI-FAMILY ELEVATION FROM TURLEY HALL DRIVE

ELEVATION

NOT TO SCALE



2/6 REAR LOADED VILLA (TYPICAL)

ELEVATION

NOT TO SCALE

RESIDENTIAL ARCHITECT

LESSARD ARCHITECTURAL GROUP INC.
8521 LEESBURG PIKE, SUITE 700
VIENNA, VA, 22182
TEL: (703) 760-9344
FAX: (703) 760-9328

NOTE: THE BUILDING ELEVATIONS ARE CONCEPTUAL AND ARE PRESENTED TO ILLUSTRATE THE GENERAL CHARACTER AND THEME OF THE RESIDENTIAL ARCHITECTURE. THE ELEVATIONS AND PLANS MAY BE REFINED WITH FINAL ARCHITECTURE, ENGINEERING AND DESIGN AND IN ACCORDANCE WITH ACHITECTURAL REVIEW BOARD REQUIREMENTS AT THE TIME OF SITE PLAN AND BUILDING PERMIT APPROVAL..

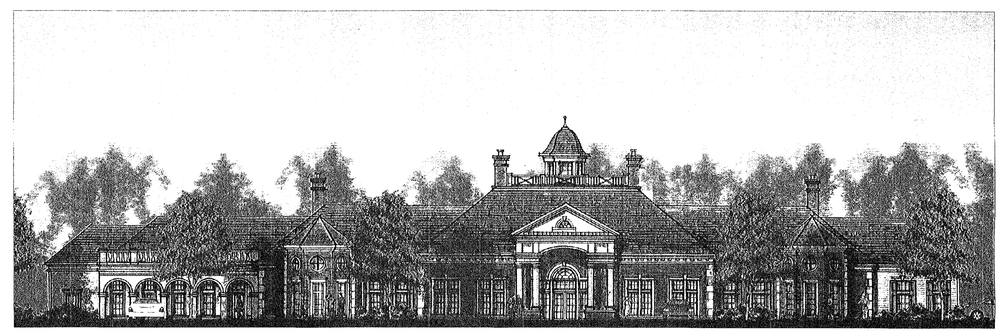
Application No RZ/FDP-2003-SU-035 Staff JDM

APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 1-04-07
Date of BOS PC approval 1-22-07
Sheet 6 of 16

3/6 FRONT LOADED VILLA (TYPICAL)

ELEVATION

NOT TO SCALE



5/6 CLUBHOUSE ELEVATION FROM BEALE DRIVE

ELEVATION

NOT TO SCALE

LandDesign®
200 S. Peyton St., Alexandria, VA 22314
V: 703.549.7784 F: 703.549.4984
www.LandDesign.com

The Peterson Companies L.C.
12500 Fair Lakes Circle
Suite 400
Fairfax, VA 22033
(703) 227-2000 FAX (703) 831-6481

COMMONWEALTH OF VIRGINIA
01-03-07
BENJAMIN J. ZITELLI
No. 1210
LICENSED ARCHITECT

DULLES DISCOVERY
RZ 2003-SU-035
THE PETERSON COMPANIES / FAIRFAX COUNTY, VA

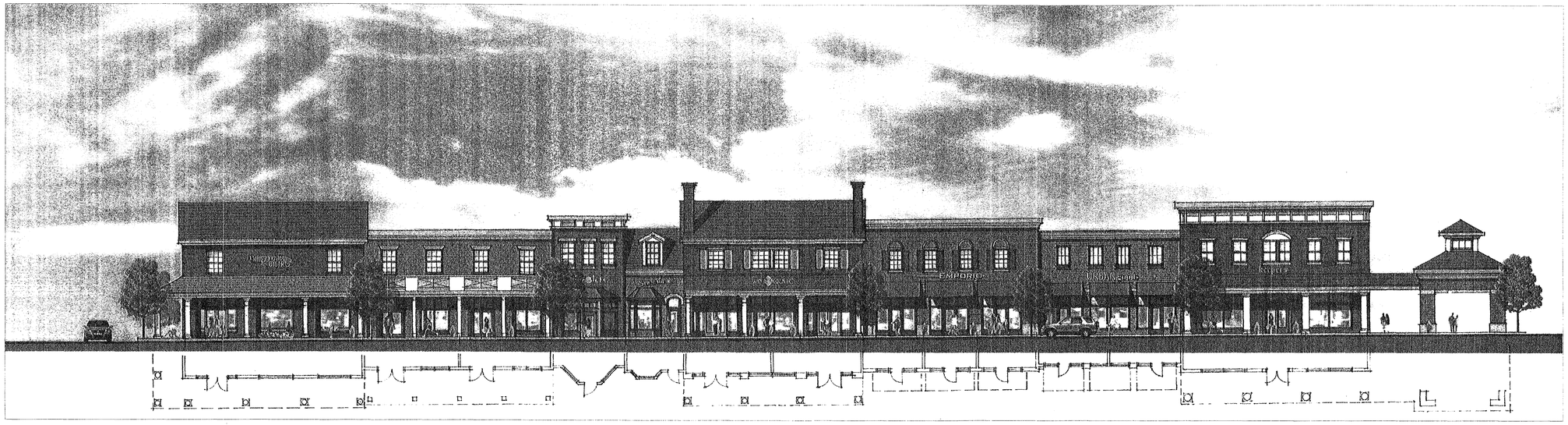
ARCHITECTURAL ELEVATIONS

REVISIONS:
03-29-04 - Addressed County Comments
07-14-04 - Revisions / Addressed County Comments
09-20-04 - Removed proposed PDC zone
11-16-04 - Addressed County Comments
01-10-05 - Revised CDP/FDP to Add SWM info
09-15-06 - Addressed County Comments
10-13-06 - Addressed County Comments
11-16-06 - Addressed County Comments
12-13-06 - Addressed County Comments
01-03-07 - Addressed County Comments

DATE: 01-03-07
DESIGNED BY:
DRAWN BY: SD
CHECKED BY:
O.C.: BJZ
SCALE: NO SCALE
PROJECT #: 200504

SHEET NUMBER:
6 OF 14

Jan 04, 2007 - 7:07am
N:\2005\200504\Graphics\Elevations\CDP-FDP\1
04-04 CDP-FDP 1-6-04 - Address Zoning

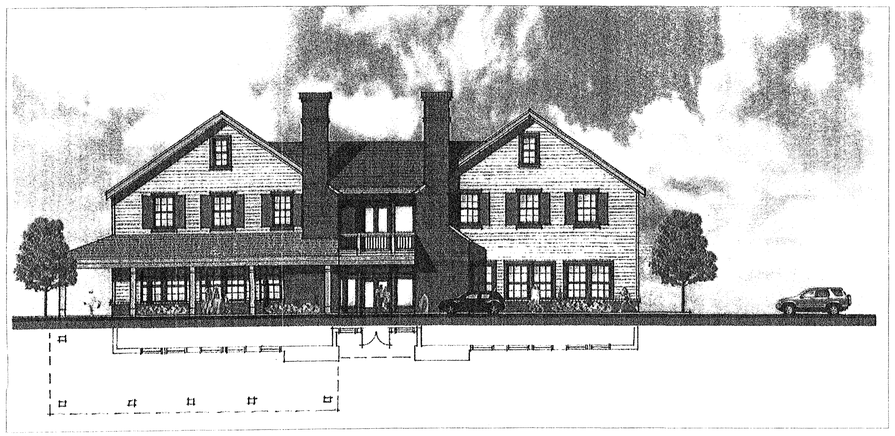


1/7 RETAIL BUILDING
FRONT ELEVATION

NOT TO SCALE

2/7 OFFICE
FRONT ELEVATION

NOT TO SCALE



3/7 OFFICE
SIDE ELEVATION

NOT TO SCALE

Application No RZ/FDP-2003-SU-035 Staff JDM

APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 1-04-07
Date of BOS PC approval 1-22-07
Sheet 9 of 16

COMMERCIAL ARCHITECT

BROWN | CRAIG | TURNER
ARCHITECTS + DESIGNERS
TIDE POINT - CASCADE BUILDING
1030 HULL STREET, SUITE 301
BALTIMORE, MD 21230
P: 410.837.2727
F: 410.837.7447

NOTE: THE BUILDING ELEVATIONS ARE CONCEPTUAL AND ARE PRESENTED TO ILLUSTRATE THE GENERAL CHARACTER AND THEME OF THE NON-RESIDENTIAL ARCHITECTURE. THE ELEVATIONS MAY BE REFINED WITH FINAL ARCHITECTURE, ENGINEERING AND DESIGN AND IN ACCORDANCE WITH ARCHITECTURAL REVIEW BOARD REQUIREMENTS, AS THEY PERTAIN TO THE OFFICE BUILDING, AT TIME OF SITE PLAN AND BUILDING PERMIT APPROVAL.

LandDesign®
200 S. Peyton St., Alexandria, VA 22314
V: 703.549.7784 F: 703.549.4984
www.LandDesign.com

The Peterson Companies L.C.
12500 Fair Lakes Circle
Suite 400
Fairfax, VA 22033
(703) 227-2000 FAX (703) 631-6481

COMMONWEALTH OF VIRGINIA
01-03-07
BENJAMIN J. ZITELLI
No. 1210
LANDSCAPE ARCHITECT

DULLES DISCOVERY
RZ 2003-SU-035
THE PETERSON COMPANIES / FAIRFAX COUNTY, VA

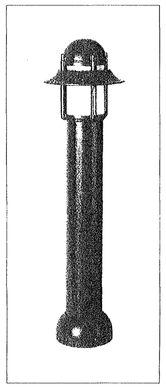
ARCHITECTURAL ELEVATIONS

REVISIONS:
03-29-04 - Addressed County Comments
07-14-04 - Revisions / Addressed County Comments
08-20-04 - Revised Proposed Zoning Zone
11-16-04 - Addressed County Comments
06-15-06 - Revised CDP/FDP Plan, Added SWM info
09-15-06 - Addressed County Comments
10-13-06 - Addressed County Comments
11-16-06 - Addressed County Comments
12-12-06 - Addressed County Comments
01-03-07 - Addressed County Comments

DATE: 01-03-07
DESIGNED BY: CSD
DRAWN BY: BJS
CHECKED BY:
Q.C. BY:
SCALE: NO SCALE
PROJECT #: 2005041

SHEET NUMBER:
7 OF 14

Jan 04, 2007 - 7:17pm
G:\2005\2005041\Local Maps\CDP-FDP\
Dwg: CDP-FDP-SE-04_SHEET-2.dwg



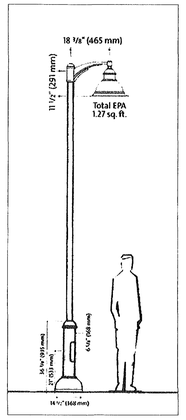
FOR USE AS ACCENT LIGHTINGIN PEDESTRIAN AREAS AND OPEN SPACES

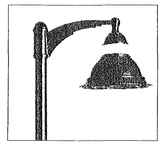
OR EQUAL

1/8 ACCENT BOLLARD

05B-325

PICTORIAL — NOT TO SCALE





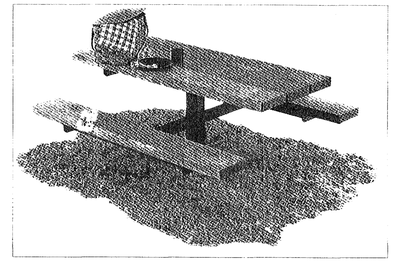
FOR USE ALONG PRIVATE ROADWAYS AND IN PARKING LOTS

OR EQUAL

4/8 PEDESTRIAN LIGHT

05B-324

PICTORIAL — NOT TO SCALE

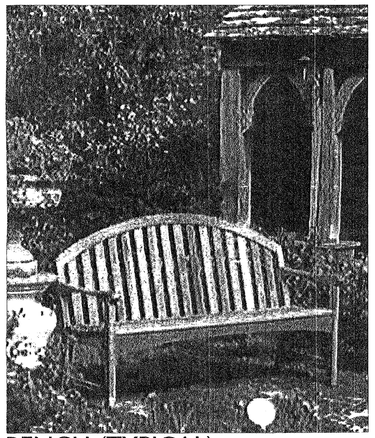


OR EQUAL
NOTE: INSTALL PER MANUFACTURER'S SPECIFICATION

7/8 ACCESSIBLE PICNIC TABLE

-

PICTORIAL — NOT TO SCALE



5-1/2 FEET BENCH

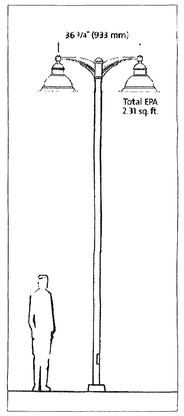
WOODEN BENCH FOR USE IN RESIDENTIAL AREAS

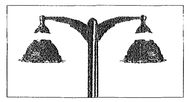
OR EQUAL

2/8 BENCH (TYPICAL)

05A-118

PICTORIAL — NOT TO SCALE





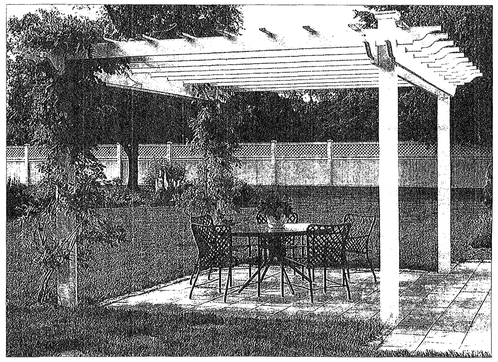
FOR USE IN PRIVATE/ PUBLIC OPEN SPACES WITH PEDESTRIAN TRAFFIC

OR EQUAL

5/8 PRIVATE STREET / PARKING LOT LIGHT

05B-322

PICTORIAL — NOT TO SCALE



COLOR: TO BE DETERMINED

8/8 PERGOLA

-

PICTORIAL — NOT TO SCALE

COLOR:
TO BE DETERMINED

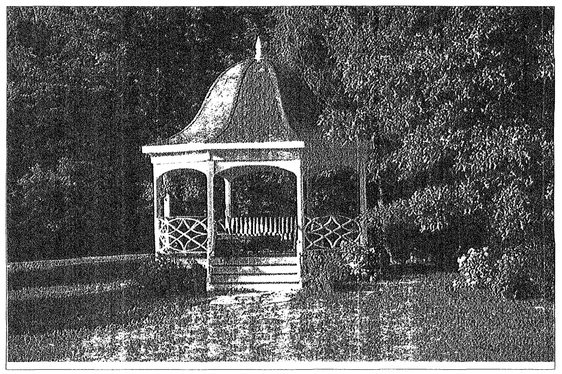
METAL RECEPTACLE FOR USE IN PUBLIC AREAS

OR EQUAL

3/8 WASTE RECEPTACLE

05F-062

PICTORIAL — NOT TO SCALE



SIZE: 12' DIAMETER
OR EQUAL

6/8 GAZEBO

-

PICTORIAL — NOT TO SCALE

Application No RZ/FDP-2003-SU-035 Staff JDM

APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 1-04-07
Date of BOS PC approval 1-22-07
Sheet 10 of 16

NOTE: THE SITE DETAILS ARE ILLUSTRATIVE AND ARE PRESENTED TO SHOW THE GENERAL CHARACTER AND QUALITY OF THE DESIGN. FINAL DETAILS MAY BE MODIFIED DURING FINAL DESIGN, IN ACCORDANCE WITH THE PROFFERS.

LandDesign®
200 S. Peyton St., Alexandria, VA 22314
V: 703.549.7784 F: 703.549.4984
www.LandDesign.com

The Peterson Companies L.C.
12500 Fair Lakes Circle
Suite 400
Fairfax, VA 22033
(703) 227-2000 FAX: (703) 631-6481

COMMONWEALTH OF VIRGINIA
01-03-07
BENJAMIN J. ZITELLI
No. 1210
LANDSCAPE ARCHITECT

DULLES DISCOVERY
RZ 2003-SU-035
THE PETERSON COMPANIES / FAIRFAX COUNTY, VA

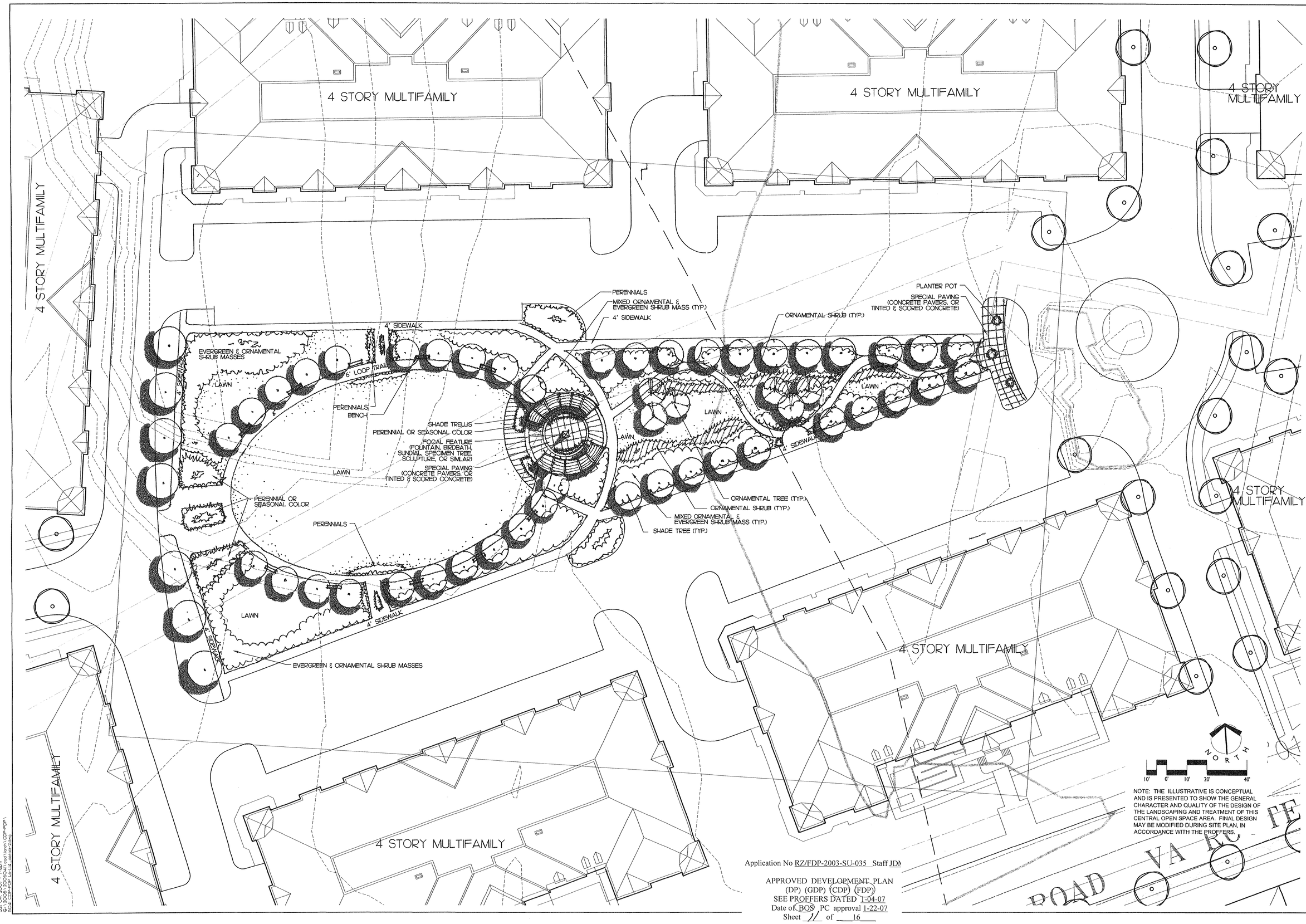
SITE DETAILS

REVISIONS:
03-29-04 - Addressed County Comments
07-14-04 - Revisions / Addressed County Comments
09-20-04 - Removed proposed PDC zone
11-16-04 - Addressed County Comments
06-15-06 - Revised CDP/FDP Plan, Added SWM info
09-15-06 - Addressed County Comments
10-13-06 - Addressed County Comments
11-16-06 - Addressed County Comments
12-12-06 - Addressed County Comments
01-03-07 - Addressed County Comments

DATE: 01-03-07
DESIGNED BY:
DRAWN BY: SD
CHECKED BY:
Q.C. BY:
SCALE: NO SCALE
PROJECT #: 2005041

SHEET NUMBER:
8 OF 14

Jan 04, 2007 - 7:17pm
G:\2005\2005041\cad\arch\CDP-FDP\
5041 CDP-FDP L6-L14_details-2.dwg



Application No RZ/FDP-2003-SU-035 Staff JDM

APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 1-04-07
Date of BOS PC approval 1-22-07
Sheet 11 of 16

LandDesign®
2200 S. Pyron St., Alexandria, VA 22314
V: 703.549.7784 F: 703.549.9984
www.LandDesign.com

The Peterson Companies L.C.
12500 Fair Lakes Circle
Suite 400
Fairfax, VA 22033
(703) 227-2000 FAX (703) 631-6481

COMMONWEALTH OF VIRGINIA
01-03-07
BENJAMIN J. ZITELLI
No. 1210
LANDSCAPE ARCHITECT

DULLES DISCOVERY
RZ 2003-SU-035
THE PETERSON COMPANIES / FAIRFAX COUNTY, VA

OPENSPACE ENLARGEMENT

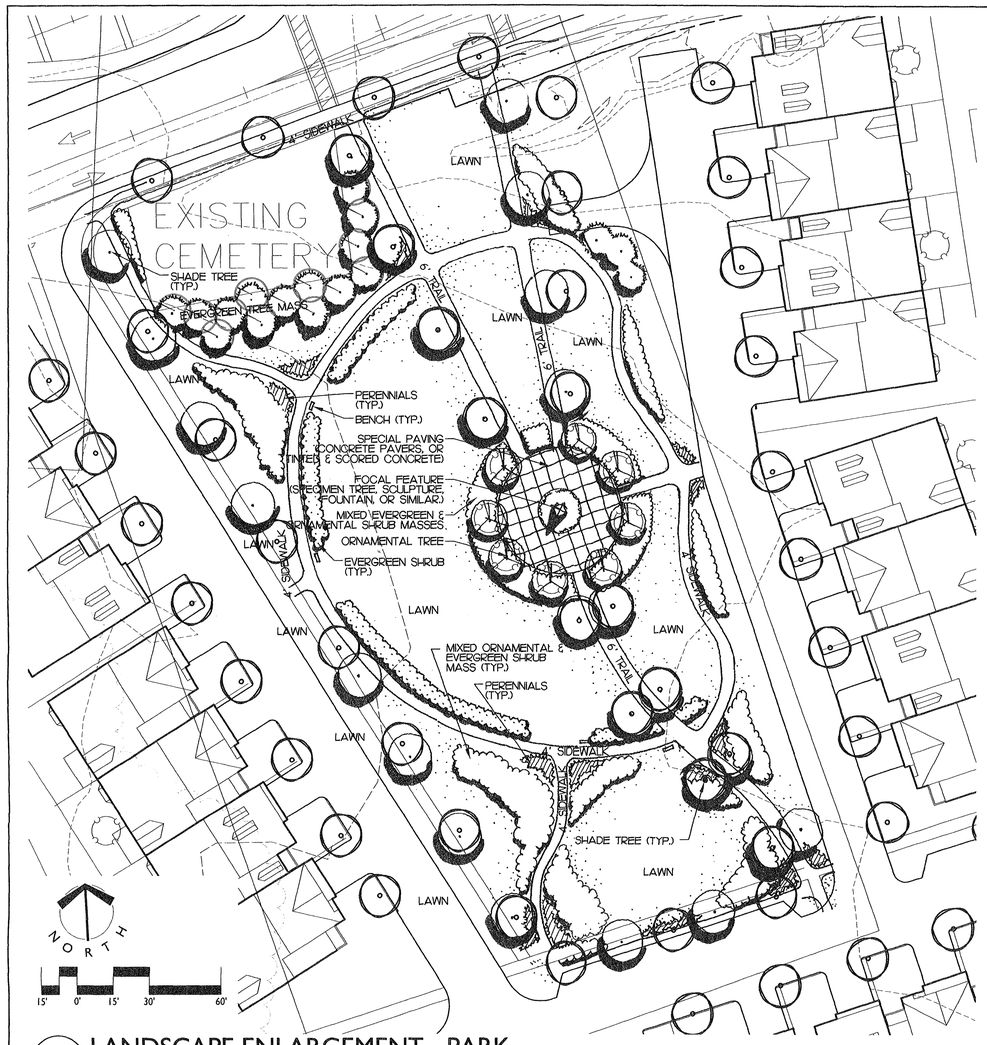
REVISIONS:
03-29-04 - Addressed County Comments
05-21-04 - Revised Concept Per County Comments
09-20-04 - Removed proposed PDC zone
11-16-04 - Addressed County Comments
06-15-06 - Revised CDP/FDP Plan, Added SWM info
10-13-06 - Addressed County Comments
11-16-06 - Addressed County Comments
12-12-06 - Addressed County Comments
01-03-07 - Addressed County Comments

DATE: 01-03-07
DESIGNED BY: wh
DRAWN BY: wh
CHECKED BY:
Q.C. BY:
SCALE: 1"=20'
PROJECT #: 2005041

SHEET NUMBER:
9 OF 14

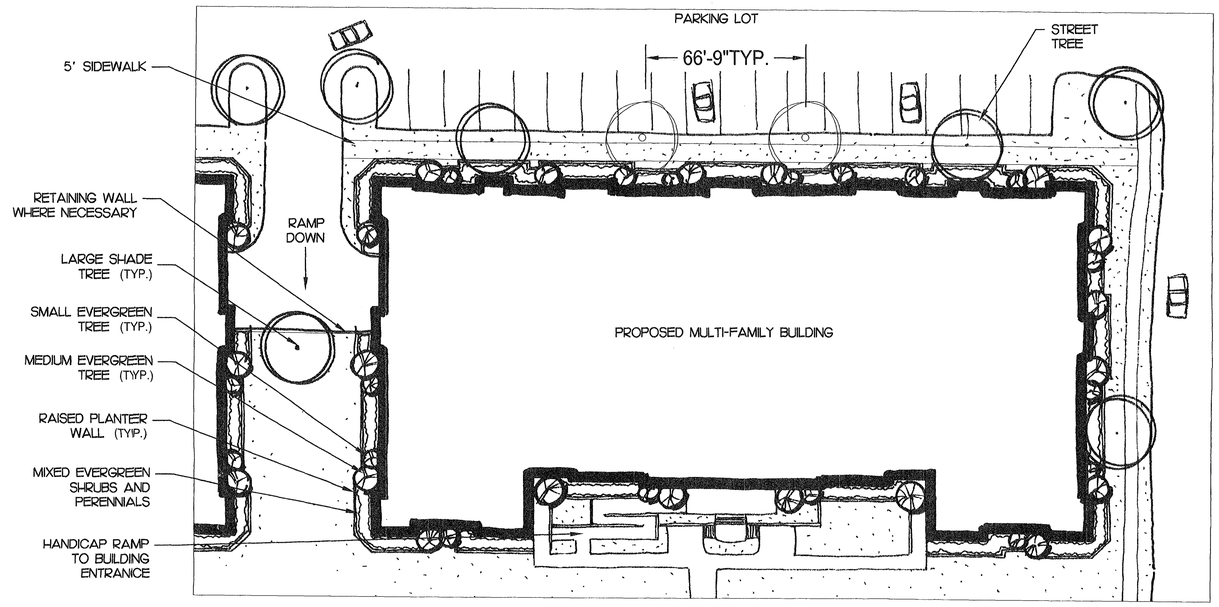
Jan 04, 2007 - 7:16am
G:\2005\2005041\cad\land\CDP-FDP\
04-CDP-FDP 10-14...detail.dwg

NOTE: THE ILLUSTRATIVES ARE CONCEPTUAL AND ARE PRESENTED TO SHOW THE GENERAL CHARACTER AND QUALITY OF THE DESIGN OF THE RESPECTIVE LANDSCAPED AND OPEN SPACE AREAS. FINAL DESIGN MAY BE MODIFIED DURING SITE PLAN, IN ACCORDANCE WITH THE PROFFERS.



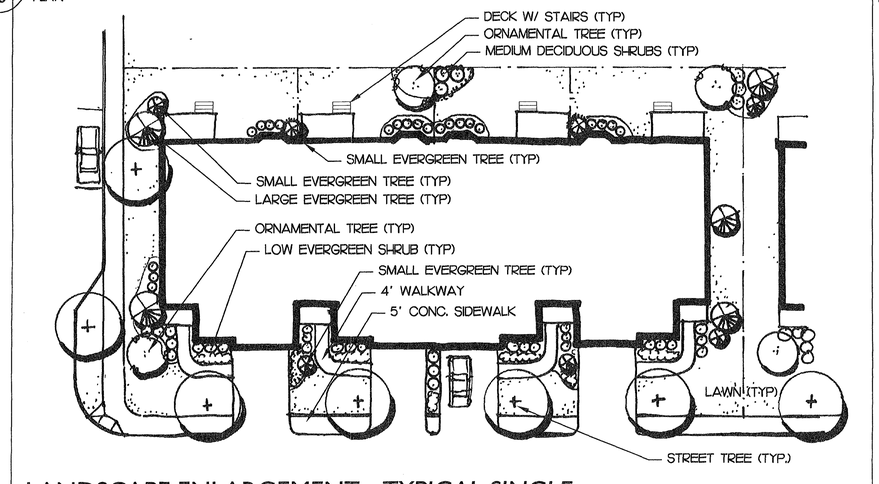
1/10 LANDSCAPE ENLARGEMENT - PARK

PLAN 1"=30'



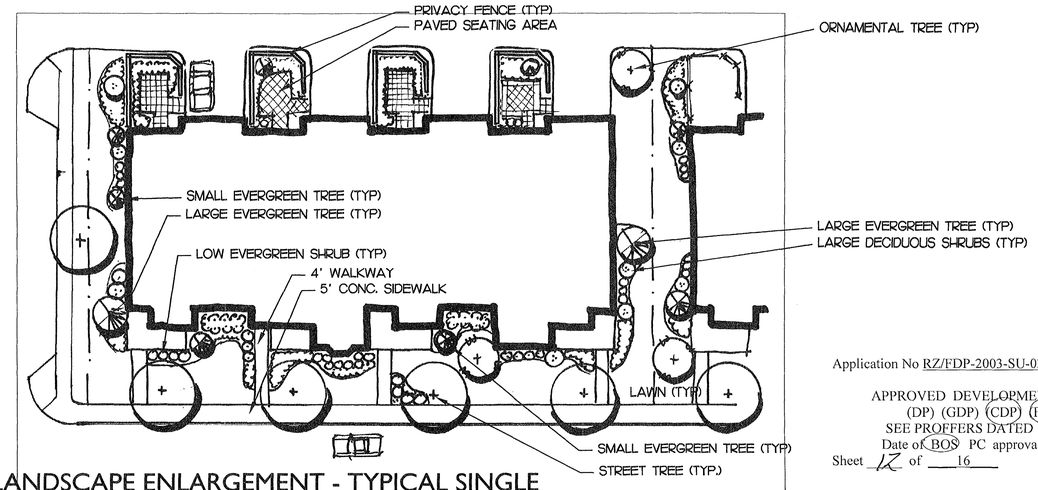
3/10 LANDSCAPE ENLARGEMENT TYPICAL MULTI-FAMILY RESIDENCE

PLAN 1"=20'



2/10 LANDSCAPE ENLARGEMENT - TYPICAL SINGLE FAMILY ATTACHED RESIDENCE -FRONT LOADED

PLAN 1"=20'



4/10 LANDSCAPE ENLARGEMENT - TYPICAL SINGLE FAMILY ATTACHED RESIDENCE - REAR LOADED

PLAN 1"=20'

Application No RZ/FDP-2003-SU-035 Staff JDN

APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 1-04-07
Date of BOS PC approval 1-22-07
Sheet 12 of 16

LandDesign®
200 S. Peyton St. Alexandria, VA 22314
V: 703.549.7784 F: 703.549.4984
www.LandDesign.com

The Peterson Companies L.C.
12500 Fair Lakes Circle
Suite 400
Fairfax, VA 22033
(703) 227-2000 FAX (703) 631-6481

COMMONWEALTH OF VIRGINIA
01-03-07
BENJAMIN J. ZITELLI
No. 1210
LANDSCAPE ARCHITECT

DULLES DISCOVERY
RZ 2003-SU-035
THE PETERSON COMPANIES / FAIRFAX COUNTY, VA

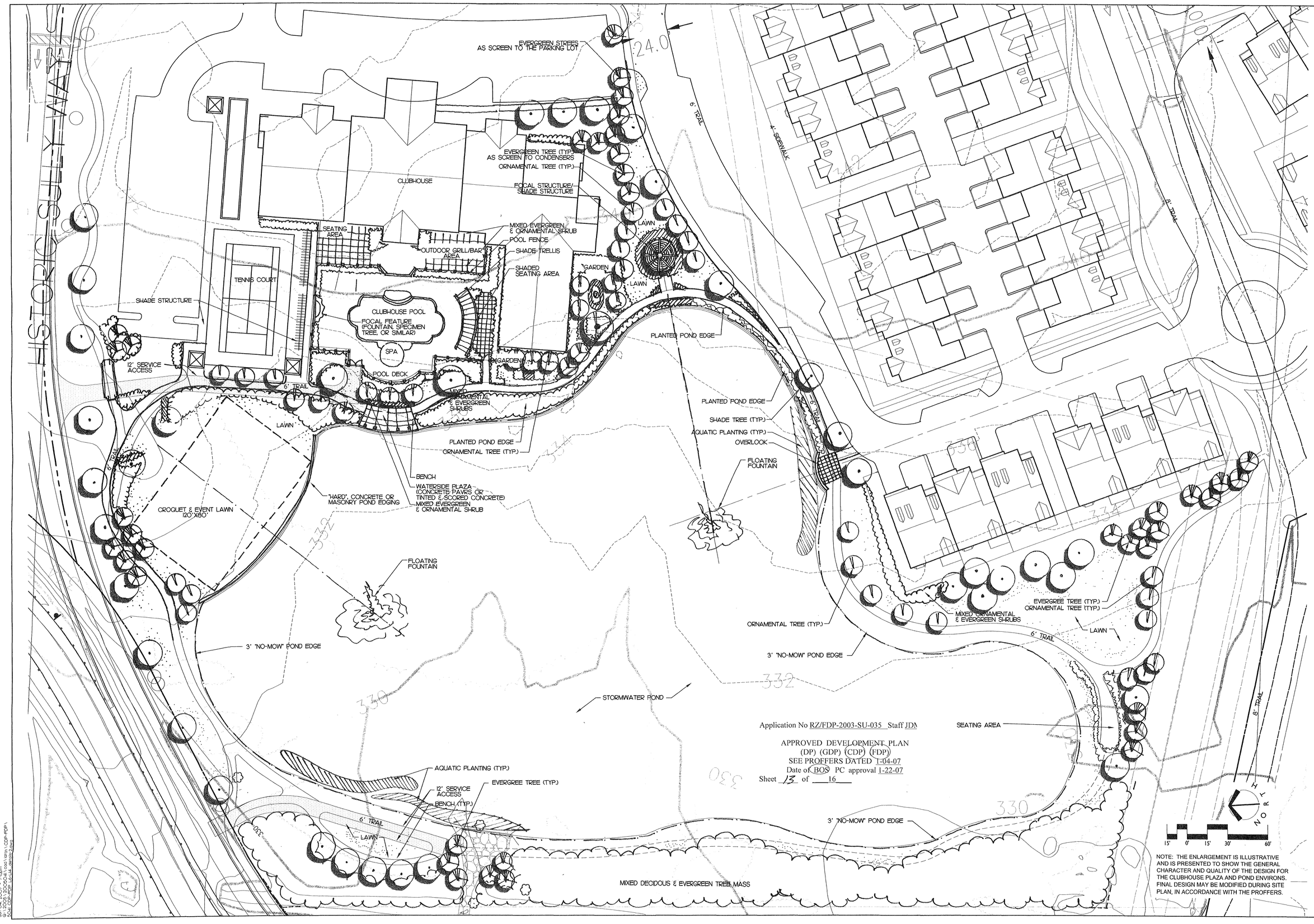
OPENSPACE ENLARGEMENT

REVISIONS:
03-20-04 - Addressed County Comments
07-14-04 - Revisions: Addressed County Comments
09-20-04 - Removed proposed PDC zone
11-16-04 - Addressed County Comments
06-15-06 - Revised CDP/FDP Plan, Added SWM info
08-18-06 - Addressed County Comments
09-26-06 - Addressed transportation comments
10-13-06 - Addressed County Comments
11-16-06 - Addressed County Comments
01-03-07 - Addressed County Comments

DATE: 01-03-07
DESIGNED BY: wh
DRAWN BY: wh
CHECKED BY:
Q.C. BY:
SCALE: AS SHOWN
PROJECT #: 2005041

SHEET NUMBER:
10 OF 14

Jan 04, 2007 - 7:15am
G:\2005\2005041\Land Design\CDP-FDP\
Scale: CDP-FDP 10-14 Jackie-2.dwg



Application No RZ/FDP-2003-SU-035 Staff JDN

APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 1-04-07
Date of BOS PC approval 1-22-07
Sheet 13 of 16

NOTE: THE ENLARGEMENT IS ILLUSTRATIVE AND IS PRESENTED TO SHOW THE GENERAL CHARACTER AND QUALITY OF THE DESIGN FOR THE CLUBHOUSE PLAZA AND POND ENVIRONS. FINAL DESIGN MAY BE MODIFIED DURING SITE PLAN, IN ACCORDANCE WITH THE PROFFERS.

LandDesign®
200 S. Peyton St., Alexandria, VA 22314
V: 703.549.7784 F: 703.549.4984
www.LandDesign.com

The Peterson Companies L.C.
12500 Fair Lakes Circle
Suite 400
Fairfax, VA 22033
(703) 227-2000 FAX (703) 631-6481

COMMONWEALTH OF VIRGINIA
01-03-07
BENJAMIN J. ZITELLI
No. 1210
LANDSCAPE ARCHITECT

DULLES DISCOVERY
RZ 2003-SU-035
THE PETERSON COMPANIES / FAIRFAX COUNTY, VA

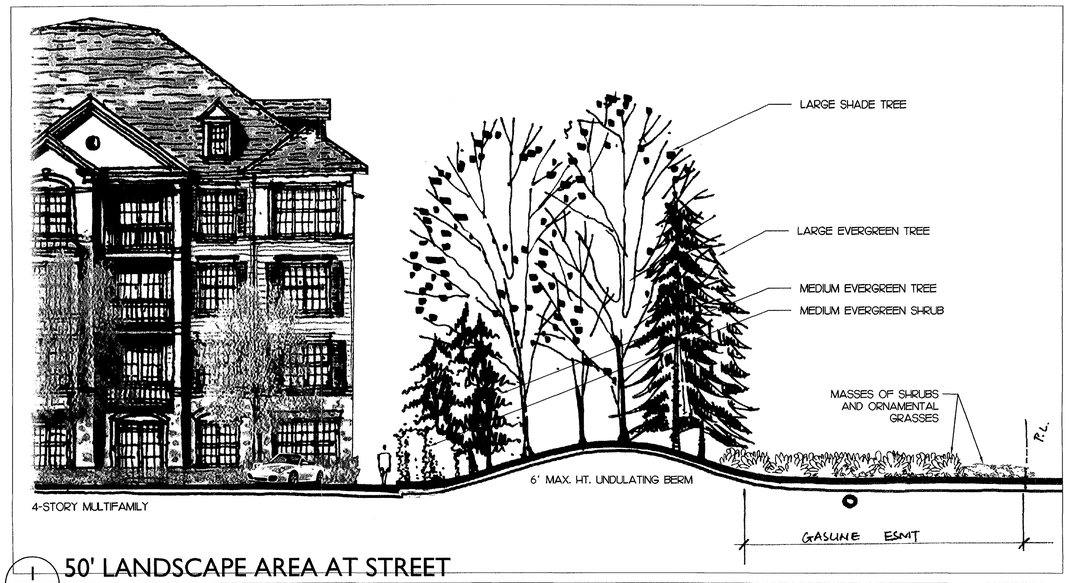
OPENSPACE ENLARGEMENT - STORMWATER POND

REVISIONS:
03-29-04 - Addressed County Comments
07-14-04 - Revisions / Addressed County Comments
09-20-04 - Removed proposed PDC zone
11-16-04 - Addressed County Comments
01-14-05 - Revised Proffers / Added SWM info
09-15-06 - Addressed County Comments
10-13-06 - Addressed County Comments
11-16-06 - Addressed County Comments
12-22-06 - Addressed County Comments
01-03-07 - Addressed County Comments

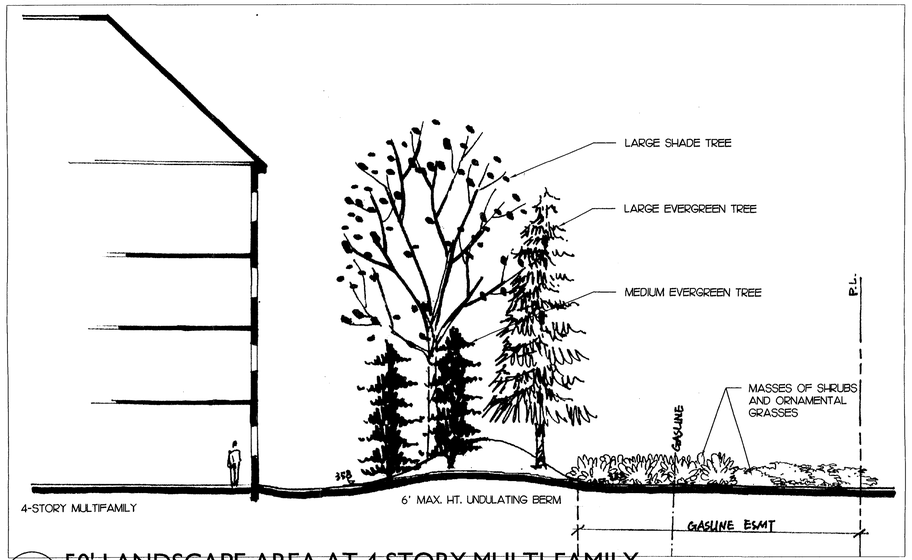
DATE: 01-03-07
DESIGNED BY: wh
DRAWN BY: wh
CHECKED BY:
SCALE: 1"=30'
PROJECT #: 2005041

SHEET NUMBER:
11 OF 14

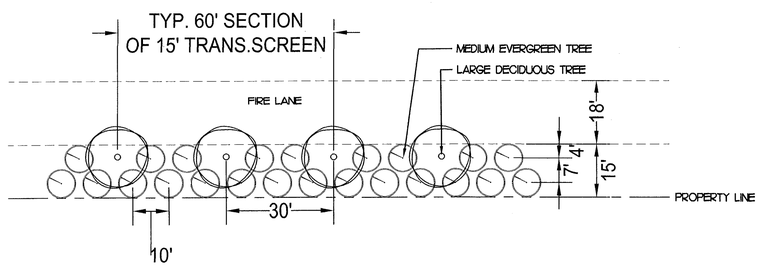
jan 04, 2007 - 7:00am
G:\2005\2005041\Civil\Final Plans\CDP-FDP\
SCALE CDP-FDP 6x14 (8510-12.dwg)



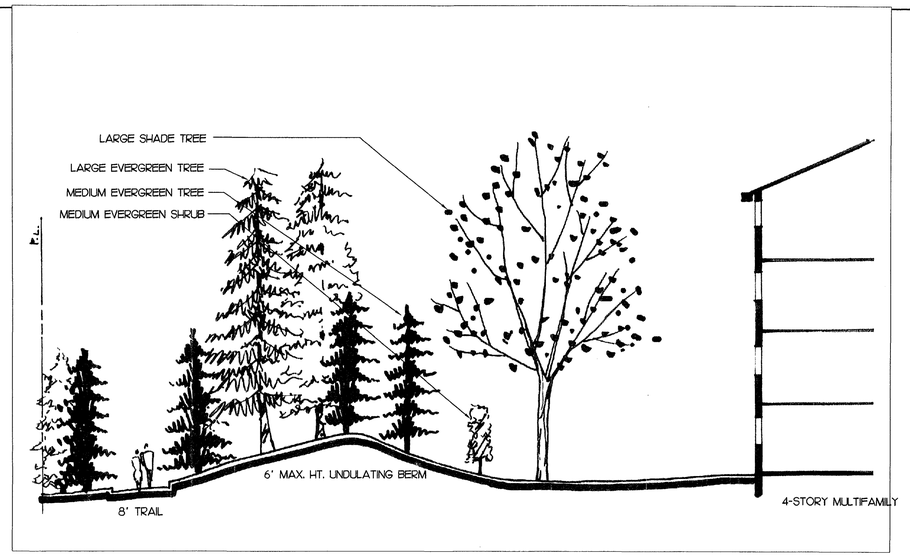
1/12 50' LANDSCAPE AREA AT STREET
SECTION 1"=10'



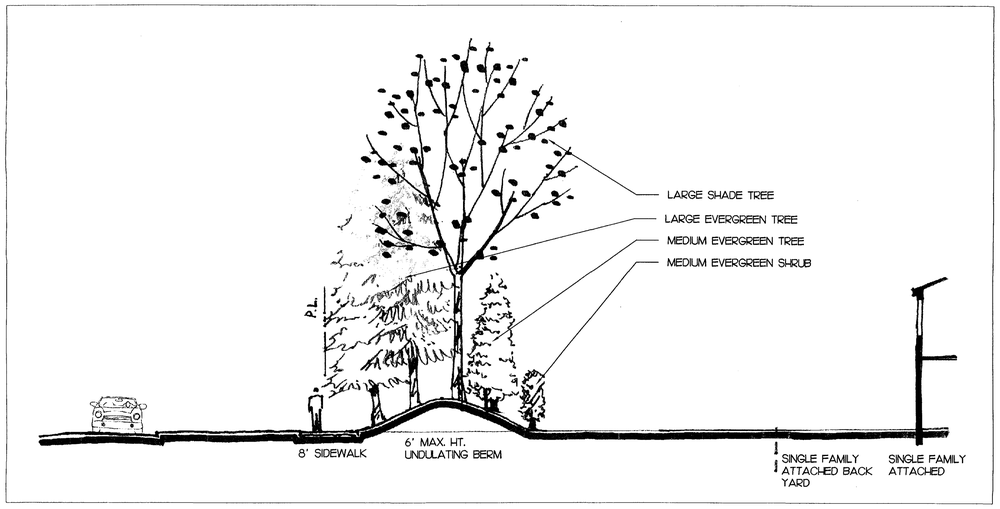
2/12 50' LANDSCAPE AREA AT 4 STORY MULTI-FAMILY
SECTION 1"=10'



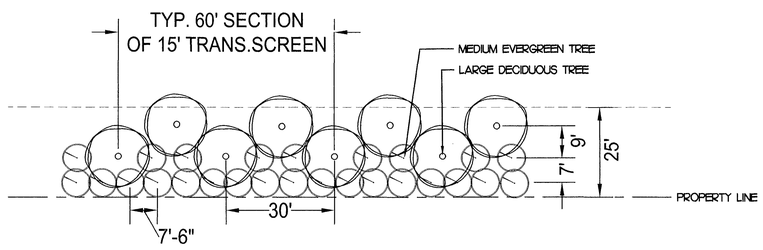
5/12 TYPICAL REDUCED 15' TRANSITIONAL SCREEN PLANTING
PLAN 1"=20'



3/12 50' LANDSCAPE AREA AT 4-STORY MULTI-FAMILY
SECTION 1"=10'



4/12 50' LANDSCAPE AREA AT SINGLE FAMILY
SECTION 1"=10'



6/12 TYPICAL 25' TRANSITIONAL SCREEN PLANTING
PLAN 1"=20'

Application No RZ/FDP-2003-SU-035 Staff JDN

APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 1-04-07
Date of BOS PC approval 1-22-07
Sheet 14 of 16

LandDesign®
200 S. Peyton St., Alexandria, VA 22314
V: 703.549.7784 F: 703.549.4984
www.LandDesign.com

The Peterson Companies L.C.
12500 Fair Lakes Circle
Suite 400
Fairfax, VA 22033
(703) 227-2000 FAX (703) 631-6481

COMMONWEALTH OF VIRGINIA
01-03-07
BENJAMIN J. ZITELLI
No. 1210
LANDSCAPE ARCHITECT

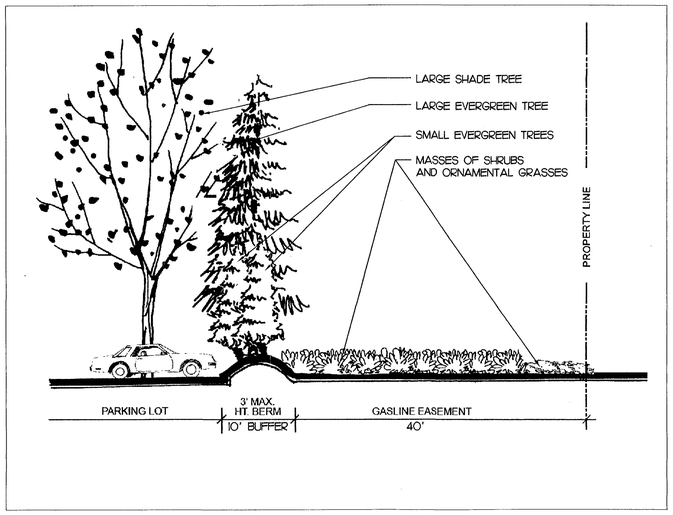
DULLES DISCOVERY
RZ 2003-SU-035
THE PETERSON COMPANIES / FAIRFAX COUNTY, VA
TYPICAL TRANSITIONAL SCREEN / LANDSCAPE AREA SECTIONS

REVISIONS:
03-29-04 - Addressed County comments
07-01-04 - Revisions / Addressed County Comments
09-20-04 - Revised proffers / Proffer Changes
11-16-04 - Addressed County Comments
06-15-06 - Revised CDP/FDP Plan, Added SWM info
09-13-06 - Addressed County Comments
11-16-06 - Addressed County Comments
12-12-06 - Addressed County Comments
01-03-07 - Addressed County Comments

DATE: 01-03-07
DESIGNED BY: BZ
DRAWN BY: BZ
CHECKED BY:
Q.C. BY:
SCALE: 1"=10'
PROJECT #: 2005041

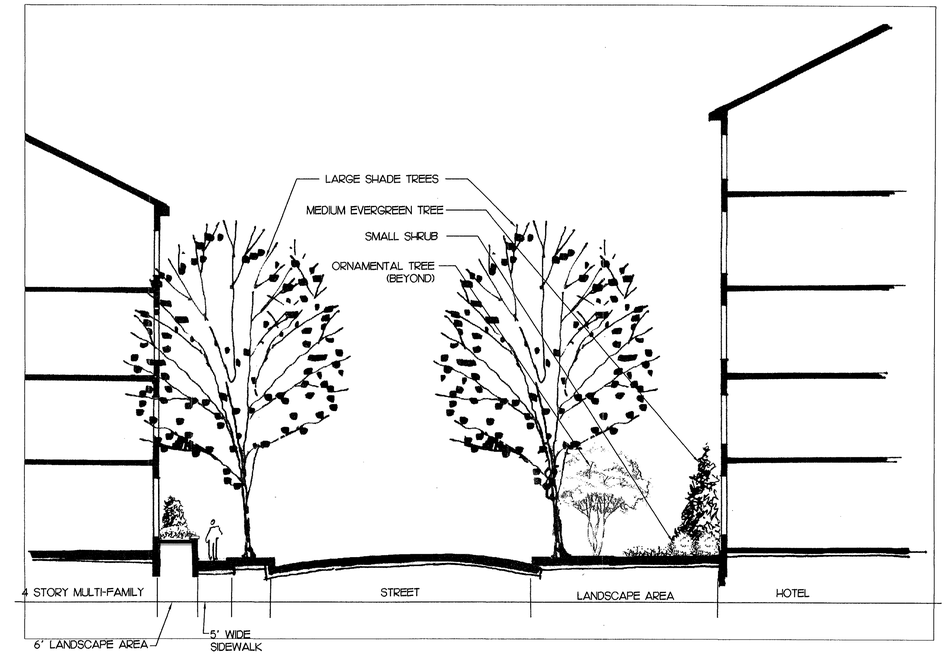
SHEET NUMBER:
12 OF 14

Jan 04, 2007 - 7:18am
G:\2005\2005041\cad\tran\CDP-FDP\
SCALE CDP-FDP 12-04_Jan06-2.dwg



LANDSCAPE AT AREAS OF TRANSITION: COMMERCIAL PARKING AT INDUSTRIAL BUFFER

1/13 SECTION 1"=10'

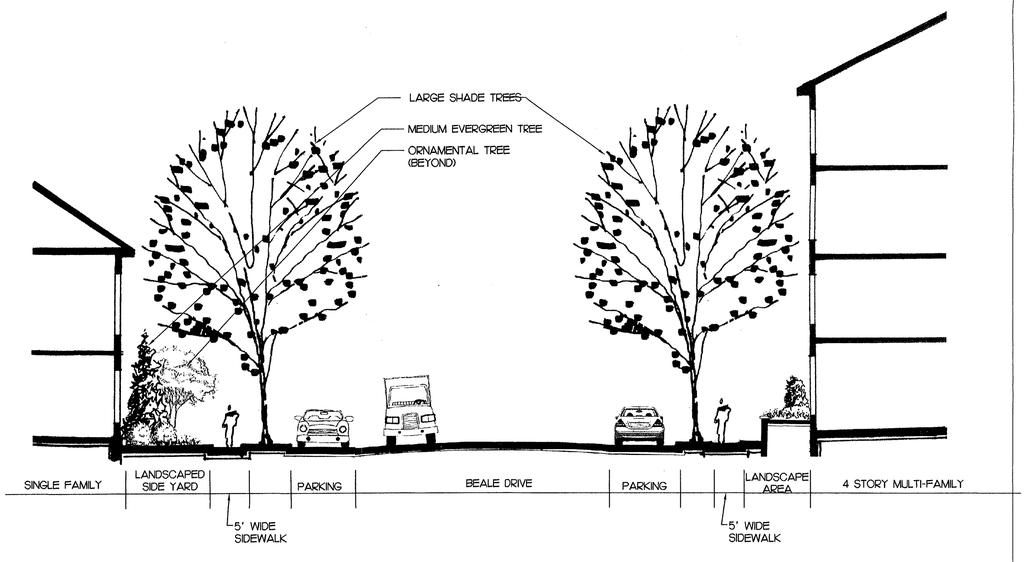


LANDSCAPE AT AREAS OF TRANSITION: HOTEL AT MULTI-FAMILY

2/13 SECTION 1"=10'

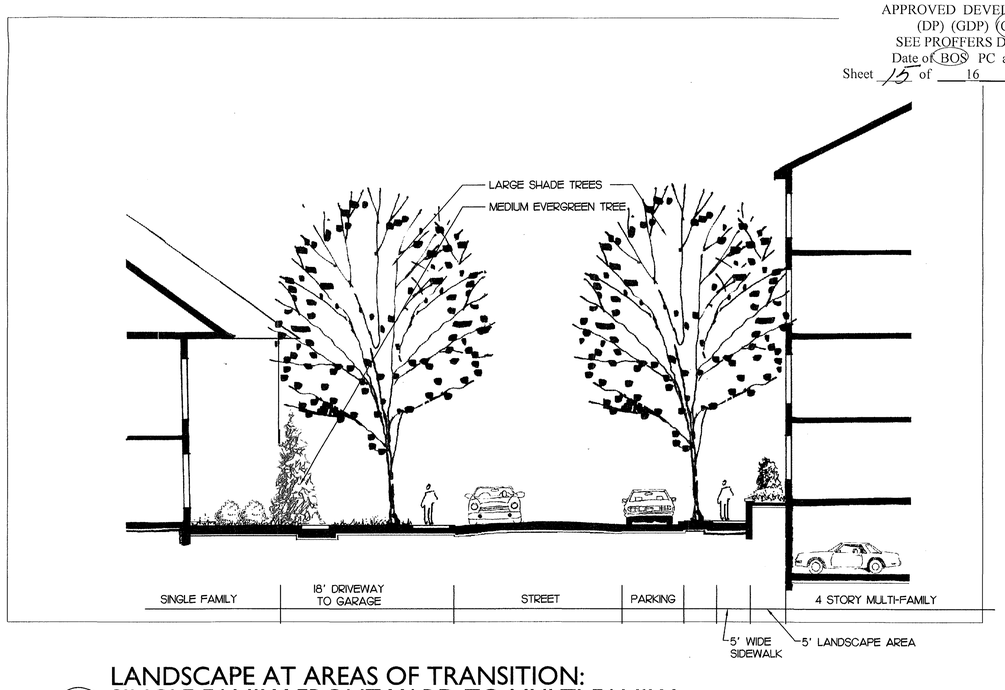
Application No RZ/FDP-2003-SU-035 Staff JDN

APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 1-04-07
Date of BOS PC approval 1-22-07
Sheet 15 of 16



LANDSCAPE AT AREAS OF TRANSITION: SINGLE FAMILY SIDE YARD TO MULTI-FAMILY

3/13 SECTION 1"=10'



LANDSCAPE AT AREAS OF TRANSITION: SINGLE FAMILY FRONT YARD TO MULTI-FAMILY

4/13 SECTION 1"=10'

LandDesign®
200 S. Peyton St., Alexandria, VA 22314
V: 703.549.7784 F: 703.549.4984
www.LandDesign.com

The Peterson Companies L.C.
12500 Fair Lakes Circle
Suite 400
Fairfax, VA 22033
(703) 227-2000 FAX: (703) 631-6481

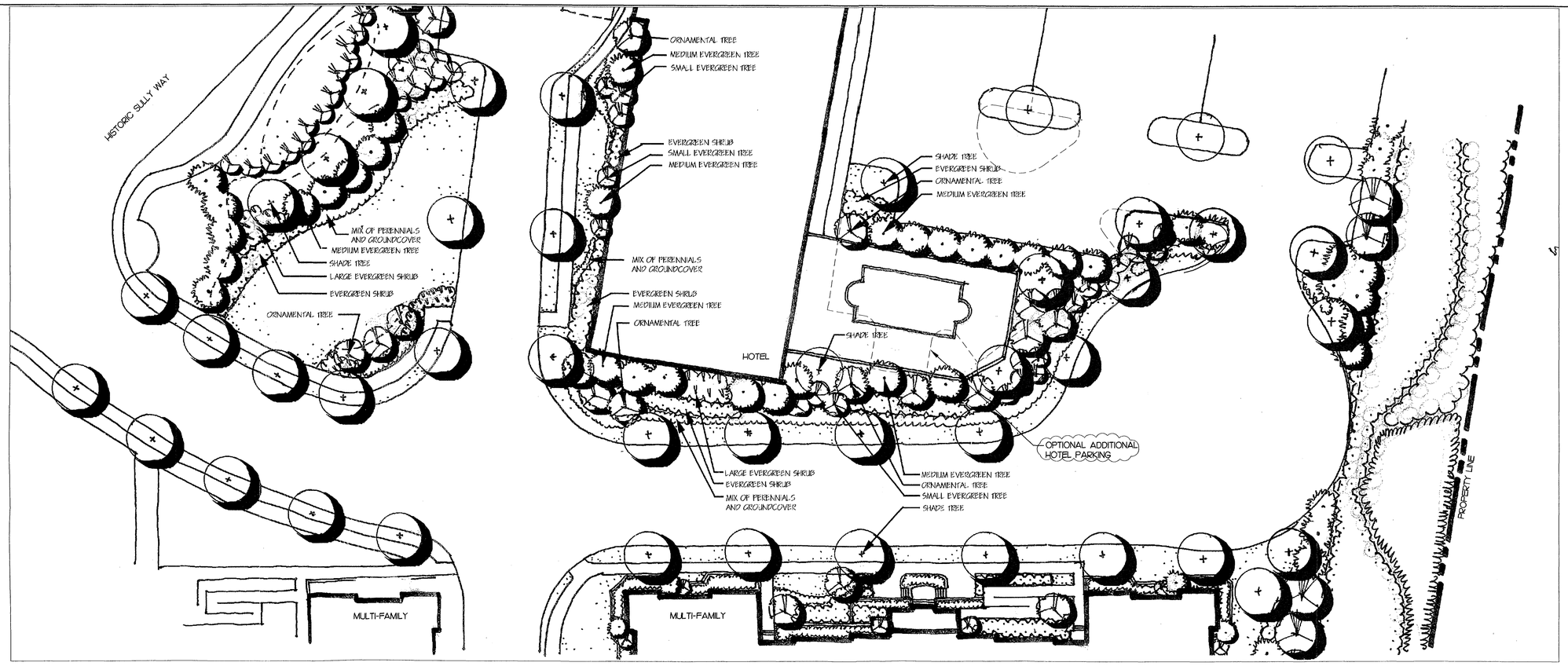
COMMONWEALTH OF VIRGINIA
01-03-07
BENJAMIN J. ZITELLI
No. 1210
LANDSCAPE ARCHITECT

DULLES DISCOVERY
RZ 2003-SU-035
THE PETERSON COMPANIES / FAIRFAX COUNTY, VA
SECTIONS OF TYPICAL LANDSCAPE TREATMENT AT AREAS OF TRANSITION

REVISIONS:
03-29-04 - Addressed County comments
07-14-04 - Revisions / Addressed County Comments
09-20-04 - Removed proposed PDC zone
11-16-04 - Addressed County Comments
06-15-06 - Revised CDP/FDP Plan, Added SWM info
09-15-06 - Addressed County Comments
10-13-06 - Addressed County Comments
11-16-06 - Addressed County Comments
12-12-06 - Addressed County Comments
01-03-07 - Addressed County Comments

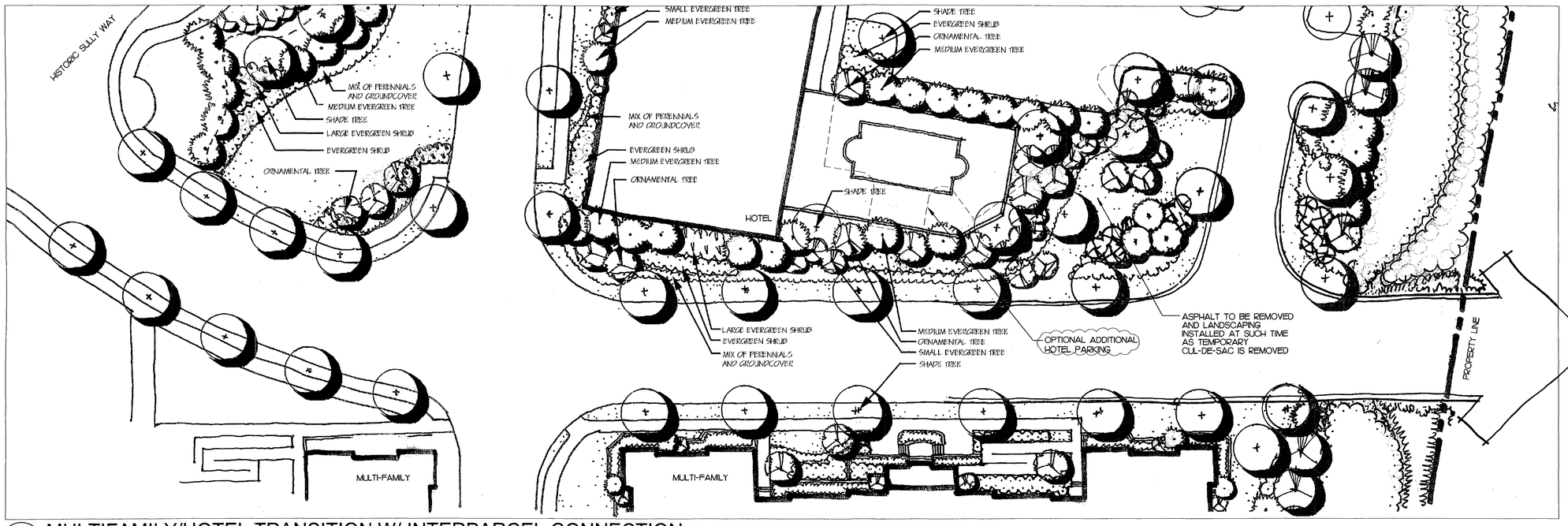
DATE: 01-03-07
DESIGNED BY: BZ
DRAWN BY: BZ
CHECKED BY:
Q.C. BY:
SCALE: 1"=10'
PROJECT #: 2005041

SHEET NUMBER:
13 OF 14



1/14 MULTIFAMILY/HOTEL TRANSITION W/TEMPORARY CUL-DE-SAC

PLAN 1"=20'



2/14 MULTIFAMILY/HOTEL TRANSITION W/ INTERPARCEL CONNECTION

PLAN 1"=20'

application No RZ/FDP-2003-SU-035 Staff JDM

APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 1-04-07
Date of BOS PC approval 1-22-07
Sheet 11 of 16

NOTE: THE ILLUSTRATIVES ARE CONCEPTUAL AND ARE PRESENTED TO SHOW THE GENERAL CHARACTER AND QUALITY OF THE DESIGN FOR THE TRANSITIONAL TREATMENT BETWEEN THE MULTIFAMILY BUILDING AND HOTEL FACILITIES. THE FINAL DESIGN MAY BE MODIFIED DURING SITE PLAN, IN ACCORDANCE WITH THE PROFFERS.

NORTH

10' 0' 10' 20' 40'

LandDesign®
200 S. Peyton St., Alexandria, VA 22314
V: 703.549.7784 F: 703.549.4984
www.LandDesign.com

The Peterson Companies L.C.
12500 Fair Lakes Circle
Suite 400
Fairfax, VA 22033
(703) 227-2000 FAX (703) 631-6481

COMMONWEALTH OF VIRGINIA
01-03-07
BENJAMIN J. ZITELLI
No. 1210
LANDSCAPE ARCHITECT

DULLES DISCOVERY
RZ 2003-SU-035
THE PETERSON COMPANIES / FAIRFAX COUNTY, VA

TRANSITIONAL SCREEN ENLARGEMENT

REVISIONS:
03-29-04 - Addressed County Comments
07-20-04 - Revisions / Address County Comments
09-15-04 - Revised CDP/FDP Plan
11-16-04 - Addressed County Comments
06-15-06 - Revised CDP/FDP Plan, Added SWM info
09-15-06 - Addressed County Comments
10-13-06 - Addressed County Comments
11-16-06 - Addressed County Comments
12-12-06 - Addressed County Comments
01-03-07 - Addressed County Comments

DATE: 01-03-07
DESIGNED BY: vh
DRAWN BY: vh
CHECKED BY:
G.C. BY:
SCALE: 1"=20'
PROJECT #: 2005041

SHEET NUMBER:
14 OF 14

Jan 04, 2007 - 7:16am
G:\2005\2005041\cad\land\CDP-FDP\
Scal CDP-FDP 2005-Sheet-2.dwg