APPLICATION ACCEPTED: December 17, 2010
APPLICATION AMENDED: May 13, 2010
PLANNING COMMISSION: June 17, 2010
BOARD OF SUPERVISORS: June 22, 2010 @ 3:30 pm

County of Fairfax, Virginia

June 9, 2010

STAFF REPORT

APPLICATION PCA/FDPA 2003-SU-035
(Concurrent with SEA 2003-SU-023 and RZ/FDP 2009-SU-024)

SULLY DISTRICT

APPLICANT:	Sully East L.C.
PRESENT ZONING:	PDH-16, PDC, WSPOD, HD
PARCEL(S):	34-2 ((1)) 2 pt., 3A, 10A, 27 pt., 35 pt., plus approximately 67,353 sq. ft. of Barnsfield Road right-of-way proposed for vacation and/or abandonment.
ACREAGE:	68.80 acres
FAR:	0.35
OPEN SPACE:	30%
PLAN MAP:	Office
PROPOSAL:	To remove land area from RZ 2003-SU-035, previously approved for a mixed use development, to permit the area to be rezoned as part of RZ 2009-SU-024.

STAFF RECOMMENDATIONS:

Staff recommends approval of PCA/FDPA 2003-SU-035, subject to the Board's approval of RZ 2009-SU-024.

Staff recommends approval of RZ 2009-SU-024 and the associated CDP, subject to the execution of proffers consistent with those found in Appendix 1 of this report.

Suzie Zottl

Department of Planning and Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509
Phone 703-324-1290 FAX 703-324-3924
www.fairfaxcounty.gov/dpz/

Staff recommends approval of FDP 2009-SU-024, subject to the Board's approval of RZ 2009-SU-024 and subject to the proposed FDP conditions found in Appendix 2 of this report.

Staff recommends approval of a modification of Section 10-104(3) B and C of the Zoning Ordinance to permit an increase in fence height to a maximum nine foot tall fence around the perimeter of the property to provide security for the proposed tenant.

Staff recommends approval of a modification of Section 13-303 of the Zoning Ordinance to permit the transitional screening as shown on the CDP/FDP to satisfy the requirements along the eastern and a portion of the southern boundaries.

Staff recommends approval of a modification of Section 13-304 to permit the barriers as shown on the CDP/FDP to satisfy the requirements along the southern and a portion of the eastern and western property lines.

Staff recommends approval of a waiver of the Countywide Trail Plan recommendation for a major paved trail along the south side of the to-be-vacated Barnsfield Road.

Staff recommends approval of SEA 2003-SU-023, subject to the development conditions found in Appendix 3 of this report.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Supervisors.

The approval of this PCA does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.

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Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

APPLICATION ACCEPTED: December 17, 2010
APPLICATION AMENDED: May 13, 2010
PLANNING COMMISSION: June 17, 2010
BOARD OF SUPERVISORS: June 22, 2010 @ 3:30 pm

County of Fairfax, Virginia

June 9, 2010

STAFF REPORT

APPLICATIONS RZ/FDP 2009-SU-024
(Concurrent with SEA 2003-SU-023 and PCA/FDPA 2003-SU-035)

SULLY DISTRICT

APPLICANT:	Sully East L.C.
PRESENT ZONING:	PDH-16, PDC, I-5, WSPOD, HD
REQUESTED ZONING:	PDC, WSPOD, HD
PARCEL(S):	34-2 ((1)) 2 pt., 3A, 7, 8, 10A, 27 pt., 35 pt. and approximately 86,762 sq. ft. of Barnsfield Road right-of-way proposed for vacation and/or abandonment.
ACREAGE:	76.60 acres
FAR:	0.35
OPEN SPACE:	30%
PLAN MAP:	Office
PROPOSAL:	Rezone 76.60 acres from the PDH-16, PDC and I-5 districts to the PDC district to permit the development of an office building complex.

STAFF RECOMMENDATIONS:

Staff recommends approval of RZ 2009-SU-024 and the associated CDP, subject to the execution of proffers consistent with those found in Appendix 1 of this report.

Suzie Zottl

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Staff recommends approval of a modification of Section 13-303 of the Zoning Ordinance to permit the transitional screening as shown on the CDP/FDP to satisfy the requirements along the eastern and a portion of the southern boundaries.

Staff recommends approval of a modification of Section 13-304 to permit the barriers as shown on the CDP/FDP to satisfy the requirements along the southern and a portion of the eastern and western property lines.

Staff recommends approval of a waiver of the Countywide Trail Plan recommendation for a major paved trail along the south side of the to-be-vacated Barnsfield Road.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Supervisors.

The approval of this rezoning does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.

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APPLICATION ACCEPTED: December 17, 2009
PLANNING COMMISSION: June 17, 2010
BOARD OF SUPERVISORS: June 22, 2010 @ 3:30 pm

County of Fairfax, Virginia

June 9, 2010

STAFF REPORT

APPLICATION SEA 2003-SU-023
(Concurrent with RZ/FDP 2009-SU-024 and PCA/FDPA 2003-SU-035)

SULLY DISTRICT

APPLICANT:	Sully East L.C.
PRESENT ZONING:	PDH-16, PDC, WSPOD, HD
PARCEL(S):	34-2 ((1)) 2 pt., 3A pt., 10A pt., 27 pt, 35 pt.
ACREAGE:	25.24 acres
FAR:	0.35
OPEN SPACE:	23%
PLAN MAP:	Office
SE CATEGORY/USE:	Category 6 Increase in Building Height
PROPOSAL:	Amend land area for previously approved special exception and increase in building height for office use within the Sully Historic Overlay District.

STAFF RECOMMENDATIONS:

Staff recommends approval of SEA 2003-SU-023, subject to the development conditions found in Appendix 3 of this report.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

Suzie Zottl

Department of Planning and Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509
Phone 703-324-1290 FAX 703-324-3924
www.fairfaxcounty.gov/dpz/

It should be further noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Supervisors.

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

For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.

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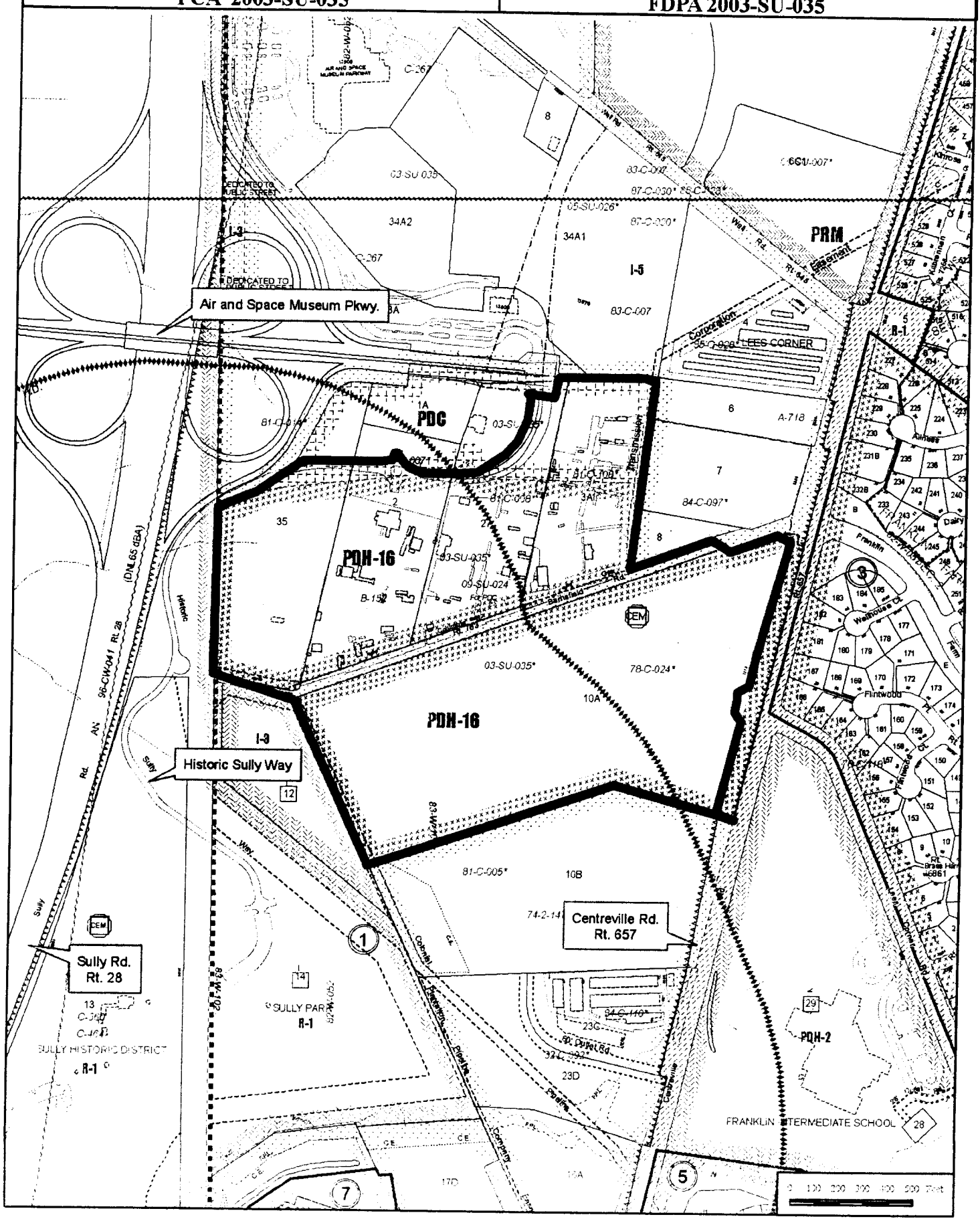
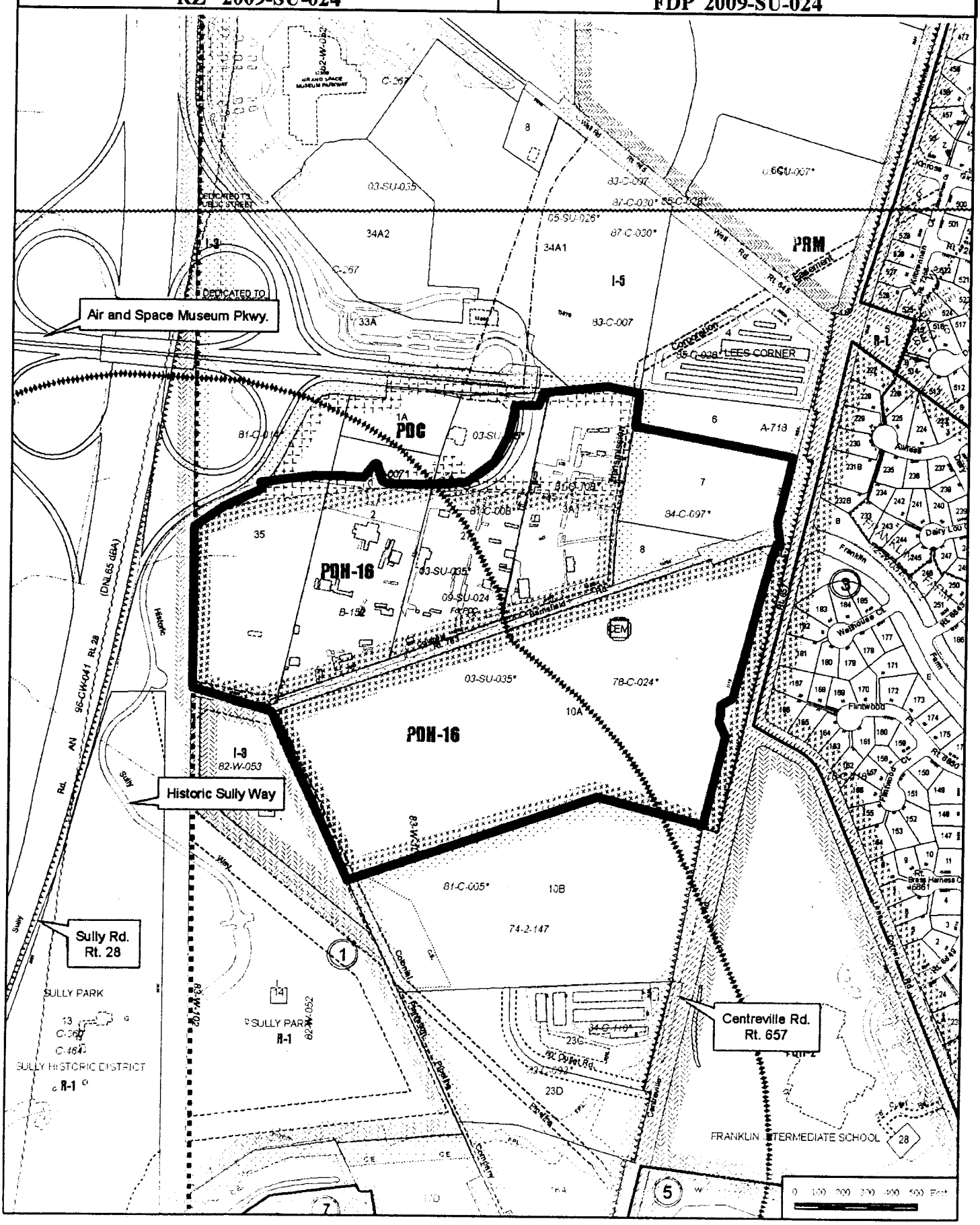
Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Proffered Condition Amendment	Final Development Plan Amendment
PCA 2003-SU-035	FDPA 2003-SU-035



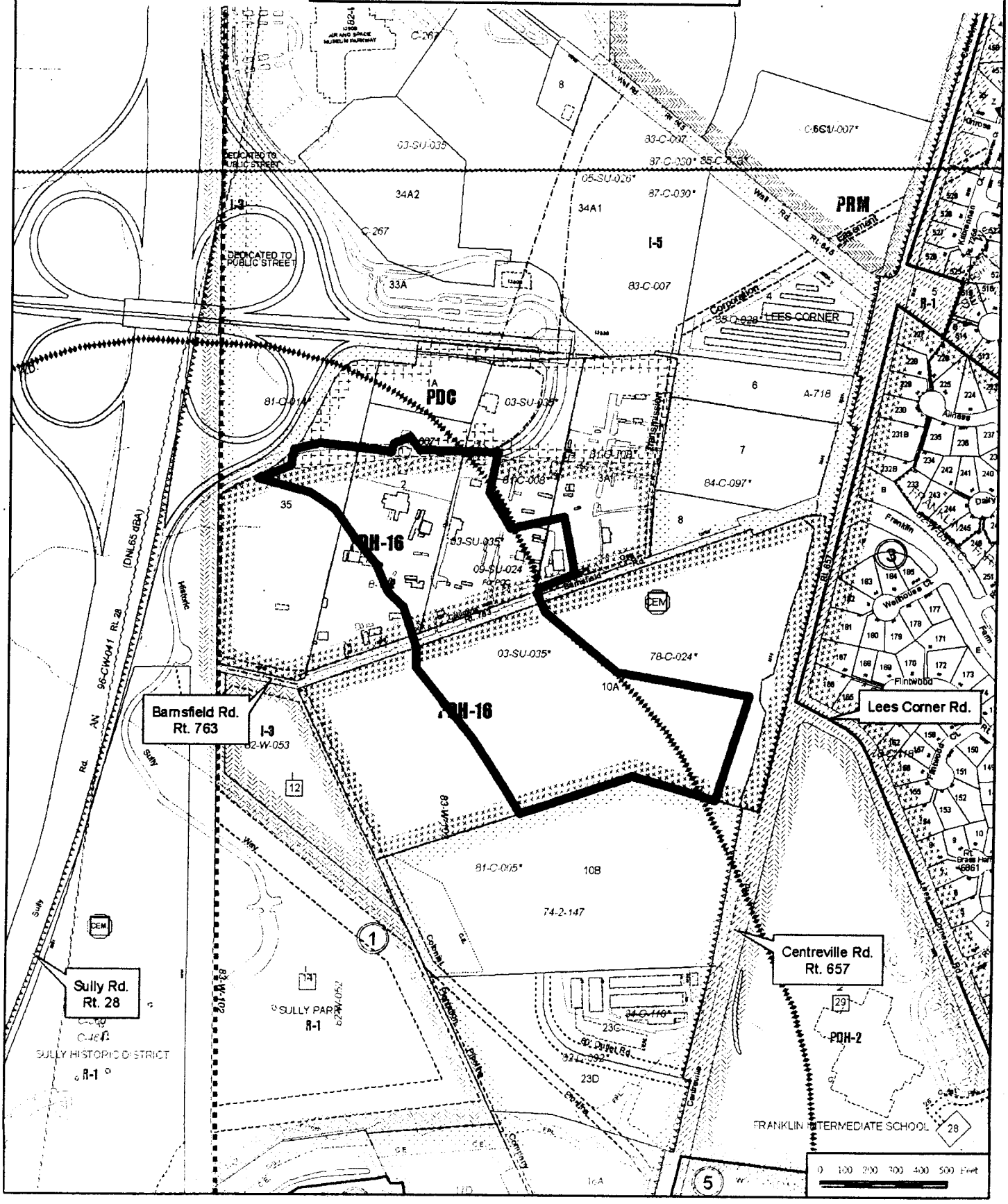
Rezoning Application
RZ 2009-SU-024

Final Development Plan
FDP 2009-SU-024



Special Exception Amendment

SEA 2003-SU-023



CONCEPTUAL/FINAL DEVELOPMENT PLAN
PROFFER CONDITION AMENDMENT
FOR
DULLES DISCOVERY SOUTH
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA
RZ 2009-SU-024
PCA 2003-SU-035

APPLICANT
SULLY EAST L.C.
12500 FAIR LAKES CIRCLE
SUITE 400
FAIRFAX, VA 22033

OWNERS
SULLY EAST-CASSEL LC
SULLY EAST L.C.
C/O THE PETERSON COMPANIES

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MCLEAN, VA. 22102
(703) 714-7400
CONTACT: FRANK McDERMOTT

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CONTACT: KEVIN FARQUHAR

CIVIL ENGINEER
URBAN, LTD.
4200 D TECHNOLOGY CT.
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CONTACT: ROBERT BROWN

TRAFFIC ENGINEER
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3914 CENTREVILLE ROAD
SUITE 330
CHANTILLY, VA 20151
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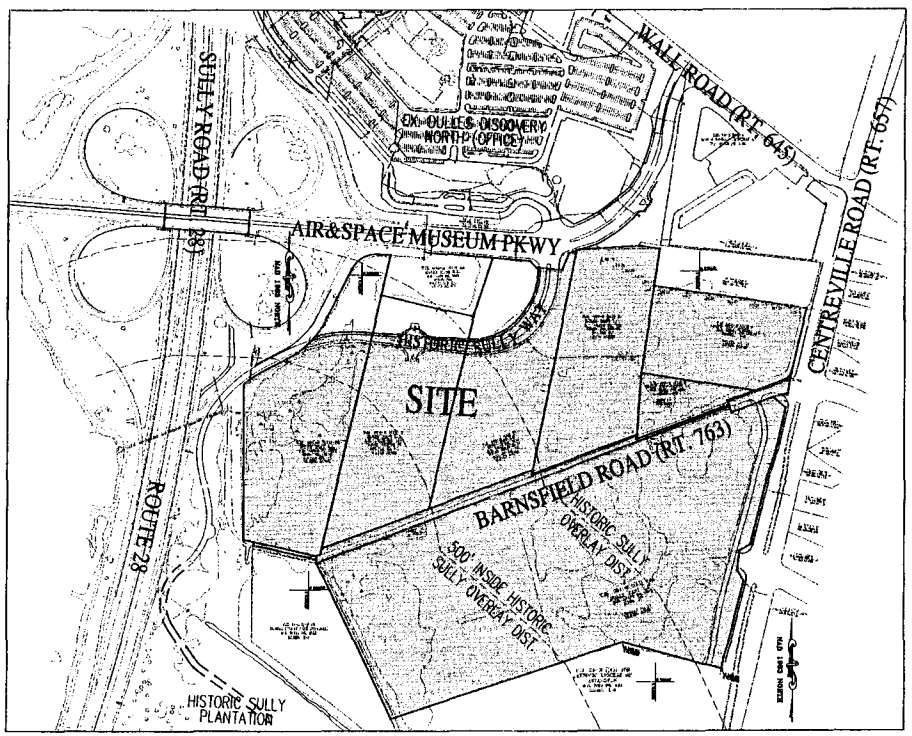
CONTACT: CHAD BAIRD



VICINITY MAP
SCALE: 1" = 250'

SHEET INDEX

1. COVER SHEET
2.-3. GENERAL NOTES
4. EXISTING CONDITIONS AND SOILS MAP
5. CONCEPTUAL/FINAL DEVELOPMENT PLAN
6. PEDESTRIAN CIRCULATION PLAN
7. S.W.M.-DRAINAGE DIVIDE MAP
8. BEST MANAGEMENT PRACTICES (B.M.P.) PLAN
9.-10. OUTFALL ANALYSIS
11. TYPICAL ELEVATIONS
11A. SIGHT DISTANCE PLAN AND PROFILE
12. EXISTING VEGETATION MAP
13. LANDSCAPE PLAN
14. LANDSCAPE COMPUTATIONS AND DETAILS
14A. LANDSCAPE SECTIONS
14B. LANDSCAPE DETAIL PLANS
14C. PERIMETER SECURITY PLAN

No.	DATE	DESCRIPTION	REV. BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

PLAN DATE
09-29-09
11-30-09
04-22-10
05-05-10

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Urban, Ltd.
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Chantilly, Virginia 20151
Tel. 703-642-2306
www.urban-ltd.com

COMMONWEALTH OF VIRGINIA
ROBERT W. BROWN
Lic. No. 037041
PROFESSIONAL ENGINEER
5/5/10

COVER SHEET
DULLES DISCOVERY SOUTH
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: N/A
C.I. = N/A
DATE: JULY, 2009

SHEET 1 OF 14
FILE No. RZ 12542

GENERAL NOTES

1. THE SUBJECT PROPERTY OF THE CONCEPTUAL DEVELOPMENT PLAN (CDP), FINAL DEVELOPMENT PLAN (FDP) IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAPS AS: 34-2 ((1)) 2 (PART), 3A, 7, 8, 10A, 27 (PART), 35 (PART) AND APPROXIMATELY 86,762 SQUARE FEET OF BARNSFIELD ROAD RIGHT OF WAY TO BE VACATED/ABANDONED. THE TAX MAP PARCELS AND TOTAL LAND AREA APPLICABLE TO EACH PCA AND THE CDP/FDP APPLICATION IS SUMMARIZED ON THIS SHEET.
2. THE PROPERTY IS CURRENTLY ZONED TO THE PDH-16, PDC, AND I-5 DISTRICTS, AS WELL AS THE WATER SUPPLY AND HISTORIC OVERLAY DISTRICTS. THE APPLICABLE ZONING DISTRICTS TO EACH PARCEL IS SUMMARIZED ON THIS SHEET.
3. THE CDP/FDP HAS BEEN FILED TO PERMIT THE REZONING OF PROPERTY PREVIOUSLY SUBJECT TO OTHER REZONING AND PCA APPLICATIONS TO THE PDC, WS AND HD DISTRICTS FOR THE PURPOSE OF CONSTRUCTING A HIGH SECURITY OFFICE CAMPUS.
4. THE BOUNDARY INFORMATION SHOWN HERON WAS COMPILED FROM AN ALTA SURVEY PREPARED BY URBAN, LTD. DATED JULY, 2009.
5. THE TOPOGRAPHY SHOWN HERON IS AT TWO (2) FOOT CONTOUR INTERVALS, COMPILED FROM A SURVEY BY URBAN, LTD THAT WAS FIELD RUN.
6. NOTWITHSTANDING THAT THE CDP AND FDP ARE PRESENTED AS ONE DOCUMENT, THE CDP WILL BE THE ENTIRE PLAN RELATIVE TO THE POINTS OF ACCESS, GENERAL BUILDING LOCATIONS, LIMITS OF CLEARING AND GRADING AND OPEN SPACE AREAS. THE APPLICANT RESERVES THE RIGHT TO FILE FINAL DEVELOPMENT PLAN AMENDMENT(S) IN THE FUTURE FOR ANY PORTION OF THE FDP IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16-402 OF THE ZONING ORDINANCE.
7. THE PROPOSED DEVELOPMENT IS IN CONFORMANCE WITH THE COMPREHENSIVE PLAN AND ALL PROVISIONS OF APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS WITH THE EXCEPTION OF THE REQUESTED WAIVERS AND MODIFICATIONS LISTED BELOW.
8. THE APPLICANT REQUESTS APPROVAL OF THE FOLLOWING WAIVERS AND/OR MODIFICATIONS:
   a. MODIFICATION OF SECTION 10-104(3) B AND C OF THE ZONING ORDINANCE FOR INCREASE IN FENCE HEIGHT.
   b. MODIFICATION OF SECTION 13-303 OF THE ZONING ORDINANCE TO PERMIT THE TRANSITIONAL SCREENING AS SHOWN ON THE CDP/FDP TO SATISFY THE REQUIREMENTS ALONG THE EASTERN AND A PORTION OF THE SOUTHERN PROPERTY BOUNDARIES.
   c. MODIFICATION OF SECTION 13-304 OF THE ZONING ORDINANCE TO PERMIT THE BARRIERS AS SHOWN ON THE CDP/FDP TO SATISFY THE REQUIREMENTS ALONG THE SOUTHERN AND A PORTION OF THE EASTERN AND WESTERN PROPERTY BOUNDARIES.
   d. MODIFICATION OF SECTION 12-0507 OF THE PUBLIC FACILITIES MANUAL TO PERMIT THE TREE PLANTINGS AS SHOWN ON THE CDP/FDP TO SATISFY THE TREE PRESERVATION TARGET REQUIREMENT.
   e. WAIVER OF THE COUNTYWIDE TRAIL PLAN RECOMMENDATION FOR A MAJOR PAVED TRAIL ALONG THE SOUTH SIDE OF BARNSFIELD ROAD.
   f. MODIFICATION OF SECTION 6-1604.10 OF THE PUBLIC FACILITIES MANUAL TO PERMIT THE PERMANENT POOL ELEVATION OF THE STORMWATER MANAGEMENT POND TO BE DRAINED BY A PUMPING METHOD FOR MAINTENANCE ACTIVITIES.
   g. MODIFICATION OF SECTION 6-1603.2 OF THE PUBLIC FACILITIES MANUAL TO PERMIT THE INSTALLATION OF A COMBINED PRINCIPLE AND EMERGENCY SPILLWAY.
9. THE PROPERTY IS SERVED BY PUBLIC SEWER AND WATER.
10. STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) SHALL BE PROVIDED ON SITE AS SHOWN ON THE CDP/FDP.
11. THERE IS NO FLOODPLAIN, RESOURCE PROTECTION AREA OR ENVIRONMENTAL QUALITY CORRIDOR ON THE PROPERTY.
12. TWO CEMETERIES EXIST ON THE PROPERTY AND WILL BE PRESERVED AS SHOWN ON THE CDP/FDP.
13. THERE ARE NO SCENIC OR NATURAL FEATURES DESERVING OF PROTECTION OR PRESERVATION ON THE PROPERTY.
14. ALL EXISTING STRUCTURES ON THE PROPERTY WILL BE DEMOLISHED. SEE PHASE I ARCHAEOLOGICAL REPORTS FOR DATES OF CONSTRUCTION.
15. UTILITY EASEMENTS GREATER THAN 25 FEET IN WIDTH ARE PRESENT ON THE PROPERTY. APPROPRIATE REDUCTIONS IN DENSITY IN ACCORDANCE WITH SECTION 2-309 OF THE ZONING ORDINANCE WILL BE IMPLEMENTED IF SUCH UTILITY EASEMENT WIDTHS ARE NOT REDUCED TO LESS THAN 25 FEET IN WIDTH. THE FOLLOWING UTILITY EASEMENTS WERE GRANTED PRIOR TO THE EFFECTIVE DATE OF THE CURRENT ZONING ORDINANCE AND ARE NOT SUBJECT TO THE DENSITY CREDIT PENALTIES OF SECTION 2-309 OF THE ZONING ORDINANCE:
   A. 35 FOOT WIDE COLONIAL PIPELINE EASEMENT (DB 2388 PG 346)
   B. 30 FOOT WIDE COLONIAL PIPELINE EASEMENT (DB 2512 PG 341)
   C. 30 FOOT WIDE ATLANTIC SEABOARD CORP. EASEMENT (DB 3042 PG 7)
16. PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE. THE APPLICANT RESERVES THE RIGHT TO PROVIDE LESS PARKING SPACES AS SHOWN ON THE CDP/FDP AS LONG AS THE MINIMUM NUMBER OF PARKING SPACES AS REQUIRED BY THE ZONING ORDINANCE ARE PROVIDED AND THAT THE AMOUNT OF OPEN SPACE AND MINIMUM SETBACKS ARE NOT DIMINISHED.
17. TRANSPORTATION IMPROVEMENTS TO THE EXISTING ROAD NETWORK WILL BE PROVIDED AS SHOWN ON THE CDP / FDP AND AS DETAILED IN THE APPLICANT'S TRAFFIC IMPACT STUDY AND AS COMMITTED TO IN THE PROFFER STATEMENT.
18. THE PROPOSED DEVELOPMENT OF THE PROPERTY WILL COMMENCE AS SOON AS REQUISITE PLANS AND PERMITS ARE APPROVED AND SUBJECT TO MARKET CONDITIONS. IT IS ANTICIPATED THAT DEVELOPMENT OF THE PROPERTY WILL OCCUR IN AT LEAST TWO PHASES.
19. THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON THE PROPERTY. IF ANY SUCH SUBSTANCES ARE DISCOVERED, THE METHODS FOR DISPOSAL SHALL ADHERE TO COUNTY, STATE AND/OR FEDERAL LAW.
20. IN ACCORDANCE WITH THE PROVISIONS OF PARAGRAPH 4 OF SECTION 16-403 MINOR MODIFICATIONS TO THE SIZES, DIMENSIONS, FOOTPRINTS AND LOCATIONS OF BUILDINGS, PARKING, SIDEWALKS, TRAVELWAYS, TRAILS AND UTILITIES MAY OCCUR WITH FINAL ENGINEERING AND DESIGN WITHOUT REQUIRING AN AMENDMENT TO THE CDP/FDP.
21. A CONCURRENT SPECIAL EXCEPTION AMENDMENT APPLICATION FOR A PORTION OF THE AREA SUBJECT TO THIS CDP/FDP HAS BEEN FILED TO PERMIT AN AMENDMENT OF THE LAND AREA APPLICABLE TO SE 2003-SU-023 AND TO PERMIT AN INCREASE IN BUILDING HEIGHT WITHIN THE SULLY HISTORIC OVERLAY DISTRICT IN ACCORDANCE WITH SECTION 9-607 OF THE ZONING ORDINANCE.
22. ADDITIONAL SITE FEATURES MAY BE LOCATED ON THE PROPERTY, INCLUDING WITHOUT LIMITATION, SATELLITE DISHES, COMMUNICATION FACILITIES, FLAGPOLES, BENCHES, PICNIC AREAS, BIKE RACKS, EXERCISE FACILITIES, BALLISTIC BARRIERS AND FREESTANDING SHADE STRUCTURES (TENTS) AT INSPECTION AREAS.
23. ALL SIGNS WILL BE PROVIDED ON SITE IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 12 OF THE ZONING ORDINANCE.
24. LIGHTING WILL BE PROVIDED ON SITE IN ACCORDANCE WITH PROVISIONS OF ARTICLE 14.

SITE TABULATIONS FOR CDP / FDP :

SITE AREA	3,336,872 SF or 76.6040 AC.*
EXISTING ZONING	PDH-16, PDC, I-5, WS, HD
PROPOSED ZONING	PDC, WS, HD
PROPOSED BUILDING GROSS SQUARE FOOTAGE	OFFICE BUILDINGS = 1,147,000 GSF CENTRAL PLANT/ GUARD BOOTH = 27,100 GSF TOTAL = 1,174,100 GSF
PROPOSED SITE FAR	0.35
MAXIMUM ALLOWED SITE FAR	1.50
PROPOSED USE	OFFICE
MINIMUM REQUIRED OPEN SPACE	15% (OR 525,334 SF)
PROPOSED OPEN SPACE	±30% (OR ±1,010,000 SF)
MAXIMUM ALLOWABLE BUILDING HEIGHT	N/A
MAXIMUM BUILDING HEIGHT PROPOSED	128' 6"

*SEE TABLE ON THIS SHEET

PARKING TABULATION

I. PARKING REQUIRED PER ZONING ORDINANCE

OFFICE USE = 2,982 SPACES
CENTRAL PLANT & GUARD BOOTH = 7 SPACES

TOTAL PARKING REQUIRED = 2,989 SPACES

TOTAL PARKING SPACES PROVIDED
A. SURFACE PARKING SPACES = 2,308 SPACES
B. STRUCTURED PARKING SPACES = 2,258 SPACES

TOTAL PARKING PROVIDED = 4,568 SPACES

II. LOADING SPACES REQUIRED:

LOADING REQUIRED = = 5 LOADING SPACES (PER ZONING 11.202-15)

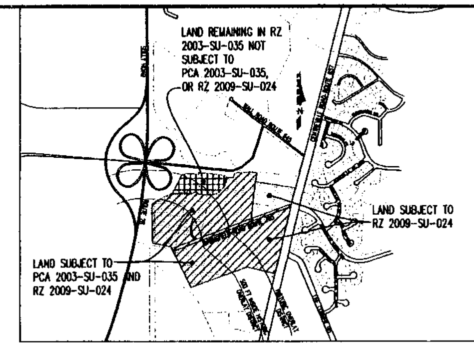
LOADING SPACES PROVIDED:

TOTAL = 5 LOADING SPACES PROVIDED

PROPOSED BUILDING TABULATIONS:

BUILDING	USE	GSF	ULTIMATE BUILDING HEIGHT	SEA
DD SOUTH	OFFICE	376,250	128'-6"	NO
DD 4	OFFICE	376,250	128'-6"	NO
DD 5A	OFFICE	161,250	60'	YES
DD 5B	OFFICE	161,250	60'	YES
DD CONNECTOR	OFFICE	72,000	30'	NO
CP	CENTRAL PLANT	26,500	35'	NO
GB	GUARD BOOTHS (3)	600	15'	NO
EG	PARKING	0	56'-5"	NO
WG	PARKING	0	36'	NO
TOTAL		1,174,100		

* THE SULLY HISTORIC OVERLAY DISTRICT PERMITS A MAXIMUM BUILDING HEIGHT OF 35 FEET, AND UP TO 60 FEET WITH A MAXIMUM BUILDING HEIGHT OF 65 FEET INCLUDING ROOFTOP STRUCTURES FOR PROPERTIES LOCATED WITHIN THE SULLY HISTORIC OVERLAY DISTRICT AND WITHIN 500 FEET OF THE HISTORIC DISTRICT BOUNDARY SUBJECT TO APPROVAL OF A SPECIAL EXCEPTION IN ACCORDANCE WITH SECTION 9-607 OF THE ZONING ORDINANCE. A SPECIAL EXCEPTION TO PERMIT AN INCREASE IN BUILDING HEIGHT FOR BUILDINGS DD5A AND DD5B HAS BEEN FILED CONCURRENTLY WITH THIS REZONING APPLICATION. ULTIMATE BUILDING HEIGHTS STATED ARE EXCLUSIVE OF STRUCTURES EXCLUDED FROM THE MAXIMUM HEIGHT REGULATIONS OF THE ZONING ORDINANCE.



VICINITY MAP
SCALE: 1" = 1000'

RZ 2009-SU-024 | PCA 2003-SU-035 | REMAINING LAND

AREA ASSEMBLAGE NOT SUBJECT TO RZ 2009-SU-024 OR PCA 2003-SU-035:

TM PARCEL	OWNER	CURRENT ZONING	SIZE (SQUARE FEET)
34-2 ((1)) 1A	SULLY EAST L.C.	PDH-16, PDC, WS, HD	98,521
34-2 ((1)) 2 (pt.)	SULLY EAST L.C.	PDH-16, PDC, WS, HD	52,340
34-2 ((1)) 27 (pt.)	SULLY EAST L.C.	PDH-16, PDC, WS, HD	68,646
34-2 ((1)) 35 (pt.)	SULLY EAST L.C.	PDH-16, PDC, WS, HD	60,746
TOTAL			280,253 S.F. 6.4337 ACRES
*RECENTLY DEDICATED AREA FROM PARCEL 27			8 S.F
TOTAL			280,261 S.F 6.4339 ACRES
MAX FAR PERMISSIBLE = 0.25 * 280,261 = 70,065 **			70,065 S. F.

NOTE: EACH PARCEL AREA ROUNDED TO NEAREST SQ. FT.
* DEDICATED WITH RECENT PLAT 9751-RP-0018

** PER PROFFER #10 ADOPTED WITH RZ 2003-SU-035, THE MAXIMUM FAR ON THE PDC PORTION OF THE PROPERTY MAY NOT EXCEED 0.25. THEREFORE, THE GSF FOR THE RESIDUAL 6.43 ACRES REMAINING SUBJECT TO RZ 2003-SU-035 MAY NOT EXCEED 70,065 GSF OF PERMISSIBLE PDC USES.

PCA 2003-SU-035 AREA ASSEMBLAGE:

PCA 2003-SU-035

TM PARCEL	OWNER	SIZE (SQUARE FEET)	CURRENT ZONING	RZ	SE
34-2 ((1)) 2 (pt.)	SULLY EAST L.C.	355,875	PDH-16, PDC, WS, HD	YES	YES
34-2 ((1)) 3A	SULLY EAST L.C.	344,708	PDH-16, PDC, WS, HD	YES	YES
34-2 ((1)) 10A	SULLY EAST L.C.	1,526,577	PDH-16, WS, HD	YES	YES
34-2 ((1)) 27 (pt.)	SULLY EAST L.C.	322,251	PDH-16, PDC, WS, HD	YES	YES
34-2 ((1)) 35 (pt.)	SULLY EAST L.C.	380,277	PDH-16, PDC, WS, HD	YES	YES
BARNSFIELD ROAD R-O-W	BOARD OF SUPERVISORS	67,353	N/A	YES	YES
TOTAL		2,997,041 S.F			
*RECENTLY DEDICATED AREA FROM PARCEL 3A		17			
*RECENTLY DEDICATED AREA FROM PARCEL 27		14,815			
TOTAL DEDICATED AREA		14,832 S.F			
TOTAL		3,011,873 S.F. 69.1431 ACRES			

NOTE: EACH PARCEL AREA ROUNDED TO NEAREST SQ. FT.
* DEDICATED WITH RECENT PLAT 9751-RP-0018

RZ 2009-SU-024 AREA ASSEMBLAGE:

RZ 2009-SU-024

TM PARCEL	OWNER	SIZE (SQUARE FEET)	CURRENT ZONING	PROPOSED ZONING	SE
34-2 ((1)) 2 (PT.)	SULLY EAST L.C.	355,875	PDH-16, PDC, WS, HD	PDC, WS, HD	YES
34-2 ((1)) 3A	SULLY EAST L.C.	344,708	PDH-16, PDC, WS, HD	PDC, WS, HD	YES
34-2 ((1)) 7	SULLY EAST-CASSEL LC	245,415	I-5, WS	PDC, WS	NO
34-2 ((1)) 8	SULLY EAST-CASSEL LC	75,007	I-5, WS	PDC, WS	NO
34-2 ((1)) 10A	SULLY EAST L.C.	1,526,577	PDH-16, WS, HD	PDC, WS, HD	YES
34-2 ((1)) 27 (PT.)	SULLY EAST L.C.	322,251	PDH-16, PDC, WS, HD	PDC, WS, HD	YES
34-2 ((1)) 35 (PT.)	SULLY EAST L.C.	380,277	PDH-16, PDC, WS, HD	PDC, WS, HD	YES
BARNSFIELD ROAD R-O-W	BOARD OF SUPERVISORS	86,762	N/A	PDC, WS, HD	YES
TOTAL		3,336,872 S.F. 76.6040 ACRES			
*RECENTLY DEDICATED AREA FROM PARCEL 3A		17			
*RECENTLY DEDICATED AREA FROM PARCEL 27		14,815			
TOTAL DEDICATED AREA		14,832 S.F			
TOTAL		3,351,704 S.F. 76.9445 ACRES			

NOTE: EACH PARCEL AREA ROUNDED TO NEAREST SQ. FT.
* DEDICATED WITH RECENT PLAT 9751-RP-0018

No.	DATE	DESCRIPTION	REV. BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

PLAN DATE
09-29-09
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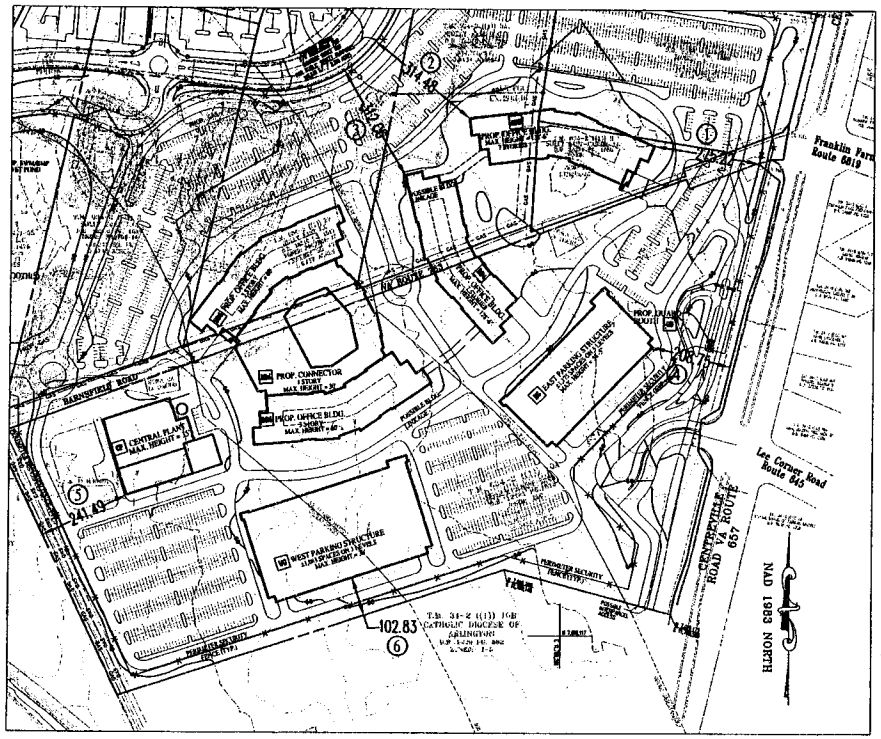
GENERAL NOTES

DULLES DISCOVERY SOUTH
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE: JULY, 2009
C.I. = N/A
SCALE: N/A

SHEET 2 OF 14

FILE No. RZ 12542

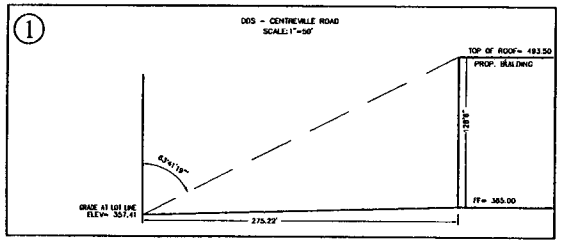


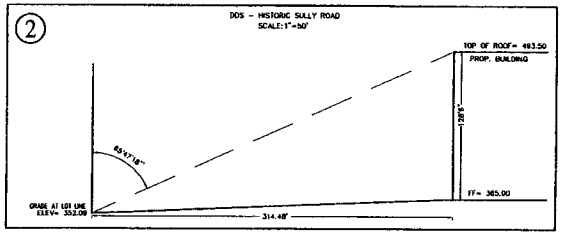
GRAPHIC SCALE

(IN FEET)
1 inch = 150 ft.

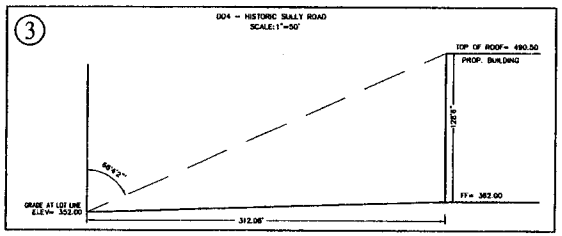
BULK PLANE DIAGRAMS

BULK PLANE ILLUSTRATIVE – BUILDING 'DDS'

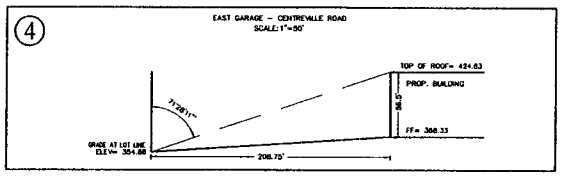




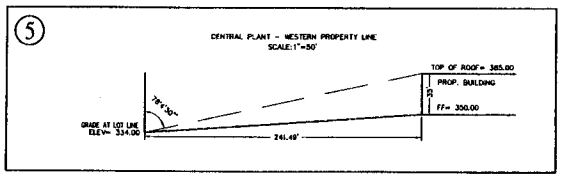
BULK PLANE ILLUSTRATIVE – BUILDING 'DD4'



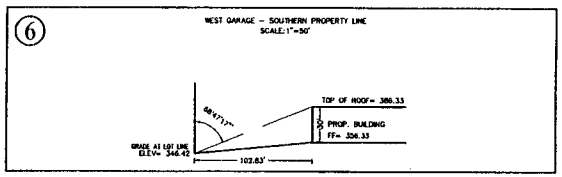
BULK PLANE ILLUSTRATIVE – EAST GARAGE



BULK PLANE ILLUSTRATIVE – CENTRAL PLANT



BULK PLANE ILLUSTRATIVE – WEST GARAGE



No.	DATE	DESCRIPTION	REV.BY	APPROVED	DATE
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PLAN DATE
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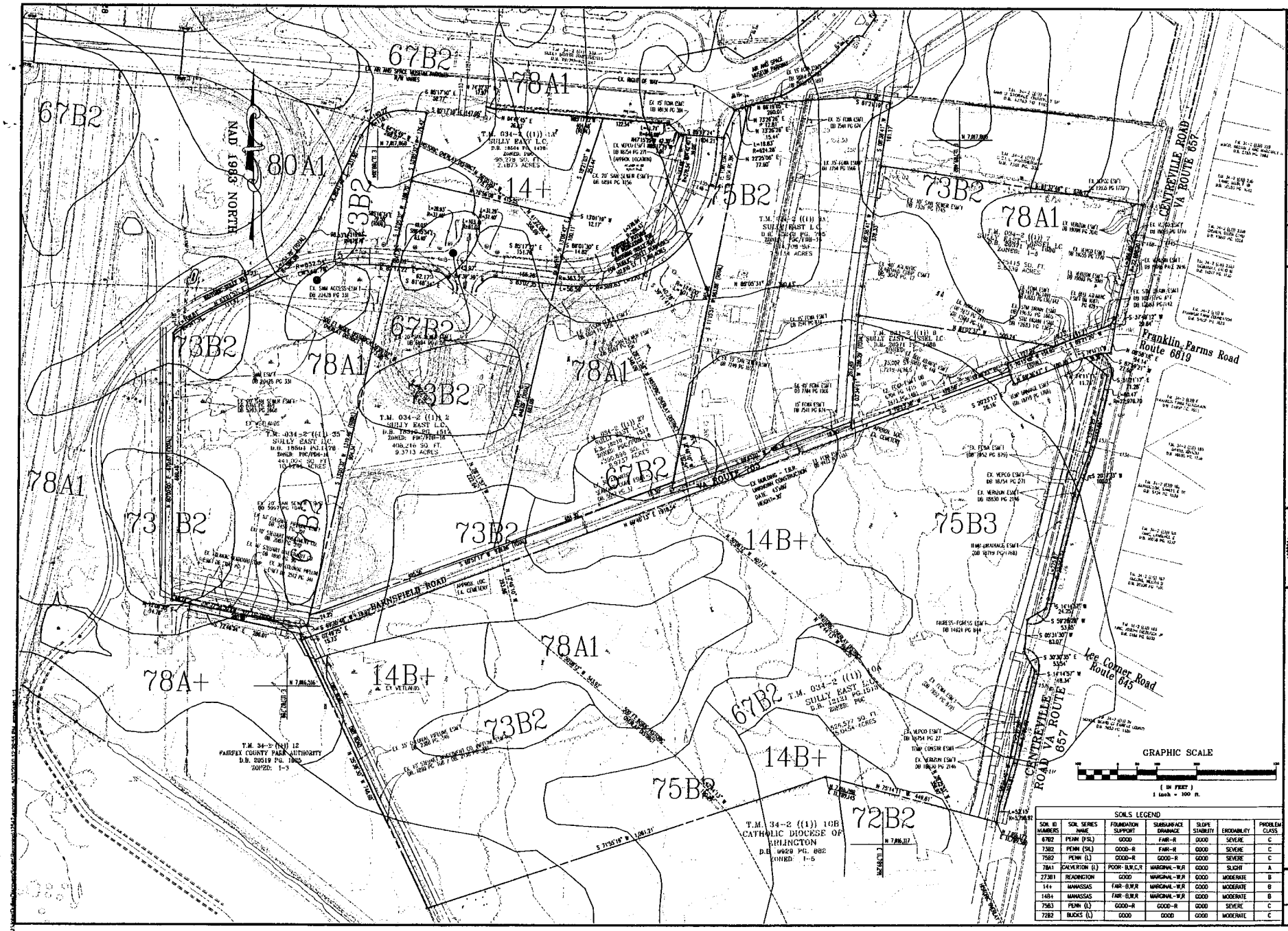
GENERAL NOTES

DULLES DISCOVERY SOUTH
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: AS SHOWN
C.I. = N/A
DATE: JULY, 2009

SHEET
3
OF
14

FILE No.
RZ 12542



SOILS LEGEND						
SOIL ID NUMBERS	SOIL SERIES NAME	FOUNDATION SUPPORT	SUBSURFACE DRAINAGE	SLOPE STABILITY	ERODIBILITY	PROBLEM CLASS
67B2	PENN (F,SL)	GOOD	FAIR-R	GOOD	SEVERE	C
73B2	PENN (SL)	GOOD-R	FAIR-R	GOOD	SEVERE	C
75B2	PENN (L)	GOOD-R	GOOD-R	GOOD	SEVERE	C
78A1	CALVERTON (L)	POOR-B,W,C,R	MARGINAL-W,R	GOOD	SLIGHT	A
27381	READINGTON	GOOD	MARGINAL-W,R	GOOD	MODERATE	B
14+	MANASSAS	FAIR-B,W,R	MARGINAL-W,R	GOOD	MODERATE	B
14B+	MANASSAS	FAIR-B,W,R	MARGINAL-W,R	GOOD	MODERATE	B
75B3	PENN (L)	GOOD-R	GOOD-R	GOOD	SEVERE	C
72B2	BUCKS (L)	GOOD	GOOD	GOOD	MODERATE	C

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

PLAN DATE
06-29-09
10-09-09
11-13-09

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Robert E. Brown
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PROFESSIONAL ENGINEER

EXISTING CONDITIONS AND SOIL MAP

DULLES DISCOVERY SOUTH

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=100'
C.I. = N/A
DATE: JULY, 2009

SHEET
4
OF
14

FILE No.
RZ 12542

1. ALL PROPOSED UTILITY CONNECTIONS / LOCATIONS SHOWN ARE PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL ENGINEERING.

2. FOR EXISTING EASEMENTS SEE EXISTING CONDITIONS SHEET 3.

NAD 1983 NORTH

PROP. SWM/BMP WET POND

PROP. GUARD BOOTH

PROP. OFFICE BLDG. 7 STORIES MAX. HEIGHT = 85'

POSSIBLE BLDG. FOOTPRINT

PROP. OFFICE BLDG. 3 STORY MAX. HEIGHT = 48'

PROP. OFFICE BLDG. 3 STORY MAX. HEIGHT = 48'

PROP. CONNECTOR 1 STORY MAX. HEIGHT = 30'

PROP. OFFICE BLDG. 3 STORY MAX. HEIGHT = 60'

CENTRAL PLANT MAX. HEIGHT = 35'

EAST PARKING STRUCTURE 8 LEVELS MAX. HEIGHT = 85'

WEST PARKING STRUCTURE 8 LEVELS MAX. HEIGHT = 85'

PROP. GUARD BOOTH

PERIMETER SECURITY FENCE (TYP.)

BARNSFIELD ROAD

CENTREVILLE ROAD VA ROUTE 657

Franklin Farms Road Route 6819

Lee Corner Road Route 645

T.M. 34-2-((1)) 12 FAIRFAX COUNTY PARK AUTHORITY D.B. 09519 PG. 1835 ZONED: I-3

T.M. 34-2 ((1)) 10B CATHOLIC DIOCESE OF ARLINGTON D.B. 9959 PG. 882 ZONED: I-5

POSSIBLE LOCATION OF PROPOSED 20' ACCESS EASEMENT FOR FAIRFAX COUNTY PARK AUTHORITY PARCEL 34-2-1-12

20' ACCESS ESMT.

4.30'-15.0' 10.0' OF ESMT.

FENCE

SUBJECT TO FINAL ENGINEERING

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

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

PLAN DATE
02-20-09
05-11-09
11-13-09
11-13-09

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COMMONWEALTH OF VIRGINIA
Robert E. Brown
No. 18416
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CONCEPTUAL / FINAL DEVELOPMENT PLAN

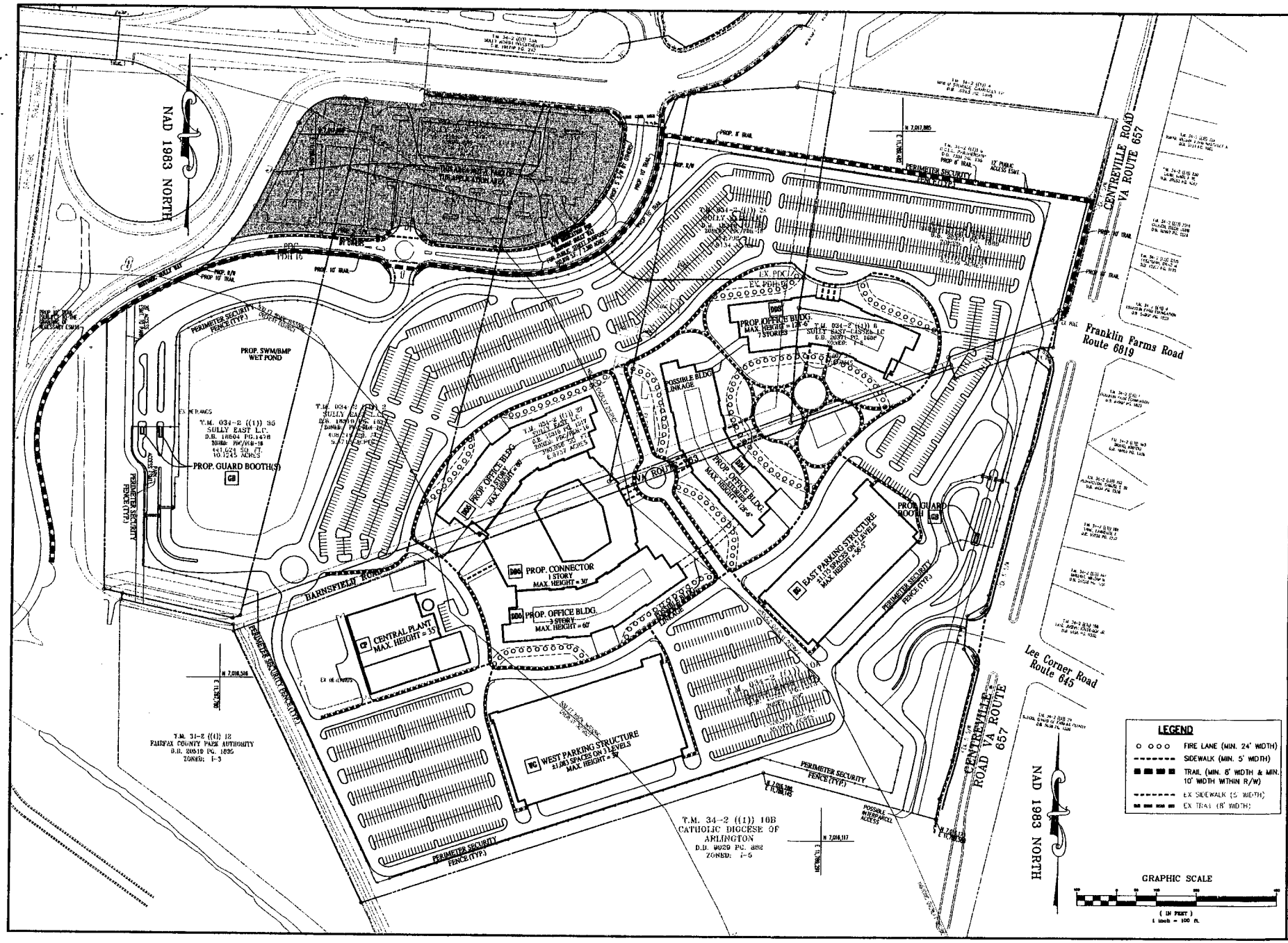
DULLES DISCOVERY SOUTH

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=100' C.I. = 2' DATE: JULY, 2009

SHEET 5 OF 14

FILE No. RZ 12542



LEGEND

- FIRE LANE (MIN. 24' WIDTH)
- SIDEWALK (MIN. 5' WIDTH)
- TRAIL (MIN. 8' WIDTH & MIN. 10' WIDTH WITHIN R/W)
- EX SIDEWALK (5' WIDTH)
- EX TRAIL (8' WIDTH)

No.	DATE	DESCRIPTION	REVIEW APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

PLAN DATE
09-29-08
11-21-08
1-5-09
6-8-09

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COMMONWEALTH OF VIRGINIA
Robert Bruce Nelson
REGISTERED PROFESSIONAL ENGINEER
No. 32570

PEDESTRIAN CIRCULATION PLAN

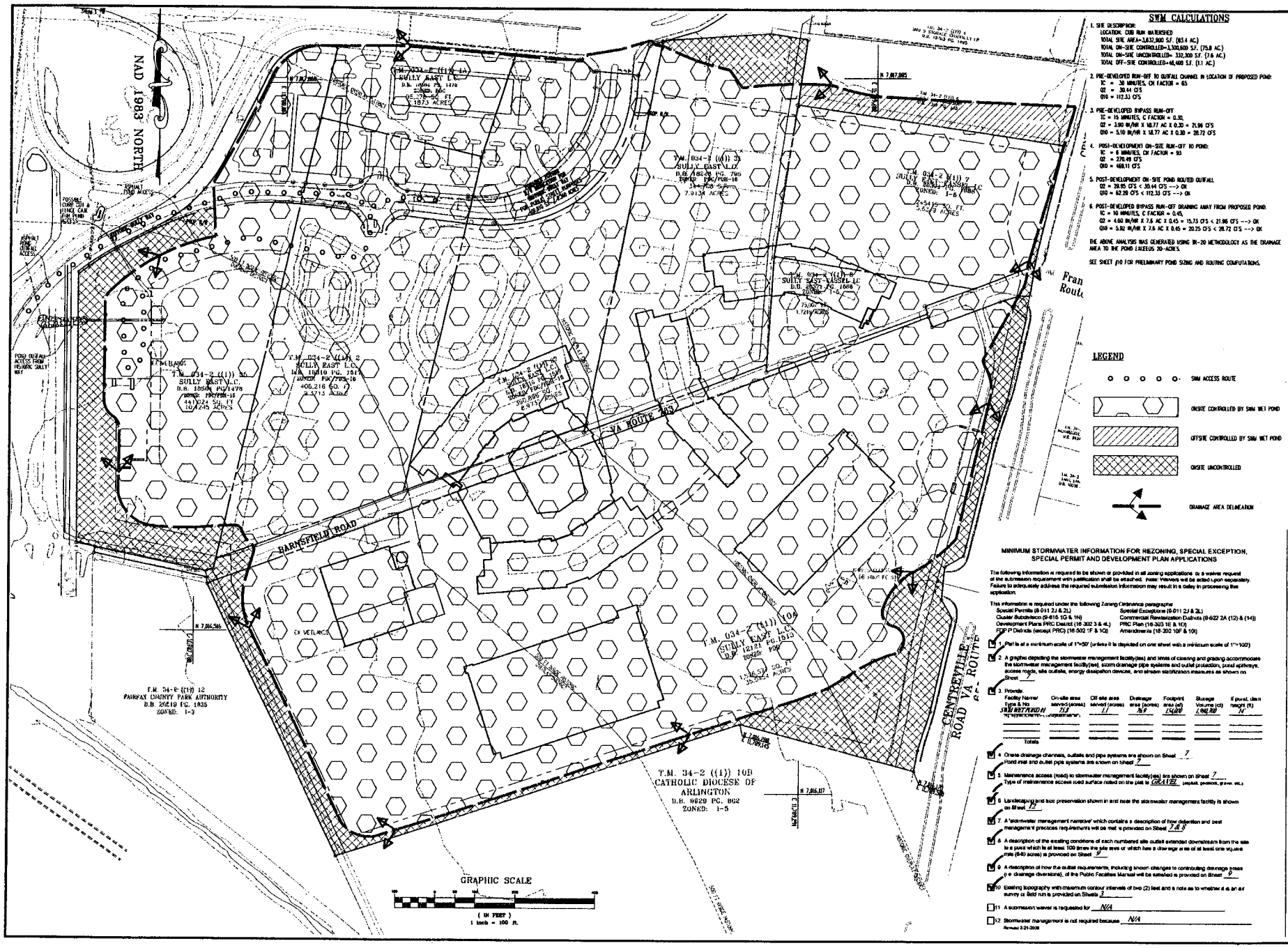
DULLES DISCOVERY SOUTH

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=100' | C.I. = 2' | DATE: JULY, 2009

SHEET 6 OF 14

FILE No. RZ 12542



SWM CALCULATIONS

1. SITE DESCRIPTION:
   LOCATION: CUB RUN WATERSHED
   TOTAL SITE AREA=3,632,800 S.F. (83.4 AC.)
   TOTAL ON-SITE CONTROLLED=3,300,600 S.F. (75.8 AC.)
   TOTAL ON-SITE UNCONTROLLED= 332,200 S.F. (7.6 AC.)
   TOTAL OFF-SITE CONTROLLED=48,400 S.F. (1.1 AC.)
2. PRE-DEVELOPED RUN-OFF TO OUTFALL CHANNEL IN LOCATION OF PROPOSED POND:
   TC = 30 MINUTES, CN FACTOR = 65
   Q2 = 30.44 CFS
   Q10 = 117.33 CFS
3. PRE-DEVELOPED BYPASS RUN-OFF
   TC = 15 MINUTES, C FACTOR = 0.30,
   Q2 = 3.90 IN/HR X 18.77 AC X 0.30 = 21.96 CFS
   Q10 = 5.10 IN/HR X 18.77 AC X 0.30 = 28.72 CFS
4. POST-DEVELOPMENT ON-SITE RUN-OFF TO POND:
   TC = 6 MINUTES, CN FACTOR = 93
   Q2 = 270.49 CFS
   Q10 = 468.11 CFS
5. POST-DEVELOPMENT ON-SITE POND ROUTED OUTFALL
   Q2 = 29.95 CFS < 30.44 CFS ---> OK
   Q10 = 62.29 CFS < 117.33 CFS ---> OK
6. POST-DEVELOPED BYPASS RUN-OFF DRAINING AWAY FROM PROPOSED POND:
   TC = 10 MINUTES, C FACTOR = 0.45,
   Q2 = 4.60 IN/HR X 7.6 AC X 0.45 = 15.73 CFS < 21.96 CFS ---> OK
   Q10 = 5.92 IN/HR X 7.6 AC X 0.45 = 20.25 CFS < 28.72 CFS ---> OK

THE ABOVE ANALYSIS WAS GENERATED USING TR-20 METHODOLOGY AS THE DRAINAGE AREA TO THE POND EXCEEDS 20-ACRES.

SEE SHEET #10 FOR PRELIMINARY POND SIZING AND ROUTING COMPUTATIONS.

LEGEND

- SWM ACCESS ROUTE
- ONSITE CONTROLLED BY SWM WET POND
- OFFSITE CONTROLLED BY SWM WET POND
- ONSITE UNCONTROLLED
- DRAINAGE AREA DELINEATION

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 the 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 & 1H)	Commercial Revitalization Districts (9-622 2A (12) & (14))
Development Plans PRC District (16-302 3 & 4L)	PRC Plan (16-303 1E & 1G)
PDH Districts (except PRC) (16-502 1F & 1G)	Amendments (18-202 10F & 10I)

- [x] 1. Plat is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100')
- [x] 2. A graphic depicting the stormwater management facility(ies) and lines 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 7
- [x] 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)
SWM WET POND #1	75.8	1.1	76.9	154,000	1,040,000	14
Totals						

- [x] 4. Onsite drainage channels, outlets and pipe systems are shown on Sheet 7. Pond inlet and outlet pipe systems are shown on sheet 7
- [x] 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet 7. Type of maintenance access road surface noted on the plan is GRAVEL (asphalt, gravel, etc.)
- [x] 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet 15
- [x] 7. A "stormwater management narrative" which contains a description of how detention and best management practices requirements will be met is provided on Sheet 7 & 8
- [x] 8. A description of the existing conditions of each numbered site outlet 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 9
- [x] 9. A description of how the outlet requirements, including known changes to contributing drainage areas (i.e. drainage diversions), of the Public Facilities Manual will be satisfied is provided on Sheet 9
- [x] 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 7
- [ ] 11. A submission waiver is requested for N/A
- [ ] 12. Stormwater management is not required because N/A

Revised 3-21-2008

No.	DATE	DESCRIPTION	REVIEW APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

PLAN DATE
06-29-09
11-30-09
04-26-10
05-05-10

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STORM WATER MANAGEMENT (S.W.M.) PLAN

DULLES DISCOVERY SOUTH

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=100' | C1 # 2 | DATE: JULY, 2009

SHEET 7 OF 14

FILE No. RZ 12542

B.M.P. NARRATIVE

A WET POND IS PROPOSED TO MEET THE BMP REQUIREMENTS THAT HAS 4 X WATER QUALITY VOLUME REQUIREMENTS. THE POND ALSO PROVIDES BMP FOR SOME SMALL, OFF-SITE PORTIONS NEAR THE SITE. A VERY TINY SLIVER OF PARCEL 34-2-1-3A RECEIVES BMP FROM AN EXISTING BMP WET POND UNDER SITE PLAN 9751-SPV-003-B. THIS SMALL PORTION OF THE SITE WAS PLANNED FOR WITHIN THAT POND. PLEASE REFER TO THIS SHEET FOR THE BMP DRAINAGE DIVIDES AND BMP COMPUTATIONS.

LEGEND

- ONSITE CONTROLLED BY BMP WET POND
- OFFSITE CONTROLLED BY BMP WET POND
- ONSITE UNCONTROLLED

NOTE:

1. BMP WET POND SHALL BE PRIVATELY MAINTAINED.
2. SEE SWM SHEET #7 FOR SWM/BMP ACCESS ROUTE

IIIa. Part 1 Phosphorus Removal - "Occoquan Method"

Part 1: List all of the Subareas and "C" Factors used in the BMP Computations

Subarea Designation and Description (1)	"C" (2)		Acres (3)
On-Site - Controlled Wet Pond	0.85	X	72.63
On-Site - Existing Off-Site Wet pond	0.35	X	8.71
On-Site Uncontrolled	0.35	X	7.09
		X	
		X	
		X	
On-Site Total		=	88.43
Off-Site Controlled Wet Pond	0.75	X	3.50

IIIa. Part 2 Phosphorus Removal - "Occoquan Method"

Part 2: Compute the Weighted Average "C" Factor for the Site

(A) Area of the site (a) 88.43 acres

(B) Subarea Designation	"C" (2)		Acres (3)		Product (4)
On-Site - Controlled Wet Pond	0.85	X	72.63	=	61.74
On-Site - Existing Off-Site Wet pond	0.35	X	8.71	=	0.25
On-Site Uncontrolled	0.35	X	7.09	=	2.48
		X		=	
				=	
		X		=	
		X		=	
(b)On-site Total				=	64.47
C. Weighted average "C" factor			(b)/(a) =(C)	=	0.60
Off-Site Controlled Wet Pond	0.75	X	3.50	=	2.63

IIIa. Part 3 Phosphorus Removal - "Occoquan Method"

Part 3: Compute the Total Phosphorus Removal for the Site

Subarea Designation (1)	BMP Type (2)	Removal Eff. (%) (3)		Area Ratio (4)		"C" Factor Ratio (5)		Product (6)
On-Site - Controlled Wet Pond	Wet Pond	50	X	0.80	X	1.06	=	42.9
On-Site - Existing Off-Site Wet pond	Wet Pond	50	X	0.01	X	0.44	=	0.2
On-Site Uncontrolled	None	0	X	0.09	X	0.44	=	0.0
			X		X		=	
Off-Site Controlled Wet Pond	Wet Pond	50	X	0.04	X	0.94	=	2.0
			X		X		=	
			X		X		=	
						(a) Total	=	58.1%

* 1.0 factor used for off-site credit areas because they are small and are not expected to provide BMP measures in the event they are re-developed.

IIIa. Part 4 Phosphorus Removal - "Occoquan Method"

Part 4: Determine Compliance with Phosphorous Removal Requirements

(A) Select Requirement (a) 50%

Water Supply Overlay District (Occoquan Watershed) =	50%	(Fairfax County and Prince William County)
Chesapeake Bay Preservation Area (New Development) =	40%	(Fairfax County) (Prince William County)
Chesapeake Bay Preservation Area (Redevelopment) = [1-(0.9 x [1/ pre / 1/ post])] x 100 =	%	

(B) If Line 3(a) 58.1% > Line 4(a) 50% then Phosphorus removal requirement is satisfied.

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

PLAN DATE
06-26-09
11-13-09
04-22-10
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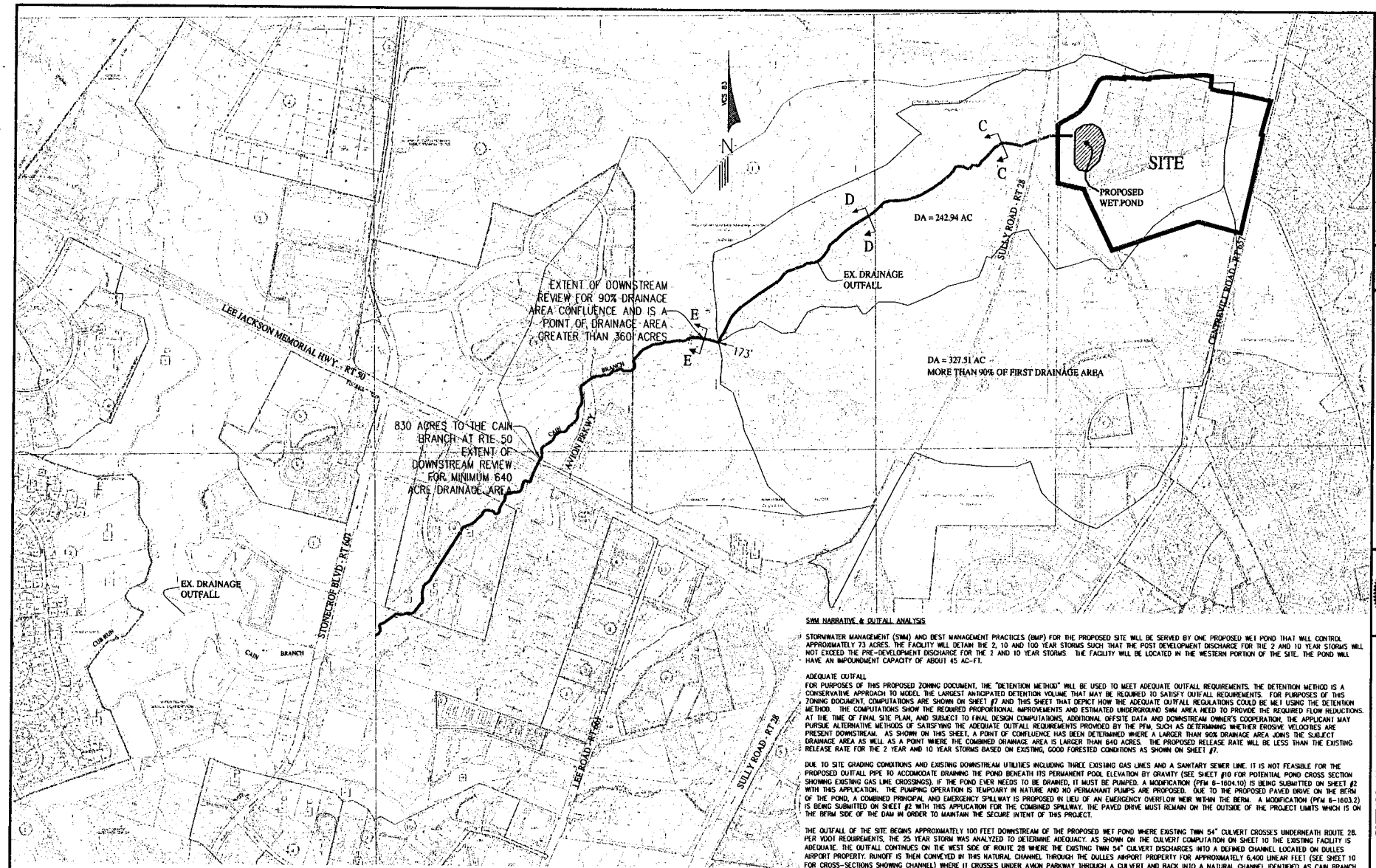
BEST MANAGEMENT PRACTICES (B.M.P.) PLAN

DULLES DISCOVERY SOUTH
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=120' | C.I. = 2' | DATE: JULY, 2009

SHEET 8 OF 14

FILE No. RZ 12542



SWM NARRATIVE & OUTFALL ANALYSIS

STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) FOR THE PROPOSED SITE WILL BE SERVED BY ONE PROPOSED WET POND THAT WILL CONTROL APPROXIMATELY 73 ACRES. THE FACILITY WILL DETAIN THE 2, 10 AND 100 YEAR STORMS SUCH THAT THE POST DEVELOPMENT DISCHARGE FOR THE 2 AND 10 YEAR STORMS WILL NOT EXCEED THE PRE-DEVELOPMENT DISCHARGE FOR THE 2 AND 10 YEAR STORMS. THE FACILITY WILL BE LOCATED IN THE WESTERN PORTION OF THE SITE. THE POND WILL HAVE AN IMPOUNDMENT CAPACITY OF ABOUT 45 AC-FT.

ADEQUATE OUTFALL

FOR PURPOSES OF THIS PROPOSED ZONING DOCUMENT, THE "DETENTION METHOD" WILL BE USED TO MEET ADEQUATE OUTFALL REQUIREMENTS. THE DETENTION METHOD IS A CONSERVATIVE APPROACH TO MODEL THE LARGEST ANTICIPATED DETENTION VOLUME THAT MAY BE REQUIRED TO SATISFY OUTFALL REQUIREMENTS. FOR PURPOSES OF THIS ZONING DOCUMENT, COMPUTATIONS ARE SHOWN ON SHEET #7 AND THIS SHEET THAT DEPICT HOW THE ADEQUATE OUTFALL REQULATIONS COULD BE MET USING THE DETENTION METHOD. THE COMPUTATIONS SHOW THE REQUIRED PROPORTIONAL IMPROVEMENTS AND ESTIMATED UNDERGROUND SWM AREA NEED TO PROVIDE THE REQUIRED FLOW REDUCTIONS. AT THE TIME OF FINAL SITE PLAN, AND SUBJECT TO FINAL DESIGN COMPUTATIONS, ADDITIONAL OFFSITE DATA AND DOWNSTREAM OWNER'S COOPERATION, THE APPLICANT MAY PURSUE ALTERNATIVE METHODS OF SATISFYING THE ADEQUATE OUTFALL REQUIREMENTS PROVIDED BY THE PFM, SUCH AS DETERMINING WHETHER EROSIVE VELOCITIES ARE PRESENT DOWNSTREAM. AS SHOWN ON THIS SHEET, A POINT OF CONFLUENCE HAS BEEN DETERMINED WHERE A LARGER THAN 90% DRAINAGE AREA JOINS THE SUBJECT DRAINAGE AREA AS WELL AS A POINT WHERE THE COMBINED DRAINAGE AREA IS LARGER THAN 640 ACRES. THE PROPOSED RELEASE RATE WILL BE LESS THAN THE EXISTING RELEASE RATE FOR THE 2 YEAR AND 10 YEAR STORMS BASED ON EXISTING, GOOD FORESTED CONDITIONS AS SHOWN ON SHEET #7.

DUE TO SITE GRADING CONDITIONS AND EXISTING DOWNSTREAM UTILITIES INCLUDING THREE EXISTING GAS LINES AND A SANITARY SEWER LINE. IT IS NOT FEASIBLE FOR THE PROPOSED OUTFALL PIPE TO ACCOMODATE DRAINING THE POND BENEATH ITS PERMANENT POOL ELEVATION BY GRAVITY (SEE SHEET #10 FOR POTENTIAL POND CROSS SECTION SHOWING EXISTING GAS LINE CROSSINGS). IF THE POND EVER NEEDS TO BE DRAINED, IT MUST BE PUMPED. A MODIFICATION (PFM 6-1604.10) IS BEING SUBMITTED ON SHEET #2 WITH THIS APPLICATION. THE PUMPING OPERATION IS TEMPORARY IN NATURE AND NO PERMANANT PUMPS ARE PROPOSED. DUE TO THE PROPOSED PAVED DRIVE ON THE BERM OF THE POND, A COMBINED PRINCIPAL AND EMERGENCY SPILLWAY IS PROPOSED IN LIEU OF AN EMERGENCY OVERFLOW WEIR WITHIN THE BERM. A MODIFICATION (PFM 6-1603.2) IS BEING SUBMITTED ON SHEET #2 WITH THIS APPLICATION FOR THE COMBINED SPILLWAY. THE PAVED DRIVE MUST REMAIN ON THE OUTSIDE OF THE PROJECT LIMITS WHICH IS ON THE BERM SIDE OF THE DAM IN ORDER TO MAINTAIN THE SECURE INTENT OF THIS PROJECT.

THE OUTFALL OF THE SITE BEGINS APPROXIMATELY 100 FEET DOWNSTREAM OF THE PROPOSED WET POND WHERE EXISTING TWIN 54" CULVERT CROSSES UNDERNEATH ROUTE 28. PER VDOT REQUIREMENTS, THE 25 YEAR STORM WAS ANALYZED TO DETERMINE ADEQUACY. AS SHOWN ON THE CULVERT COMPUTATION ON SHEET 10 THE EXISTING FACILITY IS ADEQUATE. THE OUTFALL CONTINUES ON THE WEST SIDE OF ROUTE 28 WHERE THE EXISTING TWIN 54" CULVERT DISCHARGES INTO A DEFINED CHANNEL LOCATED ON DULLES AIRPORT PROPERTY. RUNOFF IS THEN CONVEYED IN THIS NATURAL CHANNEL THROUGH THE DULLES AIRPORT PROPERTY FOR APPROXIMATELY 6,400 LINEAR FEET (SEE SHEET 10 FOR CROSS-SECTIONS SHOWING CHANNEL) WHERE IT CROSSES UNDER AMON 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 CROSSES ROUTE 50. DOWNSTREAM OF THIS POINT IT CROSSES BACK INTO A NATURAL CHANNEL AND CONTINUES DOWNSTREAM IN CAIN BRANCH WHERE IT IES INTO CUB RUN. SEE THIS SHEET FOR OUTFALL MAP. SINCE THE DETENTION METHOD IS USED, PER SECTION 6-0203.4C(3) ; THE OUTFALL ANALYSIS IS LIMITED TO CROSS-SECTIONS SHOWING DEFINED CHANNEL AND/OR MANMADE FACILITY AND CHECK FOR FLOODING OF EXISTING STRUCTURES OF THE 100 YEAR STORM EVENT. THE TWIN 54" CULVERT UNDER ROUTE 28 HAS BEEN CHECKED FOR THE 100 YEAR STORM EVENT AS SHOWN ON SHEET 10. THE HEADWATER PRODUCED BY THE TWIN CULVERTS IS 3.6' AND THERE ARE NO EXISTING BUILDINGS UPSTREAM OF ROUTE 28. THERE ARE NO EXISTING BUILDINGS ON THE WEST SIDE OF ROUTE 28 THAT ARE CLOSE TO THE CHANNEL.

IN ACCORDANCE WITH PFM 6-0203.2A, THE EXTENTS OF THE DOWNSTREAM REVIEW CONTINUE UNTIL SECTION E-E WHICH IS MORE THAN 150' DOWNSTREAM OF THE CROSSING BETWEEN THE RECEIVING CHANNEL AND ANOTHER DRAINAGE AREA WHICH IS MORE THAN 90% (327.51/242.94x100 = 135%) AT THE POINT OF CONFLUENCE.

BASED ON THE ABOVE ANALYSIS, IT IS OUR PROFESSIONAL OPINION THAT THE OUTFALL IS ADEQUATE AND NO DOWNSTREAM FLOODING WILL OCCUR DUE THE CONSTRUCTION OF THIS SITE.

No.	DATE	DESCRIPTION	REV.BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

PLAN DATE
08-29-08
11-05-08
04-22-09
06-01-09

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COMMONWEALTH OF VIRGINIA
Robert Bruce Lee
ROBERT B. BRUCE
Lic. No. 027043
PROFESSIONAL ENGINEER

OUTFALL ANALYSIS

DULLES DISCOVERY SOUTH
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

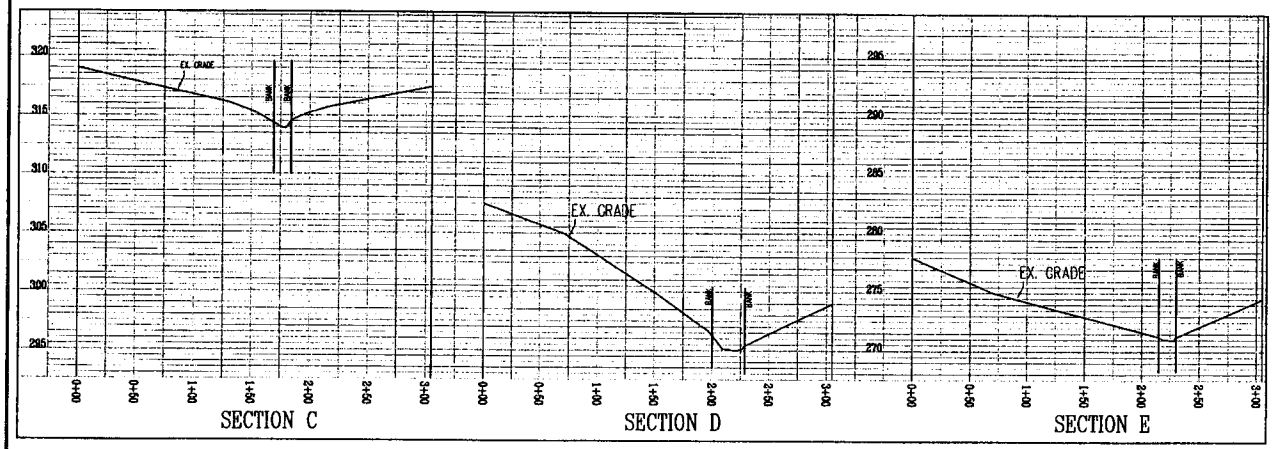
SCALE: 1"=400'
C.I. = 5'
DATE: JULY, 2009

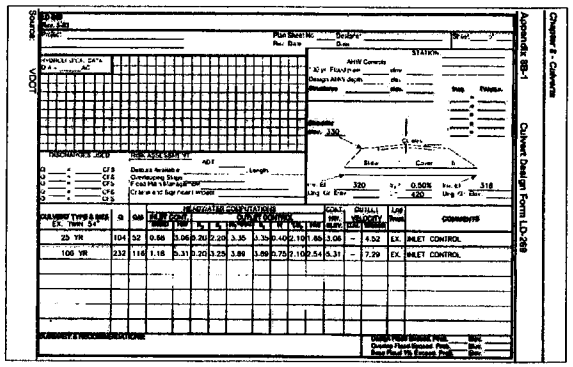
SHEET 9 OF 14

FILE No.
RZ 12542

CHANNEL CROSS SECTIONS

SCALE : H: 1"=50'; V: 1"=5'





WET POND ELEVATION/STORAGE TABLE

Elev. (ft)	Volume (ac-ft)
322.0000	0.00000
324.0000	1.59333
326.0000	6.55724
328.0000	12.65542
330.0000	20.00422
332.0000	27.99071
334.0000	36.81969
336.0000	45.71863

PRELIMINARY WET POND ROUTING DATA

STORM EVENTS

Return Event	Total Depth in	Rainfall Type		RNF ID
1	3.0000	Synthetic Curve	Type II	24hr
2	3.2000	Synthetic Curve	Type II	24hr
10	5.2000	Synthetic Curve	Type II	24hr
100	7.3000	Synthetic Curve	Type II	24hr

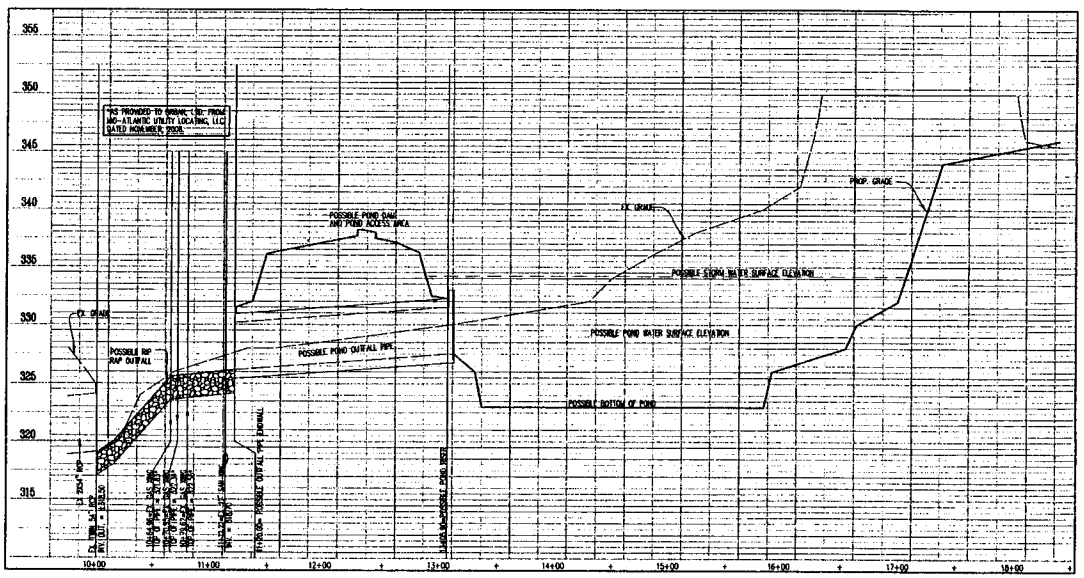
INFLOW HYDROGRAPH DATA
SCS Unit Hydrograph Method

Node ID	Type	Return Event	HYG Vol ac-ft	Trun	Qpeak hrs	Qpeak cfs
DULLES SOUTH	AREA	1	14.313		11.9400	250.43
DULLES SOUTH	AREA	2	15.530		11.9400	270.50
DULLES SOUTH	AREA	10	27.984		11.9400	468.11
DULLES SOUTH	AREA	100	41.074		11.9400	674.64
*OUTFALL	JCT	1	14.245	R	12.3800	27.12
*OUTFALL	JCT	2	15.460	R	12.3800	29.96
*OUTFALL	JCT	10	27.817	R	12.2700	82.30
*OUTFALL	JCT	100	40.976	R	12.1500	145.27
WET POND	IN POND	1	14.313		11.9400	250.43
WET POND	IN POND	2	15.530		11.9400	270.50
WET POND	IN POND	10	27.984		11.9400	468.11
WET POND	IN POND	100	41.074		11.9400	674.64

ROUTING HYDROGRAPH DATA
SCS Unit Hydrograph Method

Node ID	Type	Return Event	HYG Vol ac-ft	Trun	Qpeak hrs	Qpeak cfs	Max WSEL ft	Max Pond Storage ac-ft
WET POND	OUT POND	1	14.245	R	12.3800	27.12	331.02	23.974
WET POND	OUT POND	2	15.460	R	12.3800	29.96	331.18	24.515
WET POND	OUT POND	10	27.817	R	12.2700	82.30	332.68	30.880
WET POND	OUT POND	100	40.976	R	12.1500	145.27	333.97	36.488

EX. PIPELINE PROFILE CROSSINGS AND POSSIBLE POND CROSS SECTION



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

PLAN DATE
06-29-09
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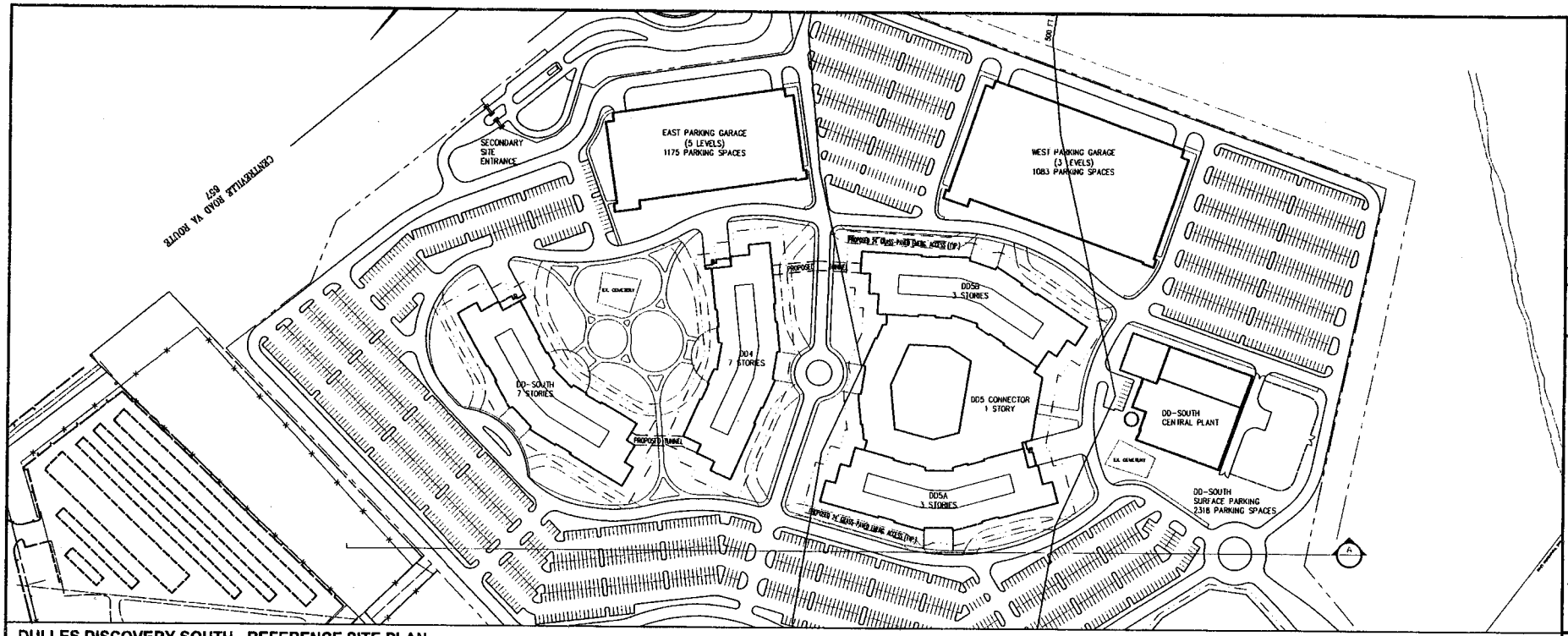
PROFESSIONAL ENGINEER

OUTFALL ANALYSIS
DULLES DISCOVERY SOUTH
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: N/A
C.I. = N/A
DATE: JULY, 2009

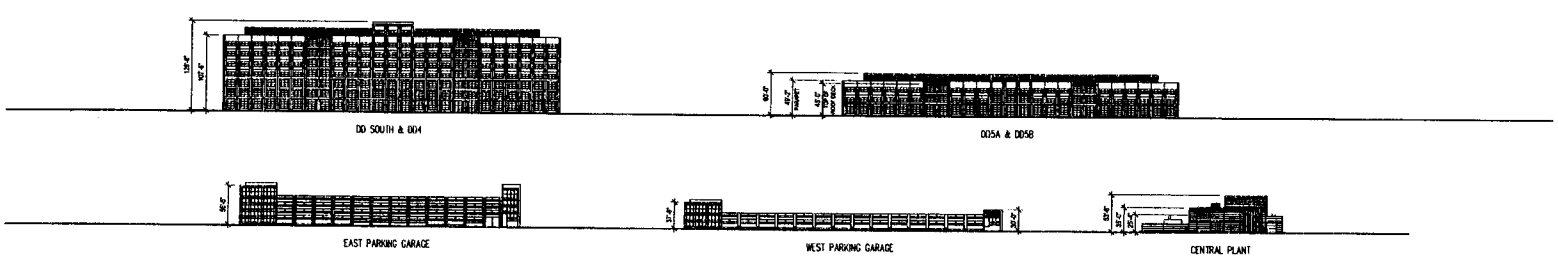
SHEET
10
OF
14

FILE No.
RZ 12542



DULLES DISCOVERY SOUTH - REFERENCE SITE PLAN

DULLES DISCOVERY SOUTH - WEST ELEVATION



DULLES DISCOVERY SOUTH - BUILDING ELEVATIONS

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

PLAN DATE
09-29-09
11-30-09
04-12-10
06-02-10

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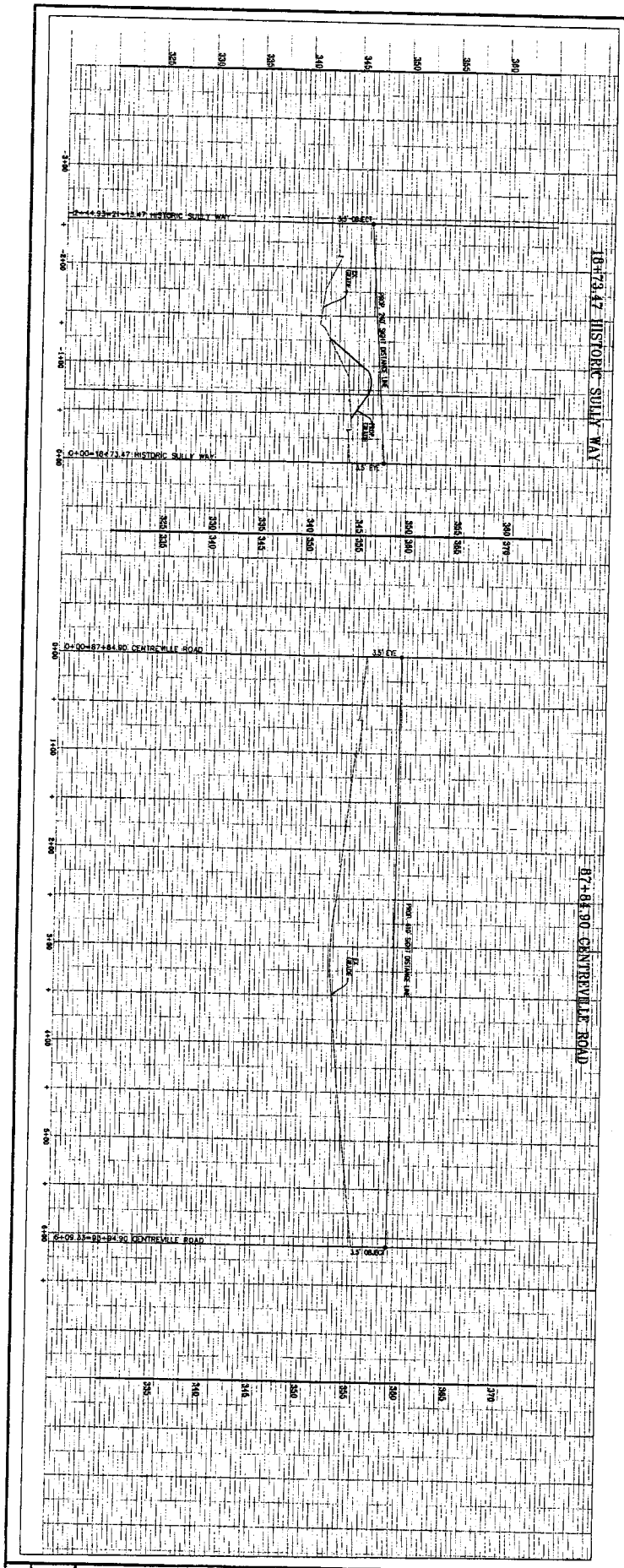
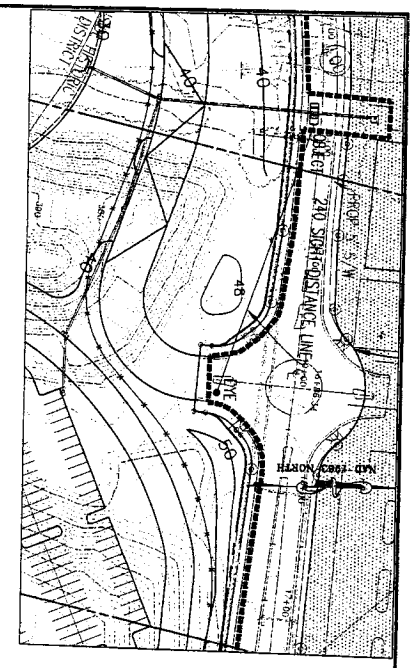
COMMONWEALTH OF VIRGINIA
Robert W. Brooks
LICENSED PROFESSIONAL ENGINEER

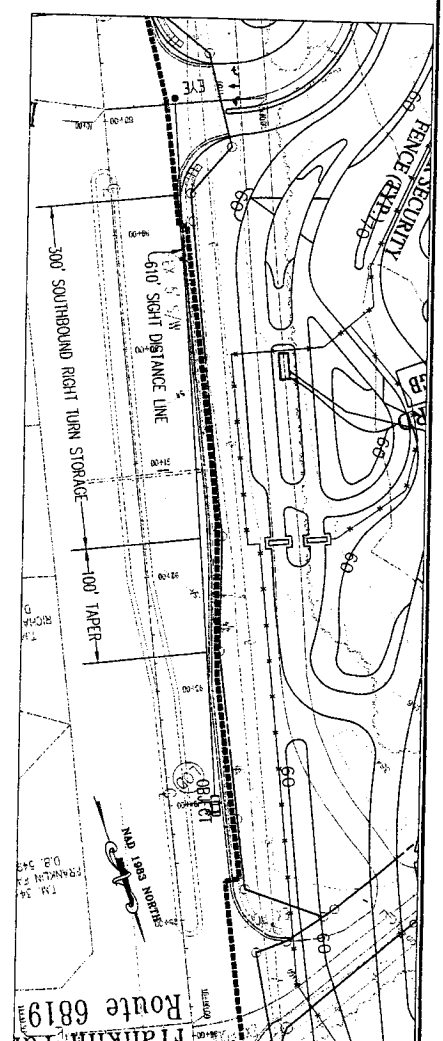
TYPICAL ELEVATION
DULLES DISCOVERY SOUTH
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: 1"=100'
C.I. = N/A
DATE: JULY, 2009

SHEET 11 OF 14

FILE No.
RZ 12542







GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

SIGHT DISTANCE PLAN AND PROFILE

DULLES DISCOVERY SOUTH

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: H: 1"=50', V: 1"=5' C.I. = 2' DATE: JULY, 2009

COMMONWEALTH OF VIRGINIA
Robert Brown
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Lic. No. 037041
PROFESSIONAL ENGINEER
1/15/10

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05-05-10

No.	DATE	DESCRIPTION	REV.BY	APPROVED	DATE

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SHEET 11A OF 14

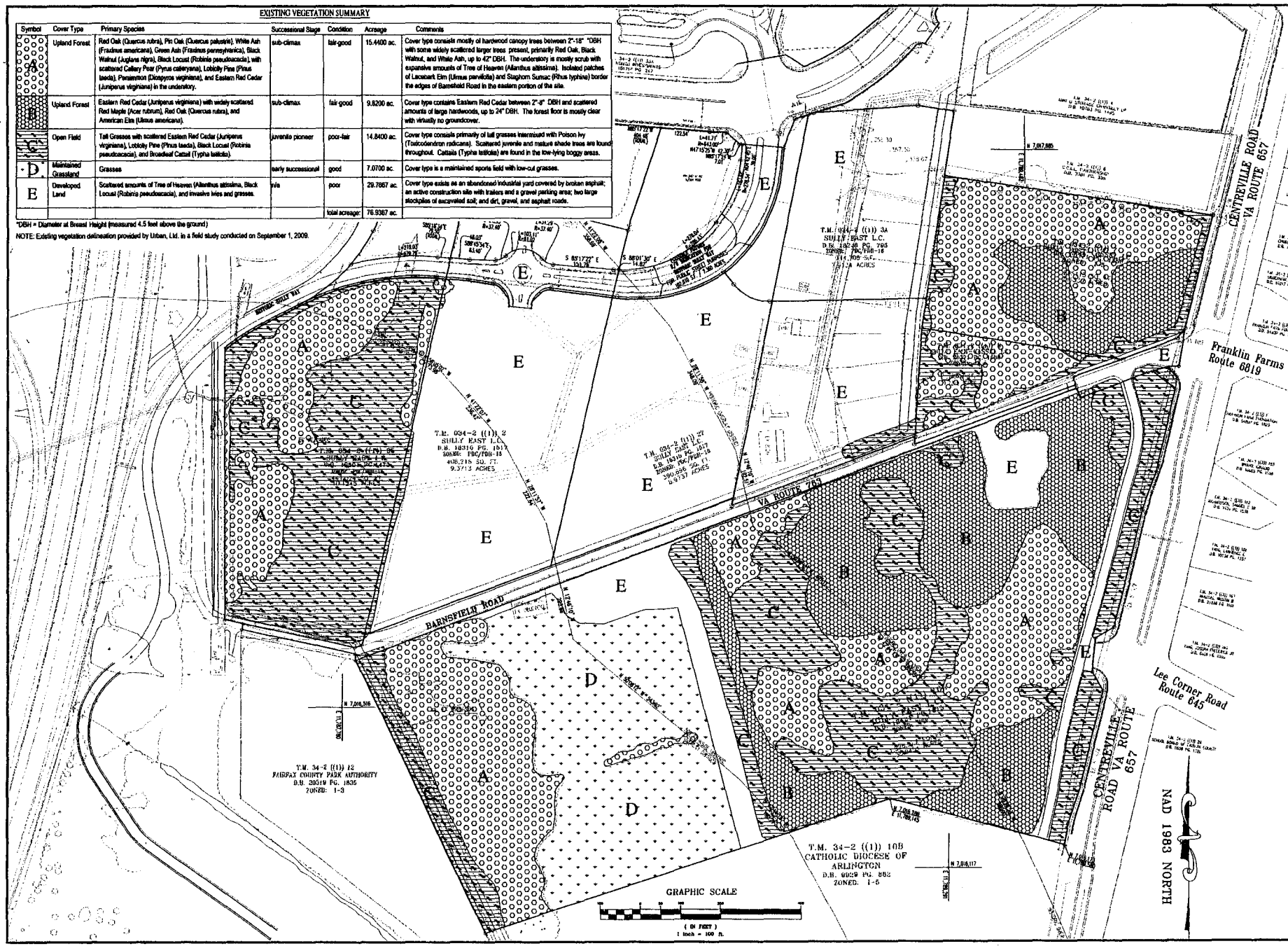
FILE No. RZ 12542

EXISTING VEGETATION SUMMARY

Symbol	Cover Type	Primary Species	Successional Stage	Condition	Acreage	Comments
A	Upland Forest	Red Oak (Quercus rubra), Pin Oak (Quercus palustris), White Ash (Fraxinus americana), Green Ash (Fraxinus pennsylvanica), Black Walnut (Juglans nigra), Black Locust (Robinia pseudoacacia), with scattered Callary Pear (Pyrus calleryana), Loblolly Pine (Pinus taeda), Persimmon (Diospyros virginiana), and Eastern Red Cedar (Juniperus virginiana) in the understory.	sub-climax	fair-good	15.4400 ac.	Cover type consists mostly of hardwood canopy trees between 2"-18" *DBH with some widely scattered larger trees present, primarily Red Oak, Black Walnut, and White Ash, up to 42" DBH. The understory is mostly scrub with expansive amounts of Tree of Heaven (Ailanthus altissima). Isolated patches of Lacebark Elm (Ulmus parvifolia) and Staghorn Sumac (Rhus typhina) border the edges of Barnsfield Road in the eastern portion of the site.
B	Upland Forest	Eastern Red Cedar (Juniperus virginiana) with widely scattered Red Maple (Acer rubrum), Red Oak (Quercus rubra), and American Elm (Ulmus americana).	sub-climax	fair-good	9.8200 ac.	Cover type contains Eastern Red Cedar between 2"-8" DBH and scattered amounts of large hardwoods, up to 24" DBH. The forest floor is mostly clear with virtually no groundcover.
C	Open Field	Tall Grasses with scattered Eastern Red Cedar (Juniperus virginiana), Loblolly Pine (Pinus taeda), Black Locust (Robinia pseudoacacia), and Broadleaf Cattail (Typha latifolia).	juvenile pioneer	poor-fair	14.8400 ac.	Cover type consists primarily of tall grasses intermixed with Poison Ivy (Toxicodendron radicans). Scattered juvenile and mature shade trees are found throughout. Cattails (Typha latifolia) are found in the low-lying boggy areas.
D	Maintained Grassland	Grasses	early successional	good	7.0700 ac.	Cover type is a maintained sports field with low-cut grasses.
E	Developed Land	Scattered amounts of Tree of Heaven (Ailanthus altissima, Black Locust (Robinia pseudoacacia), and invasive ivies and grasses.	n/a	poor	29.7667 ac.	Cover type exists as an abandoned industrial yard covered by broken asphalt; an active construction site with trailers and a gravel parking area; two large stockpiles of excavated soil; and dirt, gravel, and asphalt roads.
				total acreage:	76.9367 ac.	

*DBH = Diameter at Breast Height (measured 4.5 feet above the ground)

NOTE: Existing vegetation delineation provided by Urban, Ltd. in a field study conducted on September 1, 2009.



No.	DATE	DESCRIPTION	REV'BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

PLAN DATE
09-29-09
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12-21-09
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Lic. No. 12271
5-5-10
CERTIFIED LANDSCAPE ARCHITECT

EXISTING VEGETATION MAP

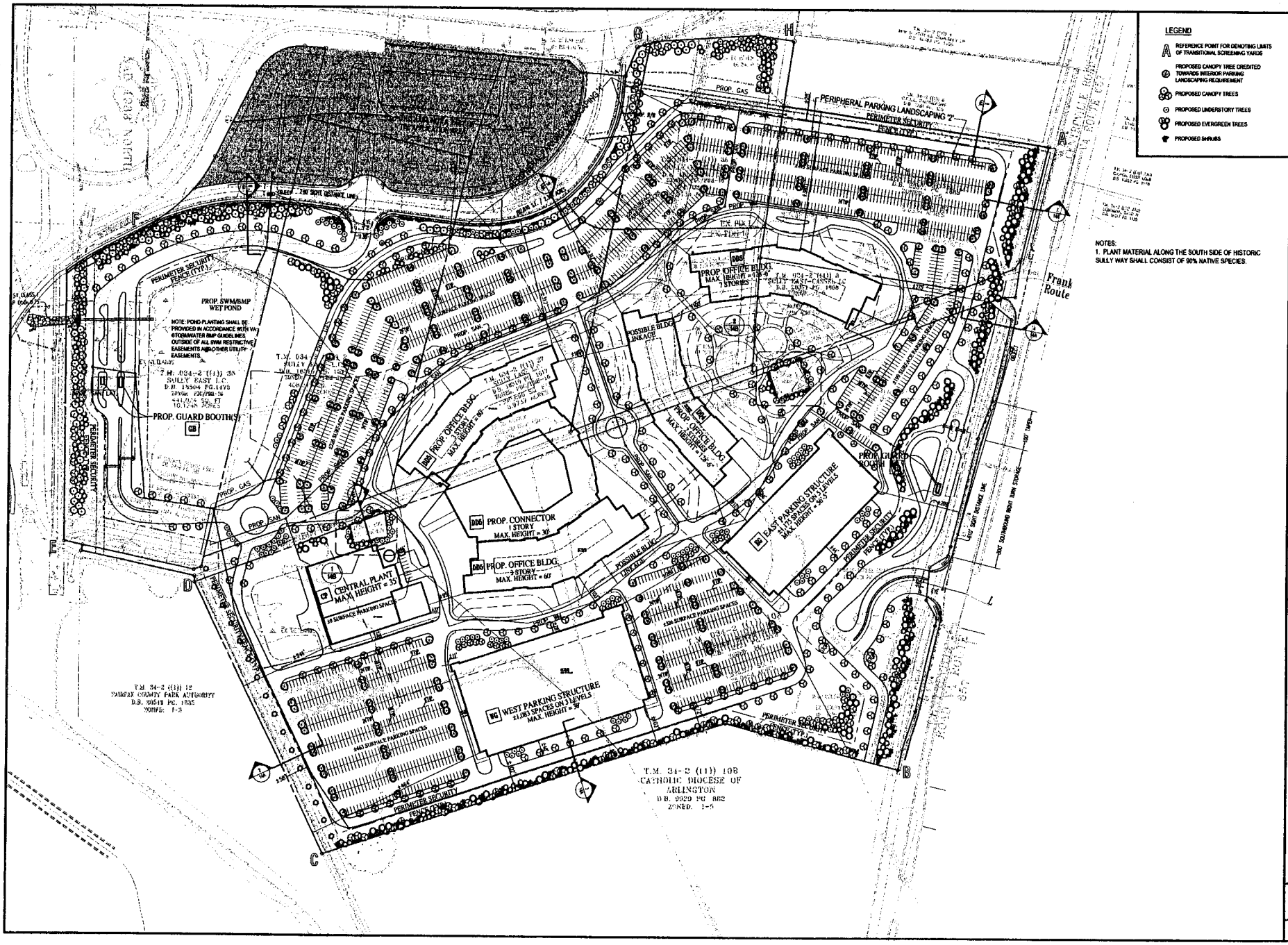
DULLES DISCOVERY SOUTH

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=100'
C.I. = N/A
DATE: JULY, 2009

SHEET 12 OF 14

FILE No. RZ 12542


LEGEND
REFERENCE POINT FOR DENOTING LIMITS OF TRANSITIONAL SCREENING YARDS
PROPOSED CANOPY TREE CREDITED TOWARDS INTERIOR PARKING LANDSCAPING REQUIREMENT
PROPOSED CANOPY TREES
PROPOSED UNDERSTORY TREES
PROPOSED EVERGREEN TREES
PROPOSED SHRUBS
NOTES:
1. PLANT MATERIAL ALONG THE SOUTH SIDE OF HISTORIC SULLY WAY SHALL CONSIST OF 90% NATIVE SPECIES.
PERIPHERAL PARKING LANDSCAPING 2'
PERIMETER SECURITY FENCE (TYP.)
PROP. SWM/BMP WET POND
NOTE: POND PLANTING SHALL BE PROVIDED IN ACCORDANCE WITH VA STORMWATER BMP GUIDELINES OUTSIDE OF ALL SWM RESTRICTIVE EASEMENTS AND OVER UTILITY EASEMENTS.
PROP. GUARD BOOTH(S)
PROP. OFFICE BLDG. 7 STORIES
PROP. OFFICE BLDG. 3 STORIES MAX. HEIGHT = 60'
PROP. CONNECTOR 1 STORY MAX. HEIGHT = 30'
PROP. OFFICE BLDG. 3 STORY MAX. HEIGHT = 60'
PROP. OFFICE BLDG. 4 STORIES MAX. HEIGHT = 75'
EAST PARKING STRUCTURE 2,170 SPACES ON 5 LEVELS MAX. HEIGHT = 56.5'
WEST PARKING STRUCTURE 2,1063 SPACES ON 3 LEVELS MAX. HEIGHT = 38'
CENTRAL PLANT MAX. HEIGHT = 35'
POSSIBLE BLDG. LINKAGE
PROP. GAS
PROP. SAN.
T.M. 34-2 (11) 12 FAIRFAX COUNTY PARK AUTHORITY D.B. 10549 PG. 1835 ZONED: I-3
T.M. 34-2 (11) 108 CATHOLIC DIOCESE OF ARLINGTON D.B. 9020 PG. 862 ZONED: I-5
Frank Route
PLAN DATES
09-29-09
11-13-09
02-01-10
03-05-10
REVISION APPROVED BY DIVISION OF DESIGN REVIEW
urban
LANDSCAPE PLAN
DULLES DISCOVERY SOUTH
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: 1"=100'
C.I. = N/A
DATE: JULY 2009
SHEET 13 OF 14
FILE No. RZ 12542

TREE PRESERVATION TARGET CALCULATIONS	
Gross Site Area (s.f.)	3,351,363
Pre-Development Area of Existing Tree Canopy (s.f.)	1,100,185
Percentage of Gross Site Area Covered by Existing Tree Canopy	33%
Tree Preservation Target	
10-Year Tree Canopy Requirement Percentage (per PFM Table 12.4)	10%
10-Year Tree Canopy Required (s.f.) (See "Overall 10-Year Tree Canopy Calculations" Table)	319,096
Percentage of the 10-Year Tree Canopy Requirement that Should be Met Through Tree Preservation (This is the "Tree Preservation Target")	33%
Area of the 10-Year Tree Canopy Requirement that Should be Met Through Tree Preservation (s.f.)	105,302
Area of the 10-Year Tree Canopy Requirement that Will be Met Through Tree Preservation (s.f.) (See "Tree Preservation Calculations" Table)	0
Proposed Percentage of 10-Year Tree Canopy Requirement that Will be Met Through Tree Preservation	0%
Tree Preservation Target not met (%)... 0% is not greater than...	33%

**See This Sheet for Tree Preservation Target Deviation Narrative.

10-YEAR TREE CANOPY REQUIREMENT CALCULATIONS		
Gross Site Area (s.f.)		3,351,363
Deductions		
SWM Wet Pond		-160,400
Adjusted Gross Site Area (s.f.)		3,190,963
Zone: PDH	Use: Office (Group 8)	
Tree Canopy Required (s.f.)	10%	319,096

10 YEAR TREE CANOPY PROVIDED	
Total Canopy Area Provided Through Tree Preservation (s.f.)	0
Total Proposed Canopy Area Provided (s.f.)	319,113
Total Tree Canopy Provided (s.f.)	319,113

TRANSITIONAL SCREENING AND BARRIER CALCULATIONS

Adjacent Use (Group)	Required Transitional Screening	Width (l.f.)	Length (l.f.)	Area (s.f.)	Required 10-Year Canopy Cover (75%)	Provided Trees and Shrubs				Total Canopy
Buffer A-B: SFD (Group 1)	Transitional Screening 2 (Location Modification Requested)	35	1,530	53,550	40,163	53	Lg. Evergreen @	375.00	s.f.	19,875 s.f.
						15	Lg. Evergreen @	262.50	s.f.	3,938 s.f.
						15	Lg. Evergreen @	250.00	s.f.	3,750 s.f.
	Barrier Modification Requested					68	Md. Evergreen @	187.50	s.f.	12,750 s.f.
					3 Shrubs /10 l.f. (459 required)	459	Evergreen Shrubs			
Total										40,313 s.f.
Requirement is met...		40,313 s.f. is greater than...		40,163						
Buffer B-C: Private School (Group 4)	Transitional Screening 1	25	1,390	34,750	26,063	23	Lg. Evergreen @	375.00	s.f.	8,625 s.f.
						13	Lg. Evergreen @	262.50	s.f.	3,413 s.f.
						25	Md. Evergreen @	187.50	s.f.	4,688 s.f.
	Barrier Modification Requested					25	Lg. Deciduous @	375.00	s.f.	9,375 s.f.
					3 Shrubs /10 l.f. (417 required)	417	Evergreen Shrubs			
Total										26,100 s.f.
Requirement is met...		26,100 s.f. is greater than...		26,063						
Buffer C-D: Community Use - Park (Group 5)	None	n/a	760	n/a	1 Tree/50 l.f. (16 required) (Per Barrier H Requirements, ZO 13-304(4)(H))	16				
	Barrier H									
Total										
Requirement is met...		16 trees are equal to...		16 trees						
Buffer D-E: Community Use - Park (Group 5)	None	n/a	330							
	Barrier Modification Requested									
Buffer E-F: Vacant Dulles Airport Land	None									
Buffer F-G: Future Comm./Office (Group 8)	None									
Buffer G-H: Future Comm./Office (Group 8)	None									
Buffer H-A: Vacant I-5 Industrial (Group 16)	None									

TREE PRESERVATION CALCULATIONS	
Tree Preservation Target (s.f.)	33%
Tree Preservation Target (%)	105,302
Total Tree Preservation Provided (s.f.)	0

**See This Sheet for Tree Preservation Target Deviation Narrative.

PERIPHERAL PARKING LOT LANDSCAPING CALCULATIONS

Location (Abutting Use)	Width (l.f.)	Length (l.f.)	Required Trees	Provided Trees
Peripheral Parking Landscaping "1" North (Abutting R.O.W.)	10	980	25 Trees (1/40 l.f.)	24 Cat. IV Deciduous 18 Cat. II Evergreen 42 Total Trees Provided
Peripheral Parking Landscaping "2" North (Abutting Non-R.O.W.)	4	790	16 Trees (1/50 l.f.)	16 Cat. IV Deciduous 16 Total Trees Provided

INTERIOR PARKING LANDSCAPING	
Area to be Counted (s.f.)(See Detail 1 for Interior Parking Schematic)	1,132,530
Interior Landscaping Required (s.f.)(5%)	56,627
Total Shade Tree Cover Provided (s.f.):	
227 Trees at 250 s.f. each	56,750

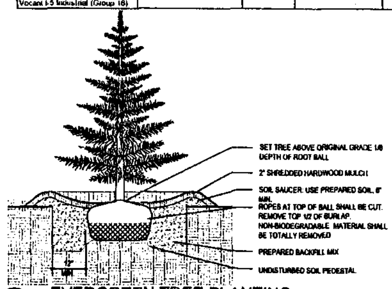
TREE PLANTING CALCULATIONS		
Canopy to be Met Through Tree Planting (s.f.)		319,096
Air Quality Tree Planting (s.f.)	0	
x 1.50 Multiplier (s.f.)		0
Energy Conservation Tree Planting (s.f.)	0	
x 1.50 Multiplier (s.f.)		0
Water Quality Tree Planting (s.f.)	0	
x 1.25 Multiplier (s.f.)		0
Wildlife Benefits Tree Planting (s.f.)	53,175	
x 1.50 Multiplier (s.f.)		79,763
Native Tree Planting (s.f.)	0	
x 1.50 Multiplier (s.f.)		0
Improved Cultivars & Varities Tree Planting (s.f.)	63,800	
x 1.25 Multiplier (s.f.)		79,750
Seedling Tree Planting (s.f.)	0	
x 1.00 Multiplier (s.f.)		0
Native Shrub or Woody Seed Mix Planting (s.f.)	0	
x 1.00 Multiplier (s.f.)		0
Percentage of Seedling Tree Planting Total (%)	0%	
Remaining Tree Planting Area (that does not qualify for higher multipliers) (s.f.)		159,600
Total Tree Planting Canopy Provided (s.f.)		319,113
Offsite Planting Relief Requested?		No
Tree Bank or Tree Fund?		No
Canopy Area Requested to be Provided Through Offsite Tree Banking or Tree Fund (s.f.)		0
Amount to be Deposited into the Tree Preservation and Planting Fund		$0.00

PLANT SCHEDULE

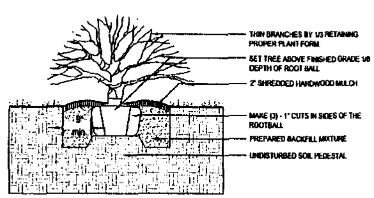
Symbol	Botanical Name	Common Name	Size	Type	Remarks	Multiplier	
	Cat. IV Deciduous Trees						
	Acer rubrum 'October Glory'	October Glory Red Maple	2- 3" Cal	B & B	Uniform branching pattern	Wildlife Benefits:	1.50
	Liriodendron tulipifera	Tulip Poplar	2- 3" Cal	B & B	Uniform branching pattern	Wildlife Benefits:	1.50
	Platanus x acerifolia	London Planetree	2- 3" Cal.	B & B	Uniform branching pattern	Improved Cultivar	1.25
	Quercus phellos	Willow Oak	2- 3" Cal	B & B	Uniform branching pattern	Wildlife Benefits:	1.50
	Tilia americana	American Linden	2- 3" Cal	B & B	Uniform branching pattern	Wildlife Benefits:	1.50
	Ulmus parvifolia	Chinese Elm	2- 3" Cal.	B & B	Uniform branching pattern		
	Zelkova serrata	Japanese Zelkova	2- 3" Cal	B & B	Uniform branching pattern		
	Cat. III Deciduous Trees						
	Betula nigra	River Birch	2- 3" Cal	B & B	Multi-stem, Min. 3 heavy stems	Wildlife Benefits:	1.50
	Cercidiphyllum japonicum	Katsuratree	2- 3" Cal	B & B	Multi-stem, Min. 3 heavy stems		
	Gleditsia x triacanthos 'inermis'	Thornless Honeylocust	2- 3" Cal	B & B	Multi-stem, Min. 3 heavy stems	Improved Cultivar	1.25
	Nyssa sylvatica	Black Gum	2- 3" Cal	B & B	Multi-stem, Min. 3 heavy stems	Wildlife Benefits:	1.50
	Prunus yedoensis	Yoshino Cherry	2- 3" Cal	B & B	Multi-stem, Min. 3 heavy stems		
	Cat. II Deciduous Trees						
	Amelanchier laevis	Allegheny Serviceberry	2- 3" Cal	B & B	Multi-stem, Min. 3 heavy stems	Wildlife Benefits:	1.50
	Cercis canadensis	Redbud	2- 3" Cal.	B & B	Multi-stem, Min. 3 heavy stems	Wildlife Benefits:	1.50
	Cornus kousa	Kousa Dogwood	2- 3" Cal	B & B	Multi-stem, Min. 3 heavy stems		
	Magnolia x soulangiana	Saucer Magnolia	2- 3" Cal	B & B	Multi-stem, Min. 3 heavy stems	Improved Cultivar	1.25
	Magnolia virginiana	Sweetbay Magnolia	2- 3" Cal	B & B	Multi-stem, Min. 3 heavy stems	Wildlife Benefits:	1.50
	Prunus x incam 'Okame'	Okame Cherry	2- 3" Cal	B & B	Multi-stem, Min. 3 heavy stems	Improved Cultivar	1.25
	Cat. IV Evergreen Trees						
	Magnolia grandiflora	Southern Magnolia	8- 10' Ht.	B & B	Full to ground, Dense		
	Pinus rigida	Pitch Pine	8- 10' Ht	B & B	Full to ground, Dense	Wildlife Benefits:	1.50
	Pinus taeda	Loblolly Pine	8- 10' Ht.	B & B	Full to ground, Dense	Wildlife Benefits:	1.50
	Cat. III Evergreen Trees						
	Picea abies	Norway Spruce	8- 10' Ht	B & B	Full to ground, Dense		
	Pinus echinata	Shortleaf Pine	8- 10' Ht	B & B	Full to ground, Dense	Wildlife Benefits:	1.50
	Pinus nigra	Austrian Pine	8- 10' Ht	B & B	Full to ground, Dense		
	Cat. II Evergreen Trees						
	Cryptomeria japonica	Japanese Cryptomeria	8- 10' Ht.	B & B	Full to ground, Dense		
	Ilex opaca	American Holly	8- 10' Ht	B & B	Full to ground, Dense	Wildlife Benefits:	1.50
	Juniperus virginiana	Eastern Redcedar	8- 10' Ht.	B & B	Full to ground, Dense	Wildlife Benefits:	1.50
	Pinus bungeana	Lacebark Pine	8- 10' Ht.	B & B	Full to ground, Dense		
	Shrubs						
	Aronia arbutifolia	Red Chokecherry	18"-36" Ht	B & B	Dense		
	Cephalanthus occidentalis	Buttonbush	18"-36" Ht	B & B	Dense		
	Cornus sericea	Redosier Dogwood	18"-36" Ht.	B & B	Dense		
	Ilex glabra	Inkberry	18"-36" Ht	B & B	Dense		
	Lindera benzoin	Spicebush	18"-36" Ht	B & B	Dense		
	Myrica cerifera	Wax Myrtle	18"-36" Ht.	B & B	Dense		
	Osmanthus americanus	Devilwood Osmanthus	18"-36" Ht.	B & B	Dense		
	Pieris floribunda	Evergreen Mountain Fetterbush	18"-36" Ht	B & B	Dense		
	Rhododendron maximum	Rosebay Rhododendron	18"-36" Ht	B & B	Dense		
	Spiraea x Vanhouttei	Vanhouttei Spirea	18"-36" Ht	B & B	Dense		
	Taxus canadensis	Canadian Yew	18"-36" Ht.	B & B	Dense		
	Viburnum dentatum	Arrowwood Viburnum	18"-36" Ht	B & B	Dense		

**TREE PRESERVATION TARGET DEVIATION REQUEST:

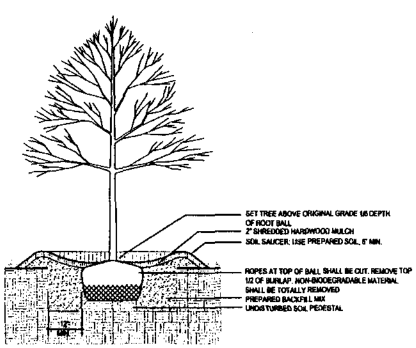
DUE TO THE USES AND DENSITIES ALLOWED BY THE ZONING ORDINANCE AND THE MINIMUM SETBACKS REQUIRED TO PROVIDE A SECURE THREAT PERIMETER THE PROPERTY'S DEVELOPABLE AREA ENVELOPES A MAJORITY OF THE APPLICATION AREA. MEETING THE TREE PRESERVATION TARGET WOULD PRECLUDE THE DEVELOPMENT OF USES OR DENSITIES OTHERWISE ALLOWED BY THE ZONING ORDINANCE (PFM 12-0507.3A(1)) AND COULD COMPROMISE THE SECURITY NEEDS OF THE TENANTS. THE APPLICANT'S PROPOSED PLAN IS DESIGNED FOR USE AS A CLASS-A CORPORATE OFFICE CAMPUS FOR TENANTS WITH SENSITIVE SECURITY NEEDS. THE INCORPORATION OF EXISTING SCRUB VEGETATION OR OTHER EXISTING FORESTED AREAS WITHIN THE SECURE SITE PERIMETER REDUCES SITE VISIBILITY FROM ON SITE CAMERAS AND FOR SECURITY PERSONNEL PATROLLING THE SITE. THEREFORE, A DEVIATION FROM THE TREE PRESERVATION TARGET IS HEREBY REQUESTED. THE 10-YEAR TREE CANOPY REQUIREMENTS WILL BE MET THROUGH MEANS OF ON-SITE TREE PLANTING.



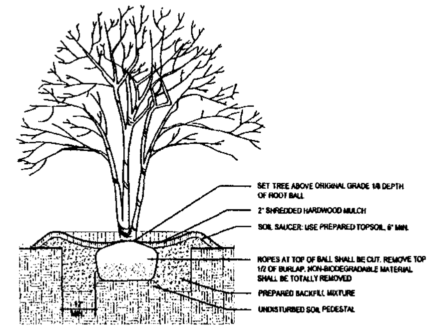
1 EVERGREEN TREE PLANTING
NTS



2 TYP. B&B SHRUB PLANTING
N.T.S.



3 DECIDUOUS TREE PLANTING
NTS



4 ORNAMENTAL TREE PLANTING
NTS

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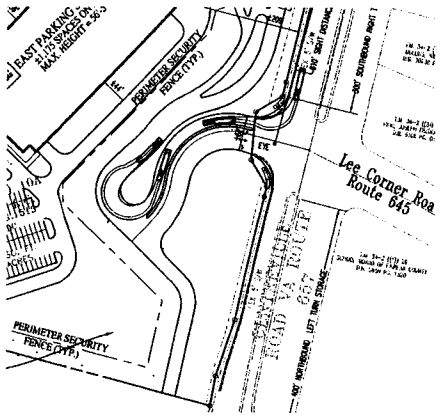
PROFESSIONAL ENGINEER

LANDSCAPE COMPUTATIONS & DETAILS
DULLES DISCOVERY SOUTH
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

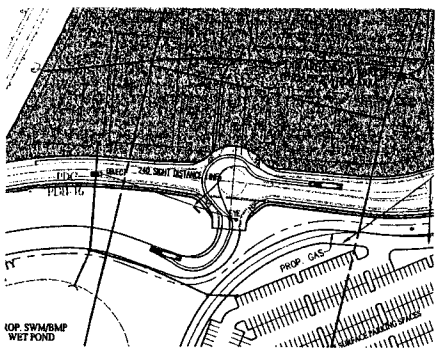
SCALE: AS NOTED | C.I. = N/A | DATE: JULY, 2009

SHEET 14 OF 14

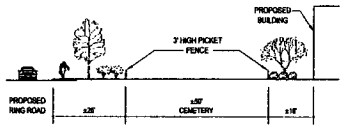
FILE No. RZ 12542



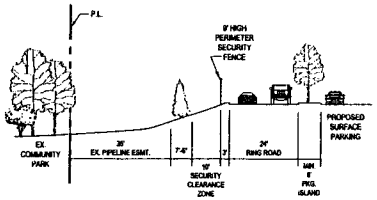
A PROP WB-50 TRUCK TURN
Scale: 1"=100'



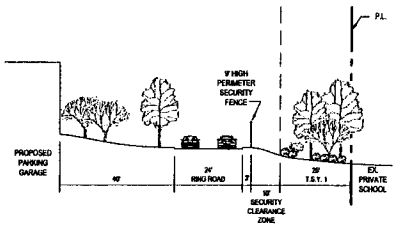
B PROP WB-50 TRUCK TURN
Scale: 1"=100'



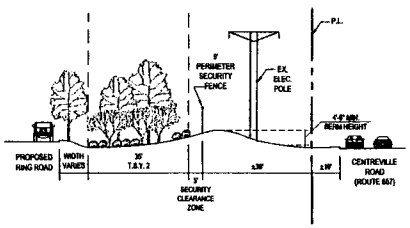
1 EX. CEMETERY SECTION
Scale: 1"=20'



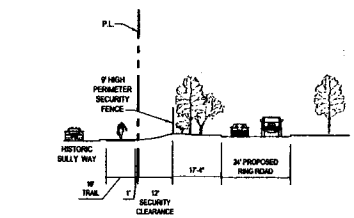
2 BUFFER SECTION 'A'
Scale: 1"=20'



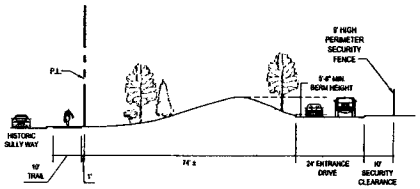
3 BUFFER SECTION 'B'
Scale: 1"=20'



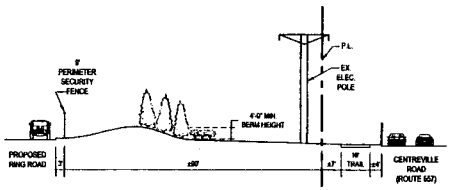
4 BUFFER SECTION 'C'
Scale: 1"=20'



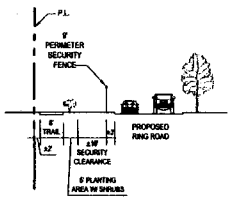
5 SULLY WAY SECTION 'A'
Scale: 1"=10'



6 SULLY WAY SECTION 'B'
Scale: 1"=10'



7 BUFFER SECTION 'D'
Scale: 1"=10'



8 TRAIL SECTION
Scale: 1"=20'

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LANDSCAPE SECTIONS

DULLES DISCOVERY SOUTH
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: AS NOTED
C.I. = N/A
DATE: JULY, 2009

SHEET
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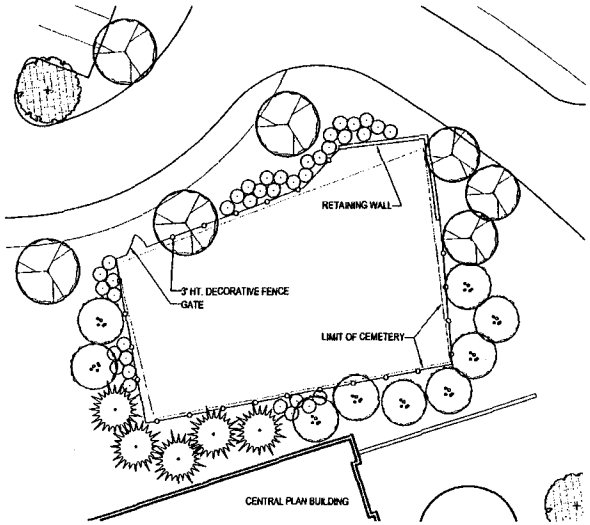
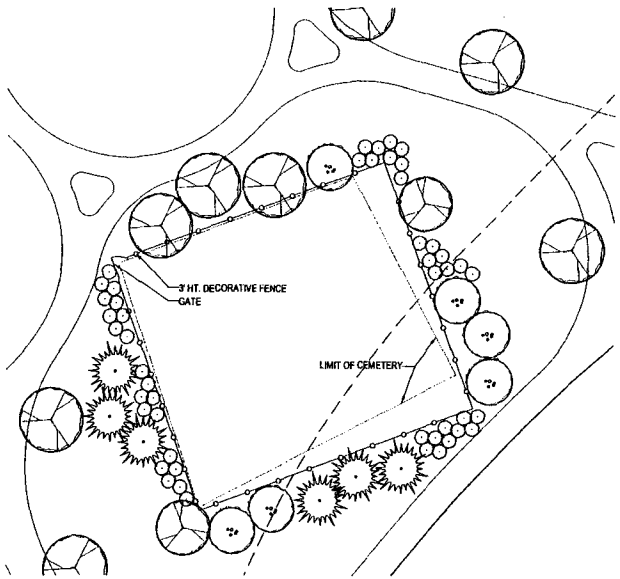
FILE No.
RZ 12542



1 CEMETERY DETAIL PLAN
Scale: 1/16"=1'-0"



2 CEMETERY DETAIL PLAN
Scale: 1/16"=1'-0"

NOTE: FENCE CONFIGURATION AND PLANT LOCATIONS MAY BE ADJUSTED AT SITE PLAN IN COORDINATION WITH FINAL PLAZA AREA DESIGN. ENTIRE AREA OF DELINEATED CEMETERY SHALL BE WITHIN THE FENCED AREA.

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LANDSCAPE DETAIL PLANS

DULLES DISCOVERY SOUTH
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: AS NOTED
C.L = N/A
DATE: JULY, 2009

SHEET
14B
OF
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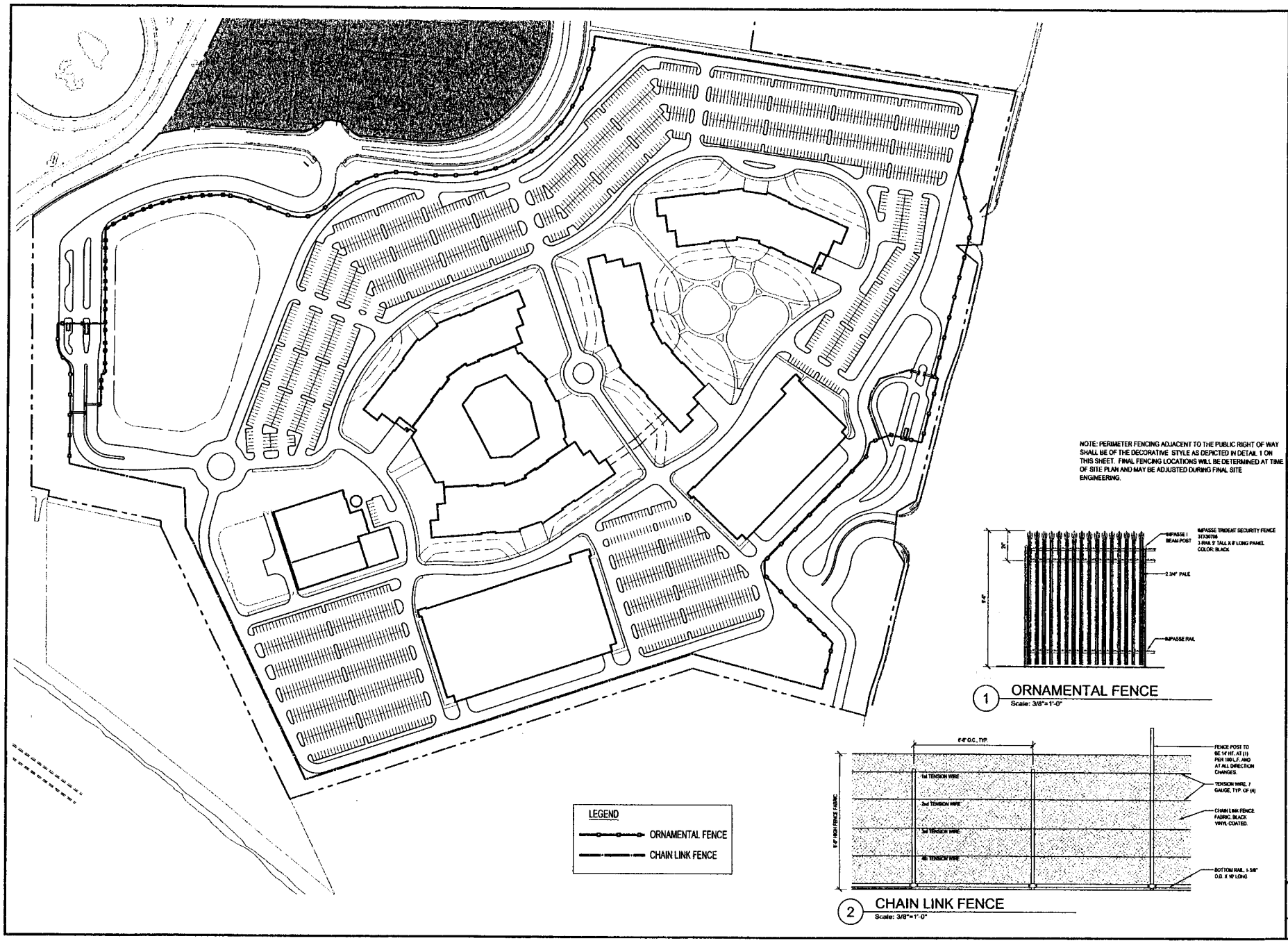
FILE No.
RZ 12542



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PERIMETER SECURITY PLAN

DULLES DISCOVERY SOUTH

SULLY DISTRICT

FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=100'

C.I. = N/A

DATE: JULY, 2009

SHEET 14C OF 14

FILE No. RZ 12542

SPECIAL EXCEPTION AMENDMENT
FOR
DULLES DISCOVERY SOUTH
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA
SEA 2003-SU-023

APPLICANT
SULLY EAST L.C.
12500 FAIR LAKES CIRCLE
SUTE 400
FAIRFAX, VA 22033

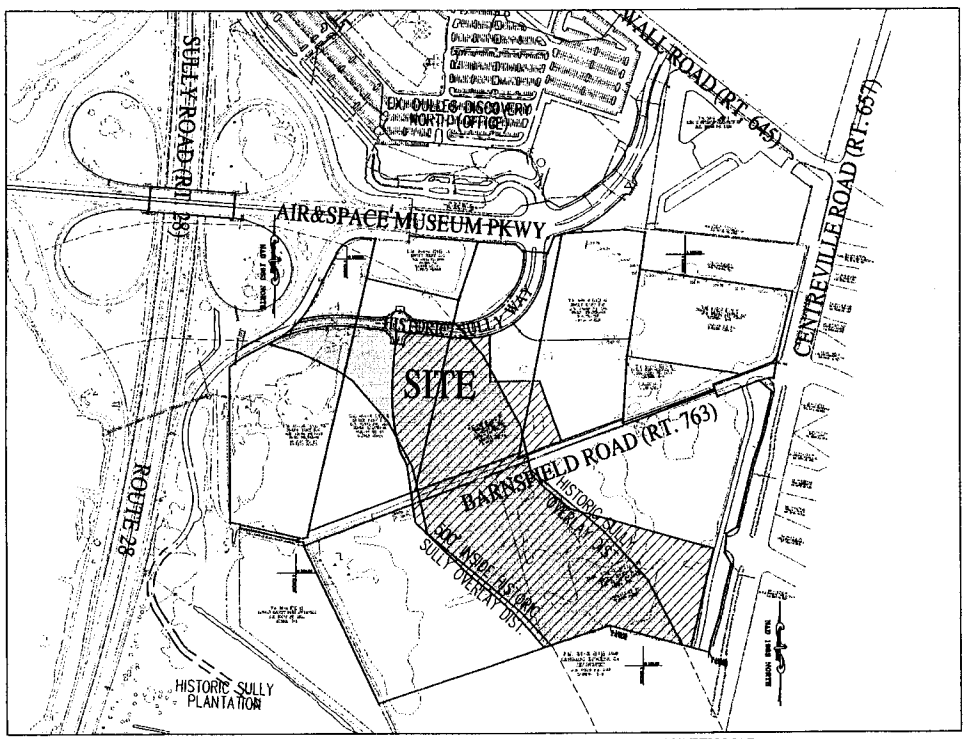
OWNERS
SULLY EAST L.C.
C/O THE PETERSON COMPANIES

ATTORNEY
HUNTON & WILLIAMS LLP
1751 PINNACLE DRIVE
SUITE 1700
MCLEAN, VA 22102
(703) 714-7400
CONTACT: FRANK McDERMOTT

ARCHITECT
WISNEWSKI BLAIR & ASSOCIATES, LTD.
44 CANAL CENTER PLAZA
SUITE 100
ALEXANDRIA, VA 22314
(703) 836-7766
CONTACT: KEVIN FARQUHAR

CIVIL ENGINEER
URBAN, LTD.
4200 D TECHNOLOGY CT.
CHANTILLY, VA 20151
(703) 642-2306
CONTACT: ROBERT BROWN

TRAFFIC ENGINEER
Gorove/Slade Associates, Inc.
3914 CENTREVILLE ROAD
SUITE 330
CHANTILLY, VA 20151
(703) 787-9595
CONTACT: CHAD BAIRD



VICINITY MAP
SCALE: 1" = 250'

SHEET INDEX

1. COVER SHEET
2.-3. GENERAL NOTES
4. EXISTING CONDITIONS AND SOILS MAP
5. SPECIAL EXCEPTION PLAT
6. PEDESTRIAN CIRCULATION PLAN
7. STORM WATER MANAGEMENT (S.W.M.) PLAN
8. BEST MANAGEMENT PRACTICES (B.M.P.) PLAN
9.-10. OUTFALL ANALYSIS
11. TYPICAL ELEVATIONS
12. SIGHT LINE EXHIBIT
13. EXISTING VEGETATION MAP
14. LANDSCAPE PLAN
14A. LANDSCAPE COMPUTATIONS AND DETAILS
14B. LANDSCAPE SECTIONS
14C. LANDSCAPE DETAIL PLANS
14D. PERIMETER SECURITY PLAN

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COVER SHEET
DULLES DISCOVERY SOUTH
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: N/A
C.I. = N/A
DATE: JULY, 2009

SHEET 1 OF 14
FILE No. SE 12542

GENERAL NOTES

1. THE SUBJECT PROPERTY OF THE SPECIAL EXCEPTION PLAT (SE) IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAPS AS: 34-2 ((1)) 2 (PART), 3A (PART), 10A (PART), 27 (PART), 35 (PART) AND APPROXIMATELY 23,141 SQUARE FEET OF BARNSFIELD ROAD RIGHT OF WAY TO BE VACATED/ABANDONED. THE TAX MAP PARCELS AND TOTAL LAND AREA ARE SUMMARIZED ON THIS SHEET.
2. THE PROPERTY IS CURRENTLY ZONED TO THE PDH-16, AND PDC DISTRICTS, AS WELL AS THE WATER SUPPLY AND HISTORIC OVERLAY DISTRICTS. THE APPLICABLE ZONING DISTRICTS TO EACH PARCEL ARE SUMMARIZED ON THIS SHEET.
3. THE PROPERTY IS SUBJECT TO REZONING APPLICATION THAT HAS BEEN FILED CONCURRENTLY TO PERMIT THE REZONING OF PROPERTY PREVIOUSLY SUBJECT TO OTHER REZONING AND PCA APPLICATIONS TO THE PDC, WS AND HD DISTRICTS FOR THE PURPOSE OF CONSTRUCTING A HIGH SECURITY OFFICE CAMPUS.
4. THE BOUNDARY INFORMATION SHOWN HERON WAS COMPILED FROM AN ALTA SURVEY PREPARED BY URBAN, LTD. DATED JULY, 2009.
5. THE TOPOGRAPHY SHOWN HERON IS AT TWO (2) FOOT CONTOUR INTERVALS, COMPILED FROM A SURVEY BY URBAN, LTD THAT WAS FIELD RUN.
6. THE PROPOSED DEVELOPMENT IS IN CONFORMANCE WITH THE COMPREHENSIVE PLAN AND ALL PROVISIONS OF APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS WITH THE EXCEPTION OF THE REQUESTED WAIVERS AND MODIFICATIONS LISTED BELOW.
7. THE APPLICANT REQUESTS APPROVAL OF THE FOLLOWING WAIVERS AND/OR MODIFICATIONS:
   a. MODIFICATION OF SECTION 10-104(3) B AND C OF THE ZONING ORDINANCE TO PERMIT AN INCREASE IN FENCE HEIGHT AS SHOWN ON SPECIAL EXCEPTION PLAT TO A MAXIMUM HEIGHT OF 9 FEET.
   b. MODIFICATION OF SECTION 13-303 OF THE ZONING ORDINANCE TO PERMIT THE TRANSITIONAL SCREENING SHOWN ON THE SPECIAL EXCEPTION PLAT TO SATISFY THE REQUIREMENTS ALONG THE SOUTHERN PROPERTY BOUNDARY.
   c. MODIFICATION OF SECTION 13-304 OF THE ZONING ORDINANCE TO PERMIT THE BARRIERS SHOWN ON THE SPECIAL EXCEPTION PLAT TO SATISFY THE REQUIREMENTS ALONG THE SOUTHERN PROPERTY BOUNDARY.
   d. MODIFICATION OF SECTION 12-0507 OF THE PUBLIC FACILITIES MANUAL TO PERMIT THE TREE PLANTINGS AS SHOWN ON THE SPECIAL EXCEPTION PLAT TO SATISFY THE TREE PRESERVATION TARGET REQUIREMENT.
   e. WAIVER OF THE COUNTYWIDE TRAIL PLAN RECOMMENDATION FOR A MAJOR PAVED TRAIL ALONG THE SOUTH SIDE OF BARNSFIELD ROAD.
   f. MODIFICATION OF SECTION 6-1604.10 OF THE PUBLIC FACILITIES MANUAL TO PERMIT THE PERMANENT POOL ELEVATION OF THE STORMWATER MANAGEMENT POND TO BE DRAINED BY A PUMPING METHOD FOR MAINTENANCE ACTIVITIES.
   g. MODIFICATION OF SECTION 6-1603.2 OF THE PUBLIC FACILITIES MANUAL TO PERMIT THE INSTALLATION OF A COMBINED PRINCIPLE AND EMERGENCY SPILLWAY.
8. THE PROPERTY IS SERVED BY PUBLIC SEWER AND WATER.
9. STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) SHALL BE PROVIDED ON SITE AS SHOWN ON THE SPECIAL EXCEPTION PLAT.
10. THERE IS NO FLOODPLAIN, RESOURCE PROTECTION AREA OR ENVIRONMENTAL QUALITY CORRIDOR ON THE PROPERTY.
11. THERE ARE NO EXISTING CEMETERIES ON THE PROPERTY.
12. THERE ARE NO SCENIC OR NATURAL FEATURES DESERVING OF PROTECTION OR PRESERVATION ON THE PROPERTY.
13. ALL EXISTING STRUCTURES ON THE PROPERTY WILL BE DEMOLISHED. SEE PHASE I ARCHAEOLOGICAL REPORTS FOR DATES OF CONSTRUCTION.
14. A UTILITY EASEMENT GREATER THAN 25 FEET IN WIDTH IS PRESENT ON THE PROPERTY AND DEPICTED ON SHEET #4. THE UTILITY EASEMENT WAS GRANTED PRIOR TO THE EFFECTIVE DATE OF THE CURRENT ZONING ORDINANCE AND IS NOT SUBJECT TO THE DENSITY CREDIT PENALTIES OF SECTION 2-309 OF THE ZONING ORDINANCE:
    A. 30 FOOT WIDE ATLANTIC SEABOARD CORP. EASEMENT (DB 3042 PG 7)
15. PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE. THE APPLICANT RESERVES THE RIGHT TO PROVIDE MORE OR LESS PARKING SPACES AS SHOWN ON THE SPECIAL EXCEPTION PLAT AS LONG AS THE MINIMUM NUMBER OF PARKING SPACES AS REQUIRED BY THE ZONING ORDINANCE ARE PROVIDED AND THAT THE AMOUNT OF OPEN SPACE AND MINIMUM SETBACKS ARE NOT DIMINISHED.
16. TRANSPORTATION IMPROVEMENTS TO THE EXISTING ROAD NETWORK WILL BE PROVIDED AS DETAILED IN THE APPLICANT'S TRAFFIC IMPACT STUDY AND AS COMMITTED TO IN THE PROFFER STATEMENT ASSOCIATED WITH THE CONCURRENT REZONING APPLICATION.
17. THE PROPOSED DEVELOPMENT OF THE PROPERTY WILL COMMENCE AS SOON AS REQUISITE PLANS AND PERMITS ARE APPROVED AND SUBJECT TO MARKET CONDITIONS. IT IS ANTICIPATED THAT DEVELOPMENT OF THE PROPERTY WILL OCCUR IN AT LEAST TWO PHASES.
18. THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON THE PROPERTY. IF ANY SUCH SUBSTANCES ARE DISCOVERED, THE METHODS FOR DISPOSAL SHALL ADHERE TO COUNTY, STATE AND/OR FEDERAL LAW.
19. IN ACCORDANCE WITH THE PROVISIONS OF PARAGRAPH 4 OF SECTION 9-004 MINOR MODIFICATIONS TO THE SIZES, DIMENSIONS, FOOTPRINTS AND LOCATIONS OF BUILDINGS, PARKING, SIDEWALKS, TRAVELWAYS, TRAILS AND UTILITIES MAY OCCUR WITH FINAL ENGINEERING AND DESIGN WITHOUT REQUIRING AN AMENDMENT TO THE SPECIAL EXCEPTION PLAT.
20. THIS SPECIAL EXCEPTION AMENDMENT APPLICATION IS BEING FILED TO AMEND THE LAND AREA APPLICABLE TO SE 2003-SU-023 AND TO PERMIT AN INCREASE IN BUILDING HEIGHT WITHIN THE SULLY HISTORIC OVERLAY DISTRICT IN ACCORDANCE WITH SECTIONS 9-607 AND A1-305 OF THE ZONING ORDINANCE.
21. ADDITIONAL SITE FEATURES MAY BE LOCATED ON THE PROPERTY, INCLUDING WITHOUT LIMITATION, SATELLITE DISHES, COMMUNICATION FACILITIES, FLAGPOLES, BENCHES, PICNIC AREAS, BIKE RACKS, EXERCISE FACILITIES, BALLISTIC BARRIERS AND FREESTANDING SHADE STRUCTURES (TENTS) AT INSPECTION AREAS.
22. ALL SIGNS WILL BE PROVIDED ON SITE IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 12 OF THE ZONING ORDINANCE.
23. LIGHTING SHALL BE PROVIDED ON SITE IN ACCORDANCE WITH PROVISIONS OF ARTICLE 14.
24. FOR TYPICAL ELEVATIONS SEE SHEET 11.

SITE TABULATIONS FOR SEA 2003-SU-023:

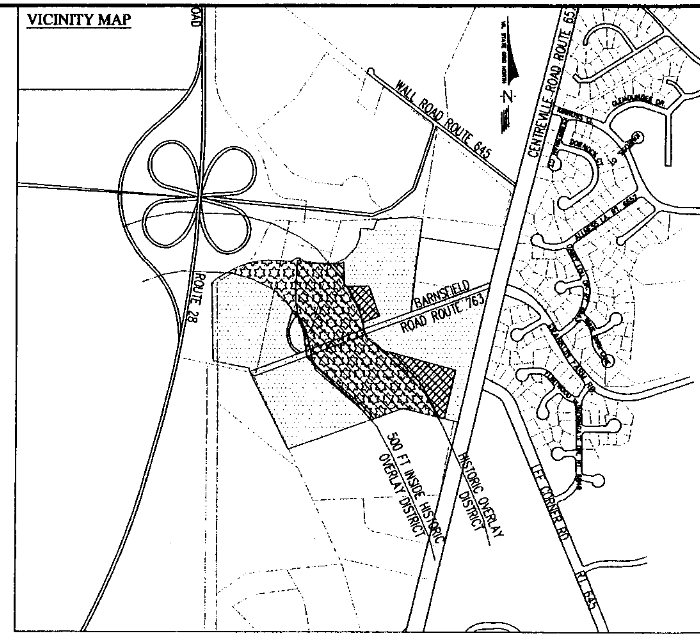
SITE AREA	1,099,389 SF or 25.2385 AC.++
EXISTING ZONING	PDH-16, PDC, WS, HD
PROPOSED ZONING (SUBJECT TO CONCURRENT REZONING)	PDC, WS, HD
PROPOSED BUILDING GROSS SQUARE FOOTAGE	OFFICE BUILDINGS = 394,500 GSF TOTAL = 394,500 GSF
PROPOSED SITE FAR *	0.4368
PROPOSED USE	OFFICE
MINIMUM REQUIRED OPEN SPACE	15% (OR 135,483 SF)
PROPOSED OPEN SPACE	±23% (OR ±203,731 SF)
MAXIMUM ALLOWABLE BUILDING HEIGHT **	35'
MAXIMUM BUILDING HEIGHT PROPOSED	60' (BUILDINGS DD5A AND DD5B)

++SEE TABLE ON THIS SHEET

* THE CONCURRENT REZONING APPLICATION THAT INCLUDES THE SUBJECT SITE AREA PROPOSES A MAXIMUM 0.35 FAR ON 76.6040 ACRES.

** THE SULLY HISTORIC OVERLAY DISTRICT PERMITS A MAXIMUM BUILDING HEIGHT OF 35 FEET, AND UP TO 60 FEET WITH A MAXIMUM BUILDING HEIGHT OF 65 FEET INCLUDING ROOFTOP STRUCTURES FOR PROPERTIES LOCATED WITHIN THE SULLY HISTORIC OVERLAY DISTRICT AND WITHIN 500 FEET OF THE HISTORIC DISTRICT BOUNDARY SUBJECT TO APPROVAL OF A SPECIAL EXCEPTION IN ACCORDANCE WITH SECTION 9-607 OF THE ZONING ORDINANCE.

VICINITY MAP



SCALE: 1" = 500'

RZ 2009-SU-024

SE 2003-SU-023

SEA 2003-SU-023 EFFECTIVE AREA

AREA WITHIN SE 2003-SU-023 TO BE DELETED WITH SEA 2003-SU-023

SPECIAL EXCEPTION AMENDMENT AREA ASSEMBLAGE:

SEA 2003-SU-023

TM PARCEL	OWNER	SIZE (SQUARE FEET) APPLICABLE TO SE 2003-SU-023	AREA (SQUARE FEET) TO BE DELETED FROM SE 2003-SU-023	EFFECTIVE AREA (SQUARE FEET) OF SEA 2003-SU-023	SIZE (SQUARE FEET) APPLICABLE TO SEA 2003-SU-023	CURRENT ZONING	PROPOSED ZONING
34-2 ((1)) 2 (pt.)	SULLY EAST L.C.	105,520	4,537	188,794	193,351	PDH-16, PDC, WS, HD	PDC, WS, HD
34-2 ((1)) 3A (pt.)	SULLY EAST L.C.	32,715	31,058	1,653	32,711	PDH-16, WS, HD	PDC, WS, HD
34-2 ((1)) 10A (pt.)	SULLY EAST L.C.	585,998	135,584	455,423	591,006	PDH-16, WS, HD	PDC, WS, HD
34-2 ((1)) 27 (pt.)	SULLY EAST L.C.	198,717	23,378	178,928	202,284	PDH-16, PDC, WS, HD	PDC, WS, HD
34-2 ((1)) 35 (pt.)	SULLY EAST L.C.	0	0	55,281	55,281	PDH-16, PDC, WS, HD	PDC, WS, HD
BARNSFIELD ROAD R-O-W	BOARD OF SUPERVISORS	24,748	1,615	23,141	24,756	N/A	PDC, WS, HD
TOTAL		947,700 21.7562 ACRES	196,170 4.5034 ACRES	903,217 20.7350 ACRES	1,099,389 25.2385 ACRES		

NOTE: EACH PARCEL AREA ROUNDED TO NEAREST SQ. FT.

PARKING TABULATION

I. PARKING REQUIRED PER ZONING ORDINANCE

OFFICE USE = 1,026 SPACES

TOTAL PARKING REQUIRED = 1,026 SPACES

TOTAL PARKING SPACES PROVIDED

A. SURFACE PARKING SPACES = 695 SPACES

B. STRUCTURED PARKING SPACES = 500 SPACES

TOTAL PARKING PROVIDED = 1,195 SPACES *

* PARKING SPACES LOCATED WITHIN THE SITE AREA WILL SERVE THE OFFICE CAMPUS AS A WHOLE WHICH IS SUBJECT TO THE CONCURRENT REZONING APPLICATION.

II. LOADING SPACES REQUIRED:

LOADING REQUIRED = 5 LOADING SPACES (PER ZONING 11.202-15)

LOADING SPACES PROVIDED:

TOTAL = 5 LOADING SPACES PROVIDED

PROPOSED BUILDING TABULATIONS:

BUILDING	USE	GSF	ULTIMATE BUILDING HEIGHT	SUBJECT TO INCREASE IN BUILDING HEIGHT REQUEST
DD 5A	OFFICE	161,250	60'	YES
DD 5B	OFFICE	161,250	60'	YES
DD CONNECTOR	OFFICE	72,000	30'	NO
TOTAL		394,500		

No.	DATE	DESCRIPTION	REV.BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

PLAN DATE
09-29-09
11-30-09
04-22-10
05-05-10

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COMMONWEALTH OF VIRGINIA — ROBERT W. BROWN Lic. No. 037041 — PROFESSIONAL ENGINEER — 5/5/10

GENERAL NOTES

DULLES DISCOVERY SOUTH

SULLY DISTRICT

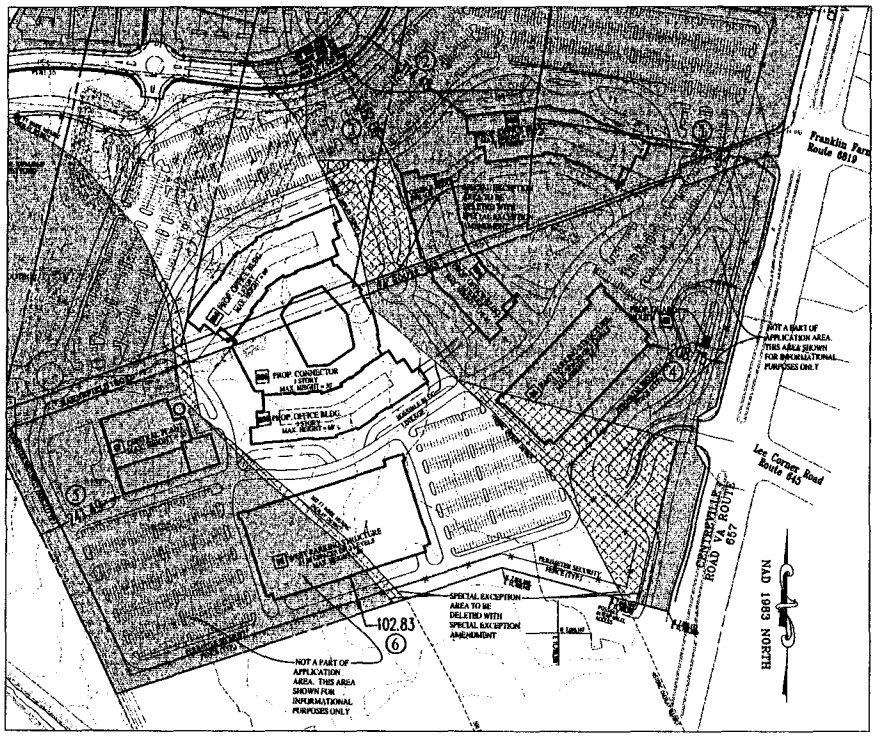
FAIRFAX COUNTY, VIRGINIA

SCALE: N/A C.I. = N/A DATE: JULY, 2009

SHEET 2 OF 14

FILE No. SE 12542

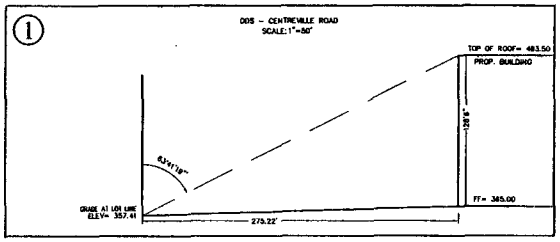
BULK PLANE DIAGRAMS

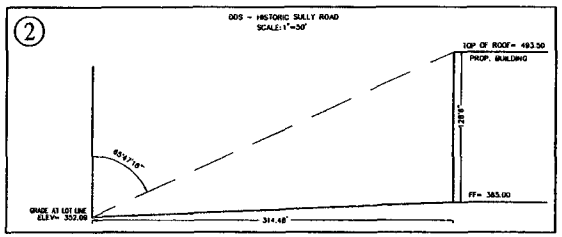


GRAPHIC SCALE

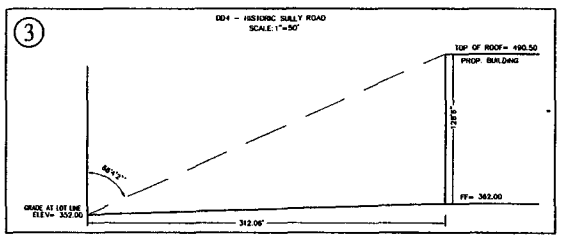
(IN FEET)
1 inch = 100 ft.

BULK PLANE ILLUSTRATIVE – BUILDING 'DDS'

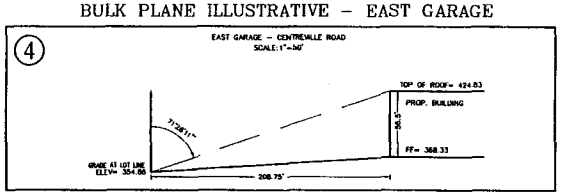




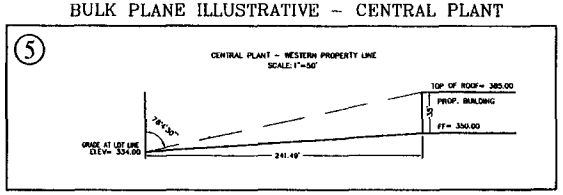
BULK PLANE ILLUSTRATIVE – BUILDING 'DD4'



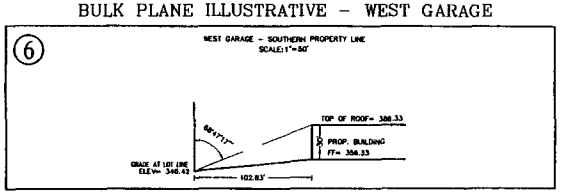
BULK PLANE ILLUSTRATIVE – EAST GARAGE



BULK PLANE ILLUSTRATIVE – CENTRAL PLANT



BULK PLANE ILLUSTRATIVE – WEST GARAGE



No.	DATE	DESCRIPTION	REV.BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

PLAN DATE
09-29-09
11-30-09
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05-05-10

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COMMONWEALTH OF VIRGINIA
ROBERT W. BROWN
Lic. No. 057041
PROFESSIONAL ENGINEER

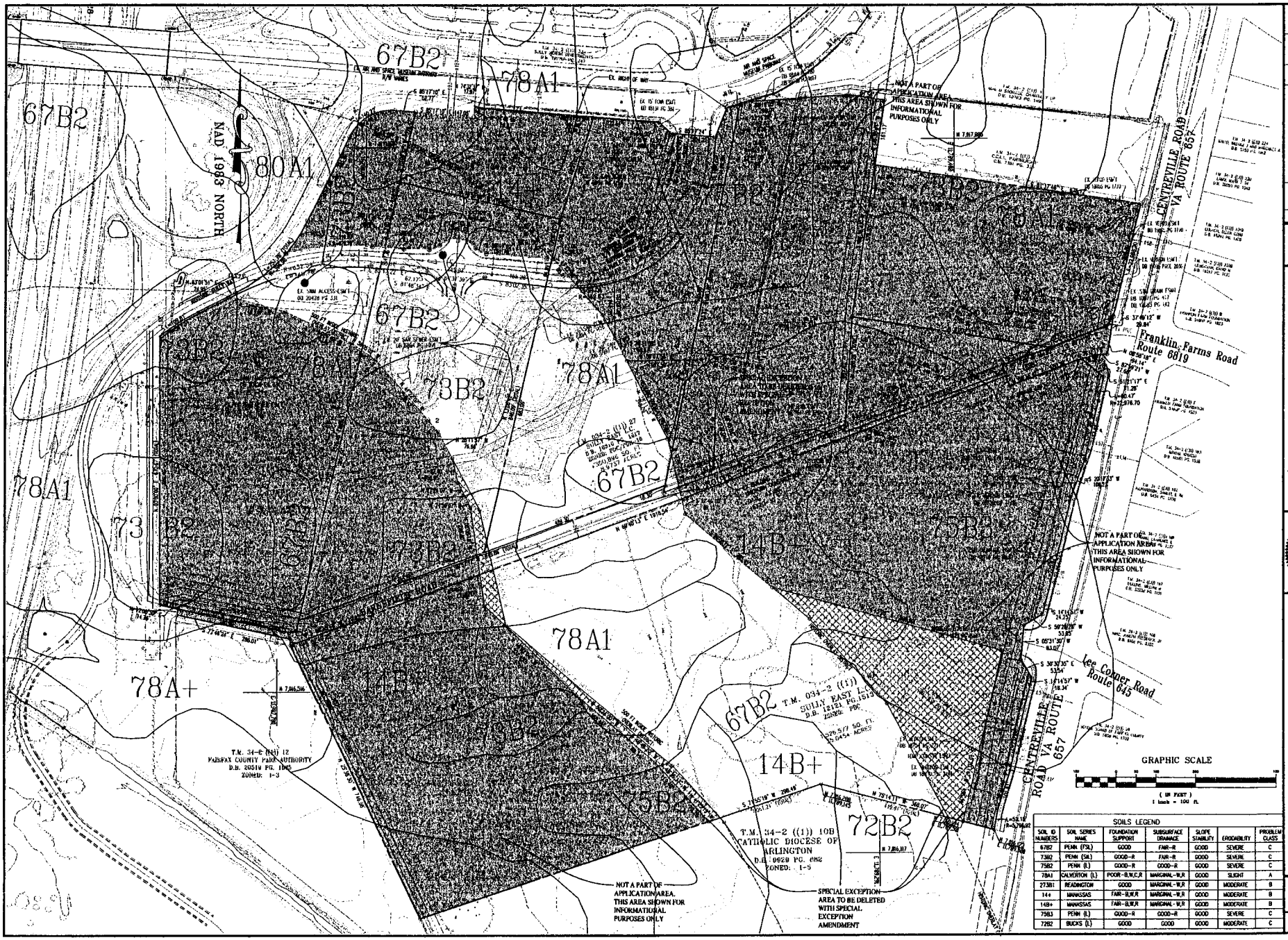
GENERAL NOTES

DULLES DISCOVERY SOUTH
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: AS SHOWN
C.I. = N/A
DATE: JULY, 2009

SHEET
3
OF
14

FILE No.
SE 12542



SOILS LEGEND

SOIL ID NUMBERS	SOIL SERIES NAME	FOUNDATION SUPPORT	SUBSURFACE DRAINAGE	SLOPE STABILITY	ERODABILITY	PROBLEM CLASS
6782	PENN (FSL)	GOOD	FAIR-R	GOOD	SEVERE	C
7382	PENN (SIL)	GOOD-R	FAIR-R	GOOD	SEVERE	C
7582	PENN (L)	GOOD-R	GOOD-R	GOOD	SEVERE	C
7841	CALVERTON (L)	POOR-B,W,C,R	MARGINAL-W,R	GOOD	SLIGHT	A
27381	READINGTON	GOOD	MARGINAL-W,R	GOOD	MODERATE	B
14+	MANASSAS	FAIR-B,W,R	MARGINAL-W,R	GOOD	MODERATE	B
14B+	MANASSAS	FAIR-B,W,R	MARGINAL-W,R	GOOD	MODERATE	B
7583	PENN (L)	GOOD-R	GOOD-R	GOOD	SEVERE	C
7282	BUCKS (L)	GOOD	GOOD	GOOD	MODERATE	C

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

PLAN DATE
06-29-09
11-25-09
01-04-10
01-11-10

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EXISTING CONDITIONS AND SOIL MAP

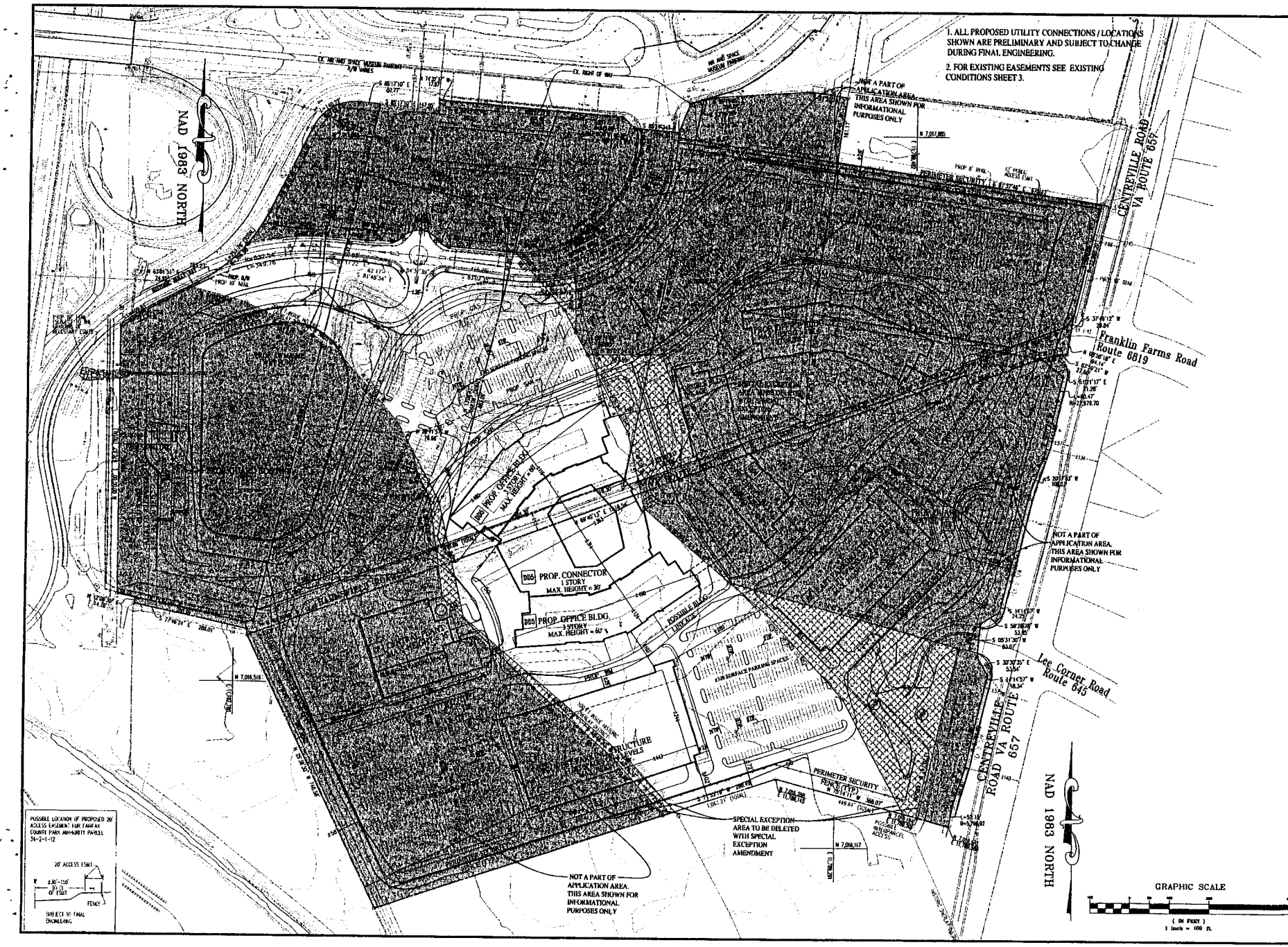
DULLES DISCOVERY SOUTH

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=100' C.I. = N/A DATE: JULY, 2009

SHEET 4 OF 14

FILE No. SE 12542



No.	DATE	DESCRIPTION	REV. BY	APPROVED	DATE

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PLAN DATE
09-29-09
11-30-09
04-22-10
05-05-10

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COMMONWEALTH OF VIRGINIA
Robert Bean
ROBERT W. BROWN
Lic. No. 007041
PROFESSIONAL ENGINEER

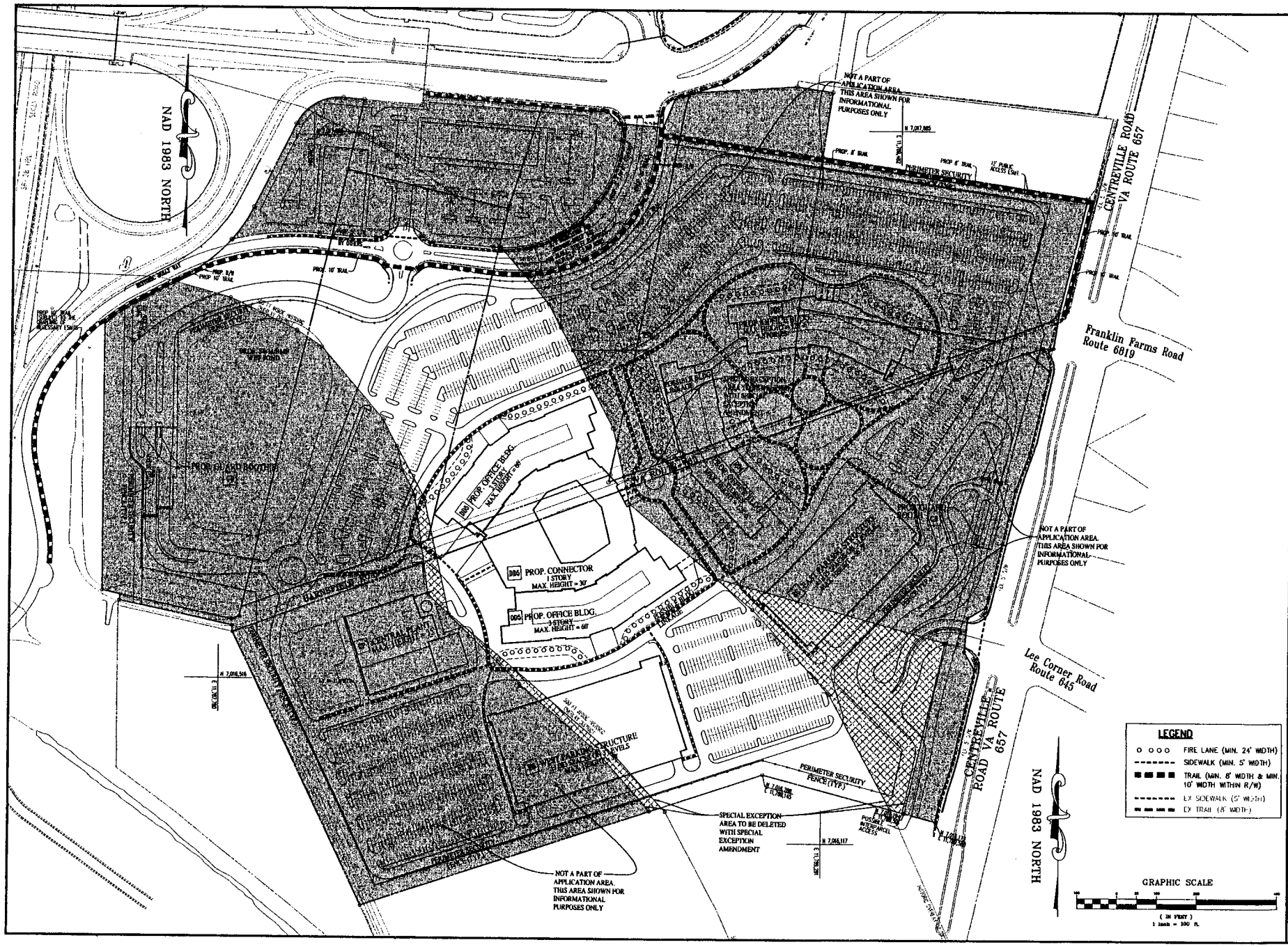
SPECIAL EXCEPTION PLAT

DULLES DISCOVERY SOUTH
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=100'
C.I. = 2'
DATE: JULY, 2009

SHEET 5 OF 14

FILE No. SE 12542



No.	DATE	DESCRIPTION	REV BY	APPROVED	DATE

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PLAN DATE
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11-30-09
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COMMONWEALTH OF VIRGINIA
Robert Bowen
PROFESSIONAL ENGINEER

PEDESTRIAN CIRCULATION PLAN

DULLES DISCOVERY SOUTH
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=100'
C.I. = 2'
DATE: JULY, 2009

SHEET 6 OF 14

FILE No. SE 12542

SWM CALCULATIONS

1. SITE DESCRIPTION:
   LOCATION: CUB RUN WATERSHED
   TOTAL SITE AREA=3,632,900 S.F. (83.4 AC.)
   TOTAL ON-SITE CONTROLLED=3,300,800 S.F. (75.8 AC.)
   TOTAL ON-SITE UNCONTROLLED= 332,300 S.F. (7.6 AC.)
   TOTAL OFF-SITE CONTROLLED=46,400 S.F. (1.1 AC.)
2. PRE-DEVELOPED RUN-OFF TO OUTFALL CHANNEL IN LOCATION OF PROPOSED POND:
   TC = 30 MINUTES, CN FACTOR = 85
   Q2 = 38.44 CFS
   Q10 = 112.33 CFS
3. PRE-DEVELOPED BYPASS RUN-OFF
   TC = 15 MINUTES, C FACTOR = 0.30,
   Q2 = 3.90 IN/HR X 18.77 AC X 0.30 = 21.96 CFS
   Q10 = 5.10 IN/HR X 18.77 AC X 0.30 = 28.72 CFS
4. POST-DEVELOPMENT ON-SITE RUN-OFF TO POND:
   TC = 5 MINUTES, CN FACTOR = 83
   Q2 = 270.49 CFS
   Q10 = 466.11 CFS
5. POST-DEVELOPMENT ON-SITE POND ROUTED OUTFALL
   Q2 = 29.95 CFS < 38.44 CFS --> OK
   Q10 = 62.29 CFS < 112.33 CFS --> OK
6. POST-DEVELOPED BYPASS RUN-OFF DRAINING AWAY FROM PROPOSED POND:
   TC = 10 MINUTES, C FACTOR = 0.45,
   Q2 = 4.80 IN/HR X 7.6 AC X 0.45 = 15.73 CFS < 21.96 CFS --> OK
   Q10 = 5.92 IN/HR X 7.6 AC X 0.45 = 20.25 CFS < 28.72 CFS --> OK

THE ABOVE ANALYSIS WAS GENERATED USING TR-20 METHODOLOGY AS THE DRAINAGE AREA TO THE POND EXCEEDS 20-ACRES.

SEE SHEET #10 FOR PRELIMINARY POND SIZING AND ROUTING COMPUTATIONS.

LEGEND

- SWM ACCESS ROUTE
- ONSITE CONTROLLED BY SWM WET POND
- OFFSITE CONTROLLED BY SWM WET POND
- ONSITE UNCONTROLLED
- DRAINAGE AREA DELINEATION

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 must be attached. Note: Waivers will be acted upon especially. Failure to adequately address the required submission information may result in a delay in processing the 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 (18-302 3 & 4L)	PRC Plan (18-303 1E & 1G)
PDH P Districts (except PRC) (18-502 1F & 1G)	Amendments (18-202 10F & 10I)

- [x] 1. Plat is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100')
- [x] 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 surveys, access roads, site outlets, energy dissipation devices, and stream stabilization measures are shown on Sheet 7
- [x] 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)
SWM WET POND #1	75.8	11	86.8	150,000	1,998,300	17
Totals						

- [x] 4. Onsite drainage channels, outlets and pipe systems are shown on Sheet 7. Pond inlet and outlet pipe systems are shown on Sheet 7
- [x] 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet 7. Type of maintenance access road surface listed on the plat is GRAVEL (asphalt, gravel, etc.)
- [x] 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet 12
- [x] 7. A 'stormwater management narrative' which contains a description of how detention and best management practices requirements will be met is provided on Sheet 7 & 8
- [x] 8. A description of the existing conditions of each numbered site outlet extended downstream from the site to a pond 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 9
- [x] 9. A description of how the outfall requirements, including known changes to contributing drainage areas (i.e. drainage diversions), of the Public Facilities Manual will be satisfied is provided on Sheet 9
- [x] 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 7
- [ ] 11. A submission waiver is requested for N/A
- [ ] 12. Stormwater management is not required because N/A

Revised 2-21-2008

No.	DATE	DESCRIPTION	BY/JBY	APPROVED	DATE
		REVISION APPROVED BY DIVISION OF DESIGN REVIEW			

PLAN DATE
09-29-09
03-23-10
04-23-10
05-03-10

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Exp. 6/30
PROFESSIONAL ENGINEER

STORM WATER MANAGEMENT (S.W.M.) PLAN

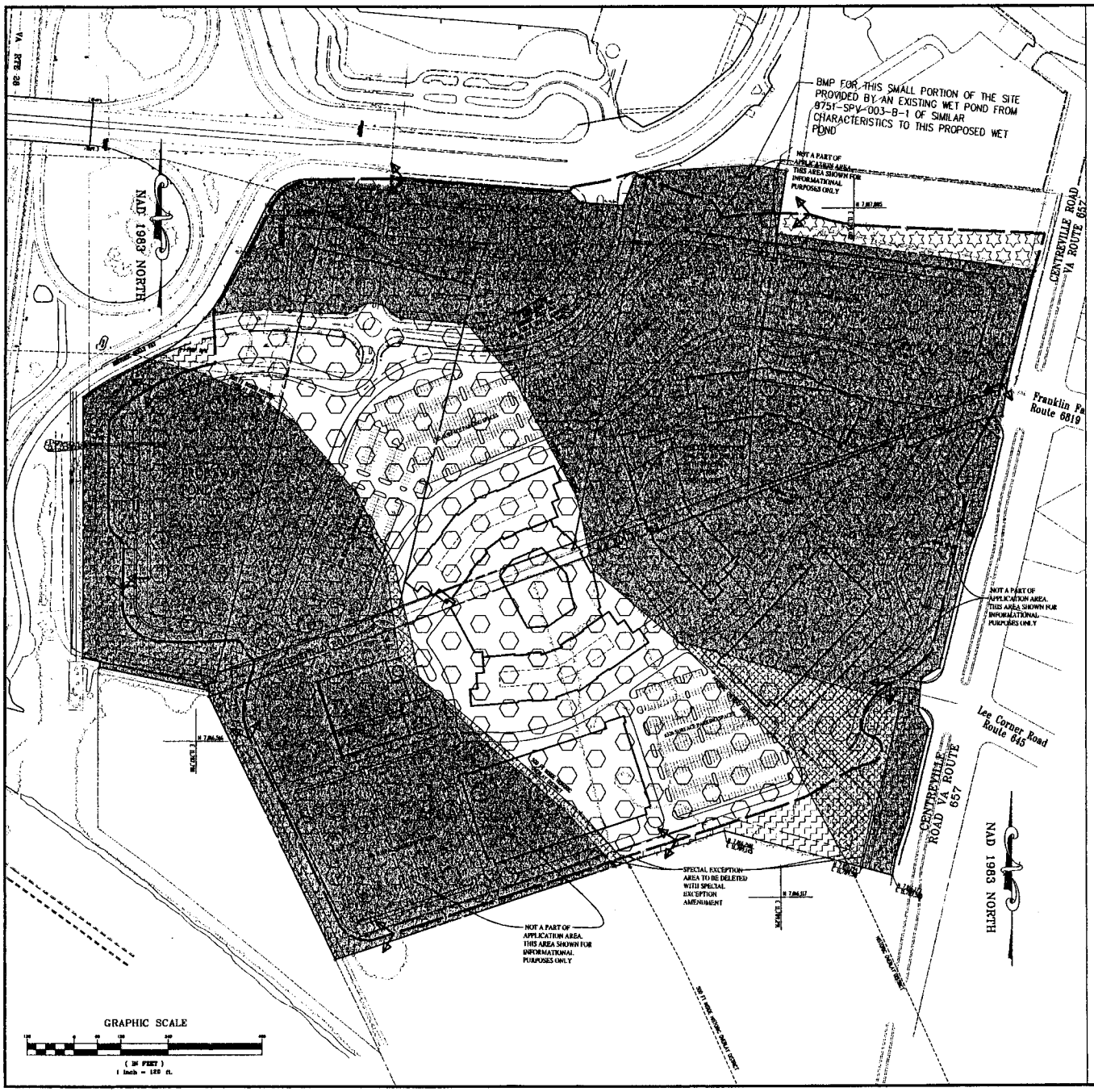
DULLES DISCOVERY SOUTH

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=100' C.I. = 2' DATE: JULY, 2009

SHEET 7 OF 14

FILE No. SE 12542



B.M.P. NARRATIVE

A WET POND IS PROPOSED TO MEET THE BMP REQUIREMENTS THAT HAS 4 X WATER QUALITY VOLUME REQUIREMENTS. THE POND ALSO PROVIDES BMP FOR SOME SMALL, OFF-SITE PORTIONS NEAR THE SITE. A VERY TINY SLIVER OF PARCEL 34-2-1-3A RECEIVES BMP FROM AN EXISTING BMP WET POND UNDER SITE PLAN 8751-SPV-003-B. THIS SMALL PORTION OF THE SITE WAS PLANNED FOR WITHIN THAT POND. PLEASE REFER TO THIS SHEET FOR THE BMP DRAINAGE DIVIDES AND BMP COMPUTATIONS.

LEGEND

- ONSITE CONTROLLED BY BMP WET POND
- OFFSITE CONTROLLED BY BMP WET POND
- ONSITE UNCONTROLLED

NOTE:

1. BMP WET POND SHALL BE PRIVATELY MAINTAINED.
2. SEE SWM SHEET #7 FOR SWM/BMP ACCESS ROUTE

Hts. Part 1 Phosphorus Removal - "Occoquan Method"

Part 1: List all of the Subareas and "C" Factors used in the BMP Computations

Subarea Designation and Description (1)	"C" (2)		Acres (3)
On-Site - Controlled Wet Pond	0.85	X	72.43
On-Site - Existing Off-Site Wet pond	0.35	X	0.71
On-Site Uncontrolled	0.35	X	7.09
		X	
		X	
		X	
		X	
	(1a-Site Total	=	80.43
Off-Site Controlled Wet Pond	0.75	X	3.50

Hts. Part 2 Phosphorus Removal - "Occoquan Method"

Part 2: Compute the Weighted Average "C" Factor for the Site

(A) Area of the site (a) 80.43 acres

(B) Subarea Designation	"C" (2)		Acres (3)		Product (4)
On-Site - Controlled Wet Pond	0.85	X	72.43	=	61.74
On-Site - Existing Off-Site Wet pond	0.35	X	0.71	=	0.25
On-Site Uncontrolled	0.35	X	7.09	=	2.48
		X		=	
		X		=	
		X		=	
	(b)(1a-site Total			=	64.47
C. Weighted average "C" factor			(b)/(a) =(C)	=	0.80
Off-Site Controlled Wet Pond	0.75	X	3.50	=	2.63

Hts. Part 3 Phosphorus Removal - "Occoquan Method"

Part 3: Compute the Total Phosphorous Removal for the Site

Subarea Designation (1)	BMP Type (2)	Removal Eff. (%) (3)		Area Ratio (4)		"L" Factor Ratio (5)		Product (6)
On-Site - Controlled Wet Pond	Wet Pond	50	X	0.90	X	1.86	=	47.9
On-Site - Existing Off-Site Wet pond	Wet Pond	50	X	0.01	X	0.44	=	0.2
On-Site Uncontrolled	Pond	0	X	0.09	X	0.44	=	0.0
			X		X		=	
Off-Site Controlled Wet Pond	Wet Pond	50	X	0.04	X	0.94	=	2.0
			X		X		=	
			X		X		=	
						(a) Total	=	50.1%

*1.0 factor used for off-site credit areas because they are small and are not expected to provide BMP measures in the event they are re-developed.

Hts. Part 4 Phosphorus Removal - "Occoquan Method"

Part 4: Determine Compliance with Phosphorous Removal Requirement

(A) Select Requirement (a) 50%

Water Supply Overlay District (Occoquan Watershed) =	50% (Fairfax County and Prince Williams County)
Chesapeake Bay Preservation Area (New Developments) =	40% (Fairfax County) (Prince Williams County)
Chesapeake Bay Preservation Area (Redevelopment) = (1-0.9 x ("P" pre / "P" post)) x 100 =	___ %

(B) If Line 3(a) 50.1% ≥ Line 4(a) 50% then Phosphorus removal requirement is satisfied.

No.	DATE	DESCRIPTION	REVISED/ APPROVED	DATE
		REVISION APPROVED BY DIVISION OF DESIGN REVIEW		

PLAN DATE
09-29-09
11-11-09
04-22-10
05-05-10

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ROBERT W. BROWN
No. 027-000
PROFESSIONAL ENGINEER

BEST MANAGEMENT PRACTICES (B.M.P.) PLAN

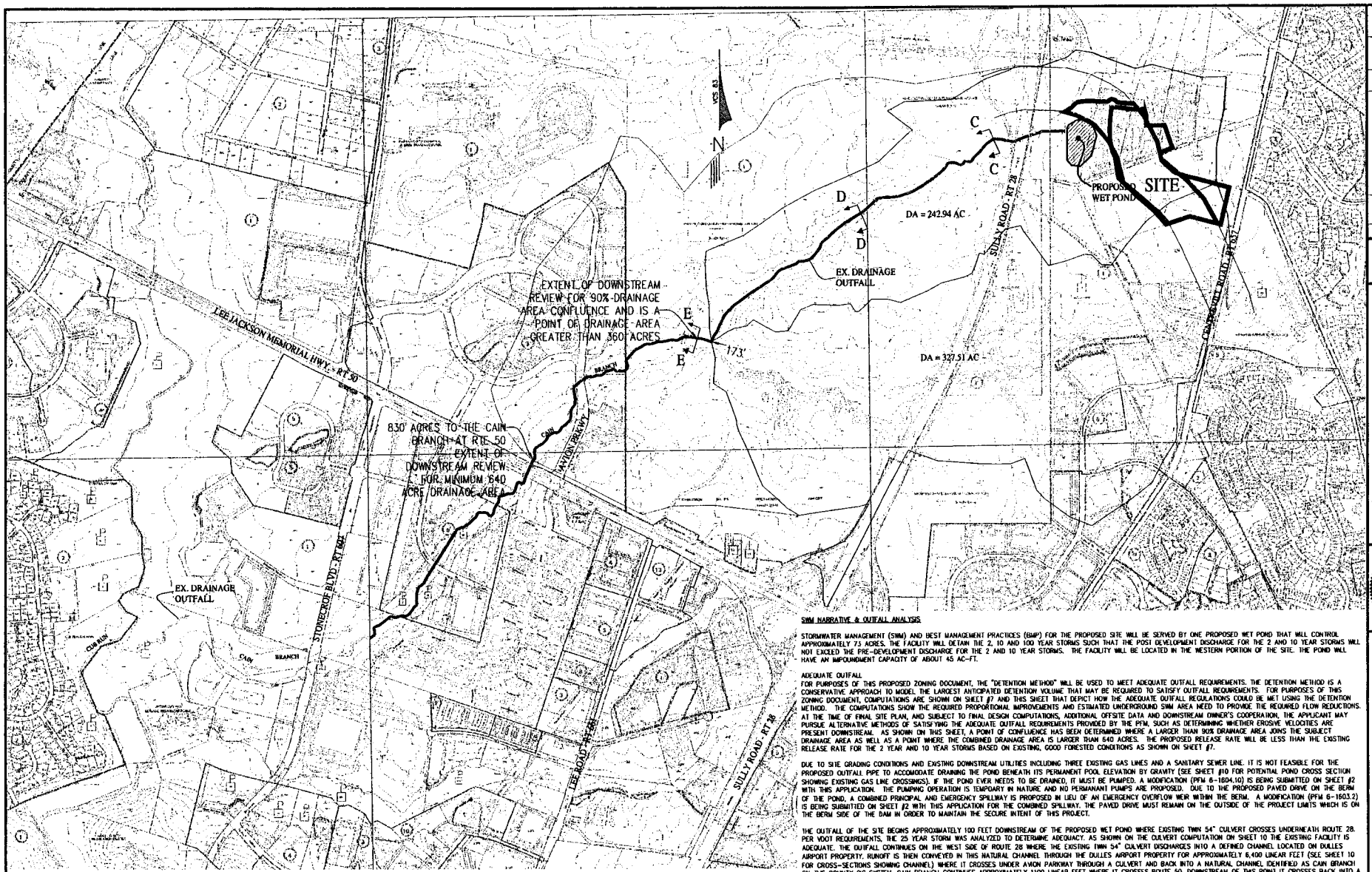
DULLES DISCOVERY SOUTH

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=120' C.I. = 2' DATE: JULY, 2009

SHEET 8 OF 14

FILE No. SE 12542



SWM NARRATIVE & OUTFALL ANALYSIS

STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) FOR THE PROPOSED SITE WILL BE SERVED BY ONE PROPOSED WET POND THAT WILL CONTROL APPROXIMATELY 73 ACRES. THE FACILITY WILL DETAIN THE 2, 10 AND 100 YEAR STORMS SUCH THAT THE POST DEVELOPMENT DISCHARGE FOR THE 2 AND 10 YEAR STORMS WILL NOT EXCEED THE PRE-DEVELOPMENT DISCHARGE FOR THE 2 AND 10 YEAR STORMS. THE FACILITY WILL BE LOCATED IN THE WESTERN PORTION OF THE SITE. THE POND WILL HAVE AN IMPOUNDMENT CAPACITY OF ABOUT 45 AC-FT.

ADEQUATE OUTFALL

FOR PURPOSES OF THIS PROPOSED ZONING DOCUMENT, THE "DETENTION METHOD" WILL BE USED TO MEET ADEQUATE OUTFALL REQUIREMENTS. THE DETENTION METHOD IS A CONSERVATIVE APPROACH TO MODEL THE LARGEST ANTICIPATED DETENTION VOLUME THAT MAY BE REQUIRED TO SATISFY OUTFALL REQUIREMENTS. FOR PURPOSES OF THIS ZONING DOCUMENT, COMPUTATIONS ARE SHOWN ON SHEET #7 AND THIS SHEET THAT DEPICT HOW THE ADEQUATE OUTFALL REGULATIONS COULD BE MET USING THE DETENTION METHOD. THE COMPUTATIONS SHOW THE REQUIRED PROPORTIONAL IMPROVEMENTS AND ESTIMATED UNDERGROUND SWM AREA NEED TO PROVIDE THE REQUIRED FLOW REDUCTIONS. AT THE TIME OF FINAL SITE PLAN, AND SUBJECT TO FINAL DESIGN COMPUTATIONS, ADDITIONAL OFFSITE DATA AND DOWNSTREAM OWNER'S COOPERATION, THE APPLICANT MAY PURSUE ALTERNATIVE METHODS OF SATISFYING THE ADEQUATE OUTFALL REQUIREMENTS PROVIDED BY THE PFM, SUCH AS DETERMINING WHETHER EROSIVE VELOCITIES ARE PRESENT DOWNSTREAM. AS SHOWN ON THIS SHEET, A POINT OF CONFLUENCE HAS BEEN DETERMINED WHERE A LARGER THAN 90% DRAINAGE AREA JOINS THE SUBJECT DRAINAGE AREA AS WELL AS A POINT WHERE THE COMBINED DRAINAGE AREA IS LARGER THAN 640 ACRES. THE PROPOSED RELEASE RATE WILL BE LESS THAN THE EXISTING RELEASE RATE FOR THE 2 YEAR AND 10 YEAR STORMS BASED ON EXISTING, GOOD FORESTED CONDITIONS AS SHOWN ON SHEET #7.

DUE TO SITE GRADING CONDITIONS AND EXISTING DOWNSTREAM UTILITIES INCLUDING THREE EXISTING GAS LINES AND A SANITARY SEWER LINE, IT IS NOT FEASIBLE FOR THE PROPOSED OUTFALL PIPE TO ACCOMODATE DRAINING THE POND BENEATH ITS PERMANENT POOL ELEVATION BY GRAVITY (SEE SHEET #10 FOR POTENTIAL POND CROSS SECTION SHOWING EXISTING GAS LINE CROSSINGS). IF THE POND EVER NEEDS TO BE DRAINED, IT MUST BE PUMPED. A MODIFICATION (PFM 6-1604.10) IS BEING SUBMITTED ON SHEET #2 WITH THIS APPLICATION. THE PUMPING OPERATION IS TEMPOARY IN NATURE AND NO PERMANANT PUMPS ARE PROPOSED. DUE TO THE PROPOSED PAVED DRIVE ON THE BERM OF THE POND, A COMBINED PRINCIPAL AND EMERGENCY SPILLWAY IS PROPOSED IN LIEU OF AN EMERGENCY OVERFLOW WEIR WITHIN THE BERM. A MODIFICATION (PFM 6-1603.2) IS BEING SUBMITTED ON SHEET #2 WITH THIS APPLICATION FOR THE COMBINED SPILLWAY. THE PAVED DRIVE MUST REMAIN ON THE OUTSIDE OF THE PROJECT LIMITS WHICH IS ON THE BERM SIDE OF THE DAM IN ORDER TO MAINTAIN THE SECURE INTENT OF THIS PROJECT.

THE OUTFALL OF THE SITE BEGINS APPROXIMATELY 100 FEET DOWNSTREAM OF THE PROPOSED WET POND WHERE EXISTING TWIN 54" CULVERT CROSSES UNDERNEATH ROUTE 28. PER VDOT REQUIREMENTS, THE 25 YEAR STORM WAS ANALYZED TO DETERMINE ADEQUACY. AS SHOWN ON THE CULVERT COMPUTATION ON SHEET 10 THE EXISTING FACILITY IS ADEQUATE. THE OUTFALL CONTINUES ON THE WEST SIDE OF ROUTE 28 WHERE THE EXISTING TWIN 54" CULVERT DISCHARGES INTO A DEFINED CHANNEL LOCATED ON DULLES AIRPORT PROPERTY. RUNOFF IS THEN CONVEYED IN THIS NATURAL CHANNEL THROUGH THE DULLES AIRPORT PROPERTY FOR APPROXIMATELY 6,400 LINEAR FEET (SEE SHEET 10 FOR CROSS-SECTIONS SHOWING CHANNEL) 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 CROSSES ROUTE 50. DOWNSTREAM OF THIS POINT IT CROSSES BACK INTO A NATURAL CHANNEL AND CONTINUES DOWNSTREAM IN CAIN BRANCH WHERE IT TIES INTO CUB RUN. SEE THIS SHEET FOR OUTFALL MAP. SINCE THE DETENTION METHOD IS USED, PER SECTION 6-0203.4C(3) ; THE OUTFALL ANALYSIS IS LIMITED TO CROSS-SECTIONS SHOWING DEFINED CHANNEL AND/OR MANMADE FACILITY AND CHECK FOR FLOODING OF EXISTING STRUCTURES OF THE 100 YEAR STORM EVENT. THE TWIN 54" CULVERT UNDER ROUTE 28 HAS BEEN CHECKED FOR THE 100 YEAR STORM EVENT AS SHOWN ON SHEET 10. THE HEADWATER PRODUCED BY THE TWIN CULVERTS IS 3.6' AND THERE ARE NO EXISTING BUILDINGS UPSTREAM OF ROUTE 28. THERE ARE NO EXISTING BUILDINGS ON THE WEST SIDE OF ROUTE 28 THAT ARE CLOSE TO THE CHANNEL.

IN ACCORDANCE WITH PFM 6-0203.2A, THE EXTENTS OF THE DOWNSTREAM REVIEW CONTINUE UNTIL SECTION E-E WHICH IS MORE THAN 150' DOWNSTREAM OF THE CROSSING BETWEEN THE RECEIVING CHANNEL AND ANOTHER DRAINAGE AREA WHICH IS MORE THAN 90% (327.51/242.94x100 = 135%) AT THE POINT OF CONFLUENCE.

BASED ON THE ABOVE ANALYSIS, IT IS OUR PROFESSIONAL OPINION THAT THE OUTFALL IS ADEQUATE AND NO DOWNSTREAM FLOODING WILL OCCUR DUE THE CONSTRUCTION OF THIS SITE.

No.	DATE	DESCRIPTION	REVISED BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

PLAN DATE
06-29-09
11-30-09
01-11-10
06-03-10

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COMMONWEALTH OF VIRGINIA
ROBERT W. BROSIUS
LIC. NO. 027041
PROFESSIONAL ENGINEER

OUTFALL ANALYSIS

DULLES DISCOVERY SOUTH

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

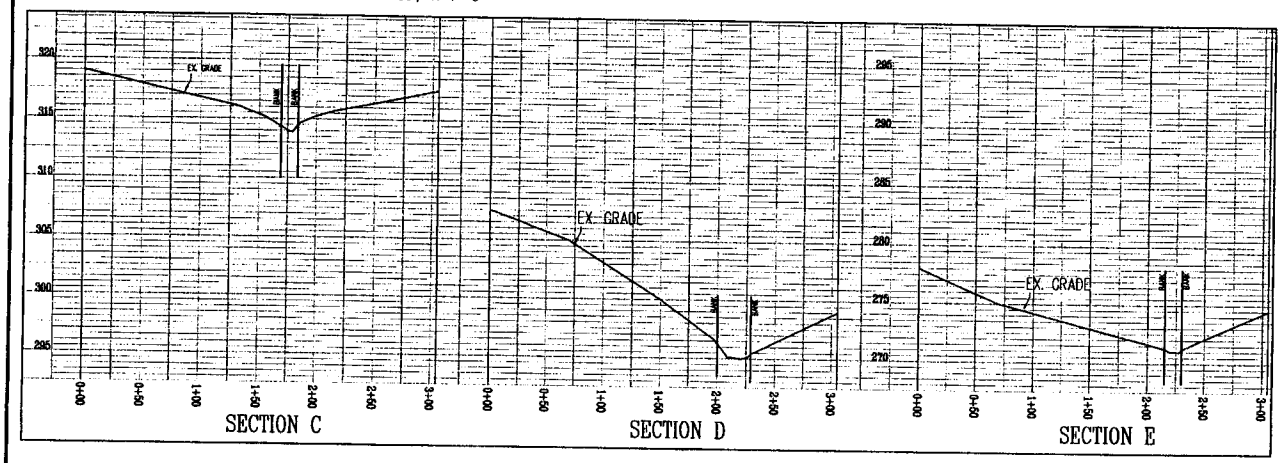
SCALE: 1"=400' C.I. = 5' DATE: JULY 2009

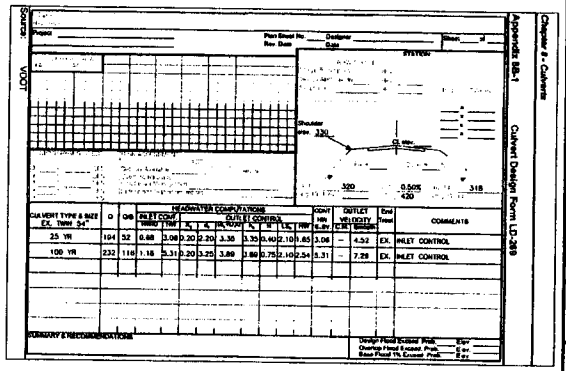
SHEET 9 OF 14

FILE No. SE 12542

CHANNEL CROSS SECTIONS

SCALE : H: 1"=50'; V: 1"=5'





Appendix: BB-1 Culvert Design Form: LD-269

Chapter 8 - Culverts

CULVERT TYPE & SIZE EX. TWIN 54"	Q	Q/B	INLET CONT. HW/D	HW	K_e	K_b	K_r	K_x	K_y	K_b	HW	CONT. HW K_e HW	OUTLET VELOCITY D.S.	SHEAR	End Treat	COMMENTS
25 YR	194	52	0.68	3.08	0.20	2.20	3.38	3.35	0.40	2.10	1.85	3.08	–	4.52	EX.	INLET CONTROL
100 YR	232	116	1.16	5.31	0.20	3.25	3.89	3.89	0.75	2.10	2.54	5.31		7.28	EX.	INLET CONTROL

SUMMARY & RECOMMENDATIONS

Design Flood Outlet Prot. Elev
Overtop Flood Exceed. Prob. Elev
Base Flood 1% Exceed. Prob. Elev

WET POND ELEVATION/STORAGE TABLE

Elev. (ft)	Volume (ac-ft)
322.0000	0.00000
324.0000	1.59133
326.0000	6.55224
328.0000	12.65542
330.0000	20.00422
332.0000	27.99071
334.0000	36.61969
336.0000	45.71863

PRELIMINARY WET POND ROUTING DATA

STORM EVENTS

Return Event	Total Depth in	Rainfall Type		RNF ID
1	3.0000	Synthetic Curve	TypeII	24hr
2	3.2000	Synthetic Curve	TypeII	24hr
10	5.2000	Synthetic Curve	TypeII	24hr
100	7.3000	Synthetic Curve	TypeII	24hr

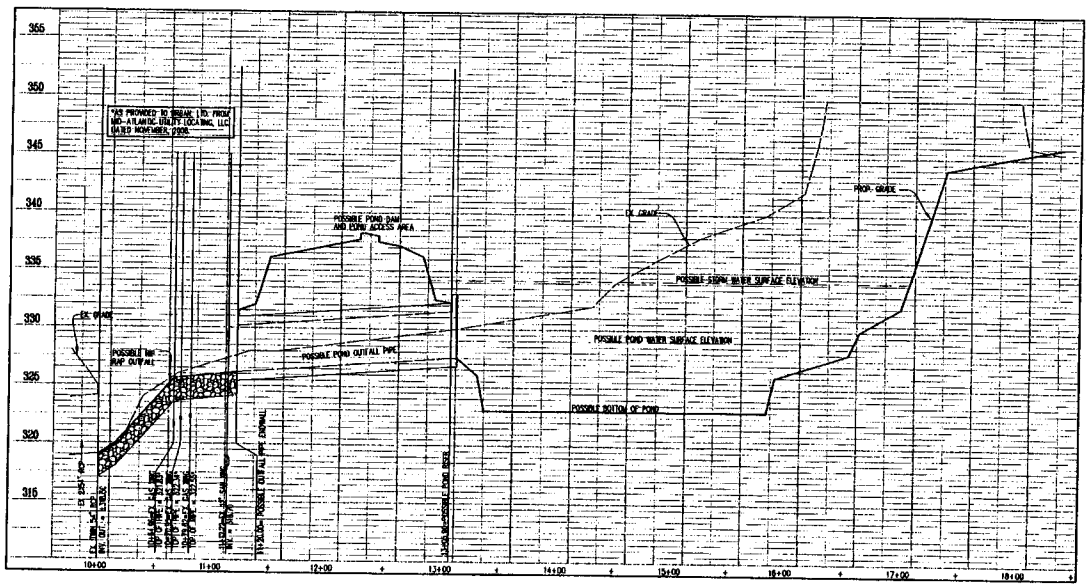
INFLOW HYDROGRAPH DATA
SCS Unit Hydrograph Method

Node ID	Type	Return Event	HYG Vol ac-ft	Trun	Qpeak hrs	Qpeak cfs
DULLES SOUTH	AREA	1	14.313		11.9400	250.43
DULLES SOUTH	AREA	2	15.530		11.9400	270.50
DULLES SOUTH	AREA	10	27.904		11.9400	469.11
DULLES SOUTH	AREA	100	41.074		11.9400	674.64
*OUTFALL	JCT	1	14.245	R	12.3900	27.12
*OUTFALL	JCT	2	15.460	R	12.3900	29.96
*OUTFALL	JCT	10	27.817	R	12.2700	62.30
*OUTFALL	JCT	100	40.976	R	12.1500	145.27
WET POND	IN POND	1	14.313		11.9400	250.43
WET POND	IN POND	2	15.530		11.9400	270.50
WET POND	IN POND	10	27.904		11.9400	469.11
WET POND	IN POND	100	41.074		11.9400	674.64

ROUTING HYDROGRAPH DATA
SCS Unit Hydrograph Method

Node ID	Type	Return Event	HYG Vol ac-ft	Trun	Qpeak hrs	Qpeak cfs	Max WSEL ft	Max Pond Storage ac-ft
WET POND	OUT POND	1	14.245	R	12.3900	27.12	331.02	23.974
WET POND	OUT POND	2	15.460	R	12.3900	29.96	331.18	24.615
WET POND	OUT POND	10	27.817	R	12.2700	62.30	332.68	30.880
WET POND	OUT POND	100	40.976	R	12.1500	145.27	333.97	36.488

EX. PIPELINE PROFILE CROSSINGS AND POSSIBLE POND CROSS SECTION



No.	DATE	DESCRIPTION	REVISED	APPROVED	DATE
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PLAN DATE
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OUTFALL ANALYSIS

DULLES DISOVERY SOUTH

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

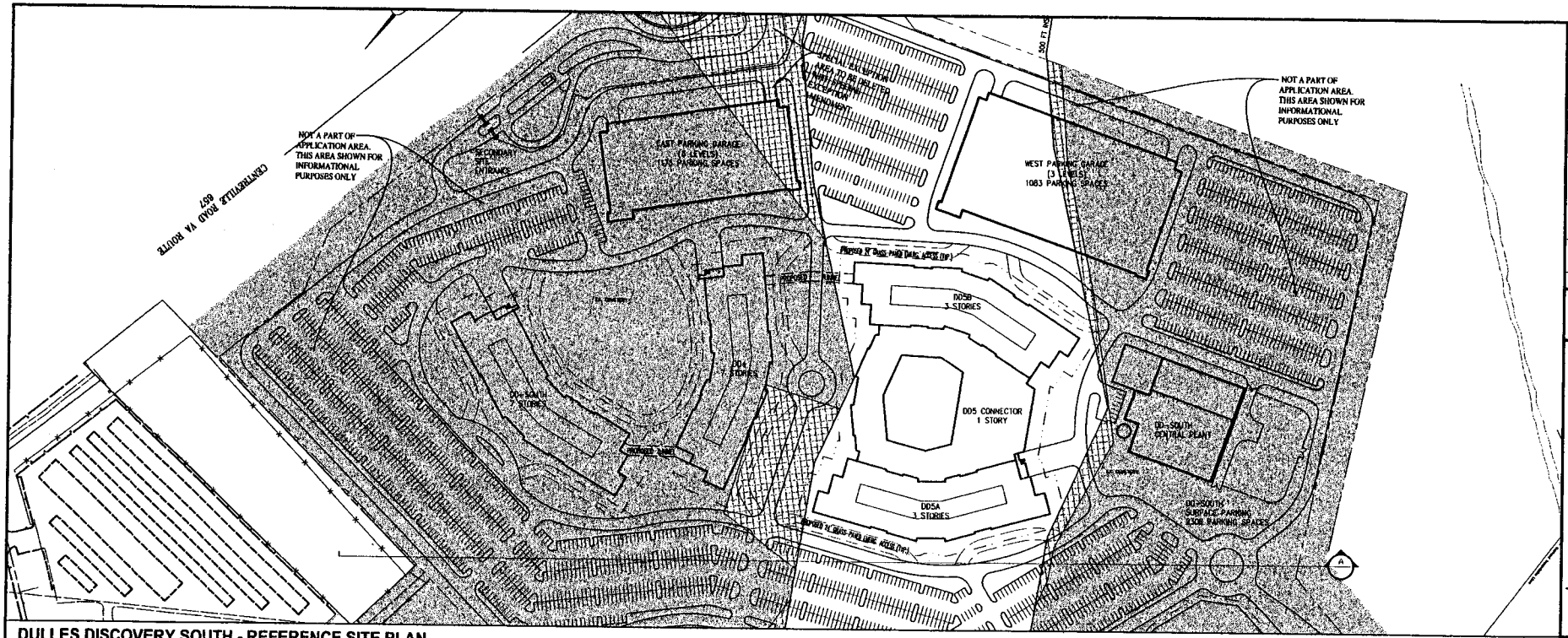
SCALE: N/A

CI = N/A

DATE: JULY, 2009

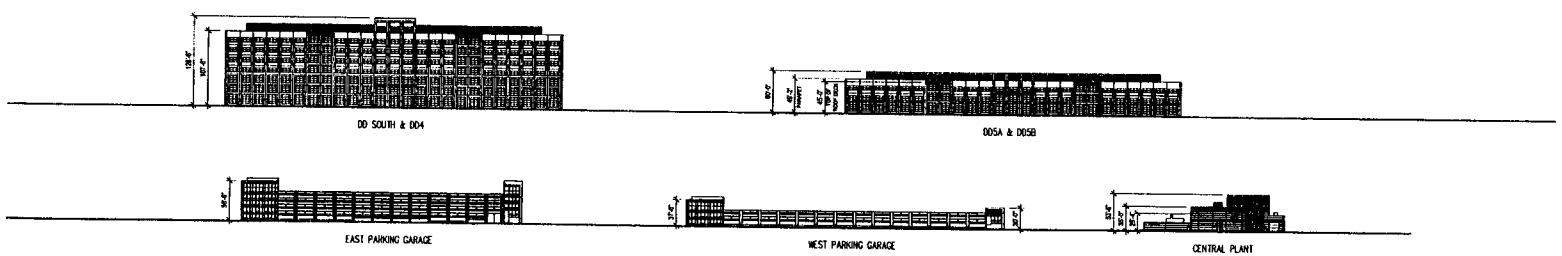
SHEET 10 OF 14

FILE No. SE 12542



DULLES DISCOVERY SOUTH - REFERENCE SITE PLAN

DULLES DISCOVERY SOUTH - WEST ELEVATION



DULLES DISCOVERY SOUTH - BUILDING ELEVATIONS

No.	DATE	DESCRIPTION
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Patrick Brown
PATRICK R. BROWN
Lic. 9/16
PROFESSIONAL ENGINEER

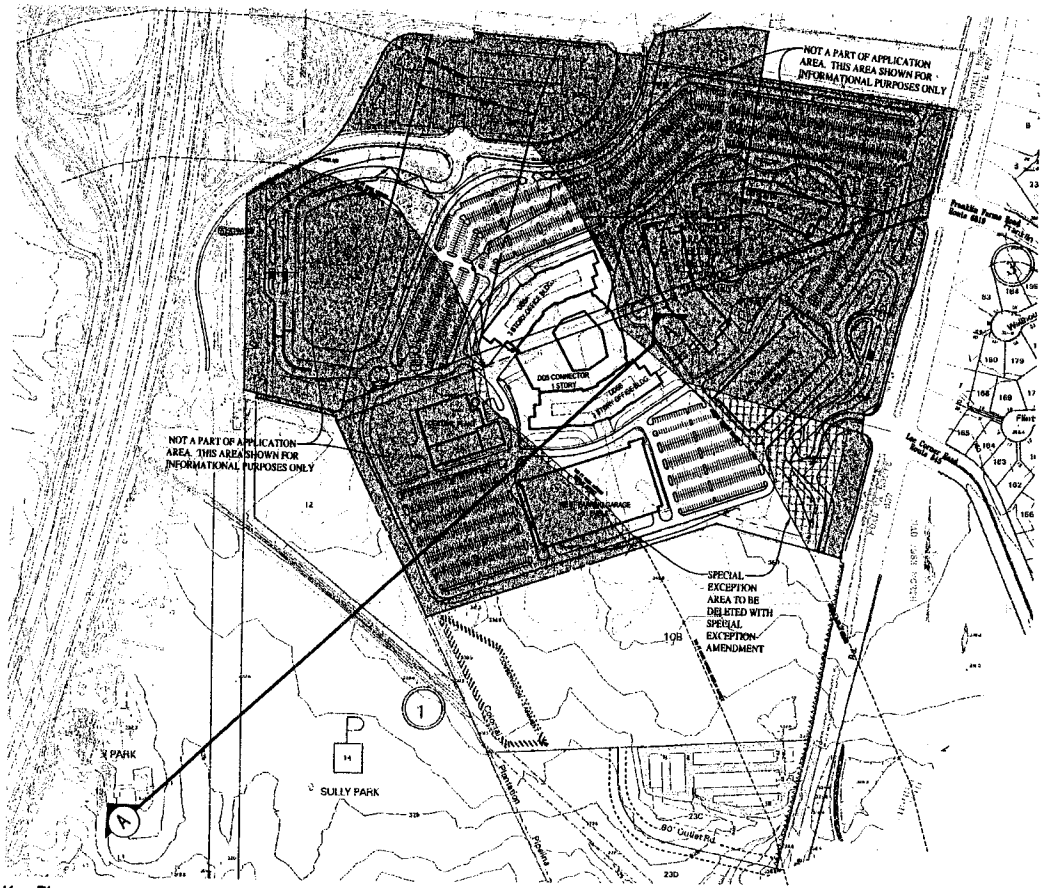
TYPICAL ELEVATIONS

DULLES DISCOVERY SOUTH
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=100'
C.I. = N/A
DATE: JULY, 2009

SHEET 11 OF 14

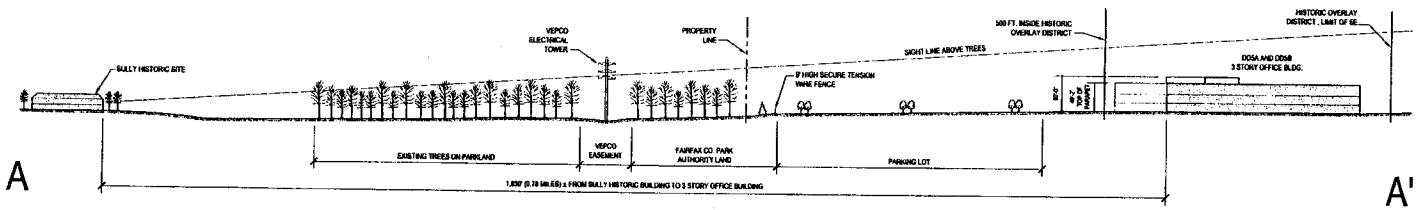
FILE No. SE 12542



Key Plan
Scale: 1"=200'

GRAPHIC SCALE

(IN FEET)
1 inch = 200 ft.



Site Section
Scale: 1"=100'

No.	DATE	DESCRIPTION	REV. BY	APPROVED	DATE

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COMMONWEALTH OF VIRGINIA
PROFESSIONAL ENGINEER

SIGHT LINE EXHIBIT

DULLES DISCOVERY SOUTH
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: AS NOTED
C.I. = N/A
DATE: JULY, 2009

SHEET
12
OF
14

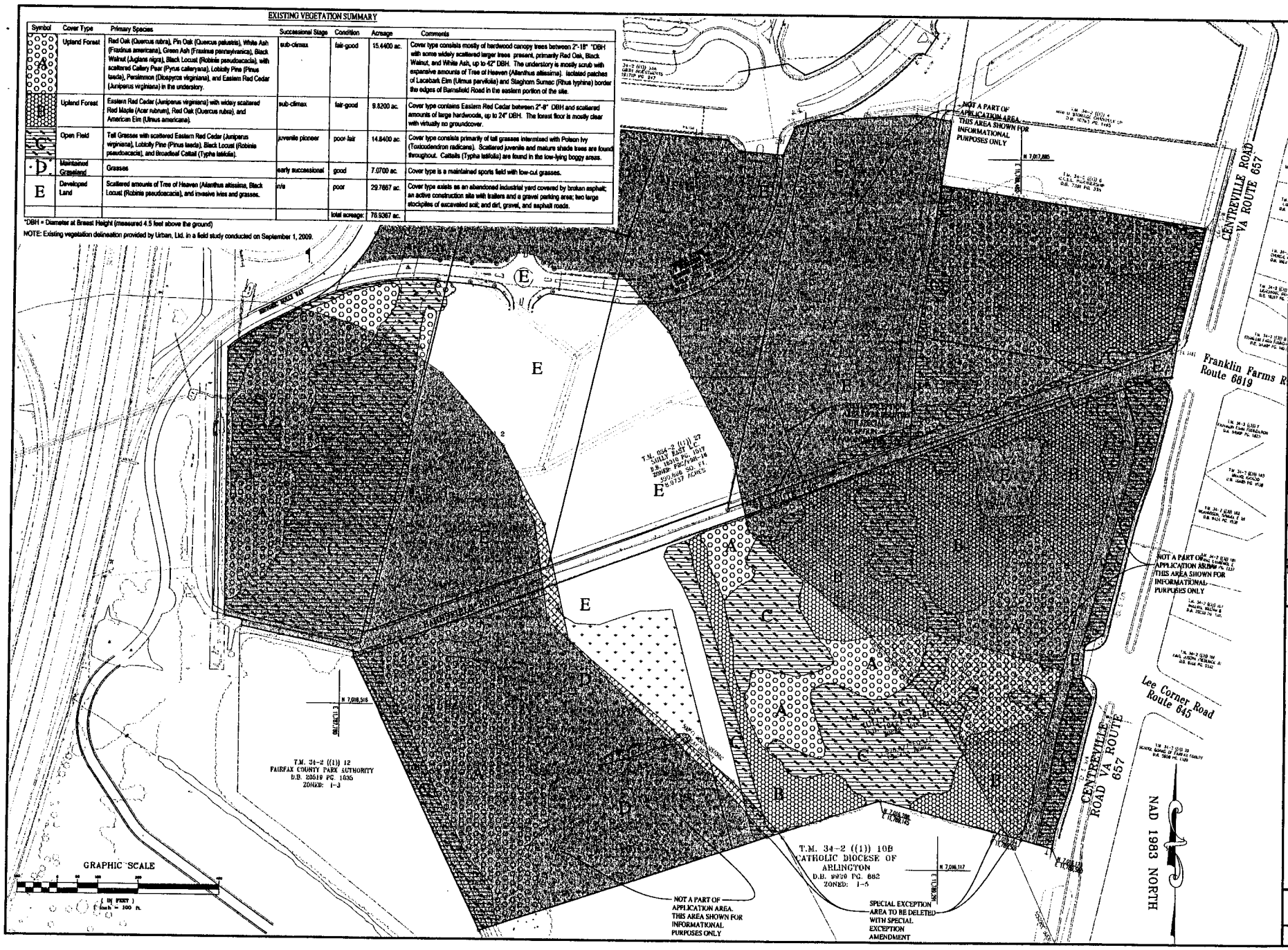
FILE No.
SE 12542

EXISTING VEGETATION SUMMARY

Symbol	Cover Type	Primary Species	Successional Stage	Condition	Acreage	Comments
A	Upland Forest	Red Oak (Quercus rubra), Pin Oak (Quercus palustris), White Ash (Fraxinus americana), Green Ash (Fraxinus pennsylvanica), Black Walnut (Juglans nigra), Black Locust (Robinia pseudoacacia), with scattered Callery Pear (Pyrus calleryana), Loblolly Pine (Pinus taeda), Persimmon (Diospyros virginiana), and Eastern Red Cedar (Juniperus virginiana) in the understory.	sub-climax	fair-good	15.4400 ac.	Cover type consists mostly of hardwood canopy trees between 2"-18" *DBH with some widely scattered larger trees present, primarily Red Oak, Black Walnut, and White Ash, up to 42" DBH. The understory is mostly scrub with expansive amounts of Tree of Heaven (Ailanthus altissima). Isolated patches of Lacebark Elm (Ulmus parvifolia) and Staghorn Sumac (Rhus typhina) border the edges of Barnsfield Road in the eastern portion of the site.
B	Upland Forest	Eastern Red Cedar (Juniperus virginiana) with widely scattered Red Maple (Acer rubrum), Red Oak (Quercus rubra), and American Elm (Ulmus americana).	sub-climax	fair-good	9.8200 ac.	Cover type contains Eastern Red Cedar between 2"-8" DBH and scattered amounts of large hardwoods, up to 24" DBH. The forest floor is mostly clear with virtually no groundcover.
C	Open Field	Tall Grasses with scattered Eastern Red Cedar (Juniperus virginiana), Loblolly Pine (Pinus taeda), Black Locust (Robinia pseudoacacia), and Broadleaf Cattail (Typha latifolia).	juvenile pioneer	poor-fair	14.8400 ac.	Cover type consists primarily of tall grasses intermixed with Poison Ivy (Toxicodendron radicans). Scattered juvenile and mature shade trees are found throughout. Cattails (Typha latifolia) are found in the low-lying boggy areas.
D	Maintained Grassland	Grasses	early successional	good	7.0700 ac.	Cover type is a maintained sports field with low-cut grasses.
E	Developed Land	Scattered amounts of Tree of Heaven (Ailanthus altissima, Black Locust (Robinia pseudoacacia), and invasive Ivies and grasses.	n/a	poor	29.7657 ac.	Cover type exists as an abandoned industrial yard covered by broken asphalt; an active construction site with trailers and a gravel parking area; two large stockpiles of excavated soil; and dirt, gravel, and asphalt roads.
				total acreage:	76.9357 ac.	

*DBH = Diameter at Breast Height (measured 4.5 feet above the ground)

NOTE: Existing vegetation delineation provided by Urban, Ltd. in a field study conducted on September 1, 2009.



No.	DATE	DESCRIPTION	BY	APPROVED	DATE
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COMMONWEALTH OF VIRGINIA
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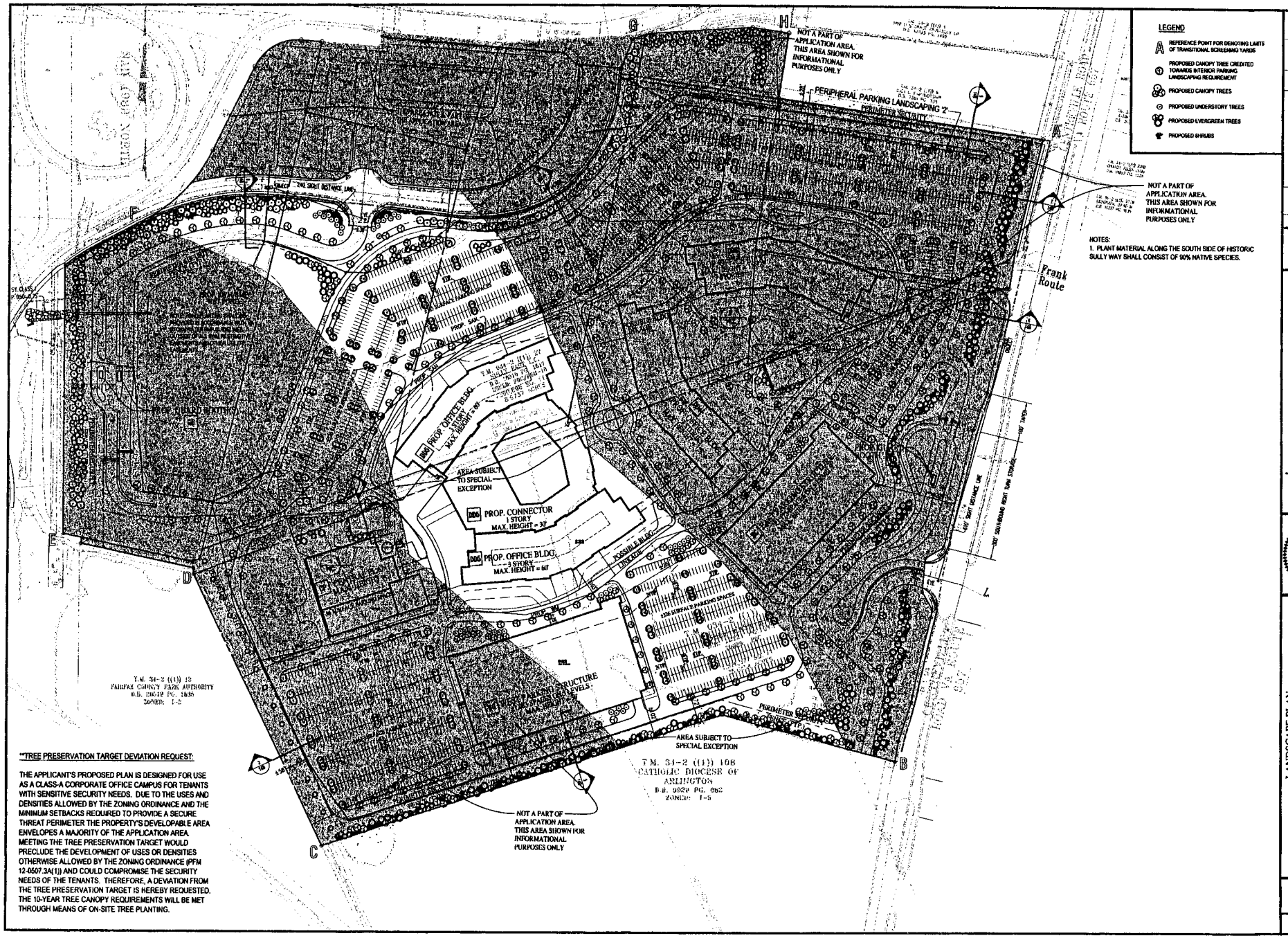
EXISTING VEGETATION MAP

DULLES DISCOVERY SOUTH
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=100' | C.I. = N/A | DATE: JULY, 2009

SHEET 13 OF 14

FILE No. SE 12542



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

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COMMONWEALTH OF VIRGINIA
Robert Brown
ROBERT E. BROWN
No. 22-0-0
PROFESSIONAL ENGINEER

LANDSCAPE PLAN
DULLES DISCOVERY SOUTH
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: 1"=100' CI = N/A DATE: JULY, 2009

SHEET 14 OF 14

FILE No. SE 12542

TREE PRESERVATION TARGET CALCULATIONS	
Gross Site Area (s.f.)	3,351,363
Pre-Development Area of Existing Tree Canopy (s.f.)	1,100,165
Percentage of Gross Site Area Covered by Existing Tree Canopy	33%
Tree Preservation Target	
10-Year Tree Canopy Requirement Percentage (per PFM Table 12.4)	10%
10-Year Tree Canopy Required (s.f.) (See "Overall 10-Year Tree Canopy Calculations" Table)	319,096
Percentage of the 10-Year Tree Canopy Requirement that Should be Met Through Tree Preservation (This is the "Tree Preservation Target")	33%
Area of the 10-Year Tree Canopy Requirement that Should be Met Through Tree Preservation (s.f.)	105,302
Area of the 10-Year Tree Canopy Requirement that Will be Met Through Tree Preservation (s.f.) (See "Tree Preservation Calculations" Table)	0
Proposed Percentage of 10-Year Tree Canopy Requirement that Will be Met Through Tree Preservation	0%
Tree Preservation Target not met (%)... 0% is not greater than...	33%
**See This Sheet for Tree Preservation Target Deviation Narrative.	

10-YEAR TREE CANOPY REQUIREMENT CALCULATIONS		
Gross Site Area (s.f.)		3,351,363
Deductions		
SWM Wet Pond		-160,400
Adjusted Gross Site Area (s.f.)		3,190,963
Zone: PDH	Use: Office (Group 8)	
Tree Canopy Required (s.f.)	10%	319,096

10-YEAR TREE CANOPY PROVIDED	
Total Canopy Area Provided Through Tree Preservation (s.f.)	0
Total Proposed Canopy Area Provided (s.f.)	319,113
Total Tree Canopy Provided (s.f.)	319,113

TRANSITIONAL SCREENING AND BARRIER CALCULATIONS

Adjacent Use (Group)	Required Transitional Screening	Width (l.f.)	Length (l.f.)	Area (s.f.)	Required 10-Year Canopy Cover (75%)	Provided Trees and Shrubs			Total Canopy
Buffer A-B: SFD (Group 1)	Transitional Screening 2 (Location Modification Requested)	35	1,530	53,550	40,163	53	Lg. Evergreen @	375.00 s.f.	19,875 s.f.
						16	Lg. Evergreen @	262.50 s.f.	3,938 s.f.
	Barrier Modification Requested					15	Lg. Evergreen @	250.00 s.f.	3,750 s.f.
						68	Md. Evergreen @	187.50 s.f.	12,750 s.f.
					3 Shrubs /10 l.f. (459 required)	459	Evergreen Shrubs		
Total									40,313 s.f.
Requirement is met...		40,313 s.f. is greater than...		40,163					
Buffer B-C: Private School (Group 4)	Transitional Screening 1	25	1,390	34,750	26,063	23	Lg. Evergreen @	375.00 s.f.	8,625 s.f.
						13	Lg. Evergreen @	262.50 s.f.	3,413 s.f.
	Barrier Modification Requested					25	Md. Evergreen @	187.50 s.f.	4,688 s.f.
						25	Lg. Deciduous @	375.00 s.f.	9,375 s.f.
					3 Shrubs /10 l.f. (417 required)	417	Evergreen Shrubs		
Total									26,100 s.f.
Requirement is met...		26,100 s.f. is greater than...		26,063					
Buffer C-D: Community Use - Park (Group 5)	None	n/a	760	n/a	1 Tree/50 l.f. (16 required) (Per Barrier H Requirements, ZO 13-304(4)(H))	16			
	Barrier H								
Total									
Requirement is met...		16 trees are equal to...		16 trees					
Buffer D-E: Community Use - Park (Group 5)	None	n/a	330						
	Barrier Modification Requested								
Buffer E-F: Vacant Dulles Airport Land	None								
Buffer F-G: Future Comm./Office (Group 8)	None								
Buffer G-H: Future Comm./Office (Group 8)	None								
Buffer H-A: Vacant I-5 Industrial (Group 16)	None								

TREE PRESERVATION CALCULATIONS	
Tree Preservation Target (s.f.)	33%
Tree Preservation Target (%)	105,302
Total Tree Preservation Provided (s.f.)	0
**See This Sheet for Tree Preservation Target Deviation Narrative.	

PERIPHERAL PARKING LOT LANDSCAPING CALCULATIONS

Location (Abutting Use)	Width (l.f.)	Length (l.f.)	Required Trees	Provided Trees
Peripheral Parking Landscaping '1' North (Abutting R.O.W.)	10	960	25 Trees (1/40 l.f.)	24 Cat. IV Deciduous 18 Cat. II Evergreen 42 Total Trees Provided
Peripheral Parking Landscaping '2' North (Abutting Non-R.O.W.)	4	790	16 Trees (1/50 l.f.)	16 Cat. IV Deciduous 16 Total Trees Provided

INTERIOR PARKING LANDSCAPING	
Area to be Counted (s.f.)(See Detail 1 for Interior Parking Schematic)	1,132,530
Interior Landscaping Required (s.f.)(5%)	56,627
Total Shade Tree Cover Provided (s.f.):	
227 Trees at 250 s.f. each	56,750

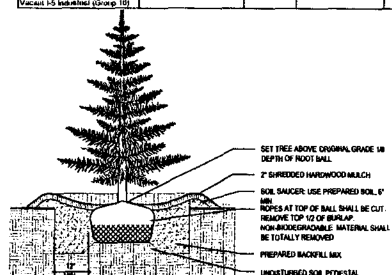
TREE PLANTING CALCULATIONS		
Canopy to be Met Through Tree Planting (s.f.)		319,096
Air Quality Tree Planting (s.f.)	0	
	x 1.50 Multiplier (s.f.)	0
Energy Conservation Tree Planting (s.f.)	0	
	x 1.50 Multiplier (s.f.)	0
Water Quality Tree Planting (s.f.)	0	
	x 1.25 Multiplier (s.f.)	0
Wildlife Benefits Tree Planting (s.f.)	53,175	
	x 1.50 Multiplier (s.f.)	79,763
Native Tree Planting (s.f.)	0	
	x 1.50 Multiplier (s.f.)	0
Improved Cultivars & Varities Tree Planting (s.f.)	63,800	
	x 1.25 Multiplier (s.f.)	79,750
Seedling Tree Planting (s.f.)	0	
	x 1.00 Multiplier (s.f.)	0
Native Shrub or Woody Seed Mix Planting (s.f.)	0	
	x 1.00 Multiplier (s.f.)	0
Percentage of Seedling Tree Planting Total (%)	0%	
Remaining Tree Planting Area (that does not qualify for higher multipliers) (s.f.)		159,600
Total Tree Planting Canopy Provided (s.f.)		319,113
Offsite Planting Relief Requested?		No
Tree Bank or Tree Fund?		No
Canopy Area Requested to be Provided Through Offsite Tree Banking or Tree Fund (s.f.)		0
Amount to be Deposited into the Tree Preservation and Planting Fund		$0.00

PLANT SCHEDULE

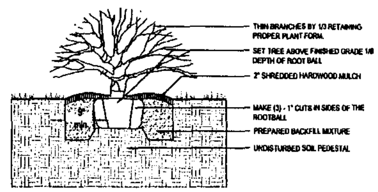
Symbol	Botanical Name	Common Name	Size	Type	Remarks	Multiplier
	Cat. IV Deciduous Trees					
	Acer rubrum 'October Glory'	October Glory Red Maple	2-3" Cal	B & B	Uniform branching pattern	Wildlife Benefits: 1.53
	Liriodendron tulipifera	Tulip Poplar	2-3" Cal	B & B	Uniform branching pattern	Wildlife Benefits: 1.50
	Platanus x acerifolia	London Planetree	2-3" Cal	B & B	Uniform branching pattern	Improved Cultivar: 1.25
	Quercus phellos	Willow Oak	2-3" Cal	B & B	Uniform branching pattern	Wildlife Benefits: 1.50
	Tilia americana	American Linden	2-3" Cal	B & B	Uniform branching pattern	Wildlife Benefits: 1.50
	Ulmus parvifolia	Chinese Elm	2-3" Cal	B & B	Uniform branching pattern	
	Zelkova serrata	Japanese Zelkova	2-3" Cal	B & B	Uniform branching pattern	
	Cat. II Deciduous Trees					
	Betula nigra	River Birch	2-3" Cal	B & B	Multi-stem, Min. 3 heavy stems	Wildlife Benefits: 1.53
	Cercidiphyllum japonicum	Katsuratree	2-3" Cal	B & B	Multi-stem, Min. 3 heavy stems	
	Gleditsia x triacanthos 'inermis'	Thornless Honeylocust	2-3" Cal	B & B	Multi-stem, Min. 3 heavy stems	Improved Cultivar: 1.25
	Nyssa sylvatica	Black Gum	2-3" Cal	B & B	Multi-stem, Min. 3 heavy stems	Wildlife Benefits: 1.50
	Prunus yedoensis	Yoshino Cherry	2-3" Cal	B & B	Multi-stem, Min. 3 heavy stems	
	Cat. I Deciduous Trees					
	Amelanchier laevis	Allegheny Serviceberry	2-3" Cal	B & B	Multi-stem, Min. 3 heavy stems	Wildlife Benefits: 1.50
	Cercis canadensis	Redbud	2-3" Cal	B & B	Multi-stem, Min. 3 heavy stems	Wildlife Benefits: 1.50
	Cornus kousa	Kousa Dogwood	2-3" Cal	B & B	Multi-stem, Min. 3 heavy stems	
	Magnolia x soulangiana	Saucer Magnolia	2-3" Cal	B & B	Multi-stem, Min. 3 heavy stems	Improved Cultivar: 1.25
	Magnolia virginiana	Sweetbay Magnolia	2-3" Cal	B & B	Multi-stem, Min. 3 heavy stems	Wildlife Benefits: 1.50
	Prunus x incam 'Okame'	Okame Cherry	2-3" Cal	B & B	Multi-stem, Min. 3 heavy stems	Improved Cultivar: 1.25
	Cat. IV Evergreen Trees					
	Magnolia grandiflora	Southern Magnolia	8-10' Ht.	B & B	Full to ground, Dense	
	Pinus rigida	Pitch Pine	8-10' Ht.	B & B	Full to ground, Dense	Wildlife Benefits: 1.50
	Pinus taeda	Loblolly Pine	8-10' Ht.	B & B	Full to ground, Dense	Wildlife Benefits: 1.50
	Cat. II Evergreen Trees					
	Picea abies	Norway Spruce	8-10' Ht.	B & B	Full to ground, Dense	
	Pinus echinata	Shortleaf Pine	8-10' Ht.	B & B	Full to ground, Dense	Wildlife Benefits: 1.50
	Pinus nigra	Austrian Pine	8-10' Ht.	B & B	Full to ground, Dense	
	Cat. I Evergreen Trees					
	Cryptomeria japonica	Japanese Cryptomeria	8-10' Ht.	B & B	Full to ground, Dense	
	Ilex opaca	American Holly	8-10' Ht.	B & B	Full to ground, Dense	Wildlife Benefits: 1.50
	Juniperus virginiana	Eastern Redcedar	8-10' Ht.	B & B	Full to ground, Dense	Wildlife Benefits: 1.50
	Pinus bungeana	Lacebark Pine	8-10' Ht.	B & B	Full to ground, Dense	
	Shrubs					
	Aronia arbutifolia	Red Chokecherry	18"-36" Ht.	B & B	Dense	
	Cephalanthus occidentalis	Buttonbush	18"-36" Ht.	B & B	Dense	
	Cornus sericea	Redosier Dogwood	18"-36" Ht.	B & B	Dense	
	Ilex glabra	Inkberry	18"-36" Ht.	B & B	Dense	
	Lindera benzoin	Spicebush	18"-36" Ht.	B & B	Dense	
	Myrica cerifera	Wax Myrtle	18"-36" Ht.	B & B	Dense	
	Osmanthus americanus	Devilwood Osmanthus	18"-35" Ht.	B & B	Dense	
	Pieris floribunda	Evergreen Mountain Fetterbush	18"-36" Ht.	B & B	Dense	
	Rhododendron maximum	Rosebay Rhododendron	10"-30" Ht.	B & B	Dense	
	Spiraea x Vanhouttei	Vanhouttei Spirea	16"-36" Ht.	B & B	Dense	
	Taxus canadensis	Canadian Yew	16"-33" Ht.	B & B	Dense	
	Viburnum dentatum	Arrowwood Viburnum	18"-36" Ht.	B & B	Dense	

**TREE PRESERVATION TARGET DEVIATION REQUEST:

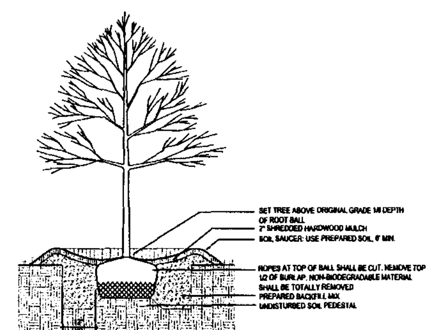
DUE TO THE USES AND DENSITIES ALLOWED BY THE ZONING ORDINANCE AND THE MINIMUM SETBACKS REQUIRED TO PROVIDE A SECURE THREAT PERIMETER THE PROPERTY'S DEVELOPABLE AREA ENVELOPES A MAJORITY OF THE APPLICATION AREA. MEETING THE TREE PRESERVATION TARGET WOULD PRECLUDE THE DEVELOPMENT OF USES OR DENSITIES OTHERWISE ALLOWED BY THE ZONING ORDINANCE (PFM 12-0507.3A(1)) AND COULD COMPROMISE THE SECURITY NEEDS OF THE TENANTS. THE APPLICANT'S PROPOSED PLAN IS DESIGNED FOR USE AS A CLASS-A CORPORATE OFFICE CAMPUS FOR TENANTS WITH SENSITIVE SECURITY NEEDS. THE INCORPORATION OF EXISTING SCRUB VEGETATION OR OTHER EXISTING FORESTED AREAS WITHIN THE SECURE SITE PERIMETER REDUCES SITE VISIBILITY FROM ON SITE CAMERAS AND FOR SECURITY PERSONNEL PATROLLING THE SITE. THEREFORE, A DEVIATION FROM THE TREE PRESERVATION TARGET IS HEREBY REQUESTED. THE 10-YEAR TREE CANOPY REQUIREMENTS WILL BE MET THROUGH MEANS OF ON-SITE TREE PLANTING.



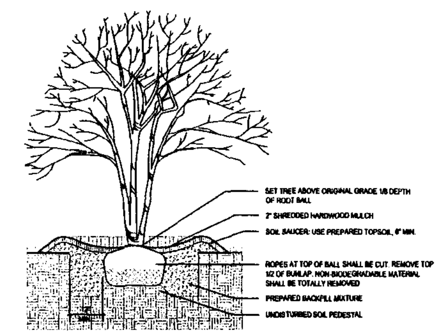
1 EVERGREEN TREE PLANTING
NTS



2 TYP. B&B SHRUB PLANTING
N.T.S.



3 DECIDUOUS TREE PLANTING
NTS



4 ORNAMENTAL TREE PLANTING
NTS

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

PLAN DATE
06-29-09
11-30-09
04-22-10
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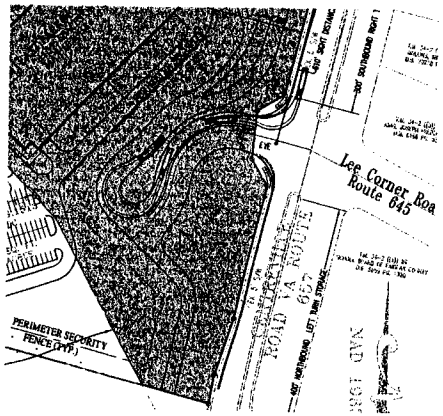
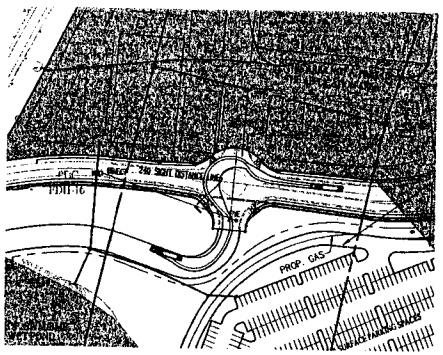
ROBERT R. BROWN
Lic. No. 037041
PROFESSIONAL ENGINEER

LANDSCAPE COMPUTATIONS & DETAILS
DULLES DISCOVERY SOUTH
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: AS NOTED | CI = N/A | DATE: JULY, 2009

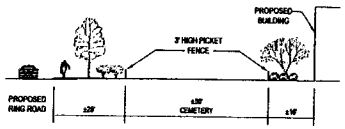
SHEET 14A OF 14
FILE No. SE 12542



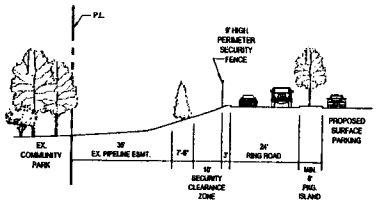
A PROP WB-50 TRUCK TURN
Scale: 1"=100'



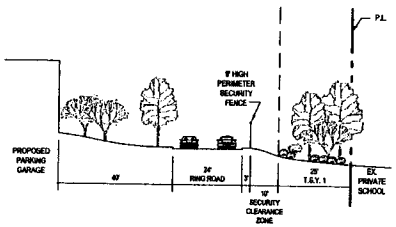
B PROP WB-50 TRUCK TURN
Scale: 1"=100'



1 EX. CEMETERY SECTION
Scale: 1"=20'



2 BUFFER SECTION 'A'
Scale: 1"=20'



3 BUFFER SECTION 'B'
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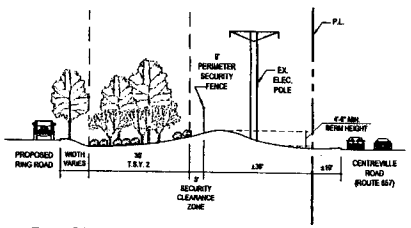

4 BUFFER SECTION 'C'
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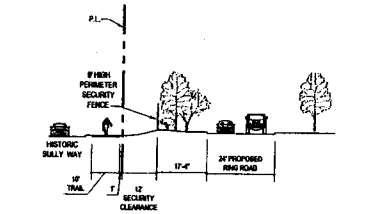
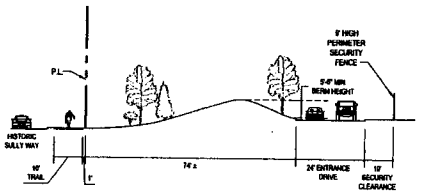
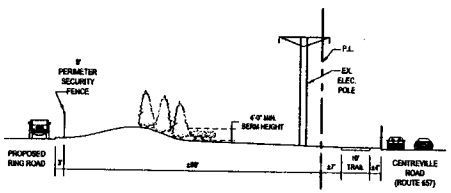


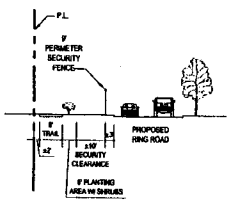
5 SULLY WAY SECTION 'A'
Scale: 1"=10'



6 SULLY WAY SECTION 'B'
Scale: 1"=10'



7 BUFFER SECTION 'D'
Scale: 1"=10'



8 TRAIL SECTION
Scale: 1"=20'

No.	DATE	DESCRIPTION	REV'D BY	APPROVED	DATE

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11-25-09
12-22-09
03-01-10
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LANDSCAPE SECTIONS

DULLES DISCOVERY SOUTH
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: AS NOTED
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SHEET
14B
OF
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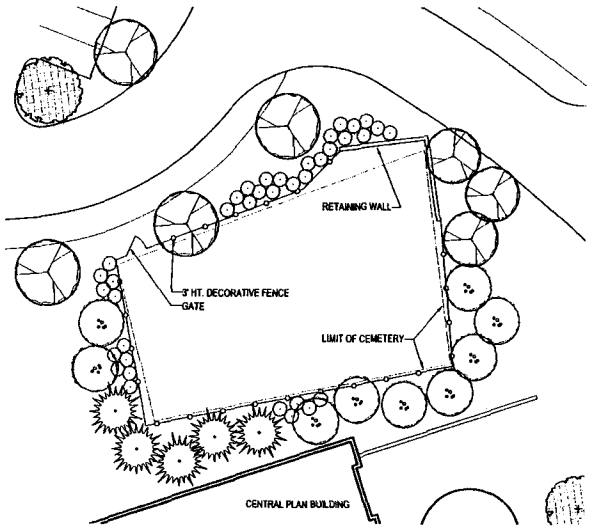
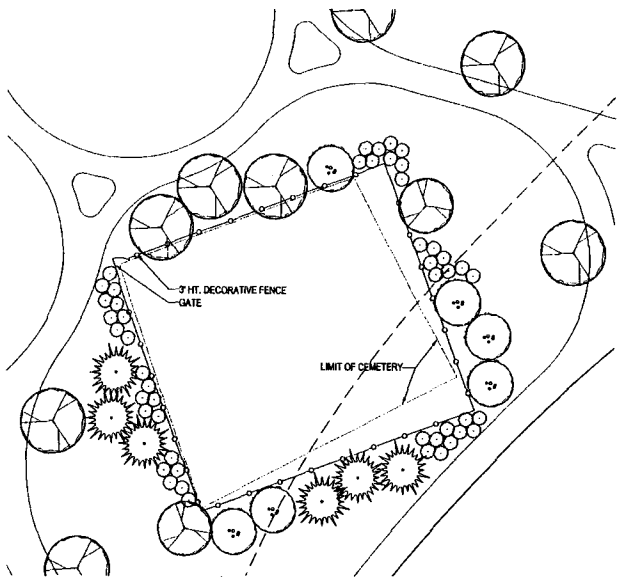
FILE No.
SE 12542



1 CEMETERY DETAIL PLAN
Scale: 1/16"=1'-0"



2 CEMETERY DETAIL PLAN
Scale: 1/16"=1'-0"

NOTE: FENCE CONFIGURATION AND PLANT LOCATIONS MAY BE ADJUSTED AT SITE PLAN IN COORDINATION WITH FINAL PLAZA AREA DESIGN. ENTIRE AREA OF DELINEATED CEMETERY SHALL BE WITHIN THE FENCED AREA.

No.	DATE	DESCRIPTION	REV. BY APPROVED	DATE

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09-29-09
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ROBERT W. BROWN
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PROFESSIONAL ENGINEER

LANDSCAPE DETAIL PLANS

DULLES DISCOVERY SOUTH
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: AS NOTED
C.I. = N/A
DATE: JULY, 2009

SHEET
14C
OF
14

FILE No.
SE 12542

NOT A PART OF APPLICATION AREA. THIS AREA SHOWN FOR INFORMATIONAL PURPOSES ONLY

AREA SUBJECT TO SPECIAL EXCEPTION

AREA SUBJECT TO SPECIAL EXCEPTION

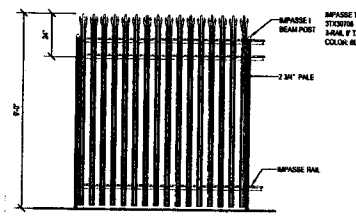
NOT A PART OF APPLICATION AREA. THIS AREA SHOWN FOR INFORMATIONAL PURPOSES ONLY

LEGEND

ORNAMENTAL FENCE

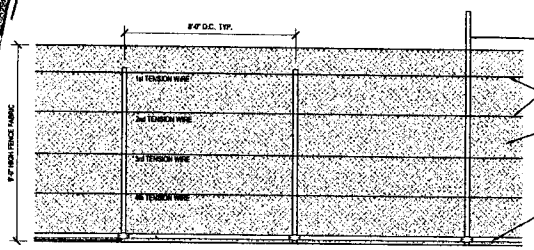
CHAIN LINK FENCE

NOTE: PERIMETER FENCING ADJACENT TO THE PUBLIC RIGHT OF WAY SHALL BE OF THE DECORATIVE STYLE AS DEPICTED IN DETAIL 1 ON THIS SHEET. FINAL FENCING LOCATIONS WILL BE DETERMINED AT TIME OF SITE PLAN AND MAY BE ADJUSTED DURING FINAL SITE ENGINEERING.



1 ORNAMENTAL FENCE

Scale: 3/8"=1'-0"



2 CHAIN LINK FENCE

Scale: 3/8"=1'-0"

No.	DATE	DESCRIPTION	REVISED APPROVED	DATE

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PERIMETER SECURITY PLAN

DULLES DISCOVERY SOUTH

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: AS NOTED

C.I. = N/A

DATE: JULY, 2009

SHEET 14D OF 14

FILE No. SE 12542

A GLOSSARY OF TERMS USED FREQUENTLY IN STAFF REPORTS CAN BE FOUND AT THE BACK OF THIS REPORT

DESCRIPTION OF THE APPLICATION

Proposal:

The applicant, Sully East, L.C., requests PCA 2003-SU-035 to delete land area from RZ 2003-SU-035, previously approved for mixed use development, to permit the inclusion of approximately 68.80 acres in RZ 2009-SU-024, which is a request to rezone 76.60 acres from the PDH-16, PDC and I-5 districts to the PDC district to permit the development of a secure office complex. The applicant also requests approval of a Special Exception Amendment, SEA 2003-SU-023, on 25.24 acres, to amend the land area of the previously approved SE to allow an increase in building height from 35 feet to 60 feet for the portion of the site contained within the Sully Historic Overlay District. The applicant requests a floor area ratio (FAR) of 0.35 in the PDC District.

The applicant's draft proffers, Affidavits and Statements of Justification can be found in Appendices 1, 5 and 6, respectively. Staff's proposed FDP and SEA conditions can be found in Appendices 2 and 3, respectively.

This application must also comply with a number of Zoning Ordinance Provisions, including those found in Article 6, Planned Development Districts, Article 16, Development Plans, and Article 9, Special Exceptions. Excerpts of these provisions are found in Appendix 14.

Waivers and Modifications Requested:

- Modification of Section 10-104(3) B and C of the Zoning Ordinance to permit an increase in fence height. The applicant proposes to install a maximum nine foot tall fence around the perimeter of the property to provide necessary security measures for the proposed tenant.

- Modification of Section 13-303 of the Zoning Ordinance to permit the transitional screening as shown on the CDP/FDP to satisfy the requirements along the eastern and a portion of the southern boundaries

- Modification of Section 13-304 to permit the barriers as shown on the CDP/FDP to satisfy the requirements along the southern and a portion of the eastern and western property lines.

- Waiver of the Countywide Trail Plan recommendation for a major paved trail along the south side of the to-be-vacated Barnsfield Road.

LOCATION AND CHARACTER

Site Description:

The 76.60-acre application property is located south of Air and Space Museum Parkway, between Sully Road and Centreville Road. The site is currently vacant and contains scrub vegetation. The Sully Historic Site is located just south of the property, separated by a parcel that, subsequent to RZ 2003-SU-035, is now owned by the Park Authority. Part of the site is located within the Sully Historic Overlay District.

Surrounding Area Description:

DIRECTION	USE	ZONING	PLAN
North (across Air & Space Museum Parkway)	Office (Dulles Discovery North; RZ 2005-SU-026/ SE 2005-SU-023); under construction Accessory retail/office	I-5, WS PDC	Mixed Use
Southeast	St. Veronica Catholic Church and School	I-5, I-3, WS, HD	Mixed Use; Public Parks
Southwest	Sully Historic Site	I-5	Public Parks
East (across Centreville Rd.)	Warehouse; Single-family residences (Franklin Farm); Franklin Middle School	I-5, PDH-2, WS	Mixed Use; Residential, 2-3 du/ac; Public Facilities, Governmental and Institutional
West	Route 28/Air & Space Museum Parkway interchange Dulles Airport	R-1, WS, HD	Public Facilities, Governmental and Institutional

BACKGROUND

On November 27, 1978, RZ 78-C-024 was approved by the Board of Supervisors to permit the rezoning of the southern portion of the property from the R-1 District to the I-5 District, subject to proffers. On July 20, 1981, RZ 81-C-014 was approved by the Board of Supervisors to permit the rezoning of 20.55 acres along the northeastern boundary of the site from the R-1 District to the I-5 District, subject to proffers. At this hearing, the Board also approved the rezoning of two separate but adjoining parcels from the R-1 District to the I-5 District. These cases, RZ 81-C-007 and RZ 81-C-008, were both subject to proffers. On June 28, 1982, RZ 81-C-108 was approved by the Board to rezone the 7.9 acres comprising the northeastern boundary of the property from the R-1 District to the I-5 District.

On January 22, 2007, the Board of Supervisors approved rezoning application RZ 2003-SU-035 for rezoning to the PDH-16 and PDC Zoning Districts, consistent with Comprehensive Plan Amendment S03-III-DS1. Since the approval of that rezoning, the Applicant also has acquired two parcels at the eastern end of Barnsfield Road at its intersection with Centreville Road; approximately 6.44 acres that was zoned to PDC with RZ 2003-SU-035 has no proposed changes and is not included in any of the current requests. This area is to the north of the subject property, immediately adjacent to Historic Sully Way. Approved plan and proffers for that site allow office and retail uses at a maximum FAR of 0.25.

The applicant has filed RZ 2009-SU-024 and associated applications in order to rezone the property from I-5, PDC and PDH-16 to PDC to allow the development of a secure office building complex.

On January 22, 2007, the Board of Supervisors approved SE 2003-SU-023 to allow an increase in building height in the Sully Historic District from 35 feet up to a maximum of 60 feet. The applicant has filed an amendment to this SE to allow an increase in the land area in order to reflect the current proposed use. The maximum height proposed remains 60 feet.

For reference, the proffers associated with the approval of RZ 2003-SU-035, the development conditions imposed with SE 2003-SU-023, and the Final Development Plan conditions associated with FDP 2003-SU-035 are included in Appendix 6.

COMPREHENSIVE PLAN PROVISIONS (See Appendix 7)

Plan Area:	III
Planning Sector:	Dulles Suburban Center; Land Unit D-4
Plan Map:	Mixed Use
Plan Text:	

Fairfax County Comprehensive Plan, 2007 Edition, Area III, Dulles Suburban Center, Dulles Suburban Center Land unit Recommendations, Land Unit D-4, as amended through March 9, 2010, page 82, the plan states:

> "2. As regulated by the Zoning Ordinance provisions for the Sully Historic District, the portion of this land unit located south and east of the extension of Air and Space Museum Parkway is planned for high-quality, campus-style office and high-quality industrial/flex uses up to .35 FAR as its base Plan recommendation. Retail uses and support services may be appropriate only as secondary or ancillary uses to the office and industrial/flex primary uses. These ancillary service uses should not exceed 20 percent of the primary uses and should be designed to serve the employees and residents of Land Unit

D-4. These ancillary and retail uses should not constitute a retail shopping center."

Additional plan text may be found in Appendix 7.

ANALYSIS

Note: As PCA/FDPA 2003-SU-035 proposes only to delete land area, there is no plan associated with these applications.

Conceptual/Final Development Plan (Copy at front of staff report) (RZ/FDP 2009-SU-024)

Title of CDP/FDP:	Dulles Discovery South
Prepared By:	Urban, LTD.
Original and Revision Dates:	September 29, 2009, as revised through May 5, 2010

The combined CDP/FDP consists of 18 sheets.

Sheet 1 is a cover sheet, including revision dates, contact information for the project team, a vicinity map, and a sheet index.

Sheet 2 contains general notes, tabulations, parking, loading and bulk plane information, and assemblage information.

Sheet 3 shows bulk plane diagrams.

Sheet 4 shows the existing site conditions and soils information.

Sheet 5 shows the proposed development layout.

Sheet 6 depicts the pedestrian circulation.

Sheet 7 details the stormwater management drainage map.

Sheet 8 shows the best management practices for the proposed development.

Sheets 9 & 10 contain the outfall analysis.

Sheet 11 contains typical elevations.

Sheet 12 is an existing vegetation map.

Sheet 13 shows the proposed landscaping.

Sheet 14A shows landscape sections.

Sheet 14B contains detailed landscape plans for the cemeteries on site.

Sheet 14C contains the perimeter security plan, which outlines fence types and locations.

Special Exception Amendment Plat (Copy at front of staff report)
(SE 2003-SU-023)

Title of SEA Plat:	Special Exception Amendment Plat for Dulles Discovery South
Prepared By:	Urban, LTD.
Original and Revision Dates:	September 29, 2009 as revised through May 5, 2010

The Special Exception Plat consists of 18 sheets.

Sheet 1 is a cover sheet, including revision dates, contact information for the project team, a vicinity map, and a sheet index.

Sheet 2 contains general notes, tabulations, parking, loading and bulk plane information, and assemblage information.

Sheet 3 shows bulk plane diagrams.

Sheet 4 shows the existing conditions and soils information.

Sheet 5 shows the proposed site layout.

Sheet 6 is a pedestrian circulation plan.

Sheet 7 is the stormwater management plan.

Sheet 8 shows the best management practices for the proposed development.

Sheets 9 & 10 contain the outfall analysis.

Sheet 11 shows typical elevations.

Sheet 12 shows sight line information.

Sheet 13 is an existing vegetation map.

Sheet 14 shows the proposed landscaping.

Sheet 14A shows landscape calculations and details.

Sheet 14B contains landscape sections.

Sheet 14C shows detailed landscape plans for the cemeteries on site.

Sheet 14D contains the perimeter security plan, which outlines fence types and locations.

Overview of Development Proposal

The site, which is generally split by Barnsfield Road, is proposed to be rezoned to PDC and developed with a secure office building complex.

The applicant's proposal includes four multi-story office buildings, one one-story office building, a central (utility) plant, and two parking garages. The total proposed square footage is 1,174,000 with an FAR of 0.35.

Roads & Access

The development plan proposes two access points to the site. As depicted on the CDP/FDP, the primary site entrance is located off of Historic Sully Way, and a secondary entrance is located on the southeast corner of the site, off of Centreville Road. Both entrances will be controlled by security checkpoints and provide ample stacking/queuing space prior to the checkpoint stop location. Barnsfield Road, which currently bisects the subject property, is currently undergoing vacation and abandonment proceedings and is scheduled for the Board of Supervisors on June 8, 2010. Buildings and open space are proposed to be located where the road currently lies.

Office Use

As depicted on the CDP/FDP, the development proposes office use only. The maximum intensity proposed is 0.35, for a total of 1,174,000 square feet of development. The buildings identified as DD5A and DD5B on the SEA Plat are subject to the Special Exception Amendment for building height due to their location within the Sully Historic Overlay District (HD.) (Within the overlay district, the maximum building height is 35 feet, but can be increased to a maximum of 60 feet with Board approval only when located within the historic district and within 500 feet of the Sully Historic Overlay District perimeter boundary.) These buildings will not exceed 60 feet in actual height (certain building appurtenances/structures are excluded from maximum building height calculations) and will be in accordance with the Zoning Ordinance and as permitted with the approval of the SEA. The building which connects DD5A and DD5B is identified as DD5 on the SEA Plat and is proposed to be a one story building at a maximum of 30 feet.

The two other office buildings on the site are each proposed to be a maximum of 128.5 feet tall and are not within the historic overlay district or within 500 feet of the historic district boundary.

Parking & Garages

The CDP/FDP shows a requirement for 2,989 parking spaces for the proposed development. A total of 4,568 spaces have been provided, and all spaces are on-site.

Parking for the development is proposed in surface lots surrounding the building and through the construction of two parking garages. The structure identified as "East Parking Structure" on the CPD/FDP contains approximately 1,175 spaces, is proposed at 56.5 feet in height, and is located on the southeastern corner of the property. The structure identified as "West Parking Structure" proposes to provide approximately 1,083 spaces, is located on the south-central portion of the property, and is proposed at 30 feet in height.

Architecture (Appendix 7a)

The proffers state that the architectural design of the buildings will be generally consistent in character and materials with the style and quality of the conceptual elevations attached to the proffers as Exhibit A and subject to approval by the Architectural Review Board (ARB) for those elevations within the ARB's jurisdiction (due to their location within the Sully Historic Overlay District), and as determined by DPWES. The ARB reviewed the proposed applications and recommended approval, provided berming and landscape plantings are installed along Historic Sully Way. The applicant has proffered to provide this berming and landscaping.

The architectural elevations on Sheet 11 of the CPD/FDP show the character of the office buildings, parking garages, and central plant. The buildings look contemporary in design and appear to be constructed of glass, cultured stone, and precast material. The applicant has proffered to building style and materials, which can be seen in Exhibits A and B as attached to the proffers in Appendix 1 of this report.

Recreation & Open Space

The CDP/FDP provides for a minimum of 30% open space for the development, which is well above the 15% requirement. Developed open space areas include grassed passive recreational areas, and the applicant has proffered to provide seating for these areas. An on-site trail with connections to trails off-site is also provided and is committed to through proffers; other items include landscaping around the existing cemeteries on-site, berming and landscaping adjacent to Historic Sully Way and to Centreville Road, and a stormwater management wet pond that is designed as an amenity. The applicant has proffered to provide a fitness room in one of the buildings that would be open to all employees who work on site.

Landscaping

Due to the secure needs of the building tenant and required sight lines, no existing vegetation is proposed for preservation. The applicant has shown an overall landscape plan that includes a mix of evergreen and deciduous trees along the periphery of the development, as well as parking lot landscaping and some planting around the proposed roads and buildings. The proffers commit to berming and landscaping

adjacent to Historic Sully Way and Centreville Road, as shown on the CDP/FDP. These berms vary from approximately 4 feet to 6 feet in height and will be installed prior to the initial non-RUP for the office development.

The applicant has committed to a minimum size range for the proposed vegetation; canopy and understory trees will be between two and three inches dbh, and evergreens will be between 8 and 10 feet in height.

Pedestrian Connections

Sheet 6 of the CPD/FDP shows a pedestrian network of trails and/or sidewalks along all street frontages, as well as internal walking paths within the project area.

As Barnsfield Road is being vacated and abandoned and the site is to be secured, the Comprehensive Trail Plan requirement for this road is no longer realistic. However, in lieu of the trail located along Barnsfield Road, the applicant has committed to providing an east-west connection via a proposed 10 foot wide trail on the northern end of the property. This trail is located between Centreville Road and the cul-de-sac located in Historic Sully Way at its point of access to the Historic Sully Site and fully connects the property to existing, adjacent trails. The applicant has also proffered to provide appropriate crosswalks associated with this trail improvement, subject to VDOT approval.

Stormwater Management

Stormwater management (SWM), including best management practices (BMPs), is proposed to be accommodated by way of the wet pond located on the western boundary of the site, as depicted on the CDP/FDP, subject to approval by DPWES.

In order to create a natural appearance for the pond, the applicant will submit a landscaping plan with site plan submission that will show the restrictive planting easement for the pond and the maximum feasible amount of landscaping that will be allowed in the areas of the pond outside that restrictive planting easement, subject to the approval of the Department of Public Works and Environmental Services (DPWES) and Urban Forest Management (UFM).

Land Use Analysis (Appendix 7)

The applicant's request to rezone this property to the PDC District for office use at an FAR of 0.35 is consistent with the base land use recommendation of the Comprehensive Plan for this site. A small portion of the original development will be retained under PDC; a portion of that will include support retail uses but will not constitute a commercial retail center.

However, some elements of the proposed development raise concerns regarding the design and implementation of the proposed development.

Issue: Landscaping
Landscaping appears to be somewhat limited and does not appear to fully satisfy current tree cover requirements. It is not clear that adequate screening and landscaping have been provided on the eastern portions of the site which is closest to existing residential development.

Resolution:
The applicant has provided a proffered commitment to provide landscaping consistent with that shown on the CDP/FDP. The minimum caliper deciduous trees will be 2-3 inches, and evergreen trees planted will be a minimum 8-10 feet in height. In lieu of the required transitional screening requirement, the applicant has provided berming and landscaping to soften the appearance of the site from the adjacent properties. In addition, the parking garage closest to the residential development ("East Parking Structure") will be treated with a green screen or other design feature to mitigate the visual impact. The applicant has requested a deviation from the tree preservation target requirement due to the sight line requirements of the proposed tenant and proposes to meet ten-year tree canopy requirements through on-site planting. The existing vegetation on the property is successional, scrub vegetation primarily comprised of Red Cedar trees, which, while they are native, have limited value as planting material for a secure facility. Staff recognizes that the existing vegetation on the site can provide value for air and water quality. Urban Forest Management has not commented on the applicant's request for a deviation from the preservation target; therefore, staff suggests that the applicant consider additional tree save areas where applicable at the time of final site plan.

Issue: Building Heights
Given the proximity of this proposed use to Washington-Dulles International Airport, the building heights have raised some concerns which have not been fully addressed. It should be noted that the applicants have worked with the Architectural Review Board (ARB) to ensure compatibility of the proposed construction as it relates to the Sully Historic Site and the standards of the Historic Overlay District (HD). Staff feels that the applicants should provide written documentation in the form of a proffered commitment to coordinate with the Federal Aviation Administration (FAA) in order to ensure that the proposed building heights are not in conflict with flight patterns in this area.

Resolution:
The applicant has included a proffer that states the construction of buildings and improvements on the property will be in accordance with applicable FAA regulations. This issue is addressed.

Environmental Analysis (Appendix 7)

Issue: Green Building Commitment
The Policy Plan recommends that developments which seek a change in use from what would be allowed as a permitted use under existing zoning and are located in specially designated areas, (such as the Dulles Suburban Center) attain basic Leadership in Energy and Environmental Design (LEED) certification through the U.S. Green Building Council (USGBC) or other equivalent program with third party certification.

To date, the County has received many green building commitments. The proffer offered by the applicant for this case deviates from standard green building commitments that the County has received, largely due to the fact that the applicant has indicated a commitment to meet LEED Silver certification in order to comply with General Service Administration standards for federal government office construction, which is higher than what the Comprehensive Plan recommends. Although this is the case, staff strongly recommended that the proffers be revised to ensure full conformance with the green building policy of the Comprehensive Plan. The proffer, as previously proposed, raised several issues.

The previous version of the proffers did not identify the specific LEED rating system and version. The specific rating program should be identified because in staff's view not all LEED rating systems meet the intent of the Comprehensive Plan's green building policy.

The applicant was advised that, if the project would commit to meeting the LEED Silver precertification under the Core and Shell program and provides documentation of attainment of precertification from the USGBC to the Department of Planning and Zoning prior to building plan approval for each building, the green building escrow specified in the Policy Plan would be waived.

Prior to release of the bond for the project, the applicant was requested to provide documentation to the Environment and Development Review Branch of DPZ demonstrating the status of attainment of LEED Certification from the U.S. Green Building Council for each building on the property.

In accordance with Policy Plan, the applicant was also encouraged to include a LEED-accredited professional as a member of the design team.

Resolution:
Based on the concerns raised by staff, the applicant revised their proffered commitments to address these issues. The proffer was revised to identify the specific LEED rating system and version. The most current version of LEED Core & Shell at the Silver level will be sought, and the applicant will apply for precertification with the USGBC. Therefore, the escrow has been waived. A

proffered commitment to have a LEED accredited professional as a member of the design team has been made and the applicant will provide documentation to DPZ within twelve months after the issuance of the Non-RUP demonstrating that LEED Certification has been obtained.

Transportation Analysis (Appendix 8)

The Fairfax County Department of Transportation has reviewed the subject rezoning submittal including proffers dated April 22, 2010, revised through May 11, 2010, and development plans dated September 29, 2009, revised through May 5, 2010. The following comments on the application have been provided.

Item: Road Improvements
Significant improvements serving the site are underway or complete. An interchange and divided connecting roadway from Route 28 to the site (Air & Space Parkway) is complete. Centreville Road has been widened by VDOT to a 4-lane divided roadway. The applicant for RZ 2005-SU-026 (Dulles Discovery North) is initiating construction of a 4-lane divided roadway connection from Historic Sully Way to Wall Road. This is expected to be complete in October 2010. In addition to the roadway extension, added turn lanes and a signal will be constructed at Air & Space Parkway and Historic Sully Way. There are no outstanding road improvement issues.

Item: Transportation Demand Management (TDM)
The applicant proposes a significant development which ordinarily would include recommendations for a comprehensive TDM program. However, several circumstances complicate the establishment of such a program in this instance. The site is located at the interchange of Route 28, a six-lane limited access highway, and Air & Space Museum Parkway, to be constructed as a four-lane divided roadway. There is no rail or other high-capacity transit facility immediately proximate to the site to offset Single Occupant Vehicle (SOV) trips. There is limited bus service to the site and no funding available to expand the service. Further, the characteristics of the development are not conducive to offsetting trips. It is a relatively low-density office development. Typically, more comprehensive TDM programs are expected with mixed-use developments where trips can be offset with residential and/or retail uses. These developments are usually higher in density in order to better facilitate non-SOV trips, such as walking or biking. In addition, the development surrounding the site is also low-density, which fosters access by automobile.

Recognizing the above circumstances, the applicant is committing to implement TDM strategies including the retention of a TDM coordinator who will ensure that information on non-Single Occupant Vehicle (SOV) options are made available to employees at the site. The coordinator will also ensure that an annual survey of commuting patterns is undertaken to be used by the County to target non-SOV choices.

To enhance the opportunities for non-SOV travel, the applicant is also committing to provide two bus stops in the vicinity of the site to serve existing and potential future bus service to the site. There are no outstanding TDM concerns.

Item: Pedestrian/Bicycle Access
East-west pedestrian and bicycle connectivity was identified as a critical issue, particularly since the planned roadway connection (Barnsfield Rd.) through the site is not possible with the proposed secure facility. The applicant has committed to provide an 8 foot wide trail on the northern perimeter of the site to connect a 10 foot wide trail along Historic Sully Way to be constructed by the applicant with the shared use trail along Centreville Road. This will facilitate connectivity from the south and east to Sully Plantation and, potentially, the Udvar-Hazy facility across Route 28. The applicant has provided the requested trail connections in staff's preferred locations; no outstanding issues remain.

Stormwater Management Analysis (Appendix 9)

The applicant proposes to use a wet pond located on the northeast corner of the site to meet stormwater management and best management practices (BMPs) requirements.

Issue: Pond Access Road
The access road to the pond must be 20 feet wide with a 12 foot wide paved surface. At the alignment shown on Sheet 7 of the CDP/FDP, the perimeter fence will be required to have a 20 foot wide gate (per PFM standard 6-1306.3F.) The access to the outfall structure must also meet the easement and paving width requirements. Access easements are not shown on the plan.

Resolution:
The applicant has shown the general location of the access road for the pond and described the surface as gravel (see CDP/FDP Sheet 7), but the exact dimensions and location of the road, easements, or width of paved surface have not been provided. The applicant will be required to meet the PFM standards for the pond at the time of site plan submittal.

Issue: Pond Embankment Planting
The landscape plan seems to show transitional screening on the pond embankment. This area has already been approved to be a restricted planting easement; however, the easement plat has not yet been recorded. At the site plan stage, the applicant will need to demonstrate that the storm drain pipes, sanitary laterals, and any security barriers within the embankment will not compromise the stability of the embankment.

Resolution:
The plantings along the embankment are not part of a required transitional screening requirement, but are proposed in a restrictive planting easement to allow as natural an

appearance as possible for the stormwater management pond. The applicant has proffered to show this easement as part of the first and all subsequent site plan submissions; as the easement has not yet been recorded, it is not shown on the CDP/FDP. The applicant has proffered to provide the maximum feasible amount of landscaping in the areas outside the restrictive easement, in conformance with the planting policies of UFM. This additional planting will be installed in accordance with the CDP/FDP, subject to DPWES and UFM approval.

Issue: PFM Modification to Allow Pond Pumping
Before site plan approval, the applicant plans to request a modification of the PFM to allow pumping, rather than gravity flow, when draining the pond for maintenance purposes. The location of the proposed pumps is not shown on the CDP/FDP. This modification request can be approved only if the information provided with the request shows that the gas lines west of the property are a) indeed an obstacle and b) can not be relocated. A profile included in the current CDP/FDP indicates that the gas line would obstruct the pond's outfall at its current design elevations. The possibility of raising the pond to higher elevations needs to be investigated before a modification can be approved; this will be addressed at site plan review.

Issue: Site Outfall
A description of the outfall to 100 times the site's area has not been provided. At site plan submission, it will be necessary to provide calculations and a narrative description demonstrating adequate outfall meeting the PFM requirements. At site plan submission, the applicant will provide the information necessary to determine if adequate outfall is met; if it is not met, the applicant will need to use the Detention Method and provide sufficient documentation demonstrating the pond has sufficient storage volume, or provide adequate outfall through another measure. The proffers contain language that allow an increase in the amount of clearing and/or for the SWM pond from that shown on the development plan provided that three conditions are met: 1. the increase is required to meet PFM requirements as determined by DPWES; 2. the change is in substantial conformance with the development plan and proffers, and the additional area needed for the facility is accommodated without any reduction in non-stormwater management open space, tree save and/or landscaping area on the property. If it is determined that the additional clearing and/or grading is required and does not meet those criteria, a PCA will be required.

Item: Combined Principal and Emergency Spillway Modification
Before site plan approval, the applicant plans to request a modification to the Public Facilities Manual to permit the installation of a combined principal and emergency spillway.

Fairfax County Park Authority (Appendix 10)

Issue: Onsite Urban Park Amenities
In light of the sizeable workforce associated with the proposed development and Policy Plan Park and Recreation Objectives as well as those of the Dulles Suburban Center, Park Authority review of the previous submission included a recommendation to address the inclusion of urban parks such as pocket parks, plazas, common greens and recreation-focused urban parks as a component of the proposed development plan. The applicant's initial response to this request referenced the onsite pedestrian connections and a proffered commitment to provide an onsite fitness facility. This did not, however, address the objectives of the Policy Plan or those of the Dulles Suburban Center to provide outdoor plazas and park areas to enhance social and leisure opportunities for the future, healthy workforce. Although it may be early in the design process to provide detailed design of such spaces, it is recommended that a proffered commitment be provided to address future provision of urban park design and elements.

Resolution:

The applicant has revised their on-site recreational amenities proffer to provide other on-site passive amenities such as benches and other seating/gathering facilities. These facilities and features will be shown on the landscape sheets and details submitted in association with each site plan. Staff has included a development condition to articulate more clearly what types of features should be included in urban park design. Therefore, this issue is addressed.

Issue: Trails
Through the review of the previous application submission, the Park Authority did not support the Applicant's request to waive the Comprehensive Plan trail requirement of a major paved trail shown along Barnsfield Road. Whereas the proposed abandonment of Barnsfield Road and the secure nature of the proposed facility would preclude provision of the trail in the location as indicated on the trails map, it does not negate this obligation on the property or the ability of the Applicant to provide this trail in a modified location. The Park Authority recommended that a major paved trail connection be provided along the northern edge of the subject property to link Centreville Road to Historic Sully Way.

Resolution:

The applicant has modified the initial trail proffer commitment to provide a ten foot wide trail within the Historic Sully Way right-of-way on its south and east sides, adjacent to the property as shown on the Sheet 6 of the CDP/FDP. The applicant has committed to the construction of this trail, as well as to additional connections along Centreville Road and along the subject property to complete the east-west trail connection from Centreville Road to the Sully Historic Site, and to diligently pursue the

necessary easements needed. If the applicant is unable to obtain the easements, an escrow will be provided to cover the cost of constructing the trail within the areas where the easement(s) could not be obtained. Staff believes that a significant contribution has been made through this commitment to construct the trail and all connections, including those off-site.

Issue: Plant Material Selection
Prior review of this application by the Park Authority included a recommendation that the plant material selection be revised to include only native, non-invasive plant species with preference to species native to Fairfax County. The revised submission dated April 22, 2010 includes a note on Sheet 13 that "plant material along the south side of Historic Sully Way shall consist of 90% native species."

Resolution:
The 90% limitation is acceptable to the Park Authority; however, it is recommended that this commitment towards native species be applicable to the entire application area. Additionally, a commitment should be added that no non-native, invasive species will be planted as part of this project. It is recommended that the commitment to landscaping comprised of a minimum of 90% plant material native to Virginia and the exclusion of any non-native invasive species be included with Proffer 19 related to landscaping. Staff has included a development condition to require 90% native plant material be used for the entire project area, subject to review and approval by Urban Forest Management. This issue is addressed.

Cultural Resources Impact Analysis (Appendix 10)

The subject application was evaluated for possible impacts to cultural resources, both within the application area and to the nearby Sully Historic Site.

Issue: Cemeteries
The Applicant has addressed requested protection during construction activities, protection and marker identification after completion of construction, access to the cemeteries and has provided for maintenance of the cemeteries. Modifications to the proffer language were suggested to provide stipulation that delineation of the cemeteries be done in consultation with Cultural Resource Management and Protection (CRMP) and that the final location, design and text of said marker be determined in consultation with the Fairfax County History Commission in accordance with the History Commission's recommended guidelines and treatment for historical markers when developed.

Resolution:
The applicant incorporated this language into the proffers to the satisfaction of Heritage Resources and the Park Authority; this issue is addressed.

Issue: Turley Hall Historical Marker
The Applicant has included a proffer commitment to provide a historical marker denoting the former location of Turley Hall. Modifications to the proffer language were suggested to provide clarification on location and consulting organization.

Resolution:
The applicant has incorporated most of the suggested language into the proffers; this issue is addressed.

Issue: Historic Sully Way Streetscape Improvements
The quality and character of Historic Sully Way is of key importance to Sully Historic Site as this route provides the visitor's first impression of the park. Park Authority review of the initial submission dated November 30, 2009 reflected concern regarding views that would be experienced by park patrons based on the proximity of the proposed parking areas to Historic Sully Way. Previous recommendations included a request for additional setbacks from Historic Sully Way, as well as enhancement of the landscape treatment. The applicant revised the plans to reflect an increased buffer width and some additional landscaping through this portion of the site, which improves the situation. However, based on the section drawings provided on Sheet 14A, views of the expansive parking area would still be quite visible along Historic Sully Way. As landscaping along perimeter fencing of secure facilities often precludes plant material that would obscure views, it was recommended that the Applicant provide a commitment to screen the parking area from Historic Sully Way by berming.

Resolution:
The applicant has provided a proffer commitment for berming and landscaping as shown on the CDP/FDP; this issue is addressed.

Issue: Access to Off-site Parcel
The application proposes the abandonment of Barnsfield Road, thereby eliminating public street access to Parcel 34-2((1)) 12, owned by Fairfax County Park Authority. Although said abandonment and provision of a secure perimeter are key elements of the proposed application, the Park Authority requires the assurance of continued access to this property for the purpose of maintenance activities and emergency service.

Resolution:
The applicant has removed the reference in the proffers to a "temporary" access easement, and has reserved the right to terminate the easement at such time as others provide a permanent route of vehicular access from parcel 34-2 ((1)) 14, from another point along Historic Sully Way. The applicant has not committed to providing design or construction costs for any roadway within the easement, as the parcel has access through the existing Historic Sully Site and is not "landlocked" as a result of the vacation of Barnsfield Road.

Fairfax Water (Appendix 11)
The subject property is located within the Fairfax Water service area. Adequate domestic water service is available from existing 8-inch and 12-inch mains located at the property.

Issue: Transmission Main Easement
During review of the application, it was indentified that the site contains part of an existing 48-inch transmission main within an easement; it can not be determined from the rezoning plans as to whether or not the proposed development would require relocation of the transmission line. In addition, an executed transmission main easement amendment will be required prior to final site plan approval.

Resolution:
The applicant has proffered to relocate the transmission main, at their own cost, should relocation be deemed necessary during site plan review. This relocation would be subject to FCWA review and approval, concurrent with site plan review for the office development.

A development condition has been added requiring the applicant to execute a transmission main easement amendment prior to site plan approval.

Sanitary Sewer Analysis (Appendix 12)

The property is located in the Upper Cub Run Watershed and would be sewered into the UOSA Treatment Plant. The sewer systems surrounding the application property have sufficient capacity to accommodate the proposal; however, treatment capacity will depend on the current rate of construction and the timing for development of this site.

Fire and Rescue (Appendix 13)

The subject property is serviced by the Fairfax County Fire and Rescue Department Station #415, Chantilly. The requested rezoning currently meets fire protection guidelines, as determined by the Fire and Rescue Department.

ZONING ORDINANCE PROVISIONS (Appendix 14)

Conformance with PDC District Regulations

Sect. 6-201: Purpose and Intent

The PDC District was established to encourage the innovative and creative design of commercial development. The district regulations are designed to accommodate

preferred high density land uses which could provide detrimental effects on neighboring properties if not strictly controlled as to location and design; to ensure high standards in the layout, design, and construction of commercial developments; and to otherwise implement the stated purpose and intent of the Zoning Ordinance.

Sect. 6-206: Use Limitations

This section of the Zoning Ordinance sets forth the use limitations for the PDC District. Below is a listing of the use limitations for all developments in the PDC District and a discussion of how the proposed development addresses them:

- Meet the standards of 16-101 (General Standards) and 16-102 (Design Standards.) *This issue is discussed below under the headings, "Section 16-101, General Standards" and "Section 16-102, Design Standards."*

- Comply with the performance standards of Article 14, relating to lighting and noise. *The applicant has proffered to provide lighting in accordance with Article 14 and in accordance with Section 7-200 for those portions of the property located within the HD.*

- Use the standards of Article 8 or 9 to evaluate uses categorized as Special Exception uses. *Any of the uses not established in the proffers and allowed in the District by-right may be permitted with approval of a final development plan amendment, special exception or special permit, as applicable. (The applicant has filed a concurrent Special Exception Amendment Application to allow an increase in building height for the buildings identified as DD5A and DD5B on the plan; these will be discussed in the following section.)*

- Secondary uses shall only be permitted in a PDC District which contains one or more principal uses. *The principal use on the property is Office.*

- Secondary uses shall be designed to protect the character of the adjacent properties. *The applicant has proffered to a short list of accessory uses which would serve the secure office facility. Give the secure nature of the project with limited access to the site for non-employees; staff does not believe the optional accessory uses listed would negatively impact the character of the adjacent properties.*

- Provide signage in accordance with Article 12. *The proposed development will be required to demonstrate compliance with this standard at the time of site plan approval.*

- Fast food restaurants shall be permitted only if there is no separate entrance into the site for the use and the use is safely and conveniently accessible from surrounding uses via clearly defined pedestrian circulation system. *Any eating*

establishment(s) on the site will be accessory to the primary use, which is office.

Sect. 6-207: Lot Size Requirements

Par. 1 of this section required no land shall be classified in the PDC District unless the Board finds that that proposed development will either yield a minimum of 100,000 square feet of gross floor area (GFA) or the development will be a be a logical extension of an existing P District and yield a minimum of 40,000 square feet of gross floor area.

The application property contains 1,174,100 square feet of gross floor area. Therefore, this requirement is met.

Section 6-208: Bulk Regulations

The bulk regulations require that in the PDC District:

- The building heights and yard requirements be controlled by the provisions of Article 16.
- The maximum floor area ratio (FAR) be 1.5, which may be increased by the Board up to a maximum of 2.5 when the submitted CDP/FDP contain certain criteria.

The building heights and yard requirements, as controlled by Article 16, would require the development to be generally in conformance with the C-3 regulations (discussed below under Design Standards). The maximum proposed FAR is 0.35.

Section 6-209: Open Space

The open space regulations require that 15 percent of the gross area in a PDC District be open space.

The CDP/FDP provides 30% open space; therefore, this requirement is met.

Sect. 16-101: General Standards

Par. 1 requires conformance with the Comprehensive Plan recommendations. The Comprehensive Plan for this site recommends a high-quality, campus-style office and high-quality industrial/flex uses up to .35 FAR as its base Plan recommendation. Staff believes the proposal meets the intent of the site specific plan text for the recommended use and FAR guidelines.

Par. 2 requires that the proposed design achieve the stated purposes of the P-District more than would development under a conventional zoning district. Staff finds the overall design of the proposal to be acceptable and incorporates usable recreational space, cohesive and usable trail connections, and significant landscaping and berming

to enhance the views from off-site. A conventional district would make addressing the Historic District requirements extremely difficult, if not impossible.

Par. 3 requires protection and preservation of scenic assets. The applicant has committed to provide berming and landscaping to soften the views of the office complex from the adjoining historic and residential properties. In addition, as part of RZ 2003-SU-035, the applicant acquired and transferred to the Park Authority the parcel identified as 34-2 ((1)) 12 to provide an additional buffer between the Historic Sully site and the proposed development. This parcel preserves further the vista to and from Historic Sully Site. The applicant has also proffered to provide an additional treatment for the East Parking Garage located adjacent to Centreville Road; a green screen or other design feature will be provided to soften the visual impact of the garage from the public right of way and adjacent communities.

Par. 4 requires a design that prevents injury to the use of existing development and does not deter the development of undeveloped properties. Staff does not feel that the proposed development would prohibit the redevelopment of any of the adjacent properties in conformance with the Comprehensive Plan recommendations. The applicant is providing substantial road improvement commitments, a commitment to provide bus shelters along streets adjacent to the property, and significant trail connections. Therefore, the proposal meets the standard for compatibility with existing and future development.

Par. 5 requires that adequate transportation and other public facilities are, or will be, available to serve the proposed use. As noted in the transportation analysis, the issues relating to transportation have been resolved. With RZ 2003-SU-035, the applicant dedicated and conveyed to the Board of Supervisors right-of-way along the Centreville Road frontage of the property and right-of-way sufficient for construction of the Air and Space Museum Parkway and also constructed a half-section of a six-lane divided roadway on the property through its intersection with Historic Sully Way, beyond that portion of Air and Space Parkway already funded for construction by the Route 28 PPTA. The current proffers provide the requested turn lanes along Wall Road, Centreville Road, and Historic Sully Way, as well as crosswalk improvements at Centreville Road. The proffers also commit to provide two bus shelters.

Par. 6 requires that coordinated linkages among internal facilities and services, as well as connections to major external facilities and services, be provided. The applicant is providing all requested trails and trail connections in the locations preferred by staff. Interparcel access to the Park Authority property identified as 34-2 ((1)) 12 is provided via an easement on the application property.

Sect. 16-102 Design Standards

Par. 1 states that, in order to compliment development on adjacent properties, at all peripheral boundaries of the planned development district, the bulk regulations and landscaping and screening provisions shall generally conform to the provisions of that conventional zoning district which most clearly closely characterizes the particular type of development under consideration. In this instance, the most comparable conventional district is the C-3 District, shown in the chart below.

C-3 District		
Standard	**Required**	**Provided**
Lot Area	20,000 square feet	3,336,872 SF or 76.60 acres
Lot Width	100 feet	Aprox. 16,000 feet
Max. Building Height	90 feet	126.5 feet
Front Yard	25° angle of bulk plane, but not less than 40 feet	209 feet
Rear Yard	20° angle of bulk plane, but not less than 25 feet	244 feet
FAR	1.0	0.35
Open Space	15% of the gross area shall be open space	30%

On the submitted CDP/FDP, peripheral setbacks from adjacent properties along the site's boundaries far exceed the minimum setback standards. In staff's evaluation, the design of the streetscape, landscaping and screening provide for an appropriate edge to the type of development envisioned by the Plan. Therefore, this standard has been satisfied.

Par. 2 states that the open space, parking, loading, signage and all other similar regulations shall have application in all planned developments. This application includes 30% open space, which is above the requirement of 15% for the PDC District. In addition, the Zoning Ordinance requires 2,898 parking spaces and the proposed development provides 4,568 spaces. Five loading spaces are required, and five are provided. Staff believes that all Zoning Ordinance provisions are satisfied.

Par. 3 states that streets and driveways shall be designed to generally conform to the provisions of the Zoning Ordinance and should offer convenient access to mass transportation, recreational amenities, landscaped open space, and pedestrian access. The applicant has provided adequate pedestrian access and connections to

and from the site, has proffered to two bus shelters adjacent to the property and is located adjacent to the Sully Historic Site. Staff believes this provision is satisfied.

Special Exception Requirements

The applicant is requesting approval of a Category 6 special exception to permit an increase in building height for two multi-story office buildings proposed within the Sully Historic Overlay District. As such the special exception application is subject to the following Zoning Ordinance requirements:

Sect. 9-006: General Special Exception Standards
Sect. 9-607: Provisions for Approving an Increase in Building Height

Section 9-006: General Special Exception Standards

The General Exception Standards require that the proposal be in harmony with the recommendations of the Comprehensive Plan; with the general purpose and intent of the applicable zoning ordinance provisions; that there be a determination that no significant negative impacts to the surrounding properties will result from the proposal; and that adequate vehicular and pedestrian access will be provided. As previously discussed, it is staff's determination that the application is in harmony with both the recommendations of the Comprehensive Plan and with the applicable Zoning Ordinance provisions. No negative impacts to the neighboring properties, including the Historic Sully site, are anticipated as the result of the requested additional height which is consistent with the remainder of the proposed development which largely surrounds it. Pedestrian and vehicular circulation have also been determined to be adequate, as previously discussed, and will be unaffected by the requested additional height. Therefore, these standards have been satisfied.

Sect. 9-607: Provision for Approving an Increase in Building Height

This provision requires that an increase in height be approved only:

- where it will be harmonious with the policies in the Comprehensive Plan;
- where the resultant height will not be detrimental to the character and development of adjacent lands;
- where the remaining regulations for the zoning district can be satisfied; and
- in the Sully Historic Overlay District, a height increase up to 60 feet may be approved when located within the Historic District and within 500 feet of the Historic Overlay District perimeter boundary and when it can be demonstrated by the applicant that the proposed structures, including a rooftop structures excluded from the maximum height regulations pursuant to Section 2-506 and those portions of the roof excluded from the building height calculations in accordance with the definition, are compatible with and do not have detrimental impact on the Sully property in terms of mass, scale, color and visual impact

and when such increase in height is in compliance with Federal Aviation Administration standards. Other factors to be considered when determining the impact of an increase in height may include, but not be limited to, changes to existing topography, presence of existing vegetation and the building lighting and signage. The actual building height as measured from the grade to the top of any roof or rooftop structure shall not exceed 65 feet.

The proposal meets the aforementioned criteria for an increase in building height. A crane test showing no visual impact on the Historic Sully Site was submitted as part of the original approval, and the proposed maximum height has not changed since that approval. The proposal meets the criteria set forth in the Comprehensive Plan, and has received approval from the Architectural Review Board. Therefore, this standard has been satisfied.

Overlay District Requirements

Sect. 7-200 Sully Historic Overlay District (HD)

Sect. 7-800: Water Supply Protection Overlay District (WSPOD)

The provisions of the Water Supply Protection Overlay District are designed to provide a means for specific review of development proposals that may have adverse water quality impacts. This district is also designed to encourage land uses and activities that will be compatible with water quality protection, as well as ensure that structures and uses within the district will be developed in a manner that will serve the health, safety, and welfare objectives of preserving the environmental integrity of public water supply reservoirs.

The applicant's supplemental stormwater management information indicates that the water quality control requirements will be met primarily through the use of the on-site wet pond. The information on the CDP/FDP Plat demonstrates that the application is meeting the phosphorous removal rate for the WSPOD; additional details will be provided at site plan.

Waivers/Modifications

- Modification of Section 10-104(3) B and C of the Zoning Ordinance to permit an increase in fence height. The applicant proposes to install a maximum nine foot tall fence around the perimeter of the property to provide necessary security measures for the proposed tenant.

  The applicant has included a perimeter fencing plan as part of the CDP/FDP, which details the location and fence materials. Staff believes the location and materials proposed are compatible with the existing surrounding development,

and the ARB review did not find any adverse visual impact on the Sully Historic Site. Therefore, staff does not object to this modification.

- Modification of Section 13-303 of the Zoning Ordinance to permit the transitional screening as shown on the CDP/FDP to satisfy the requirements along the eastern and a portion of the southern boundaries.
  The applicant has provided berming and landscaping along the eastern and southern boundaries. Staff supports the requested transitional screening modification, because the applicant has provided a dense buffer yard that will sufficiently separate the proposed use from the existing uses. The berms vary in height from 4 feet to 6 feet and the landscaping includes a mix of deciduous and evergreen trees and shrubs that are densely planted. Although the width requirement for transitional screening is not met, staff believes the proposed development will meet the intent of the Zoning Ordinance transitional screening requirement and does not object to this modification.

- Modification of Section 13-304 to permit the barriers as shown on the CDP/FDP to satisfy the requirements along the southern and a portion of the eastern and western property lines. The applicant is providing berming and fencing in lieu of the barrier required by the Zoning Ordinance.

  Staff believes that the proposed barriers are sufficient to meet the intent of the Zoning Ordinance barrier requirement and does not object to this modification.

- Modification of Section 12-0507 of the PFM to permit the tree plantings as shown on the CDP/FDP to satisfy the tree preservation target requirement.

  This request will be addressed at site plan.

- Waiver of the Countywide Trail Plan recommendation for a major paved trail along the south side of the to-be-vacated Barnsfield Road.

  Barnsfield Road is currently undergoing vacation and abandonment hearings through the Board of Supervisors, and the applicant has provided the trail improvements and connections elsewhere on the property, as requested by staff. Therefore, staff supports this waiver.

- Modification of Section 6-1603.2 of the PFM to permit the installation of a combined principal and emergency spillway.

  This request will be addressed at site plan.

- Modification of Section 6-1604.10 of the PFM to permit the permanent pool elevation of the stormwater management pond to be drained by a pumping method for maintenance activities.

  This request will be addressed at site plan.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

Staff believes that the applicant's request for PCA/FDPA 2003-SU-035 to permit the deletion of land to permit its inclusion in RZ/FDP 2009-SU-024 which is a request to rezone 76.60 acres from the PDH-16, PDC and I-5 Districts to the PDC District to permit office use, and the Special Exception Amendment request to permit an increase in building height from 35 feet to a maximum of 60 feet, are in harmony with the Comprehensive Plan and applicable Zoning Ordinance provisions.

Staff Recommendations

Staff recommends approval of PCA/FDPA 2003-SU-035, subject to the Board's approval of RZ 2009-SU-024.

Staff recommends approval of RZ 2009-SU-024, subject to the execution of proffers consistent with those found in Appendix 1 of this report.

Staff recommends approval of FDP 2009-SU-024, subject to the Board's approval of RZ 2009-SU-024 and subject to the proposed FDP conditions found in Appendix 2 of this report.

Staff recommends approval of a modification of Section 10-104(3) B and C of the Zoning Ordinance to permit an increase in fence height. The applicant proposes to install a maximum nine foot tall fence around the perimeter of the property to provide necessary security measures for the proposed tenant.

Staff recommends approval of a modification of Section 13-303 of the Zoning Ordinance to permit the transitional screening as shown on the CDP/FDP to satisfy the requirements along the eastern and a portion of the southern boundaries

Staff recommends approval of a modification of Section 13-304 to permit the barriers as shown on the CDP/FDP to satisfy the requirements along the southern and a portion of the eastern and western property lines.

Staff recommends approval of a waiver of the Countywide Trail Plan recommendation for a major paved trail along the south side of the to-be-vacated Barnsfield Road.

Staff recommends approval of SEA 2003-SU-023, subject to the SEA development conditions found in Appendix 3 of this report.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Supervisors.

The approval of these application does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

APPENDICES

1. Draft Proffers RZ 2009-SU-024
2. Proposed Development Conditions for FDP 2009-SU-024
3. Proposed Development Conditions for SEA 2003-SU-035
4. Affidavits
5. Statements of Justification
6. Documents for Previous Approvals (RZ 2003-SU-035, SE/FDP 2003-SU-023)
7. Land Use and Environmental Analysis
   a. Architectural Review Board Review
   b. Urban Forestry Review
8. Transportation Analysis
9. Stormwater Management Analysis
10. Park Authority Analysis
11. Water Service Analysis
12. Sanitary Sewer Analysis
13. Fire and Rescue Analysis
14. Applicable Zoning Ordinance Provisions
15. Glossary of Terms

RZ 2009-SU-024
SULLY EAST L.C.
DULLES DISCOVERY SOUTH
PROFFER STATEMENT

April 22, 2010
May 11, 2010
May 14, 2010
May 28, 2010
June 2, 2010

Pursuant to Section 15.2-2303(A) of the Code of Virginia, as amended, and subject to the Fairfax County Board of Supervisors approval of RZ 2009-SU-024, as proposed, from the PDH-16, PDC, I-5, WS and HD Districts to the PDC, WS, and HD Districts, Sully East L.C. (the "Applicant") and the owners, for themselves and their successors and assigns, hereby proffer that development of Tax Map Parcels 34-2-((1))-1, 2 (pt.), 3A, 7, 8, 10A, 27 (pt.), and 35 (pt.), plus approximately 1.99 acres of Barnsfield Road to be vacated and/or abandoned, totaling approximately 76.60 acres (collectively known as the "Property") shall be in accordance with the following proffered conditions (the "Proffers"), which, if approved, shall replace any and all existing proffered conditions pertaining to the Property. In the event this application is denied, these proffers shall immediately be null and void and the previous proffers shall remain in full force and effect.

1. **Substantial Conformity**. The Property shall be developed in substantial conformance with the Conceptual Development Plan and Final Development Plan ("CDP/FDP") consisting of eighteen sheets (Sheets 1 through 14C) prepared by Urban, Ltd, entitled "Dulles Discovery South" dated July 2009 and revised through May 5, 2010, and further modified by these proffered conditions.

2. **Minor Modifications**. Notwithstanding that CDP 2009-SU-024 appears on the same development plan with FDP 2009-SU-024, it shall be understood that the CDP shall consist of the entire plan relative to the general layout, points of access to the existing road network, uses, building heights, peripheral setbacks, limits of clearing and grading, and the amount of open space on the Property ("CDP Elements"). Pursuant to Section 16-403 of the Zoning Ordinance, minor modifications from the approved CDP/FDP may be permitted due to final architectural, engineering and design issues, as determined by the Zoning Administrator. Building footprints and gross square feet within each building may be adjusted, as long as the maximum gross square feet of development is not exceeded; the minimum amount of open space depicted on the CDP/FDP is not reduced; the building heights provided on the CDP/FDP for individual buildings are not increased beyond that allowed on the CDP/FDP and as otherwise permitted in these Proffers and by the Zoning Ordinance; and the development otherwise is in substantial conformance with the CDP/FDP and these Proffers. The Applicant further retains the option to file partial Conceptual Development Plan Amendments (CDPAs) and/or partial Proffered Condition Amendments (PCAs) in the future pursuant to Section 18-204 of the Zoning Ordinance.

3. **Final Development Plan Amendments**. The Applicant has the option to request Final Development Plan Amendment ("FDPA") approvals of the CDP/FDP from the Planning Commission in accordance with Section 16-402 of the Zoning Ordinance, except as to the CDP Elements as defined in Paragraph 2, above.

4. **Maximum Floor Area Ratio (FAR)**. The maximum floor area ratio ("FAR") built upon the Property that is subject to this rezoning application, and including application of density credit associated with dedication of land for certain road improvements, shall not exceed 0.35 FAR as detailed on Sheet 2 of the CDP/FDP.

5. **Permitted Uses**. The following uses shall be permitted on the Property:

   Offices, and establishments for scientific research, development and training shall be the principal uses. Uses accessory to such uses may include, but shall not be limited to, business service and supply service establishments; eating establishments; financial institutions; garment cleaning establishments; personal service establishments; public uses; retail sales establishments; central plant; data centers; inspection facilities and guard booths; accessory service uses; light public utility uses; child care centers; nursery Schools.

6. **Maximum Building Height**. The maximum building heights for individual buildings and structures shall not exceed that depicted on the CDP/FDP, not including those structures excluded from maximum building height calculations in accordance with the Zoning Ordinance. Buildings and structures located within the outermost 500-feet of the Sully Historic Overlay District ("SHOD"), and as shown on the CDP/FDP, shall not exceed 60 feet in "actual height" in accordance with the Zoning Ordinance and as permitted in accordance with the approval of SEA 2003-SU-023.

7. **Road Improvements**. The following road improvements shall be provided by the Applicant, subject to and as approved by VDOT and DPWES. To the extent any of the following road improvements shall have been completed by others, the Applicant shall have no further obligation with respect to such completed road improvements. Further, upon demonstration by the Applicant that, despite diligent efforts by the Applicant, provision of a respective improvement has been unreasonably delayed by others or by circumstances beyond the control of the Applicant, the Zoning Administrator may agree to a later date for the completion of each such improvement:

   A. Wall Road Left Turn Lane. The Applicant shall restripe Wall Road to accommodate a second left turn lane from eastbound Wall Road onto northbound Centreville Road prior to issuance of the Non-Residential Use Permit ("Non-RUP") for the initial office building constructed on the Property.

   B. Centreville Road Left Turn Lane. In accordance with that shown on the CDP/FDP, the Applicant shall extend the storage capacity of the existing northbound left turn lane entering the Property from Centreville Road by approximately, but no less than, 50 feet prior to issuance of the Non-RUP for the initial office building constructed on the Property.

C. Centreville Road Site Entrance. The site entrance to the Property from Centreville Road shall be constructed as shown on the CDP/FDP prior to issuance of the Non-RUP for the initial office building constructed on the Property.

D. Historic Sully Way Site Entrance. The site entrance to the Property from Historic Sully Way shall be constructed as shown on the CDP/FDP prior to the issuance of the Non-RUP for the initial office building constructed on the Property.

E. Historic Sully Way Left Turn Lane. The Applicant shall restripe Historic Sully Way to accommodate a second left turn lane from northbound Historic Sully Way onto westbound Air and Space Museum Parkway prior to issuance of the Non-RUP for the initial office building constructed on the Property.

F. Centreville Road Crosswalk. The Applicant shall provide a crosswalk at the intersection of Centreville Road and Franklin Farm Road in association with Proffer 15 for the purpose of permitting a safe crossing of Centreville Road for pedestrians and bicyclists. Appropriate accessibility improvements, limited to pedestrian signal heads at the Centreville Road/Franklin Farm Road intersection and curbing constructed in compliance with ADA standards, shall be provided.

8. **Traffic Signals**. The following traffic signals shall be installed and/or modified by the Applicant, subject to and as approved by VDOT and DPWES. Should any of the following traffic signals have been installed by others, the Applicant shall have no further installation obligation with respect to such traffic signals installed by others. Further, upon demonstration by the Applicant that, despite diligent efforts by the Applicant, installation and/or modification of such traffic signal has been unreasonably delayed by others, the Zoning Administrator may agree to a later date for the completion of the installation and/or modification of such signal:

A. Centreville Road/Wall Road Intersection. A warrant study for a traffic signal at the Centreville Road/Wall Road intersection has been submitted by others in association with site plan 9751-SP-007-2. Should the traffic signal at the Centreville Road/Wall Road intersection be warranted, but not installed by others prior to issuance of the Non-RUP for the initial office building constructed on the Property, the Applicant shall design and/or install such traffic signal prior to issuance of the Non-RUP for the initial office building constructed on the Property using funds escrowed by others for the purpose of installing such signal. The Applicant shall submit a traffic signal timing modification analysis to VDOT for review prior to submission of the initial site plan for development of office space in excess of 752,500 gross square feet ("GSF") on the Property. Such traffic signal timing modification analysis shall be for the purpose of determining whether adjustments to the signal timings of the Centreville Road/Wall Road traffic signal are warranted, utilizing updated traffic counts based upon the assumed occupancy of 752,500 GSF of office space on the Property as of the date of the analysis. In the event that VDOT determines that adjustments to the signal timings are warranted based upon such analysis, then the Applicant shall make such adjustments prior to issuance of the initial non-RUP for office use in excess

of 752,500 GSF on the Property. Should no timing adjustments be deemed necessary for the Centreville Road/Wall Road traffic signal based upon such analysis, then the Applicant's obligation under this proffer shall be deemed satisfied.

B. Centreville Road/Franklin Farm Road. The Applicant shall submit a traffic signal timing modification analysis to VDOT for the Centreville Road/Franklin Farm Road intersection traffic signal (i) prior to submission of the initial site plan for office development on the Property and (ii) prior to submission of the initial site plan for office development in excess of 752,500 GSF on the Property. Such respective traffic signal timing modification analyses shall be for the purpose of determining whether adjustments to the signal timings of the Centreville Road/Franklin Farm Road traffic signal are warranted, respectively, (a) due to the vacation/abandonment of Barnsfield Road and removal of that leg of the intersection, and the addition of the crosswalk referenced in Proffer 7(F) and the multi-purpose trail connection referenced in Proffer 15(B)(ii), or (b) upon occupancy of greater than 752,500 square feet of office use on the Property. Such initial analysis (8(B)(i) above) shall utilize updated traffic counts which assume the occupancy of the initial office building on the Property. Such later analysis (8(B)(ii) above) shall utilize updated traffic counts based upon existing and projected occupancy of office use on the Property at full build-out. In the event that VDOT determines that adjustments to the signal timings are warranted, then the Applicant shall make such adjustments prior to, respectively, issuance of the non-RUP (i) for the initial office building on the Property, and/or (ii) for office use in excess of 752,500 square feet on the Property. Should no timing adjustments be deemed necessary for the Centreville Road/Franklin Farm Road traffic signal based upon such respective analyses, then the Applicant's respective obligation for traffic signal timing modification under this proffer shall be deemed satisfied.

C. Centreville Road/Lees Corner Road. The Applicant shall submit a traffic signal timing modification analysis to VDOT for the Centreville Road/Lees Corner Road intersection traffic signal (i) prior to submission of the initial site plan for office development on the Property and (ii) prior to submission of the initial site plan for office development in excess of 752,500 GSF on the Property. Such traffic signal timing modification analysis shall be for the purpose of determining whether adjustments to the signal timings of the Centreville Road/Lees Corner Road traffic signal are warranted, respectively, (a) to accommodate the fourth approach to the intersection (the Centerville Road site entrance) as shown on the CDP/FDP, or (b) upon occupancy of greater than 752,500 square feet of office use on the Property. Such initial analysis (8(C)(i) above) shall utilize updated traffic counts which assume the occupancy of the initial office building on the Property. Such later analysis (8(C)(ii) above) shall utilize updated traffic counts based upon existing and projected occupancy of office use on the Property at full build-out. In the event that VDOT determines that adjustments to the signal timing are warranted, then the Applicant shall make such adjustments prior to, respectively, issuance of the non-RUP (i) for the initial office building on the Property, and/or

(ii) for office use in excess of 752,500 square feet on the Property. Should no timing adjustments be deemed necessary for the Centreville Road/Lees Corner Road traffic signal based upon such respective analyses, then the Applicant's respective obligation for traffic signal timing modification under this proffer shall be deemed satisfied.

9. **Transportation Demand Management ("TDM")**. Transportation Demand Management ("TDM") strategies shall be utilized to reduce office vehicle trips during peak periods. TDM coordination duties shall be implemented by a Transportation Demand Management Coordinator (the "TDM Coordinator"), who shall be appointed to enforce such TDM duties prior to the issuance of the Non-RUP for the first office building constructed on the Property. The contact information of the TDM Coordinator shall be provided to the Fairfax County Department of Transportation ("FCDOT") within thirty days of such appointment. The TDM Coordinator position may be a part of other duties assigned to the individual(s). Strategies shall include, but not be limited to, the following, and shall be implemented by the Applicant for each office building constructed on the Property:

A. Distribution and promotion of TDM-related materials to office employees such as, but not limited to, maps, schedules and other transportation information pertaining to transit service options, car/van pooling formation and services, teleworking, and flexible work schedules to the extent that any of these are available to office employees who commute to and from the Property on a daily basis;

B. Display of TDM-related materials in a publicly accessible central location within each office building;

C. Conveniently located bicycle storage, locker rooms and shower facilities for use by office employees; and

D. Designated parking spaces nearest to building entrances within surface parking lots and structured parking garages, exclusive of accessible parking spaces reserved for persons with disabilities, for use by carpool/vanpool vehicles, alternative fuel vehicles and car-sharing vehicles from services such as Zipcar™.

E. Annual surveys of the commuting patterns of the employees at the Property shall be provided by the TDM Coordinator to FCDOT beginning one year following issuance of the Non-RUP for the second office building constructed on the Property and continuing until completion of two (2) years following issuance of the Non-RUP for the final office building constructed on the Property. The sole purpose of said surveys shall be to inform FCDOT of commuting modes, routes, and timing to and from the Property.

F. The TDM Coordinator shall work with FCDOT to host an annual commuter outreach event designed to provide non-SOV commuting options to employees at the Property.

10. **Bus Shelters**. The Applicant shall provide two (2) bus shelters for the Property, with the specific location to be determined by the Applicant in consultation with FCDOT. Bus shelter installation shall be limited to the concrete pad, the shelter itself and a refuse receptacle. No bus loading areas or bus travel lanes shall be constructed by the Applicant to support said bus shelters. Should the bus shelters be installed along or in the right-of-way adjacent to the Property's frontage, such bus shelters and trash receptacles shall be maintained by the Applicant. If, by the time of final bond release for office development on the Property, the exact location of said bus shelters has not been determined, the Applicant shall escrow $20,000 per shelter whose location has not been determined, to be used for bus shelters located along public streets adjacent to the Property.

11. **Vacations/Abandonments**. Prior to final approval of the initial site plan for development on the Property, the Applicant shall obtain vacation and/or abandonment by the Board of Supervisors of that portion of the Barnsfield Road right-of-way shown within the CDP/FDP for vacation/abandonment and shall acquire all rights to use such area as shown on the CDP/FDP. In the event that any of the following does not occur: (i) the Board of Supervisors does not approve the vacation and/or abandonment of the Barnsfield Road right-of-way shown within the CDP/FDP; (ii) the Applicant is unable to acquire all rights necessary to use the Barnsfield Road right-of-way shown within the CDP/FDP; or (iii) failure to obtain such approval and/or acquisition precludes development in substantial conformance with the CDP/FDP, then the Applicant shall obtain a PCA to the extent necessary to develop that affected portion of the Property, which may result in a loss of density.

12. **Interparcel Access Easement**. The Applicant shall provide a vehicular interparcel access easement to Tax Map Parcel 34-2 ((1)) 10B, as depicted on CDP/FDP. The Applicant reserves the right to provide appropriate signage, fencing, landscaping and other security features necessary to ensure that no vehicular access from this off-site parcel is permitted through the office complex on the Property.

13. **Access Easement**. The Applicant shall provide an access easement to Tax Map Parcel 34-2 ((1)) 12 for purposes of emergency and maintenance vehicle access to said parcel from Historic Sully Way, as shown on the CDP/FDP. Such access easement shall be recorded among the land records of Fairfax County in conjunction with approval of the initial site plan for office development on the Property, and shall, by its terms, terminate upon provision by others of a permanent route of vehicular access from Tax Map Parcel 34-2 ((1)) 14 or from another point along Historic Sully Way. The Applicant shall not be responsible for any design, construction, or maintenance of any travel lane within said access easement. The Applicant reserves the right to provide appropriate signage, fencing, landscaping and other security features necessary to ensure that no vehicular access from this off-site parcel is permitted through the office complex on the Property.

14. **Private Streets**. All private streets shall be constructed with materials and depth of pavement consistent with public street standards in accordance with the Fairfax County Public Facilities Manual ("PFM"), as determined by DPWES, unless waived and/or modified in association with site plan approval for any portion of office development of the Property. The above standard shall not apply to parking lots, stormwater

management access roads, or to the temporary access easement area referenced in Paragraph 13 immediately above.

15. **Multi-Purpose Trail**.

A. Prior to issuance of the Non-RUP for the initial office building constructed on the Property, the Applicant shall construct, subject to approval by DPWES and VDOT, a ten (10) foot wide multi-purpose trail within the Historic Sully Way right-of-way on its south and east sides adjacent to the Property as shown on Sheet 6 of the CDP/FDP.

B. Subject to the obtaining of all necessary easements at no cost to the Applicant and to approval by DPWES and VDOT, the Applicant shall construct, (i) a ten (10) foot wide trail within the east side of the Historic Sully Way right-of-way from the point at which Historic Sully Way departs the Property's western boundary to the cul-de-sac located in Historic Sully Way at its point of access to Sully Historic Site; (ii) a ten (10) foot wide trail along the west side of Centreville Road between the intersection with Franklin Farm Road and the Property's northern boundary; and (iii) an eight (8) foot wide trail along the northern Property boundary between Centreville Road and Historic Sully Way.

As shown on the CDP/FDP, said trail shall be constructed for the purpose of providing a connection between Centreville Road and the cul-de-sac located in Historic Sully Way at its point of access to Sully Historic Site. Appropriate crosswalk improvements in accordance with Proffer 7.F shall be provided by the Applicant, subject to approval by VDOT, in association with said trail improvement. Any portion of said trail improvement located outside of public right-of-way shall be subject to a public access easement. The Applicant shall diligently and in good faith pursue said necessary easements and shall, should it fail to obtain said easements prior to final bond release for office development on the Property, demonstrate in writing to DPWES such efforts and contribute to DPWES an amount equal to the cost of constructing said trail connection within any such easement areas not obtained.

16. **On-Site Recreational Amenities**. In addition to the on-site and off-site trail network to be provided subject to Proffer 15 above, the Applicant shall provide one (1) fitness facility consisting of exercise equipment and gender-specific locker rooms, including shower facilities, to be located within one of the office buildings on the Property. All employees of the office buildings on the Property shall have access to such fitness facility. Said fitness facility shall be installed prior to the issuance of the Non-RUP for the second office building constructed on the Property. Other on-site passive amenities, such as benches and other seating/gathering facilities, shall be provided and shall be shown on all applicable landscape sheets in association with each site plan submission.

17. **Limits of Clearing and Grading**. The Applicant shall conform to the limits of clearing and grading shown on the CDP/FDP, subject to the installation of utilities, fences, trails and/or security features, if necessary, as approved by DPWES. All limits of clearing and

grading shall be protected by temporary fencing, a minimum of four feet in height. The temporary fencing (four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart) shall be installed prior to any work being conducted on the Property, and signage identifying "Keep-Out - Do Not Disturb" shall be provided on the temporary fence and made clearly visible to construction personnel. Any necessary disturbance beyond that shown on the CDP/FDP shall be coordinated with Urban Forestry, DPWES, and accomplished in the least disruptive manner reasonably possible given engineering, cost, and site design constraints as determined by Urban Forestry, DPWES. Any area protected by the limits of clearing and grading that must be disturbed due to the installation of utilities, fences, trails and/or security features shall be replanted with a mixture of native, non-invasive plant species to return the disturbed area as nearly as reasonably possible to its condition prior to the disturbance, as determined by Urban Forestry, DPWES.

18. **Landscaping**.

A. Landscaping shall be generally consistent with the quality, quantity and the locations shown, respectively, on Sheets 13 and 14 of the CDP/FDP. At the time of planting, the minimum caliper for canopy and understory trees shall be between two (2) and three (3) inches. The minimum height for evergreen trees shall be between eight (8) and ten (10) feet. Actual types and species of vegetation shall be determined pursuant to more detailed landscape plans submitted at the time of the first and all subsequent submissions of site plans for each respective section, for review and approval by Urban Forestry, DPWES. Such landscape plans shall provide tree coverage and species diversity consistent with that shown on Sheets 13 and 14 of the CDP/FDP, and in accordance with PFM criteria, as determined by Urban Forestry, DPWES.

B. The berms and associated landscaping shown on the CDP/FDP to be provided, respectively, adjacent to Historic Sully Way and to Centreville Road, shall be installed prior to issuance of the initial Non-RUP for office development on the Property. The final locations and sizes of such berms and landscaping shall be based upon final engineering and location of utility infrastructure in accordance with Proffer 19 below, as determined at the time of site plan review for development of office uses on the Property.

C. Fencing shall be installed along the perimeter of the site in the locations shown on Sheet 14C of the CDP/FDP. Perimeter fencing adjacent to the public right-of-way shall be of the decorative style depicted on the Sheet 14C of the CDP/FDP. Other perimeter fencing not adjacent to the public right-of-way shall be of the black vinyl coated type depicted on Sheet 14C of the CDP/FDP.

19. **Location of Utilities**. Utilities shall be generally located so as to not interfere with the landscaping, berming and/or fencing concepts shown on the CDP/FDP adjacent to Historic Sully Way and Centerville Road. The Applicant reserves the right to make minor modifications to such landscaping, berming and/or fencing concepts to reasonably

accommodate utilities, provided such relocated landscaping shall retain a generally equivalent number of plantings on, and shall continue to reflect the concepts illustrated on, the CDP/FDP. For all other areas of the Property, in the event that during site plan review for development of office uses on the Property any landscaping shown on the CDP/FDP cannot be installed in order to locate utilities, as determined by DPWES, then an area of additional landscaping generally consistent with that displaced shall be substituted at an alternate location on the Property, subject to approval by Urban Forestry, DPWES.

20. **Fairfax County Water Authority ("FCWA") Facilities**. If during site plan review it is determined necessary to relocate FCWA's 48-inch transmission main located on the Property due to land disturbance activities, the Applicant shall, at its own cost and subject to approval by the FCWA, relocate such transmission main. If such relocation activity is deemed necessary, the Applicant shall obtain FCWA approval for same prior to approval of the associated site plan for office development on the Property. Any such relocation shall be limited solely to permitted land disturbance activities conducted by the Applicant in association with the construction of office uses on the Property as depicted on the CDP/FDP.

21. **Fairfax County Architectural Review Board ("ARB")**. In accordance with Section 7-204 of the Zoning Ordinance, solely with respect to development of uses located within the Sully Historic Overlay District boundary on the Property, the Applicant shall submit applications to the ARB (i) for review and recommendation, for all site plans and grading permits; (ii) for review and approval prior to issuance of any sign permits, and any building permit for the erection, construction, reconstruction, exterior rehabilitation, remodeling, and/or alteration of, or additions (limited to additions to buildings and accessory structures visible from the public right-of-way or a contributing historic property) to structures within the SHOD.

22. **Architectural Elevations**. Building elevations shall be generally consistent in character and materials, as to architectural style and quality, with the conceptual elevations attached to these Proffers as **Exhibit A** and the Materials Board attached to these Proffers as **Exhibit B**, as determined by DPWES, and subject to approval by the ARB of those elevations within ARB jurisdiction in accordance with Proffer 21 above.

23. **East Garage Treatment**. The southeast façade of the East Garage shall be screened through the utilization of a green screen or other design feature(s) for the purpose of softening its visual impact from the public right-of-way and adjacent communities.

24. **Energy Efficiency**. All buildings shall be built to United States General Services Administration (GSA) Standards for Sustainable Design (currently minimum of the U.S. Green Building Council's ("USGBC") Leadership in Energy and Environmental Design—Core and Shell (LEED®-CS) Silver certification). The applicant will include, as part of the site plan submission, a statement certifying that a LEED®-accredited professional is a member of the design team, and that the LEED-accredited professional is working with the team to incorporate sustainable design elements and innovative technologies into the project with a goal of having the project attain LEED certification.

Prior to building plan approval for each respective office building to be constructed on the Property, the Applicant shall submit documentation to Fairfax County DPZ ("DPZ") that such respective office building has been registered with the most current version of the USGBC LEED®-CS rating system for certification and that LEED Silver precertification under such Core and Shell rating system has been attained for such building. Within twelve (12) months after issuance of a Non-RUP for any office building to be constructed on the Property, the Applicant shall submit documentation to DPZ that such building has been awarded LEED Silver certification (because the Tenant for the contemplated office complex is requiring LEED Silver). Should certification in accordance with this Proffer of any such office building under the LEED rating system be unreasonably delayed by others through no fault of the Applicant, the Zoning Administrator may agree to a later date for providing documentation of such certification to DPWES.

25. **Lighting**. All lighting, including signage, shall be provided in accordance with the requirements of Section 14-900 of the Zoning Ordinance, and in accordance with Section 7-200 (SHOD) of the Zoning Ordinance for those portions of the Property located within the SHOD. The maximum height for parking lot lights shall be twenty-five (25) feet, measured from the grade at the base of each such light to the top of the fixture. Said maximum height may be increased by the Zoning Administrator upon demonstration by the Applicant of a need to satisfy Tenant lighting requirements.

26. **Stormwater Management**. In accordance with County engineering requirements and subject to approval by DPWES of any waivers and/or modifications that may be requested in association with any site plan submission for development of office uses on the Property, a stormwater management/Best Management Practice ("SWM/BMPs") facility shall be provided on-site generally in the location depicted on the CDP/FDP (the "SWM/BMP Pond"). The Applicant may utilize alternative measures, including innovative BMPs, as supplemental designs at the time of site plan submission for office development on the Property, subject to the approval of DPWES.

A. In order to restore, as nearly as practicable, a natural appearance to the proposed SWM/BMP Pond, the landscape plan submitted, as part of the first and all subsequent submissions of the site plan for the SWM/BMP Pond, shall show the restrictive planting easement for the pond and the maximum feasible amount of landscaping that reasonably will be allowed in the planting areas of the pond outside of that restrictive planting easement, in keeping with the planting policies of Fairfax County, as determined by Urban Forestry, DPWES. The Applicant shall install said landscaping in accordance with said plan, subject to DPWES and Urban Forestry approval.

B. The SWM/BMP Pond shall be constructed in the general location shown on the development plan and in accordance with all applicable PFM design requirements, as determined by DPWES. An increase in the amount of clearing and/or grading for this facility from that shown on the development plan (to include clearing and grading associated with any spillways, outfall pipes, and/or maintenance roads) shall be permitted only if the following conditions are met:

i. The increase is required to meet PFM requirements as determined by DPWES;

ii. The change is in substantial conformance with the development plan and proffers;

iii. The additional area needed for the facility is accommodated without any reduction in non-stormwater management open space, tree save and/or landscaping area on the Property; and

iv. Any vegetation required to be removed shall be compensated for by a proportionate amount of vegetative plantings as approved by UFM.

If it is determined that additional clearing and/or grading is required and such does not meet those criteria, a PCA shall be required.

C. Prior to site plan approval for the initial phase of office development on the Property, the Applicant shall execute an agreement with Fairfax County in a form acceptable to the County Attorney (the "SWM Agreement") providing for the perpetual maintenance of all elements of the SWM/BMP facilities installed on the Property. The SWM Agreement shall require regular routine maintenance of such SWM/BMP facilities by the Applicant and shall make provisions for Fairfax County inspection of such SWM/BMP facilities.

27. **Historical Marker**. Prior to final bond release for the initial phase of office development on the Property, the Applicant shall fund the cost of and erect a historical marker within the Centreville Road right-of-way, subject to VDOT approval, within close proximity to the historically significant area associated with the former "Turley Hall" plantation house. Should VDOT not permit the installation of the historical marker within the public right-of-way, the Applicant shall install such historical marker on the Property adjacent to the public right-of-way, but outside of the perimeter fence shown on the CDP/FDP, in a location that avoids conflicts with landscaping and/or berming treatments shown on the CDP/FDP. The final location, design and text of said marker shall be determined in consultation with the Sully District Supervisor and the Fairfax County History Commission and in accordance with the History Commission's recommended guidelines and treatment for historical markers when developed.

28. **Cemeteries**. To protect, during construction activities, the two cemeteries located on the Property as shown on the CDP/FDP, prior to the initiation of clearing and grading the Applicant shall install temporary fencing as follows around the perimeter of each cemetery in a location to be determined by the Applicant in consultation with the Cultural Resource Management and Protection Section of the Fairfax County Park Authority: 4-feet tall, 14-gauge welded wire, attached to 6-foot steel posts driven 18 inches into the ground and placed no further than 10 feet apart. Said temporary fencing shall be removed after completion of construction in the immediate area of the respective cemetery, at which time the Applicant shall provide, around each respective cemetery, a

three (3) foot tall, decorative fence, perimeter landscaping, and a historical marker commemorating such cemetery. The Applicant shall coordinate the ultimate location, design and text of each marker with the Fairfax County History Commission. Family members and representatives of, or researchers or historians approved by, the Fairfax County History Commission shall be provided access to the cemeteries subject to pre-authorization in accordance with established visitor protocol for the Property. Maintenance of the cemeteries shall be provided by the Applicant and in accordance with the History Commission's recommended guidelines and treatment for historical markers when developed.

29. **History Commission Contact Information**. Prior to issuance of the Non-RUP for the initial office building on the Property, the Applicant shall provide to the Fairfax County History Commission contact information for the Applicant or the entity managing the Property for purposes of scheduling access to the cemeteries in accordance with Proffer 28.

30. **Historic Sully Contact Information**. Prior to issuance of the non-RUP for the initial office building on the Property, the Applicant shall provide contact information to Sully Historic Site for the Applicant or the entity managing the Property for purposes of coordinating communication regarding issues of mutual interest between said parties.

31. **Construction Vehicles**. Construction vehicles travelling to or from the Property shall be prohibited from using Franklin Farm Road and Lees Corner Road.

32. **Federal Aviation Administration (FAA) Regulation**. The Applicant shall construct buildings and improvements on the Property in accordance with applicable FAA regulations.

33. **Escalation**. All monetary contributions required by these Proffers shall be adjusted for inflation, in conformance with the Consumer Price Index, occurring subsequent to the date of subject rezoning approval and up to the date of payment of the respective contribution.

34. **Density Credit**. All intensity of use attributable to land areas dedicated and/or conveyed to the Board of Supervisors, or any other County and/or Virginia agency, at the Applicant's expense pursuant to these Proffers shall be subject to the provisions of Paragraph 4 of Section 2-308 of the Zoning Ordinance and is hereby reserved to the residue of the Property.

35. **Severability**. Any portion of the Property may be the subject of a PCA, CDPA and/or FDPA without joinder and/or consent of the other portions, if such PCA, CDPA and/or FDPA does not have any material adverse effect on such other portion. Previously approved proffered conditions or development conditions applicable to the portion(s) not the subject of such a PCA, CDPA, and/or FDPA shall otherwise remain in full force and effect.

36. **Counterparts**. To facilitate execution, this Proffer Statement may be executed in as many counterparts as may be required. It shall not be necessary that the signature on behalf of all the parties to the Proffer Statement appear on each counterpart of this Proffer Statement. All counterparts of this Proffer Statement shall collectively constitute a single instrument.

37. **Successors and Assigns**. Each reference to "Applicant" in this Proffer Statement shall include within its meaning, and shall be binding upon, Applicant's successor(s) in interest, assigns, and/or developer(s) of the Property or any portion of the Property.

[SIGNATURES ON FOLLOWING PAGE]

SULLY EAST L.C.
Applicant and Title Owner of Parcels 34-2-((1))-2, 3A, 10A, 27, 35; Future title owner upon abandonment of a portion of Barnsfield Road Right-of-Way

BY: MVP Management, LLC, Manager

By:_____
Name:_____
Title:_____Manager_____

SULLY EAST-CASSEL LC
Title Owner of Parcels 34-2-((1))-7, 8; Future title owner upon abandonment of a portion of Barnsfield Road Right-of-Way

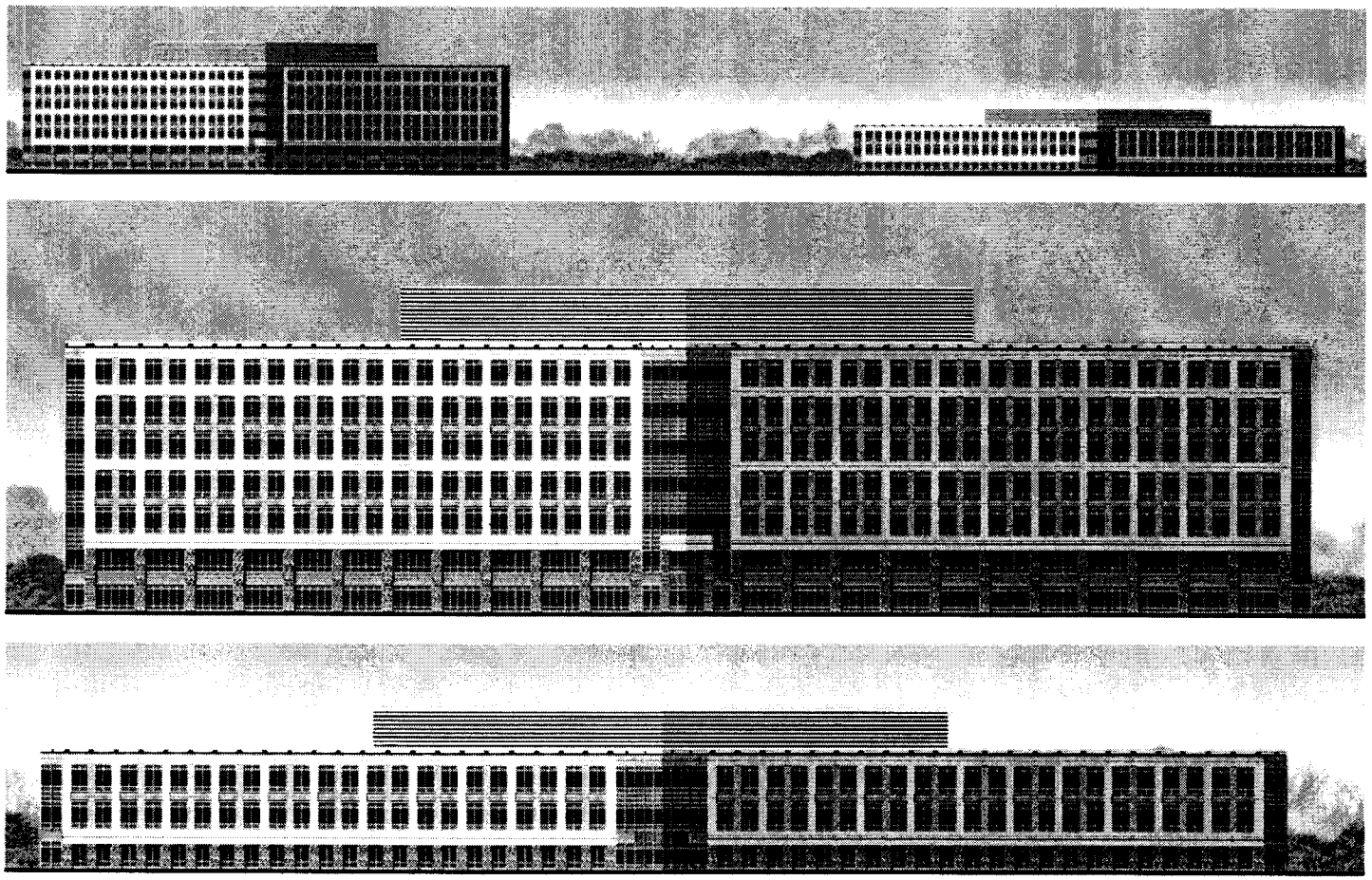
BY: MVP Management, LLC, Manager

By:_____
Name:_____
Title:_____Manager_____

BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA
Title Owner of approximately 1.9918 acres of Barnsfield Road Right-of-Way

By:_____
Name:_____
Title:_____

Exhibit A



urban

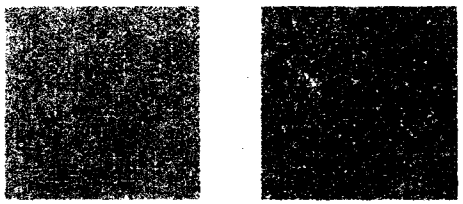
WBA

DULLES DISCOVERY - SOUTH

Fairfax County, Virginia

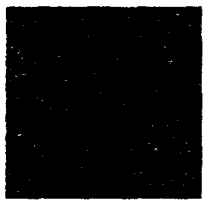
THE PETERSON COMPANIES

Exhibit B



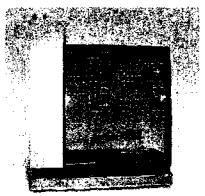
Pre-cast A

Pre-cast B

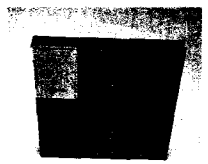


Pre-cast C

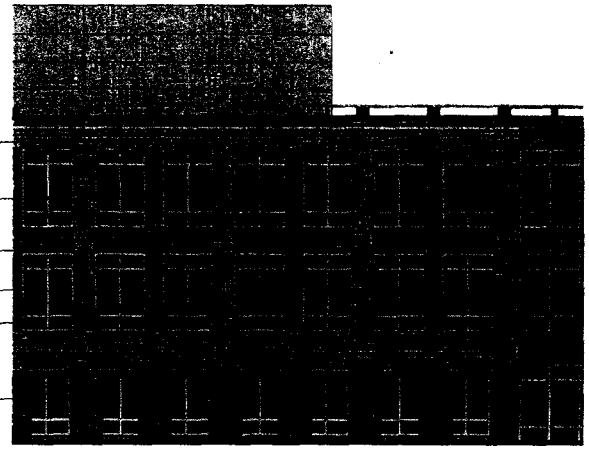
Cultured Stone Base

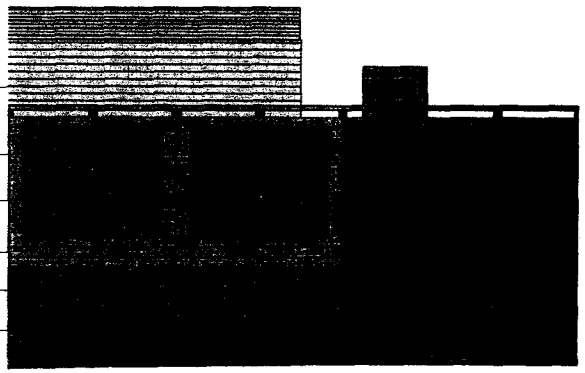


Aluminum Security Storefront System with Clear Vision Glazing



Opaque Spandrel Glazing





Materials

urban

WBA
WISNEWSKI BLAIR & ASSOCIATES Ltd

DULLES DISCOVERY - SOUTH

Fairfax County, Virginia

THE PETERSON COMPANIES

PROPOSED FINAL DEVELOPMENT PLAN AMENDMENT CONDITIONS

FDP 2009-SU-024

June 9, 2010

If it is the intent of the Planning Commission to approve Final Development Plan FDP 2009-SU-024, on property located at Tax Map parcels 34-2 ((1)) 2 pt., 3A, 7, 8, 10A, 27 pt., 35 pt., staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions:

1. The location of all signs shall comply with the provisions of Article 12 of the Zoning Ordinance, irrespective of that shown on the FDP, subject to ARB review and approval.

2. The applicant shall record an amendment to the existing waterline easement agreement as determined by Fairfax Water.

3. The areas surrounding the buildings shall include features such as ornamental landscaping, benches and outdoor seating, gazebos, pavilions, art displays, and walking paths to provide respite and leisure recreation space for employees.

4. Plant material for the subject property shall consist of 90% native species, subject to review and approval by Urban Forest Management Division of the Department of Public Works and Environmental Services.

PROPOSED DEVELOPMENT CONDITIONS

SEA 2003-SU-023

June 9, 2010

If it is the intent of the Board of Supervisors to approve SEA 2003-SU-023 located at Tax Maps 34-2 ((1)) 2 pt., 3A pt., 10A pt., 27 pt, 35 pt. for an increase in building height pursuant to Sect. 9-607 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions which supersede all previous conditions for the subject property. Conditions which have been carried forward from the previous approval are identified with an asterisk (*):

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

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

3. This Special Exception Amendment is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special exception shall be in substantial conformance with the approved Special Exception Amendment Plat entitled "Special Exception Amendment Plat for Dulles Discovery South", prepared by Urban, LTD. September 29, 2009 as revised through May 5, 2010, consisting of 18 sheets, and these conditions. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by that Board.

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

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established or construction has commenced and been diligently prosecuted. If the project is phased, development of the initial phase

shall be considered to establish the use for the entire development as shown herein. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

SPECIAL EXCEPTION AFFIDAVIT

DATE: May 11, 2010
(enter date affidavit is notarized)

I, Jon M. Peterson, do hereby state that I am an
(enter name of applicant or authorized agent)

(check one) [ ] applicant
[✓] applicant's authorized agent listed in Par. 1(a) below 10702la

in Application No.(s): SEA 2003-SU-023
(enter County-assigned application number(s), e.g. SE 88-V-001)

and that, to the best of my knowledge and belief, the following information is true:

1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS,** and **LESSEES** of the land described in the application,* and, if any of the foregoing is a **TRUSTEE,**** each **BENEFICIARY** of such trust, and all **ATTORNEYS** and **REAL ESTATE BROKERS,** and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

(**NOTE:** All relationships to the application listed above in **BOLD** print are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
Sully East L.C.(1) Agents: Jon M. Peterson Milton V. Peterson William E. Peterson Steven B. Peterson Lauren Peterson Fellows James W. Todd William C. Smith Peter E. Dunn	12500 Fair Lakes Circle Suite 400 Fairfax, VA 22033	Applicant; Title Owner of Parcels 34-2-((1))-2, 3A, 10A, 27, 35
Board of Supervisors of Fairfax County, Virginia, a body corporate and politic with no shareholders Agent: Anthony H. Griffin	12000 Government Center Parkway Suite 533 Fairfax, VA 22035	Title Owner of Barnsfield Road Right-of-Way
Hunton & Williams LLP(5)	1751 Pinnacle Drive Suite 1700 McLean, VA 22102	Attorneys/Agents for Applicant

(check if applicable) [✓] There are more relationships to be listed and Par. 1(a) is continued on a "Special Exception Attachment to Par. 1(a)" form.

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

Special Exception Attachment to Par. 1(a)

DATE: May 11, 2010
(enter date affidavit is notarized)

107021a

for Application No. (s): SEA 2003-SU-023
(enter County-assigned application number (s))

(**NOTE**: All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel (s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
Francis A. McDermott John C. McGranahan, Jr. Nicholas H. Grainger	1751 Pinnacle Drive Suite 1700 McLean, VA 22102	Attorneys/Agents for Applicant
Aaron L. Shriber Elaine O'Flaherty Cox	1751 Pinnacle Drive Suite 1700 McLean, VA 22102	Planners/Agents for Applicant
Jeannie A. Mathews	1751 Pinnacle Drive Suite 1700 McLean, VA 22102	Paralegal/Agent for Applicant
Urban Engineering & Associates, Inc. d/b/a Urban, Ltd.(6) Agents: Robert W. Brown Kevin P. O'Connor Steven C. Dodd Adam J. Steiner Eric S. Siegel	4200-D Technology Court Chantilly, VA 20151	Engineers/Agents for Applicant
Wisnewski Blair & Associates, Ltd.(7) Agents: Kevin M. Farquhar Luther C. Blair	44 Canal Center Plaza Suite 100 Alexandria, VA 22314	Architects/Agents for Applicant
Gorove/Slade Associates, Inc.(8) Agents: Christopher M. Tacinelli Chad A. Baird Cheryl L. Sharp	3914 Centreville Road Suite 300 Chantilly, VA 20151	Traffic Consultants/Agents for Applicant

(check if applicable) [ ] There are more relationships to be listed and Par. 1(a) is continued further on a "Special Exception Attachment to Par. 1(a)" form.

SPECIAL EXCEPTION AFFIDAVIT

DATE: May 11, 2010
(enter date affidavit is notarized)

107021a

for Application No. (s): SEA 2003-SU-023
(enter County-assigned application number(s))

==========

1(b). The following constitutes a listing*** of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders:

(**NOTE**: Include **SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES,** and **REAL ESTATE INVESTMENT TRUSTS** herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name and number, street, city, state, and zip code) (1)Sully East L.C.
12500 Fair Lakes Circle, Suite 400
Fairfax, VA 22033

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.

[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.

[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF SHAREHOLDERS: (enter first name, middle initial and last name)

MEMBERS:
MVP Master Limited Partnership(2)
William E. Peterson
Lauren P. Fellows
Jon M. Peterson
Steven B. Peterson
Peterson Grandchildren Investment L.C.(4)

MANAGER:
MVP Management, LLC(3)

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued on a "Special Exception Affidavit Attachment 1(b)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. ***In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.*** Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Special Exception Attachment to Par. 1(b)

DATE: May 11, 2010
(enter date affidavit is notarized)

107021a

for Application No. (s): SEA 2003-SU-023
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(3)MVP Management, LLC
12500 Fair Lakes Circle, Suite 400
Fairfax, VA 22033

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Milton V. Peterson, Manager/Member
Carolyn S. Peterson, Member
William E. Peterson, Manager/Member
Jon M. Peterson, Manager/Member
Jon M. Peterson, Manager/Member
Steven B. Peterson, Manager/Member
Lauren Petrson Fellows, Manager/Member

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(4)Peterson Grandchildren Investment L.C.
12500 Fair Lakes Circle, Suite 400
Fairfax, VA 22033

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

MEMBER:	BENEFICIARY:	TRUSTEES:
Jillian Alexis Fellows Inter Vivos Trust	Jillian Alexis Fellows	Nancy Z. McGrath, Lauren P. Fellows
Megan Elizabeth Fellows Inter Vivos Trust	Megan Elizabeth Fellows	Nancy Z. McGrath, Lauren P. Fellows
Caralena Christina Peterson Int Vivos Trust	Caralena Christina Peterson	Nancy Z. McGrath, William E. Peterson
MANAGER: MVP Management, LLC(3)		

(Continued)

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

Special Exception Attachment to Par. 1(b)

DATE: May 11, 2010
(enter date affidavit is notarized)

107021a

for Application No. (s): SEA 2003-SU-023
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(4)Peterson Grandchildren Investment L.C. (Continued)
12500 Fair Lakes Circle, Suite 400
Fairfax, VA 22033

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

MEMBER:	BENEFICIARY:	TRUSTEES:
Steven David Peterson Inter Vivos Trust	Steven David Peterson	Nancy Z. McGrath, William E. Peterson
Christopher Milton Peterson Inter Vivos Trust	Christopher Milton Peterson	Nancy Z. McGrath, Jon M. Peterson
Thomas Dunham Peterson Inter Vivos Trust	Thomas Dunham Peterson	Nancy Z. McGrath, William E. Peterson

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NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(4)Peterson Grandchildren Investment L.C. (Continued)
12500 Fair Lakes Circle, Suite 400
Fairfax, VA 22033

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

MEMBER:	BENEFICIARY:	TRUSTEES:
Timothy Davis Peterson Inter Vivos Trust	Timothy Davis Peterson	Nancy Z. McGrath, Jon M. Peterson
Nicholas Jon Peterson Inter Vivos Trust	Nicholas Jon Peterson	Nancy Z. McGrath, Jon M. Peterson
Luke Dennis Peterson Inter Vivos Trust	Luke Dennis Peterson	Nancy Z. McGrath, Steven B. Peterson
Rita Mary Peterson Inter Vivos Trust	Rita Mary Peterson	Nancy Z. McGrath, Steven B. Peterson

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(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

Special Exception Attachment to Par. 1(b)

DATE: May 11, 2010
(enter date affidavit is notarized)

10702|a

for Application No. (s): SEA 2003-SU-023
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(6)Urban Engineering & Associates, Inc. d/b/a Urban, Ltd.
4200-D Technology Court
Chantilly, VA 20151

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
Barry B. Smith
J. Edgar Sears
Brian A. Sears

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(7)Wisnewski Blair & Associates, Ltd.
44 Canal Center Plaza, Suite 100
Alexandria, VA 22314

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
Joseph J. Wisnewski
Luther C. Blair

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

Special Exception Attachment to Par. 1(b)

DATE: May 11, 2010
(enter date affidavit is notarized)

107021a

for Application No. (s): SEA 2003-SU-023
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(8)Gorove/Slade Associates, Inc.
3914 Centreville Road, Suite 330
Chantilly, VA 20151

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
Christopher M. Tacinelli
Chad A. Baird
Daniel B. Van Pelt
Erwin N. Andres

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

DESCRIPTION OF CORPORATION: (check one statement)

[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

(check if applicable) [ ] There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

SPECIAL EXCEPTION AFFIDAVIT

DATE: May 11, 2010
(enter date affidavit is notarized)

107021a

for Application No. (s): SEA 2003-SU-023
(enter County-assigned application number(s))

1(c). The following constitutes a listing*** of all of the **PARTNERS,** both **GENERAL** and **LIMITED**, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, and number, street, city, state, and zip code)
(2)MVP Master Limited Partnership
12500 Fair Lakes Circle, Suite 400
Fairfax, VA 22033

(check if applicable) [ ] The above-listed partnership has no limited partners·

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g. **General Partner, Limited Partner, or General and Limited Partner)**

GENERAL PARTNERS:

MV Peterson Associates L.C. (does not own 10% of Sully East L.C.)
Milton V. Peterson

LIMITED PARTNERS:

Milton V. Peterson
MVP Investments L.C. (does not own 10% of Sully East L.C.)

(check if applicable) [ ] There is more partnership information and Par. 1(c) is continued on a "Special Exception Affidavit Attachment to Par. 1(c)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. ***In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.*** Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Special Exception Attachment to Par. 1(c)

DATE: May 11, 2010
(enter date affidavit is notarized)

107021a

for Application No. (s): SEA 2003-SU-023
(enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

(5)Hunton & Williams LLP
1751 Pinnacle Drive, Suite 1700
McLean, VA 22102

(check if applicable) [✓] The above-listed partnership has no limited partners·

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

Benjamin C. Ackerly
Robert A. Acosta-Lewis
Lawrence C. Adams
Michael F. Albers
Virginia S. Albrecht
Kenneth J. Alcott
Fernando C. Alonso
Chris M. Amantea
Thomas E. Anderson
Walter J. Andrews
Charles E. G. Ashton
L. Scott Austin
Ian Phillip Band
Rudene M. Bascomb
Sean M. Beard
John J. Beardsworth, Jr.
Steven H. Becker
Stephen John Bennett
Melinda R. Beres
Lucas Bergkamp (nmi)
Lon A. Berk
Douglas M. Berman
Mark B. Bierbower
Stephen R. Blacklocks
Jeffry M. Blair
Michael J. Blayney
James W. Bowen
Lawrence J. Bracken, II
James P. Bradley
Sheldon T. Bradshaw
David F. Brandley, Jr.
Jeannie P. Breckinridge
Craig A. Bromby
A. Todd Brown
Tyler P. Brown
F. William Brownell
Peter N. Brudenall
Kevin J. Buckley
Kristy A. Niehaus Bulleit
Joseph B. Buonanno
Nadia S. Burgard
Eric R. Burner
M. Brett Burns
Brian M. Buroker
P. Scott Burton
Ferdinand A. Calice
Matthew J. Calvert
Daniel M. Campbell
Thomas H. Cantrill
Curtis G. Carlson
Jean Gordon Carter
Charles D. Case
Thomas J. Cawley
James N. Christman
Whittington W. Clement
Herve' Cogels (nmi)
Cassandra C. Collins
Stacy M. Colvin
Terence G. Connor
Stephen Gregory Cope
Cameron N. Cosby
Ted C. Craig
Cyane B. Crump
Ashley Cummings (nmi)
Alexandra B. Cunningham
Sean B. Cunningham
William D. Dannelly
Samuel A. Danon
Barry R. Davidson
John Deacon (nmi)
John A. Decker
John J. Delionado
Stephen P. Demm
Kenneth L. Dobkin
Dee Ann Dorsey
Edward L. Douma
Mark S. Dray
Sean P. Ducharme
Deidre G. Duncan
George C. Dunlap, Jr.
Roger Dyer (nmi)
Frederick R. Eames
Maya M. Eckstein
Joseph C. Edwards
W. Jeffery Edwards
John C. Eichman
Edward W. Elmore, Jr.
Frank E. Emory, Jr.
Juan C. Enjamio
John D. Epps
Patricia K. Epps
Phillip J. Eskenazi
Joseph P. Esposito
Kelly L. Faglioni
Susan S. Failla
Eric H. Feiler
Chet A. Fenimore
Edward F. Fernandes
Norman W. Fichthorn
Andrea Bear Field
Kevin J. Finto
Melanie Fitzgerald (nmi)
William M. Flynn
Laura M. Franze
Lauren E. Freeman
Matthew Freimuth (nmi)
Edward J. Fuhr
Charles A. Gall
Daniel C. Garner
Douglas M. Garrou
Richard D. Gary
Andrew A. Gerber
John T. Gerhart, Jr.
Jeffrey W. Giese
Neil K. Gilman
C. Christopher Giragosian
Timothy S. Goettel
Allen C. Goolsby
L. Raúl Grable
Douglas S. Granger
J. William Gray, Jr.
Charles E. Greef
Robert J. Grey, Jr.

(check if applicable) [✓] There is more partnership information and Par. 1(c) is continued further on a "Special Exception Attachment to Par. 1(c)" form.

Special Exception Attachment to Par. 1(c)

DATE: May 11, 2010
(enter date affidavit is notarized)

107021a

for Application No. (s): SEA 2003-SU-023
(enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

(5)Hunton & Williams LLP (Continued)
1751 Pinnacle Drive, Suite 1700
McLean, VA 22102

(check if applicable) [✓] The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner)**

Greta T. Griffith
Bradley W. Grout
Jeffrey W. Gutchess
Miles B. Haberer
Virginia H. Hackney
Robert J. Hahn
Jarrett L. Hale
John F. Haley
Eric J. Hanson
Ronald M. Hanson
Jason W. Harbour
Richard L. Harden
Lowell W. Harrison
Ray V. Hartwell, III
James A. Harvey
Jeffrey L. Harvey
Timothy G. Hayes
Mark S. Hedberg
Douglas J. Heffner
Colleen Heisey (nmi)
Michael S. Held
Gregory G. Hesse
George H. Hettrick
David A. Higbee
Thomas Y. Hiner
D. Bruce Hoffman
Robert E. Hogfoss
John R. Holzgraefe
Cecelia Philipps Horner
George C. Howell, III
Thomas M. Hughes
Kevin F. Hull
Eric W. Hurlocker
Donald P. Irwin
Judith H. Itkin
Makram B. Jaber
Lori Elliott Jarvis
Matthew D. Jenkins
Andrew E. Jillson
Harry M. Johnson, III
James A. Jones, III
Kevin W. Jones
Laura E. Jones
Dan J. Jordanger
Roland Juarez (nmi)
Thomas R. Julin
W. Alan Kailer
E. Peter Kane
Thomas F. Kaufman
Geoffrey S. Kay
Joseph C. Kearfott
Michael G. Keeley
G. Roth Kehoe, II
Douglas W. Kenyon
Michael C. Kerrigan
Ryan T. Ketchum
Robert A. King
Robert Klotz (nmi)
Sylvia K. Kochler
Edward B. Koehler
John T. Konther
Torsten M. Kracht
Christopher G. Kulp
Christopher Kuner (nmi)
David Craig Landin
David C. Lashway
Andrew W. Lawrence
Daniel M. LeBey
Bradley T. Lennie
L. Steven Leshin
Ronald J. Lieberman
Catherine D. Little
Robert H. Lockwood
David C. Lonergan
Audrey C. Louison
Carlos E. Loumiet
David S. Lowman, Jr.
Tyler Maddry (nmi)
Kimberly M. Magee
Manuel E. Maisog
Alan J. Marcuis
Brian R. Marek
Fernando Margarit (nmi)
Stephen S. Maris
Thelma Marshall (nmi)
Jeffrey N. Martin
John S. Martin
J. Michael Martinez de Andino
Walfrido J. Martinez
Joseph Clarke Mathews
Laurie Uustal Mathews
John Gary Maynard, III
Fraser A. McAlpine
William H. McBride
Michael C. McCann
T. Allen McConnell
Patrick J. McCormick, III
Robert G. McCormick
Francis A. McDermott
Alexander G. McGeoch
Paul E. McGeown
John C. McGranahan, Jr.
David T. McIndoe
Mark W. Menezes
Gary C. Messplay
Patrick E. Mitchell
Jack A. Molenkamp
Charles R. Monroe, Jr.
Will S. Montgomery
T. Justin Moore, III
Thurston R. Moore
Bruce W. Moorhead, Jr.
Robert J. Morrow
Ann Marie Mortimer
Michael J. Mueller
Eric J. Murdock
Frank J. Murphy, Jr.
Ted J. Murphy
Thomas P. Murphy
David A. Mustone
James P. Naughton
Michael Nedzbala (nmi)
Henry V. Nickel

(check if applicable) [✓] There is more partnership information and Par. 1(c) is continued further on a "Special Exception Attachment to Par. 1(c)" form.

Special Exception Attachment to Par. 1(c)

DATE: May 11, 2010
(enter date affidavit is notarized)

107021a

for Application No. (s): SEA 2003-SU-023
(enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

(5)Hunton & Williams LLP (Continued)
1751 Pinnacle Drive, Suite 1700
McLean, VA 22102

(check if applicable) [✓] The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner)**

Lonnie D. Nunley, III
Michael A. Oakes
Leslie A. Okinaka
John D. O'Neill, Jr.
Pam Gates O'Quinn
Michael A. O'Shea
Brian V. Otero
Randall S. Parks
Peter S. Partee, Sr.
J. Steven Patterson
William S. Patterson
Michael P. F. Phelps
Robert Dean Pope
Laurence H. Posorske
Kurtis A. Powell
Lewis F. Powell, III
Wesley R. Powell
J. Waverly Pulley, III
Robert T. Quackenboss
Dearbhla Quigley (nmi)
Dionne C. Rainey
Gordon F. Rainey, Jr.
Katherine E. Ramsey
John Jay Range
Stuart A. Raphael
Craig V. Rasile
John M. Ratino
Robert S. Rausch
Keila D. Ravelo
Belynda B. Reck
Baker R. Rector
Shawn Patrick Regan
Sona Rewari (nmi)
Thomas A. Rice
Jennings G. ("J. G.") Ritter, II
Kathy E. B. Robb
Daryl B. Robertson
Gregory B. Robertson
Patrick L. Robson
Robert M. Rolfe
Ronald D. Rosener
Michael Rosenthal (nmi)
Brent A. Rosser
William L. S. Rowe
Marguerite R. Ruby
D. Alan Rudlin
Mary Nash K. Rusher
D. Kyle Sampson
Karen M. Sanzaro
Stephen M. Sayers
Arthur E. Schmalz
Gregory J. Schmitt
John R. Schneider
Howard E. Schreiber
Robert M. Schulman
Jeremy R. Schwer
P. Watson Seaman
James S. Seevers, Jr.
Douglass P. Selby
Joel R. Sharp
Michael R. Shebelskie
Rita A. Sheffey
Michael A. Silva
William P. Silverman
Aaron P. Simpson
Jo Anne E. Sirgado
Thomas G. Slater, Jr.
Brooks M. Smith
Caryl Greenberg Smith
John R. ("J. R.") Smith
Yisun Song (nmi)
Lisa J. Sotto
Joseph C. Stanko, Jr.
Marty Steinberg (nmi)
Todd M. Stenerson
John J. Stenger
Gregory N. Stillman
C. Randolph Sullivan
Chanmanu Sumawong (nmi)
R. Michael Sweeney, Jr.
Henry Talavera (nmi)
Andrew J. Tapscott
Robert M. Tata
Rodger L. Tate
W. Lake Taylor, Jr.
Wendell L. Taylor
Robin Lyn Teskin
Paul R. Tetlow
John Charles Thomas
Martin K. Thomas
Gary E. Thompson
B. Cary Tolley, III
Timothy J. Toohey
Bridget C. Treacy
Thomas B. Trimble
Melvin E. Tull, III
Julie I. Ungerman
Surasak Vajasit (nmi)
Mark C. Van Deusen
C. Porter Vaughan, III
Enid L. Veron
Emily Burkhardt Vicente
Mark R. Vowell
Linda L. Walsh
William A. Walsh, Jr.
Lynnette R. Warman
Abigail C. Watts-FitzGerald
William L. Wehrum
Peter G. Weinstock
David B. Weisblat
Malcolm C. Weiss
Mark G. Weisshaar
Hill B. Wellford, Jr.
David E. Wells
Kevin J. White
Jonathan M. Wilan
Amy McDaniel Williams
Matthew J. Williams
Holly H. Williamson
Michael G. Wilson
Allison D. Wood
John W. Woods, Jr.
David C. Wright

(check if applicable) [✓] There is more partnership information and Par. 1(c) is continued further on a "Special Exception Attachment to Par. 1(c)" form.

Special Exception Attachment to Par. 1(c)

DATE: May 11, 2010
(enter date affidavit is notarized)

107021a

for Application No. (s): SEA 2003-SU-023
(enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

(5)Hunton & Williams LLP (Continued)
1751 Pinnacle Drive, Suite 1700
McLean, VA 22102

(check if applicable) [✓] The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

Richard L. Wyatt, Jr.
Scott F. Yarnell
William F. Young
Andrew D. Zaron
Lee B. Zeugin
Manida Zinmerman (nmi)

FORMER PARTNERS:
W. Christopher Arbery
Haywood A. Barnes
Philip M. Battles, III
Lawrence Chek (nmi)
R. Noel Clinard
Joseph P. Congleton
Steven B. Epstein
Wood W. Lay
David O. Ledbetter
Estelle J. Tsevdos
G. Thomas West, Jr.
Jerry E. Whitson

(check if applicable) [ ] There is more partnership information and Par. 1(c) is continued further on a "Special Exception Attachment to Par. 1(c)" form.

SPECIAL EXCEPTION AFFIDAVIT

DATE: May 11, 2010
(enter date affidavit is notarized)

107021 a

for Application No. (s): SEA 2003-SU-023
(enter County-assigned application number(s))

==========

1(d). One of the following boxes **must** be checked:

[ ] In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER,** or **LESSEE*** of the land:

[✓] Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER,** or **LESSEE*** of the land.

2. That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (**NOTE**: If answer is none, enter "**NONE**" on the line below.)

The Fairfax County Board of Supervisors, as a body, is the owner of a portion of Barnsfield Road right-of-way included in the application area; however, no individual member of the Board of Supervisors owns or has any financial interest in said property.

(check if applicable) [ ] There are more interests to be listed and Par. 2 is continued on a "Special Exception Attachment to Par. 2" form.

Application No.(s): SEA 2003-SU-023
(county-assigned application number(s), to be entered by County Staff)

SPECIAL EXCEPTION AFFIDAVIT

DATE: May 11, 2010 107021a
(enter date affidavit is notarized)

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than $100, singularly or in the aggregate, with any of those listed in Par. 1 above.
EXCEPT AS FOLLOWS: (**NOTE**: If answer is none, enter "**NONE**" on line below.)
Milton V. Peterson, Steven B. Peterson, Jon M. Peterson, Lauren Peterson Fellows and James W. Todd, all Agents for the Applicant, have each contributed in excess of $100.00 to Supervisor Herrity.

Francis A. McDermott, attorney for Applicant, has contributed in excess of $100.00 to Supervisor Herrity.

NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) [ ] There are more disclosures to be listed and Par. 3 is continued on a "Special Exception Attachment to Par. 3" form.

4. **That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.**

WITNESS the following signature:

(check one) [ ] Applicant [✓] Applicant's Authorized Agent

Jon M. Peterson, Agent for Applicant
(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 11th day of MAY 2010, in the State/Comm. of VIRGINIA, County/City of FAIRFAX.

Amy L. Osterwalder
Notary Public

My commission expires: 7-31-2010

AMY L. OSTERWALDER
Notary Public
Commonwealth of Virginia
316306
My Commission Expires Jul 31, 2010

REZONING AFFIDAVIT

DATE: May 11, 2010
(enter date affidavit is notarized)

I, Jon M. Peterson, do hereby state that I am an
(enter name of applicant or authorized agent)

(check one) [ ] applicant
[✓] applicant's authorized agent listed in Par. 1(a) below

107022a

in Application No.(s): RZ/FDP 2009-SU-024
(enter County-assigned application number(s), e.g. RZ 88-V-001)

and that, to the best of my knowledge and belief, the following information is true:

1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS,** and **LESSEES** of the land described in the application,* and, if any of the foregoing is a **TRUSTEE,**** each **BENEFICIARY** of such trust, and all **ATTORNEYS** and **REAL ESTATE BROKERS,** and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

(**NOTE**: All relationships to the application listed above in **BOLD** print must be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
Sully East L.C.(1) Agents: Jon M. Peterson Milton V. Peterson William E. Peterson Steven B. Peterson Lauren Peterson Fellows James W. Todd William C. Smith Peter E. Dunn	12500 Fair Lakes Circle Suite 400 Fairfax, VA 22033	Applicant; Title Owner of Parcels 34-2-((1))-2, 3A, 10A, 27, 35; Agent for Title Owner of Parcels 34-2-((1))-7, 8
Sully East-Cassel LC(5) Agents: Jon M. Peterson Milton V. Peterson William E. Peterson Steven B. Peterson Lauren Peterson Fellows	12500 Fair Lakes Circle Suite 400 Fairfax, VA 22033	Title Owner of Parcels 34-2-((1))-7, 8

(check if applicable) [✓] There are more relationships to be listed and Par. 1(a) is continued on a "Rezoning Attachment to Par. 1(a)" form.

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

Rezoning Attachment to Par. 1(a)

DATE: May 11, 2010
(enter date affidavit is notarized)

107022a

for Application No. (s): RZ/FDP 2009-SU-024
(enter County-assigned application number (s))

(**NOTE**: All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.

NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
Board of Supervisors of Fairfax County, Virginia, a body corporate and politic with no shareholders Agent: Anthony H. Griffin	12000 Government Center Parkway Suite 533 Fairfax, VA 22035	Title Owner of Barnsfield Road Right-of-Way
Hunton & Williams LLP(6)	1751 Pinnacle Drive Suite 1700 McLean, VA 22102	Attorneys/Agents for Applicant
Francis A. McDermott John C. McGranahan, Jr. Nicholas H. Grainger	1751 Pinnacle Drive Suite 1700 McLean, VA 22102	Attorneys/Agents for Applicant
Aaron L. Shriber Elaine O'Flaherty Cox	1751 Pinnacle Drive Suite 1700 McLean, VA 22102	Planners/Agents for Applicant
Jeannie A. Mathews	1751 Pinnacle Drive Suite 1700 McLean, VA 22102	Paralegal/Agent for Applicant
Urban Engineering & Associates, Inc. d/b/a Urban, Ltd.(7) Agents: Robert W. Brown Kevin P. O'Connor Steven C. Dodd Adam J. Steiner Eric S. Siegel	4200-D Technology Court Chantilly, VA 20151	Engineers/Agents for Applicant
Wisnewski Blair & Associates, Ltd.(8) Agents: Kevin M. Farquhar Luther C. Blair	44 Canal Center Plaza Suite 100 Alexandria, VA 22314	Architects/Agents for Applicant
Gorove/Slade Associates, Inc.(9) Agents: Christopher M. Tacinelli Chad A. Baird Cheryl L. Sharp	3914 Centreville Road Suite 300 Chantilly, VA 20151	Traffic Consultants/Agents for Applicant

(check if applicable) [ ] There are more relationships to be listed and Par. 1(a) is continued further on a "Rezoning Attachment to Par. 1(a)" form.

REZONING AFFIDAVIT

DATE: May 11, 2010
(enter date affidavit is notarized)

107022a

for Application No. (s): RZ/FDP 2009-SU-024
(enter County-assigned application number(s))

1(b). The following constitutes a listing*** of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders, **and if the corporation is an owner of the subject land, all of the OFFICERS and DIRECTORS of such corporation:**

(**NOTE:** Include **SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES,** and **REAL ESTATE INVESTMENT TRUSTS** herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(1)Sully East L.C.
12500 Fair Lakes Circle, Suite 400
Fairfax, VA 22033

DESCRIPTION OF CORPORATION: (check one statement)
[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF SHAREHOLDERS: (enter first name, middle initial, and last name)

MVP Master Limited Partnership(2)	Jon M. Peterson
William E. Peterson	Steven B. Peterson
Lauren P. Fellows	Peterson Grandchildren Investment L.C.(4)

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. **President, Vice President, Secretary, Treasurer**, etc.)

MANAGER: MVP Management, LLC(3)

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued on a "Rezoning Attachment 1(b)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. ***In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.*** Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Rezoning Attachment to Par. 1(b)

DATE: May 11, 2010
(enter date affidavit is notarized)

107022a

for Application No. (s): RZ/FDP 2009-SU-024
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

(3)MVP Management, LLC
12500 Fair Lakes Circle, Suite 400
Fairfax, VA 22033

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)

MEMBERS:
Milton V. Peterson — Jon M. Peterson
Carolyn S. Peterson — Steven B. Peterson
William E. Peterson — Lauren P. Fellows

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

MANAGERS: Milton V. Peterson, William E. Peterson, Lauren Peterson Fellows, Jon M. Peterson, Steven B. Peterson

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

(4)Peterson Grandchildren Investment L.C.
12500 Fair Lakes Circle, Suite 400
Fairfax, VA 22033

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Jillian Alexis Fellows Inter Vivos Trust (Jillian Alexis Fellows, Beneficiary; Nancy Z. McGrath, Lauren P. Fellows, Trustees)
Megan Elizabeth Fellows Inter Vivos Trust (Megan Elizabeth Fellows, Beneficiary; Nancy Z. McGrath, Lauren P. Fellows, Trustees)
Caralena Christina Peterson Inter Vivos Trust (Caralena Christina Peterson, Beneficiary; Nancy Z. McGrath, William E. Peterson, Trustees)
Steven David Peterson Inter Vivos Trust (Steven David Peterson, Beneficiary; Nancy Z. McGrath, William E. Peterson, Trustees) (Cont'd)

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

MVP Management, LLC,(3) Manager

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

Rezoning Attachment to Par. 1(b)

DATE: May 11, 2010
(enter date affidavit is notarized)

107022a

for Application No. (s): RZ/FDP 2009-SU-024
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(4)Peterson Grandchildren Investment L.C. (Cont'd)
12500 Fair Lakes Circle, Suite 400
Fairfax, VA 22033

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
Christopher Milton Peterson Inter Vivos Trust (Christopher Milton Peterson, Beneficiary; Nancy Z. McGrath, Jon M. Peterson, Trustees)
Thomas Dunham Peterson Inter Vivos Trust (Thomas Dunham Peterson, Beneficiary; Nancy Z. McGrath, William E. Peterson, Trustees)
Timothy Davis Peterson Inter Vivos Trust (Timothy Davis Peterson, Beneficiary; Nancy Z. McGrath, Jon M. Peterson, Trustees)
Nicholas Jon Peterson Inter Vivos Trust (Nicholas Jon Peterson, Beneficiary; Nancy Z. McGrath, Jon M. Peterson, Trustees) (Cont'd)

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)
MVP Management, LLC,(3) Manager

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(4)Peterson Grandchildren Investment L.C. (Cont'd)
12500 Fair Lakes Circle, Suite 400
Fairfax, VA 22033

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
Luke Dennis Peterson Inter Vivos Trust (Luke Dennis Peterson, Beneficiary; Nancy Z. McGrath, Steven B. Peterson, Trustees)
Rita Mary Peterson Inter Vivos Trust (Rita Mary Peterson, Beneficiary; Nancy Z. McGrath, Steven B. Peterson, Trustees)

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)
MVP Management, LLC,(3) Manager

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

Rezoning Attachment to Par. 1(b)

DATE: May 11, 2010
(enter date affidavit is notarized)

107022a

for Application No. (s): RZ/FDP 2009-SU-024
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(5)Sully East-Cassel LC
12500 Fair Lakes Circle, Suite 400
Fairfax, VA 22033

DESCRIPTION OF CORPORATION: (check one statement)
[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
MEMBER: Sully East L.C.(1)

MANAGER: MVP Management, LLC(3)

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(7)Urban Engineering & Associates, Inc. d/b/a Urban, Ltd.
4200-D Technology Court
Chantilly, VA 20151

DESCRIPTION OF CORPORATION: (check one statement)
[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
Barry B. Smith
J. Edgar Sears
Brian A. Sears

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

Rezoning Attachment to Par. 1(b)

DATE: May 11, 2010
(enter date affidavit is notarized)

107022a

for Application No. (s): RZ/FDP 2009-SU-024
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(8)Wisnewski Blair & Associates, Ltd.
44 Canal Center Plaza, Suite 100
Alexandria, VA 22314

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
Joseph J. Wisnewski
Luther C. Blair

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(9)Gorove/Slade Associates, Inc.
3914 Centreville Road, Suite 330
Chantilly, VA 20151

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
Christopher M. Tacinelli
Chad A. Baird
Daniel B. Van Pelt
Erwin N. Andres

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

(check if applicable) [ ] There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

REZONING AFFIDAVIT

DATE: May 11, 2010
(enter date affidavit is notarized)

107022a

for Application No. (s): RZ/FDP 2009-SU-024
(enter County-assigned application number(s))

1(c). The following constitutes a listing*** of all of the **PARTNERS,** both **GENERAL** and **LIMITED**, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, number, street, city, state and zip code)
(2)MVP Master Limited Partnership
12500 Fair Lakes Circle, Suite 400
Fairfax, VA 22033

(check if applicable) [ ] The above-listed partnership has no limited partners.

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g. **General Partner, Limited Partner, or General and Limited Partner)**

GENERAL PARTNERS:

MV Peterson Associates L.C. (does not own 10% of Sully East L.C.)
Milton V. Peterson

LIMITED PARTNERS:

Milton V. Peterson
MVP Investments L.C. (does not own 10% of Sully East L.C.)

(check if applicable) [✓] There is more partnership information and Par. 1(c) is continued on a "Rezoning Attachment to Par. 1(c)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. ***In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.*** Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Rezoning Attachment to Par. 1(c)

DATE: May 11, 2010
(enter date affidavit is notarized)

107022a

for Application No. (s): RZ/FDP 2009-SU-024
(enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

(6)Hunton & Williams LLP
1751 Pinnacle Drive, Suite 1700
McLean, VA 22102

(check if applicable) [✓] The above-listed partnership has no limited partners·

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner)**

Benjamin C. Ackerly
Robert A. Acosta-Lewis
Lawrence C. Adams
Michael F. Albers
Virginia S. Albrecht
Kenneth J. Alcott
Fernando C. Alonso
Chris M. Amantea
Thomas E. Anderson
Walter J. Andrews
Charles E. G. Ashton
L. Scott Austin
Ian Phillip Band
Rudene M. Bascomb
Sean M. Beard
John J. Beardsworth, Jr.
Steven H. Becker
Stephen John Bennett
Melinda R. Beres
Lucas Bergkamp (nmi)
Lon A. Berk
Douglas M. Berman
Mark B. Bierbower
Stephen R. Blacklocks
Jeffry M. Blair
Michael J. Blayney
James W. Bowen
Lawrence J. Bracken, II
James P. Bradley
Sheldon T. Bradshaw
David F. Brandley, Jr.
Jeannie P. Breckinridge
Craig A. Bromby
A. Todd Brown
Tyler P. Brown
F. William Brownell
Peter N. Brudenall
Kevin J. Buckley
Kristy A. Niehaus Bulleit
Joseph B. Buonanno
Nadia S. Burgard
Eric R. Burner
M. Brett Burns
Brian M. Buroker
P. Scott Burton
Ferdinand A. Calice
Matthew J. Calvert
Daniel M. Campbell
Thomas H. Cantrill
Curtis G. Carlson
Jean Gordon Carter
Charles D. Case
Thomas J. Cawley
James N. Christman
Whittington W. Clement
Herve' Cogels (nmi)
Cassandra C. Collins
Stacy M. Colvin
Terence G. Connor
Stephen Gregory Cope
Cameron N. Cosby
Ted C. Craig
Cyane B. Crump
Ashley Cummings (nmi)
Alexandra B. Cunningham
Sean B. Cunningham
William D. Dannelly
Samuel A. Danon
Barry R. Davidson
John Deacon (nmi)
John A. Decker
John J. Delionado
Stephen P. Demm
Kenneth L. Dobkin
Dee Ann Dorsey
Edward L. Douma
Mark S. Dray
Sean P. Ducharme
Deidre G. Duncan
George C. Dunlap, Jr.
Roger Dyer (nmi)
Frederick R. Eames
Maya M. Eckstein
Joseph C. Edwards
W. Jeffery Edwards
John C. Eichman
Edward W. Elmore, Jr.
Frank E. Emory, Jr.
Juan C. Enjamio
John D. Epps
Patricia K. Epps
Phillip J. Eskenazi
Joseph P. Esposito
Kelly L. Faglioni
Susan S. Failla
Eric H. Feiler
Chet A. Fenimore
Edward F. Fernandes
Norman W. Fichthorn
Andrea Bear Field
Kevin J. Finto
Melanie Fitzgerald (nmi)
William M. Flynn
Laura M. Franze
Lauren E. Freeman
Matthew Freimuth (nmi)
Edward J. Fuhr
Charles A. Gall
Daniel C. Garner
Douglas M. Garrou
Richard D. Gary
Andrew A. Gerber
John T. Gerhart, Jr.
Jeffrey W. Giese
Neil K. Gilman
C. Christopher Giragosian
Timothy S. Goettel

(check if applicable) [✓] There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

Rezoning Attachment to Par. 1(c)

DATE: May 11, 2010
(enter date affidavit is notarized)

107022a

for Application No. (s): RZ/FDP 2009-SU-024
(enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

(6)Hunton & Williams LLP (Continued)
1751 Pinnacle Drive, Suite 1700
McLean, VA 22102

(check if applicable) [✓] The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

Allen C. Goolsby
L. Raúl Grable
Douglas S. Granger
J. William Gray, Jr.
Charles E. Greef
Robert J. Grey, Jr.
Greta T. Griffith
Bradley W. Grout
Jeffrey W. Gutchess
Miles B. Haberer
Virginia H. Hackney
Robert J. Hahn
Jarrett L. Hale
John F. Haley
Eric J. Hanson
Ronald M. Hanson
Jason W. Harbour
Richard L. Harden
Lowell W. Harrison
Ray V. Hartwell, III
James A. Harvey
Jeffrey L. Harvey
Timothy G. Hayes
Mark S. Hedberg
Douglas J. Heffner
Colleen Heisey (nmi)
Michael S. Held
Gregory G. Hesse
George H. Hettrick
David A. Higbee
Thomas Y. Hiner
D. Bruce Hoffman
Robert E. Hogfoss
John R. Holzgraefe
Cecelia Philipps Horner
George C. Howell, III
Thomas M. Hughes
Kevin F. Hull
Eric W. Hurlocker
Donald P. Irwin
Judith H. Itkin
Makram B. Jaber
Lori Elliott Jarvis
Matthew D. Jenkins
Andrew E. Jillson
Harry M. Johnson, III
James A. Jones, III
Kevin W. Jones
Laura E. Jones
Dan J. Jordanger
Roland Juarez (nmi)
Thomas R. Julin
W. Alan Kailer
E. Peter Kane
Thomas F. Kaufman
Geoffrey S. Kay
Joseph C. Kearfott
Michael G. Keeley
G. Roth Kehoe, II
Douglas W. Kenyon
Michael C. Kerrigan
Ryan T. Ketchum
Robert A. King
Robert Klotz (nmi)
Sylvia K. Kochler
Edward B. Koehler
John T. Konther
Torsten M. Kracht
Christopher G. Kulp
Christopher Kuner (nmi)
David Craig Landin
David C. Lashway
Andrew W. Lawrence
Daniel M. LeBey
Bradley T. Lennie
L. Steven Leshin
Ronald J. Lieberman
Catherine D. Little
Robert H. Lockwood
David C. Lonergan
Audrey C. Louison
Carlos E. Loumiet
David S. Lowman, Jr.
Tyler Maddry (nmi)
Kimberly M. Magee
Manuel E. Maisog
Alan J. Marcuis
Brian R. Marek
Fernando Margarit (nmi)
Stephen S. Maris
Thelma Marshall (nmi)
Jeffrey N. Martin
John S. Martin
J. Michael Martinez de Andino
Walfrido J. Martinez
Joseph Clarke Mathews
Laurie Uustal Mathews
John Gary Maynard, III
Fraser A. McAlpine
William H. McBride
Michael C. McCann
T. Allen McConnell
Patrick J. McCormick, III
Robert G. McCormick
Francis A. McDermott
Alexander G. McGeoch
Paul E. McGeown
John C. McGranahan, Jr.
David T. McIndoe
Mark W. Menezes
Gary C. Messplay
Patrick E. Mitchell
Jack A. Molenkamp
Charles R. Monroe, Jr.
Will S. Montgomery
T. Justin Moore, III
Thurston R. Moore

(check if applicable) [✓] There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

Rezoning Attachment to Par. 1(c)

DATE: May 11, 2010
(enter date affidavit is notarized)

107022a

for Application No. (s): RZ/FDP 2009-SU-024
(enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

(6)Hunton & Williams LLP (Continued)
1751 Pinnacle Drive, Suite 1700
McLean, VA 22102

(check if applicable) [✓] The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner)**

Bruce W. Moorhead, Jr.
Robert J. Morrow
Ann Marie Mortimer
Michael J. Mueller
Eric J. Murdock
Frank J. Murphy, Jr.
Ted J. Murphy
Thomas P. Murphy
David A. Mustone
James P. Naughton
Michael Nedzbala (nmi)
Henry V. Nickel
Lonnie D. Nunley, III
Michael A. Oakes
Leslie A. Okinaka
John D. O'Neill, Jr.
Pam Gates O'Quinn
Michael A. O'Shea
Brian V. Otero
Randall S. Parks
Peter S. Partee, Sr.
J. Steven Patterson
William S. Patterson
Michael P. F. Phelps
Robert Dean Pope
Laurence H. Posorske
Kurtis A. Powell
Lewis F. Powell, III
Wesley R. Powell
J. Waverly Pulley, III
Robert T. Quackenboss
Dearbhla Quigley (nmi)
Dionne C. Rainey
Gordon F. Rainey, Jr.
Katherine E. Ramsey
John Jay Range
Stuart A. Raphael
Craig V. Rasile
John M. Ratino
Robert S. Rausch
Keila D. Ravelo
Belynda B. Reck
Baker R. Rector
Shawn Patrick Regan
Sona Rewari (nmi)
Thomas A. Rice
Jennings G. ("J. G.") Ritter, II
Kathy E. B. Robb
Daryl B. Robertson
Gregory B. Robertson
Patrick L. Robson
Robert M. Rolfe
Ronald D. Rosener
Michael Rosenthal (nmi)
Brent A. Rosser
William L. S. Rowe
Marguerite R. Ruby
D. Alan Rudlin
Mary Nash K. Rusher
D. Kyle Sampson
Karen M. Sanzaro
Stephen M. Sayers
Arthur E. Schmalz
Gregory J. Schmitt
John R. Schneider
Howard E. Schreiber
Robert M. Schulman
Jeremy R. Schwer
P. Watson Seaman
James S. Seevers, Jr.
Douglass P. Selby
Joel R. Sharp
Michael R. Shebelskie
Rita A. Sheffey
Michael A. Silva
William P. Silverman
Aaron P. Simpson
Jo Anne E. Sirgado
Thomas G. Slater, Jr.
Brooks M. Smith
Caryl Greenberg Smith
John R. ("J. R.") Smith
Yisun Song (nmi)
Lisa J. Sotto
Joseph C. Stanko, Jr.
Marty Steinberg (nmi)
Todd M. Stenerson
John J. Stenger
Gregory N. Stillman
C. Randolph Sullivan
Chanmanu Sumawong (nmi)
R. Michael Sweeney, Jr.
Henry Talavera (nmi)
Andrew J. Tapscott
Robert M. Tata
Rodger L. Tate
W. Lake Taylor, Jr.
Wendell L. Taylor
Robin Lyn Teskin
Paul R. Tetlow
John Charles Thomas
Martin K. Thomas
Gary E. Thompson
B. Cary Tolley, III
Timothy J. Toohey
Bridget C. Treacy
Thomas B. Trimble
Melvin E. Tull, III
Julie I. Ungerman
Surasak Vajasit (nmi)
Mark C. Van Deusen
C. Porter Vaughan, III
Enid L. Veron
Emily Burkhardt Vicente
Mark R. Vowell
Linda L. Walsh
William A. Walsh, Jr.

(check if applicable) [✓] There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

Rezoning Attachment to Par. 1(c)

DATE: May 11, 2010
(enter date affidavit is notarized)

107022a

for Application No. (s): RZ/FDP 2009-SU-024
(enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

(6)Hunton & Williams LLP (Continued)
1751 Pinnacle Drive, Suite 1700
McLean, VA 22102

(check if applicable) [✓] The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

Lynnette R. Warman
Abigail C. Watts-FitzGerald
William L. Wehrum
Peter G. Weinstock
David B. Weisblat
Malcolm C. Weiss
Mark G. Weisshaar
Hill B. Wellford, Jr.
David E. Wells
Kevin J. White
Jonathan M. Wilan
Amy McDaniel Williams
Matthew J. Williams
Holly H. Williamson
Michael G. Wilson
Allison D. Wood
John W. Woods, Jr.
David C. Wright
Richard L. Wyatt, Jr.
Scott F. Yarnell
William F. Young
Andrew D. Zaron
Lee B. Zeugin
Manida Zinmerman (nmi)

FORMER PARTNERS:
W. Christopher Arbery
Haywood A. Barnes
Philip M. Battles, III
Lawrence Chek (nmi)
R. Noel Clinard
Joseph P. Congleton
Steven B. Epstein
Wood W. Lay
David O. Ledbetter
Estelle J. Tsevdos
G. Thomas West, Jr.
Jerry E. Whitson

(check if applicable) [ ] There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

REZONING AFFIDAVIT

DATE: May 11, 2010
(enter date affidavit is notarized)

107022a

for Application No. (s): RZ/FDP 2009-SU-024
(enter County-assigned application number(s))

1(d). One of the following boxes **must** be checked:

[ ] In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER,** or **LESSEE*** of the land:

[✓] Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER,** or **LESSEE*** of the land.

2. That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (**NOTE**: If answer is none, enter "**NONE**" on the line below.)

The Fairfax County Board of Supervisors, as a body, is the owner of a portion of Barnsfield Road right-of-way included in the application area; however, no individual member of the Board of Supervisors owns or has any financial interest in said property.

(check if applicable) [ ] There are more interests to be listed and Par. 2 is continued on a "Rezoning Attachment to Par. 2" form.

REZONING AFFIDAVIT

DATE: May 11, 2010
(enter date affidavit is notarized)

107022a

for Application No. (s): RZ/FDP 2009-SU-024
(enter County-assigned application number(s))

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than $100, singularly or in the aggregate, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "**NONE**" on line below.)

Milton V. Peterson, Steven B. Peterson, Jon M. Peterson, Lauren Peterson Fellows and James W. Todd, all Agents for the Applicant, have each contributed in excess of $100.00 to Supervisor Herrity.

Francis A. McDermott, attorney for Applicant, has contributed in excess of $100.00 to Supervisor Herrity.

(NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) [ ] There are more disclosures to be listed and Par. 3 is continued on a "Rezoning Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

(check one) [ ] Applicant [✓] Applicant's Authorized Agent

Jon M. Peterson, Agent for Applicant
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 11th day of MAY 2010, in the State/Comm. of VIRGINIA, County/City of FAIRFAX.

Amy L Osterwalder
Notary Public

My commission expires: 7-31-2010

AMY L. OSTERWALDER
Notary Public
Commonwealth of Virginia
316306
My Commission Expires Jul 31, 2010

FORM RZA-1 Updated (7/1/06)

REZONING AFFIDAVIT

DATE: May 11, 2010
(enter date affidavit is notarized)

I, Jon M. Peterson, do hereby state that I am an
(enter name of applicant or authorized agent)

(check one) [ ] applicant
[✓] applicant's authorized agent listed in Par. 1(a) below 107024a

in Application No.(s): PCA 2003-SU-035
(enter County-assigned application number(s), e.g. RZ 88-V-001)

and that, to the best of my knowledge and belief, the following information is true:

1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS,** and **LESSEES** of the land described in the application,* and, if any of the foregoing is a **TRUSTEE,**** each **BENEFICIARY** of such trust, and all **ATTORNEYS** and **REAL ESTATE BROKERS,** and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

(**NOTE**: All relationships to the application listed above in **BOLD** print must be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
Sully East L.C.(1) Agents: Jon M. Peterson Milton V. Peterson William E. Peterson Steven B. Peterson Lauren Peterson Fellows James W. Todd William C. Smith Peter E. Dunn	12500 Fair Lakes Circle Suite 400 Fairfax, VA 22033	Applicant; Title Owner of Parcels 34-2-((1))-2, 3A, 10A, 27, 35
Board of Supervisors of Fairfax County, Virginia, a body corporate and politic with no shareholders Agent: Anthony H. Griffin	12000 Government Center Parkway Suite 533 Fairfax, VA 22035	Title Owner of Barnsfield Road Right-of-Way

(check if applicable) [✓] There are more relationships to be listed and Par. 1(a) is continued on a "Rezoning Attachment to Par. 1(a)" form.

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

Rezoning Attachment to Par. 1(a)

DATE: May 11, 2010
(enter date affidavit is notarized)

107024a

for Application No. (s): PCA 2003-SU-035
(enter County-assigned application number (s))

(**NOTE**: All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.

NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
Hunton & Williams LLP(5)	1751 Pinnacle Drive Suite 1700 McLean, VA 22102	Attorneys/Agents for Applicant
Francis A. McDermott John C. McGranahan, Jr. Nicholas H. Grainger	1751 Pinnacle Drive Suite 1700 McLean, VA 22102	Attorneys/Agents for Applicant
Aaron L. Shriber Elaine O'Flaherty Cox	1751 Pinnacle Drive Suite 1700 McLean, VA 22102	Planners/Agents for Applicant
Jeannie A. Mathews	1751 Pinnacle Drive Suite 1700 McLean, VA 22102	Paralegal/Agent for Applicant
Urban Engineering & Associates, Inc. d/b/a Urban, Ltd.(6) Agents: Robert W. Brown Kevin P. O'Connor Steven C. Dodd Adam J. Steiner Eric S. Siegel	4200-D Technology Court Chantilly, VA 20151	Engineers/Agents for Applicant
Wisnewski Blair & Associates, Ltd.(7) Agents: Kevin M. Farquhar Luther C. Blair	44 Canal Center Plaza Suite 100 Alexandria, VA 22314	Architects/Agents for Applicant
Gorove/Slade Associates, Inc.(8) Agents: Christopher M. Tacinelli Chad A. Baird Cheryl L. Sharp	3914 Centreville Road Suite 300 Chantilly, VA 20151	Traffic Consultants/Agents for Applicant

(check if applicable) [ ] There are more relationships to be listed and Par. 1(a) is continued further on a "Rezoning Attachment to Par. 1(a)" form.

REZONING AFFIDAVIT

DATE: May 11, 2010
(enter date affidavit is notarized)

101024a

for Application No. (s): PCA 2003-SU-035
(enter County-assigned application number(s))

1(b). The following constitutes a listing*** of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders, **and if the corporation is an owner of the subject land, all of the OFFICERS and DIRECTORS of such corporation:**

(**NOTE:** Include **SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES,** and **REAL ESTATE INVESTMENT TRUSTS** herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(1)Sully East L.C.
12500 Fair Lakes Circle, Suite 400
Fairfax, VA 22033

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF SHAREHOLDERS: (enter first name, middle initial, and last name)

MVP Master Limited Partnership(2)
William E. Peterson
Lauren P. Fellows
Jon M. Peterson
Steven B. Peterson
Peterson Grandchildren Investment L.C.(4)

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. **President, Vice President, Secretary, Treasurer,** etc.)

MANAGER: MVP Management, LLC(3)

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued on a "Rezoning Attachment 1(b)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. ***In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.*** Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Rezoning Attachment to Par. 1(b)

DATE: May 11, 2010
(enter date affidavit is notarized)

107024a

for Application No. (s): PCA 2003-SU-035
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

(3)MVP Management, LLC
12500 Fair Lakes Circle, Suite 400
Fairfax, VA 22033

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)

MEMBERS:
Milton V. Peterson — Jon M. Peterson
Carolyn S. Peterson — Steven B. Peterson
William E. Peterson — Lauren P. Fellows

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

MANAGERS: Milton V. Peterson, William E. Peterson, Lauren Peterson Fellows, Jon M. Peterson, Steven B. Peterson

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

(4)Peterson Grandchildren Investment L.C.
12500 Fair Lakes Circle, Suite 400
Fairfax, VA 22033

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Jillian Alexis Fellows Inter Vivos Trust (Jillian Alexis Fellows, Beneficiary; Nancy Z. McGrath, Lauren P. Fellows, Trustees)
Megan Elizabeth Fellows Inter Vivos Trust (Megan Elizabeth Fellows, Beneficiary; Nancy Z. McGrath, Lauren P. Fellows, Trustees)
Caralena Christina Peterson Inter Vivos Trust (Caralena Christina Peterson, Beneficiary; Nancy Z. McGrath, William E. Peterson, Trustees)
Steven David Peterson Inter Vivos Trust (Steven David Peterson, Beneficiary; Nancy Z. McGrath, William E. Peterson, Trustees) (Cont'd)

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

MVP Management, LLC,(3) Manager

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

Rezoning Attachment to Par. 1(b)

DATE: May 11, 2010
(enter date affidavit is notarized)

107024a

for Application No. (s): PCA 2003-SU-035
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(4)Peterson Grandchildren Investment L.C. (Cont'd)
12500 Fair Lakes Circle, Suite 400
Fairfax, VA 22033

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
Christopher Milton Peterson Inter Vivos Trust (Christopher Milton Peterson, Beneficiary; Nancy Z. McGrath, Jon M. Peterson, Trustees)
Thomas Dunham Peterson Inter Vivos Trust (Thomas Dunham Peterson, Beneficiary; Nancy Z. McGrath, William E. Peterson, Trustees)
Timothy Davis Peterson Inter Vivos Trust (Timothy Davis Peterson, Beneficiary; Nancy Z. McGrath, Jon M. Peterson, Trustees)
Nicholas Jon Peterson Inter Vivos Trust (Nicholas Jon Peterson, Beneficiary; Nancy Z. McGrath, Jon M. Peterson, Trustees) (Cont'd)

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)
MVP Management, LLC, (3) Manager

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(4)Peterson Grandchildren Investment L.C. (Cont'd)
12500 Fair Lakes Circle, Suite 400
Fairfax, VA 22033

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
Luke Dennis Peterson Inter Vivos Trust (Luke Dennis Peterson, Beneficiary; Nancy Z. McGrath, Steven B. Peterson, Trustees)
Rita Mary Peterson Inter Vivos Trust (Rita Mary Peterson, Beneficiary; Nancy Z. McGrath, Steven B. Peterson, Trustees)

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)
MVP Management, LLC, (3) Manager

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

Rezoning Attachment to Par. 1(b)

DATE: May 11, 2010
(enter date affidavit is notarized)

107024a

for Application No. (s): PCA 2003-SU-035
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(6)Urban Engineering & Associates, Inc. d/b/a Urban, Ltd.
4200-D Technology Court
Chantilly, VA 20151

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
Barry B. Smith
J. Edgar Sears
Brian A. Sears

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(7)Wisnewski Blair & Associates, Ltd.
44 Canal Center Plaza, Suite 100
Alexandria, VA 22314

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
Joseph J. Wisnewski
Luther C. Blair

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

Rezoning Attachment to Par. 1(b)

DATE: May 11, 2010
(enter date affidavit is notarized)

107024a

for Application No. (s): PCA 2003-SU-035
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(8)Gorove/Slade Associates, Inc.
3914 Centreville Road, Suite 330
Chantilly, VA 20151

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
Christopher M. Tacinelli
Chad A. Baird
Daniel B. Van Pelt
Erwin N. Andres

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

DESCRIPTION OF CORPORATION: (check one statement)

[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

(check if applicable) [ ] There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

REZONING AFFIDAVIT

DATE: May 11, 2010
(enter date affidavit is notarized)

107024a

for Application No. (s): PCA 2003-SU-035
(enter County-assigned application number(s))

1(c). The following constitutes a listing*** of all of the **PARTNERS,** both **GENERAL** and **LIMITED**, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, number, street, city, state and zip code)
(2)MVP Master Limited Partnership
12500 Fair Lakes Circle, Suite 400
Fairfax, VA 22033

(check if applicable) [ ] The above-listed partnership has no limited partners.

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g. **General Partner, Limited Partner, or General and Limited Partner)**

GENERAL PARTNERS:

MV Peterson Associates L.C. (does not own 10% of Sully East L.C.)
Milton V. Peterson

LIMITED PARTNERS:

Milton V. Peterson
MVP Investments L.C. (does not own 10% of Sully East L.C.)

(check if applicable) [✓] There is more partnership information and Par. 1(c) is continued on a "Rezoning Attachment to Par. 1(c)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. ***In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.*** Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Rezoning Attachment to Par. 1(c)

DATE: May 11, 2010
(enter date affidavit is notarized)

107024a

for Application No. (s): PCA 2003-SU-035
(enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

(5)Hunton & Williams LLP
1751 Pinnacle Drive, Suite 1700
McLean, VA 22102

(check if applicable) [✓] The above-listed partnership has no limited partners·

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner)**

Benjamin C. Ackerly
Robert A. Acosta-Lewis
Lawrence C. Adams
Michael F. Albers
Virginia S. Albrecht
Kenneth J. Alcott
Fernando C. Alonso
Chris M. Amantea
Thomas E. Anderson
Walter J. Andrews
Charles E. G. Ashton
L. Scott Austin
Ian Phillip Band
Rudene M. Bascomb
Sean M. Beard
John J. Beardsworth, Jr.
Steven H. Becker
Stephen John Bennett
Melinda R. Beres
Lucas Bergkamp (nmi)
Lon A. Berk
Douglas M. Berman
Mark B. Bierbower
Stephen R. Blacklocks
Jeffry M. Blair
Michael J. Blayney
James W. Bowen
Lawrence J. Bracken, II
James P. Bradley
Sheldon T. Bradshaw
David F. Brandley, Jr.
Jeannie P. Breckinridge
Craig A. Bromby
A. Todd Brown
Tyler P. Brown
F. William Brownell
Peter N. Brudenall
Kevin J. Buckley
Kristy A. Niehaus Bulleit
Joseph B. Buonanno
Nadia S. Burgard
Eric R. Burner
M. Brett Burns
Brian M. Buroker
P. Scott Burton
Ferdinand A. Calice
Matthew J. Calvert
Daniel M. Campbell
Thomas H. Cantrill
Curtis G. Carlson
Jean Gordon Carter
Charles D. Case
Thomas J. Cawley
James N. Christman
Whittington W. Clement
Herve' Cogels (nmi)
Cassandra C. Collins
Stacy M. Colvin
Terence G. Connor
Stephen Gregory Cope
Cameron N. Cosby
Ted C. Craig
Cyane B. Crump
Ashley Cummings (nmi)
Alexandra B. Cunningham
Sean B. Cunningham
William D. Dannelly
Samuel A. Danon
Barry R. Davidson
John Deacon (nmi)
John A. Decker
John J. Delionado
Stephen P. Demm
Kenneth L. Dobkin
Dee Ann Dorsey
Edward L. Douma
Mark S. Dray
Sean P. Ducharme
Deidre G. Duncan
George C. Dunlap, Jr.
Roger Dyer (nmi)
Frederick R. Eames
Maya M. Eckstein
Joseph C. Edwards
W. Jeffery Edwards
John C. Eichman
Edward W. Elmore, Jr.
Frank E. Emory, Jr.
Juan C. Enjamio
John D. Epps
Patricia K. Epps
Phillip J. Eskenazi
Joseph P. Esposito
Kelly L. Faglioni
Susan S. Failla
Eric H. Feiler
Chet A. Fenimore
Edward F. Fernandes
Norman W. Fichthorn
Andrea Bear Field
Kevin J. Finto
Melanie Fitzgerald (nmi)
William M. Flynn
Laura M. Franze
Lauren E. Freeman
Matthew Freimuth (nmi)
Edward J. Fuhr
Charles A. Gall
Daniel C. Garner
Douglas M. Garrou
Richard D. Gary
Andrew A. Gerber
John T. Gerhart, Jr.
Jeffrey W. Giese
Neil K. Gilman
C. Christopher Giragosian
Timothy S. Goettel

(check if applicable) [✓] There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

Rezoning Attachment to Par. 1(c)

DATE: May 11, 2010
(enter date affidavit is notarized)

107024a

for Application No. (s): PCA 2003-SU-035
(enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

(5)Hunton & Williams LLP (Continued)
1751 Pinnacle Drive, Suite 1700
McLean, VA 22102

(check if applicable) [✓] The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner)**

Allen C. Goolsby
L. Raúl Grable
Douglas S. Granger
J. William Gray, Jr.
Charles E. Greef
Robert J. Grey, Jr.
Greta T. Griffith
Bradley W. Grout
Jeffrey W. Gutchess
Miles B. Haberer
Virginia H. Hackney
Robert J. Hahn
Jarrett L. Hale
John F. Haley
Eric J. Hanson
Ronald M. Hanson
Jason W. Harbour
Richard L. Harden
Lowell W. Harrison
Ray V. Hartwell, III
James A. Harvey
Jeffrey L. Harvey
Timothy G. Hayes
Mark S. Hedberg
Douglas J. Heffner
Colleen Heisey (nmi)
Michael S. Held
Gregory G. Hesse
George H. Hettrick
David A. Higbee
Thomas Y. Hiner
D. Bruce Hoffman
Robert E. Hogfoss
John R. Holzgraefe
Cecelia Philipps Horner
George C. Howell, III
Thomas M. Hughes
Kevin F. Hull
Eric W. Hurlocker
Donald P. Irwin
Judith H. Itkin
Makram B. Jaber
Lori Elliott Jarvis
Matthew D. Jenkins
Andrew E. Jillson
Harry M. Johnson, III
James A. Jones, III
Kevin W. Jones
Laura E. Jones
Dan J. Jordanger
Roland Juarez (nmi)
Thomas R. Julin
W. Alan Kailer
E. Peter Kane
Thomas F. Kaufman
Geoffrey S. Kay
Joseph C. Kearfott
Michael G. Keeley
G. Roth Kehoe, II
Douglas W. Kenyon
Michael C. Kerrigan
Ryan T. Ketchum
Robert A. King
Robert Klotz (nmi)
Sylvia K. Kochler
Edward B. Koehler
John T. Konther
Torsten M. Kracht
Christopher G. Kulp
Christopher Kuner (nmi)
David Craig Landin
David C. Lashway
Andrew W. Lawrence
Daniel M. LeBey
Bradley T. Lennie
L. Steven Leshin
Ronald J. Lieberman
Catherine D. Little
Robert H. Lockwood
David C. Lonergan
Audrey C. Louison
Carlos E. Loumiet
David S. Lowman, Jr.
Tyler Maddry (nmi)
Kimberly M. Magee
Manuel E. Maisog
Alan J. Marcuis
Brian R. Marek
Fernando Margarit (nmi)
Stephen S. Maris
Thelma Marshall (nmi)
Jeffrey N. Martin
John S. Martin
J. Michael Martinez de Andino
Walfrido J. Martinez
Joseph Clarke Mathews
Laurie Uustal Mathews
John Gary Maynard, III
Fraser A. McAlpine
William H. McBride
Michael C. McCann
T. Allen McConnell
Patrick J. McCormick, III
Robert G. McCormick
Francis A. McDermott
Alexander G. McGeoch
Paul E. McGeown
John C. McGranahan, Jr.
David T. McIndoe
Mark W. Menezes
Gary C. Messplay
Patrick E. Mitchell
Jack A. Molenkamp
Charles R. Monroe, Jr.
Will S. Montgomery
T. Justin Moore, III
Thurston R. Moore

(check if applicable) [✓] There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

Rezoning Attachment to Par. 1(c)

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(enter date affidavit is notarized)

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for Application No. (s): PCA 2003-SU-035
(enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

(5)Hunton & Williams LLP (Continued)
1751 Pinnacle Drive, Suite 1700
McLean, VA 22102

(check if applicable) [✓] The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner)**

Bruce W. Moorhead, Jr.
Robert J. Morrow
Ann Marie Mortimer
Michael J. Mueller
Eric J. Murdock
Frank J. Murphy, Jr.
Ted J. Murphy
Thomas P. Murphy
David A. Mustone
James P. Naughton
Michael Nedzbala (nmi)
Henry V. Nickel
Lonnie D. Nunley, III
Michael A. Oakes
Leslie A. Okinaka
John D. O'Neill, Jr.
Pam Gates O'Quinn
Michael A. O'Shea
Brian V. Otero
Randall S. Parks
Peter S. Partee, Sr.
J. Steven Patterson
William S. Patterson
Michael P. F. Phelps
Robert Dean Pope
Laurence H. Posorske
Kurtis A. Powell
Lewis F. Powell, III
Wesley R. Powell
J. Waverly Pulley, III
Robert T. Quackenboss
Dearbhla Quigley (nmi)
Dionne C. Rainey
Gordon F. Rainey, Jr.
Katherine E. Ramsey
John Jay Range
Stuart A. Raphael
Craig V. Rasile
John M. Ratino
Robert S. Rausch
Keila D. Ravelo
Belynda B. Reck
Baker R. Rector
Shawn Patrick Regan
Sona Rewari (nmi)
Thomas A. Rice
Jennings G. ("J. G.") Ritter, II
Kathy E. B. Robb
Daryl B. Robertson
Gregory B. Robertson
Patrick L. Robson
Robert M. Rolfe
Ronald D. Rosener
Michael Rosenthal (nmi)
Brent A. Rosser
William L. S. Rowe
Marguerite R. Ruby
D. Alan Rudlin
Mary Nash K. Rusher
D. Kyle Sampson
Karen M. Sanzaro
Stephen M. Sayers
Arthur E. Schmalz
Gregory J. Schmitt
John R. Schneider
Howard E. Schreiber
Robert M. Schulman
Jeremy R. Schwer
P. Watson Seaman
James S. Seevers, Jr.
Douglass P. Selby
Joel R. Sharp
Michael R. Shebelskie
Rita A. Sheffey
Michael A. Silva
William P. Silverman
Aaron P. Simpson
Jo Anne E. Sirgado
Thomas G. Slater, Jr.
Brooks M. Smith
Caryl Greenberg Smith
John R. ("J. R.") Smith
Yisun Song (nmi)
Lisa J. Sotto
Joseph C. Stanko, Jr.
Marty Steinberg (nmi)
Todd M. Stenerson
John J. Stenger
Gregory N. Stillman
C. Randolph Sullivan
Chanmanu Sumawong (nmi)
R. Michael Sweeney, Jr.
Henry Talavera (nmi)
Andrew J. Tapscott
Robert M. Tata
Rodger L. Tate
W. Lake Taylor, Jr.
Wendell L. Taylor
Robin Lyn Teskin
Paul R. Tetlow
John Charles Thomas
Martin K. Thomas
Gary E. Thompson
B. Cary Tolley, III
Timothy J. Toohey
Bridget C. Treacy
Thomas B. Trimble
Melvin E. Tull, III
Julie I. Ungerman
Surasak Vajasit (nmi)
Mark C. Van Deusen
C. Porter Vaughan, III
Enid L. Veron
Emily Burkhardt Vicente
Mark R. Vowell
Linda L. Walsh
William A. Walsh, Jr.

(check if applicable) [✓] There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

Rezoning Attachment to Par. 1(c)

DATE: May 11, 2010
(enter date affidavit is notarized)

107024a

for Application No. (s): PCA 2003-SU-035
(enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

(5)Hunton & Williams LLP (Continued)
1751 Pinnacle Drive, Suite 1700
McLean, VA 22102

(check if applicable) [✓] The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner)**

Lynnette R. Warman
Abigail C. Watts-FitzGerald
William L. Wehrum
Peter G. Weinstock
David B. Weisblat
Malcolm C. Weiss
Mark G. Weisshaar
Hill B. Wellford, Jr.
David E. Wells
Kevin J. White
Jonathan M. Wilan
Amy McDaniel Williams
Matthew J. Williams
Holly H. Williamson
Michael G. Wilson
Allison D. Wood
John W. Woods, Jr.
David C. Wright
Richard L. Wyatt, Jr.
Scott F. Yarnell
William F. Young
Andrew D. Zaron
Lee B. Zeugin
Manida Zinmerman (nmi)

FORMER PARTNERS:
W. Christopher Arbery
Haywood A. Barnes
Philip M. Battles, III
Lawrence Chek (nmi)
R. Noel Clinard
Joseph P. Congleton
Steven B. Epstein
Wood W. Lay
David O. Ledbetter
Estelle J. Tsevdos
G. Thomas West, Jr.
Jerry E. Whitson

(check if applicable) [ ] There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

REZONING AFFIDAVIT

DATE: May 11, 2010
(enter date affidavit is notarized)

107024a

for Application No. (s): PCA 2003-SU-035
(enter County-assigned application number(s))

1(d). One of the following boxes **must** be checked:

[ ] In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER,** or **LESSEE*** of the land:

[✓] Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER,** or **LESSEE*** of the land.

2. That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (**NOTE**: If answer is none, enter "**NONE**" on the line below.)

The Fairfax County Board of Supervisors, as a body, is the owner of a portion of Barnsfield Road right-of-way included in the application area; however, no individual member of the Board of Supervisors owns or has any financial interest in said property.

(check if applicable) [ ] There are more interests to be listed and Par. 2 is continued on a "Rezoning Attachment to Par. 2" form.

REZONING AFFIDAVIT

DATE: May 11, 2010
(enter date affidavit is notarized)

107024a

for Application No. (s): PCA 2003-SU-035
(enter County-assigned application number(s))

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than $100, singularly or in the aggregate, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "**NONE**" on line below.)

Milton V. Peterson, Steven B. Peterson, Jon M. Peterson, Lauren Peterson Fellows and James W. Todd, all Agents for the Applicant, have each contributed in excess of $100.00 to Supervisor Herrity.

Francis A. McDermott, attorney for Applicant, has contributed in excess of $100.00 to Supervisor Herrity.

(NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) [ ] There are more disclosures to be listed and Par. 3 is continued on a "Rezoning Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

(check one) [ ] Applicant [✓] Applicant's Authorized Agent

Jon M. Peterson, Agent for Applicant
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 11th day of MAY 2010, in the State/Comm. of VIRGINIA, County/City of FAIRFAX.

Amy L. Osterwalder
Notary Public

My commission expires: 7-31-2010

AMY L. OSTERWALDER
Notary Public
Commonwealth of Virginia
316306
My Commission Expires Jul 31, 2010

RECEIVED
Department of Planning & Zoning
DEC 10 2009
Zoning Evaluation Division

SULLY EAST L.C.

PCA 2003-SU-035
RZ 2009-SU-021

STATEMENT OF JUSTIFICATION

OCTOBER 22, 2009
REVISED: DECEMBER 8, 2009

The subject properties, located in the southeast quadrant of the Sully Road (Route 28)/Air & Space Museum Parkway interchange and west of Centreville Road (Route 657), contain approximately 76.9445 acres and are described as Tax Map Parcels 34-2-((1))-2 (pt.), -3A, -7, -8, -10A, -27 (pt.), and -35 (pt.), plus approximately 86,762 square feet of the Barnsfield Road right-of-way that is subject to a pending vacation/abandonment application. Sully East L.C. (the "Applicant") proposes an amendment to a previously approved rezoning application to permit the rezoning of the cumulative 76.9445 acre area for the purpose of developing a secure office complex to be known as "Dulles Discovery South."

APPLICATION DESCRIPTIONS

Dulles Discovery South PCA

PCA 2003-SU-035 proposes to amend a portion of RZ 2003-SU-035, which was approved by the BOS on January 22, 2007 to permit the development of an age-restricted community and support commercial uses zoned PDH-16, PDC, WS and HD, consisting of approximately 77.74 acres on Tax Map Parcels 34-2-((1))-1A, -2, -3A, -10A, -27, -33 (pt.), -35 (pt.) and portions of the Barnsfield Road right-of-way. This partial PCA application PCA 2003-SU-035 consists of Tax Map Parcels 34-2-((1))-2 (pt.), -3A, -10A, -27 (pt.) and -35 (pt.) and approximately 67,353 square feet of the Barnsfield Road right-of-way to be vacated/abandoned, and will supersede the governance of the previously approved proffers and Conceptual Development Plan/Final Development Plan layout to permit the inclusion of approximately 69.1431 acres in the Dulles Discovery South rezoning application.

This partial PCA application is filed in accordance with the provisions of Part 2 of Article 18 of the Zoning Ordinance. Paragraph 6 of Section 18-204 permits the filing of a PCA application on a portion of the property subject to a previously approved rezoning application when it can be demonstrated that the partial PCA will a) not adversely affect the use of that portion of the previously approved rezoning application not subject to the partial PCA; b) not adversely affect the ability of that portion of the previously approved rezoning application not subject to the partial PCA from fulfilling the applicable proffers; and c) not increase the overall approved density/intensity. Approximately 6.4339 acres, excluding right-of-way for Air & Space Museum Parkway, continue to be owned by the Applicant and will remain zoned PDC, WS and HD and subject to the proffers and Conceptual Development Plan/Final Development Plan approved with RZ 2003-SU-035. The approved layout and proffers permit the development

of office and retail uses on the PDC portion at a maximum floor area ratio of 0.25. The exclusion of this area from the proposed PCA application will not preclude the owner of those properties (Tax Map Parcels 34-2-((1))-1A, -2 (pt.), -27 (pt.) -33 (pt.) and -35 (pt.)) from (i) developing those uses, or (ii) complying with the governing proffers or Conceptual Development Plan/Final Development Plan, and will not adversely affect use of those properties. In addition to the provisions of the Zoning Ordinance that permit the submission of partial PCA applications, the proffers approved with RZ 2003-SU-035 permit the severance of the property for purposes of future PCA applications:

> ***Severability***. *Any of the sections or individual land bays may be the subject of a PCA, CDPA and/or FDPA without joinder and/or consent of the other sections or land bays, if such PCA, CDPA and/or FDPA does not have any material adverse effect on such other section or land bays. Previously approved proffered conditions or development conditions applicable to the section(s) or land bay(s) not the subject of such a PCA, CDPA, and/or FDPA shall otherwise remain in full force and effect.*

Proffer 10 further states:

> ***Maximum PDC District FAR and Uses***. *Within the approximately 13.54 acres of the Property zoned to the PDC District, up to 147,450 square feet at a maximum 0.25 floor area ratio ("FAR") shall be permitted. Permitted uses shall include retail, office, hotel and additional uses as listed on Sheet #2 of the CDP/FDP. No drive-through uses shall be permitted, with the exception of an unmanned bank teller and/or a pharmacy*

This partial PCA will not adversely impact the ability of the remaining approximately 6.44 acres from complying with the applicable proffers and Conceptual Development Plan/Final Development Plan related to the commercial use of the residual area.

Dulles Discovery South Rezoning

The Applicant proposes to rezone approximately 76.9445 acres, more specifically described as Tax Map Parcels 34-2-((1))-2 (pt.), -3A, -7, -8, -10A, -27 (pt.), -35 (pt.) and approximately 86,762 square feet of the Barnsfield Road right-of-way that is the subject of a pending vacation/abandonment application, from the PDH-16, PDC, I-5, WS and HD Districts to the PDC, WS and HD Districts for the purpose of developing a secure office complex. A portion of the Property is located within the Sully Historic Overlay District; therefore, the Applicant has submitted a concurrent special exception amendment application to permit an increase in building height for two of the buildings within the Sully Historic Overlay District and within 500 feet of the historic district boundary.

The proposed layout consists of a configuration of four multi-story office buildings that will be accessed by a principal entrance from the south side of Historic Sully Way and a secondary entrance from the west side of Centreville Road. Two of the buildings will be connected by a single story building. Parking for the Property will be provided through two garages, with surface parking located around the office buildings situated in the center of the Property. Three guard booths will be positioned at the entrances, and a central utility plant will

be located in the western portion of the Property. A high-quality architectural design meeting LEED certification standards will be incorporated into the construction of the office buildings.

The cumulative gross floor area of all of the office and accessory uses of the Property will be 1,174,100 square feet, which equals a floor area ratio of 0.35. In support of the secure nature of the proposed use of the Property, a nine-foot-tall security fence will be provided around the perimeter of the Property, and no occupiable office building will be located closer than 300 feet from any Property boundary.

The proposed office complex will be comprised of the following:

BUILDING	USE	GSF	MAXIMUM HEIGHT (ft.)
DD SOUTH	OFFICE	376,250	128.5
DD 4	OFFICE	376,250	128.5
DD 5A	OFFICE	161,250	60
DD 5B	OFFICE	161,250	60
DD CONNECTOR	OFFICE	72,000	35
CP	CENTRAL PLANT	26,500	35
GB	GUARD BOOTH	600	
EG	PARKING GARAGE	0	56.5
WG	PARKING GARAGE	0	37.5
TOTAL		**1,174,100**	

Portions of the Property were previously used for industrial purposes and contain scattered buildings and structures that will be demolished to make way for the construction of the secure office complex. Due to prior uses, no vegetation that is worthy of preservation exists on the Property; therefore, the limits of clearing and grading will be extended to the Property boundaries. High-quality landscaping providing buffering, canopy, clean air and security benefits will be installed throughout the Property. An exception to the extent of the limits of clearing and grading will be provided for the two cemeteries located on-site that will be preserved in perpetuity and fenced for protection.

The Property is located within Land Unit D-4 of the Dulles Suburban Center, which recommends that the Property be developed as a high-quality campus style office up to a 0.35 FAR. These PCA and rezoning applications are in conformance with this Comprehensive Plan baseline recommendation for the Property, which will supersede development of the optional recommendation for the site as an age-restricted residential community as previously approved with RZ 2003-SU-035. In addition, all other provisions of the Comprehensive Plan, Zoning Ordinance and Public Facilities Manual will be satisfied, with the exception of the following waivers and modifications requested in association with this rezoning application:

- Modification of Section 10-104(3) B and C of the Zoning Ordinance to permit an increase in fence height. The Applicant proposes to install a maximum nine (9) foot tall fence around the perimeter of the Property to provide necessary security measures for the proposed tenant.

- Modification of Section 13-303 of the Zoning Ordinance to permit the transitional screening as shown on the CDP/FDP to satisfy the requirements along the eastern and a portion of the southern property boundaries.

- Modification of Section 13-304 of the Zoning Ordinance to permit the barriers as shown on the CDP/FDP to satisfy the requirements along the southern and a portion of the eastern and western property boundaries.

- Modification of Section 12-0507 of the Public Facilities Manual to permit the tree plantings as shown on the CDP/FDP to satisfy the tree preservation target requirement.

- Waiver of the Countywide Trail Plan recommendation for a major paved trail along the south side of Barnsfield Road.

- Modification of Section 6-1604.10 of the Public Facilities Manual to permit the permanent pool elevation of the stormwater management pond to be drained by a pumping method for maintenance activities.

- Modification of Section 6-1603.2 of the Public Facilities Manual to permit the installation of a combined principal and emergency spillway.

A portion of the Property located within the Sully Historic Overlay District will be subject to a concurrent special exception amendment application to permit an amendment to the application area and an increase in building height; therefore, the Applicant will submit these applications to the Architectural Review Board ("ARB") for their review and approval. The Applicant is committed to designing and constructing the proposed secure office complex in a manner that provides no adverse visual impact upon the Sully Historic Site, as well as other adjacent properties. The Fairfax County Park Authority's recent acquisition of Tax Map Parcel 34-2 ((1)) 12 for the purpose of providing a buffer between the Sully Historic Site and further development of the Property has been completed. This acquisition was funded by The Peterson Companies in association with the proffers approved with RZ 2003-SU-035. Therefore, the Applicant believes that the clustered building layout in the central portion of the Property will be well shielded from the Sully Historic Site.

These applications propose to replace previously approved, but not yet constructed, age-restricted residential development and industrial uses of the Property with a high-quality secure office complex. The site has been designed in a manner respectful of the Sully Historic Site, as well as nearby uses. No adverse impacts to the environment, transportation systems, or quality of life for the County's residents are anticipated with this project, which has been designed in conformance with the recommendations of the Comprehensive Plan and will provide a positive

economic impact to the County, and region, through significantly increased tax revenue and employment opportunities.

Respectfully submitted,

Francis A. McDermott
Attorney and Agent for Applicant

RECEIVED
Department of Planning & Zoning
DEC 10 2009
Zoning Evaluation Division

SULLY EAST L.C.

SEA-2003-SU-023

STATEMENT OF JUSTIFICATION

OCTOBER 22, 2009
REVISED: DECEMBER 8, 2009

Pursuant to Paragraph 4 of Section 9-607 of the Zoning Ordinance, Sully East L.C. (the "Applicant") requests approval of this special exception amendment ("SEA") application to permit an amendment to the application area of SE 2003-SU-023 and an increase in building height for two proposed office buildings located within the Sully Historic Overlay District and within 500 feet of the historic district boundary. This SEA application consists of approximately 25.2385 acres located south of Historic Sully Way and west of Centreville Road, and more specifically described as Tax Map Parcels 34-2-((1))-2 (pt.), -3A (pt.), -10A (pt.), -27 (pt.), and -35 (pt.), plus approximately 24,756 square feet of the Barnsfield Road right-of-way that is subject to a pending vacation/abandonment application (the "Application Area"). A concurrent rezoning application, which includes the subject Application Area, proposes to rezone approximately 76.9445 acres to the PDC, WS and HD Districts to permit the development of a secure office complex at an ultimate floor area ratio of 0.35. The rezoning application proposes a layout consisting of five office buildings, two parking garages, three guard booths and a central utility plant.

This SEA application seeks to amend the application area of SE 2003-SU-023 and to permit proposed office buildings DD 5A and DD 5B to exceed the thirty-five (35) foot maximum building height within the Sully Historic Overlay District and within 500 feet of the historic district boundary as permitted by Part 3 of Article 1 and Section 9-607 of the Zoning Ordinance. SE 2003-SU-023 was approved by the Board of Supervisors ("BOS"), in conjunction with RZ 2003-SU-035, on January 22, 2007 to permit an increase in building height for certain age-restricted multifamily residential buildings. This SE was applicable to 21.7562 acres on Tax Map Parcels 34-2-((1))-2, -3A, -10A and -27. The subject SEA will supersede the approval of SE 2003-SU-023 by amending the land area within the scope of the original application area. The effective area of SEA 2003-SU-023 is 20.7350 acres, though the application area is larger (25.2385 acres) to allow for SEA 2003-SU-023 to supersede the applicable land area of SE 2003-SU-023. The building height permitted through a special exception within this portion of the Sully Historic Overlay District is sixty (60) feet, with a maximum building height of sixty-five (65) feet including rooftop structures. As depicted on the Special Exception Amendment Plat ("SEA Plat"), proposed buildings DD 5A and DD 5B will be three-story office buildings with a height of forty-nine (49) feet two (2) inches to the parapet wall and 60 feet to the top of the penthouse. The other proposed buildings and structures located within the Sully Historic Overlay District (DD Connector, West Garage, Central Plant and two Guard Booths) will comply with the 35-foot maximum building height regulation of Part 3 of Appendix 1 of the Zoning Ordinance.

The purpose and intent of the Sully Historic Overlay District is to protect the integrity of the Sully Historic Site and its associated landscape. It is the only historic overlay district in the County that requires a 200-foot-wide planted buffer adjacent to the principal historic resource. In conformance with the recommendations of the Comprehensive Plan, the Fairfax County Park Authority recently acquired Tax Map Parcel 34-2-((1))-12 for the purpose of creating a buffer between the Sully Historic Site and development of the subject Property. Therefore, the 200-foot planted buffer requirement has been satisfied through this acquisition that was funded at considerable expense by The Peterson Companies in association with a proffer commitment in the previously approved age-restricted residential community for the Property, which will be superseded by the rezoning application filed concurrently with this SEA application. As depicted on the SEA Plat, both buildings subject to this SEA application will be located approximately 1,800 linear feet (.75 miles) from the Sully structure. Intervening landscaping, vegetation on the Sully Historic Site, and the intense tree cover on Tax Map Parcel 34-2-((1))-12, will provide an extensive buffer between the proposed office use and the Sully structure.

The following information is provided in accordance with the submission filing requirements of Paragraph 7 of Section 9-011 of the Zoning Ordinance:

A. Type of Operation

As depicted on the SEA Plat, and subject to approval of the concurrent rezoning application, the two proposed buildings will be part of a secure complex consisting of office and accessory uses.

B. Hours of Operation

The office buildings will be occupied by employees primarily during normal business hours (weekdays between 7:00 am and 7:00 pm), though it is to be expected that some of the office-related activity will occur during weekday evenings and on weekends.

C. Estimated number of Patrons/Clients

Considering the secure nature of the proposed development, access to the Property will be strictly limited to authorized employees and a very few guests.

D. Proposed Number of Employees

At full build out, the two proposed buildings will accommodate approximately 1,500 employees.

E. Estimated Traffic Impact

The traffic impact of the entire proposed secure office complex is provided in the Applicant's Traffic Impact Analysis, prepared by Gorove/Slade Associates, Inc., and submitted with this SEA application and the concurrent rezoning application. There is no break-out for the subject two buildings alone.

F. Vicinity or General Area to be Served

The proposed secure office complex will serve the entire Washington, DC metropolitan area. It is anticipated that the majority of employees will be residents of Fairfax County and neighboring jurisdictions.

G. Description of Building Façade and Architecture of Proposed Buildings

Details of the proposed buildings will be provided in association with a submission to the Fairfax County Architectural Review Board ("ARB").

H. Listing of Known Hazardous or Toxic Substances

None known at this time.

I. Statement of Conformance with Applicable Provisions of All Ordinances, Regulations and Adopted Standards

The Property is located within Land Unit D-4 of the Dulles Suburban Center of the Comprehensive Plan, which recommends that the Property be developed as a high-quality office complex up to a 0.35 FAR as the baseline use. The proposed secure office complex detailed in the Conceptual Development Plan/Final Development Plan ("CDP/FDP") in association with the concurrent rezoning application is in conformance with this Comprehensive Plan recommendation. This SEA application proposes an increase in building height for two of the proposed office buildings. The Fairfax County Park Authority has acquired, at Applicant's considerable expense, Tax Map Parcel 34-2-((1))-12 for the purpose of providing an additional buffer to protect the Sully Historic Site from the visual impacts of development on the subject property; therefore, it is not anticipated that this proposed increase in building height from 35 feet to 60 feet for two of the proposed office buildings will adversely affect the Sully Historic Site.

All applicable provisions of all ordinances, regulations and adopted standards will be satisfied, with the exception of the following waivers and modifications requested by the Application in association with both this SEA application and the concurrent rezoning application:

- Modification of Section 10-104(3) B and C of the Zoning Ordinance to permit an increase in fence height. The Applicant proposes to install a maximum nine (9) foot tall fence around the perimeter of the Property to provide for the security requirements of the proposed tenant.

- Modification of Section 13-303 of the Zoning Ordinance to permit the transitional screening as shown on the SEA Plat to satisfy the requirement along a portion of the southern property boundary.

- Modification of Section 13-304 of the Zoning Ordinance to permit the barrier as shown on the SEA Plat to satisfy the requirement along a portion of the southern property boundary.

- Modification of Section 12-0507 of the Public Facilities Manual to permit the tree plantings as shown on the SEA Plat to satisfy the tree preservation target requirement.

- Waiver of the Countywide Trail Plan recommendation for a major paved trail along the south side of the to-be-vacated Barnsfield Road, through the heart of the secure complex.

- Modification of Section 6-1604.10 of the Public Facilities Manual to permit the permanent pool elevation of the stormwater management pond to be drained by a pumping method for maintenance activities.

- Modification of Section 6-1603.2 of the Public Facilities Manual to permit the installation of a combined principal and emergency spillway.

County of Fairfax, Virginia

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

RECEIVED
MAR 13 2007

March 9, 2007

Hunton & Williams PC
Francis McDermott
1751 Pinnacle Drive, Suite 1700
McLean, VA 22102

RE: Rezoning Application Number RZ 2003-SU-035 (concurrent with SE 2003-SU-023) (Amended Letter and Ordinance)

Dear Mr. McDermott:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on January 22, 2007, granting Rezoning Application Number RZ 2003-SU-035 in the name of Sully East LC. The Board's action rezones certain property in the Sully District from I-3, I-5, HD, and WS Districts to the PDC, PDH-16, HD, and WS Districts. Tax Map 34-2 ((1)) 1A, 2, 3A, 10A, 27, 33 pt., and 35, plus approximately 1.5467 acres of Barnsfield Road right-of-way to be vacated and/or abandoned. The subject property is located north and south of Barnsfield Road, west of Centreville Road and east of Sully Road on approximately 77.74 acres of land. Approval of these applications may enable the vacation and/or abandonment of portions of the public rights-of-way for Barnsfield Road to proceed under Section 15.2272 (2) and/or Section 33.1-151 of the *Code of Virginia.* Rezoning Application RZ 2003-SU-035 is subject to the proffers dated January 4, 2007.

The Board also:

- Approved Special Exception Application SE 2003-SU-023 subject to the development conditions dated January 10, 2007.
- Modified the loading space requirement for multifamily residential uses to one space per multifamily building.
- Modified the barrier requirement along the Centreville Road frontage and the southern boundary of the property in favor of the 3 to 6 foot high undulating, landscaped berm shown on Sheet 12 of the Conceptual Development Plan/Final Development Plan (CDP/FDP).
- Modified the transitional screening requirements between PDH-16 and PDC uses within a single development in favor of the landscape treatment shown on the CDP/FDP.

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

- Modified the 25-foot transitional screening yard requirement along the southern property line (in areas where fire access lanes are required), in favor of the detailed landscape treatment shown on the CDP/FDP.

- Waived the privacy yard fencing requirement for front-loaded single-family attached residential uses, in favor of that shown on the CDP/FDP.

- Modified the Public Facilities Manual (PFM) requirement for a minimum 8-foot width for tree planting strips to permit lesser widths with the use of structural soils.

- Approved a waiver to permit private streets in excess of 600 linear feet to that shown on the CDP/FDP.

- Waived the PFM requirement to permit a wet pond in a residential area.

The Conceptual Development Plan was approved; the Planning Commission having previously approved Final Development Plan Application FDP 2003-SU-035 on January 10, 2007 subject to the Board's approval of RZ 2003-SU-035.

Sincerely,

Nancy Vehrs

Nancy Vehrs
Clerk to the Board of Supervisors

NV/cwb

Cc: Chairman Gerald E. Connolly
Supervisor Michael Frey, Sully District
Janet Coldsmith, Director, Real Estate Division. Dept. of Tax Administration
Barbara A. Byron, Director, Zoning Evaluation Division, DPZ
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning
Thomas Conry, Dept. Manager. – GIS - Mapping/Overlay
Angela K. Rodeheaver, Section Chief, Transportation. Planning Division
Ellen Gallagher, Capital Projects and Operations Div., Dept. of Transportation
Audrey Clark, Director – Building Plan Review, DPWES
Ken Williams, Plans & Document Control, ESRD, DPWES
Department of Highways-VDOT
Sandy Stallman, Park Planning Branch Manager, FCPA
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division
Barbara J. Lippa, Executive Director, Planning Commission
Jose Comayagua, Director, Facilities Management
Gary Chevalier, Office of Capital Facilities/Fairfax County Public Schools

REVISED

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Government Center at Fairfax, Virginia, on the 22nd day of January, 2007, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROPOSAL NUMBER RZ 2003-SU-035

WHEREAS, Sully East LC filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the I-3, I-5, HD and WS Districts to the PDC, PDH-16, HD and WS Districts, and

WHEREAS, at a duly called public hearing the Planning Commission considered the application and the propriety of amending the Zoning Ordinance in accordance therewith, and thereafter did submit to this Board its recommendation, and

WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

NOW, THEREFORE, BE IT ORDAINED, that that certain parcel of land situated in the Sully District, and more particularly described as follows (see attached legal description):

Be, and hereby is, zoned to the PDC, PDH-16, HD, and WS Districts , and said property is subject to the use regulations of said Sully District, and further restricted by the conditions proffered and accepted pursuant to Va. Code Ann., 15.2-2303(a), which conditions are in addition to the Zoning Ordinance regulations applicable to said parcel, and

BE IT FURTHER ENACTED, that the boundaries of the Zoning Map heretofore adopted as a part of the Zoning Ordinance be, and they hereby are, amended in accordance with this enactment, and that said zoning map shall annotate and incorporate by reference the additional conditions governing said parcel.

GIVEN under my hand this 22nd day of January, 2007.

Nancy Vehrs

Nancy Vehrs
Clerk to the Board of Supervisors

RZ 2003-SU-035
DULLES DISCOVERY
PROFFER STATEMENT
August 21, 2006
September 15, 2006
September 28, 2006
October 13, 2006
November 16, 2006
December 12, 2006
January 4, 2007

Pursuant to Section 15.2-2303 (A) of the Code of Virginia, as amended, and subject to the Fairfax County Board of Supervisors' (the "Board") approval of rezoning application RZ 2003-SU-035, as proposed, from the I-3, I-5, WS and HD Districts to the PDH-16, PDC, WS, and HD Districts, Sully East L.C. (the "Applicant") and the property owners, for themselves and their successors and assigns, hereby proffer that development of Tax Map Parcels 34-2-((1))-1A, 2, 3A, 10A, 27, 33 (Part) and 35 plus approximately 1.55 acres of right-of-way to be vacated (collectively known as the "Property"), totaling approximately 77.74 acres, shall be in accordance with the following proffered conditions, which shall replace any and all existing proffered conditions pertaining to the Property:

1. **Substantial Conformity**. The Property shall be developed in substantial conformance with the Conceptual Development Plan and Final Development Plan ("CDP/FDP") consisting of Sheets 1 through 14 prepared by Land Design, Inc., entitled "Dulles Discovery Conceptual Development Plan/Final Development Plan," dated June 15, 2006 and revised through January 3, 2007, and further modified by these proffered conditions.

2. **Final Development Plan Amendments**. Notwithstanding that the CDP/FDP consists of Sheets 1 through 14 and said CDP is the subject of Paragraph 1 above, it shall be understood that (i) the CDP shall consist of the entire plan relative to the general layout, points of access to the existing road network, location and types of units, uses, building heights, 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; and (ii) 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.

3. **Minor Modifications.** Pursuant to Section 16-403 of the Zoning Ordinance, minor modifications from the approved CDP/FDP may be permitted as determined by the Zoning Administrator. The Applicant shall have the flexibility to modify the layout shown on the CDP/FDP provided such changes are in substantial conformance with the CDP/FDP and proffers, and do not increase the total number of units, change the unit mix, increase building heights, or decrease the minimum amount of open space or peripheral setbacks shown to be provided on the Property.

4. **Maximum Residential Density**. A maximum of 1001 residential units at a maximum density of 15.6 dwelling units per acre ("du/ac") shall be permitted on the PDH-16

portion of the Property, inclusive of Affordable Dwelling Units ("ADUs") and ADU bonus units. The Applicant reserves the right to develop fewer than the maximum number of units referenced in this paragraph without the need for a Proffered Condition Amendment ("PCA") application or CDPA/FDPA.

5. **Active-Adult Units.** All residential units (except the Independent Living Facility units referenced below) are deemed, for the purpose of this Proffer, as "active-adult" units and shall be age-restricted, as defined pursuant to the Federal Housing For Older Persons Act of 1995 (as may be amended) providing, generally, that: (i) at least one resident of each unit shall be 55 years of age or older, and (ii) no permanent resident shall be less than 20 years of age.

6. **Independent Living Facility**. The multi-family building located in the southeast corner of the Property, south of Turley Hall Drive and adjacent to Centreville Road, shall be an "Independent Living Facility" which shall consist of the following:

   A. 120 rental apartments in an accessible building;

   B. Occupancy limited to households where at least one member is 62 years of age or older and all members are at least 55 years of age or older;

   C. All units in this facility shall provide complete kitchen facilities, support services and design features such as wider doorways and hallways, accessible bathrooms and lower light switches;

   D. All required ADUs for the entire PDH-16 development shall be provided in this building; and

   E. All units in this building which are not required ADUs shall be rented to persons whose incomes are no greater than the percentage of the Washington Standard Metropolitan Statistical Area Median Household Income, as published by HUD, ("MHI"), set forth in Proffer 7(B) below.

7. **Affordable Dwelling Units/Work-Force Housing Units**.

   A. Affordable Dwelling Units ("ADUs").

      i. Seventy-Two (72) ADUs shall be provided in accordance with Article 2 Part 8 of the Zoning Ordinance, subject to the following terms:

      ii. All ADUs shall consist of multi-family units that are located within a single building (the Independent Living Facility identified in Proffer 6 above) and shall not be dispersed across the PDH-16 application property;

      iii. All required ADUs shall consist of rental apartments;

      iv. All 72 ADUs shall be leased to tenants whose household incomes do not exceed sixty percent (60%) of the MHI; and

v. Unless otherwise allowed by the ADU Advisory Board, RUPs shall not be issued for more than ninety percent (90%) of the total dwelling units approved for the Property until RUPs have been issued for all of the ADU units.

B. Work-Force Units.

i. Total Number. A total of forty-eight (48) of the dwelling units within the Independent Living Facility shall be "Work-Force Units," i.e., dwelling units subject to the rental restrictions of these Proffers, but not required pursuant to Part 8 of Article 2 of the Zoning Ordinance. Said Work-Force Units shall be provided to renters whose household income (i) for twenty-four (24) of the units, is up to sixty percent (60%) of the MHI; (ii) for twelve (12) of the units, is up to ninety percent (90%) of the MHI; and (iii) for twelve (12) of the units, is up to one hundred percent (100%) of the MHI.

ii. Timing of Provision of the Work-Force Units. RUPs shall not be issued for more than ninety percent (90%) of all of the total dwelling units approved for the Property, until RUPs have been issued for all of the Work-Force Units required pursuant to this Proffer.

iii. Administration. It is intended that the Work-Force Units shall be administered in a fashion similar to ADU Units pursuant to specified provisions of Part 8 of Article 2 of the Zoning Ordinance in effect at the time of the execution of these Proffers. The following specific provisions of the Zoning Ordinance shall apply to administration of the Work-Force Units: Sections 2-805, 2-811(3), 2-812(1)(D), 2-812(6) (only as to recording a covenant committing to a thirty year control period), 2-813, 2-817 and 2-818, including the recordation of the appropriate restrictive covenants in the land records of Fairfax County, except where such provisions directly conflict with these Proffers. When these Proffers conflict with any provisions of the Zoning Ordinance, these Proffers shall control including, but not limited to, the calculation of the rental rates of Work-Force Units.

iv. Alternative Administration. Notwithstanding Subparagraph (iii) above, the Applicant reserves the right to negotiate with the appropriate County agency, to enter into a separate binding written agreement solely as to the terms and conditions of the administration of the Work-Force Units after the approval of this rezoning. The requisite number and pricing/rents of Work-Force Units provided pursuant to these Proffers shall not be altered in any manner by such an agreement. Such an agreement shall only consider administrative issues on terms mutually acceptable to both the Applicant and the County and may only occur after the approval of this rezoning and when the revisions have been deemed to be in substantial conformance with these Proffers. The County shall in no manner be

obligated to execute such an agreement. If such an agreement is executed by all applicable parties, then the Work-Force Units shall be administered in accordance with such an agreement, and Subparagraph (iii) above may become null and void.

v. Work-Force Units – Rental Rates. The maximum monthly rental at which each Work-Force Unit may be offered shall be the rental rate for the Washington Standard Metropolitan Statistical Area published by the Virginia Housing Development Authority ("VHDA") for the respective percentage of MHI designated for such unit.

The initial MHI to determine such initial maximum monthly rent shall be determined from the date of the issuance of the first RUP for any Work-Force Unit. The MHI and the maximum monthly rent, as calculated above, may be adjusted once a year, as published by HUD and VHDA, respectively. A copy of such annual calculation shall be provided to the Fairfax County Department of Housing and Community Development ("HCD").

vi. Compliance with Federal, State, and Other Local Laws/Severability. If it is found by a court of competent jurisdiction that any portion of these Proffers related to providing Work-Force Units violates any Federal, State or other local law, then the offending portion of these Proffers shall be deemed null and void and no longer in effect. All remaining conditions of these Proffers shall remain in full force and effect.

8. **Maximum Building Height**. Single-family villas shall not exceed 35 feet in height. Multi-family residential buildings within the outermost 500-feet of the Sully Historic Overlay District ("SHOD"), and as shown on the CDP/FDP, shall not exceed 60 feet in height in accordance with the Zoning Ordinance (65 feet "actual height," which shall be measured from the lowest point of grade to the highest point of the structure). Hotel use shall not exceed 75 feet and shall be located outside the SHOD boundary, as defined by the Zoning Ordinance and as shown on the CDP/FDP. All residential units located within the SHOD shall be limited to 35 feet in height unless the Board approves a Special Exception application for the Property, to allow the height increase of multi-family buildings located within the outermost 500 feet of the SHOD boundary. If approved, the height in that area shall be governed by the Special Exception approval.

9. **Limitation on Non-Residential Uses within the PDH-16 District**. Principal and secondary uses which may be established shall be limited to: single-family attached and multi-family residential; independent living facility; unmanned bank teller machines in multi-family buildings; accessory uses, accessory service uses, and home occupations in accordance with Article 10 of the Zoning Ordinance. Clubhouses may include personal service establishments, support service and retail uses, for the residents and their guests only, such as a coffee shop, sports shop, eating establishment, hairdresser, dry cleaning pickup/delivery, and/or similar uses.

10. **Maximum PDC District FAR and Uses**. Within the approximately 13.54 acres of the Property zoned to the PDC District, up to 147,450 gross square feet at a maximum 0.25 floor area ratio ("FAR") shall be permitted. Permitted uses shall include retail, office, hotel and additional uses as listed on Sheet #2 of the CDP/FDP. No drive-through uses shall be permitted, with the exception of an unmanned bank teller and/or a pharmacy.

11. **Right-of-Way Dedication**. The Applicant shall dedicate all right-of-way ("ROW") referenced below subject to review and approval by the Virginia Department of Transportation ("VDOT") and the Fairfax County Department of Public Works and Environmental Services ("DPWES"). All road ROW dedicated in conjunction with these proffers and/or as depicted on the CDP/FDP shall be conveyed to the Board in fee simple upon demand by Fairfax County (the "County") or at the time of site plan approval for the contiguous development area, whichever occurs first, and shall be subject to the "Density Credit" proffer below regarding reservation of development intensity to the residue of the Property.

12. **Transportation Improvements**. The following ROW dedication and/or road improvements shall be provided by the Applicant, subject to and as approved by VDOT and DPWES. However, upon demonstration by the Applicant that, despite diligent efforts by the Applicant, provision of a respective improvement has been unreasonably delayed by others or by circumstances beyond the control of the Applicant, the Zoning Administrator may agree to a later date for the completion of each such improvement:

    A. **Historic Sully Way**. Within the right-of-way to be dedicated by the Applicant and conveyed in fee simple to the Board, the Applicant shall construct, or cause to be constructed, a two-lane road beyond the existing traffic circle to the Property's western property line, if not previously built by others, prior to issuance of the first Residential Use Permit ("RUP").

    B. **Turley Hall Drive and Beale Drive**. In accordance with the CDP/FDP, the Applicant shall dedicate and convey in fee simple to the Board ROW sufficient for, and shall construct on the Property, from Historic Sully Way to Centreville Road, two-lane roads and turn lanes, with parking, as development of the adjacent land area occurs. These roads shall be available for use by the public from Air and Space Museum Parkway to Centreville Road prior to issuance of the 500th RUP.

    C. **Turn Lanes**. In accordance with those shown on the CDP/FDP, subject to and as approved by VDOT and DPWES, the Applicant shall construct the turn lanes to VDOT standards concurrent with the immediately adjacent roadway improvements.

13. **Traffic Signals**.

    A. Prior to approval of the first site plan accessing the Air and Space Museum Parkway/Historic Sully Way intersection, the Applicant shall submit a traffic signal warrant study to VDOT, if said signal has not been provided by others. If

warrants have been met, Applicant shall install said signal prior to issuance of the first RUP in the adjoining area, (i) if not funded by the property owner of Tax Map Parcels 34-2-((1))-33 and 34, or (ii) if funded by said owner but not installed, in which event Applicant shall be entitled to receive all such funds so escrowed with DPWES for said signal. However, upon demonstration by the Applicant that, despite diligent efforts by the Applicant, provision of said signal has been unreasonably delayed by others or by circumstances beyond the Applicant's control, the Zoning Administrator may agree to a later date for the completion of said improvement.

B. Prior to approval of the first site plan that accesses the Turley Hall Drive/Centreville Road intersection, a traffic signal warrant study shall be submitted to VDOT for that intersection. If the warrants have been met and said signal has not already been provided by others, the Applicant shall design and construct a traffic signal at the Centreville/Turley Hall intersection prior to issuance of the first RUP in said site plan. If said signal has been installed by others, the Applicant shall modify the existing signal in accordance with VDOT standards to convert the then existing signal to a full, four-legged intersection signal.

C. Any signal installed or modified by the Applicant shall include pedestrian countdown features.

14. **Private Streets**. All private streets will be constructed with materials and depth of pavement consistent with public street standards in accordance with the Fairfax County Public Facilities Manual ("PFM"), as determined by DPWES. The above standard shall not apply to parking bays or parking lots. The Umbrella Owners' Association ("UOA"), Homeowners' Association ("HOA") and Condominium Owners Association ("COA") shall be responsible, respectively, for the maintenance of all private streets and the UOA, HOA and COA documents shall expressly so state. The Applicant, or its representatives, shall disclose to each initial prospective purchaser of a respective residential unit, prior to or at the time of contract, that the HOA/COA is responsible for the maintenance of private streets within the residential development.

15. **Roads in Use**. All public streets shall be constructed in accordance with the PFM and/or VDOT requirements, as determined by DPWES or VDOT. Acceptance of public roads by VDOT into its roadway system shall be diligently pursued by the Applicant, and shall be accomplished prior to final bond release.

16. **Stub Streets**. Emergency access shall be provided as approved by the Fire Marshal for the private stub streets.

17. **Bus Shelters**. The Applicant shall provide four bus shelters for the Application Property, with the specific location and quantity to be determined by FCDOT. Bus shelter installation shall be limited to the concrete pad, the shelter itself and a trash can. If, by the time of final bond release, FCDOT has not determined the exact quantity and location of said bus shelters, the Applicant shall escrow $20,000 per shelter whose location has

not been determined, to be used for bus shelters within the Property and adjacent streets. If installed on subject Property internal to the proposed development, the bus shelter and trash can shall be maintained by the Applicant and the UOA/HOA/COA documents shall state such maintenance requirement.

18. Residential Transportation Demand Management ("TDM"). Transportation Demand Management ("TDM") strategies shall be utilized to attempt to reduce residential vehicle trips during peak periods. Strategies shall include, but not be limited to, the following and be implemented by the Applicant as buildings are completed:

A. Owners and tenants shall be advised of this TDM strategy;

B. TDM coordination duties shall be carried-out by a designated property manager(s) or transportation management coordinator(s) (collectively "TDM Coordinator"). The TDM Coordinator position may be a part of other duties assigned to the individual(s);

C. TDM-related materials, such as maps, schedules and other transportation information describing available transit options, car/van pooling formation, and alternative work schedules, shall be distributed to building occupants, either through posting in the common-areas of each multi-family building and the community buildings, a newsletter, or use of a website at least once a year;

D. Broadband, high capacity data/network connections, or equivalent wireless access, provided in all dwellings to facilitate working from home;

E. A business center containing a fax machine, copier, and at least two computers with internet access shall be provided within the active-adult community for residents' use;

F. Provision of four bus shelters on the Property, pursuant to Proffer 17 above;

G. Safe and convenient accessibility by pedestrians to the commercial portions of the planned community, including the provision of cross-walks, lighting and signage;

H. Provision of conveniently-located bicycle storage for residents' use in each multi-family building except for the Independent Living Facility; and

I. If a community web site is developed, it shall include information on the TDM program and on multi-modal transportation options.

19. Trails System. Trails and sidewalks shall be constructed to PFM standards at the time of development of the respective areas, generally as depicted on the "Pedestrian/Bicycle Circulation Plan" included as Sheet 5 of the CDP/FDP. Trails located along public roadways shall be subject to public access easements, in standard County format, wherever they are located outside of the public ROW or public ownership. Final trail locations shall be subject to the review and approval of DPWES. As depicted on the CDP/FDP, major trails shall be eight feet in width, minor trails shall be six feet in width,

and sidewalks shall be five feet in width. Notwithstanding all of the aforesaid, and with the exception of the off-site trail along Historic Sully Way referenced below, the Applicant shall have no obligation to construct off-site sidewalks or trails.

20. **Off-Site Trail Connection along Historic Sully Way**. Subject to the granting of all necessary easements, the Applicant shall construct off-site, to PFM standards, a six (6)-foot wide trail within the Historic Sully Way right-of-way. As depicted on Sheet 5 of the CDP/FDP, said trail shall provide a connection between the on-site trail and extend from the western property boundary to the future cul-de-sac located on the Sully Historic Site property. Applicant shall diligently and in good faith pursue the acquisition of said easements, and shall, should it fail to acquire said easements, prior to final bond release, demonstrate in writing to DPWES such efforts and escrow with DPWES the cost of constructing said off-site trail connection. Applicant's cost for said off-site trail connection shall be deducted from the off-site recreation contribution in Proffer #43 below.

21. **Vacations/Abandonments**. Prior to final approval of any site plan, and release of the record plat for recordation, for any development section which includes development on an area of ROW to be abandoned/vacated, the Applicant shall obtain vacation and/or abandonment of the relevant portion of Barnsfield Road identified on the CDP/FDP as areas to be vacated/abandoned. Prior to filing any site plan the Applicant shall initiate and diligently pursue such vacation and/or abandonment by the Board. In the event the Board does not approve the vacation and/or abandonment of these portions of public roadway and failure to obtain such approval precludes development in substantial conformance with the CDP/FDP, the Applicant shall obtain a PCA to the extent necessary to develop that portion of the Property, which may result in a loss of density. The Applicant hereby waives any right to claim or assert a taking or any other Cause of Action that otherwise may have arisen out of a Board decision to deny in whole or in part the ROW vacation and/or abandonment request.

22. **Interparcel Access Easements**. The Applicant shall provide vehicular interparcel access easements separately to Tax Map Parcel 34-2-((1))-6 and to Tax Map Parcel 34-2-((1))-7 in the locations depicted on Sheet 4 of the CDP/FDP. The Applicant shall not be responsible for any design or construction of said interparcel access to Parcel 6 or Parcel 7. An interparcel access to Tax Map Parcel 34-2-((1))-10B shall be provided, as depicted generally on Sheet 4 of the CDP/FDP, for which directional signage shall be provided. Said access easements shall be disclosed within the respective HOA/COA documents.

23. **Industrial Buffer and Disclosure.** A minimum 50-foot wide area of landscaping and berming, shall be provided on-site where residential units adjoin industrial uses on adjacent Tax Map Parcels 34-2-((1))-7 and 8, generally as depicted on Sheets 3 and 12 of the CDP/FDP. Prior to entering into a contract of sale, the initial purchasers of residential units directly adjacent to said parcels shall be notified in writing by the Applicant that the adjacent property is zoned to permit industrial use. This disclosure shall also be set forth in the respective HOA/COA documents.

24. **Limits of Clearing and Grading**. The Applicant shall conform to the limits of clearing and grading shown on the CDP/FDP, subject to the installation of utilities and/or trails, if necessary, as approved by DPWES. All limits of clearing and grading shall be protected by temporary fencing, a minimum of four feet in height. The temporary fencing shall be installed prior to any work being conducted on the site, and signage identifying "Keep Out - Do Not Disturb" shall be provided on the temporary fence and made clearly visible to construction personnel. Any necessary disturbance beyond that shown on the CDP/FDP shall be coordinated with the Urban Forester and accomplished in the least disruptive manner reasonably possible given engineering, cost, and site design constraints as determined by the Urban Forester. Any area protected by the limits of clearing and grading that must be disturbed due to the installation of trails and/or utilities shall be replanted with a mix of native vegetation to return the area as nearly as reasonably possible to its condition prior to the disturbance, as determined by the Urban Forester.

25. **Open Space**. A minimum of thirty-six (36) percent of the PDH-16 portion of the Property and a minimum of nineteen (19) percent of the PDC portion of the Property shall be retained in open space. At the time of site plan approval for each relevant development area, the Applicant shall convey all open space parcels and all open space areas outside private lot lines to the relevant HOA/COA for ownership and maintenance.

26. **Landscaping**.

A. Landscaping shall be generally consistent with the quality, quantity and the locations shown, respectively, on the "Landscape Plans" included as Sheets 3, 9, 10, 11, 12 and 13 of the CDP/FDP. At the time of planting, the minimum caliper for trees shall be as follows: canopy, including street trees, shall be three (3) inches, and ornamental deciduous shall be one and one-half (1 ½) inch. The minimum height for evergreen trees shall be seven (7) feet. Actual types and species of vegetation shall be determined pursuant to more detailed landscape plans submitted at the time of the first and all subsequent submissions of site plans for each respective section, for review and approval by the Urban Forester, Department of Public Works and Environmental Services ("DPWES"). Such landscape plans shall provide tree coverage and species diversity consistent with the PFM criteria, as determined by the Urban Forester.

B. The streetscape, berms and associated landscaping shown on the CDP/FDP to be provided adjacent to Historic Sully Way, between Air and Space Museum Parkway and the western property boundary, shall be installed prior to the first RUP or Non-RUP for the first building adjoining Historic Sully Way.

C. The landscaping and pedestrian improvements associated with the private streets shown on the CDP/FDP shall be installed at generally the same time as the private street with which they are associated. Such landscaping and pedestrian improvements shall be maintained by the UOA/HOA/COA as respectively set forth in the UOA/HOA/COA documents.

D. Structural Soil. For trees, relied upon for satisfaction of tree cover requirements, which are not planted within an 8-foot wide minimum planting area, or that do not meet the minimum planting area required by the Public Facilities Manual ("PFM"), the Applicant shall provide a minimum of 130 square feet of surface area of structural soil for Category 4 shade trees and 90 square feet of surface area of structural soil for Category 3 shade trees, as such trees are identified in the PFM. The structural soil shall have a minimum width of 8-feet and a minimum depth of 36-inches and such planting areas shall be interconnected to the extent feasible, as determined by Urban Forest Management. Geotextile fabric shall be provided between the structural soil and a layer of organic material located on top of the structural soil. At the time of site plan submission, the Applicant shall provide written documentation, including information about the composition of the structural soil, to Urban Forest Management indicating that a qualified and appropriately licensed "company" provided the structural soil. The Applicant shall provide 72-hour notice to Urban Forest Management and the Sully District Supervisor's Office, prior to installation of the soil, to allow verification of the composition of the structural soil and verification that the structural soil is the correct mix and is installed correctly. The Applicant shall provide written confirmation from a certified arborist and/or landscape architect demonstrating and verifying installation of structural soil.

27. **Buffer Treatments**. Landscaped buffers shall be provided generally as depicted on Sheets 3, 11, 12 and 13 of the CDP/FDP along Centreville Road, Route 28 Ramp, Air and Space Museum Parkway, Historic Sully Way, Beale Drive and Turley Hall Drive and in accordance with Proffer #26 above.

28. **Location of Utilities**. Utility lines shall be generally located so as to not interfere with the landscaping concepts shown on the CDP/FDP. The Applicant reserves the right to make minor modifications to such landscaping to reasonably accommodate utility lines provided such relocated landscaping shall retain a generally equivalent number of plantings and shall continue to reflect the concepts illustrated on the CDP/FDP. For all other areas of the Property, in the event that during the process of site plan review any landscaping shown on the CDP/FDP cannot be installed in order to locate utility lines, as determined by DPWES, then an area of additional landscaping generally consistent with that displaced shall be substituted at an alternate location on the Property, subject to approval by Urban Forest Management.

29. **Recreational Facilities**. The Applicant shall comply with Paragraph 2 of Section 6-110 and with Section 16-404 of the Zoning Ordinance as follows:

A. In the event the total cost of the on-site recreation expenses is less than the required $955.00 per market rate unit, the Applicant shall provide a cash contribution to the Park Authority for the remainder of the recreational facility contribution ("Park Contribution"), payable at building permit issuance for the 500th residential unit, to be used solely for development of park facilities on the Sully Historic Site.

B. Construct, in the eastern portion of the Property, a community clubhouse on the north side of Turley Hall Drive with pool and meeting/activity rooms, as generally depicted on Sheet 4 of the CDP/FDP for use by individual residential unit owners (and their guests) within the "active adult" community.

C. Construct, in the western portion of the Property, a major community clubhouse and recreation facility to include an outdoor swimming pool, tennis courts, bocci court, fitness room, game rooms, meeting rooms, business center, waterside plaza, croquet and event lawn, overlook and/or similar facilities, as generally depicted on Sheet 11 of the CDP/FDP for use by individual residential unit owners (and their guests) within the "active adult" community.

D. Within the Independent Living Facility, construct areas totaling a minimum of one thousand square feet designated for exercise, reading, computer use, billiard, other games and/or similar uses for the use of the residents of this facility.

E. Provide formal community parks and informal pocket parks, generally as shown on Sheets 3, 9 and 10 of the CDP/FDP.

F. Construct an interconnected trail network on the Property, for use by all residents of this community and their guests, linking the neighborhoods which comprise the development, generally as shown on Sheet 5 of the CDP/FDP.

30. **County Architectural Review Board ("ARB")**. In accordance with Section 7-204 of the Zoning Ordinance, only for those portions of the Property located within the SHOD, the ARB shall review and make a recommendation on site plans, subdivision plats and grading plans. ARB approval shall be required prior to issuance of building permits and sign permits located within the SHOD boundary. Notice of the requirement for ARB approval shall be provided in accordance with Proffer 47(E) below.

31. **Design Amenities**. Development amenities shall be consistent with the design quality shown on Sheets 8, 9, 10 and 11 of the CDP/FDP, and shall consist of series of streetscapes, augmented by active recreation facilities, pocket parks, courtyards and other formal and informal open space areas, to create a built environment that is visually interesting and pedestrian-friendly. The various site details, such as entry signs, light posts, benches, community mailboxes and similar features shall be of a quality consistent with the drawings included on Sheet 8 of the CDP/FDP.

32. **Prohibition of Gates**. These shall not be gated communities.

33. **Streetscape Concepts**. Streetscape design shall be unified conceptually based upon a hierarchy of roads, landscaping and use of similar forms throughout the development, as depicted on Sheet 4 of the CDP/FDP. Lighting fixtures, benches, trash receptacles and similar site features shall be consistent with one another through-out the development. Single family "villas" adjacent to Centreville Road shall be designed so: (i) the fronts or sides of units are oriented toward the road, with vehicular access to the rear of each unit; (ii) front and side facades contain similar architectural treatments; (iii) an attractive landscape buffer is provided generally as depicted on Sheet 3 of the CDP/FDP; and (iv)

any required noise structures are architecturally compatible with the villas and are appropriately screened with landscaping.

34. **Architectural Elevations**. Building elevations of the proposed residential units and PDC non-residential buildings shall be generally consistent in character and materials, as to architectural style and quality, with the conceptual elevations depicted on Sheets 6 and 7 of the CDP/FDP, subject to approval by the ARB of those elevations within ARB jurisdiction, and as determined by DPWES. Within the SHOD, building elevations shall be reviewed and approved by the ARB pursuant to the provisions of Section 7-204 of the Zoning Ordinance.

35. **Hotel Shuttle**. The hotel shall provide an on-demand shuttle for the hotel patrons to and from Dulles Airport and the nearby Air and Space Museum.

36. **Orientation of Commercial Buildings**. Non-residential buildings located between Air & Space Museum Parkway and Sully Historic Way shall be designed to present an attractive visual orientation toward both public roadways by being architecturally finished on all four sides with similar materials, detailing and features on fronts, side and rears of buildings, in general accordance with the architectural elevations depicted on the CDP/FDP, and subject to approval of the ARB as to the office building.

37. **Energy Efficiency**. All homes constructed on the Property shall meet the thermal standards of the CABO Model Energy Program for energy efficient homes, or its equivalent, as determined by DPWES, for either electric or gas energy systems.

38. **Illegal Signs**. No temporary signs (including "popsicle" style paper or cardboard signs) which are prohibited by Article 12 of the Zoning Ordinance, and no signs which are prohibited by Chapter 7 of Title 33.1 or Chapter 8 of Title 46.2 of the Code of Virginia shall be placed on- or off-site, by the Applicant or at the Applicant's or any builders' direction, to assist in the initial sale and/or rental of homes on the Property. This same restriction shall apply to the marketing and/or sale of all retail establishments located on the Property. Furthermore, the Applicant, any builders and any retail tenants shall direct their respective agents and employees involved in the marketing and sale of the residential units on the Property to adhere to this Proffer.

39. **Lighting**. All lighting, including of signage, shall be provided in accordance with the requirements of Sections 14-900 and 7-200 (SHOD) of the Zoning Ordinance.

40. **Stormwater Management**. In accordance with County engineering requirements and subject to approval by DPWES of waivers and/or modifications, a stormwater management/Best Management Practice ("SWM/BMPs") facility shall be provided on-site generally in the location depicted on the CDP/FDP. The Applicant may utilize alternative measures, including innovative BMPs, as supplemental designs at time of site plan submission, subject to the approval of DPWES and Urban Forest Management (UFM) and if in substantial conformance with the CDP/FDP.

    A. Said stormwater management facility shall be a wet pond, subject to County approval. To implement a wet pond design in a residential neighborhood, it is

understood that the Applicant shall request a waiver from the County. If approved, said wet SWM/BMP pond facility shall be maintained by the UOA/HOA/COA in accordance with the County standards. The UOA/HOA/COA documents shall set forth, among other things, the maintenance responsibility for the wet SWM/BMP pond.

B. Should the wet pond waiver(s) not be approved, the Applicant shall construct a dry pond(s) in accordance with PFM requirements. In the event that dry pond(s) are required in residential portions of the Property, the Applicant shall: (i) grant an easement to Fairfax County, in a location approved by DPWES at the time of final site plan approval, to provide access to the stormwater facility for maintenance by Fairfax County; and (ii) convey the stormwater management facilities to the relevant HOA for SWM/BMP purposes at the time of recordation of the record plat.

C. In order to restore, as nearly as practicable, a natural appearance to the proposed SWM/BMP pond, the landscape plan submitted as part of the first and all subsequent submissions of the site plan for the SWM/BMP pond, shall show the restrictive planting easement for the pond and the maximum feasible amount of landscaping that reasonably will be allowed in the planting areas of the pond outside of that restrictive planting easement, in keeping with the planting policies of Fairfax County, as determined by UFM. The Applicant shall install said landscaping in accordance with said plan, subject to DPWES and UFM approval.

D. Said pond shall be constructed in the general location shown on the development plan and in accordance with all applicable PFM design requirements, as determined by DPWES. An increase in the amount of clearing and/or grading for this facility from that shown on the development plan (to include clearing and grading associated with any spillways, outfall pipes, and/or maintenance roads) shall be permitted only if the following conditions are met:

- The increase is required to meet PFM requirements as determined by DPWES;
- The change is in substantial conformance with the development plan and proffers; and,
- The additional area needed for the facility is accommodated without any reduction in non-stormwater management open space, tree save and/or landscaping area on the Property.

If it is determined that additional clearing and/or grading is required and such does not meet those criteria, a PCA shall be required.

41. **Low Impact Development ("LID")**. Applicant will provide low impact development features such as, but not limited to, at least four rain gardens, porous pavers and/or infiltration trenches.

42. **Off-Site Parcel 34-2-((1))-12 ("Stout Parcel")**. The Applicant shall either acquire the Stout Parcel or shall pay all costs, including reasonable attorney's fees for outside counsel

(if applicable), necessary to condemn the parcel. The Applicant shall use its good faith efforts to diligently pursue acquisition of said parcel and, if successful, shall dedicate the entire parcel to the Fairfax County Park Authority ("FCPA") upon demand. Applicant shall renew its efforts to obtain the Stout Parcel by making a good faith, fair market value offer in writing within 60 days after zoning approval, and shall diligently pursue said acquisition with reasonably repeated efforts until six months after filing of its initial site plan. If, six months subsequent to submission of the first site plan, the Applicant is unable to bring about the dedication of the Stout Parcel or acquire by purchase the Stout Parcel at fair market value, as determined by an MAI (Member of the Appraisal Institute) appraisal, then the Applicant shall demonstrate its efforts in writing to, and shall request that, the FCPA use its powers of Eminent Domain to condemn the Stout Parcel. The Applicant's request shall be forwarded, in writing, to the Manager, Land Acquisition Branch, Planning and Development Division of the FCPA accompanied by:

A. Plans and plats showing the necessary property to be acquired;

B. An independent appraisal, by an MAI appraiser who is not employed by the County, of the value of the land to be acquired and damages, if any, to the residue of the affected property;

C. A sixty (60) year title search certificate of the land to be acquired;

D. A Letter of Credit in an amount equal to the appraised value of the property to be acquired which can be drawn upon by FCPA. It is also understood that in the event the property owner of the Stout Parcel is awarded more than the Letter of Credit in a condemnation suit, said excess amount of the award shall be paid to FCPA by the Applicant within forty-five (45) days after said award has become final. It is further understood that all reasonable and documented sums expended by FCPA, as defined above, in acquiring the Stout Parcel shall be paid to FCPA by the Applicant within sixty (60) days of written demand; and

E. A copy of written offers and counteroffers, and evidence of owner's refusal of such offers and counteroffers.

Should the FCPA not authorize, within 180 days of Applicant's aforesaid request, acquisition of the Stout Parcel by Eminent Domain, Applicant's obligation under this Proffer 42 shall be deemed to have been satisfied and Applicant shall be released therefrom.

43. <u>Sully Plantation</u>. The Applicant shall contribute $200 per non-ADU unit, prior to issuance of the 500th building permit, to the FCPA for improvements to the Sully Historic Site facilities.

44. <u>Archaeological Studies</u>. A "Phase I Archaeological Survey" has been performed at the Applicant's expense for the Property by a certified, professional archaeologist, and has been submitted to DPZ for review. The findings of the above-referenced survey concluded that further study of the site is not warranted. Ninety (90) days prior to the beginning of on-site development activities, the Applicant shall grant permission to the

FCPA Cultural Resource Management and Protection Section Manager and her agents, at their own risk and expense, to enter the Property to perform any necessary tests or studies, to monitor the Property at the time of initial clearing and grading and to recover artifacts, provided that such testing, studies, and removal do not unreasonably interfere with or delay the Applicant's construction schedule.

45. **Historical Marker.** Prior to final bond release for the section in which it is located, the Applicant shall fund the cost and erect an historical marker in close proximity to the historically significant area associated with the former "Turley Hall" plantation house. Location, design and text of said marker shall be determined in consultation with the Sully District Supervisor.

46. **Cemeteries.** To protect, during construction activities, the two cemeteries located along the south side of Barnsfield Road, prior to the initiation of clearing and grading the Applicant shall install temporary fencing defined as follows around the perimeter of each cemetery: 4-feet tall, 14-gauge welded wire attached to 6-foot steel posts driven 18 inches into the ground in cement or concrete "foundations", and placed no further than 10 feet apart. Said temporary fencing shall remain until completion of construction in the immediate area, when the Applicant shall provide around each cemetery a 4-foot tall, decorative metal fence, landscaping around the perimeter and a historical marker commemorating each cemetery. A public access easement shall be provided to the cemeteries and the UOA/HOA/COA shall maintain them. The obligation to maintain the cemeteries shall be provided for in the UOA/HOA/COA documents.

47. **Homeowners/Condo Association.**

A. **Umbrella Owners' Association.** Prior to the issuance of the first Non-RUP or RUP for any phase of the development of the Property the Applicant shall establish an Umbrella Owners' Association ("UOA") in accordance with Virginia Law.

B. **Homeowner and Condominium Owners' Associations.** Prior to the issuance of the first RUP for any residential phase of the development of the Property, the Applicant shall cause either a Homeowners' Association and/or a Condominium Owners' Association ("HOA/COA") to be formed for that phase in accordance with Virginia law.

C. **Membership in UOA.** At a minimum, each HOA/COA and the owners of the PDC/Non-residential buildings shall be members of the UOA.

D. The UOA/HOA/COA shall be responsible for the care, operation and maintenance of private streets, parking, sidewalks, pedestrian trails, common open space areas and recreational facilities within such development areas which are not owned and/or maintained by others. Prior to entering into a Contract of Sale, the initial purchasers of each respective residential unit shall be notified in writing by the Applicant of their maintenance responsibility for the private streets, wet stormwater management ponds, cemeteries, bus shelter, recreational and open

space areas. This disclosure shall also be set forth in the respective UOA/HOA/COA documents.

E. The requirement for review and approval by the County Architectural Review Board of exterior design changes for dwellings and other buildings located within the SHOD shall be included in the respective UOA/HOA/COA documents prepared for those portions Property.

48. **Residential Noise Attenuation**. To address noise impacts from Centreville Road, Route 28, and Air and Space Museum Parkway, the Applicant shall use building materials with the following characteristics pursuant to commonly accepted industry standards to achieve a maximum interior noise level of approximately 45 dBA Ldn and a maximum exterior noise level of 65 dBA Ldn in rear yards and outdoor recreation areas as follows:

A. All residential units located within 190 feet of the centerline of Centreville Road and all residential units located within 950 feet of the centerline of Route 28 which are impacted by highway noise levels of between the 65 and 70 dBA Ldn and not otherwise shielded by structures or topography shall have the following acoustical attributes: Exterior walls shall have a laboratory STC rating of at least 39; and doors and windows shall have a laboratory STC rating of at least 28. If glazing constitutes more than twenty percent (20%) of any façade exposed to exterior noise levels between 65 and 70 dBA Ldn and not otherwise shielded by structures or topography, such facade shall have the same laboratory STC as walls. Measures to seal and caulk between exterior wall surfaces shall follow methods approved by the American Society for Testing and Materials to minimize sound transmission.

B. To achieve a maximum exterior noise level of (i) 65 dBA Ldn for rear yards and outdoor recreational areas exposed to noise levels in excess of 65 dBA Ldn, and not otherwise shielded by proposed buildings or topography, the Applicant shall construct noise attenuation structures generally as shown on the CDP/FDP. Said noise attenuation structures shall include acoustical walls, earthen berms and/or combinations thereof (the "Noise Structure"). The Noise Structure shall be flush to the ground and architecturally compatible with the adjacent residential units and solid from ground up with no gaps or openings. Neither the Applicant nor the UOA/HOA/COA shall be responsible for restoration, removal, relocation or reconstruction of said noise barriers if such noise barriers are removed or otherwise altered in conjunction with future roadway improvements.

C. As an alternative to "A" or "B" above, the Applicant may elect to have a refined acoustical analysis performed, subject to approval of DPZ and DPWES, to verify or amend the noise levels and impact areas set forth above and/or to determine which units or portions thereof may have sufficient shielding from vegetation and other structures to permit a

reduction in the mitigation measures prescribed above; or to determine minimum STC ratings for exterior walls, windows, and doors.

D. The applicant shall demonstrate to the satisfaction of DPZ and DPWES, on units located within the contours cited within Proffer A above, that based on final grade and construction of noise attenuation features, rear yards of the noise-impacted SFA units shall not be affected by noise exceeding 65 dBA.

E. Impacted units shall be depicted on the site plans.

49. **Avigation Easement and Airport Noise Notification**. At the time of site plan approval for each development area, Applicant shall provide an avigation easement over the respective site plan area for the benefit of, and in a form acceptable to, the Metropolitan Washington Airports Authority. The UOA/HOA/COA documents and/or leasing agreements for the residential units shall contain a notification that the site is in close proximity to Dulles International Airport, that the dwelling units may experience aircraft noise, and that noise contour lines may change in the future which could result in some increase in aircraft noise.

50. **Garages and Driveways**. The Applicant shall place a covenant on each single family residential lot prohibiting use of the garage for any purpose which would preclude motor vehicle storage. This covenant shall be recorded among the land records of Fairfax County prior to the sale of lots and shall run to the benefit of the UOA/HOA/COA and to the Board. Prior to recordation, the covenant shall be approved by the Fairfax County Attorney's Office. The HOA documents shall expressly state this use restriction. Driveways shall be a minimum eighteen (18) feet in length from the back of the sidewalk, if applicable.

51. **Route 28 Prepayment of Taxes**. The Applicant shall provide prepayment of taxes that would have been attributable to the residential (PDH-16) portion of the Property in its current non-residential zoning district, in accordance with the formula and provisions as adopted by the Board of Supervisors for optional residential development within the Route 28 Tax District. The prepayment of taxes shall be made within ninety (90) days after the Board of Supervisors approval of this rezoning application. The Applicant recognizes that failure to provide payment to the County in the full amount determined by the Boards' formula within 90 days of the Board of Supervisors approval of this rezoning, shall mean that this rezoning shall not become effective and that this rezoning decision shall be void in accordance with Virginia Code Section 15.2-4608(C).

52. **Escalation**. All monetary contributions required by these Proffers shall be adjusted for inflation, in conformance with the Consumer Price Index, occurring subsequent to the date of subject rezoning approval and up to the date of payment of the respective contribution.

53. **Density Credit**. All intensity of use attributable to land areas dedicated and/or conveyed to the Board or any other County agency at Applicant's expense pursuant to these proffers

(including, without limitation, the dedications referenced above) shall be subject to the provisions of Paragraph 4 of Section 2-308 of the Zoning Ordinance and is hereby reserved to the residue of the Property.

54. **Severability**. Any of the sections or individual land bays may be the subject of a PCA, CDPA and/or FDPA without joinder and/or consent of the other sections or land bays, if such PCA, CDPA and/or FDPA does not have any material adverse effect on such other section or land bays. Previously approved proffered conditions or development conditions applicable to the section(s) or land bay(s) not the subject of such a PCA, CDPA, and/or FDPA shall otherwise remain in full force and effect.

55. **Counterparts**. To facilitate execution, this Proffer Statement may be executed in as many counterparts as may be required. It shall not be necessary that the signature on behalf of all the parties to the Proffer Statement appear on each counterpart of this Proffer Statement. All counterparts of this Proffer Statement shall collectively constitute a single instrument.

56. **Successors and Assigns**. Each reference to "Applicant" in this Proffer Statement shall include within its meaning, and shall be binding upon, Applicant's successor(s) in interest, assigns, and/or developer(s) of the Property or any portion of the Property.

[SIGNATURES ON FOLLOWING PAGES]

SULLY EAST L.C.
Applicant and Title Owner of Parcels 34-2-((1))-1A, 2, 3A, 10A, 27, 35

By: _____
Name: William E. Peterson
Title: Manager

SULLY NORTH INVESTMENTS L.C.
Title Owner of Parcel 34-2-((1))-33

By: _____
Name: William E. Peterson
Title: Manager

BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA
Title Owner of approximately 1.5467 acres of Barnsfield Road Right-of-Way

By: _____
Name: _____
Title: _____

K. HOVNANIAN DEVELOPMENTS OF VIRGINIA, INC. *(f/k/a K. Hovnanian Developments of Metro Washington, Inc.)*
Contract Purchaser

By: _____
Name: _____
Title: _____

SULLY EAST L.C.
Applicant and Title Owner of Parcels 34-2-((1))-1A, 2, 3A, 10A, 27, 35

By:_____
Name:_____
Title: Manager

SULLY NORTH INVESTMENTS L.C.
Title Owner of Parcel 34-2-((1))-33

By:_____
Name:_____
Title:_____

BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA
Title Owner of approximately 1.5467 acres of Barnsfield Road Right-of-Way

By:_____
Name:_____
Title:_____

K. HOVNANIAN DEVELOPMENTS OF VIRGINIA, INC. *(f/k/a K. Hovnanian Developments of Metro Washington, Inc.)*
Contract Purchaser

By:_____
Name: MARK D. STEMEN
Title: VICE PRESIDENT

SULLY EAST L.C.
Applicant and Title Owner of Parcels 34-2-((1))-1A, 2, 3A, 10A, 27, 35

By:_____
Name:_____
Title: Manager

SULLY NORTH INVESTMENTS L.C.
Title Owner of Parcel 34-2-((1))-33

By:_____
Name:_____
Title:_____

BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA
Title Owner of approximately 1.5467 acres of Barnsfield Road Right-of-Way

By: AHGriffin
Name: ANTHONY H. GRIFFIN
Title: COUNTY EXECUTIVE

K. HOVNANIAN DEVELOPMENTS OF VIRGINIA, INC. *(f/k/a K. Hovnanian Developments of Metro Washington, Inc.)*
Contract Purchaser

By:_____
Name:_____
Title:_____

SE 2003-SU-023

County of Fairfax, Virginia

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

RECEIVED
MAR 13 2007

March 9, 2007

Francis McDermott
Hunton & Williams PC
1751 Pinnacle Drive, Suite 1700
McLean, VA 22102

Re: Special Exception Application Number SE 2003-SU-023
(concurrent with RZ 2003-SU-035) (Amended Letter)

Dear Mr. McDermott:

At a regular meeting of the Board of Supervisors held on January 22, 2007, the Board approved Special Exception Application Number SE 2003-SU-023 in the name of Sully East LC. The subject property is located at 13790 and 13900 Barnsfield Road on approximately 21.76 acres of land zoned PDH-16, HD, and WS in the Sully District. Tax Map 34-2 ((1)) 2 pt., 3A pt., 10A pt., and 27 pt and a portion of Barnsfield Road to be vacated and/or abandoned. The Board's action permits an increase in building height in the Sully Historic District from 35 feet up to a maximum of 60 feet pursuant to Section 9-607 of the Fairfax County Zoning Ordinance by requiring conformance with the following development conditions:

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

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

3. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special exception shall be in substantial conformance with the approved Special Exception Plat entitled "Dulles Discovery Special Exception Plat" prepared by LandDesign, Inc. and dated January 3, 2007 and these conditions. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.

4. The height of residential multifamily buildings within the outermost 500 feet of the Sully Historic Overlay District, as shown on the CDP/FDP, shall not exceed 60 feet in height in accordance with Zoning Ordinance requirements.

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

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

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established or construction has commenced and been diligently prosecuted. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested, and an explanation of why additional time is required.

If you have questions regarding the expiration of this Special Exception or filing a request for additional time, they should be directed to the Zoning Evaluation Division in the Department of Planning and Zoning at 703-324-1290. The mailing address for the Zoning Evaluation Division is Suite 801, 12055 Government Center Parkway, Fairfax, Virginia 22035.

Sincerely,

Nancy Vehrs

Nancy Vehrs
Clerk to the Board of Supervisors

NV/cwb

Cc: Chairman Gerald E. Connolly
Supervisor Catherine Hudgins, Hunter Mill District
Janet Coldsmith, Director, Real Estate Division. Dept. of Tax Administration
Barbara A. Byron, Director, Zoning Evaluation Division, DPZ
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning
Thomas Conry, Dept. Manager. – GIS - Mapping/Overlay
Angela K. Rodeheaver, Section Chief, Transportation. Planning Division
Ellen Gallagher, Capital Projects and Operations Div., Dept. of Transportation
Audrey Clark, Director – Building Plan Review, DPWES
Ken Williams, Plans & Document Control, ESRD, DPWES
Department of Highways-VDOT
Sandy Stallman, Park Planning Branch Manager, FCPA
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division
Barbara J. Lippa, Executive Director, Planning Commission
Jose Comayagua, Director, Facilities Management
Gary Chevalier, Office of Capital Facilities/Fairfax County Public Schools

FDP 2003-SU-035

APPROVED FINAL DEVELOPMENT PLAN CONDITIONS

FDP 2003-SU-035

January 16, 2007

If it is the intent of the Planning Commission to approve Final Development Plan Amendment FDP 2003-SU-035, on property located at Tax Map 34-2 ((1)) 1A, 2, 3A, 10A, 27, 33 pt. and 35, plus a portion of Barnsfield Road to be vacated, and or abandoned, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions, which supersede all previously approved conditions.

1. The pool/courtyard at the intersection of Turley Hall Drive and the former segment of Barnesfield Road shall consist of a pool, plaza and clubhouse, up to 6,000 square feet in size, and shall be compatible in terms of quality and materials with the multifamily building adjacent to it.

2. All signage shall be architecturally compatible with the buildings in terms of style, color and materials. The location of all signs shall comply with the provisions of Article 12 of the Zoning Ordinance, irrespective of that shown on the FDP, subject to ARB review and approval.

3. All lighting shall meet or exceed the standards set forth in the Zoning Ordinance for outdoor lighting at the time of site plan review, with final determination made by Department of Public Works and Environmental Services staff.

4. As requested by Fairfax Water, the recordation of an amendment to the existing waterline easement agreement shall be required prior to site plan approval.

5. The establishment of the easement for the proposed alignment of the major pedestrian/bike trail detailed in the FDP shall be coordinated with the Fairfax County Park Authority, MWAA and VDOT before the abandonment of Barnsfield Road occurs. Such coordination efforts shall be documented for review and approval by the Park Authority and DPWES.

6. The proposed major off-street trail that generally follows the current alignment of Barnsfield Road, shown on Sheet 5 of the CDP/FDP, shall be 10 feet wide to accomodate shared bicycle and pedestrian use.

7. Striped, mid-block crosswalks on Turley Hall Drive shall be provided at the garage entries for the multi-family development and on the west leg of Turley Hall Drive at the townhome/multi-family entrances subject to VDOT approval.

8. Shuttle service from the hotel to the Air & Space Museum and Dulles Airport shall be available to guests. This same shuttle services shall also be made available to residents of the age-restricted community at a reasonable cost on a space available basis.

County of Fairfax, Virginia

MEMORANDUM

DATE: May 14, 2010

TO: Regina Coyle, Director
Zoning Evaluation Division, DPZ

FROM: Pamela G. Nee, Chief PGN
Environment and Development Review Branch, DPZ

SUBJECT: **Land Use Analysis & Environmental Assessment:** PCA/FDPA 2003-SU-035
SEA 2003-SU-023

Dulles Discovery South

The memorandum, prepared by John Bell, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the final development plan amendment (FDPA) as revised through May 5, 2010. The extent to which the application conforms to the applicable guidance contained in the Comprehensive Plan is noted. Possible solutions to remedy identified issues are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

DESCRIPTION OF THE APPLICATION

The applicant, Sully East L.C., is requesting an amendment to the approved rezoning, which currently allows age restricted housing, to permit office uses. The applicant is also seeking and amendment to the previously approved special exception, which would have permitted an increase in building height, to permit a reconfiguration of the special exception land area. The subject property contains approximately 76.6 acres and is zoned PDC, I-5, WS and HD. This land area includes a portion of Barnsfield Road, which is proposed to be abandoned or vacated in order to permit the development as proposed. The proposed development consists of multiple office buildings, a central plant, guard booth, and two parking garages with a total gross floor area of 1,174,100 square feet at an FAR of 0.35. The proposed maximum building height is approximately 128 feet, six inches. The applicant is proposing 4,568 surface and structured parking spaces, while the Zoning Ordinance requires 2,989 spaces. There are two proposed points of access to the site. The first point of access is from Air and Space Parkway, while the second is located providing access from Centreville Road.

LOCATION AND CHARACTER OF THE AREA

The property is located on the west side of Centreville Road and immediately east and south of the intersection of Route 28 and the interchange for Air and Space Parkway. The subject property is zoned PDC. The property is located within the Water Supply Protection Overlay District (WD) and a portion of the property is within the Historic District (HD) for the Sully Historic Site. Route 28, a portion of the land area for Dulles International Airport and the Smithsonian Udvar-Hazy Air and Space Museum are located west of the subject property. A portion of the Franklin Farm subdivision, zoned PDH-2 is located on the east side of Centreville Road opposite this location. A church and school are located immediately south of the subject property. Properties to the north are zoned I-3, I-5 and PDC and generally developed with commercial office and storage facilities.

COMPREHENSIVE PLAN CITATIONS:

Fairfax County Comprehensive Plan, 2007 Edition, Area III, Dulles Suburban Center, Dulles Suburban Center Land unit Recommendations, Land Unit D-4, as amended through March 9, 2010, page 82:

"2. As regulated by the Zoning Ordinance provisions for the Sully historic district, the portion of this land unit located south and east of the extension of Air and Space Museum Parkway is planned for high-quality, campus-style office and high-quality industrial/flex uses up to .35 FAR as its base Plan recommendation. Retail uses and support services may be appropriate only as secondary or ancillary uses to the office and industrial/flex primary uses. These ancillary service uses should not exceed 20 percent of the primary uses and should be designed to serve the employees and residents of Land Unit D-4. These ancillary and retail uses should not constitute a retail shopping center."

Environment

Fairfax County Comprehensive Plan, Policy Plan, 2007 Edition, Environment section as amended through February 25, 2008, page 7:

"Objective 2: Prevent and reduce pollution of surface and groundwater resources. Protect and restore the ecological integrity of streams in Fairfax County.

Policy a. Maintain a best management practices (BMP) program for Fairfax County and ensure that new development and redevelopment complies with the County's best management practice (BMP) requirements. . . .

Policy j. Regulate land use activities to protect surface and groundwater resources.

Policy k. For new development and redevelopment, apply better site design and low impact development (LID) techniques. . . .

Fairfax County Comprehensive Plan, 2007 Edition, Policy Plan, Environment, as amended through February 25, 2008, page 16:

"Objective 10: Conserve and restore tree cover on developed and developing sites. Provide tree cover on sites where it is absent prior to development.

Policy a: Protect or restore the maximum amount of tree cover on developed and developing sites consistent with planned land use and good silvicultural practices.

Policy b: Require new tree plantings on developing sites which were not forested prior to development and on public rights of way."

Fairfax County Comprehensive Plan, 2007 Edition, Policy Plan, Environment, as amended through February 25, 2008, pages 17 and 18:

"Objective 13: Design and construct buildings and associated landscapes to use energy and water resources efficiently and to minimize short- and long-term negative impacts on the environment and building occupants.

Policy a. Consistent with other Policy Plan objectives, encourage the application of energy conservation, water conservation and other green building practices in the design and construction of new development and redevelopment projects. These practices can include, but are not limited to:

- Environmentally-sensitive siting and construction of development.
- Application of low impact development practices, including minimization of impervious cover (See Policy k under Objective 2 of this section of the *Policy Plan*).
- Optimization of energy performance of structures/energy-efficient design.
- Use of renewable energy resources.
- Use of energy efficient appliances, heating/cooling systems, lighting and/or other products.
- Application of water conservation techniques such as water efficient landscaping and innovative wastewater technologies.

- Reuse of existing building materials for redevelopment projects.

- Recycling/salvage of non-hazardous construction, demolition, and land clearing debris.

- Use of recycled and rapidly renewable building materials.

- Use of building materials and products that originate from nearby sources.

- Reduction of potential indoor air quality problems through measures such as increased ventilation, indoor air testing and use of low-emitting adhesives, sealants, paints/coatings, carpeting and other building materials.

Encourage commitments to implementation of green building practices through certification under established green building rating systems (e.g., the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED®) program or other comparable programs with third party certification). Encourage commitments to the attainment of the ENERGY STAR® rating where applicable and to ENERGY STAR qualification for homes. Encourage the inclusion of professionals with green building accreditation on development teams. Encourage commitments to the provision of information to owners of buildings with green building/energy efficiency measures that identifies both the benefits of these measures and their associated maintenance needs. . . .

Policy b. Ensure that zoning proposals for nonresidential development and zoning proposals for multifamily residential development of four or more stories within the Tysons Corner Urban Center, Suburban Centers, Community Business Centers and Transit Station Areas as identified on the Concept Map for Future Development incorporate green building practices sufficient to attain certification through the LEED program or its equivalent, where applicable, where these zoning proposals seek at least one of the following:

- Development in accordance with Comprehensive Plan Options;

- Development involving a change in use from what would be allowed as a permitted use under existing zoning;

- Development at the Overlay Level; or

- Development at the high end of planned density/intensity ranges. For nonresidential development, consider the upper 40% of the range between by-right development potential and the maximum Plan intensity to constitute the high end of the range. . . .

Policy d. Promote implementation of green building practices by encouraging commitments to monetary contributions in support of the county's environmental initiatives, with such contributions to be refunded upon demonstration of attainment of certification under the applicable LEED rating system or equivalent rating system.

Policy e. Encourage energy conservation through the provision of measures which support nonmotorized transportation, such as the provision of showers and lockers for employees and the provision of bicycle parking facilities for employment, retail and multifamily residential uses."

COMPREHENSIVE PLAN MAP: Mixed Use

LAND USE ANALYSIS

The applicant's request to amend the previously approved application for age-restricted residential development at this location to office uses at an FAR of 0.35 is consistent with the base land use recommendation of the Comprehensive Plan for this site. It should also be noted that a small portion of the original development will be retained under the Planned Development Commercial (PDC) development. A small portion of this development will include support retail uses, but will not constitute a commercial retail center.

However, some elements of the proposed development raise concerns regarding the design and implementation of the proposed development. Landscaping appears to be somewhat limited and does not appear to fully satisfy current tree cover requirements. Given the proximity of this proposed use to Washington-Dulles International Airport, the building heights have raised some concerns which have not been fully addressed. It is not clear that adequate screening and landscaping have been provided on the eastern portions of the site which is closest to existing residential development. It should be noted that the applicants have worked with the Architectural Review Board (ARB) to ensure compatibility of the proposed construction as it relates to the Sully Historic Site and the standards of the Historic Overlay District (HD). Staff feels that the applicants should provide written documentation in the form of a proffered commitment to coordinate with the Federal Aviation Administration (FAA) in order to ensure that the proposed building heights are not in conflict with flight patterns in this area.

ENVIRONMENTAL ANALYSIS

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed development. Solutions are suggested to remedy the concerns that have been identified by staff. There may be other acceptable solutions. Particular emphasis is given to opportunities provided by this application to conserve the county's remaining natural amenities.

Stormwater Management/Best Management Practices (SWM/BMP)

The applicant states that the SWM/BMP requirements will be met through the construction of facilities on-site. Any proposed stormwater management/best management practice facility will be subject to review and approval by the Department of Public Works and Environmental Services.

Green Building

Issue:

The Policy Plan incorporates guidance in support of the application of energy conservation, water conservation and other green building practices in the design and construction of new development and redevelopment projects.

The applicant is seeking to develop multiple office buildings. The site is now approved under existing zoning for an age-restricted development and support commercial uses. The Policy Plan recommends that such developments, those which seek a change in use from what would be allowed as a permitted use under existing zoning and are located in specially designated areas, such as the Dulles Suburban Center, attain basic Leadership in Energy and Environmental Design (LEED) certification through the U.S. Green Building Council (USGBC) or other equivalent program with third party certification.

Resolution:

The applicant is currently proffering to submit documentation of LEED Silver certification or another comparable energy efficient building certification program within one year of issuance of Non- Residential Use Permit (Non-RUP) for each office building to be constructed. To date, the County has received many green building commitments. The proffer offered by the applicant for this case deviates from standard green building commitments that the County has received for other developments. Staff strongly recommends that the proffers be revised to ensure full conformance with the green building policy of the Comprehensive Plan. The proffer, as currently proposed, raises several issues.

The proffer does not identify the specific LEED rating system and version. The proffer should be revised to identify the specific LEED rating system such as LEED – New Construction or LEED – Core and Shell. The specific rating program should be identified because in staff's view not all LEED rating systems (such as LEED for Neighborhood Development) meet the intent of the Comprehensive Plan's green building policy. The proffer should also be revised to refer to the "most current version" of the LEED rating system to ensure that the version is not out-of-date.

Staff is opposed to unspecified "comparable energy efficient building certification program." This description may suggest that an energy efficient building certification would only need to meet the energy and atmosphere component of the LEED program. This would conflict with the green building policy that supports the use of LEED or equivalent program because LEED certification not only addresses energy but also prerequisites for sustainable sites, water efficiency, indoor environmental quality, and materials and resource. Staff recommends that the specific green building program be identified to ensure that it is an equivalent third party certification to LEED.

The proposed provision of documentation for green building certification tied to one year within the issuance of the Non-RUP is of concern. After building design and construction it may be extremely difficult or impossible to correct and/or add green building practices to rectify deficient green building measures in order to attain certification. For this reason, the Policy Plan supports and specifies the use of a green building escrow. Staff is also concerned that this proposed proffer may have the unintended consequence of delaying issuance of an Non-RUP.

With other green building commitments for large office developments, the applicant has consistently posted a green building escrow equivalent of $2 per square foot of development for each building prior to site plan approval that will be released upon demonstration of attainment of basic LEED certification within one year of the issuance of the Non-RUP for each building.

If the applicant commits to meeting the LEED Silver precertification under the Core and Shell program and provides documentation of attainment of precertification from the USGBC to the Department of Planning and Zoning prior to building plan approval for each building, the green building escrow will be waived. In addition, prior to site plan approval, the applicant should designate the Chief of the Environment and Development Review Branch of the Department of Planning and Zoning as a team member in the USGBC's LEED Online system. This team member will have privileges to review the project status and monitor the progress of all documents submitted by the project team, but will not be assigned responsibility for any LEED credits and will not be provided with the authority to modify any documentation or paperwork. Prior to release of the bond for the project, the applicant should provide documentation to the Environment and Development Review Branch of DPZ demonstrating the status of attainment of LEED Certification from the U.S. Green Building Council for each building on the property.

In accordance with Policy Plan, the applicant is encouraged to include a LEED-accredited professional as a member of the design team and provide a green building maintenance reference manual that will be prepared and distributed to the future building occupants. Consistent with other green building commitments, as part of the project's site plan and building plan submissions, a list of specific credits that the applicant anticipates attaining within the most current version of the USGBC LEED rating system should be provided.

The applicant has indicated a commitment to meet LEED silver certification in order to comply with General Service Administration standards for federal government office construction. If the applicant has a contract in place with an entity of the federal government and has agreed to meet this LEED Silver certification as part of that agreement, then staff would support a proffer to that effect. In the event that this agreement should not be completed for any reason and the office development is not subject to the federal requirement for LEED Silver certification, staff strongly advises the applicant to also provide standard green building certification commitments, as previously discussed, as an alternative. Absent these standard green building certification commitments, at a minimum, the applicant should acknowledge that failure of LEED Silver commitment through a contract agreement with an entity of the federal government would result in the applicant's need to pursue a proffered condition amendment in order to address green building certification Policy Plan expectation for this development.

PGN: JRB

County of Fairfax, Virginia

MEMORANDUM

DATE: 27 May 2010

TO: Suzianne Zottl, ZED Coordinator

FROM: Linda Cornish Blank, Historic Preservation Planner

SUBJECT: SEA 2003-SU-023 RZ/FDP 2009-SU-024 Tax map 34-2 ((1)) 2pt., 3A, 7, 8, 10A, 27pt., 35pt. Architectural Review Board (ARB) review and recommendation, Heritage Resource comment and recommendation

Planning Location: Fairfax County Comprehensive Plan, 2007 Edition, Area III, Dulles Suburban Center, Amended through 3-9-2010, Dulles Suburban Center Land Use Recommendations, Land Unit D-4, page 82:

"CHARACTER

Land Unit D-4 consists of 157 acres and is bounded on the north by Wall Road, on the west by Route 28, on the southwest and south by the Sully Historic Site Park and on the east by Centreville Road (Figure 19). This land unit contains a portion of the Sully Historic Overlay District, a few scattered warehousing and industrial uses and a large outdoor storage operation north of Barnsfield Road. In addition, about two-thirds of the land unit remains vacant. Cain Branch of Cub Run crosses the southeastern portion of this land unit.

RECOMMENDATIONS

Land Use

1. The southern portion of this land unit lies within the Sully Historic Overlay District. Within this overlay district, certain regulations and restrictions apply to protect the Sully landmark and to control development and uses that would have visual and operational impacts on the Sully complex and its environs. These restrictions and regulations include limitations on commercial and industrial uses. Other regulations apply and are discussed in Land Unit D-5 with the complete provisions listed in Appendix 1, A1-300 of the Zoning Ordinance."

Heritage Resource comment:

A portion of the subject area of the RZ/FDP and SEA application is located within the Sully Historic Overlay District as acknowledged in the application. The following section of the Zoning Ordinance applies:

Zoning Ordinance

"7- 204 Administration of Historic Overlay District Regulations

Once established, Historic Overlay Districts shall be subject to administrative procedures for the enforcement of such regulations as provided in this Section.

1. All applications for rezoning, special exception, special permit, variance, sign permits, building permits, as qualified below, and all site plans, subdivision plats and grading plans shall be

referred to the ARB for its review and recommendation in accordance with the provisions of this Part.

2. The ARB review and recommendation on applications for a rezoning, special exception, special permit, variance and for site plans, subdivision plats and grading plans shall include consideration of the potential impact of the proposal on the historical, architectural, or archaeological significance of the district . . .

3. ARB approval shall be required prior to the issuance of Building Permits by the Director and approval of sign permits by the Zoning Administrator for the following: . . ."

8. Approval authorizing issuance of a Building Permit or a sign permit by the ARB, or Board of Supervisors on appeal as provided for below, shall be valid for two (2) years or for such longer period as may be deemed appropriate by the approving body from the date of approval . . . and shall continue for the life of the Building Permit or sign permit. . . ."

ARB review and Recommendation:

In a workshop session at the ARB's January 14, 2010 meeting, the applicant's representative presented the application on the proposed development of Dulles Discovery South to replace the previously approved age-restricted residential community with a secure office complex. Proposed are five office buildings, two parking garages, three guard booths and a central utility plant located partially within the Sully Historic Overlay District

ARB Recommendation: At its March 11, 2010 meeting, the ARB recommended approval of: 1) Special Exception Amendment application (SEA2003-SU-023) to develop an office complex & to increase the building height to a maximum of 60'for two proposed office buildings within the district & within 500' of the district boundary; and 2) RZ2009-SU-024 for a rezoning of approximately 77 acres, "Dulles Discovery South" for an office complex with the condition that berming and landscape plantings are installed along Historic Sully Way as presented to the ARB in an illustrative: *Berming Sections Dulles Discovery-South;* 1/28/10.(Item-**ARB-10-SUL-01**)

Heritage Resource review and recommendation on Proffers dated May 14, 2010:

Staff commends and thanks the applicant for the willingness to provide for historical markers and protect and maintain the two cemeteries on site. Staff recommends the following proffer language to further clarify for both the applicant and the Fairfax County History Commission the process for developing the markers:

Proffer 27 Historical Marker:

Add the following underlined language to the end of the last sentence of the proposed proffer: and in accordance with the History Commission's recommended guidelines and treatment for historical markers when developed.

Proffer 28 Cemeteries:

Add the following underlined language to the end of the third sentence of the proposed proffer. Sentence would read: The Applicant shall coordinate the ultimate location, design and text of each marker with the Fairfax County History Commission and in accordance with the History Commission's recommended guidelines and treatment for historical markers when developed.

County of Fairfax, Virginia

MEMORANDUM

May 25, 2010

TO: Suzie Zottl, Staff Coordinator

FROM: Phyllis Wilson, Urban Forester III
Forest Conservation Branch, DPWES

SUBJECT: Dulles Discovery South, PCA 2003-SU-035/SEA 203-SU-023
RZ/FDP 2009-SU-024

A review of the GDP and proffers associated with the subject applications has been completed by this office. The subject GDP is dated July, 2009, as revised through April 22, 2010.

As shown, there are no issues with the proposed design of the project. The proffers as proposed are acceptable to this office as they provided ways and means to assure that any future issues that may be discovered with the fully engineered plan regarding tree cover, etc. may be addressed at time of site plan review.

PAW/
UFMID #: 148500

cc: RA File
DPZ File

Department of Public Works and Environmental Services
Land Development Services, Urban Forest Management Division
12055 Government Center Parkway, Suite 518
Fairfax, Virginia 22035-5503
Phone 703-324-1770, TTY: 703-324-1877, Fax: 703-803-7769
www.fairfaxcounty.gov/dpwes

County of Fairfax, Virginia

MEMORANDUM

DATE: May 27, 2010

TO: Regina Coyle, Director
Zoning Evaluation Division, DPZ

FROM: Angela Kadar Rodeheaver, Chief
Site Analysis Section, DOT

FILE: 3-4 (RZ 2009-SU-024)

SUBJECT: RZ 2009-SU-024 - Sully East LC
Site - Dulles Discovery South
Land Identification Maps: 34-2 ((1)) 2, 3A, 7, 8, 10A, 27, 35

This department has reviewed the subject rezoning submittal including proffers dated April 22, 2010, revised through May 11, 2010, and development plans dated September 29, 2009, revised through May 5, 2010. We have the following comments on the application.

Road Improvements

Significant improvements serving the site are underway or complete. An interchange and divided connecting roadway from Route 28 to the site (Air & Space Parkway) is complete. Centreville Road has been widened by VDOT to a 4-lane divided roadway. The applicant for RZ 2005-SU-026 (Dulles Discovery North) is initiating construction of a 4-lane divided roadway connection from Historic Sully Way to Wall Road. This is expected to be complete in October 2010. In addition to the roadway extension, added turn lanes and a signal will be constructed at Air & Space Parkway and Historic Sully Way.

Transportation Demand Management (TDM)

The subject proposal is a significant development which ordinarily would include recommendations for a comprehensive TDM program. However several circumstances complicate the establishment of such a program. The site is located at the interchange of Route 28, a six-lane limited-access highway, and Air & Space Parkway, to be constructed as a four-lane divided roadway. There is no rail or other high-capacity transit facility immediately proximate to the site to offset Single Occupant Vehicle (SOV) trips. There is limited bus service to the site and no funding available to expand service.

Further, the characteristics of the development are not conducive to offsetting trips. It is a relatively low-density office development. Typically, more comprehensive TDM programs are expected with mixed-use developments where trips can be offset with residential and/or retail uses. These developments are usually higher in density in order to better facilitate non-SOV trips such as walking or biking. In addition, the development surrounding the site is also low density, which fosters access by automobile.

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4050 Legato Road, Suite 400
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Recognizing the cited circumstances, the applicant is committing to implement TDM strategies including the retention of a TDM coordinator who will ensure that information on non-Single Occupant Vehicle (SOV) options are made available to employees at the site. The coordinator will also ensure that an annual survey of commuting patterns is undertaken to be used by the County to target non-SOV choices. To enhance the opportunities for non-SOV travel, the applicant is also committing to provide bus stops with shelters in the vicinity of the site to serve existing and potential future bus service to the site.

Pedestrian/Bicycle Access

East-west pedestrian and bicycle connectivity was identified as a critical issue, particularly since the planned roadway connection through the site is not possible with the proposed secure facility. The applicant has committed to provide an 8 foot wide trail on the northern perimeter of the site to connect a 10 foot wide trail along Historic Sully Way to be constructed by the applicant with the shared use trail along Centreville Road. This will facilitate connectivity from the south and east to Sully Plantation and, potentially, the Udvar-Hazy facility.

AKR/MAD

County of Fairfax, Virginia

MEMORANDUM

DATE: May 10, 2010

TO: Suzianne Zottl, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Beth Forbes, Stormwater Engineer BF
Environmental and Site Review Division
Department of Public Works and Environmental Services

SUBJECT: Rezoning/Final Development Plan/Proffered Condition Amendment/Special Exception Amendment Applications #RZ/FDPA 2009-SU-024, #PCA/FDPA 2003-SU-035 & #SEA 2003-SU-023, Sully East, Special Exception Amendment Plat and Conceptual/Final Development Plan both dated April 22, 2010, LDS Project #9751-ZONA-003-2, Tax Map #34-2-01-0002(pt), -0003A, -0007, -0008, -0010A, -0027(pt), and -0035(pt), Sully District

We have reviewed the subject application and offer the following stormwater management comments.

Chesapeake Bay Preservation Ordinance (CBPO)
There is no Resource Protection Area (RPA) on this site. Water quality controls are required for this project (PFM 6-0401.1). A wet pond is shown on both the plat and plan.

Floodplain
There are no regulated floodplains on the property.

Downstream Drainage Complaints
There are no downstream drainage complaints on file.

Stormwater Detention
Detention or an approved waiver is required at site plan (PFM 6-0301.3). A wet pond is shown on both the plat and the plan.

The access road to the pond must be 20 feet wide with a 12-foot-wide paved surface. At the alignment shown on both Sheets #7, the Stormwater Management Plan, the perimeter fence will be required to have a 20-foot-wide gate (PFM 6-1306.3F). The access to the outfall structure must also meet the easement and paving width requirements. At the location it is show on both Sheets #7, the access to the outfall seems as if it would be too steep. The two access easements are not located on the plat or plan.

Before site plan approval, the applicant plans to request a modification to the Public Facilities Manual to permit the installation of a combined principal and emergency spillway (PFM 6-1603.2). This request is likely to be approved.

Department of Public Works and Environmental Services
Land Development Services, Environmental and Site Review Division
12055 Government Center Parkway, Suite 535
Fairfax, Virginia 22035-5503
Phone 703-324-1720 • TTY 711 • FAX 703-324-8359

Before site plan approval, the applicant plans to request a modification to the Public Facilities Manual to allow pumping, rather than gravity flow, when draining the pond for maintenance purposes (PFM 6-1604.10). The location of the proposed pumps is not shown on the plat or plan. The pumps will have to be accessible from a maintenance access road (PFM 6-1306.3F).
The modification request can be approved only if the information provided with the request shows that the gas lines west of the property are a) indeed an obstacle and b) cannot be relocated.
A profile included with the current submittal shows that the gas lines would obstruct the pond's outfall at its current design elevations. The possibility of raising the pond to higher elevations needs to be investigated before a modification can be approved.

This pond may be required to be regulated by the VA Department of Conservation and Recreation since the total impoundment capacity may exceed 50 acre-feet (PFM 6-1601.1). Additional review time during the site plan approval process may be necessary.

The Landscape Plan sheet seems to show transitional screening on the pond embankment. This area has already been approved to be a restricted planting easement, Easement Plat #9751-EP-004-1, however, the easement plat does not seem to have been recorded. At the site plan stage, it will be necessary demonstrate the storm drain pipes, sanitary lateral, and any security barriers within the embankment will not compromise the stability of the embankment, primarily by meeting compaction and seepage control requirements (PFM 6-1605.6F(2) and -1605.5B).

Site Outfall

A description of the outfall's adequacy and stability to 100 times the site's area has not been provided (ZO 18-202 paragraph 10.F(2)(c)). At the site plan submission, it will be necessary to provide calculations and a narrative description demonstrating adequate outfall meeting the PFM requirements (PFM 6-0203 & 6-0204). While the narrative provides a statement that adequate outfall meeting PFM requirements exists, it also states the Detention Method (PFM 6-0203.4C) will be used to meet the adequate outfall requirements. The Detention Method is only necessary when adequate outfall does not exist.

Stormwater Planning Comments

This application is in the Cub Run Watershed. The watershed's plan shows no projects in the vicinity of the application.

Please contact me at 703-324-1720 if you require additional information.

BF/

cc: Craig Carinci, Director, Stormwater Planning Division
Jeremiah Stonefield, Chief, Stormwater & Geotechnical Section, ESRD, DPWES
Zoning Application File

FAIRFAX COUNTY PARK AUTHORITY

12055 Government Center Parkway, Suite 927 • Fairfax, VA 22035-1118
703-324-8700 • Fax: 703-324-3974 • www.fairfaxcounty.gov/parks

TO: Regina M. Coyle, Director
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Sandy Stallman, Manager
Park Planning Branch

DATE: May 3, 2010

SUBJECT: RZ/FDP 2009-SU-024, PCA/FDPA 2003-SU-035,
SEA 2003-SU-023, Dulles Discovery South - REVISED
Tax Map Number(s): 34-2 ((1)) 2 (pt), 3A, 7, 8, 10A, 27 (pt), 35 (pt)

The Park Authority staff has reviewed the proposed Development Plan dated September 29, 2009 and as revised through April 22, 2010, for the above referenced application. This memorandum is intended to replace comments previously submitted relative to this application as dated March 5, 2010. This evaluation is based on the policies in the Parks and Recreation section of the Countywide Policy Plan and text for the Area III Plan, Upper Potomac Planning District. Additional direction related to this review is found in the overall guidance for the Dulles Suburban Center as well as specific recommendations for Land Unit D-4. Relevant citations are included at the end of this analysis.

The application proposes the development of a secure office complex on 76.94 acres near the southeast quadrant of Sully Road and Air & Space Museum Parkway at its intersection with Historic Sully Way. The property, which is adjacent to the entrance road to Sully Historic Site, lies partially within the Sully Historic Overlay District. The application seeks to amend two previously approved zoning applications, consolidating the properties and seeking PDC zoning for the entire assemblage. In total, the proposed development reflects 1,127,100 square feet of office and ancillary uses. A Special Exception Amendment is concurrently processed with a request to permit two buildings to exceed the thirty-five (35) foot maximum building height within 500 feet of the historic district boundary.

The current submission dated April 22, 2010 addresses several of the issues that were raised with respect to review of the previous submission dated November 30, 2009. There are, however, several items of concern that still remain, as discussed below.

ANALYSIS AND RECOMMENDATIONS

Development Amenities and Connectivity

Onsite Urban Park Amenities

In light of the sizeable workforce associated with the proposed development and Policy Plan Park and Recreation Objectives as well as those of the Dulles Suburban Center, Park Authority review of the previous submission included a recommendation to address the inclusion of urban

parks such as pocket parks, plazas, common greens and recreation-focused urban parks as a component of the proposed development plan.

The applicant's response to this request references the onsite pedestrian connections and a proffered commitment to provide an onsite fitness facility. This does not, however, address the objectives of the Policy Plan or those of the Dulles Suburban Center to provide outdoor plazas and park areas to enhance social and leisure opportunities for the future, healthy workforce. The Fairfax County Urban Parks Framework provides additional guidance related to the design and elements that are characteristic of an urban park. This document can be found on-line at http://www.fairfaxcounty.gov/parks/plandev/urbanparks.htm.

Although it may be early in the design process to provide detailed design of such spaces, it is recommended that a proffered commitment be provided to address future provision of urban park design and elements.

Trails
Through the review of the previous submission dated November 30, 2009, the Park Authority did not support the Applicant's request to waive the Comprehensive Plan trail requirement of a major paved trail shown along Barnsfield Road. Whereas the abandonment of Barnsfield Road and the secure nature of the proposed facility would preclude provision of the trail in the location as indicated on the trails map, it does not negate this obligation on the property or the ability of the Applicant to provide this trail in a modified location. The Park Authority continues to recommend that a major paved trail connection be provided along the northern edge of the subject property to link Centreville Road to Historic Sully Way.

The Park Authority acknowledges the Applicant's response to the request to provide a trail connection along Historic Sully Way from Air and Space Museum Parkway to the entrance of the Historic Sully Site by the addition of a six (6) foot sidewalk along the south side of Historic Sully Way. As this connection is to serve as a portion of the relocated major paved trail that is indicated along Barnsfield Road, it is recommended that the trail width should be increased to ten feet and included within the Historic Sully Way right-of-way. Additionally, the Applicant should be responsible for the cost obtaining all necessary easements as well as construction of the trail connection.

It is recommended that Proffer 15 be revised to reflect the construction of a ten foot wide trail along the south side of Historic Sully Way.

It is recommended that Proffer 16 be revised, as noted below.

> Subject to the obtaining on all necessary easements ~~at no cost to the Applicant~~, the Applicant shall construct, according to PFM standards, a ~~six (6)~~ ***ten (10)*** foot wide trail within the Historic Sully Way right-of-way on its south side and a five (5) foot wide trail within the Historic Sully Way right-of-way on its north side in the locations shown on Sheet 6 of the CDP/FDP.

Road Improvements
Proffer 7E refers to the requirement to restripe Historic Sully Way to accommodate a second left turn lane. It is recommended that this proffer be modified to include a commitment that access

to the park will remain open during the restriping efforts. Additionally, it is recommended that the timing of said restriping efforts be coordinated with Historic Sully Site to assure that such activities are not scheduled to take place during a major event planned at the park site.

Natural Resources Impact

Plant Material Selection

Prior review of this application by the Park Authority included a recommendation that the plant material selection be revised to include only native, non-invasive plant species with preference to species native to Fairfax County. The revised submission dated April 22, 2010 includes a note on Sheet 13 that "plant material along the south side of Historic Sully Way shall consist of 90% native species."

The 90% limitation is acceptable to the Park Authority; however, it is recommended that this commitment towards native species be applicable to the entire application area. Some useful resources for plant material selection include the Virginia Division of Natural Heritage, the Mid-Atlantic Exotic Pest Plant Council and the United States Department of Agriculture as well as the Digital Atlas of Virginia Flora at http://www.biol.vt.edu/digital_atlas. Natural Resource Management Protection Staff will be pleased to provide additional references as well

Additionally, a commitment should be added that no non-native, invasive species will be planted as part of this project. For the purposes of the project, non-native invasive species are those species listed as such by the Virginia Department of Conservation and Recreation, the United States Department of Agriculture or the Mid-Atlantic Exotic Pest Plant Council.

It is recommended that the commitment to landscaping comprised of a minimum of 90% plant material native to Virginia and the exclusion of any non-native invasive species be included with Proffer 19 related to landscaping.

Stormwater Management Area

The revised submission includes revisions to the landscaping along the stormwater detention area that are better designed "to blend with and augment" the natural environment.

As it may be of benefit to the applicant in future preparation of landscape and maintenance plans, it is noted that the Federal Aviation Administration in coordination with USDA Fish and Wildlife Services has guidelines related to the creation of water features within 10,000 feet of an airport that may become a wildlife attractant to species that pose a hazard to aircraft. The following suggestions are offered as options to help address concerns in relation to the proposed wet pond on site.

a. Develop a planting list with a mixture of woody and non-woody species that will provide good wildlife habitat overall, but will discourage Canada geese and other large water fowl.
b. Maintain a wide buffer around the pond which has a native warm season grass meadow, mowed at most one time per year.
c. Maintain woody vegetation around and in the pond.
d. Develop maintenance practices to minimize goose attractants and actively move geese off of the property.
e. Harass and exercise population control measures on resident Canada geese throughout the year to discourage them from being on the property.

Cultural Resources Impact

The subject application was evaluated for possible impacts to cultural resources, both within the application area and to the nearby Sully Historic Site.

Onsite Cultural Resources

Cemeteries

The Applicant has addressed requested protection during construction activities, protection and marker identification after completion of construction, access to the cemeteries and obligation for maintenance of the cemeteries.

It is recommended that language be added to the proffers stipulating that delineation of the cemeteries is to be done in consultation with Cultural Resource Management and Protection (CRMP).

Additionally, language should be added stipulating that the final location, design and text of said marker shall be determined in consultation with the Fairfax County History Commission and in accordance with the History Commission's recommended guidelines and treatment for historical markers when developed.

Turley Hall Historical Marker

The Applicant has included a proffer commitment to provide a historical marker denoting the former location of Turley Hall. The following modifications to the proffer language are recommended.

> **Historical Marker.** Prior to final bond release for the initial phase of office development on the Property, the Applicant shall fund the cost and erect a historical marker within the public right-of-way, subject to VDOT approval, within close proximity to the historically significant area associated with the former "Turley Hall" plantation house ***which is adjacent to Centreville Road***. Should VDOT not permit the installation of the historical marker within the public right-of-way, the Applicant shall install such historical marker on the Property adjacent to the public right-of-way, but outside of the perimeter fence shown on the CDP/FDP and ~~absent any conflicts~~ ***located so as not to conflict*** with landscaping and/or berming treatments shown on the CDP/FDP. The final location, design and text of said marker shall be determined in consultation with the ~~Sully District Supervisor~~ ***Fairfax County History Commission and in accordance with the History Commission's recommended guidelines and treatment for historical markers when developed.***

Off-site Cultural Resources

In addition to abutting the Sully Historic Site, the application property has frontage on and access to Historic Sully Way which is, effectively, Sully's front door. The interface of the proposed use and Sully Historic Site must be carefully evaluated and balanced. A significant portion of this frontage lies within Sully Historic Overlay District with specific guidance as outlined in the Fairfax County Zoning Ordinance in Appendix 1, Part 3 Sully Historic Overlay District. The Heritage Resources recommendations for Land Unit D-4 provide additional support, stating that:

"All improvements, to include structures, signs, fences, street furniture, outdoor graphics, and public and private utilities, should be designed and installed to be compatible with the Sully complex in terms of mass, scale, color and visual impact."

Historic Sully Way Streetscape Improvements
The quality and character of Historic Sully Way is of key importance to Sully Historic Site as this route provides the visitor's first impression of the park. Park Authority review of the previous submission dated November 30, 2009 reflected concern regarding views that would be experienced by park patrons based on the proximity of the proposed parking areas to Historic Sully Way. Previous recommendations included request for additional setback from Historic Sully Way as well as enhancement of the landscape treatment.

The revised submission does reflect an increased buffer width and some additional landscaping through this portion of the site which improves the situation. However, based on the section drawings provided on Sheet 14A as well as Camera 4 Perspective provided as a supplemental graphic, views of the expansive parking area would still be quite visible along Historic Sully Way. As landscaping along perimeter fencing of secure facilities often precludes plant material that would obscure views, it is recommended that the Applicant provide a commitment to screen the parking area from Historic Sully Way by berming. The 35' to 40' setback currently reflected on the plan should provide ample space to effect a change in grade that would visually separate these two areas.

Perimeter Fencing
Pursuant to previous request, the Applicant has provided additional detail related to the character of the perimeter fencing which is acceptable to the Park Authority.

Access to Off-site Parcel – 34-2 ((1)) 12
The application proposes the abandonment of Barnsfield Road, thereby eliminating public street access to Parcel 34-2((1)) 12, owned by Fairfax County Park Authority. Although said abandonment and provision of a secure perimeter are key elements of the proposed application, the Park Authority requires the assurance of continual access to this property for the purpose of maintenance activities and emergency service. These concerns were voiced early on in the discussions related to the potential abandonment of Barnsfield Road. It is recommended that the wording of the proffer be revised to remove reference to this access being a "temporary" provision. Additionally, as this access is to provide emergency access due to the proposed abandonment, the Applicant should be responsible for design, construction and maintenance of such access. Suggested revisions to Proffer 13 are noted below.

> ~~Temporary~~ **Access Easement.** The Applicant shall provide a***n*** ~~temporary~~ access easement to Tax Map Parcel 34-2 ((1)) 12 for purposes of providing emergency and maintenance vehicle access to this parcel from Historic Sully Way, as shown on the CDP/FPD. Such ~~temporary~~ access easement shall be recorded among the land records of Fairfax County in conjunction with approval of the initial site plan for office development on the Property. ~~, and shall, by its terms, terminate upon provision of a permanent route of vehicular access from Tax Map Parcel 34-2 ((1)) 14 or from another point along Historic Sully Way.~~ ***Should an alternate***

provision of permanent vehicular access be established from Tax Map Parcel 34-2 ((1)) 14 or from another point along Historic Sully Way, the Applicant reserves the right to terminate said easement. The Applicant shall ~~not~~ be responsible for any design, ~~or~~ construction ***and maintenance*** of said temporary access easement. The Applicant reserves the right to provide appropriate signage, fencing, landscaping and other security features necessary to ensure that no vehicular access from this off-site parcel is permitted through the secure office complex on the Property.

Liaison to Sully Historic Site
The Applicant has addressed through proffer the request to provide a point of contact for the purpose of coordinating communication efforts between the subject property and Historic Sully for issues of mutual interest.

SUMMARY OF RECOMMENDATIONS

- Provide detail or proffered commitment to onsite urban park design and amenities

- Revise plan to reflect construction of a major paved trail by applicant along Historic Sully Way from Air and Space Museum Parkway to the entrance of Sully Historic Site and along the property's northern boundary to connect Historic Sully Way to Centreville Road

- Revise Proffer15 to reflect construction of a major paved trail along Historic Sully Way and along the property's northern boundary to connect Historic Sully Way to Centreville Road

- Revise Proffer 15 to reflect construction of a ten foot wide trail along the southern side of Historic Sully Way.

- Revise Proffer 16 to delete the phrase "at no cost to the Applicant" and to reflect a ten foot trail width.

- Update the language in Proffer 7E to commit to maintaining access to Sully Historic Site during lane restriping and to coordinate so restriping is not scheduled during any major events at the park.

- Update Proffer 19 to include a commitment to a minimum of 90% Virginia native plant material and the exclusion of any non-native invasive species.

- Modify language of Proffer 28 to include stipulation that cemeteries will be delineated in consultation with CRMP and that final location, design and text of markers shall be determined in consultation with the Fairfax County History Commission.

- Modify Proffer 27 regarding the location, design and text for the Turley Hall Historical Marker.

- Include a commitment to provide berming along Historic Sully Way to screen views of parking areas.

- Modify Proffer 13 to eliminate reference to the access easement as "temporary". Applicant to provide construction of access.

- Revise plan to remove the word "temporary" from the access easement.

COMPREHENSIVE PLAN CITATIONS

1. **New Development – Amenities and Connectivity** (Area III Plan, Dulles Suburban Center, Major Objective, Transportation, Objective #15; Park and Recreation Objectives 26 & 28, p. 13-14)

   Objective 15 "Provide trails which link all focal areas, public parking sites, and major recreational and public facilities."

   Objective 26 "Ensure the provision of adequate parklands and recreational facilities to meet the needs of the Dulles Suburban Center workforce, residents and visitors. Incorporate active recreation facilities in conjunction with both non-residential and residential development."

   Objective 28 "Develop a Dulles Greenway system to provide non-vehicular access to recreational facilities, transit areas, and major tourist attractions. This Greenway system should afford passive recreation opportunities and provide linkages to the countywide and regional trails network."

2. **Natural Resources** (Area III Plan, Dulles Suburban Center, Major Objectives, Environment and Heritage Resources, Objective #25, p. 14)

   Objective 25 "Protect the natural environment by assuring connectivity through the Center and between adjacent districts: Design stormwater detention systems that blend with and augment features of the natural environment and which contribute to the aesthetics of their sites."

3. **Cultural Resources** (Area III Plan, Dulles Suburban Center, Major Objectives, Environment and Heritage Resources, Objectives #23 & 27, p. 14)

   Objective 23 "Identify, study and protect heritage resources from degradation and/or destruction by public or private action."

   Objective 27 "Preserve the integrity of existing and future public parklands and protect significant natural and cultural resources therein from impacts of off-site development."

4. **Cultural Resources** (Area III Plan, Dulles Suburban Center, Land Unit D-4, Heritage Resources, Recommendation #1, 2 & 3, p. 85)

"1. Part of the Sully Historic Overlay District lies within this land unit. Regulations and restrictions for this overlay district are discussed in Land Unit D-5. If there appears to be a conflict between Plan text and the provisions of the Sully Historic Overlay District, the overlay district regulations should be used to determine the appropriate guidance for the development of land within the historic district.

The provisions of the Sully Historic Overlay District have been adopted to protect Sully structures and grounds and to control development and uses that would have visual and operational impacts on the Sully complex and its environs. Industrial and commercial uses are limited to those specified by the Overlay Zoning District regulations. The maximum height of freestanding signs should not exceed ten feet and maximum building height is 65 feet within the outer 500 ft. of the Historic District boundaries subject to a Special Exception. All improvements, to include structures, signs, fences, street furniture, outdoor graphics, and public and private utilities, should be designed and installed to be compatible with the Sully complex in terms of mass, scale, color and visual impact. A planted buffer having a 200 foot minimum is required to be provided along lot lines which are contiguous to the Sully property. All proposed development within the historic district must be reviewed by the Architectural Review Board and should be preceded by an archeological survey."

"2. Turley Hall, a historic house, was located within this land unit south of Barnsfield Road. At a minimum, recordation of significant heritage resources on the site is recommended."

"3. Development and/or roadway construction must protect the two known cemetery sites along the current Barnsfield Road: the Wilcoxsen family pre-Civil War cemetery and the nearby slave cemetery."

FCPA Reviewer: Gayle Hooper
DPZ Coordinator: Suzianne Zottl

Copy: Carol McDonnell, Site Manager, Sully Historic Site
Linda Blank, Historic Preservation Planner, Department of Planning and Zoning
Elizabeth Crowell, Manager, Cultural Resource Management & Protection Section
Kelly Davis, Project Manager, Planning and Development Division
Charles Smith, Naturalist III, Natural Resource Management & Protection Section
Julie Cline, Manager, Land Acquisition and Management Branch
Chron Binder
File Copy

Fairfax Water

FAIRFAX COUNTY WATER AUTHORITY
8560 Arlington Boulevard, Fairfax, Virginia 22031
www.fairfaxwater.org

PLANNING & ENGINEERING DIVISION
Jamie Bain Hedges, P.E.
Director
(703) 289-6325
Fax (703) 289-6382

January 27, 2010

Ms. Regina Coyle, Director
Zoning Evaluation Division
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5505

Re: Dulles Discovery South
Tax Map: 34-2
RZ 2009-SU-024
FDP 2009-SU-024
PCA 2003-SU-035
FDPA 2003-SU-035
SEA 2003-SU-023

Dear Ms. Coyle:

The following information is submitted in response to your request for a water service analysis for the above application:

1. The property is served by Fairfax Water.

2. Adequate domestic water service is available at the site from existing 8-inch and 12-inch water mains located at the property. See the enclosed water system map.

3. The CDP/FDP shows that portions of our existing 48-inch transmission main routed through this site along Centreville Road, in an easement recorded at Fairfax County, Deed Book 7952 at page 879 are located within the proposed limits of clearing and grading. The details of the plan are insufficient for a determination at this time as to whether the proposed clearing and grading and construction of the parking lot and related facilities would require relocation of our transmission main or redesign of the site. In accordance with Fairfax Water policy (copy enclosed) all developer proposed relocations of Fairfax Water

transmission mains greater than 16-inches in diameter require the approval of the Fairfax Water Board. If it is determined that the proposed construction requires a relocation, the applicant must submit a letter to the attention of Ms. Jamie Bain Hedges, P.E., Director, Planning and Engineering, requesting permission to relocate the existing transmission main. Relocation of the transmission main, if approved, is at the owners expense.

4. Relocation of distribution water facilities necessary to accommodate this development plan are at the owners expense, and must be approved by Fairfax Water.

5. Depending upon the configuration of the on-site water mains, additional water main extensions may be necessary to satisfy fire flow requirements and accommodate water quality concerns.

6. An executed transmission main easement amendment will be required prior to final site plan distribution. (see attached boiler plate language)

If you have any questions regarding this information please contact Dave Guerra at 703-289-6343.

Sincerely,

Traci K. Goldberg

Traci K. Goldberg, P.E.
Manager, Planning Department

Enclosure
cc: Francis A. McDermont, Hunton & Williams, LLP, Agent for Applicant

County of Fairfax, Virginia

MEMORANDUM

DATE: January 25, 2010

TO: Staff Coordinator
Zoning Evaluation Division
Department of Planning & Zoning

FROM: Lana Tran (Tel: 703 324-5008)
Wastewater Planning & Monitoring Division
Department of Public Works & Environmental Services

SUBJECT: Sanitary Sewer Analysis Report

REFERENCE: Application No. RZ/FDP2009-SU-024, PCS/FDPA2003-SU-035, SEA2003-SU-023

Tax Map No. 034-2/01/ /0002 pt., 0003A pt., 0010A pt., 0027 pt., 0035 pt.

The following information is submitted in response to your request for a sanitary sewer analysis for above referenced application:

1. The application property is located in the Upper Cub Run (T-1) watershed. It would be sewered into the Upper Occoquan Sanitation Authority (UOSA).

2. Based upon current and committed flow, there is excess capacity in the UOSA at this time. For purposes of this report, committed flow shall be deemed that for which fees have been paid, building permits have been issued, or priority reservations have been established by the Board of Supervisors. No commitment can be made, however, as to the availability of treatment capacity for the development of the subject property. Availability of treatment capacity will depend upon the current rate of construction and the timing for development of this site.

3. An existing 8" inch line located in the street is adequate for the proposed use at this time.

4. The following table indicates the condition of all related sewer facilities and the total effect of this application.

	Existing Use +Application		Existing Use + Application Previous Rezonings		Existing Use + Application + Comp Plan	
Sewer Network	Adeq.	Inadeq.	Adeq.	Inadeq.	Adeq.	Inadeq.
Collector	X		X		X	
Submain	X		X		X	
Main/Trunk	X		X		X	
Interceptor						
Outfall						

5. Other pertinent information or comments:

Department of Public Works and Environmental Services
Wastewater Planning & Monitoring Division
12000 Government Center Parkway, Suite 358
Fairfax, VA 22035-0052
Phone: 703-324-5030, Fax: 703-324-3946

County of Fairfax, Virginia

MEMORANDUM

DATE: January 15, 2010

TO: Regina Coyle, Director
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Eric Fisher, GIS Analyst III
Information Technology Section
Fire and Rescue Department

SUBJECT: Fire and Rescue Department Preliminary Analysis of Rezoning/Final Development Plan RZ/FDP 2009-SU-024, Proffered Condition Amendment/Final Development Plan Amendment PCA/FDPA 2003-SU-035 and Special Exception Amendment SEA 2003-SU-023

The following information is submitted in response to your request for a preliminary Fire and Rescue Department analysis for the subject:

1. The application property is serviced by the Fairfax County Fire and Rescue Department Station **#415, Chantilly**

2. After construction programmed _____ this property will be serviced by the fire station _____

3. In summary, the Fire and Rescue Department considers that the subject rezoning application property:

   _X_a. currently meets fire protection guidelines.

   ____b. will meet fire protection guidelines when a proposed fire station becomes fully operational.

   ____c. does not meet current fire protection guidelines without an additional facility; however, a future station is projected for this area.

   ____d. does not meet current fire protection guidelines without an additional facility. The application property is ___ of a mile outside the fire protection guidelines. No new facility is currently planned for this area.

ARTICLE 16

DEVELOPMENT PLANS

PART 1 16-100 STANDARDS FOR ALL PLANNED DEVELOPMENTS

16-101 General Standards

A rezoning application or development plan amendment application may only be approved for a planned development under the provisions of Article 6 if the planned development satisfies the following general standards:

1. The planned development shall substantially conform to the adopted comprehensive plan with respect to type, character, intensity of use and public facilities. Planned developments shall not exceed the density or intensity permitted by the adopted comprehensive plan, except as expressly permitted under the applicable density or intensity bonus provisions.

2. The planned development shall be of such design that it will result in a development achieving the stated purpose and intent of the planned development district more than would development under a conventional zoning district.

3. The planned development shall efficiently utilize the available land, and shall protect and preserve to the extent possible all scenic assets and natural features such as trees, streams and topographic features.

4. The planned development shall be designed to prevent substantial injury to the use and value of existing surrounding development, and shall not hinder, deter or impede development of surrounding undeveloped properties in accordance with the adopted comprehensive plan.

5. The planned development shall be located in an area in which transportation, police and fire protection, other public facilities and public utilities, including sewerage, are or will be available and adequate for the uses proposed; provided, however, that the applicant may make provision for such facilities or utilities which are not presently available.

6. The planned development shall provide coordinated linkages among internal facilities and services as well as connections to major external facilities and services at a scale appropriate to the development.

16-102 Design Standards

Whereas it is the intent to allow flexibility in the design of all planned developments, it is deemed necessary to establish design standards by which to review rezoning applications, development plans, conceptual development plans, final development plans, PRC plans, site plans and subdivision plats. Therefore, the following design standards shall apply:

1. In order to complement development on adjacent properties, at all peripheral boundaries of the planned development district, the bulk regulations and landscaping and screening

provisions shall generally conform to the provisions of that conventional zoning district which most closely characterizes the particular type of development under consideration.

2. Other than those regulations specifically set forth in Article 6 for a particular P district, the open space, off-street parking, loading, sign and all other similar regulations set forth in this Ordinance shall have general application in all planned developments.

3. Streets and driveways shall be designed to generally conform to the provisions set forth in this Ordinance and all other County ordinances and regulations controlling same, and where applicable, street systems shall be designed to afford convenient access to mass transportation facilities. In addition, a network of trails and sidewalks shall be coordinated to provide access to recreational amenities, open space, public facilities, vehicular access routes, and mass transportation facilities.

GLOSSARY

This Glossary is provided to assist the public in understanding
the staff evaluation and analysis of development proposals.
It should not be construed as representing legal definitions.
Refer to the Fairfax County Zoning Ordinance, Comprehensive Plan
or Public Facilities Manual for additional information.

ABANDONMENT: Refers to road or street abandonment, an action taken by the Board of Supervisors, usually through the public hearing process, to abolish the public's right-of-passage over a road or road right-of way. Upon abandonment, the right-of-way automatically reverts to the underlying fee owners. If the fee to the owner is unknown, Virginia law presumes that fee to the roadbed rests with the adjacent property owners if there is no evidence to the contrary.

ACCESSORY DWELLING UNIT (OR APARTMENT): A secondary dwelling unit established in conjunction with and clearly subordinate to a single family detached dwelling unit. An accessory dwelling unit may be allowed if a special permit is granted by the Board of Zoning Appeals (BZA). Refer to Sect. 8-918 of the Zoning Ordinance.

AFFORDABLE DWELLING UNIT (ADU) DEVELOPMENT: Residential development to assist in the provision of affordable housing for persons of low and moderate income in accordance with the affordable dwelling unit program and in accordance with Zoning Ordinance regulations. Residential development which provides affordable dwelling units may result in a density bonus (see below) permitting the construction of additional housing units. See Part 8 of Article 2 of the Zoning Ordinance.

AGRICULTURAL AND FORESTAL DISTRICTS: A land use classification created under Chapter 114 or 115 of the Fairfax County Code for the purpose of qualifying landowners who wish to retain their property for agricultural or forestal use for use/value taxation pursuant to Chapter 58 of the Fairfax County Code.

BARRIER: A wall, fence, earthen berm, or plant materials which may be used to provide a physical separation between land uses. Refer to Article 13 of the Zoning Ordinance for specific barrier requirements.

BEST MANAGEMENT PRACTICES (BMPs): Stormwater management techniques or land use practices that are determined to be the most effective, practicable means of preventing and/or reducing the amount of pollution generated by nonpoint sources in order to improve water quality.

BUFFER: Graduated mix of land uses, building heights or intensities designed to mitigate potential conflicts between different types or intensities of land uses; may also provide for a transition between uses. A landscaped buffer may be an area of open, undeveloped land and may include a combination of fences, walls, berms, open space and/or landscape plantings. A buffer is not necessarily coincident with transitional screening.

CHESAPEAKE BAY PRESERVATION ORDINANCE: Regulations which the State has mandated must be adopted to protect the Chesapeake Bay and its tributaries. These regulations must be incorporated into the comprehensive plans, zoning ordinances and subdivision ordinances of the affected localities. Refer to Chesapeake Bay Preservation Act, Va. Code Section 10.1-2100 et seq and VR 173-02-01, Chesapeake Bay Preservation Area Designation and Management Regulations.

CLUSTER DEVELOPMENT: Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted by the applicable zoning district. See Sect. 2-421 and Sect. 9-615 of the Zoning Ordinance.

COUNTY 2232 REVIEW PROCESS: A public hearing process pursuant to Sect. 15.2-2232 (Formerly Sect. 15.1-456) of the Virginia Code which is used to determine if a proposed public facility not shown on the adopted Comprehensive Plan is in substantial accord with the plan. Specifically, this process is used to determine if the general or approximate location, character and extent of a proposed facility is in substantial accord with the Plan.

dBA: The momentary magnitude of sound weighted to approximate the sensitivity of the human ear to certain frequencies; the dBA value describes a sound at a given instant, a maximum sound level or a steady state value. See also Ldn.

DENSITY: Number of dwelling units (du) divided by the gross acreage (ac) of a site being developed in residential use; or, the number of dwelling units per acre (du/ac) except in the PRC District when density refers to the number of persons per acre.

DENSITY BONUS: An increase in the density otherwise allowed in a given zoning district which may be granted under specific provisions of the Zoning Ordinance when a developer provides excess open space, recreation facilities, or affordable dwelling units (ADUs), etc.

DEVELOPMENT CONDITIONS: Terms or conditions imposed on a development by the Board of Supervisors (BOS) or the Board of Zoning Appeals (BZA) in connection with approval of a special exception, special permit or variance application or rezoning application in a "P" district. Conditions may be imposed to mitigate adverse impacts associated with a development as well as secure compliance with the Zoning Ordinance and/or conformance with the Comprehensive Plan. For example, development conditions may regulate hours of operation, number of employees, height of buildings, and intensity of development.

DEVELOPMENT PLAN: A graphic representation which depicts the nature and character of the development proposed for a specific land area: information such as topography, location and size of proposed structures, location of streets trails, utilities, and storm drainage are generally included on a development plan. A development plan is s submission requirement for rezoning to the PRC District. A GENERALIZED DEVELOPMENT PLAN (GDP) is a submission requirement for a rezoning application for all conventional zoning districts other than a P District. A development plan submitted in connection with a special exception (SE) or special permit (SP) is generally referred to as an SE or SP plat. A CONCEPTUAL DEVELOPMENT PLAN (CDP) is a submission requirement when filing a rezoning application for a P District other than the PRC District; a CDP characterizes in a general way the planned development of the site. A FINAL DEVELOPMENT PLAN (FDP) is a submission requirement following the approval of a conceptual development plan and rezoning application for a P District other than the PRC District; an FDP further details the planned development of the site. See Article 16 of the Zoning Ordinance.

EASEMENT: A right to or interest in property owned by another for a specific and limited purpose. Examples: access easement, utility easement, construction easement, etc. Easements may be for public or private purposes.

ENVIRONMENTAL QUALITY CORRIDORS (EQCs): An open space system designed to link and preserve natural resource areas, provide passive recreation and protect wildlife habitat. The system includes stream valleys, steep slopes and wetlands. For a complete definition of EQCs, refer to the Environmental section of the Policy Plan for Fairfax County contained in Vol. 1 of the Comprehensive Plan.

ERODIBLE SOILS: Soils that wash away easily, especially under conditions where stormwater runoff is inadequately controlled. Silt and sediment are washed into nearby streams, thereby degrading water quality.

FLOODPLAIN: Those land areas in and adjacent to streams and watercourses subject to periodic flooding; usually associated with environmental quality corridors. The 100 year floodplain drains 70 acres or more of land and has a one percent chance of flood occurrence in any given year.

FLOOR AREA RATIO (FAR): An expression of the amount of development intensity (typically, non-residential uses) on a specific parcel of land. FAR is determined by dividing the total square footage of gross floor area of buildings on a site by the total square footage of the site itself.

FUNCTIONAL CLASSIFICATION: A system for classifying roads in terms of the character of service that individual facilities are providing or are intended to provide, ranging from travel mobility to land access. Roadway system functional classification elements include Freeways or Expressways which are limited access highways, Other Principal (or Major) Arterials, Minor Arterials, Collector Streets, and Local Streets. Principal arterials are designed to accommodate travel; access to adjacent properties is discouraged. Minor arterials are designed to serve both through traffic and local trips. Collector roads and streets link local streets and properties with the arterial network. Local streets provide access to adjacent properties.

GEOTECHNICAL REVIEW: An engineering study of the geology and soils of a site which is submitted to determine the suitability of a site for development and recommends construction techniques designed to overcome development on problem soils, e.g., marine clay soils.

HYDROCARBON RUNOFF: Petroleum products, such as motor oil, gasoline or transmission fluid deposited by motor vehicles which are carried into the local storm sewer system with the stormwater runoff, and ultimately, into receiving streams; a major source of non-point source pollution. An oil-grit separator is a common hydrocarbon runoff reduction method.

IMPERVIOUS SURFACE: Any land area covered by buildings or paved with a hard surface such that water cannot seep through the surface into the ground.

INFILL: Development on vacant or underutilized sites within an area which is already mostly developed in an established development pattern or neighborhood.

INTENSITY: The magnitude of development usually measured in such terms as density, floor area ratio, building height, percentage of impervious surface, traffic generation, etc. Intensity is also based on a comparison of the development proposal against environmental constraints or other conditions which determine the carrying capacity of a specific land area to accommodate development without adverse impacts.

Ldn: Day night average sound level. It is the twenty-four hour average sound level expressed in A-weighted decibels; the measurement assigns a "penalty" to night time noise to account for night time sensitivity. Ldn represents the total noise environment which varies over time and correlates with the effects of noise on the public health, safety and welfare.

LEVEL OF SERVICE (LOS): An estimate of the effectiveness of a roadway to carry traffic, usually under anticipated peak traffic conditions. Level of Service efficiency is generally characterized by the letters A through F, with LOS-A describing free flow traffic conditions and LOS-F describing jammed or grid-lock conditions.

MARINE CLAY SOILS: Soils that occur in widespread areas of the County generally east of Interstate 95. Because of the abundance of shrink-swell clays in these soils, they tend to be highly unstable. Many areas of slope failure are evident on natural slopes. Construction on these soils may initiate or accelerate slope movement or slope failure. The shrink-swell soils can cause movement in structures, even in areas of flat topography, from dry to wet seasons resulting in cracked foundations, etc. Also known as slippage soils.

OPEN SPACE: That portion of a site which generally is not covered by buildings, streets, or parking areas. Open space is intended to provide light and air; open space may be function as a buffer between land uses or for scenic, environmental, or recreational purposes.

OPEN SPACE EASEMENT: An easement usually granted to the Board of Supervisors which preserves a tract of land in open space for some public benefit in perpetuity or for a specified period of time. Open space easements may be accepted by the Board of Supervisors, upon request of the land owner, after evaluation under criteria established by the Board. See Open Space Land Act, Code of Virginia, Sections 10.1-1700, et seq.

P DISTRICT: A "P" district refers to land that is planned and/or developed as a Planned Development Housing (PDH) District, a Planned Development Commercial (PDC) District or a Planned Residential Community (PRC) District. The PDH, PDC and PRC Zoning Districts are established to encourage innovative and creative design for land development; to provide ample and efficient use of open space; to promote a balance in the mix of land uses, housing types, and intensity of development; and to allow maximum flexibility in order to achieve excellence in physical, social and economic planning and development of a site. Refer to Articles 6 and 16 of the Zoning Ordinance.

PROFFER: A written condition, which, when offered voluntarily by a property owner and accepted by the Board of Supervisors in a rezoning action, becomes a legally binding condition which is in addition to the zoning district regulations applicable to a specific property. Proffers are submitted and signed by an owner prior to the Board of Supervisors public hearing on a rezoning application and run with the land. Once accepted by the Board, proffers may be modified only by a proffered condition amendment (PCA) application or other zoning action of the Board and the hearing process required for a rezoning application applies. See Sect. 15.2-2303 (formerly 15.1-491) of the Code of Virginia.

PUBLIC FACILITIES MANUAL (PFM): A technical text approved by the Board of Supervisors containing guidelines and standards which govern the design and construction of site improvements incorporating applicable Federal, State and County Codes, specific standards of the Virginia Department of Transportation and the County's Department of Public Works and Environmental Services.

RESOURCE MANAGEMENT AREA (RMA): That component of the Chesapeake Bay Preservation Area comprised of lands that, if improperly used or developed, have a potential for causing significant water quality degradation or for diminishing the functional value of the Resource Protection Area. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

RESOURCE PROTECTION AREA (RPA): That component of the Chesapeake Bay Preservation Area comprised of lands at or near the shoreline or water's edge that have an intrinsic water quality value due to the ecological and biological processes they perform or are sensitive to impacts which may result in significant degradation of the quality of state waters. In their natural condition, these lands provide for the removal, reduction or assimilation of sediments from runoff entering the Bay and its tributaries, and minimize the adverse effects of human activities on state waters and aquatic resources. New development is generally discouraged in an RPA. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

SITE PLAN: A detailed engineering plan, to scale, depicting the development of a parcel of land and containing all information required by Article 17 of the Zoning Ordinance. Generally, submission of a site plan to DPWES for review and approval is required for all residential, commercial and industrial development except for development of single family detached dwellings. The site plan is required to assure that development complies with the Zoning Ordinance.

SPECIAL EXCEPTION (SE) / SPECIAL PERMIT (SP): Uses, which by their nature, can have an undue impact upon or can be incompatible with other land uses and therefore need a site specific review. After review, such uses may be allowed to locate within given designated zoning districts if appropriate and only under special controls, limitations, and regulations. A special exception is subject to public hearings by the Planning Commission and Board of Supervisors with approval by the Board of Supervisors; a special permit requires a public hearing and approval by the Board of Zoning Appeals. Unlike proffers which are voluntary, the Board of Supervisors or BZA may impose reasonable conditions to assure, for example, compatibility and safety. See Article 8, Special Permits and Article 9, Special Exceptions, of the Zoning Ordinance.

STORMWATER MANAGEMENT: Engineering practices that are incorporated into the design of a development in order to mitigate or abate adverse water quantity and water quality impacts resulting from development. Stormwater management systems are designed to slow down or retain runoff to re-create, as nearly as possible, the pre-development flow conditions.

SUBDIVISION PLAT: The engineering plan for a subdivision of land submitted to DPWES for review and approved pursuant to Chapter 101 of the County Code.

TRANSPORTATION DEMAND MANAGEMENT (TDM): Actions taken to reduce single occupant vehicle automobile trips or actions taken to manage or reduce overall transportation demand in a particular area.

TRANSPORTATION SYSTEM MANAGEMENT (TSM) PROGRAMS: This term is used to describe a full spectrum of actions that may be applied to improve the overall efficiency of the transportation network. TSM programs usually consist of low-cost alternatives to major capital expenditures, and may include parking management measures, ridesharing programs, flexible or staggared work hours, transit promotion or operational improvements to the existing roadway system. TSM includes Transportation Demand Management (TDM) measures as well as H.O.V. use and other strategies associated with the operation of the street and transit systems.

URBAN DESIGN: An aspect of urban or suburban planning that focuses on creating a desirable environment in which to live, work and play. A well-designed urban or suburban environment demonstrates the four generally accepted principles of design: clearly identifiable function for the area; easily understood order; distinctive identity; and visual appeal.

VACATION: Refers to vacation of street or road as an action taken by the Board of Supervisors in order to abolish the public's right-of-passage over a road or road right-of-way dedicated by a plat of subdivision. Upon vacation, title to the road right-of-way transfers by operation of law to the owner(s) of the adjacent properties within the subdivision from whence the road/road right-of-way originated.

VARIANCE: An application to the Board of Zoning Appeals which seeks relief from a specific zoning regulation such as lot width, building height, or minimum yard requirements, among others. A variance may only be granted by the Board of Zoning Appeals through the public hearing process and upon a finding by the BZA that the variance application meets the required Standards for a Variance set forth in Sect. 18-404 of the Zoning Ordinance.

WETLANDS: Land characterized by wetness for a portion of the growing season. Wetlands are generally delineated on the basis of physical characteristics such as soil properties indicative of wetness, the presence of vegetation with an affinity for water, and the presence or evidence of surface wetness or soil saturation. Wetland environments provide water quality improvement benefits and are ecologically valuable. Development activity in wetlands is subject to permitting processes administered by the U.S. Army Corps of Engineers

TIDAL WETLANDS: Vegetated and nonvegetated wetlands as defined in Chapter 116 Wetlands Ordinance of the Fairfax County Code: includes tidal shores and tidally influenced embayments, creeks, and tributaries to the Occoquan and Potomac Rivers. Development activity in tidal wetlands may require approval from the Fairfax County Wetlands Board.

Abbreviations Commonly Used in Staff Reports

A&F	Agricultural & Forestal District
ADU	Affordable Dwelling Unit
ARB	Architectural Review Board
BMP	Best Management Practices
BOS	Board of Supervisors
BZA	Board of Zoning Appeals
COG	Council of Governments
CBC	Community Business Center
CDP	Conceptual Development Plan
CRD	Commercial Revitalization District
DOT	Department of Transportation
DP	Development Plan
DPWES	Department of Public Works and Environmental Services
DPZ	Department of Planning and Zoning
DU/AC	Dwelling Units Per Acre
EQC	Environmental Quality Corridor
FAR	Floor Area Ratio
FDP	Final Development Plan
GDP	Generalized Development Plan
GFA	Gross Floor Area
HC	Highway Corridor Overlay District
HCD	Housing and Community Development
LOS	Level of Service
Non-RUP	Non-Residential Use Permit
OSDS	Office of Site Development Services, DPWES
PCA	Proffered Condition Amendment
PD	Planning Division
PDC	Planned Development Commercial
PDH	Planned Development Housing
PFM	Public Facilities Manual
PRC	Planned Residential Community
RC	Residential-Conservation
RE	Residential Estate
RMA	Resource Management Area
RPA	Resource Protection Area
RUP	Residential Use Permit
RZ	Rezoning
SE	Special Exception
SEA	Special Exception Amendment
SP	Special Permit
TDM	Transportation Demand Management
TMA	Transportation Management Association
TSA	Transit Station Area
TSM	Transportation System Management
UP & DD	Utilities Planning and Design Division, DPWES
VC	Variance
VDOT	Virginia Dept. of Transportation
VPD	Vehicles Per Day
VPH	Vehicles per Hour
WMATA	Washington Metropolitan Area Transit Authority
WS	Water Supply Protection Overlay District
ZAD	Zoning Administration Division, DPZ
ZED	Zoning Evaluation Division, DPZ
ZPRB	Zoning Permit Review Branch