

## PROFFERS

PCA 95-Y-016-2  
RZ 2001-SU-015

December 20, 2001

Pursuant to Section 2-2303(a), *Code of Virginia*, 1950 as amended, and subject to the Board of Supervisors approval of the requested Proffered Condition Amendment on property identified as 34-3 ((1)) pt. 7B, 7C, pt. 7D, pt. 19, 26, 33, 33A and the requested rezoning from I-3 and I-5 to C-8 on property identified as Tax Map 34-3 ((1)) 27, 28 and 29 (hereinafter referred to as the "Application Property"), the Applicant and owners for themselves, successors and assigns proffer that the development of the Application Property shall be subject to approved proffers dated August 5, 1996 and June 22, 1998, which shall remain in full force and effect except as amended below.

1. **EXHIBITS** – [Revised to read]

a. [Add the following new text to the existing paragraph]

However, subject to the provisions of Section 18-204 of the Fairfax County Zoning Ordinance (hereinafter referred to as "Zoning Ordinance"), development of that portion of the Application Property including the EQC and land south of the EQC shall be in substantial conformance with the following exhibits:

- i. The Generalized Development Plan and Special Exception Plat (GDP/SE Plat), Sheets 1 and 5 of 16, prepared by VIKA, Incorporated, dated February 26, 2001 as revised through December 20, 2001.
- ii. Landscape Plan, Sheet 6 of 16, dated February 26, 2001, revised through December 20, 2001, prepared by VIKA, Incorporated.
- iii. Lake and Lake Edge Treatment, Sheet 7 of 16, dated February 26, 2001, revised through December 20, 2001 prepared by VIKA, Incorporated.

b. The following illustrative exhibits are submitted with these proffers for illustrative purposes only. Final design details may change at the time of site plan submission, but shall be generally consistent in character with that depicted on the illustrative exhibits. Specific features such as architecture, building entry features, and peripheral parking lot landscaping will be provided throughout the site in accordance with proffered paragraphs and proffered exhibits.

- i. No change.
- ii. No change.

- iii. No change.
- iv. Sign Location Sketches, Sheet 8 of 16, dated December 20, 2001, prepared by VIKA Incorporated.
- v. Proposed Road Improvements, Sheet 9 of 16, dated December 20, 2001, prepared by VIKA Incorporated.
- vi. Illustrative Details and Individual Use Enlargements on Sheets 11, 12, 13, and 14 prepared by VIKA, Incorporated dated July 31, 2001 and revised through December 20, 2001.
- vii. Illustrative Architectural Elevation: Building B-2 on Sheet 6 of 16 prepared by VIKA Incorporated and dated December 20, 2001.

c. [No change]

d. [No change]

2. **USES** – [Revised to read]

- a. It is the intent of the Applicant to seek Special Exception (SE) and Special Permit (SP) approvals for Buildings, B-2, B-3, D, J and I on the site, as shown on the GDP/SE Plat. However, the Applicant shall not be limited to seek only those SE or SP uses identified on the GDP/SE Plat. The Applicant may request SE or SP uses or uses otherwise permitted by the Zoning Ordinance or by interpretation without a Proffered Condition Amendment, provided there is no increase in the maximum FAR of 0.22 and there are no changes in layout except as may be permitted under Section 18-204.

The Applicant shall comply with the parking as required in the Zoning Ordinance and shall provide an updated parking tabulation with each site plan, as may be required by DPWES.

- b. No change.

3. **TRANSPORTATION**

- a. [Revised Paragraph 3.a.ii. to read] The Applicant shall construct frontage improvement to Lee Road measuring 35 feet from the existing centerline, within the dedicated right-of-way as approved by DPWES and VDOT and as shown on Sheet 9

of the GDP. In order to provide an appropriate transition from the proposed frontage improvements to the existing two lane section of Lee Road south of Penrose Place, the Applicant shall construct off-site improvements to the east side of Lee Road south of its intersection with Penrose Place as shown on the GDP/SE Plat. Construction of Lee Road frontage improvements between Route 50 and Entrance A, including a right turn lane at Entrance A shall occur coincident with the first phase of construction. Construction of the remainder of Lee Road improvements south of Entrance A shall occur with each subsequent phase of development. However, all Lee Road improvements shall be completed prior to the issuance of any Non-RUP for Building A and B-1. The Applicant shall construct a five-foot concrete sidewalk within the right-of-way north of Penrose Place.

- b. No change.
- c. Penrose Place: [Revised to read]
  - i. Applicant shall dedicate and convey in fee simple to the Board right-of-way along the Application Property's Penrose Place frontage measuring 26 feet from the existing center line, and shall dedicate right-of-way to accommodate the relocation of the intersection of Penrose Place and Lee Road, as shown on the GDP/SE Plat. Dedication shall be made at the time of first site plan approval for Buildings A and B-1 or upon demand from Fairfax County whichever shall occur first.
  - ii. Applicant shall construct frontage improvements to Penrose Place measuring 19 feet from face of curb to the existing centerline, construct the realigned approach to Lee Road, and construct the cul-de-sac at the eastern terminus of Penrose Place, as approved by VDOT and shown on the GDP/SE Plat. Such improvements shall occur coincident with development of the portions of the Application Property adjacent to the improvements.
  - iii. Applicant shall scarify and remove the existing asphalt pavement in the abandoned portion of Penrose Place, properly prepare the soil, and restore those portions shown as open space on the GDP/SE Plat to their natural vegetated or landscaped state as determined by the Urban Forester/DPWES. Such work shall be implemented prior to issuance of a Non-Residential Use Permit for Building A.
- d. No change.

4. **PEDESTRIAN CONNECTIONS** – [Revised to read]

- a. Pedestrian connections shall be provided throughout the development linking together individual buildings and providing connections to adjacent development as depicted on Sheets 5 and 6 of 16 of the GDP/SE Plat prepared by Dewberry & Davis for the portion north of the EQC and Sheets 4, 6 and 10 of the GDP/SE Plat prepared by VIKA Incorporated on the EQC and portions south. Such connections shall consist of a combination of sidewalks, special pavings, asphalt trails and clearly marked pedestrian crosswalks as determined by DPWES.
- b. No change.

5. **LANDSCAPING AND OPEN SPACE** – [Revised to read]

- a. Applicant shall provide landscaping on the Application Property in accordance with that shown on Sheets 6, 11, 12, 13 and 14 on the GDP/SE Plat. A Landscape Plan shall be submitted to the Urban Forester/DPWES for review and approval. Such Plan shall provide for a consistent design theme in order to create a visually unified development. The exact location of the proposed plantings may be modified as necessary for the installation of utilities, VDOT requirements and tenant requirements in coordination with the Urban Forester/DPWES but shall, at a minimum, provide for the character, quality, caliper, height and quantity of plantings depicted on the GDP/SE Plat.
- b. No change.
- c. [Revised to read] Except as necessary for the construction of forested wetlands as required by the Corps of Engineers ASP-18 (permit no. 98-B013 for the Chantilly Crossing project), the applicant shall preserve those areas designated on the GDP/SE Plat as "existing vegetation to be saved". If during the process of site plan review it is determined by the Urban Forester/DPWES to be appropriate or necessary to remove any trees previously designated to be preserved, except as required for creation of forested wetlands, then the Applicant shall provide replacement trees of a comparable canopy in coordination with the Urban Forester/DPWES. The area of disturbance within the proposed tree save areas required for the creation of forested wetlands will be coordinated with the Urban Forester/DPWES to enhance the ability of these areas to provide water quality functions and improved wildlife habitat.
- d. [Revised to read] Applicant shall preserve the Environmental Quality Corridor (EQC) shown on the GDP traversing the Application Property from Route 50 to the

internal circulation road. This portion of the EQC shall remain undisturbed with the exception of permitted encroachments to allow necessary installation of utilities and trails and the creation of forested wetlands as required by the Corp of Engineers ASP-18 (permit no. 98-B013 for the Chantilly Crossing project). The area of disturbance within the EQC required for the creation of forested wetlands will be coordinated with the Urban Forester/DPWES to enhance the ability of the EQC to provide water quality functions and improved wildlife habitat. If the location of utilities within the EQC is necessary, as determined by DPWES, all crossings shall be coordinated with the Urban Forester/DPWES to minimize disturbance. The area of disturbance for the installation of utilities shall be revegetated by the Applicant subject to the approval of the applicable utility companies.

- e. [Revised to read] The remainder of the EQC as shown on the GDP may be utilized for the storm water management facility and aerating fountains, two road crossings, and the lake and the lake edge treatments illustrated on Sheet 7 of 16 of the GDP/SE Plat prepared by VIKA Incorporated. The outfall area located south of Entrance C shall be revegetated with native species of wildlife habitat plantings in a sufficient quantity to reforest this area as determined by the Urban Forester.
- f. [Revised to read] In conjunction with site plan approval for Building A, the Applicant shall remove debris located within the Resource Protection Area (RPA) identified on the GDP in the southeast portion of the Application Property and shall restore the area to native vegetation as may be determined by the Urban Forester/DPWES.
- g. [New] Prior to the issuance of a Non-RUP for Building A, the Applicant shall dedicate in fee simple or easement the portion of the Application Property located south of Penrose Place that is classified as Environmental Quality Corridor. This dedication is made for park purposes. However, the Applicant reserves the right to: (1) maintain a sign easement and requisite access easements to the proposed sign located along Route 28; (2) reserve density credit in accordance with provisions of Paragraph 4 of Section 2-308 of the Zoning Ordinance; and (3) include the area of dedication in its open space calculations.

6. **DESIGN ELEMENTS**

- a. No change.
- b. No change

- c. [Revised to read] Two freestanding signs shall be provided to identify the project. One sign shall be located at the intersection of Route 50 and Lee Road; the other sign shall be located along Route 28, as shown on the GDP/SE Plat. In addition, one monument sign shall be permitted for identification of the service station identified as Building B-3.
  - d. No change.
  - e. No change.
7. **STORM WATER MANAGEMENT** – [Revised to read]
- a. Applicant shall design and construct a regional storm water management facility designed to meet Best Management Practices in a location as generally shown on the GDP/SE Plat, in accordance with the Department of Public Works and Environmental Services (DPWES) requirements. The regional pond shall be constructed as a “wet” pond in accordance with plans and specifications approved by DPWES. Existing interim conservation easements shall be vacated once the regional pond is bonded.
  - b. The Applicant reserves the right to phase the construction of the proposed regional storm water management pond to coincide with phased construction of the proposed development as approved by DPWES. However, prior to the issuance of a Non-RUP for either Building A or B-1, the regional pond shall be designed and bonded to accommodate its ultimate capacity. Further, the pond shall be substantially complete and operational and procedures for the transfer of the pond to the County in process within one year of issuance of the Non-RUP for either Building A or Building B-1.
  - c. Based on the regional nature of the pond, the Applicant shall be entitled to reimbursement through a pro-rata share agreement administered by DPWES.
8. **SEVERABILITY** – No change.
9. **ARCHAEOLOGY** – No change.
10. **SEWER EXTENSION** – No change.
11. [Deleted and replaced with the following]  
**ENVIRONMENTAL TESTING** – Prior to site plan approval, the Applicant shall submit a Phase 1 Environmental Investigation of Tax Map 34-3 ((1)) 29 to DPWES and the Fairfax

County Health Department ("Health Department") for review and approval. This investigation shall be generally consistent with the procedures described within the American Society for Testing and Materials document entitled "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process". If warranted by the results of the Phase I investigation, as determined by DPWES and the Health Department, the Applicant shall institute a Phase II monitoring program to determine if soil, surface water or groundwater contaminants are present on the property. If contaminants are detected on Parcel 29 or abutting properties identified as Tax Map 34-3 ((1)) 7B, 26 or 28 in concentrations requiring remedial action, a remediation program coordinated with, and approved by, DPWES and the Health Department shall be performed in accordance with applicable federal, state, and County requirements. Sufficient documentation of completion of the remediation program or an appropriate corrective action plan shall be provided to DPWES and the Health Department prior to site plan approval for Parcel 29.

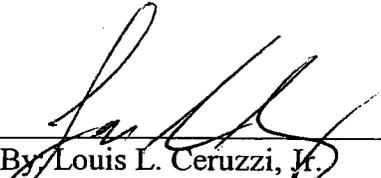
12. [Deleted and replaced with the following]  
**SITE LIGHTING** – Parking lot lighting on the Application Property located south of the EQC shall be a maximum of 35 feet in height and shall utilize full cut-off fixtures in order to minimize glare and light trespass. Building/security lights shall also utilize full cut-off lighting fixtures a maximum of 20 feet in height.
13. [New]  
**BICYCLE FACILITIES** – The Applicant shall provide a minimum of three bicycle parking racks in the area south of the EQC in accordance with the detail shown on Sheet 13 of the GDP/SE Plat.

[SIGNATURES BEGIN ON NEXT PAGE]

PROFFERS  
PCA 95-Y-016-2  
RZ 2001-SU-015

APPLICANT/CONTRACT PURCHASER

STARWOOD CERUZZI II, L.L.C.



By Louis L. Ceruzzi, Jr.  
Its: President

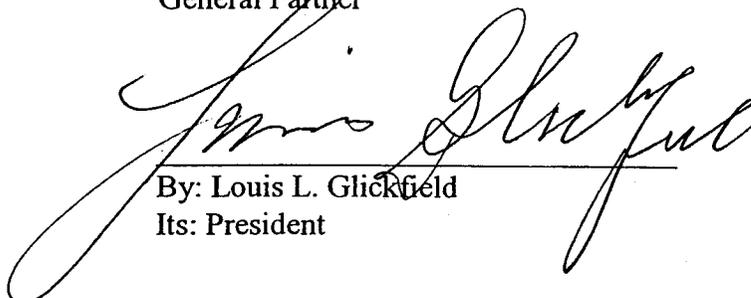
[SIGNATURES CONTINUE ON NEXT PAGE]

PROFFERS  
PCA 95-Y-016-2  
RZ 2001-SU-015

TITLE OWNER OF TAX MAP 34-3 ((1))  
PT. 7B, 7C, PT. 19, 26, 33, 33A

CHANTILLY 50-28 ASSOCIATES LIMITED  
PARTNERSHIP

BY: LOMAR II INVESTMENTS, INC., its  
General Partner

A large, stylized handwritten signature in black ink, appearing to read "Louis L. Glickfield". The signature is written over a horizontal line.

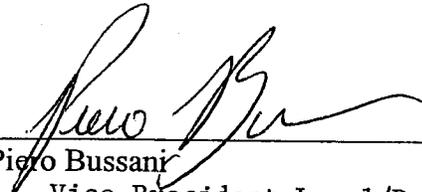
By: Louis L. Glickfield  
Its: President

[SIGNATURES CONTINUE ON NEXT PAGE]

PROFFERS  
PCA 95-Y-016-2  
RZ 2001-SU-015

TITLE OWNER OF TAX MAP 34-3 ((1))  
PT. 7D

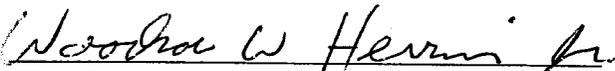
ESA VIRGINIA, INC.

  
\_\_\_\_\_  
By: Pietro Bussani  
Its: Vice President-Legal/Development

[SIGNATURES END]

PROFFERS  
PCA 95-Y-016-2  
RZ 2001-SU-015

TITLE OWNER OF TAX MAP 34-3 ((1)) 29

  
Woodrow W Herring, Jr.

  
Carol D Herring

# CHANTILLY CROSSING GENERALIZED DEVELOPMENT PLAN / S.E.A. PLAT

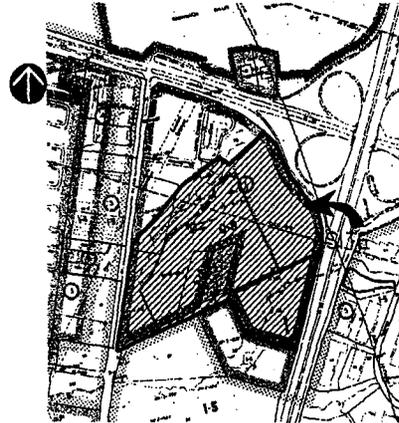
## APPLICATION TABULATIONS

SULLY DISTRICT  
FAIRFAX COUNTY, VIRGINIA

GDP # RZ-2001-SU-015  
GDP # RZ-2001-SU-016  
PCA # 95-Y-016-2  
SEA # 95-Y-024

### GENERAL NOTES

- THE AREA LOCATED NORTH OF THE PROPOSED REGIONAL POND IS NOT PART OF THIS G.D.P./S.E.A. PLAT APPLICATION.
- THE PROPERTY THAT IS SUBJECT TO THE ZONING FROM I-3-A-5 TO C-8 IS IDENTIFIED ON THE FAIRFAX COUNTY TAX MAP AS 34-3 (11) 27, 28, 29.
- THE PROPERTY THAT IS SUBJECT TO THE ZONING FROM C-8 TO I-5 IS IDENTIFIED ON THE FAIRFAX COUNTY TAX MAP AS 34-3 (11) 27, 28, 33, AND PART OF 33A.
- THE PROPERTY THAT IS SUBJECT TO THE PROFFER CONDITION AMENDMENT APPLICATION IS IDENTIFIED ON THE FAIRFAX COUNTY TAX MAP AS: 34-3 (11) PART OF 78, 79, 19, AND ALL OF 7C, 26, 27, 28, 29, 33, AND 33A.
- THE PROPERTY THAT IS SUBJECT TO THE SPECIAL EXCEPTION AMENDMENT APPLICATION IS IDENTIFIED ON THE FAIRFAX COUNTY TAX MAP AS: 34-3 (11) PART OF 78, 79, 19, 33, 33A, AND ALL OF 7C, 26, 27, 28, 29.
- THE GENERALIZED DEVELOPMENT PLAN (GDP), AND SPECIAL EXCEPTION PLAT AMENDMENT ACCOMPANIES A REZONING APPLICATION TO REZONE A PORTION OF THE PROPERTY FROM THE C-8, I-3, I-5, MS, AM, AND HC DISTRICTS TO THE C-8, I-3, MS, AM, AND HC DISTRICTS AND SPECIAL EXCEPTION AMENDMENT APPLICATIONS TO PERMIT AN INCREASE IN THE HEIGHT AND SIGN AREA OF ONE PROPOSED FREESTANDING SIGN AS PERMITTED BY SECTION 9-820 OF THE ZONING ORDINANCE.
- ADDITIONAL SPECIAL EXCEPTION USES WHICH ARE NOT SPECIFIED ON THIS APPLICATION MAY BE THE SUBJECT OF FUTURE SPECIAL EXCEPTION OR SPECIAL HEIGHT APPROVALS WITHOUT THE NEED FOR APPROVAL OF A P.C.A., IF SUCH USE IS NOT TO IMPACT THE REMAINDER OF THE SITE.
- THE TOPOGRAPHY SHOWN HEREIN IS FIELD RUN AT A CONTOUR INTERVAL OF TWO (2) FEET FROM A PLAT PREPARED BY HUNTLEY, NYCE & ASSOCIATES P.C. DATED MAY 1991. HUNTLEY & ASSOCIATES P.C. ASSUMES NO RESPONSIBILITY FOR DESIGN OR CONSTRUCTION CHANGES CAUSED BY INACCURACIES IN THE TOPOGRAPHIC INFORMATION.
- THE BOUNDARY INFORMATION SHOWN HEREIN IS FROM EXISTING RECORD, DEMBERRY & DAVIS & WEA, INC. ASSUMES NO RESPONSIBILITY FOR DESIGN OR CONSTRUCTION CHANGES CAUSED BY INACCURACIES IN THE BOUNDARY INFORMATION.
- THE EXISTING TREES AND ENVIRONMENTAL QUALITY CORRIDOR ARE NATURAL RESOURCES, WHICH ARE DESERVING OF PROTECTION AND WILL BE PRESERVED TO THE EXTENT POSSIBLE AS SHOWN HEREON.
- BEST MANAGEMENT PRACTICES/STORMWATER MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH FAIRFAX COUNTY ORDINANCES UNLESS MODIFIED BY PROFFERED CONDITION AND/OR WAIVER. AT THIS TIME, THE PROPOSED STORMWATER MANAGEMENT FACILITY IS ANTICIPATED TO BE A REGIONAL NEF POND. THE TYPE OF FACILITY AND EXISTING TO SIZE IS SUBJECT TO FINAL ENGINEERING.
- SPECIAL AMENITIES SUCH AS LANDSCAPING TREATMENT, WALLS OR OTHER SITE FEATURES MAY BE PROVIDED AND WILL BE DETERMINED AT THE SITE PLAN.
- THE LOCATION OF EASEMENTS/UTILITIES SHOWN HEREON IS BASED ON INFORMATION AVAILABLE FROM TAX MAPS AND/OR RECORDS OF RECORDS NOT FROM ACTUAL FIELD LOCATIONS OR TITLE SEARCH AND SHOULD NOT BE REGARDED AS A CORRECT OR FINAL LOCATION.
- THE OPEN SPACE PROVIDED IS BASED ON THE PROVISIONS OF PAR 5 OF SECTION 3-309 OF THE ZONING ORDINANCE.
- OVER THE ADJACENT ZONED AREAS COMPREHENSIVE PLANNED USES, THERE ARE NO TRANSITIONAL SCREENING OR BARRIER REQUIREMENTS APPLICABLE TO THE PROPOSED USES FOR APPLICATION RZ-2001-SU-015. HOWEVER, BASED ON THE PROPOSED USES FOR APPLICATION RZ-2001-SU-016, WAIVERS / MODIFICATIONS HAVE BEEN REQUESTED AS NOTED HEREON.
- IN ACCORDANCE WITH PAR 4 AND 5 OF SECTION 18-204 OF THE ZONING ORDINANCE, MINOR DEVIATIONS TO THE SIZES, DIMENSIONS, FOOTPRINTS AND LOCATIONS OF THE FREESTANDING BUILDING MAY OCCUR WITH FINAL ENGINEERING DESIGN. IT IS TO BE UNDERSTOOD THAT THE EXACT FOOTPRINT AND LOCATION OF THE BUILDING MAY BE MODIFIED PROVIDED THE GROSS FLOOR AREA IS NOT INCREASED AND THE OPEN SPACE PROVIDED IN THE TABULATION AND MINOR DIMENSIONS TO THE PERIPHERAL LOT LINES ARE NOT DIMINISHED.
- THE NUMBER OF PARKING SPACES REPRESENTED IN THE TABULATION IS BASED ON PRELIMINARY ESTIMATES OF USES, SEATS, EMPLOYEES ETC. AND MAY CHANGE AS A RESULT OF FINAL ENGINEERING AND FINAL TENANT NEGOTIATIONS.  
NOTE THAT: THERE ARE FIELD PARKING SPACES REPRESENTED ON THIS PLAN AS ASSOCIATED WITH APPLICATION # SEA-95-Y-024. HOWEVER, ADDITIONAL PARKING SPACES MAY BE PROVIDED AS LONG AS THEY ARE IN SUBSTANTIAL CONFORMANCE WITH THE PEDESTRIAN AND INTERIOR LANDSCAPING AND OPEN SPACE SHOWN ON THIS GENERAL DEVELOPMENT PLAN (SPECIAL EXCEPTION PLAT). FURTHERMORE, IT IS TO BE UNDERSTOOD THAT THE APPLICANT RESERVES THE RIGHT TO CALCULATE THE FINAL REQUIRED PARKING IN ACCORDANCE WITH ARTICLE 11 OF THE ZONING ORDINANCE (AND ALL APPLICABLE AMENDMENTS THEREON) AT THE TIME OF FINAL SITE PLAN.  
A FINAL NUMBER OF LOADING SPACES WILL BE DETERMINED AT THE TIME OF THE SITE PLAN APPROVAL AND WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE.
- PUBLIC UTILITIES FOR THE PROPOSED DEVELOPMENT ARE SHOWN HEREON. SANITARY SEWER, WATER, TELEPHONE AND ELECTRICITY ARE PRESENTLY AVAILABLE AND ACCESSIBLE TO THE SITE AND WILL BE EXTENDED AS MAY BE APPROPRIATE.
- THE SUBJECT PROPERTY IS LOCATED WITHIN LAND UNIT I OF THE DUALS SUBURBAN CENTER. AS AN OPTION, THE COMPREHENSIVE PLAN RECOMMENDS A HIGH QUALITY HOTEL/RESTAURANT WITH RETAIL RESTAURANT AND/OR RECREATION USES BEING DEEMED APPROPRIATE PROVIDED THE PERFORMANCE CRITERIA FOR ORIGINAL USES ARE MET.
- THERE ARE NO COMMUNITY OR PUBLIC FACILITIES PROPOSED WITH THIS APPLICATION.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES STORED ON THE SUBJECT PROPERTY. FURTHER, THE PROPOSED USES PRESENTED HEREON WILL NOT GENERATE, UTILIZE, STORE, TREAT OR DISPOSE OF SUCH SUBSTANCES ON THE PROPERTY.
- THERE ARE SEVERAL OUTBUILDINGS ON THE SITE OF APPLICATION # RZ-2001-SU-015 WHICH WERE CONSTRUCTED WITHIN THE PAST FORTY YEARS WHICH WILL BE DEMOLISHED.
- FRONTAGE IMPROVEMENTS ALONG LEE ROAD AND PENROSE PLACE WILL BE CONSTRUCTED AS PART OF THE DEVELOPMENT OF THIS PROJECT AS SHOWN HEREON.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRAVES LOCATED ON THE SUBJECT PROPERTY.
- A STATEMENT WHICH CONFIRMS THE OWNERSHIP OF THE SUBJECT PROPERTY AND THE NATURE OF THE APPLICANT'S INTEREST IN SAME IS PROVIDED SEPARATELY IN THE ATTACHEM.
- THE RESOURCE PROTECTION AREA (RPA) BOUNDARY SHOWN HEREON IS BASED ON THE CHESAPEAKE BAY PRESERVATION AREA MAPS AS ADOPTED BY THE BOARD OF SUPERVISORS ON MARCH 22, 1993. THE RPA BOUNDARY IS SUBJECT TO ADJUSTMENT BASED ON AVAILABILITY OF MORE DETAILED INFORMATION.
- APPLICANT RESERVES THE RIGHT TO SUBDUCE THE APPLICATION AREA IN THE FUTURE FOR THE PURPOSE OF CREATING POTENTIAL SALES PARCELS.
- THE DEVELOPMENT OF THE PROPERTY AS SHOWN HEREON WILL BE PHASED AND IS EXPECTED TO COMMENCE WHEN ALL REQUIRED PERMITS HAVE BEEN OBTAINED. HOWEVER, THE SPECIFIC DEVELOPMENT SCHEDULE IS CONTINGENT ON MARKET CONDITIONS.
- TO THE BEST OF OUR KNOWLEDGE, THE PROPOSED DEVELOPMENT OF THE SUBJECT PROPERTY CONFORMS TO ALL CURRENT APPLICABLE LAND DEVELOPMENT ORDINANCES, REGULATIONS AND ADOPTED STANDARDS, EXCEPT AS NOTED HEREON FOR REQUESTED WAIVERS/MODIFICATIONS.
- THE PROPOSED DEVELOPMENT ON THE SUBJECT PROPERTY WILL NOT POSE ANY ADVERSE EFFECT ON THE ADJACENT OR NEIGHBORING PROPERTIES.
- APPLICANT RESERVES THE RIGHT TO PROVIDE A TEMPORARY TRAILER IN THE VICINITY OF PROPOSED BUILDING "C" (RZ-2001-SU-016) IN ORDER TO CONTINUE THE TOWING OPERATIONS ASSOCIATED WITH THAT EXISTING USE ON PARCEL 28, WHILE THE REMAINDER OF THE APPLICATION PROPERTY IS BEING DEVELOPED. REFER TO THE PROFFERS FOR DESCRIPTION OF USE AND DURATION OF TEMPORARY TRAILER.
- AS APPLICABLE TO P.C.A. #95-Y-016-2 AND RZ-2001-SU-015, THE FINAL GROSS FLOOR AREA THESE BUILDINGS SHOWN ON THE PLAN SHALL BE DETERMINED AT THE TIME OF FINAL SITE PLAN. HOWEVER, THE TOTAL GROSS FLOOR AREA SHALL NOT EXCEED THE REPORTED 366,425 SF.



VICINITY MAP  
SCALE: 1"=500'

### SHEET INDEX

- COVER SHEET
- SITE REZONING EXHIBIT
- G.D.P. / S.E. PLAT (ORIGINAL APPLICATION)
- G.D.P. / LANDSCAPE PLAN (ORIGINAL APPLICATION)
- GENERAL DEVELOPMENT PLAN / SPECIAL EXCEPTION PLAT AMENDMENT
- GENERAL DEVELOPMENT PLAN - LANDSCAPE PLAN
- LAKE & LAKE EDGE TREATMENTS PLAN (PCA-95-Y-016-2, SEA-95-Y-024)
- SIGN LOCATION SKETCHES (SEA-95-Y-024)
- PROPOSED ROAD IMPROVEMENTS PLAN
- EXISTING VEGETATION MAP
- ENTRY/STREETSCAPE: ILLUSTRATIVE SITE DETAILS (PCA-95-Y-016-2, SEA-95-Y-024)
- INDIVIDUAL SPECIAL EXCEPTION USE - ENLARGEMENTS (SEA-95-Y-024)
- MOTOR VEHICLE STORAGE & IMPOUND LOT ENLARGEMENT (RZ-2001-SU-016)
- ILLUSTRATIVE ARCHITECTURAL ELEVATION: BUILDING B-2 (PCA-95-Y-016-2, SEA-95-Y-024)

### APPLICANT

STARWOOD CERUZZI INC.  
7200 WISCONSIN AVE.  
#1002  
BETHESDA, MARYLAND 20814  
(301) 718-4300

### ENGINEER

VKA INC.  
8180 GREENSBORO DRIVE  
SUITE 200  
MCLEAN, VIRGINIA 22102  
(703) 442-7800

|  | (I)<br>S.E.A. #95-Y-024  | (II)<br>PCA # 95-Y-016-2<br>(Currently Zoned C-8) | (III)<br>RZ-2001-SU-015<br>Area Within Existing PCA to be Rezoned from C-8 to I-5<br>(Not subject to S.E.A.) | (IV)<br>RZ-2001-SU-016<br>Area Not Within Existing PCA to be Rezoned from I-3/I-5 to C-8 (Parcels 27, 28, 29) (subject to S.E.A.) |
|--|--|---|--|---|
| Existing Zoning                          | C-8, I-3, I-5 (MS, AM, HC)   | C-8 (MS, AM, HC)                                  | C-8 (MS, AM, HC)   | I-3, I-5 (MS, AM, HC)   |
| Proposed Zoning                          | C-8 (MS, AM, HC)   | C-8 (MS, AM, HC)                                  | I-5 (MS, AM, HC)   | C-8 (MS, AM, HC)  |
| Site Area                                | 56.17 AC   | 58.54 AC<br>(54.0 AC (3))                         | 1.38 AC  | 5.17 AC (54.44 AC SP)   |
| Max. Floor Area Ratio Permitted (F.A.R.) | 0.50   | 0.50  | 0.50   | 0.50  |
| Max. Gross Floor Area Permitted          | 1,231,342 SF   | 1,170,120 SF                                      | 30,288 SF  | 27,423 SF   |
| Proposed Gross Floor Area                | 366,425 SF (includes Buildings A, B, C, D)   | 322,033 SF  | 5,000 SF (Bldg. K)   | 66,392 SF (this SF is included in Column I)   |
| Proposed Floor Area Ratio                | 0.76   | 0.54  | 0.09   | 0.70 (11) (this FAR to be included in Column I)   |
| Open Space Required                      | 8.42 AC (15%)  | 8.1 AC (15%)                                      | 0.30 AC (15%)  | 0.32 AC (15%)   |
| Open Space Provided                      | 20.0 AC  | 19.73 AC  | 0.30 AC  | 0% (Open Space to be Provided in Column A) (2)  |
| <b>PARKING DATA</b>                      |  |   |  |   |
| Required Parking Spaces                  | Pharmacia Center - 348,824 SF<br>Buildings A & B: 1 & B-2: 1 sp / 1,000 SF GFA + (4 x 349) = 1,396 spaces<br>Selling Relationship (Bldg. T) (Area of 500 seats and 50 employees @ 1 sp / 4 seats + 1 sp / 2 employees) (50000 = 125 sp + 50000 = 25) = 180 spaces<br>Park Road #1 Drive Through (1) 1 sp / 2 seats @ 1000 seats = 211<br>stack spaces for drive thru = 50 spaces (1) including up 1<br>Service Entrance (Public Restroom) (Bldg. B-3) 6.8 sp / 1,000 GFA of Retail = (1) - 2400 GFA Retail = 16 spaces |   |  | Auto Restaurant (Bldg. K) (5,000 SF) 1 sp / 3 employee + 1 sp / 1000 SF of GFA = 215  |
| TOTAL REQUIRED SPACES                    | 1,612 spaces   |   |  | 8 spaces  |
| TOTAL SPACES PROVIDED                    | 1,650 spaces   |   |  | 8 spaces  |

(1) Applicant Requests Board Approval of FAR increase to 0.70 on this particular rezoning application area, as allowed in Section 9-618 of the Z.O. This FAR is to be included in the overall Development Application area of Column "I" which is within this allowable ratio for the C-8 zone.  
(2) Required open space is being provided for within the combined area of the PCA & RZ-2001-SU-015.  
(3) P.C.A. Application area is 53.36 Acres. 54.0 acres is being used for purposes of bulk regulation computations.

### OVERALL TABULATIONS (FOR INFORMATION ONLY) (REMARKS OF OVERALL PROPERTY)

| RE-ZONING        | Area of Building GDF/RE (North of Regional Pond) | TOTAL Overall |
|------------------|--|---------------|
| C-8 (MS, AM, HC) | 74.50 AC   |               |
| C-8 (MS, AM, HC) | 0.50   |               |
| 366,425 SF       | 1,044,392 SF                                     |               |
| 311,800 SF       | 705,433 SF                                       |               |
| 0.40             | 0.32   |               |
| 270 AC (15%)     | 11.3 AC (15%)                                    |               |
| 270 AC (15%)     | 23.7 (15%)                                       |               |

### REQUESTED WAIVERS / MODIFICATIONS

PCA #95-Y-016-2 / SEA #95-Y-024

1. THE APPLICANT REQUESTS A WAIVER OF THE REQUIRED MINIMUM OPEN SPACE ALONG THE FRONTAGE PROPERTY OF ROUTE 28 - SULLY ROAD

RZ #2001-SU-015

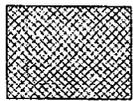
1. THE APPLICANT REQUESTS A WAIVER OF THE REQUIRED OPEN SPACE WITHIN THIS APPLICATION AREA, AS IT IS BEING PROVIDED FOR IN THE OVERALL DEVELOPMENT APPLICATION AREA.  
2. THE APPLICANT REQUESTS BOARD APPROVAL OF THE F.A.R. INCREASE TO 0.70 ON THIS PARTICULAR APPLICATION AREA AS ALLOWED BY SECTION 9-618 OF THE Z.O. THIS F.A.R. IS TO BE INCLUDED IN THE OVERALL DEVELOPMENT APPLICATION AREA, AS SHOWN IN COLUMN I, WHICH IS WITHIN THE ALLOWABLE RATIO FOR THE C-8 ZONE.

RZ #2001-SU-016

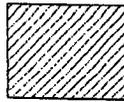
1. THE APPLICANT REQUESTS A WAIVER OF THE REQUIRED TRANSITIONAL YARD AND MODIFICATION OF THE REQUIRED BARRIER FOR THAT PORTION OF THIS APPLICATION AREA ADJACENT TO THE EXISTING C-8 ZONE (EASTERN PROPERTY BOUNDARY, ADJACENT TO OPEN SPACE)

DEC 8, 2001  
OCTOBER 24, 2001  
SEPTEMBER 25, 2001  
SEPTEMBER 07, 2001  
AUGUST 17, 2001  
JULY 31, 2001  
JUNE 07, 2001  
FEBRUARY 20, 2001

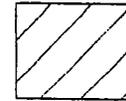
SHEET 1 OF 18



(AREA 'B')  
AREA TO BE REZONED FROM  
C-8 TO I-5  
(RZ-2001-SU-016)

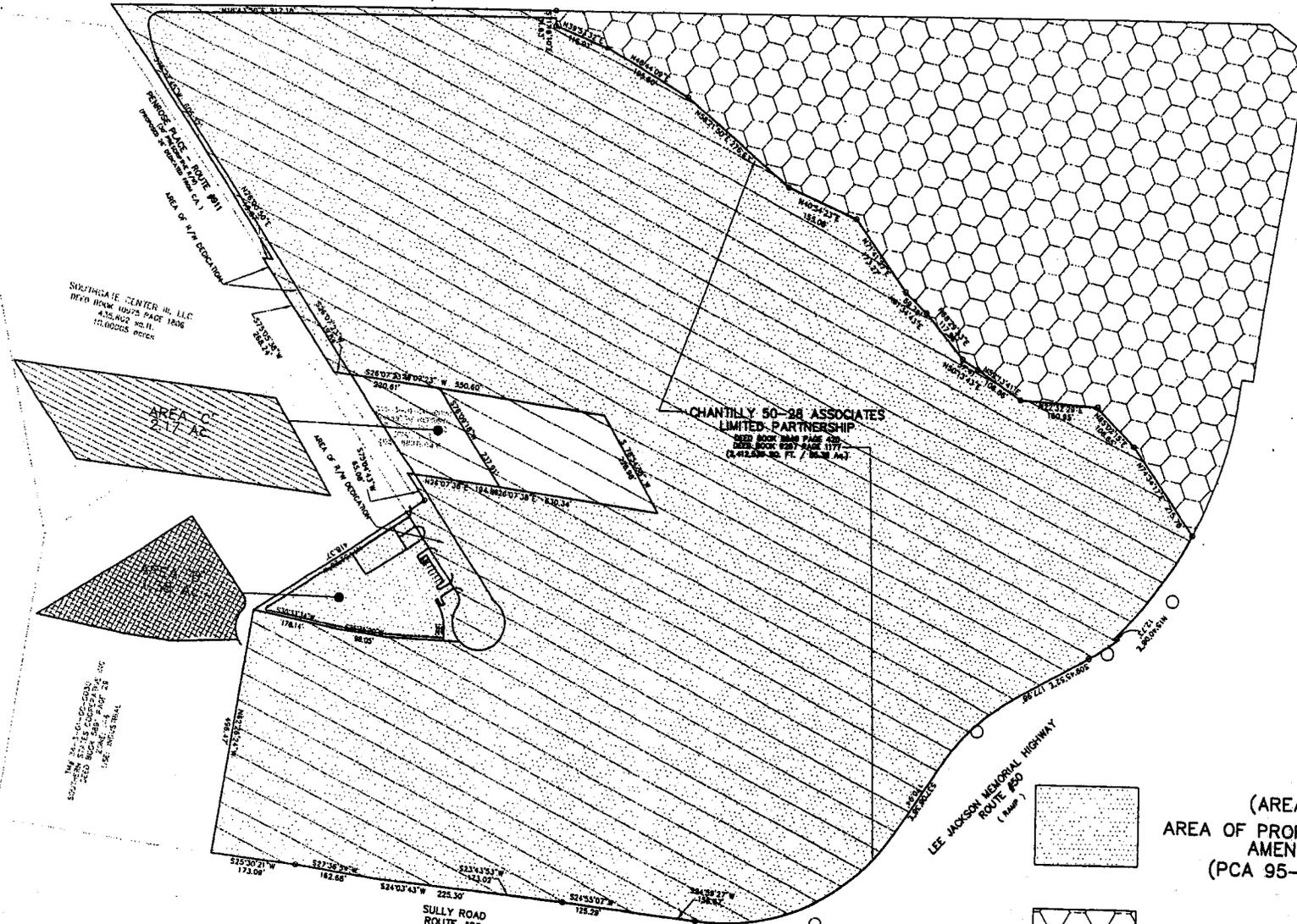


(AREA 'C')  
AREA TO BE REZONED FROM  
I-3 & I-5 TO C-8  
(RZ-2001-SU-015)



(AREA '1')  
AREA OF SPECIAL EXCEPTION  
AMENDMENT  
(SEA 95-Y-024)

LEE ROAD - ROUTE #661  
(100 FT. WARES)



SUNSHINE CENTER II, LLC  
REFD BOOK 10075 PAGE 1606  
4.35 AC ± ± 11.1  
11.00025 AC ± ±

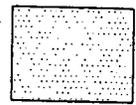
AREA 'C'  
2.17 AC

CHANTILLY 50-88 ASSOCIATES  
LIMITED PARTNERSHIP  
DEED BOOK 8888 PAGE 200  
DEED BOOK 8287 PAGE 1177  
(1,412,000 SQ. FT. / 32.50 AC ±)

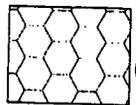
1/4 AC ± ±  
SULLY ROAD ROUTE #28  
DEED BOOK 7235 PAGE 709  
DEED BOOK 7591 PAGE 1541

SULLY ROAD  
ROUTE #28  
DEED BOOK 7235 PAGE 709  
DEED BOOK 7591 PAGE 1541

LEE JACKSON MEMORIAL HIGHWAY  
ROUTE #60  
(1 Mile)



(AREA 'A')  
AREA OF PROFFER CONDITION  
AMENDMENT  
(PCA 95-Y-016-2)



AREA OF EXISTING G.D.P./S.E.  
(NOT PART OF THIS APPLICATION)



CHANTILLY CROSSING  
SULLY DISTRICT  
FAIRFAX COUNTY, VIRGINIA

SITE JOINING EXHIBIT

VKA REVISIONS

|                   |              |
|-------------------|--------------|
| DATE:             | DEC 20, 2001 |
| DES.:             | MT           |
| DRAWN:            | MT           |
| SCALE:            | 1"=100'      |
| PROJECT/FILE NO.: | 6333         |
| SHEET NO.:        | 2 OF 18      |

DECEMBER 20, 2001  
 OCTOBER 24, 2001  
 SEPTEMBER 25, 2001  
 SEPTEMBER 7, 2001  
 AUGUST 17, 2001  
 JULY 31, 2001  
 JUNE 07, 2001  
 DATE: FEB. 20, 2001



ENTRANCE D

ENTRANCE C

ENTRANCE B

PROPOSED ROW DEDICATION 57' FROM A

PROPOSED EATING ESTABLISHMENT 9000± S.F. 1 STORY HT. = 24'

PROPOSED ROW DEDICATION 57' FROM A

CHILD CARE CENTER OR OTHER SPECIAL PERMIT SPECIAL EXCEPTION USES 5500± S.F. 1 STORY HT. 24'

AREA OF RESERVATION

This area is not part of this Amendment application.

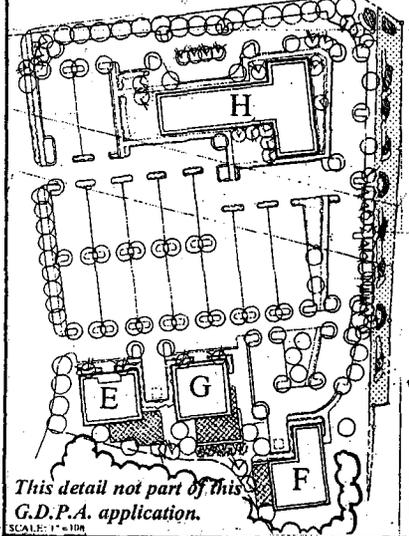
PROPOSED EATING ESTABLISHMENT 8000± S.F. 1 STORY HT. = 24'

PROPOSED HOTEL 165,000± S.F. 6 STORIES HT. = 75'

LEGEND

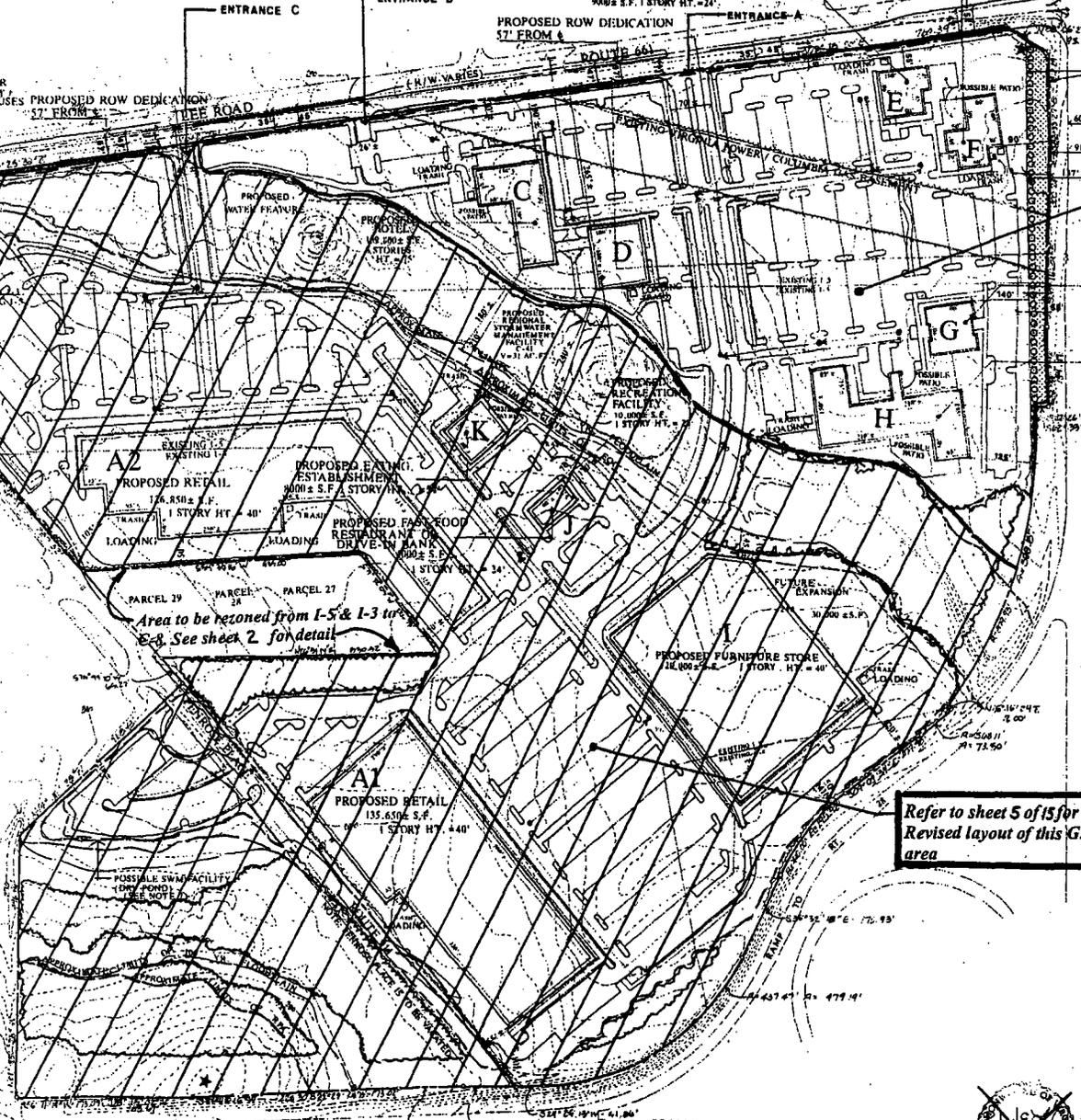
- > EXISTING SANITARY SEWER
- > PROPOSED SANITARY SEWER
- > EXISTING WATERMAIN
- > PROPOSED WATERMAIN
- > EXISTING VEGETATION
- > EXISTING VEGETATION TO BE SAVED
- > APPROXIMATE LIMITS OF CLEARING AND GRADING
- > APPROXIMATE LIMITS OF 100 YEAR FLOODPLAIN
- > APPROXIMATE LIMITS OF RFA
- > PROPOSED COMPREHENSIVE PLAN TRAIL
- > APPROXIMATE LIMITS OF EOC
- > POSSIBLE DUMPSTER LOCATION
- > APPROXIMATE LOCATION OF FREESTANDING SIGN
- > AREA OF DEDICATION
- > AREA OF RESERVATION

ALTERNATIVE LAYOUT BUILDINGS E, F, G AND H



This detail not part of this G.D.P.A. application.

SCALE: 1" = 100'



Area to be rezoned from I-5 & I-3 to E-3. See sheet 2 for detail

Refer to sheet 5 of IS for Revised layout of this G.D.P.A. area

**VIVA**

6840 GREENWOOD BLVD., SUITE 2200  
 FARMINGTON, CT 06030  
 (203) 646-1234  
 (203) 646-1235  
 (203) 646-1236

DESIGNER: LANDSCAPE ARCHITECTS & SURVEYORS SERVICES



AS APPROVED BY THE BOARD OF SUPERVISORS ON AUGUST 5, 1996

GENERALIZED DEVELOPMENT PLAN / SPECIAL EXCEPTION / PLAT

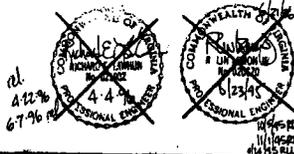
CHANTY Y CROSSING

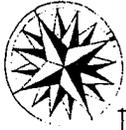
SULLY DISTRICT

**Dewberry & Davis**  
Architects  
Engineers  
Planners  
Surveyors  
9401 Arlington Blvd., Fairfax, VA 22031  
703 849-0100

FAIRFAX COUNTY, VIRGINIA

|               |                |
|---------------|----------------|
| Revision Date | Drawn by       |
| REV. 5-26-95  | MWT            |
| REV. 4-23-95  | DMC            |
| REV. 10-5-95  | Checked by LAM |
| REV. 11-01-95 | Clear          |
| REV. 11-14-95 | 2-27-95        |
| REV. 4-4-96   | Scale          |
| REV. 4-22-96  | 1" = 100'      |
| REV. 6-7-96   | Plan Number    |
| REV. 6-21-96  | Sheet          |
| REV. 6-21-96  | 3 of 16        |
| REV. 6-21-96  | File Number    |
| REV. 6-21-96  | M-9112         |





ENTRANCE D

ENTRANCE C

ENTRANCE B

ENTRANCE A

SECTION H  
SHEET A

SECTION G  
SHEET 6

ROUTE 661

LEE ROAD

(R/W VARIES)

SECTION C  
SHEET 1

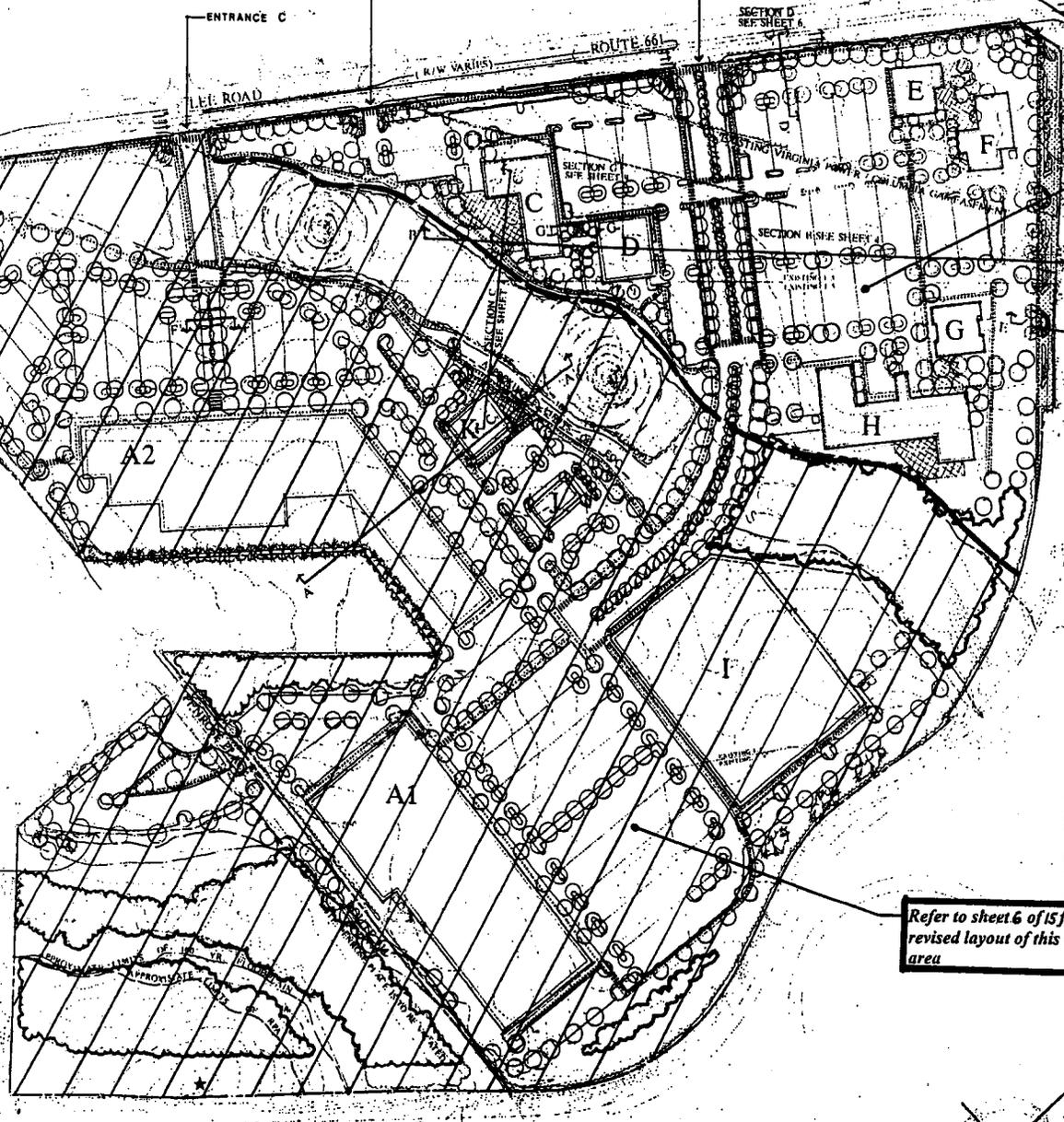
SECTION H SHEET 1

AREA OF RESERVATION  
**This area is not part of this Amendment application.**

SECTION H SHEET 1

- LEGEND**
- LARGE DECIDUOUS TREE
  - ORNAMENTAL TREE
  - EVERGREEN TREE
  - LARGE DECIDUOUS SHRUB
  - EVERGREEN AND ORNAMENTAL SHRUBS
  - GROUNDCOVERS
  - PEDESTRIAN CIRCULATION
  - CROSSWALKS
  - POSSIBLE OUTDOOR PATIO SEAT
  - ★ APPROXIMATE LOCATION OF FREESTANDING SIGN
  - AREA OF RESERVATION

POSSIBLE SIGN MOUNTING  
(SEE SHEET 7)



SULLY ROAD

ROUTE 28

(R/W VARIES)

LEE JACKSON MEMORIAL HIGHWAY  
(R/W VARIES)

**Refer to sheet 6 of IS for revised layout of this G.D.P.A. area**

**VIA**

CONSULTANTS IN LANDSCAPE ARCHITECTURE & SIGNAGE SERVICES

1015 N. WASHINGTON ST.  
Rt. 6, Box 1000, Fairfax, Virginia 22031  
FAX: 703-261-1111  
TEL: 703-261-1112

COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING BOARD

NO. 1000

7/16/01

APPROVED

|              |              |
|--------------|--------------|
| Revised Date | REV. 10-5-95 |
| Designed By  | DMC          |
| Checked By   | LAM          |
| Date         | 8-23-95      |
| Scale        | 1" = 100'    |
| Plan Number  |              |
| Sheet        |              |
| File Number  |              |

AS APPROVED BY THE BOARD OF SUPERVISORS ON AUGUST 5, 1996

LANDSCAPE PLAN / SECTION LOCATION PLAN

**CHANTILLY CROSSING**

SULLY DISTRICT

|             |           |
|-------------|-----------|
| Drawn By    | MWT       |
| Checked By  | DMC       |
| Checked By  | LAM       |
| Date        | 8-23-95   |
| Scale       | 1" = 100' |
| Plan Number |           |
| Sheet       |           |
| File Number |           |

4 of 16

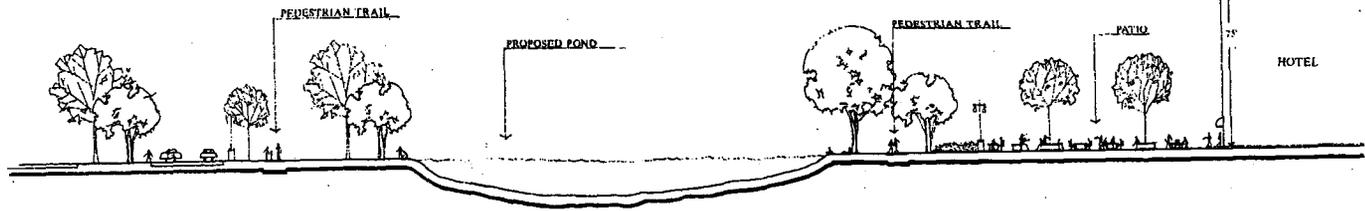
M-9112

**Dewberry & Davis**  
Architects  
Engineers  
Planners  
Surveyors  
1401 Arlington Blvd., Fairfax, VA 22031  
703 848-0100

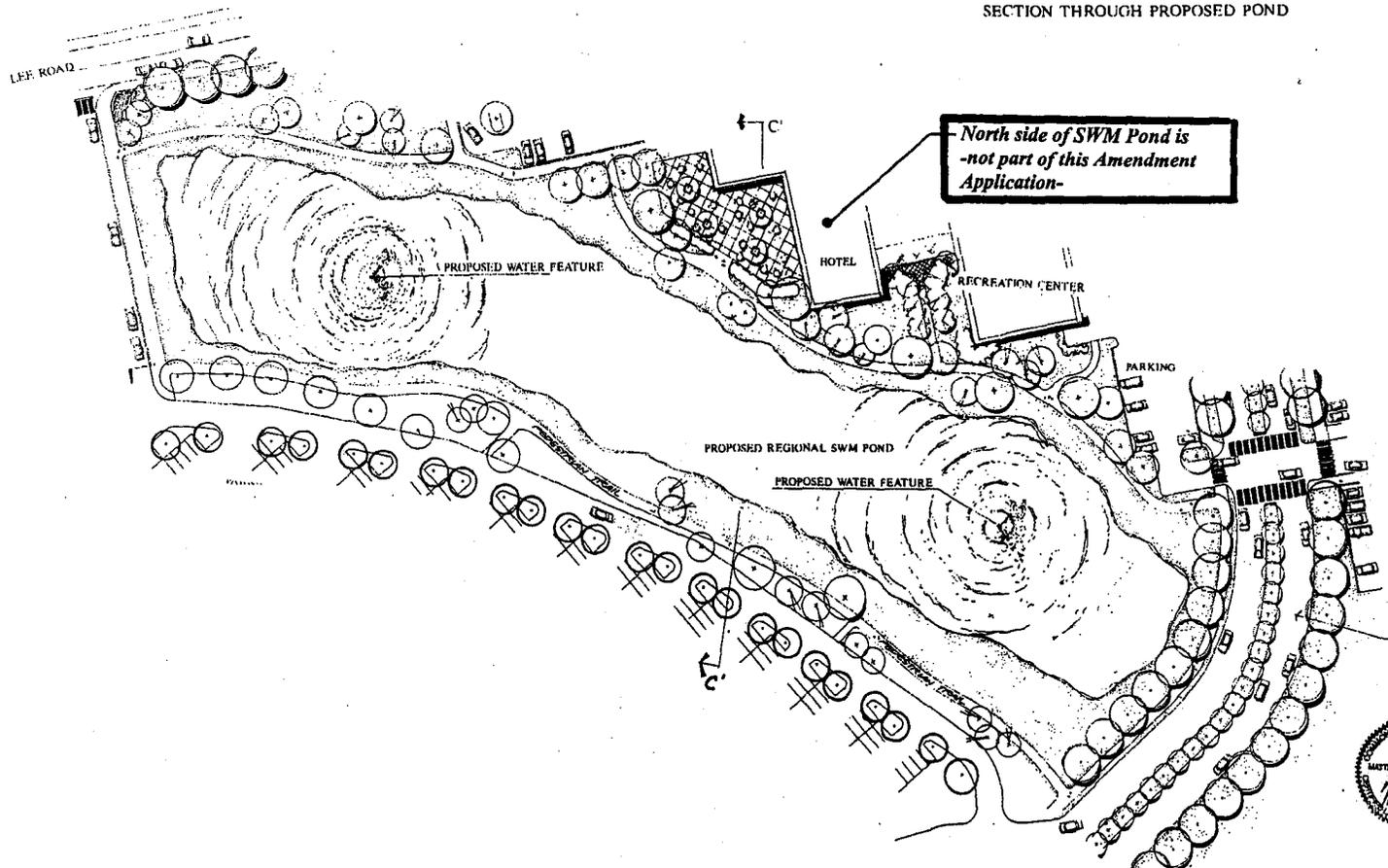
FAIRFAX COUNTY, VIRGINIA







SECTION THROUGH PROPOSED POND SCALE 1" = 20'



North side of SWM Pond is not part of this Amendment Application-

POND AREA ENLARGEMENT SCALE: 1" = 50'

**VITA**  
 CONSULTING ENGINEERS, ARCHITECTS, LANDSCAPE ARCHITECTS & CIVIL ENGINEERS  
 1100 COMMONWEALTH BLVD., SUITE 2000  
 FALLS CHURCH, VA 22044  
 PHONE: 703-441-7787  
 FAX: 703-441-7787

COMMONWEALTH OF VIRGINIA  
 DEPARTMENT OF ENVIRONMENTAL QUALITY  
 No. 0417  
 7/30/01  
 11/14/01  
 11/21/01  
 STATE OF ENVIRONMENTAL PROTECTION

4/7/01  
 MATTHEW S. BALDWIN  
 CIVIL ENGINEER  
 No. 0417  
 7/30/01  
 11/14/01  
 11/21/01

REV. 4-22-96  
 REV. 6-7-96  
 REV. 4-4-96  
 REV. 11-14-95  
 REV. 11-1-95  
 REV. 10-5-95

COMMONWEALTH OF VIRGINIA  
 DEPARTMENT OF ENVIRONMENTAL QUALITY  
 No. 0417  
 7/30/01  
 11/14/01  
 11/21/01

|                    |             |          |
|--------------------|-------------|----------|
| Revision Date      | Drawn By    | LHT      |
| REV. 10-5-95       | Designed by | DMC      |
| REV. 11-1-95       | Checked by  | LAM      |
| REV. 11-14-95      | Engineer    |          |
| REV. 4-4-96        | Date        | 8-23-95  |
| REV. 4-22-96       | Scale       | AS NOTED |
| REV. 6-7-96        | Plan Number |          |
| REV. 4-21-96       | Sheet       |          |
| REV. 10-27-96      | Zone        |          |
| REV. JUN 21, 2001  | Sheet       |          |
| REV. JULY 21, 2001 | File Number |          |
| REV. AUG. 11, 2001 |             |          |
| REV. SEP. 7, 2001  |             |          |
| REV. SEP. 12, 2001 |             |          |
| REV. OCT. 24, 2001 |             |          |
| REV. DEC. 20, 2001 |             |          |

AS APPROVED BY THE BOARD OF SUPERVISORS ON AUGUST 5, 1996

LAKE AND LAKE EDGE TREATMENTS

CHANT Y CROSSING

SULLY DISTRICT

FAIRFAX COUNTY, VIRGINIA

**Dewberry & Davis**  
 8401 Arlington Blvd., Fairfax, VA 22031  
 703 849-0100

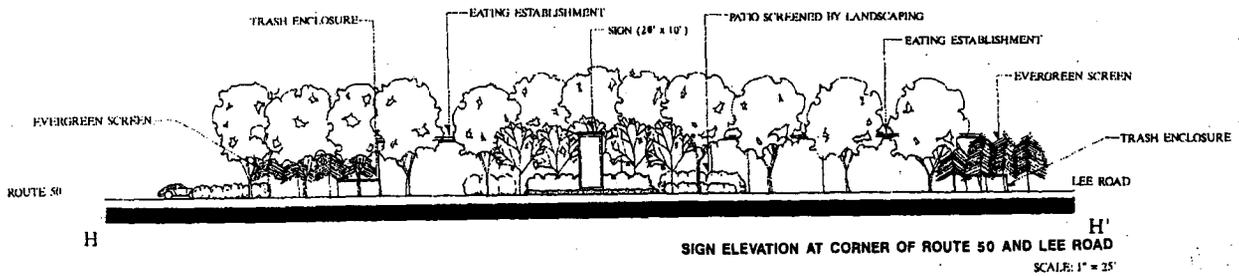
Architects  
 Engineers  
 Planners  
 Surveyors

Architects  
Engineers  
Planners  
Surveyors

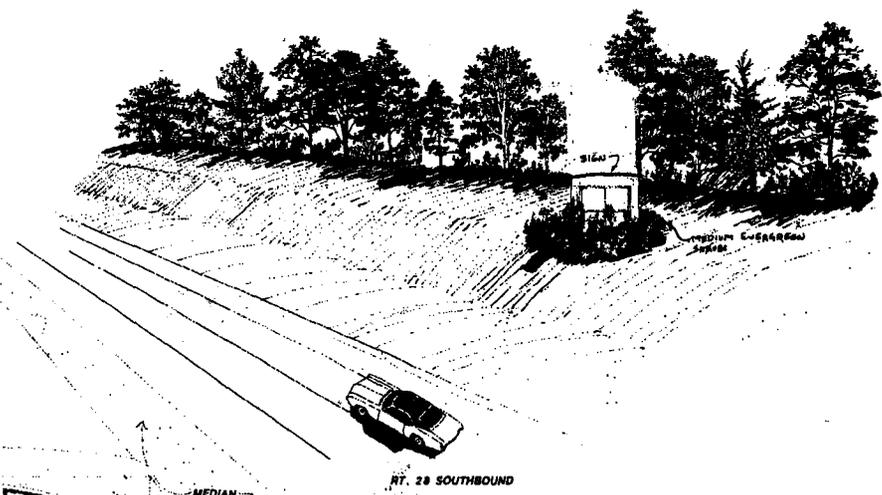
**Dewberry & Davis**  
11 Arlington Blvd., Fairfax, VA 22031  
703 849-0100

FAIRFAX COUNTY, VIRGINIA

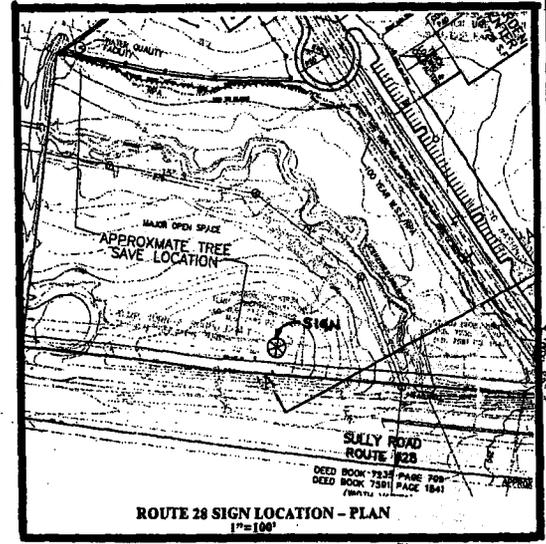
CHANTILLY CROSSING  
SULLY DISTRICT



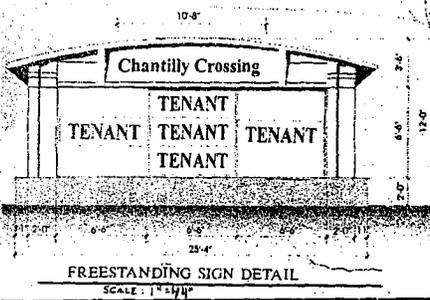
SIGN ELEVATION AT CORNER OF ROUTE 50 AND LEE ROAD  
SCALE: 1" = 25'



ROUTE 28 SIGN LOCATION - PERSPECTIVE



ROUTE 28 SIGN LOCATION - PLAN  
1" = 100'



FREESTANDING SIGN DETAIL  
SCALE: 1" = 3 1/2"

NOTE: THIS FREESTANDING SIGN WILL BE COMPATIBLE WITH THE REMAINDER OF THE DEVELOPMENT IN TERMS OF MATERIALS AND ARCHITECTURAL QUALITY. SIGN AREA: 500' x 140' ± FT.

**VIA**  
UNIVERSITY PLANNERS & ARCHITECTS SURVIVORS & SPT SERVICES  
8133 CRYSTALWOOD DRIVE, SUITE 200, FALLS CHURCH, VIRGINIA 22078  
TEL: 703-849-0100 FAX: 703-849-0100



AS APPROVED BY THE BOARD OF SUPERVISORS ON AUGUST 5, 1996  
SIGN LOCATION SKETCHES

|                |                    |              |              |
|----------------|--------------------|--------------|--------------|
| Revision Date: | REV. 11-1-94       | Drawn by:    | MT, LT       |
|                | REV. 11-14-95      | Designed by: | MWT          |
|                | REV. 4-4-96        | Checked by:  | IAM          |
|                | REV. 4-22-96       | Engineer:    |              |
|                | REV. 6-7-96        | Date:        | 10-5-95      |
|                | REV. 6-21-96       | Scale:       | NOT TO SCALE |
|                | REV. June 28, 2000 | Plan Number: |              |
|                | REV. July 31, 2001 | Sheet:       | 8 of 15      |
|                | REV. Aug 17, 2001  | File Number: | M-9112       |
|                | REV. 8/17/01       |              |              |
|                | REV. 9/27/01       |              |              |
|                | REV. OCT 24, 2001  |              |              |
|                | REV. DEC 20, 2001  |              |              |

NOTE: THIS SKETCH IS FOR ILLUSTRATIVE PURPOSES ONLY!



BUILDING B-(3)  
SPECIAL EXCEPTION USE  
(1 STORY (4'-20" HT))

SOUTHBOUND LEE ROAD  
2-THRU LANES WITH  
LEFT TURN LANES AT PENROSE PLACE  
AND 2 SITE ENTRANCES

ENTRANCE B

PROPOSED ROW DEDICATION  
ST. FROM 1

PROPOSED EATING ESTABLISHMENT  
10-11 STORY R.F. 1 STORY HT. 2-24"

PROPOSED ROW DEDICATION  
ST. FROM 1

FIGHT LIGHTS

ENTRANCE 'D'

PROPOSED ROW DEDICATION  
ST. FROM 1

ENTRANCE C

(R/W VARIES)

ENTRANCE A

PROPOSED ROW DEDICATION  
ST. FROM 1

ROUTE 661

2-THRU LANES  
1- RIGHT TURN

2- LEFT TURNS  
1- COMBINATION  
THRU / RIGHT  
1- RIGHT TURN

LEGEND

- - - - - EXISTING SANITARY SEWER
- - - - - PROPOSED SANITARY SEWER
- - - - - EXISTING WATERMAIN
- - - - - PROPOSED WATERMAIN
- - - - - EXISTING VEGETATION
- - - - - EXISTING VEGETATION TO BE SAVED
- - - - - APPROXIMATE LIMITS OF CLEARING AND GRADE
- - - - - APPROXIMATE LIMITS OF 100 YEAR FLOODPLAIN
- - - - - APPROXIMATE LIMITS OF RPA
- - - - - PROPOSED COMPREHENSIVE PLAN TRAIL
- - - - - APPROXIMATE LIMITS OF 10'
- - - - - POSSIBLE DUMPSTER LOCATION
- ★ APPROXIMATE LOCATION OF EXISTING SIGN
- - - - - AREA OF DEDICATION
- - - - - AREA OF RESERVATION

AREA OF DEDICATION  
R/W DEDICATION  
AREA TO BE RE-ZONED  
(TEMPORARY TRAILED)

BUILDING B-(2)  
40 FT. HT.

BUILDING B-(1)  
40 FT. HT.

BUILDING D  
40 FT. HT.

PROPOSED HOTEL H

BUILDING A  
40 FT. HT.

SULLY ROAD  
ROUTE #28  
(SOUTH BOUND LANES)

DEED BOOK 7235 PAGE 709  
DEED BOOK 7591 PAGE 1541

APPROX. 50% LANE



LEE JACKSON MEMORIAL HIGHWAY  
US ROUTE #28  
DEED BOOK 2968 PAGE 13  
(WIDTH VARIES)

REV. FEB. 20, 2001  
REV. JUNE 7, 2001  
REV. JULY 11, 2001  
REV. AUG. 17, 2001  
REV. SEPT. 7, 2001



REVISED DEC 20, 2001

Fairfax County

REV. 6-21-96 REV. 4-22-96

AS APPROVED BY THE BOARD OF SUPERVISORS ON AUGUST 5, 1998

PROPOSED ROAD IMPROVEMENTS

CHANNING LY CROSSING

SULLY DISTRICT

APPLICATION NO. 82-47-03

SECURITY

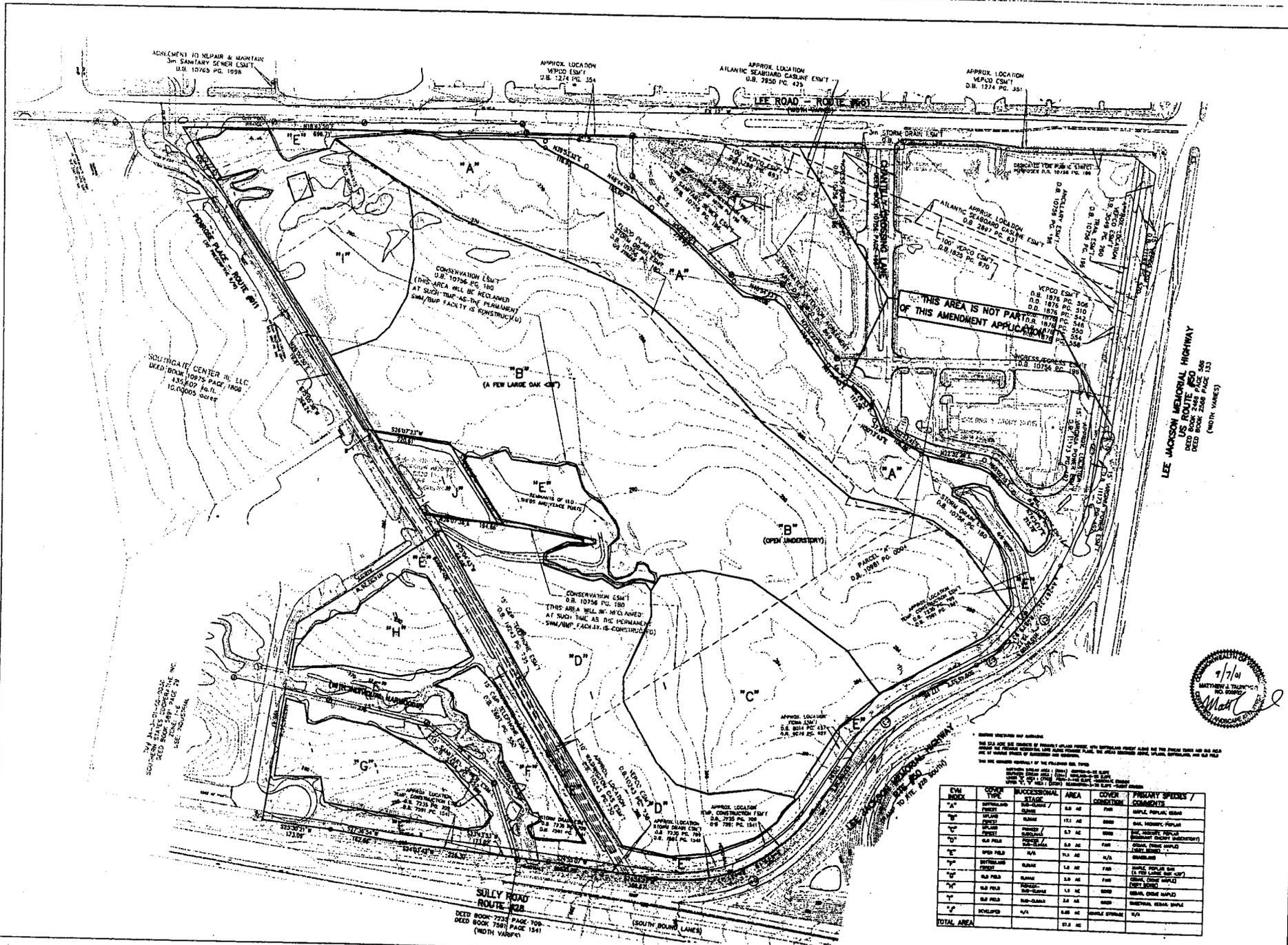
FAIRFAX COUNTY, VIRGINIA

Dewberry & Davis

8601 Ardington Blvd., Fairfax, VA 22031

703 949-0100

|               |           |
|---------------|-----------|
| Drawn by:     | MWT       |
| Designed by:  | DMC       |
| Checked by:   | JAM       |
| REV. 11-01-95 |           |
| REV. 11-14-95 |           |
| REV. 04-04-96 |           |
| Scale:        | 1" = 100' |
| Plan Number:  |           |
| Sheet:        |           |
| This:         | 9 of 16   |
| File Number:  |           |
| M-0112        |           |



| ZONE       | COVER TYPE     | SUCCESSIONAL STAGE | AREA    | COVER CONDITION | PRIMARY SPECIES / COMMENTS |
|------------|----------------|--------------------|---------|-----------------|----------------------------|
| "A"        | SPRINKLED PINE | STAGE 1            | 6.8 AC  | PO              | MAPLE, POPLAR, OAK         |
| "B"        | OPEN FIELD     | STAGE 1            | 17.3 AC | PO              | GRASS, WHEATGRASS          |
| "C"        | OPEN FIELD     | STAGE 1            | 1.7 AC  | PO              | GRASS, WHEATGRASS          |
| "D"        | OPEN FIELD     | STAGE 1            | 2.8 AC  | PO              | GRASS, WHEATGRASS          |
| "E"        | OPEN FIELD     | STAGE 1            | 1.2 AC  | PO              | GRASS, WHEATGRASS          |
| "G"        | OPEN FIELD     | STAGE 1            | 1.8 AC  | PO              | GRASS, WHEATGRASS          |
| "H"        | OPEN FIELD     | STAGE 1            | 2.8 AC  | PO              | GRASS, WHEATGRASS          |
| "I"        | OPEN FIELD     | STAGE 1            | 1.1 AC  | PO              | GRASS, WHEATGRASS          |
| "J"        | OPEN FIELD     | STAGE 1            | 2.8 AC  | PO              | GRASS, WHEATGRASS          |
| "K"        | OPEN FIELD     | STAGE 1            | 0.8 AC  | PO              | GRASS, WHEATGRASS          |
| TOTAL AREA |                |                    | 67.8 AC |                 |                            |



**VIVA**  
 CONGRESS - JAMES H. BANGS, JR. AND VICTOR B. BANGS, JR. PARTNERS  
 4400 STEELBRIDGE LANE, SUITE 100, WASHINGTON, DC 20007-2507  
 202.331.1100 FAX 202.331.1101  
 VICTOR@VIVA-VA.COM  
 VICTOR@VIVA-DC.COM

**CHANTILLY CROSSING**

**EXISTING VEGETATION MAP**

**CHANTILLY CROSSING**  
 SULLY DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

**VIVA REVISIONS**

DEC 19, 2001  
 95% (24,100)  
 95% (24,100)  
 95% (24,100)  
 SEPTEMBER 7, 2001  
 AUGUST 17, 2001  
 JULY 31, 2001  
 JUNE 07, 2001

DATE: FEB. 20, 2001

DES. MT DWG. MT

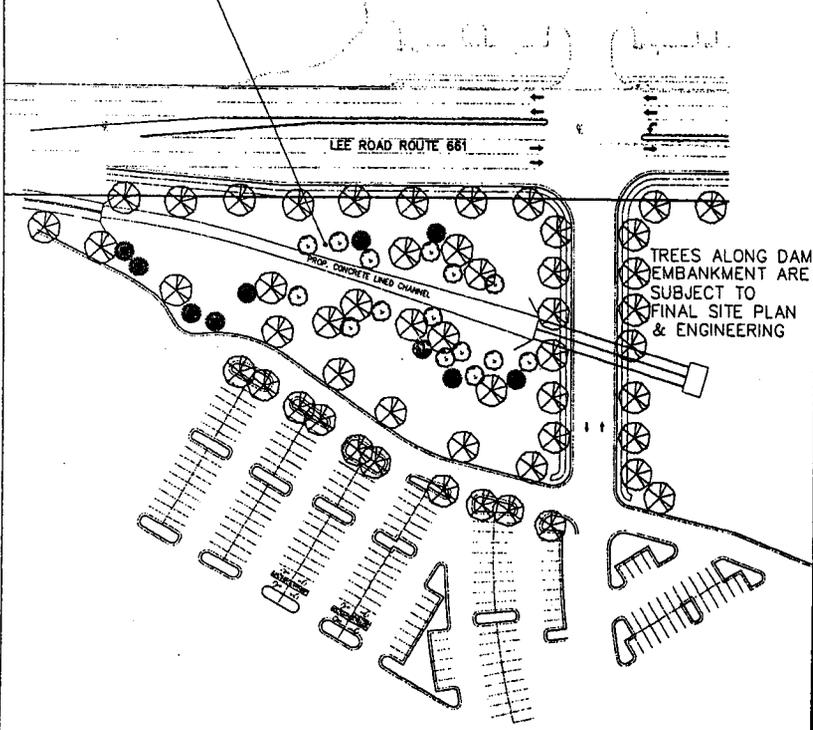
SCALE: 1"=100'

PROJECT/FILE NO. 8333

SHEET NO. 10 OF 16

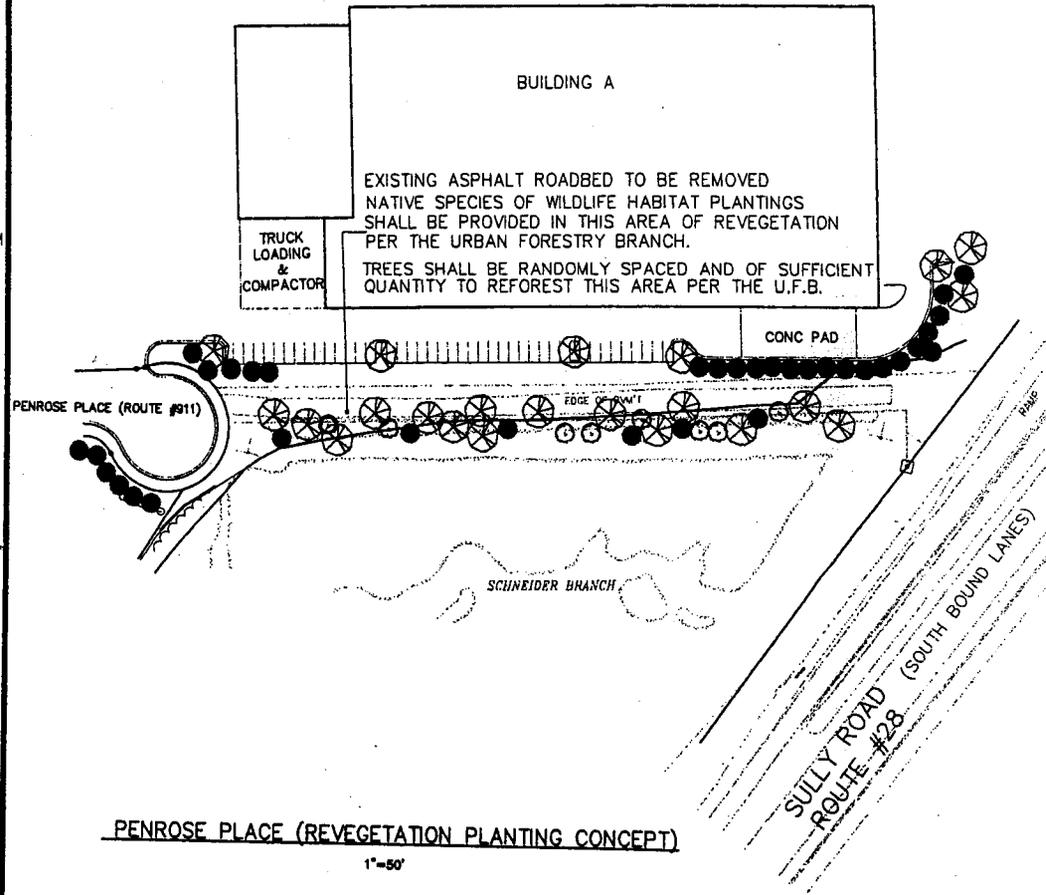


NATIVE SPECIES OF WILDLIFE HABITAT PLANTINGS SHALL BE PROVIDED IN THIS AREA OF REVEGETATION PER THE URBAN FORESTRY BRANCH & D.P.W.E.S.  
 TREES SHALL BE RANDOMLY SPACED AND OF SUFFICIENT QUANTITY TO REFOREST THIS AREA PER THE U.F.B.



ENTRANCE 'C' (POND PLANTING CONCEPT)  
 1"=50'

- LARGE DECIDUOUS SHADE TREE (2"-3" CAL) (PLANTED)
- ORNAMENTAL DECIDUOUS TREE (1"-2" CAL) (PLANTED)
- LARGE EVERGREEN TREE (6' - 8' HT.) (PLANTED)



PENROSE PLACE (REVEGETATION PLANTING CONCEPT)  
 1"=50'

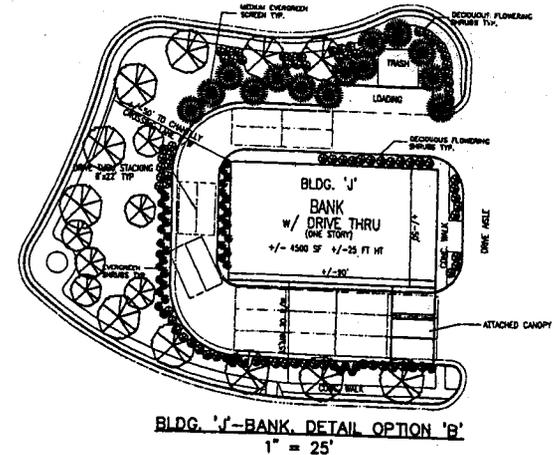
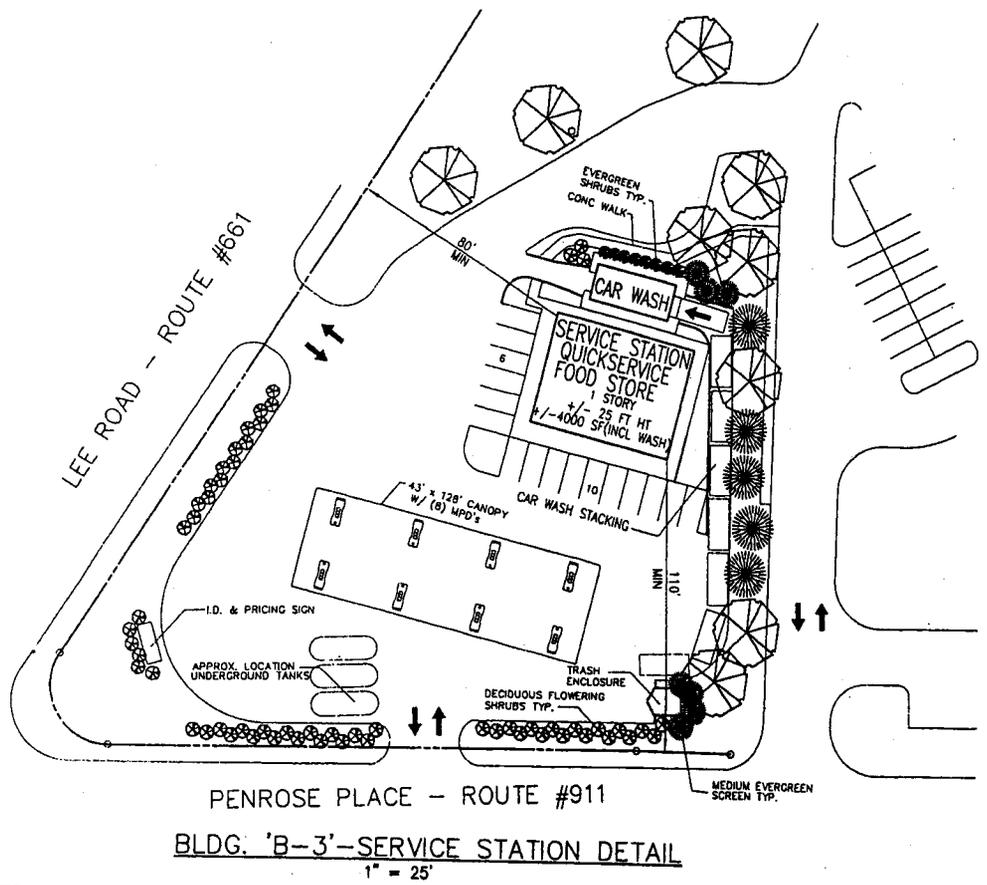
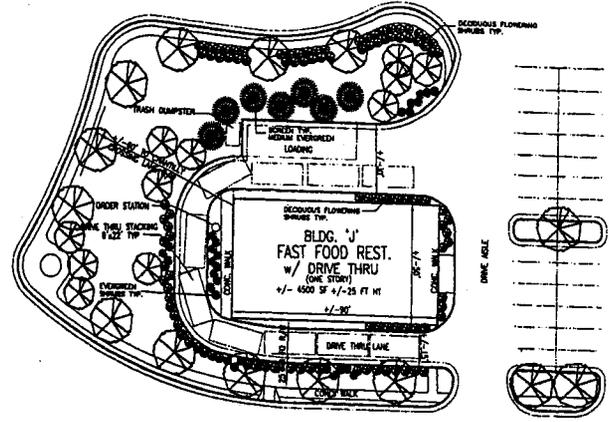
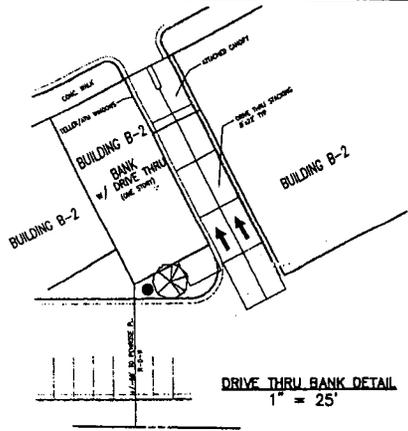
- LARGE DECIDUOUS SHADE TREE (2"-3" CAL) (PLANTED)
- ORNAMENTAL DECIDUOUS TREE (1"-2" CAL) (PLANTED)
- LARGE EVERGREEN TREE (6' - 8' HT.) (PLANTED)

VIFA REVISIONS

| NO. | DATE                | BY | CHKD. | DESCRIPTION          |
|-----|---------------------|----|-------|----------------------|
| 1   | DEC. 29, 2001       |    |       | ISSUED FOR PERMITS   |
| 2   | OCT. 24, 2001       |    |       | REVISED PER COMMENTS |
| 3   | SEPT. 25, 2001      |    |       | REVISED PER COMMENTS |
| 4   | SEPT. 07, 2001      |    |       | REVISED PER COMMENTS |
| 5   | AUGUST 17, 2001     |    |       | REVISED PER COMMENTS |
| 6   | AUG. 31, 2001       |    |       | REVISED PER COMMENTS |
| 7   | DATE: JUNE 07, 2001 |    |       | REVISED PER COMMENTS |







-  LARGE DECIDUOUS SHADE TREE (2'-3" CAL) (PLANTED)
-  SMALL DECIDUOUS ORNAMENTAL TREE (2" CAL) (PLANTED)
-  LARGE EVERGREEN TREE (8'-8" HT.) (PLANTED)
-  MEDIUM EVERGREEN TREE (4'-8" HT.) (PLANTED)
-  EVERGREEN SHRUB (24"-30" HT.) (PLANTED)
-  DECIDUOUS FLOWERING SHRUB (24"-30" HT.) (PLANTED)



**CHANTILLY CROSSING**  
SULLY DISTRICT  
FAIRFAX COUNTY, VIRGINIA

**INDIVIDUAL EXCEPTION USE ARGUMENTS**  
RZ-2001-SU-015

**VKA REVISIONS**

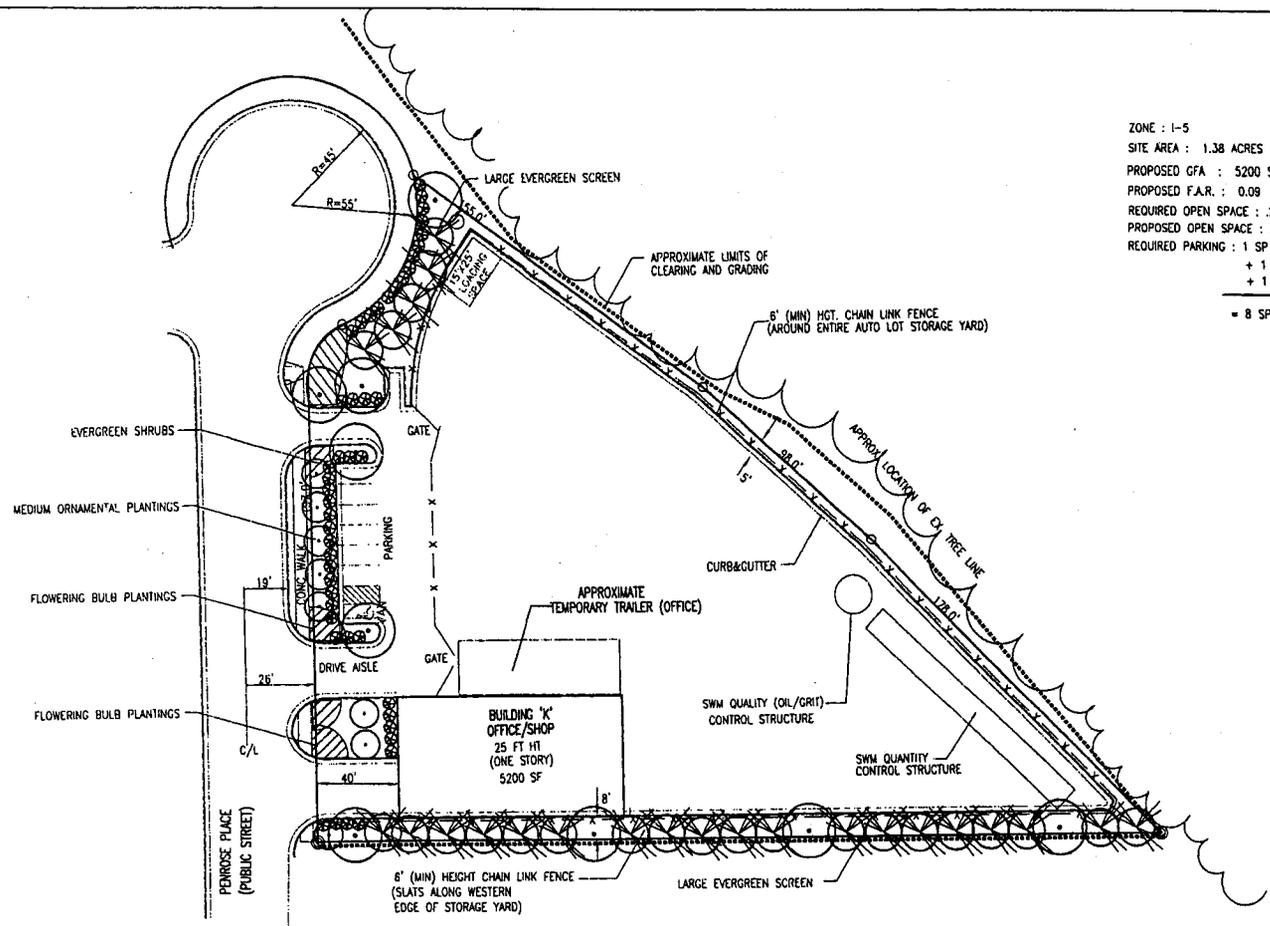
|                  |          |     |    |
|------------------|----------|-----|----|
| DES.             | MT       | DWL | RY |
| SCALE:           | 1" = 25' |     |    |
| PROJECT/FILE NO. | 8333     |     |    |
| SHEET NO.        | 14 OF 16 |     |    |

Dec. 20, 2001  
OCT. 24, 2001  
SEPT. 25, 2001  
SEPT. 07, 2001  
AUGUST 17, 2001  
DATE JULY 31, 2001  
9-7-01 6:08:45 pm EST  
6333906.dwg

| NO. | DATE                | BY | CHKD. | DESCRIPTION |
|-----|---------------------|----|-------|-------------|
| 1   | DEC. 24, 2001       |    |       |             |
| 2   | DEC. 24, 2001       |    |       |             |
| 3   | SEPT. 25, 2001      |    |       |             |
| 4   | SEPT. 07, 2001      |    |       |             |
| 5   | AUGUST 17, 2001     |    |       |             |
| 6   | DATE: JULY 31, 2001 |    |       |             |

**SITE TABULATION**

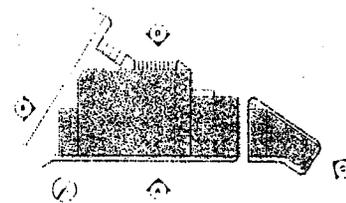
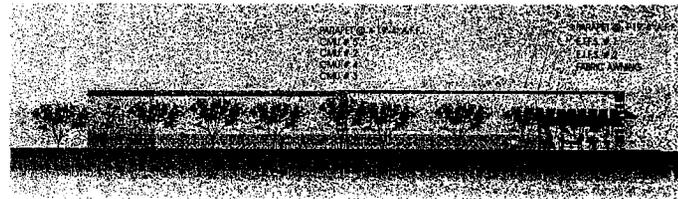
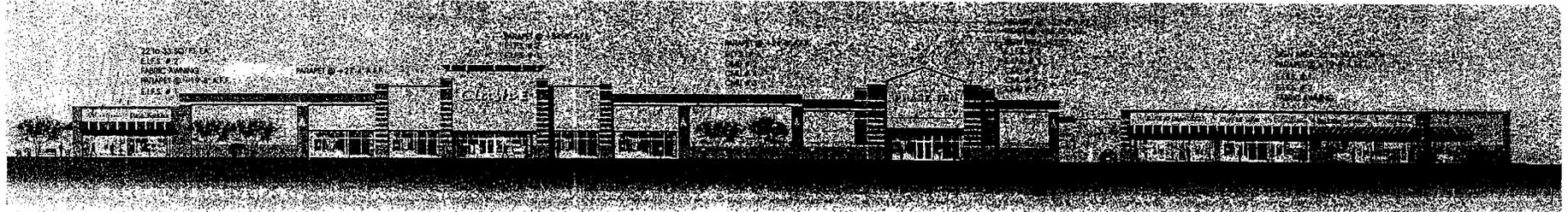
ZONE : I-5  
 SITE AREA : 1.38 ACRES  
 PROPOSED GFA : 5200 S.F.  
 PROPOSED F.A.R. : 0.09  
 REQUIRED OPEN SPACE : 20 AC (15%)  
 PROPOSED OPEN SPACE : 20 AC (15%)  
 REQUIRED PARKING : 1 SP / 1.5 EMPLOYEE (Ø 2)  
 + 1 SP / Co. VEHICLE (Ø 1)  
 + 1 SP/ 1000 GFA (Ø 5200)  
 = 8 SPACES



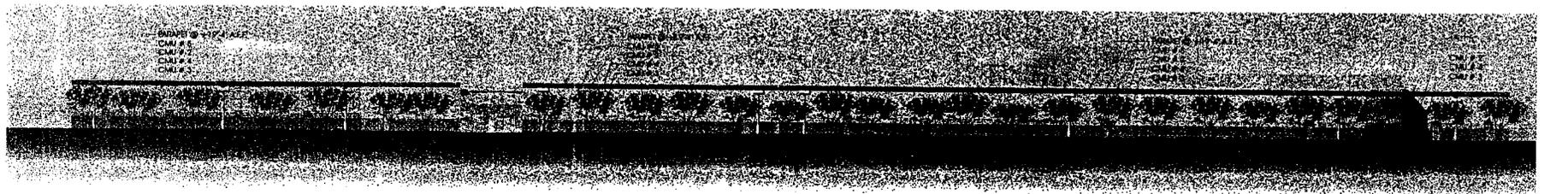
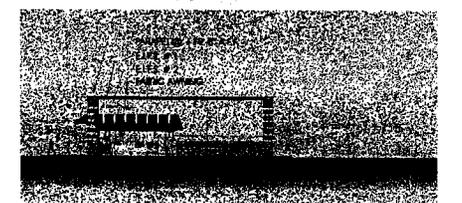
**MOTOR VEHICLE STORAGE & IMPOUND LOT DETAIL**  
 1" = 25'

- ⊗ EVERGREEN SHRUB (24"-30" HT.) (PLANTED)
- ORNAMENTAL DECIDUOUS TREE (1"-2" CAL) (PLANTED)
- ⊗ LARGE EVERGREEN TREE (6' - 8' HT.) (PLANTED)
- ⊗ MEDIUM EVERGREEN TREE (4' - 6' HT.) (PLANTED)
- LARGE DECIDUOUS SHADE TREE (2"-3" CAL) (PLANTED)





**Note:**  
 Tenant signs are to be submitted for approval in the future. Sign size and configuration may vary. Colors will be variable and



1/5/01  
 WATSON & TULLOCH  
 INC. ARCHITECTS  
 MD  
 For Information Only

Signature: [Illegible]

Dec 20 2001  
 OCT 24 2001  
 5:47 PM '01

STARWOOD  
 CERUZZI

**VVA** VVA INCORPORATED  
 1430 GREENBROOK DRIVE  
 SUITE 300  
 MCLEAN, VIRGINIA 22102  
 703-442-7600  
 ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS • SURVEYORS  
 MCLEAN, VA GAITHERSBURG, MD

**CHANTILLY CROSSING, VIRGINIA**  
 August 1 2001

ILLUSTRATIVE ARCHITECTURAL ELEVATION  
 BUILDING B-2