



# FAIRFAX COUNTY

APPLICATION FILED: November 22, 2002  
PLANNING COMMISSION: April 23, 2003  
BOARD OF SUPERVISORS: not scheduled

V I R G I N I A

April 9, 2003

## STAFF REPORT

APPLICATION PCA 95-Y-016-04  
and SEA 95-Y-024-03

### SULLY DISTRICT

**APPLICANT:** Chantilly 50-28 Associates Limited Partnership

**ZONING:** C-8, HC, WS, AN

**PARCEL(S):** 34-3 ((13)) 1, 2, 3, 4  
(formerly known as 34-3 ((1)) 7B part, 19 part)

**ACREAGE:** 14.4 acres

**FAR/DENSITY:** 0.25

**OPEN SPACE:** 30%

**PLAN MAP:** Mixed Use/Dulles Suburban Center

**PROPOSAL:** Partial Proffered Condition Amendment and Partial Special Exception Amendment, on property previously approved for a mixed-use retail/service development (RZ) and for an increase in height and a waiver of certain sign regulations (SE), pursuant to RZ 95-Y-016 and SE 95-Y-024 (which were approved on 75.59 acres located south of Route 50, between Route 28 and Lee Road). The area subject to the applications is north of the EQC, at the corner of Lee Road and Route 50. The PCA request seeks to increase the approved floor area and allow a retail use (furniture store) in lieu of a previously approved hotel and recreational use; the SEA request seeks to reaffirm the previously approved SE requests for an increase in height for a hotel and a waiver of sign regulations.

## **STAFF RECOMMENDATIONS:**

Staff recommends approval of PCA 95-Y-016-04 subject to the execution of proffers consistent with those found in Appendix 1.

Staff recommends approval of SEA 95-Y-024-03 subject to the development conditions found in Appendix 2.

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.

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.



# Special Exception Amendment

SEA 95-Y-024-03

# Proffered Condition Amendment

PCA 95-Y-016-04

Applicant: CHANTILLY 50-28 ASSOCIATES LIMITED PARTNERSHIP

Filed: 11/22/2002

Area: 14.40 AC OF LAND; DISTRICT - SULLY

Proposed: AMEND SE 95-Y-024 PREVIOUSLY APPROVED FOR INCREASE IN BUILDING HEIGHT AND WAIVER OF CERTAIN SIGN REGULATIONS TO PERMIT SITE MODIFICATIONS

Applicant: CHANTILLY 50-28 ASSOCIATES LIMITED PARTNERSHIP

Filed: 11/22/2002

Area: 14.40 AC OF LAND; DISTRICT - SULLY

Proposed: TO AMEND RZ 95-Y-016 PREVIOUSLY APPROVED FOR RETAIL AND HOTEL USE TO PERMIT SITE MODIFICATIONS

Zoning Dist Sect: 09-0607 04-0804

Art 9 Group and Use: 6-03 5-04

Located: 14409 LEE JACKSON MEMORIAL HIGHWAY

Zoning: C-8 Plan Area: 3

Overlay Dist: HC WS AN

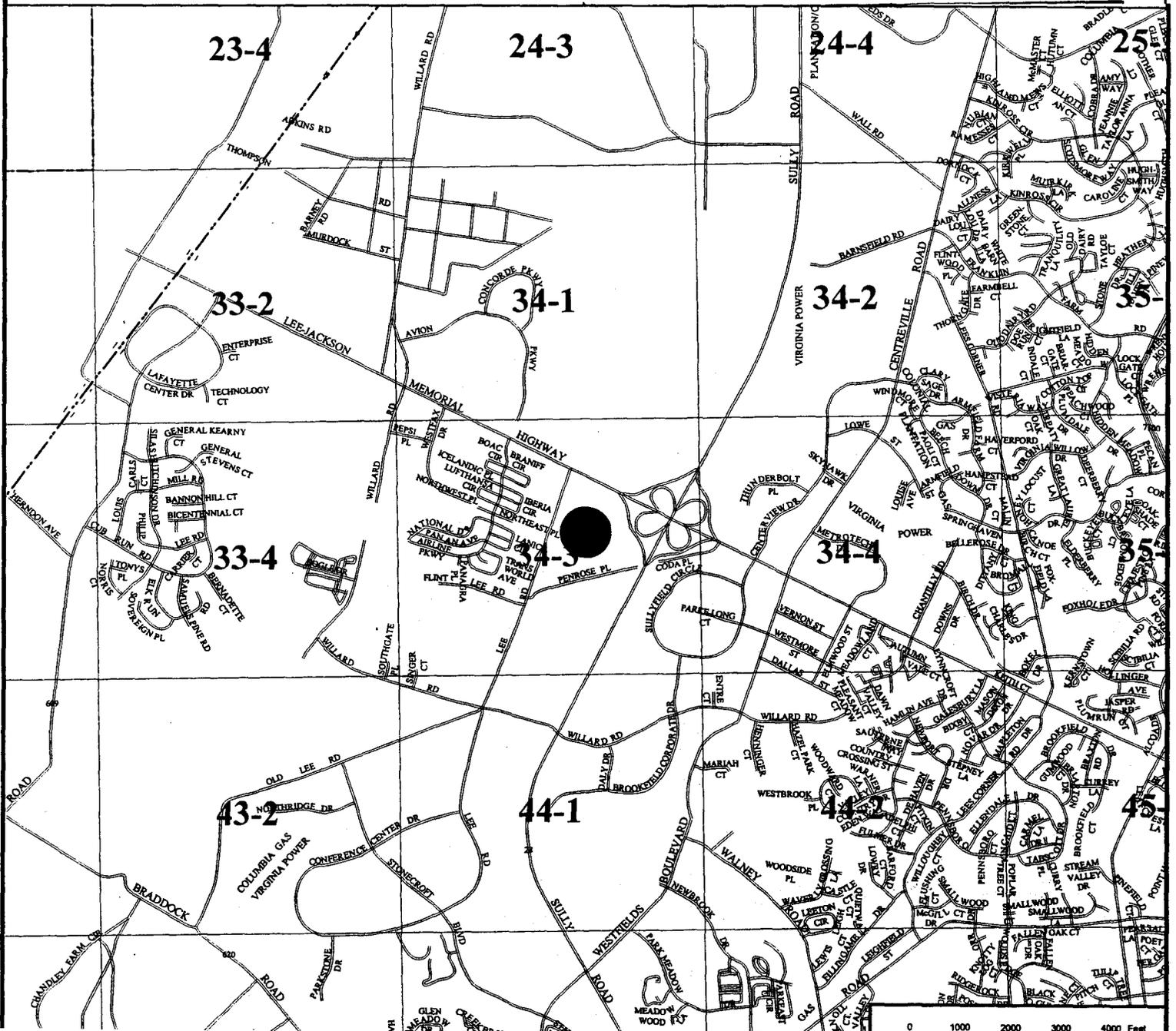
Located: EAST SIDE OF LEE ROAD APPROXIMATELY 1,100 FEET SOUTH OF LEE JACKSON MEMORIAL HIGHWAY

Zoning: C-8

Overlay Dist: HC WS AN

TAX MAP 34-3 ((13)) 1, 2, 3 AND 4  
(FORMERLY KNOWN AS 34-3 ((1)) PT. 7B AND PT. 19)

TAX MAP 34-3 ((13)) 1, 2, 3 AND 4  
(FORMERLY KNOWN AS 34-3 ((1)) PT. 7B AND PT. 19)



# Special Exception Amendment

SEA 95-Y-024-03

Applicant: CHANTILLY 50-28 ASSOCIATES LIMITED PARTNERSHIP  
Filed: 11/22/2002  
Area: 14.40 AC OF LAND; DISTRICT - SULLY  
Proposed: AMEND SE 95-Y-024 PREVIOUSLY APPROVED FOR INCREASE IN BUILDING HEIGHT AND WAIVER OF CERTAIN SIGN REGULATIONS TO PERMIT SITE MODIFICATIONS

Zoning Dist Sect: 09-0607 04-0804  
Art 9 Group and Use: 6-03 5-04  
Located: 14409 LEE JACKSON MEMORIAL HIGHWAY  
Zoning: C-8 Plan Area: 3  
Overlay Dist: HC WS AN

TAX MAP 34-3 ((13)) 1, 2, 3 AND 4  
(FORMERLY KNOWN AS 34-3 ((1)) PT. 7B AND PT. 19)

# Proffered Condition Amendment

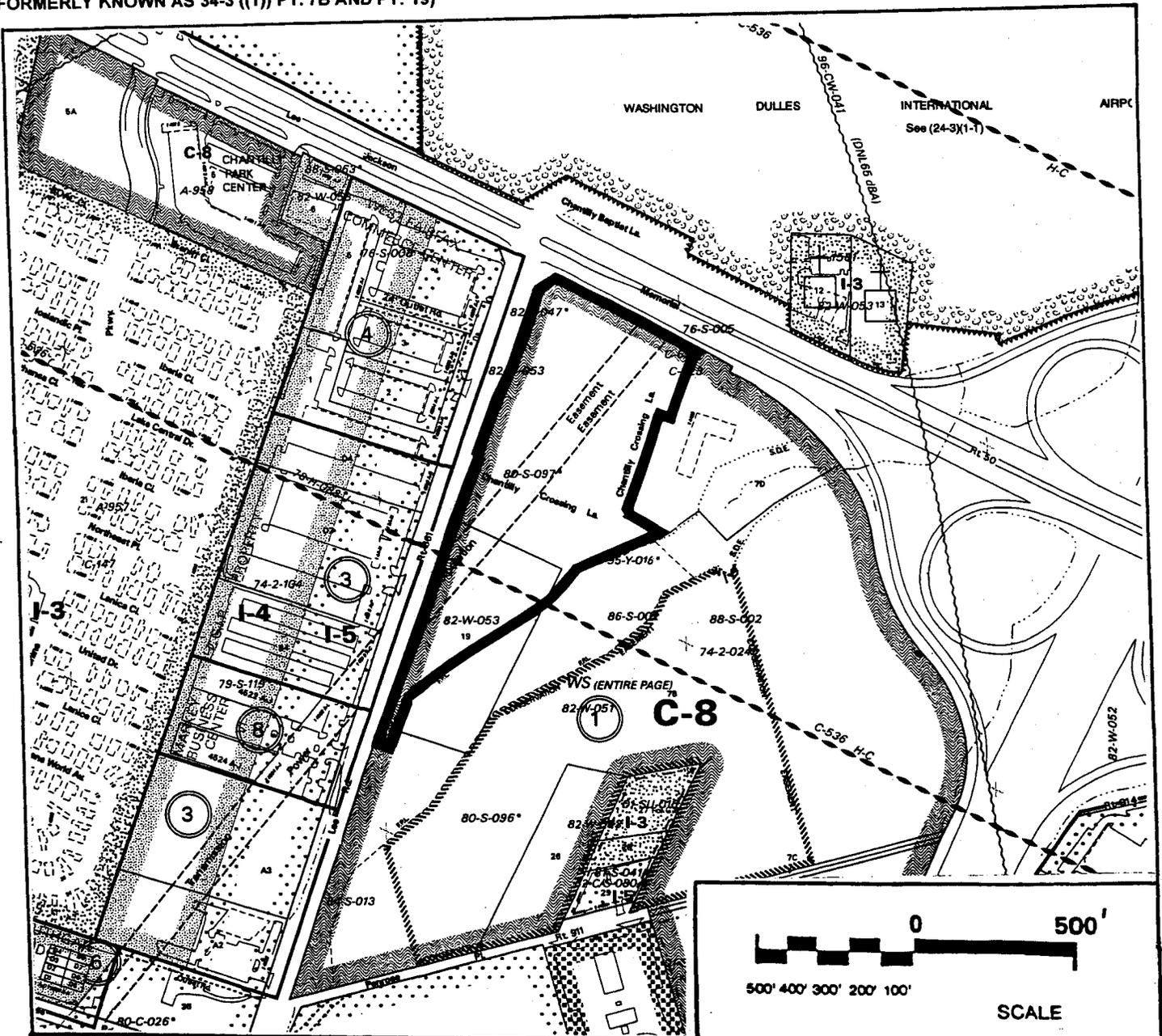
PCA 95-Y-016-04

Applicant: CHANTILLY 50-28 ASSOCIATES LIMITED PARTNERSHIP  
Filed: 11/22/2002  
Area: 14.40 AC OF LAND; DISTRICT - SULLY  
Proposed: TO AMEND RZ 95-Y-016 PREVIOUSLY APPROVED FOR RETAIL AND HOTEL USE TO PERMIT SITE MODIFICATIONS

Located: EAST SIDE OF LEE ROAD APPROXIMATELY 1,100 FEET SOUTH OF LEE JACKSON MEMORIAL HIGHWAY

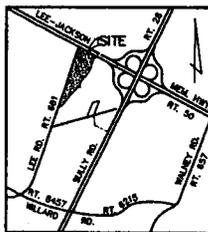
Zoning: C-8  
Overlay Dist: HC WS AN

TAX MAP 34-3 ((13)) 1, 2, 3 AND 4  
(FORMERLY KNOWN AS 34-3 ((1)) PT. 7B AND PT. 19)



# Chantilly Crossing

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



VICINITY MAP  
SCALE: 1" = 2,000'

APPLICANT:  
Chantilly 50/28 Associates L.P.  
725 Rockville Pike  
Rockville, Maryland 20852

November 21, 2002  
Rev. January 31, 2003  
Rev. March 21, 2003

## SHEET INDEX:

1. COVER SHEET
2. NOTES AND TABULATION
3. GDPA / SEA PLAT
4. SECTION WITH SITE DETAILS
5. SECTIONS AND ELEVATIONS
6. SECTIONS AND ELEVATIONS
7. FURNITURE SHOW ROOM ELEVATIONS
8. FURNITURE SHOW ROOM LIGHTING PLAN

Chantilly Crossing

SULLY DISTRICT  
FAIRFAX COUNTY, VIRGINIA

GENERALIZED DEVELOPMENT PLAN AMENDMENT  
SPECIAL EXCEPTION AMENDMENT PLAT

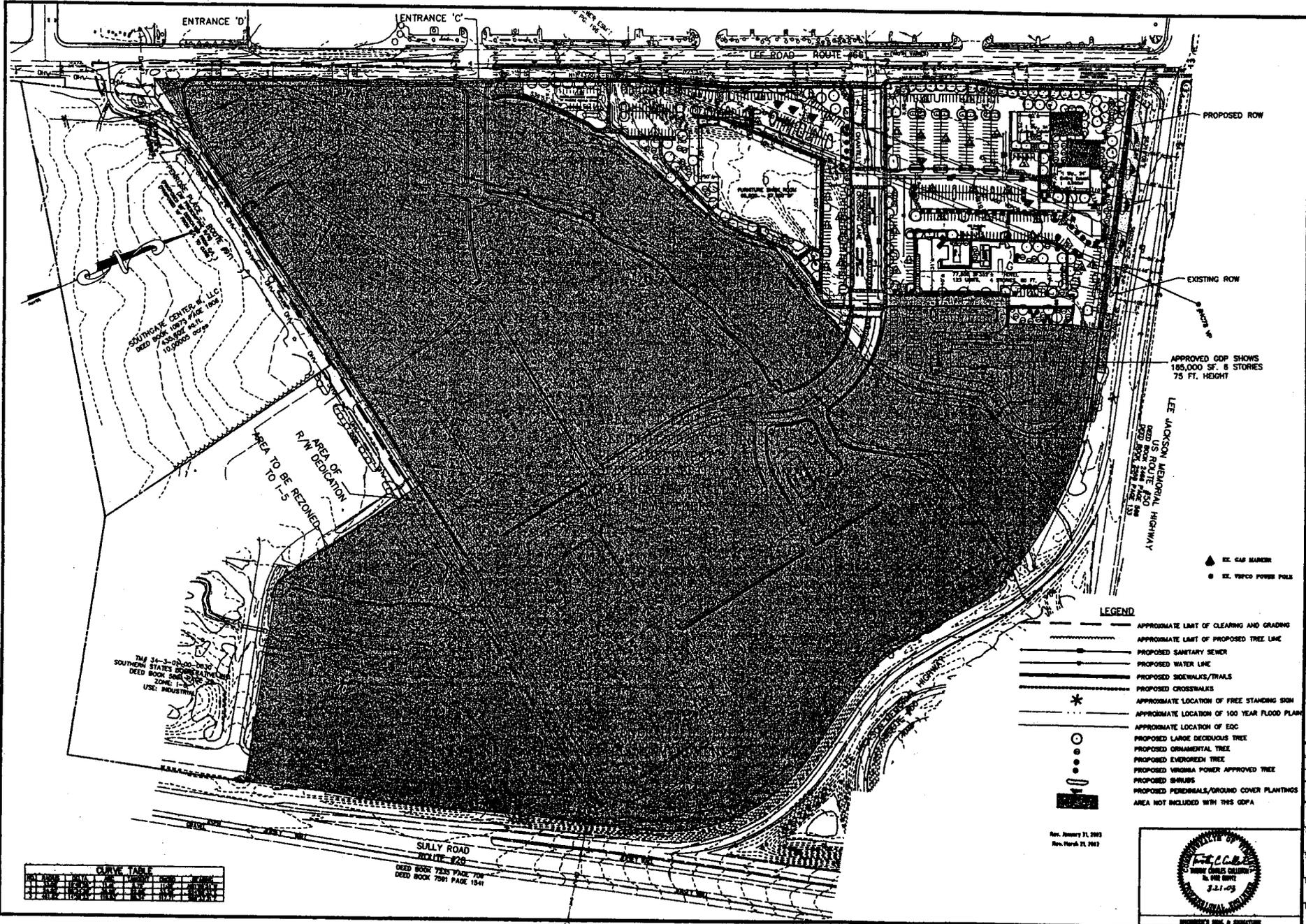


**Dewberry & Davis LLC**  
A Dewberry Company

Engineers  
Planners  
Surveyors  
Landscape Architects

8401 Arlington Blvd.  
Fairfax, VA 22031  
(703) 648-0100 Fax (703) 648-0110





ENTRANCE 'D'

ENTRANCE 'C'

LEE ROAD ROUTE 768

PROPOSED ROW

EXISTING ROW

APPROVED GOP SHOWS  
185,000 SF, 6 STORES  
75 FT. HEIGHT

LEE JACKSON MEMORIAL HIGHWAY

SOUTHGATE CENTER, M. LLC  
DEED BOOK 1075 PAGE 104  
CONVY AND  
10/2008 2024

AREA TO BE REZONED  
R/M DEDICATION  
TO 1-5

THE 1-5-01-00-000  
SOUTHERN STATES DEVELOPMENT  
DEED BOOK 508 PAGE 104  
ZONING  
USE: INDUSTRIAL

SULLY ROAD  
ROUTE 749

DEED BOOK 7581 PAGE 708  
DEED BOOK 7581 PAGE 1341

- EX. GAS METER
- EX. 120/0 POWER POLE

LEGEND

- APPROXIMATE LIMIT OF CLEARING AND GRADING
- APPROXIMATE LIMIT OF PROPOSED TREE LINE
- PROPOSED SANITARY SEWER
- PROPOSED WATER LINE
- PROPOSED SIDEWALKS/TRAILS
- PROPOSED CROSSWALKS
- \* APPROXIMATE LOCATION OF FREE STANDING SIGN
- APPROXIMATE LOCATION OF 100 YEAR FLOOD PLAN
- APPROXIMATE LOCATION OF EOC
- PROPOSED LARGE DECIDUOUS TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED EVERGREEN TREE
- PROPOSED VIRGINIA POWER APPROVED TREE
- PROPOSED SHRUBS
- PROPOSED PERENNIALS/GROUND COVER PLANTINGS
- AREA NOT INCLUDED WITH THIS GDA

Rev. January 21, 2003  
Rev. March 21, 2007

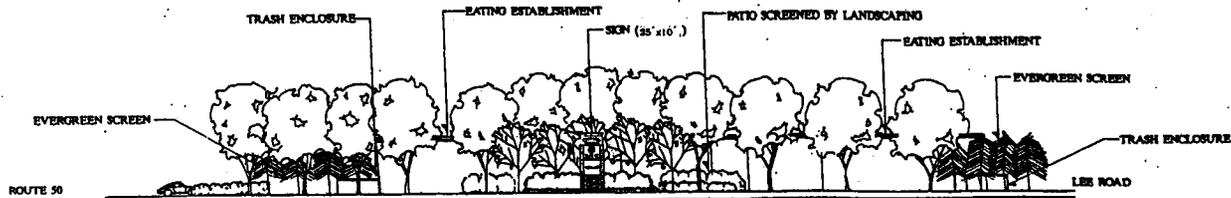


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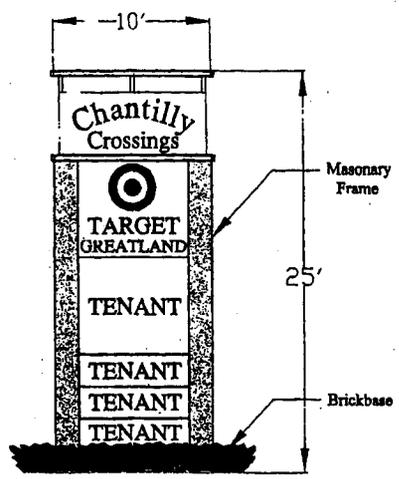
**GENERALIZED DEVELOPMENT PLAN AMENDMENT/SPECIAL EXCEPTION AMENDMENT PLAN**  
**CHANTILLY CROSSING**  
FAIRFAX, VIRGINIA

**SULLY DISTRICT**

DATE BY	DATE
DESIGNED BY	
CHECKED BY	
DATE	November 21, 2007
SCALE	1" = 100'
PLAN NUMBER	
TOTAL SHEETS	3 OF 8
FILE NUMBER	11-0302



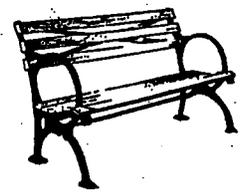
H  
SIGN ELEVATION AT CORNER OF ROUTE 50 AND LEE ROAD  
SCALE: 1" = 25'



ENTRANCE SIGNAGE



POSSIBLE TRASH RECEPTACLE



POSSIBLE BENCH

Rev. January 21, 2002  
R&V March 21, 2003



**Dewberry & Davis LLC**  
A Dewberry Company  
Virginia, Inc.  
14-0100 Fax (703) 446-0118

GENERALIZED DEVELOPMENT PLAN AMENDMENT/SPECIAL EXCEPTION AMENDMENT PLAN  
SECTIONS WITH SITE DETAILS  
**CHANTILLY CROSSING**  
FAIRFAX, VIRGINIA  
SULLY D1

DRAWN BY	SK
DESIGNED BY	
CHECKED BY	LAR
DATE	November 21, 2002
SCALE	
PLAN NUMBER	
SHEET	4 of 8
FILE NUMBER	H-19382

ENGINEER'S SEAL & SIGNATURE

**POTENTIAL PLANT SPECIES**

**LARGE DECIDUOUS/CANOPY TREE**

- Maple
- Oak
- Redwood

**MEDIUM DECIDUOUS/CANOPY TREE**

- Cherry
- Elm
- Linden

**MEDIUM "COLUMNAR" DECIDUOUS TREE**

- Maple
- Weeping
- Christmas Tree

**SMALL DECIDUOUS/CANOPY TREE**

- Aster
- Magnolia
- Redwood
- Spruce

**ORNAMENTAL TREE**

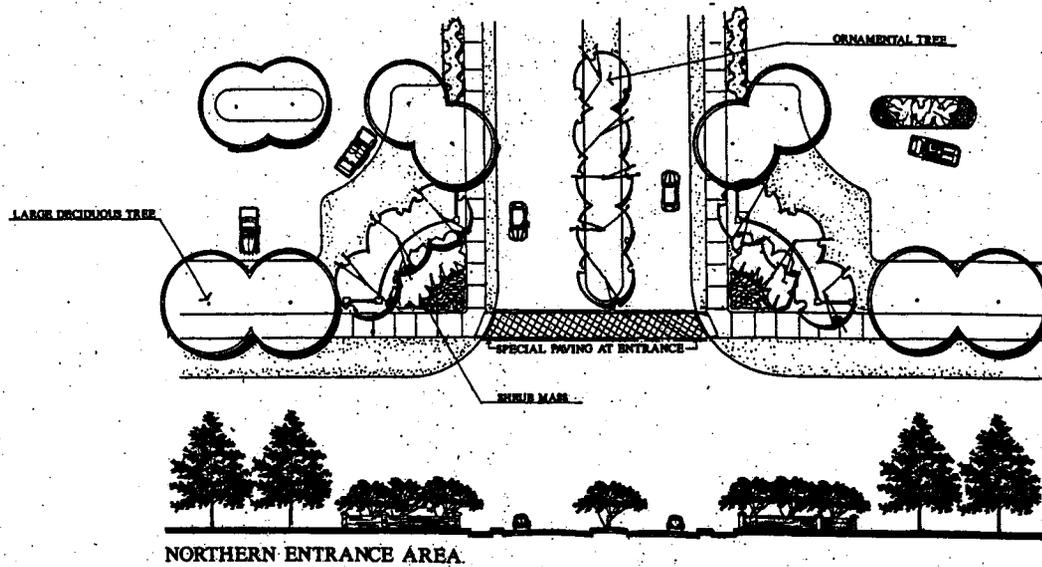
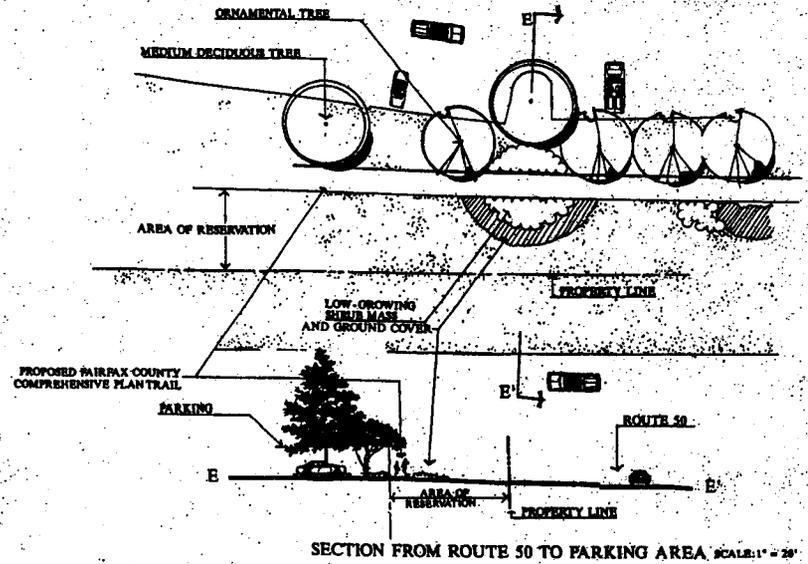
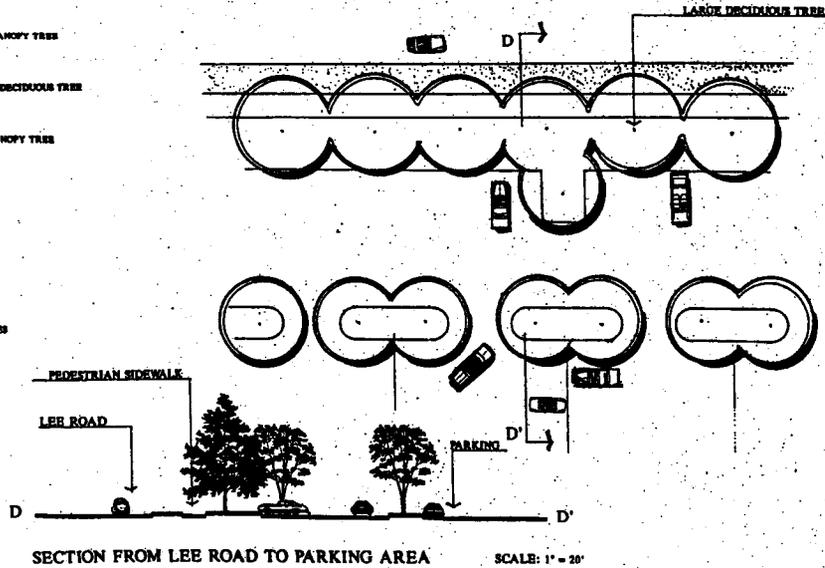
- Apple
- Pear
- Cherry
- Dogwood

**FOUNDATION SHRUB**

- Azalea
- Juniper
- Yucca
- Holly
- Boxwood

**STEMS MARKER/WEDGE**

- Weeping
- Burning Bush
- Holly
- Yucca
- Viburnum



**Dewberry & Davis LLC**  
 Landscape Architecture  
 10000 Lee Road  
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 Fax: (703) 441-1111

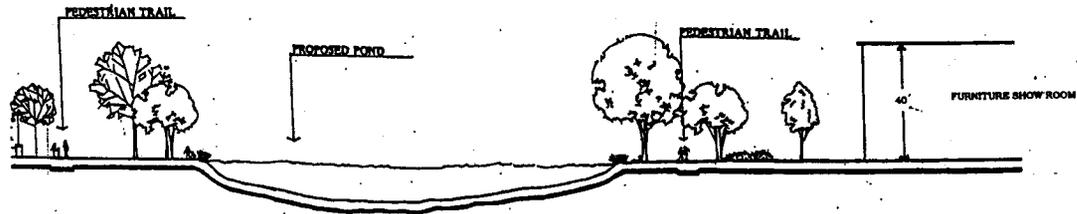
GENERALIZED DEVELOPMENT PLAN AMENDMENT/SPECIAL EXCEPTION AMENDMENT PLAN  
 SECTIONS AND ELEVATIONS  
**CHANTILLY CROSSING**  
 SULLY DISTRICT  
 FAIRFAX, VIRGINIA

DATE:	REV
REVISION BY:	PK
CHECKED BY:	LD
DATE:	January 31, 2005
FILE NUMBER:	
SCALE:	
5 OF 8	
FILE NUMBER:	M-10000

REV March 21, 2005

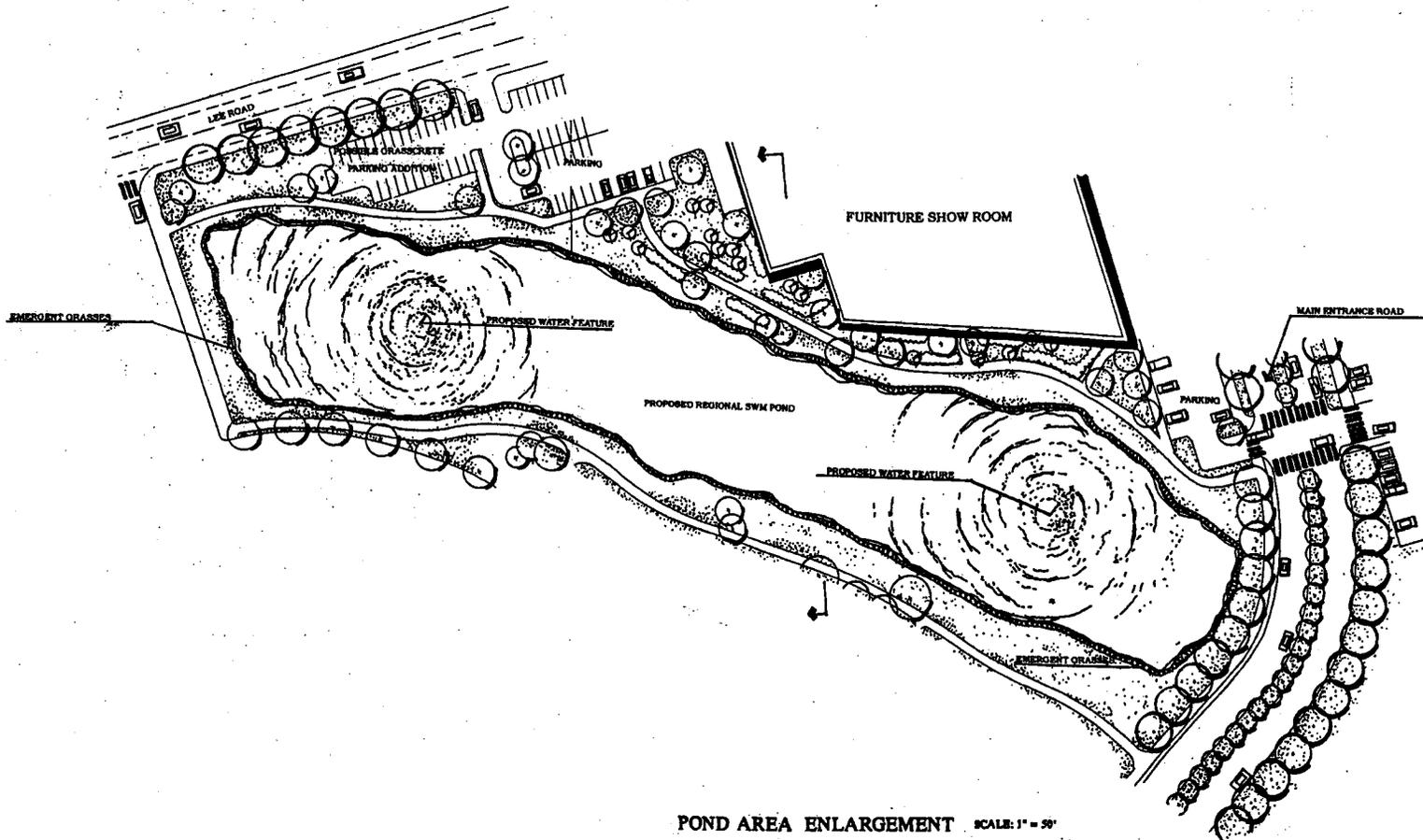


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SECTION THROUGH PROPOSED POND

SCALE 1" = 20'



POND AREA ENLARGEMENT SCALE: 1" = 50'

**Dewberry & Davis LLC**  
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 Planners  
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GENERALIZED DEVELOPMENT PLAN AMENDMENT/SPECIAL EXCEPTION AMENDMENT PLAN SECTIONS AND ELEVATIONS  
**CHANTILLY CROSSING**  
 FAIRFAX, VIRGINIA  
 SULLY DIST

DESIGNED BY	DR
DRAWN BY	DR
CHECKED BY	LR
DATE	November 21, 2002
SCALE	
FILE NUMBER	
6 of 8	
FILE NUMBER	H-W382

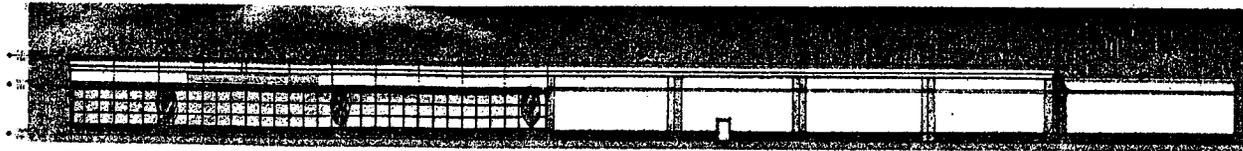
Rev. January 21, 2003  
 REV. March 21, 2000



DEWBERRY'S SEAL & SIGNATURE



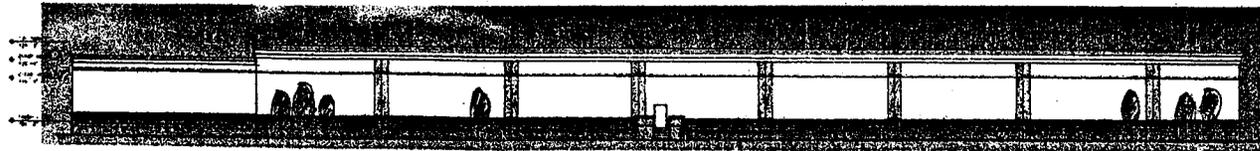
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

MARLO FURNITURE

CHANTILLY CROSSING  
SULLY DISTRICT

DATE: 03-18-03



FURNITURE SHOWROOM ELEVATIONS - BUILDING "D"

THE ELEVATIONS PRESENTED ON THIS SHEET ARE PRELIMINARY. THEY ARE PRESENTED TO REPRESENT THE GENERAL CHARACTER AND THEME OF THE PROPOSED FURNITURE SHOWROOM BUILDING. THE ELEVATION WILL BE REFINED AND SUBJECT TO MINOR MODIFICATION WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.



ENGINEER'S SEAL & SIGNATURE

GENERALIZED DEVELOPMENT PLAN AMENDMENT/SPECIAL EXCEPTION AMENDMENT PLAN  
FURNITURE SHOW ROOM ELEVATIONS  
CHANTILLY CROSSING  
FAIRFAX, VIRGINIA  
SULLY DISTRICT

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DESIGN BY	DSC
DESIGNED BY	By Others
REVISION BY	LAW
DATE	January 21, 2003
SCALE	N.T.S.
FILE NUMBER	
PAGES	
SHEET	7 of 8
FILE NUMBER	H-W382

Rev March 21, 2003



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

**DESCRIPTION OF THE APPLICATIONS**

The property that is the subject of the concurrent applications is located in the southeast quadrant of the intersection of Route 50 and Lee Road, in Chantilly. The site is a portion of the area previously rezoned under RZ 95-Y-016. RZ 95-Y-016, consisting of 75.59 acres, approved a mixed use commercial center including retail area, two hotels, eating establishments, and other related uses (see background section below for further details). Special Exceptions were also approved for two freestanding signs for the center and an increase in building height for two hotels (SE 95-Y-024), and for a service station/quick service food store on a pad site in the southwest corner of the property (SE 98-Y-001). Since the time of the original approvals, a hotel has been constructed on a portion of the property, along Route 50, while the remainder of the property has remained undeveloped. The 56.29 acre portion of the property located south of and including the EQC has been the subject of a series of applications to amend the proffers and development plan on that part of the site.

The current proposal, consisting of two concurrent applications (PCA 95-Y-016-04 and SEA 95-Y-024-03), will impact only 14.4 acres of the original property, which are located north of the EQC. The five acre parcel where a hotel has already been constructed (also north of the EQC) is not included in this request. Details of each application are as follows:

**PCA 95-Y-016-04** proposes to amend the proffers and development plan to revise the layout of the site and to add floor area to accommodate a retail use (a furniture store). The proposal does the following:

- Deletes two previously approved buildings, the 40,300 square foot southernmost hotel (Building C on the GDP), and the 10,000 square foot recreational facility (Building D),
- Restricts the two restaurants (Buildings E and F) to 6,000 and 6,500 square feet, respectively, (with an option to increase one restaurant by 2,000 square feet should the furniture store be reduced by the same amount), and
- Combines the resulting 56,800 square feet of unused floor area with an additional 10,700 square feet into a single retail use (furniture store) of 67,500 square feet (with the option to be reduced by 2,000 square feet).

The table below shows the proposed changes. (Note: Building H is the hotel which has already been constructed on Parcel 7D and is not part of this application; Buildings A and B and additional pad sites are located in the portions of the original rezoning south of the EQC, and are also not included in this application.)

	Approved GDP		Proposed GDP	
	Use	Square Feet	Use	Square Feet
Building C	Hotel	40,300 sq ft	deleted	
Building D	Recreational Facility	10,000 sq ft	Furniture Store	65,500 – 67,500 sq ft <sup>2</sup>
Building E	Restaurant	9,000 sq ft <sup>1</sup>	Restaurant	6,500 – 8,500 sq ft <sup>2</sup>
Building F	Restaurant	10,000 sq ft <sup>1</sup>	Restaurant	6,000 sq ft
Building G	Hotel	77,500 sq ft	Hotel	77,500 sq ft
<b>Total</b>	<b>146,800 square feet</b>		<b>157,500 sq ft</b>	

- <sup>1</sup> Although smaller footprints were identified for these two restaurants, the previous GDP reserved an option for the full 9,000 and 10,000 square feet
- <sup>2</sup> The application would allow a maximum of 2,000 square feet to be reallocated from Building D (furniture store) to Building E (restaurant), but in no case would the total floor area on the site exceed the maximum of 157,500 square feet.

**SEA 95-Y-024** is a request to amend a 14.4 acre portion of SE 95-Y-024 (which was previously approved for an increase in building heights and waiver of certain sign regulations). The SEA is applicable to the same area as the PCA request. Specifically, the current request seeks to maintain the special exception uses as previously approved. The increase in building height would pertain only to the previously approved hotel building (Building G) which is retained in this application. (The original SE also applied, and continues to apply, to the hotel which has already been constructed and is not part of this application.) The waiver of sign regulations applies to the previously approved freestanding sign located on the site; no change is proposed to this sign. (The original SE also applied to a second sign located on the portion of the property south of the EQC, which is not covered by this application.)

**LOCATION AND CHARACTER**

The application property is located in the southeast quadrant of the intersection of Route 50 (Lee Jackson Memorial Highway ) and Lee Road. The property is vacant and is covered by treed areas and old field vegetation. An unnamed tributary of Schneider’s Branch flows across the southern boundary of the property, and an Environmental Quality Corridor (EQC) is associated with the tributary. The EQC is currently the site of regional pond construction associated with development south of the EQC.

## SURROUNDING AREA DESCRIPTION

Direction	Use	Zoning	Plan
North	Route 50 Right-of-Way	--	--
South & East	Vacant (under construction), approved for mixed use commercial under PCA 95-Y-016 / SE 95-Y-024-2	C-8	Industrial / Mixed Use
West	Markey Business Center West Fairfax Commerce Center	I-4, I-5	Industrial

## BACKGROUND

All, or portions of the application property have been the subject of numerous rezoning and/or special exception applications; the following is an abbreviated history:

On July 26, 1982, the Board of Supervisors approved RZ 82-W-051, which rezoned over 63,000 acres of land in the western part of the county (including the subject parcels) to the Water Supply Protection Overlay District (WS).

On July 26, 1982, the Board of Supervisors approved RZ 82-W-053, which rezoned approximately 1600 acres (including a portion of Parcel 7B and Parcel 19) to the I-3 District. The rezoning was adopted in part to facilitate non-residential development within the Dulles Noise Impact Area.

On February 7, 1983, the Board of Supervisors approved RZ 82-S-047, subject to proffers, which rezoned 1.2 acres from the R-1 District to the I-5 District for industrial development.

On August 5, 1996, the Board of Supervisors approved RZ 95-Y-016, subject to proffers dated August 5, 1996, and concurrently approved SE 95-Y-024 (both applications consisting of Tax Map Parcels 34-3 ((1)) 7B, 19, 26 and 33), subject to certain development conditions. RZ 95-Y-016 rezoned approximately 75 acres from the I-5, I-3, and C-8 Districts to the C-8 District. The rezoning permitted development of a mixed use commercial development which included two hotels, four eating establishments, a fast food restaurant or drive-through bank, a furniture store and a retail center with a maximum overall FAR of 0.23. SE 95-Y-024 permitted an increase in area and height for two freestanding signs for the property and permitted an increase in building height for the proposed hotel buildings. Copies of the rezoning proffers and SE development conditions are attached as Appendices 5 and 6, respectively.

On June 29, 1998, the Board of Supervisors approved PCA 95-Y-016 subject to proffers dated June 22, 1998, and concurrently approved SE 98-Y-001 subject to certain development conditions. The approvals permitted development of a service

station/quick service food store at the corner of Lee Road and Penrose Place. No other changes were proposed for the property.

On March 5, 2002, the Board of Supervisors approved applications PCA 95-Y-016-2, RZ 2001-SU-015, RZ 2001-SU-016, and SEA 95-Y-024. The approvals amended the development plan for a commercial mixed use development for that portion of the site located south of (and including) the EQC. None of this area is included in the current applications.

On August 5, 2002, the Board of Supervisors approved applications PCA 95-Y-016-3, and SEA 95-Y-024-2. The approvals amended the development plan for a commercial mixed use development for that portion of the site located north of the EQC (on the same land area as this application). These applications reallocated square footage without increasing the total, and allowed the deletion of one of three restaurants and the addition of a third hotel.

#### **COMPREHENSIVE PLAN PROVISIONS (Appendix 9)**

**Plan Area:** Area III; Dulles Suburban Center; Land Unit I  
**Plan Map:** Industrial with Mixed Uses as an Option  
**Plan Text:**

In Plan Amendment No. 2000-29, adopted February 10, 2003 by the Board of Supervisors, under the heading "Land Unit I, Recommendations, Land Use," the Plan states:

- "1. This land unit is planned for light industrial and industrial/flex uses up to a maximum FAR of .35. Development should be of high quality and attractive, particularly along the frontage of Route 28. Light industrial use should be oriented to Lee Road to be compatible with existing development on the west side of Lee Road in Land Unit H and industrial/flex use should be oriented to Route 28 opposite similar use in Land Unit E-3. As an option, high quality hotel and/or a mixture of office and industrial/flex uses are also appropriate in this land unit because of its high visibility. These uses should complement the National Air and Space Museum Annex through providing a balanced mixture of tourist and employment uses. The area north of the Environmental Quality Corridor (EQC) is most visible to Route 50 and offers the greatest potential to provide high-quality tourist oriented uses to support the National Air and Space Museum Annex.

Subject to meeting the elements listed under "Performance Criteria for Optional Uses," the land area north of Penrose Place and south of the EQC, as well as Tax Map 34-3((1)) 33, may be appropriate for a mixture of uses including retail, restaurant and/or recreational facilities. Restaurant uses may be appropriate north of the EQC only if the use is limited to high-quality eating establishments

that incorporate excellence in design, siting, style and materials. Drive through and/or fast food restaurants are not appropriate. Private recreational uses may also be appropriate north of the EQC.

For retail, restaurant and/or recreational uses, the following conditions should also be met:

- A maximum FAR of .25;
- Preservation of the environmental quality corridors which may be augmented by open space to preserve a minimum of 33% of the site;
- Access is limited to Lee Road and Penrose Place;
- Any development of the site must demonstrate to the satisfaction of the Fairfax County Office of Transportation that it does not impede traffic flow on Route 50 or the Route 50/Route 28 interchange; and
- No more than four freestanding pad sites on the site.

Retail use is not planned north of the EQC; however, a furniture store may be appropriate as an alternative to the hotel and private recreation uses that are planned and approved for the site between the EQC and Chantilly Crossing Lane. A furniture store may be considered because of its low trip generation rate, particularly at peak hours, if the following conditions are met:

- Limit development to a maximum of 67,500 square feet;
- Demonstrate that traffic generated by this use will not adversely impact nearby intersections;
- Provide high quality landscape and architectural design;
- Provide signage that avoids the appearance of strip retail use; and
- Provide a commitment to active recreation (land or funding) to offset the loss of the planned private recreation use on this site."

## **ANALYSIS**

### **Generalized Development Plat/Special Exception Plat (Copy at front of staff report)**

Title of GDP/SE Plat:	"Chantilly Crossing"
Prepared By:	Dewberry & Davis, LLC
Original and Revision Dates:	November 21, 2002 as revised through March 21, 2003

The combined GDP/SE Plat for both applications consists of eight sheets, as follows:

Sheet 1 .....	Cover Sheet
Sheet 2 .....	Notes and Tabulation, and Alternative Layout
Sheet 3 .....	GDP / SEA Plat
Sheet 4 - 6 .....	Sections and Site Details
Sheet 7 .....	Furniture Store Elevations
Sheet 8 .....	Lighting Plan (blow up of PCA/SEA area)

**Sheet 1** is a cover sheet including a vicinity map and a sheet index.

**Sheet 2** includes the notes and tabulations for the PCA/SE Plat, as well as the overall site tabulations (for information only).

**Sheet 3** depicts the GDP/SE Plat for the site. The entire property covered by the original rezoning is shown for reference. The features depicted within the site area of the current application include:

- Access provided via one entrance to Lee Road. The proposed road traverses the application property and connects (through the portion of the development not part of this application) to a second entrance on Lee Road to the south. (no change from previous approval)
- *Building D*: located south of the proposed road and adjacent to the EQC/stormwater management facility, a one-story "Furniture Show Room" of 67,500 square feet, with a building height of 40 feet. An option would allow the furniture store to be reduced by 2,000 square feet (to 65,500 sq. ft.) if one of the restaurants needs to be enlarged. (new to this application)
- *Buildings E and F*: located in the northwest corner of the site, adjacent to Route 50 and Lee Road, one-story eating establishments of 6,500 square feet and 6,000 square feet, respectively. Outdoor eating patios are located generally between the two buildings, oriented to the surrounding open space. Building E could be increased to 8,500 square feet, if the furniture store is reduced in size by the same amount. (reduced gross floor area from previous approval)
- *Building G*: located in the northeast corner of the subject property, adjacent to Route 50, a four-story hotel of 77,500 square feet and 123 rooms, 50 feet in height. (no change to floor area, but previously approved for only 112 rooms)
- Surface parking for all uses. Notes indicate that 451 spaces are required, and a maximum of 580 spaces are provided. A grasscrete parking area including 27 spaces is located in the southern corner of the site. Notes indicate that the applicant retains the right to not construct this grasscrete area, and to construct a lesser number of parking spaces, though no less than 530 spaces.
- Location of a free standing sign at the corner of Lee Road and Route 50, (size details are included on Sheet 4). (no change)

## Land Use Analysis (Appendix 9)

The property is located within the Dulles Suburban Center, and is planned for industrial use, with an option for a mix of commercial uses provided specific performance criteria are met. Additionally, the Plan contains design guidelines for the Dulles Suburban Center. The criteria and guidelines include provisions for parcel consolidation, open space and tree preservation, coordinated access, prevention of light glare, unified retail centers, pedestrian linkages, landscaping for parking areas, pedestrian plazas, and unified architectural themes for multi-building complexes. Additional criteria specific to this land unit include a maximum FAR of 0.25, preservation of the EQC area, limiting access to Lee Road and/or Penrose Place, limiting pad sites to no more than four, and assurance that traffic flow for Route 50 and Route 28 is not adversely impacted.

The application is a request to develop under the option for a furniture store on the northern portion of the development. In order to meet the plan criteria for this option, staff requested that the applicant modify the proffer language to restrict the future potential retail to a single store (as opposed to several separate stores in more of a "strip" development layout). In addition, because the Zoning Ordinance does not define "furniture store," staff requested the proffer be structured to clearly identify what type of retail use would constitute a furniture store. In staff's opinion, the draft proffer contained in Appendix 1 satisfactorily addresses the definition of a furniture store. Staff believes the draft proffers meet the other Plan conditions for a furniture store, including a \$250,000 contribution for recreational uses at the time the Non-Residential Use Permit is issued.

It would be preferable for the trail and recreation area along the pond amenity behind the proposed furniture store to be enhanced by allowing more width and special treatment of plaza areas. Previous approvals on this site, which proposed a hotel and recreation facility, showed more amenities through this area which would attract visitors and patrons. Staff is concerned about the loss of this area as a usable open space area.

This application proposed to increase the Gross Floor Area (GFA) and Floor Area Ratio (FAR) for the site. The GFA will increase from 146,800 square feet to 157,500 square feet (increase of 10,700 sq. ft.); the FAR will increase from 0.23 to 0.27. While this is in excess of the Plan recommendation for 0.25, the FAR on the entire land unit will not exceed either the 0.25 Plan recommendation or the proffered 0.23 FAR on the original site. The overall site continues to have an FAR of 0.22.

## Public Facilities Analyses

*Water Service* (Appendix 10) – Adequate service available; no issues cited.

*Sewer Service* (Appendix 11) – Adequate capacity available; no issues cited.

*Fire and Rescue* (Appendix 12) – Meets fire protection guidelines; no issues cited.

- Stormwater management will be provided with a wet pond designed to serve both stormwater management and as an amenity. The pond itself is currently being constructed in conjunction with the southern portion of the property, and is not part of this application. (no change)

**Sheet 4** depicts site details for the property, including a detail of the proposed sign, indicating the previously approved dimensions of a 25 feet height (from grade) and a 250 square feet sign area. This sheet shows an elevation of the site from Route 50, and details of a garbage can and a bench.

**Sheet 5** depicts landscaping details, showing a cross section from Lee Road to the parking area, a cross section from Route 50 to the parking area, and the northern entrance area in both plan view and cross section (no change from previous approval).

**Sheet 6** depicts a cross section through the proposed pond, and details of the treatment of the area between the furniture store and the pond including a trail.

**Sheet 7** depicts elevations, from all four sides, of the furniture store. The northern side (the short side) and a portion of the western side (facing the Lee Road) are shown as glass windows. The remainder of the building (including a majority of the Lee Road frontage) is block with occasional vertical elements (except on the extended storage area comprising most of the south side) and a flat roof with parapet treatment.

**Sheet 8** is a lighting plan for the application property, which also shows the site details of the application property in a larger scale.

### **Transportation Analysis (Appendix 7)**

The applicant has completed or carried forward all previous transportation commitments, therefore there are no transportation issues associated with this application.

### **Environmental Analysis (Appendix 8)**

The Trails Plan identifies major paved trails along the east side of Lee Road and the south side of Route 50 (along the subject property's frontages). The trail on Route 50 is shown, but the applicant is requesting a modification of the trail requirement along Lee Road in favor of a five foot wide sidewalk (existing). This request is under review by the trails planner. Aside from the trail, the application raises no environmental issues.

*Stormwater Planning* (Appendix 13) – No issued cited.

*Fairfax County Park Authority* (Appendix 14) – No issues cited.

**ZONING ORDINANCE PROVISIONS** (Appendix 15)

The following table reflects how the applications compare to the minimum requirements of the C-8 District.

**BULK STANDARDS – C-8 DISTRICT**

	<b>Required</b>	<b>Provided</b>
<b>Minimum Lot Size</b>	40,000 sf	14.4 Acres
<b>Minimum Lot Width</b>	200 ft	Route 28: 580 ft + Lee Road: 1,500 ft +
<b>Max. Building Height</b>	40 ft	50 ft. (hotel)* 24 ft (eating establishments) 40 ft. (furniture store)
<b>Front Yards</b>	45 ABP, not less than 40 ft. (hotel: 50 ft., eat. est.: 24 ft., furn. store: 40 ft.)	Route 50: 55 ft. Lee Road: 75 ft.
<b>Rear Yards</b>	20 ft.	29 ft +/-
<b>Max. FAR</b>	0.50	0.27
<b>Min. Open Space</b>	15%	30%
<b>Parking</b>	501 spaces	580 spaces (minimum 530 spaces)

\* The GDP/SE Plat shows the hotel at 50 feet, but the conditions retain the 75 ft requested under the SEA and previously approved under SE 95-Y-024 and SEA 95-Y-024-02

**Additional Requirements**

*Highway Corridor Overlay Districts; Use Limitations (Section 7-608)*

*General Special Exception Standards (Sect. 9-006)*

*Additional Building Height (Sect. 9-607)*

*Waiver of Certain Sign Regulations (Sect. 9-620)*

Highway Corridor Use Limitations (Section 7-608)

The Highway Corridor (HC) Overlay District imposes additional requirements on certain uses proposed within the overlay district. These requirements do not apply to the application request.

### Special Exception Standards (Sects. 9-006, 9-607, 9-620)

The applicant requests a reaffirmation of the approvals for an increase in height and for a waiver of certain sign regulations. The increase in height would apply to a previously approved hotel on the application property (Building G). (The hotel which has already been constructed and is not included in this application also has an approved increase in height.) A third hotel approved for an increase has been deleted from the application to allow for the construction of the furniture store. No change is proposed to the request for sign waivers, which continues to allow a sign measuring 250 sf in area and not more than 25 feet in height, to be located at the intersection of Route 50 and Lee Road. Staff believes that the proposed hotel deletion will not affect the application analysis, and that the requests therefore meet the applicable SE standards.

### **Summary of Zoning Ordinance Provisions**

All applicable standards have been satisfied with the draft proffers and proposed development conditions.

### **CONCLUSIONS AND RECOMMENDATIONS**

#### **Staff Conclusions**

PCA 95-Y-016-04 and SEA 95-Y-024-03 are concurrent applications which propose to delete a recreational facility and a hotel from the previously approved development. Utilizing that excess floor area and an additional 10,700 square feet, the applicant proposes to add a furniture store, increasing the FAR to 0.25 for the application property. In addition, the applicant is seeking reaffirmation of additional building height for a previously approved hotel, and a reaffirmation of a waiver of certain sign regulations for a previously approved free-standing sign. The applications are in harmony with the recommendations of the Comprehensive Plan, including the specific design standards for the Dulles Suburban Center, and are in conformance with the applicable Zoning Ordinance provisions.

#### **Recommendations**

Staff recommends approval of PCA 95-Y-016-04 subject to the execution of proffers consistent with those found in Appendix 1.

Staff recommends approval of SEA 95-Y-024-03 subject to the development conditions found in Appendix 2.

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 recommendations of staff; it does not reflect the position of the Board of Supervisors.

## **APPENDICES**

1. Proposed Proffers; PCA 95-Y-016-04
2. Proposed Development Conditions; SEA 95-Y-024-03
3. Affidavits
4. Statement of Justification
5. Proffers and approved GDP, PCA 95-Y-016-03 (with reaffirmed proffers)
6. Development Conditions, SEA 95-Y-024-02
7. Transportation Analysis
8. Environmental Analysis
9. Land Use Analysis
10. Water Service Analysis
11. Sewer Service Analysis
12. Fire and Rescue Service Analysis
13. Stormwater Planning Analysis
14. Park Authority Analysis
15. Zoning Ordinance Provisions
16. Glossary



## PROFFERS

PCA 95-Y-016-4

April 8, 2003

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 ((13)) 1, 2, 3 and 4 (formerly 34-3 ((1)) pt. 7B and pt. 19) (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. The previously approved proffers associated with PCA 95-Y-016-3 dated July 26, 2002 shall be superceded by these proffers.

## 1. EXHIBITS

- a. **[Revised to Read]** Subject to the provisions of Section 18-204 of the Fairfax County Zoning Ordinance (hereinafter referred to as "Zoning Ordinance"), development of the Application Property shall be in substantial conformance with the Generalized Development Plan Amendment and Special Exception Plat Amendment (GDPA/SEA Plat), Sheets 1, 2 and 3 of 7, prepared by Dewberry & Davis LLC dated November 21, 2002, revised through March 21, 2003. The ranges of square footage shown on individual buildings provide flexibility, however, the total square footage for the Application Property shall not exceed 157,500 square feet.
- b. **[Revised to Read]** 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. Sections and Elevations with Site Details, Sheets 4, 5, 6 and 8 dated November 21, 2002, revised through March 21, 2003, prepared by Dewberry & Davis.

2. USES -- **[Revised to Add]**

- a. The use of Building D shall be limited to a single furniture store. A furniture store shall be defined as a retail sales establishment specializing in the sale of furniture. Accessory items such as floor coverings, lighting, and decorative accessories may be sold as long as the majority of the store is devoted to the sale of furniture.

- 3.a. vi. **[Revised to Read]** The Applicant shall provide a signal warrant analysis upon request by VDOT and shall provide properly phased traffic signals, if determined warranted by VDOT, at any one of the following three intersections:

- (1) Lee Road and Entrance A
- (2) Lee Road and Entrance C
- (3) Lee Road and Penrose Place (Entrance D)

If the signals are not warranted at the time of approval of the final site plans affecting the intersection identified for signal installation, the Applicant shall post a letter of credit in an amount, as shall be determined by DPWES, for future installation of the traffic signal. If after five (5) years following construction completion and occupancy of the Application Property, as evidenced by issuance of Non-RUPs for the last tenant space, any of the traffic signals are not warranted, the letter of credit amount for the unwarranted signal shall be contributed to the County for other transportation improvements in the area.

- 6.a. v. **[Revised to Read]** The architectural elevations shown on Sheet 7 of the GDP are provided to illustrate the general character, quality and design intent of Building D. The Applicant reserves the right to modify the elevations based on final architectural design.

13. **[new]** NOISE MITIGATION. In order to reduce interior noise to a level of approximately 45 dBA Ldn, Building G, which has been identified as being impacted by highway noise from Route 50 having levels projected to be between 65 and 70 dBA Ldn, shall employ the following acoustical measures:

Exterior walls shall have a laboratory sound transmission class (STC) rating of at least 39. Doors and glazing shall have a laboratory STC rating of at least 28 unless glazing constitutes more than 20 percent of any façade exposed to noise levels of Ldn 65 dBA or above. If glazing constitutes more than 20 percent of an exposed façade, then the glazing shall have a STC rating of at least 39. All surfaces shall be sealed and caulked in accordance with methods approved by the American Society for Testing and Materials (ASTM) to minimize sound transmission.

14. **[new]** Recreation. Prior to issuance of a Non-Residential Use Permit ("Non-RUP") for Building D as a furniture store, the Applicant shall contribute the sum of \$250,000.00 to Fairfax County for the development of active recreational facilities in the area. The Applicant may, at its own cost, install a plaque acknowledging this contribution by the Applicant at the site of recreational facilities.

APPLICANT/TITLE OWNER OF  
TAX MAP 34-3 ((13)) 1, 2, 3, 4  
(formerly Tax Map 34-3 ((1)) pt. 7B and pt. 19)

CHANTILLY 50-28 ASSOCIATES LIMITED  
PARTNERSHIP

By: Lomar Investments, Inc., is General Partner

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Louis L. Glickfield  
President

[SIGNATURES CONTINUE ON NEXT PAGE]

CONTRACT PURCHASER OF  
TAX MAP 34-3 ((13)) 1  
(formerly Tax Map 34-3 ((1)) pt. 7B)

SPRINGHILL SMC CORPORATION

\_\_\_\_\_  
By: \_\_\_\_\_  
Its: \_\_\_\_\_

[SIGNATURES END]

**PROPOSED DEVELOPMENT CONDITIONS**

SEA 95-Y-024-03

April 9, 2003

If it is the intent of the Board of Supervisors to amend SE 95-Y-024 located at Tax Maps 34-3 ((13)) 1-4, previously approved for an increase in building height and a waiver of certain sign regulations, to permit a furniture store in lieu of previously approved hotel and recreation facility; pursuant to Sect. 9-607 and 9-620 of the Fairfax County Zoning Ordinance, then staff recommends that the Board condition the approval by requiring conformance with the following development conditions. These development conditions shall supercede any previous development conditions for the area subject to this application only. Conditions which are substantively the same and which have been carried forward from previous applications are indicated with an asterisk \*.

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 "Chantilly Crossing," prepared by Dewberry & Davis LLC, consisting of eight sheets and dated November 21, 2002 as revised through March 21, 2003, 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. Any portion of the property may be subject to a Special Exception Amendment without joinder and/or consent of the other portion of the property if such Special Exception Amendment does not affect any other portion of the property, as determined by the Zoning Administrator. Previously approved development conditions applicable to the portion of the property not subject to the Special Exception Amendment shall otherwise remain in full force and effect.\*
5. All signage on the subject property shall conform with the provisions of Article 12 "Signs" of the Zoning Ordinance, with the exception that one freestanding identification sign for the development shall be permitted in the style, size and location as depicted on Sheet 5 of the combined GDP/SE Plat; regardless of the dimensions of the sign depicted on Sheet 5, the sign shall not exceed a height of 25 feet from grade nor a total sign area of 250 sf. The sign area for this sign shall be calculated in accordance with the provisions of Par. 3 of Sect. 12-205 of the

Zoning Ordinance. This sign shall be limited to identifying the proposed development and a maximum of six individual tenants. Consistent letter treatment in terms of size and color shall be provided for all lettering on the sign. \*

6. Changes to the sign face of the free-standing identification sign shall require approval of a sign permit in accordance with Article 12 of the Zoning Ordinance, but shall not require a Special Exception Amendment, provided that consistent letter treatment is maintained. Increases in sign area and/or height shall require approval of a Special Exception Amendment.\*
7. Neon shall not be used for ornamentation or signage on the exterior of the buildings. \*
8. The maximum building height for the hotel (labeled Building G on the GDP/SE Plat) shall be 75 feet. All other buildings proposed on the site shall be limited to a maximum building height of 40 feet or such lesser height as may be shown on the GDP/SE Plat.

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. 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.

**REZONING AFFIDAVIT**

DATE: March 24, 2003  
 (enter date affidavit is notarized)

I, Elizabeth D. Baker, agent, 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

*2002-170c*

in Application No.(s): PCA 95-Y-016-04  
 (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 <b>BOLD</b> above)
<b>Chantilly 50-28 Associates Limited Partnership</b> Agents: -Louis L. Glickfield -Philip G. Norton -Stuart Liss (nmi) -Adam S. Glickfield	c/o Marlo Furniture 725 Rockville Pike Rockville, MD 20852	<b>Applicant/Title Owner of Tax Map 34-3 ((13)) 1, 2, 3, 4 (formerly Tax Map 34-3 ((1)) pt. 7B and pt. 19</b>
<b>Dewberry &amp; Davis LLC</b> Agents: -Philip G. Yates -Lawrence A. McDermott Former Agent: -Jiri F. Kovats	8401 Arlington Boulevard Fairfax, Virginia 22031	<b>Engineers/Planners/Agent</b>

(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.

\* 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: March 24, 2003  
(enter date affidavit is notarized)

2802-170c

for Application No. (s): PCA 95-Y-016-04  
(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 <b>BOLD</b> above)
<b>Walsh, Colucci, Lubeley, Emrich &amp; Terpak, PC</b> (formerly Walsh, Colucci, Stackhouse, Emrich & Lubeley, P.C.)	2200 Clarendon Boulevard 13th Floor Arlington, Virginia 22201	<b>Attorneys/Planners/Agent</b>

Agents:

Martin D. Walsh	Timothy S. Sampson
Lynne J. Strobel	Elizabeth D. Baker
Keith C. Martin	Susan K. Yantis
M. Catharine Puskar	Inda E. Stagg
William J. Keefe	Shannon M.P. Johnson

<b>Springhill SMC Corporation</b>	10400 Fernwood Road Bethesda, Maryland 20817	<b>Contract Purchaser of Tax Map 34-3 ((1)) pt. 7B</b>
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Agents:

- Daryl A. Nickel
- Bonnie Vancheri (nmi)
- Mark W. Brugger

(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: March 24, 2003  
(enter date affidavit is notarized)

2002-170c

for Application No. (s): PCA 95-Y-016-04  
(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)

Lomar II Investments, Inc.  
5650 General Washington Drive  
Alexandria, VA 22312

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)

Louis L. Glickfield

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President,

Louis L. Glickfield, President, Treasurer and Sole Director  
Steven H. Schram, VP  
Neal J. Glickfield, VP  
Adam S. Glickfield, VP  
Rosemary G. Dean, Secretary

(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: March 24, 2003  
(enter date affidavit is notarized)

2002-170c

for Application No. (s): PCA 95-Y-016-04  
(enter County-assigned application number (s))

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

NAI II, Inc.  
1019 Basil Road  
McLean, VA 22101

**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)

Patricia A. Norton

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

Philip G. Norton, President, Secretary, Treasurer and Sole Director

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

Dewberry & Davis LLC  
8401 Arlington Boulevard  
Fairfax, VA 22031

**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)

The Dewberry Companies LC, Member  
Larry J. Keller, Member  
Dennis M. Couture, Member  
Steven A. Curtis, Member

**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: March 24, 2003  
(enter date affidavit is notarized)

2002-170c

for Application No. (s): PCA 95-Y-016-04  
(enter County-assigned application number (s))

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

The Dewberry Companies LC  
8401 Arlington Boulevard  
Fairfax, VA 22031

**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)

Sidney O. Dewberry, Member	Michael S. Dewberry, Member
Barry K. Dewberry, Member	Thomas L. Dewberry, Member
Karen S. Grand Pre, Member	

**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)

Walsh, Colucci, Lubeley, Emrich & Terpak, P.C.  
2200 Clarendon Boulevard, 13th Floor  
Arlington, Virginia 22201

**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)

David J. Bomgardner	Thomas J. Colucci	James P. Downey	Jay du Von
Jerry K. Emrich	William A. Fogarty	John H. Foote	H. Mark Goetzman
Michael D. Lubeley	Keith C. Martin	J. Randall Minchew	John E. Rinaldi
Timothy S. Sampson	Lynne J. Strobel	Nan E. Terpak	Garth M. Wainman
Martin D. Walsh			

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

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: March 24, 2003  
(enter date affidavit is notarized)

2002-170c

for Application No. (s): PCA 95-Y-016-04  
(enter County-assigned application number (s))

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

Springhill SMC Corporation  
10400 Fernwood Road  
Bethesda, Maryland 20817

**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)

Marriott International, Inc.

---

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g.

William T. Petty, President, Director; Mark W. Brugger, VP; Joel Eisemann (nmi), VP; Roy T. Grant, VP; Timothy J. Grisius, VP; David J. Grissen, VP; Carolyn Burris Handlon, VP, Treasurer; Kevin M. Kimball, VP, Director; Daryl A. Nickel, VP; M. Lester Pulse, Jr., VP; John Joseph Ryan, VP; William J. Shaw, VP; George Cope Stewart III, VP, Director; James M. Sullivan, VP; William R. Tiefel, VP; Dorothy M. Ingalls, Secretary; Nancy L. Benz, Asst Sec; Margery Breneman, Asst Sec; Aliza L. Carrino, Asst Sec; Ward Cooper (nmi), Asst Sec; Nina Eldred (nmi), Asst Sec; Eleanor L. Kapustin, Asst Sec; Kevin Montano (nmi), Asst Sec; M. Lester Pulse, Jr., Asst Sec; Edward A. Ryan, Asst Sec; Jefferson B. Stant, Asst Sec; Thomas Vickery (nmi), Asst Sec.

(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: March 24, 2003  
(enter date affidavit is notarized)

2002-170c

for Application No. (s): PCA 95-Y-016-04  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)  
Marriott International, Inc.  
10400 Fernwood Road  
Bethesda, Maryland 20817

**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)

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

J.W. Marriott, Jr. Chairman of the Board & CEO, Director; Joseph Ryan, EVP & Genl Counsel; Kevin M. Kimball, VP; Maritza Cordero, Asst Sec; Lawrence M. Small, Director; Arthur Bradford Bryan, Jr., VP; Mark Forseth, Asst Sec; Richard E. Marriott, Director; Richard D. Hanks, VP; Charlotte B. Sterling, VP; Michael B. Lichtenstein, Asst Sec; Roger W. Sant, Director; Karl Kilburg, VP, Dennis M. Baker, VP; Nina R. Eldred, Asst Sec; W. Mitt Romney, Director; Daryl A. Nickel, VP; Michael R. Ruffer, VP; Peter J. Swift, Asst Sec; William J. Shaw, Pres & COO, Director; Edwin D. Fuller, VP; Janet M. Brashear, VP; Robert A. Searle, Asst Sec; James M. Sullivan, EVP; Paul E. Johnson, Jr., VP; Robert A. Miller, VP; Steven M. Goldman, Asst Sec; Arne M. Sorenson, EVP & CFO; Ronald E. Eastman, VP; Robert T. Pras, VP; Thomas E. Vickery, Asst Sec; M. Lester Pulse, Jr., VP; Horst H. Schulze, VP; Myron D. Walker, VP; Ward R. Cooper, Asst Sec; Carl Wilson, VP; Joel Maier Eisemann, VP; Michael R. Mackie, VP; Carolyn B. Handlon, Asst Treas & VP; Stephen P. Weisz, VP; John L. Williams, VP; Todd Clist, VP; Floretta Dukes McKenzie, Director; Brendan M. Keegan, SVP-Human Resources; Stephen E. Riffie, VP; Alice S. Marriott, VP; Gilbert M. Grosvenor, Director; Raymond G. Murphy, Treasurer & VP; William T. Petty, VP; Henry Cheng Kar-Shun, Director; Harry J. Pearce, Director; William R. Tiefel, Vice Chairman; Thomas E. Ladd, VP.

(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: March 24, 2003  
(enter date affidavit is notarized)

2002-170c

for Application No. (s): PCA 95-Y-016-04  
(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)

Chantilly 50-28 Associates Limited Partnership  
5650 General Washington Drive  
Alexandria, VA 22312

(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:

Lomar II Investments, Inc.  
NAI II, Inc.

Limited Partners:

Steven H. Schram  
NAI, II, Inc.  
Trust for the benefit of Marilyn F. Glickfield and Descendents  
Trustee: Sidney J. Silver  
Beneficiaries:

Marilyn F. Glickfield  
Neal J. Glickfield  
Cheryl Numark  
Marla Schram  
Adam S. Glickfield  
Lauren Schram  
Brian Schram

Neal J. Glickfield  
Trust for the benefit of Irma Gross and Descendants  
Trustee: Neal J. Glickfield  
Beneficiaries:  
Irma Gross  
Michelle Post  
Addison Gross

James Pantos  
Tim Connors  
Adam S. Glickfield  
Lomar II Investments, Inc.  
Rosemary G. Dean

(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 AFFIDAVIT

DATE: March 24, 2003  
(enter date affidavit is notarized)

2002-170c

for Application No. (s): PCA 95-Y-016-04  
(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.)

None

(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: March 24, 2003  
(enter date affidavit is notarized)

2002-170c

for Application No. (s): PCA 95-Y-016-04  
(enter County-assigned application number(s))

3. That within the twelve-month period prior to the filing 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 \$200 or more, with any of those listed in Par. 1 above. **EXCEPT AS FOLLOWS: (NOTE: If answer is none, either "NONE" on line below.)**

Louis L. Glickfield, through his companies, donated in excess of \$200 to Supervisor Dana Kauffman.

**(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)

Elizabeth D. Baker  
 Applicant  Applicant's Authorized Agent

Elizabeth D. Baker, agent  
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 24 day of March, 2003, in the State/Comm. of Virginia, County/City of Arlington.

Kimberly A. Klemm  
Notary Public  
Commissioned as Kimberly A. Klemm

My commission expires: 11/30/2003

**SPECIAL EXCEPTION AFFIDAVIT**

DATE: March 24, 2003  
(enter date affidavit is notarized)

I, Elizabeth D. Baker, agent, 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 2002-169c

in Application No.(s): SEA 95-Y-024-03  
(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 <b>BOLD</b> above)
<b>Chantilly 50-28 Associates Limited Partnership</b> Agents: -Louis L. Glickfield -Philip G. Norton -Stuart Liss (nmi) -Adam S. Glickfield	c/o Marlo Furniture 725 Rockville Pike Rockville, Maryland 20852	Applicant/Title Owner of Tax Map 34-3 ((13)) 1, 2, 3, 4 (formerly Tax Map 34-3 ((1)) pt. 7B and pt. 19
<b>Springhill SMC Corporation</b> Agents: - Daryl A. Nickel - Bonnie Vancheri (nmi) - Mark W. Brugger	10400 Fernwood Road Bethesda, Maryland 20817	Contract Purchaser of Tax Map 34-3 ((1)) pt. 7B

(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.

\* 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: March 24, 2003  
(enter date affidavit is notarized)

2002-169c

for Application No. (s): SEA 95-Y--024-03  
(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 <b>BOLD</b> above)
<b>Dewberry &amp; Davis LLC</b> Agents: -Philip G. Yates -Lawrence A. McDermott Former Agent: -Jiri F. Kovats	8401 Arlington Boulevard Fairfax, Virginia 22031	<b>Engineers/Planners/Agent</b>
<b>Walsh, Colucci, Lubeley, Emrich &amp; Terpak, PC</b> (formerly Walsh, Colucci, Stackhouse, Emrich & Lubeley, P.C.)	2200 Clarendon Boulevard 13th Floor Arlington, Virginia 22201	<b>Attorneys/Planners/Agent</b>
Agents: Martin D. Walsh Lynne J. Strobel Keith C. Martin M. Catharine Puskar William J. Keefe	Timothy S. Sampson Elizabeth D. Baker Susan K. Yantis Inda E. Stagg Shannon M.P. Johnson	

(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: March 24, 2003  
(enter date affidavit is notarized)

2002-169c

for Application No. (s): SEA 95-Y-024-03  
(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)

Lomar II Investments, Inc.  
5650 General Washington Drive  
Alexandria, VA 22312

**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)

Louis L. Glickfield

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

(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: March 24, 2003  
(enter date affidavit is notarized)

2002-169c

for Application No. (s): SEA 95-Y-024-03  
(enter County-assigned application number (s))

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

NAI II, Inc.  
1019 Basil Road  
McLean, VA 22101

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)

Patricia A. Norton

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

Springhill SMC Corporation  
10400 Fernwood Road  
Bethesda, Maryland 20817

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)

Marriott International, Inc.

(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: March 24, 2003  
(enter date affidavit is notarized)

2002-169c

for Application No. (s): SEA 95-Y-024-03  
(enter County-assigned application number (s))

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

Marriott International, Inc.  
10400 Fernwood Road  
Bethesda, Maryland 20817

**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)

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

Dewberry & Davis LLC  
8401 Arlington Boulevard  
Fairfax, VA 22031

**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)

The Dewberry Companies LC, Member  
Larry J. Keller, Member  
Dennis M. Couture, Member  
Steven A. Curtis, Member

(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: March 24, 2003  
(enter date affidavit is notarized)

2002-169c

for Application No. (s): SEA 95-Y-024-03  
(enter County-assigned application number (s))

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

The Dewberry Companies LC  
8401 Arlington Boulevard  
Fairfax, VA 22031

**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)

Sidney O. Dewberry, Member  
Barry K. Dewberry, Member  
Karen S. Grand Pre, Member  
Michael S. Dewberry, Member  
Thomas L. Dewberry, Member

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

Walsh, Colucci, Lubeley, Emrich & Terpak, P.C.  
2200 Clarendon Boulevard, 13th Floor  
Arlington, Virginia 22201

**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)

David J. Bomgardner	Thomas J. Colucci	James P. Downey	Jay du Von
Jerry K. Emrich	William A. Fogarty	John H. Foote	H. Mark Goetzman
Michael D. Lubeley	Keith C. Martin	J. Randall Minchew	John E. Rinaldi
Timothy S. Sampson	Lynne J. Strobel	Nan E. Terpak	Garth M. Wainman
Martin D. Walsh			

(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: March 24, 2003  
(enter date affidavit is notarized)

2002-169c

for Application No. (s): SEA 95-Y-024-03  
(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)

Chantilly 50-28 Associates Limited Partnership  
5650 General Washington Drive  
Alexandria, VA 22312

(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 Partners: General and Limited Partner)

Lomar II Investments, Inc.  
NAI II, Inc.

Limited Partners:

Steven H. Schram  
NAI, II, Inc.  
Trust for the benefit of Marilyn F. Glickfield and Descendents  
Trustee: Sidney J. Silver  
Beneficiaries:  
Marilyn F. Glickfield  
Neal J. Glickfield  
Cheryl Numark  
Marla Schram  
Adam S. Glickfield  
Lauren Schram  
Brian Schram

Neal J. Glickfield  
Trust for the benefit of Irma Gross and Descendants  
Trustee: Neal J. Glickfield  
Beneficiaries:  
Irma Gross  
Michelle Post  
Addison Gross  
James Pantos  
Tim Connors  
Adam S. Glickfield  
Lomar II Investments, Inc.  
Rosemary G. Dean

(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 AFFIDAVIT

DATE: March 24, 2003  
(enter date affidavit is notarized)

2002-169c

for Application No. (s): SEA 95-Y-024-03  
(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.)

None

(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 95-Y-024-03  
(county-assigned application number(s), to be entered by County Staff)

**SPECIAL EXCEPTION AFFIDAVIT**

DATE: March 24, 2003  
(enter date affidavit is notarized)

2002-169c

3. That within the twelve-month period prior to the filing 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 \$200 or more, with any of those listed in Par. 1 above. **EXCEPT AS FOLLOWS:** (NOTE: If answer is none, either "NONE" on line below.)

Louis L. Glickfield, through his companies, donated in excess of \$200 to Supervisor Dana Kauffman.

**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)  Elizabeth D. Baker  Applicant  Applicant's Authorized Agent

Elizabeth D. Baker, agent  
(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 24 day of March 20 03, in the State/Comm. of Virginia, County/City of Arlington.

Kimberly A. Klemm  
Notary Public  
Commissioned as Kimberly A. Klemm

My commission expires: 11/30/2003



**WALSH COLUCCI  
STACKHOUSE EMRICH  
& LUBELEY PC**

Elizabeth D. Baker  
Land Use Coordinator  
(703) 528-4700 Ext. 14  
edbak@arl.wcscel.com

October 28, 2002

Barbara A. Byron, Director  
Zoning Evaluation Division  
Fairfax County Department of Planning & Zoning  
12055 Government Center Parkway, Suite 801  
Fairfax, Virginia 22035

Re: Requested Proffer Condition Amendment and Special Exception Amendment ("the Applications")  
Chantilly 50-28 Associates Limited Partnership (the "Applicant")  
Tax Map 34-3 ((1)) 7B pt. and 19 pt. (the "Subject Property")

Dear Ms. Byron:

The following is submitted as a statement of justification for the above-referenced Applications. The Subject Property is located in the southeast quadrant of the intersection of Lee Road (Route 661), and Lee Jackson Memorial Highway (Route 50). The Subject Property contains approximately 14.40 acres of land.

The Applicant is requesting to amend the proffers previously approved pursuant to RZ 95-Y-016, and the site layout depicted on the approved Generalized Development Plan/Special Exception Plat. Revisions are proposed to permit a furniture showroom and storage warehouse on the portion of the Subject Property south of Chantilly Crossing Lane. In addition, a minor change is requested to Building F, a proposed restaurant in the northwest corner of the Subject Property. It is requested that Building F be increased in size from 5,700 to 6,500 square feet. No other changes are proposed to the layout. In addition, no changes are proposed to the approved special exception for modifications to the sign regulations. The special exception for an increase in building height would remain in effect for the hotels approved north of Chantilly Crossing Lanes, but would not be needed south of this private roadway.

The furniture showroom will consist of approximately 60,500 square feet of floor area, and the storage warehouse will consist of approximately 7,000 square feet of floor area. Marlo Furniture proposes to develop the site with their new prototypical showroom. The main entrance to the proposed showroom will be from Chantilly Crossing Lane. A secondary ingress/egress point will be located on Lee Road, permitting right turn in and out movements only. Pedestrian trails are proposed along the floodplain/regional pond, and sidewalks will connect the showroom to other uses in the development.

This furniture showroom and storage warehouse is part of the larger Chantilly Crossing development, which is approved for hotel use, restaurants and other retail uses. The proposed changes including the furniture showroom and storage warehouse result in an overall development of 710,925 square feet on the 74 acres, resulting in an FAR of .22.

An out-of-turn plan amendment ("OTPA") has been requested for the Subject Property. Identified as S02-III-BR, the proposed OTPA requests that the Comprehensive Plan recommendation for the southern portion of the Subject Property include a mixture of uses including retail, restaurant and/or recreational facilities. Therefore, assuming that the proposed OTPA is approved, the proposed use will be in conformance with the Comprehensive Plan. The proposed FAR of .22 is below the maximum recommended FAR in the Comprehensive Plan of .25.

The following is a written statement describing the proposed special exception uses, giving all pertinent data:

- A. Type of Operation: Continuation of the previously approved sign modification and revision to the approved building height so that it applies only to the hotel along Route 50.
- B. Hours of Operation: n/a
- C. Estimated Number of Patrons: n/a
- D. Proposed Number of employees: n/a
- E. Estimate of Traffic Impact: None
- F. Vicinity or General Area to be Serviced by the Use: Western Fairfax County.
- G. Description of Building Façade and Architecture of Proposed New Building: The buildings will be constructed predominantly of steel, plastic and glass.
- H. Hazardous Materials: The only known hazardous or toxic substances to be generated, utilized, stored, treated and/or disposed of on-site will be petroleum products.
- I. Conformance of Proposed Use. The proposed use conforms to the provisions of all applicable ordinances, regulations, adopted standards and any applicable conditions. There are no exceptions or variances sought by the Applicant from such ordinances.

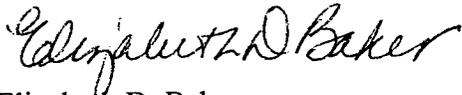
To the best of our knowledge, the proposed development of the Subject Property conforms to all currently applicable land development ordinances, regulations and adopted standards.

We believe that the proposed development of this site with a furniture showroom and warehouse will be an appropriate complement to the other uses approved and proposed within the Chantilly Crossing development. It will provide a stable retail base along Lee Road, which will attract business to the other portions of the development.

Please let me know if there are any questions or additional information you need to proceed with this application.

Very truly yours,

WALSH, COLUCCI, STACKHOUSE, EMRICH & LUBELEY, P.C.



Elizabeth D. Baker  
Land Use Coordinator

EDB/kkf

J:\MARLO\570.8\Justification - PCA.doc



FAIRFAX  
COUNTY

OFFICE OF THE CLERK  
BOARD OF SUPERVISORS  
12000 Government Center Parkway, Suite 533  
Fairfax, Virginia 22035-0072

V I R G I N I A

Telephone: 703-324-3151

FAX: 703-324-3926

TTY: 703-324-3903

August 28, 2002

Elizabeth D. Baker,  
Walsh, Colucci, Stackhouse, Emrich and Lubeley, PC  
2200 Clarendon Boulevard, 13<sup>th</sup> Floor  
Arlington, Virginia 22201-3359

RE: Proffered Condition Amendment Number PCA 95-Y-016-3  
(Concurrent with SEA 95-Y-024-2)

Dear Ms. Baker:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on August 5, 2002, approving Proffered Condition Amendment PCA 95-Y-016-3 in the name of Chantilly 50-28 Associates Limited Partnership, to amend proffers for RZ 95-Y-016 to permit mixed use development with an overall Floor Area Ratio (FAR) of 0.23, located in the southeast quadrant of the intersection of Lee-Jackson Memorial Highway and Lee Road, Tax Map 34-3 ((1)) 7B pt. and 19 pt., subject to the proffers dated July 26, 2002, consisting of approximately 14.40 acres located in Sully District.

Sincerely,

Nancy Vehrs  
Clerk to the Board of Supervisors  
NV/ns

PCA 95-Y-016-3

August 28, 2002

- 2 -

cc: Chairman Katherine K. Hanley  
Supervisor Frey, Sully District  
Janet Coldsmith, Director, Real Estate Div., Dept. of Tax Administration  
Michael R. Congleton, Deputy Zoning Enforcement Branch  
Barbara A. Byron, Director, Zoning Evaluation Div., DPZ  
Thomas Conry, Dept. Mgr. – GIS - Mapping/Overlay  
Angela K. Rodeheaver, Section Chief, Trnsprt'n. Planning Div.  
Charles Strunk, Project Planning Section, Dept. of Transportation  
Michelle Brickner, Deputy Director, DPWES  
Kenny King, Proffer Administrator, Plans & Document Control, OSDS, DPWES  
Frank Edwards, Department of Highways - VDOT  
Land Acqu. & Planning Div., Park Authority  
District Planning Commissioner  
James Patteson, Director, Facilities Mgmt. Div., DPWES

## PROFFERS

PCA 95-Y-016-3

July 26, 2002

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 and pt. 19 (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

- a. [Revised to Read] Subject to the provisions of Section 18-204 of the Fairfax County Zoning Ordinance (hereinafter referred to as "Zoning Ordinance"), development of the Application Property shall be in substantial conformance with the following exhibits:
    - i. The Generalized Development Plan Amendment and Special Exception Plat Amendment (GDPA/SEA Plat), Sheets 1, 2 and 3 of 7, prepared by Dewberry & Davis LLC dated December 3, 2001, revised through July 26, 2002.
    - ii. Landscape Plan. Sheet 4 of 7, dated December 3, 2001, revised through July 26, 2002, prepared by Dewberry & Davis LLC.
  - b. [Revised to Read] 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. Sections and Elevations with Site Details, Sheets 5, 6 and 7 dated December 2, 2001, revised through July 26, 2002, prepared by Dewberry & Davis.
- 3.a. vi. [Revised to Read] The Applicant shall provide a signal warrant analysis upon request by VDOT and shall provide properly phased traffic signals, if determined warranted by VDOT, at any one of the following three intersections:

- (1) Lee Road and Entrance A
- (2) Lee Road and Entrance C
- (3) Lee Road and Penrose Place (Entrance D)

If the signals are not warranted at the time of approval of the final site plans affecting the intersection identified for signal installation, the Applicant shall post a letter of credit in an amount, as shall be determined by DPWES, for future installation of the traffic signal. If after five (5) years following construction completion and occupancy of the Application Property, as evidenced by issuance of Non-RUPs for the last tenant space, any of the traffic signals are not warranted, the letter of credit amount for the unwarranted signal shall be contributed to the County for other transportation improvements in the area.

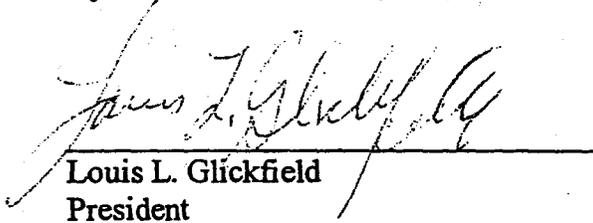
13. [new] NOISE MITIGATION. In order to reduce interior noise to a level of approximately 45 dBA Ldn, Building G, which has been identified as being impacted by highway noise from Route 50 having levels projected to be between 65 and 70 dBA Ldn, shall employ the following acoustical measures:

Exterior walls shall have a laboratory sound transmission class (STC) rating of at least 39. Doors and glazing shall have a laboratory STC rating of at least 28 unless glazing constitutes more than 20 percent of any façade exposed to noise levels of Ldn 65 dBA or above. If glazing constitutes more than 20 percent of an exposed façade, then the glazing shall have a STC rating of at least 39. All surfaces shall be sealed and caulked in accordance with methods approved by the American Society for Testing and Materials (ASTM) to minimize sound transmission.

APPLICANT/TITLE OWNER OF  
TAX MAP 34-3 ((1)) PT. 7B AND PT. 19

CHANTILLY 50-28 ASSOCIATES LIMITED  
PARTNERSHIP

By: Lomar Investments, Inc., is General Partner

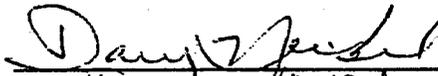


Louis L. Glickfield  
President

[SIGNATURES CONTINUE ON NEXT PAGE]

CONTRACT PURCHASER OF TAX MAP  
34-3 ((1)) PT. 7B

SPRINGHILL SMC CORPORATION

  
By: David Nickel  
Its: VICE PRESIDENT

[SIGNATURES END]



**NOTES:**

- THE PROPERTY THAT IS SUBJECT TO THE PROPOSED CONDITION AMENDMENT (CA) AND SPECIAL EXCEPTION AMENDMENT (SEA) APPLICATION IS IDENTIFIED ON THE FAIRFAX COUNTY TAX MAP AS 34-3 (11) 7B (PART) AND 19 (PART).
- THIS GENERALIZED DEVELOPMENT PLAN AMENDMENT (GDDA) ACCOMPANIES AN APPLICATION TO PERMIT A PRIMARY AND ALTERNATIVE MINOR MODIFICATION OF THE PREVIOUSLY APPROVED LAYOUT. THE SPECIAL EXCEPTION AMENDMENT (SEA) APPLICATION IS FILED TO PERMIT THE ESTABLISHMENT OF AN ADDITIONAL HOTEL.
- THE PROPOSED RECREATIONAL FACILITY MAY REQUIRE A SPECIAL EXCEPTION OR SPECIAL PERMIT APPROVAL. THIS APPROPRIATE APPLICATION WILL BE SUBMITTED AT THE TIME THE SPECIFIC USE IS TO BE ESTABLISHED.
- THE TOPOGRAPHY SHOWN HEREON IS FIELD RUN AT A CONTOUR INTERVAL OF TWO (2) FEET BY DEWBERRY & DAVIS LLC.
- THE BOUNDARY INFORMATION SHOWN HEREON IS FIELD RUN BY DEWBERRY & DAVIS LLC.
- BEST MANAGEMENT PRACTICES (BMP) FOR WATER MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH FAIRFAX COUNTY ORDINANCES UNLESS MODIFIED BY PROPOSED CONDITION AND/OR WAIVER. AT THIS TIME, THE PROPOSED STORM WATER MANAGEMENT FACILITY IS ANTICIPATED TO BE A REGIONAL BEST POND. THE TYPE OF FACILITY AND ESTIMATED SIZE AS SHOWN HEREON IS SUBJECT TO FINAL ENGINEERING.
- SPECIAL AGREEMENTS SUCH AS LANDSCAPE TREATMENT, WALLS OR OTHER SITE FEATURES MAY BE PROVIDED AND WILL BE DETERMINED AT SITE PLAN.
- THE LOCATION OF EASEMENTS/TITLELINES SHOWN HEREON IS BASED ON INFORMATION AVAILABLE FROM TAX MAPS AND/OR DEEDS OF RECORD. NOT FROM ACTUAL FIELD LOCATIONS OR TITLE SEARCH, AND THIS SHOULD NOT BE REGARDED AS A CORRECT OR FINAL LOCATION.
- THE OPEN SPACE PROVIDED IS BASED ON THE PROVISIONS OF PAR. 3 OF SECT. 2-209 OF THE ZONING ORDINANCE.
- OPEN TO THE ADJACENT ZONES AND COMPREHENSIVE PLANNED USES, THERE ARE NO TRANSITIONAL REQUIREMENTS OR BUFFER REQUIREMENTS APPLICABLE TO THE PROPOSED USES REPRESENTED HEREON.
- IN ACCORDANCE WITH PAR. 4 AND 5 OF SECT. 18-204 OF THE ZONING ORDINANCE, MINOR DEVIATIONS TO THE SIZE, DIMENSIONS, FOOTPRINTS AND LOCATION OF THE PROPOSED BUILDINGS MAY OCCUR WITH FINAL ARCHITECTURAL DESIGN. IT IS TO BE UNDERSTOOD THAT THE EXACT FOOTPRINT AND LOCATION OF THE BUILDINGS MAY BE MODIFIED PROVIDED THE GROSS FLOOR AREA IS NOT INCREASED AND THE OPEN SPACE PROVIDED IN THE TABULATION AND MINIMUM DIMENSIONS TO THE PERIPHERAL LOT LINES ARE NOT DIMINISHED.
- AS NOTED, THERE ARE 574 PARKING SPACES REPRESENTED ON THIS PLAN. HOWEVER, ADDITIONAL PARKING SPACES MAY BE PROVIDED AS LONG AS THEY ARE IN SUBSTANTIAL CONFORMANCE WITH THE PERIPHERAL AND INTERIOR LANDSCAPING AND OPEN SPACE SHOWN ON THIS DEVELOPMENT PLAN. FURTHERMORE, IT IS TO BE UNDERSTOOD THAT THE APPLICANT RESERVES THE RIGHT TO CALCULATE THE REQUIRED PARKING SPACES IN ACCORDANCE WITH AN ADOPTION OF AN AMENDMENT TO THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE.
- THE NUMBER OF PARKING SPACES REPRESENTED IN THE TABULATION IS BASED ON PRELIMINARY ESTIMATES OF SEATS, EMPLOYEES ETC. AND MAY CHANGE AS A RESULT OF FINAL ENGINEERING AND FINAL TENANT NEGOTIATION. A FINAL NUMBER OF PARKING SPACES WILL BE DETERMINED AT THE TIME OF SITE PLAN SUBMISSION AND WILL BE PROVIDED IN ACCORDANCE WITH NOTE 13 ABOVE.
- A FINAL NUMBER OF LOADING SPACES WILL BE DETERMINED AT THE TIME OF 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 DULLER SUBURBAN CENTER. AS AN OPTION, THE COMPREHENSIVE PLAN RECOMMENDS A HIGH QUALITY HOTEL/MOTEL WITH RESTAURANT, 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 REPRESENTED HEREON WILL NOT OPERATE, UTILIZE, STORE, TREAT OR DISPOSE OF SUCH SUBSTANCES ON THE PROPERTY.
- THERE ARE NO BUILDINGS ON SITE.
- FRONTAGE IMPROVEMENTS ALONG LEB ROAD AND PERKINS PLACE WILL BE CONSTRUCTED AS PART OF THE DEVELOPMENT OF THIS PROJECT AS SHOWN HEREON.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRAVEL 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 AFFIDAVIT.
- PURSUANT TO SECTION 81 OF PARAGRAPH 1 OF THE "MANUAL OF PREPARATION OF EXISTING VEGETATION MAPS IN FAIRFAX COUNTY, VIRGINIA" PREPARED BY STAFF OF THE URBAN FORESTRY BRANCH, DATED MAY 1991, WITH THE EXCEPTION OF THE LANDSCAPED MEDIUM AND PERIPHERAL OF THE ENTRANCE ROAD, NO EXISTING VEGETATION MAP (EVMA) IS REQUIRED AS THE APPLICATION AREA CONTAINS ONLY OPEN COTTON TYPE - OLD FIELD.
- THE RESOURCE PROTECTION AREA (RPA) BOUNDARY SHOWN HEREON IS BASED ON THE CHESAPEAKE BAY PRESERVATION AREA MAP AS ADOPTED BY THE BOARD OF SUPERVISORS ON MARCH 22, 1991. THE RPA BOUNDARY IS SUBJECT TO ADJUSTMENT BASED ON AVAILABILITY OF MORE DETAILED INFORMATION.
- THE DEVELOPMENT OF THE PROPERTY AS SHOWN HEREON WILL BE PHASED AND IS EXPECTED TO CONDUCT WHEN ALL REQUIRED PERMITS HAVE BEEN OBTAINED. HOWEVER, THE SPECIFIC DEVELOPMENT SCHEME IS IN 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.

**TABULATION:**

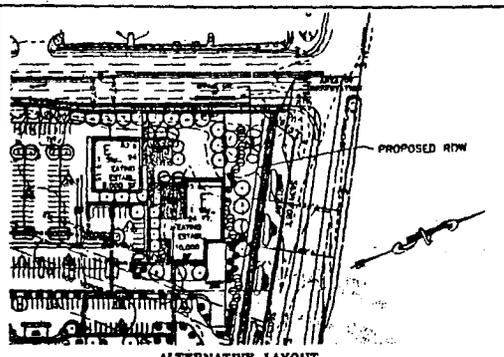
EXISTING PROPOSED ZONING	C-8, W-1, AN AND HC
TOTAL SITE AREA	14.80 AC
MAXIMUM GROSS FLOOR AREA PERMITTED	713,876 SF
MAXIMUM FLOOR AREA RATIO PERMITTED	4.50*
PROPOSED GROSS FLOOR AREA	134,594 SF**
PROPOSED FLOOR AREA RATIO	0.23
PARKING SPACES REQUIRED	477
EATING ESTABLISHMENT (BUILDINGS B and F) (2 AT A TOTAL OF 600 SEATS AND 30 EMPLOYEES) (1 SPACE PER 4 SEATS + 1 SPACE PER 3 EMPLOYEES - 600 ÷ 4 = 150 SPACES + 30 ÷ 3 = )	173
HOTEL/MOTEL (2 AT A TOTAL OF 192 ROOMS IN BUILDINGS C AND D) (1 SPACE PER UNIT + 4 SPACES PER 30 UNITS - 192 ÷ 1 + 4 SPACES PER 30 ROOMS)	208
RECREATIONAL FACILITY (OCCUPANCY 250 - BUILDING D) (ONE SPACE PER 3 OCCUPANTS + 1 SPACE EMPLOYEES = 250 ÷ 3 + 10 EMPLOYEES)	94
PARKING SPACES PROVIDED	574
OPEN SPACE REQUIRED (15%)	2.164 AC
OPEN SPACE PROVIDED (20%)	2.88 AC

\* MAY BE INCREASED TO A 6.75 FLOOR AREA RATIO (FAR) BY THE BOARD OF SUPERVISORS IN ACCORDANCE WITH THE PROVISIONS OF SECT. 9-418 OF THE ZONING ORDINANCE.

\*\* DOES NOT INCLUDE THE 165,000 SQUARE FEET ALLOCATED TO THE EXISTING HOTEL LOCATED IN BUILDING H.

**OVERALL SITE TABULATION (continued)**

	Area South of and Incl. to EOC	Area North of EOC	Total
Site Area	17.33 Acres	17.95 Acres	34.17 Acres
Minimum Permitted GFA	1,273,382 SF	390,634 SF	1,664,016 SF
Proposed GFA	348,423 SF	311,800 SF	700,223 SF
Maximum FAR	0.30	0.30	0.30
Proposed FAR	0.16	0.40	0.23
Open Space Required	15% - 8,424 AC	15% - 2,794 AC	11,118 AC
Open Space Provided	3.06 - 282 AC	2.06 - 4,412 AC	3.96 - 24,412 AC



**ALTERNATIVE LAYOUT**

ALTERNATIVE LAYOUT TABULATION:	
EXISTING PROPOSED ZONING	C-8, W-1, AN AND HC
TOTAL SITE AREA	14.80 AC
MAXIMUM GROSS FLOOR AREA PERMITTED	713,876 SF
MAXIMUM FLOOR AREA RATIO PERMITTED	4.50*
PROPOSED GROSS FLOOR AREA	144,804 SF**
PROPOSED FLOOR AREA RATIO	0.23
PARKING SPACES REQUIRED	490
EATING ESTABLISHMENT (BUILDINGS B and F) (2 AT A TOTAL OF 610 SEATS AND 30 EMPLOYEES) (1 SPACE PER 4 SEATS + 1 SPACE PER 3 EMPLOYEES - 610 ÷ 4 = 153 SPACES + 30 ÷ 3 = )	173
HOTEL/MOTEL (2 AT A TOTAL OF 192 ROOMS IN BUILDINGS C AND D) (1 SPACE PER UNIT + 4 SPACES PER 30 UNITS - 192 ÷ 1 + 4 SPACES PER 30 ROOMS)	208
RECREATIONAL FACILITY (OCCUPANCY 250 - BUILDING D) (ONE SPACE PER 3 OCCUPANTS + 1 SPACE EMPLOYEES = 250 ÷ 3 + 10 EMPLOYEES)	94
PARKING SPACES PROVIDED	580
OPEN SPACE REQUIRED (15%)	2.164 AC
OPEN SPACE PROVIDED (20%)	2.88 AC

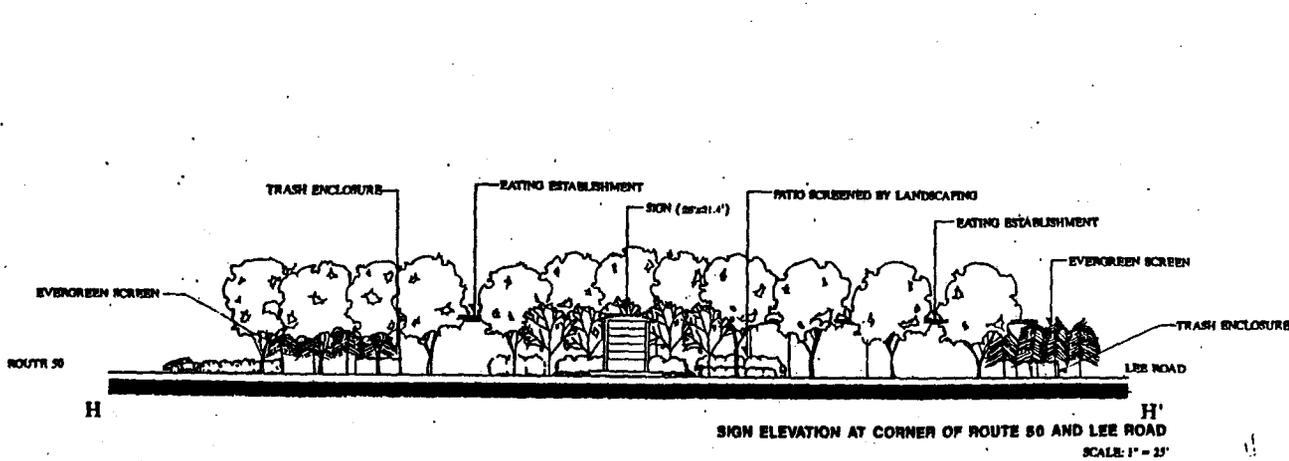
\* MAY BE INCREASED TO A 6.75 FLOOR AREA RATIO (FAR) BY THE BOARD OF SUPERVISORS IN ACCORDANCE WITH THE PROVISIONS OF SECT. 9-418 OF THE ZONING ORDINANCE.

\*\* DOES NOT INCLUDE THE 165,000 SQUARE FEET ALLOCATED TO THE EXISTING HOTEL LOCATED IN BUILDING H.

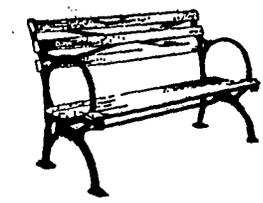
REVIEWED BY  
 APPROVED BY  
 CHECKED BY  
 DATE  
 1" = 100'  
 PLAN NUMBER  
 2 OF 7  
 H-10339



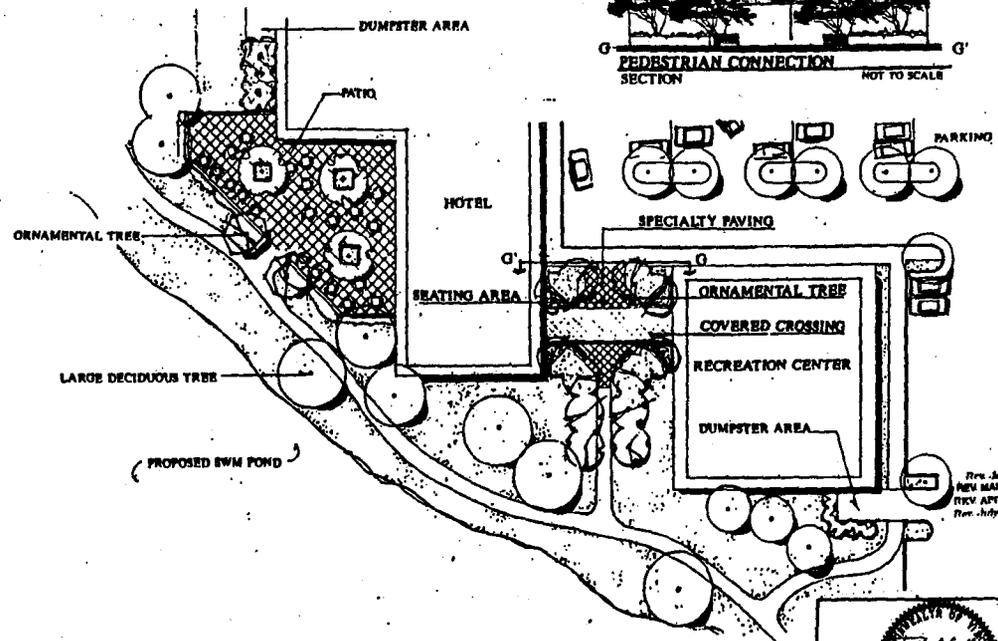
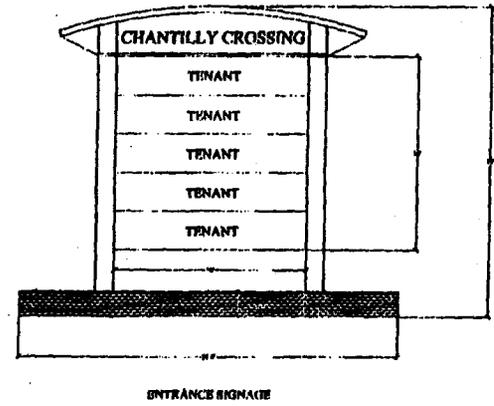
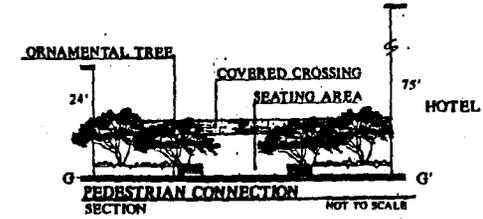




POSSIBLE TRASH RECEPTACLE



POSSIBLE BENCH

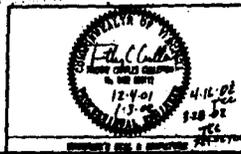


PEDESTRIAN CONNECTION FROM HOTEL TO RECREATION CENTER  
Scale: 1" = 30'

**Dewberry & Davis LLC**  
 Planning  
 Architecture  
 Engineering  
 Environmental  
 Surveying  
 Construction Management  
 1715 West  
 11th Street  
 Fairfax, VA 22031  
 Tel: (703) 441-4100  
 Fax: (703) 441-4101

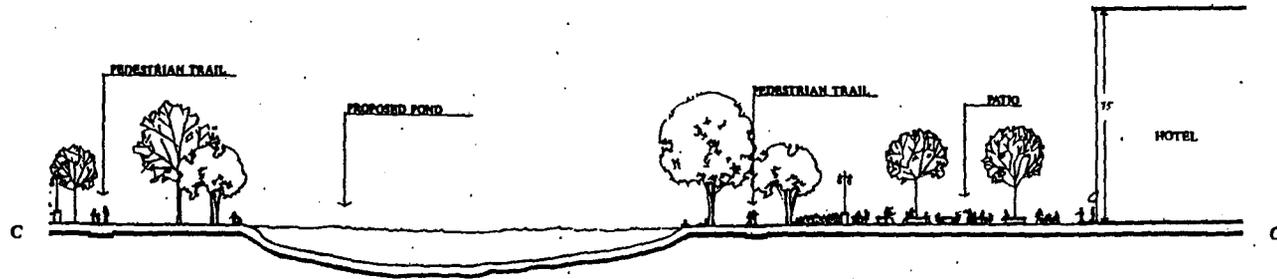
SECTIONS AND ELEVATIONS WITH SITE DETAILS  
**CHANTILLY CROSSING**  
 SULLY DISTRICT  
 FAIRFAX, VIRGINIA

DATE: 01/04/02  
 DESIGNED BY: [Signature]  
 CHECKED BY: [Signature]  
 DATE: December 5, 2001  
 SCALE:



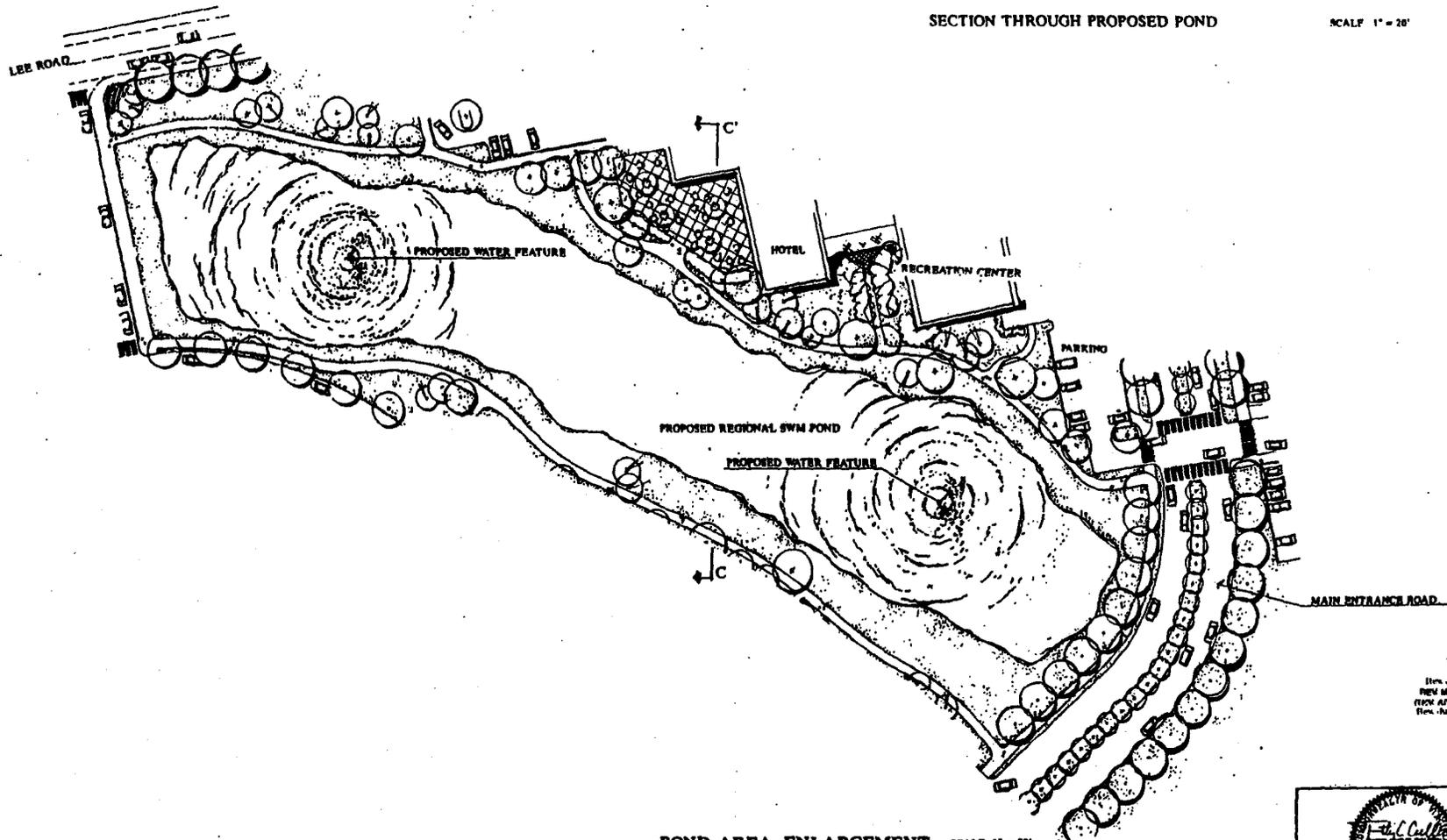
PROJECT NO: [Blank]  
 SHEET NO: 5 of 7  
 PERMITTED BY: [Blank]  
 H. 0171





SECTION THROUGH PROPOSED POND

SCALE 1" = 20'



POND AREA ENLARGEMENT

SCALE: 1" = 50'

Drawn: June 25, 2012  
 Rev'd: March 27, 2002  
 Check: April 11, 2012  
 Issue: July 26, 2012



**Dewberry & Davis LLC**  
 A Professional Engineering Firm  
 1000 North 10th Street  
 Suite 200  
 Fairfax, VA 22031  
 (703) 261-1100  
 Fax: (703) 261-1110

SECTIONS AND ELEVATIONS  
**ANTILLY CROSSING**  
 FAIRFAX, VIRGINIA  
 SULLY DISTRICT

DATE BY	SK
DESIGNED BY	TC
CHECKED BY	LS
DATE	December 2, 2011
SCALE	
PLAN NUMBER	
SHEET	
TITLE	7 of 7
PROJECT NUMBER	H-1033

NOTE: The only revision to these proffers involves clarification of the size and purpose of a proposed access easement in proffer 12. The revision is underlined.

## PROFFERS

RZ 95-Y-016

August 5, 1996

Pursuant to Section 15.1-491(a), Code of Virginia, 1950 as amended, Chantilly 50-28 Associates, L.P. (hereinafter referred to as the "Applicant"), the Applicant in RZ 95-Y-016, filed for property identified on Fairfax County tax map as 34-3((1))- 7B, 19, 26 and 33 and right-of-way for Penrose Place, to be abandoned, (hereinafter referred to as the "Application Property"), agrees to the following proffers, provided that the Fairfax County Board of Supervisors (hereinafter referred to as the "Board") approves a rezoning of the Application Property from the I-3, I-5, and C-8 Zoning Districts to the C-8 Zoning District, in conjunction with the Generalized Development Plan/Special Exception Plat (GDP/SE Plat) for commercial development with a .23 FAR.

### 1. EXHIBITS -

- a. Subject to the provisions of Section 18-204 of the Fairfax County Zoning Ordinance (hereinafter referred to as "Zoning Ordinance"), development of the Application Property shall be in substantial conformance with the following exhibits:
  - i. The Generalized Development Plan and Special Exception Plat (GDP/SE Plat), Sheets 1 and 2 of 10, prepared by Dewberry & Davis, dated November 14, 1995, revised through June 21, 1996.
  - ii. Landscape Plan, Sheet 3 of 10, dated November 14, 1995, revised through June 21, 1996, prepared by Dewberry and Davis.
  - iii. Streetscape Character, Sheet 6 of 10, dated November 14, 1995, revised through June 21, 1996, prepared by Dewberry and Davis.
  - iv. Pedestrian Promenade Enlargements/Elevations, Sheet 9 of 10, dated November 14, 1995, revised through June 21, 1996, prepared by Dewberry & Davis.
- 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. Sections: Lee Road and Route 50, Sheet 4 of 10, dated November 14, 1995, revised through June 21, 1996, prepared by Dewberry and Davis.
  - ii. Lake and Lake Edge Treatments, Sheet 5 of 10, dated November 14, 1995, revised through June 21, 1996, prepared by Dewberry and Davis.
  - iii. Restaurant /Hotel Court Enlargement, Sheet 7 of 10, dated November 14, 1995, revised through June 21, 1996, prepared by Dewberry and Davis.
  - iv. Sign Location Sketches, Sheet 8 of 10, dated November 14, 1995, revised through June 21, 1996, prepared by Dewberry and Davis.
  - v. Proposed Road Improvements, Sheet 10 of 10, dated November 14, 1995, revised through June 21, 1996, prepared by Dewberry and Davis.
- c. Minor modifications from the GDP/SE Plat may be permitted by the Department of Environmental Management (DEM) when necessitated by sound engineering practices or other modifications which may be necessary as a part of final engineering design in accordance with the Zoning Ordinance.
  - d. Applicant reserves density credit in accordance with provisions of Paragraph 4 of Section 2-308 of the Zoning Ordinance as it may apply to all street dedications described herein or as may be reasonably required by Fairfax County or the Virginia Department of Transportation (VDOT) at site plan approval.
2. **USES -**
- a. It is the intent of the Applicant to seek Special Exception (SE) and Special Permit (SP) approvals for Buildings B, D, J, and K 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 other SE or SP for Buildings B, D, J, and K uses without a Proffered Condition Amendment, provided there is no increase in the maximum FAR

of 0.23 and there are no changes in layout except as may be permitted under Section 18-204.

- b. Should the Applicant decide not to pursue approval of SE or SP uses or should such applications not be approved, those buildings identified on the GDP/SE Plat as SE or SP uses may be utilized for any use permitted by-right in the C-8 Zoning District with the exception of 1) contractor's offices and shops, and 2) theaters.

### 3. TRANSPORTATION -

#### a. Lee Road:

- i. Applicant shall dedicate and convey in fee simple to the Board right-of-way along the Application Property's Lee Road frontage, as shown on the GDP/SE Plat. Dedication shall be made at time of the first site plan approval or upon demand from Fairfax County or the Virginia Department of Transportation (VDOT), which ever shall first occur.
- ii. Applicant shall construct frontage improvement to Lee Road measuring 35 feet from the existing centerline, within the dedicated right-of-way as approved by DEM and VDOT and as shown on the GDP. 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 A1 and A2. Applicant shall construct a five foot concrete sidewalk/asphalt trail within the right-of-way.
- iii. Applicant shall construct a right turn lane on northbound Lee Road at Entrance C to the Application Property, as determined by DEM and VDOT. Such improvement shall occur coincident with construction of Entrance C.
- iv. Applicant shall construct left turn lanes on southbound Lee Road at Entrances A, C and D, as determined by DEM and VDOT. Such improvements shall occur coincident with each phase of construction.

- v. Applicant shall construct a right turn lane from northbound Lee Road onto eastbound Route 50 to a standard, as may be required by DEM and VDOT. Applicant shall restripe the existing and proposed northbound lanes on Lee Road at the intersection with Route 50 for lane usage, as determined by DEM and VDOT.
- vi. As determined by VDOT, the Applicant shall provide properly phased traffic signals, if and when warranted, at any one of the following three intersections:
  - (1) Lee Road and Entrance A
  - (2) Lee Road and Entrance C
  - (3) Lee Road and Penrose Place (Entrance D)

If the signals are not warranted at the time of approval of the final site plans affecting the intersection identified for signal installation, the Applicant shall post a letter of credit in an amount, as shall be determined by DEM, for future installation of the traffic signal. If after five (5) years following construction completion and occupancy of the Application Property, as evidenced by issuance of Non-RUPs for the last tenant space, any of the traffic signals are not warranted, the letter of credit amount for the unwarranted signal shall be contributed to the County for other transportation improvements in the area.

- vii. Prior to the issuance of the first Non-RUP for the Application Property, the Applicant shall remove the temporary traffic signal at the intersection of Route 50 and Lee Road and provide for the design and implementation of a permanent signal at this location.

b. Route 50:

- i. Applicant shall extend the existing left turn lane and construct within the existing right-of-way a second left turn lane from westbound Route 50 onto southbound Lee Road to a standard length as specified in the VDOT Manual for Minimum Standards of Entrances to State Highways. Construction of the second left turn lane shall be provided with the approval of the final site plan for square footage on the Application Property in excess of 376,000 or upon a determination by VDOT that excessive congestion exists at the intersection of Route 50 and Lee Road.

- ii. Applicant shall construct within the existing right-of-way, a right turn lane from eastbound Route 50 onto southbound Lee Road, as determined by DEM and VDOT. Such improvements shall occur coincident with construction of Entrance A .
  - iii. At such time as there is any funded project on Route 50 along the site's frontage which requires additional right-of way, and upon request of the County, the right-of-way up to a maximum of 137 feet from existing centerline and necessary ancillary easements shall be dedicated in fee simple to the Board of Supervisors. No buildings, parking or travel lanes shall be located within this area. Landscaping, signage and utilities may be provided in the area shown for potential future dedication on the GDP/SE plat, but shall be relocated if necessary.
- c. Penrose Place:
- 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 final site plan approval for Buildings A and B 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 improvement shall occur coincident with development of adjoining the Application Property.
  - iii. Applicant shall diligently pursue the vacation of a portion of Penrose Place as shown on the GDP/SE plat, prior to first site plan approval. In the event the Board of Supervisors does not approve the vacation of Penrose Place, approval of a PCA application shall be necessary prior to any site plan approval.

iv. Applicant shall remove or improve the existing pavement in the right-of-way to be abandoned, and shall develop the right-of-way in conformance with the GDP/SE plat, restoring those portions shown as open space to their natural vegetated or landscaped state as determined by the Urban Forester/DEM. Such work shall be implemented with the construction of Building A1 and A2.

d. Park and Ride Spaces:

The applicant shall enter into a license agreement with the Fairfax County Office of Transportation (OT) to provide 50 parking spaces on the Application Property for a commuter park-and-ride facility, provided reservation of such spaces does not increase required parking spaces as shown on the GDP and/or, if necessary, the Board of Supervisors approves a parking reduction under Paragraph 4 of Section 11-102 of the Zoning Ordinance so that the total number of parking spaces required for the commuter parking and the GDP uses will not exceed the requirement for the GDP uses alone. The 50 spaces shall be available for use prior to the issuance of a Non-RUP for any two of the buildings identified on the GDP/SE plat as D, E, F, G, and H. The park-and-ride spaces shall be initially located in the area north of the EQC, although the Applicant reserves the right to relocate the spaces elsewhere on the Application Property should the initial location prove problematic in marketing or operating the approved uses. The spaces shall be available from 6:00 a.m. to 7:00 p.m., Monday through Friday, excluding holidays, for a period of four years from the time they are first made available, after which either party may terminate the agreement upon thirty (30) days written notice. The park and ride facility shall be operated by Fairfax County, who shall be responsible for any third party claims arising from its operation, as per the County's Comprehensive General Liability Policy. Fairfax County shall provide all necessary signage subject to the Applicant's review and approval.

4. PEDESTRIAN CONNECTIONS -

a. Pedestrian connections shall be provided throughout the development linking together individual buildings and providing connections to adjacent development as depicted on Sheets 3 and 9 of the GDP/SE Plat. Such connections shall consist of a combination of sidewalks, special pavings,

asphalt trails and clearly marked pedestrian crosswalks as determined by DEM.

- b. Applicant shall construct an eight (8) foot wide asphalt trail along the Application Property's Route 50 frontage as shown on the GDP/SE Plat. The trail shall be located within the area reserved for future dedication as described in Proffer 2. b. (3). The Applicant shall record an easement ensuring public use of the trail, until such time as the right-of-way is dedicated. The trail shall be constructed with the development of any two of Buildings E, F, G, and H, or may be bonded until such time as a connection can be made with trails to the east or west, as determined by DEM.

**5. LANDSCAPING AND OPEN SPACE -**

- a. Applicant shall provide landscaping on the Application Property as shown on Sheet 3 of the GDP/SE Plat. A Landscape Plan shall be submitted to the Urban Forester/DEM 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/DEM but shall, at a minimum, provide for the character, quality and quantity of plantings depicted on the GDP/SE Plat.
- b. In addition to those plantings shown on Sheet 3 of the GDP/SE Plat, the Applicant shall provide a foundation planting plan for each building for review and approval by the Urban Forester/DEM and shall implement such a plan. The foundation planting plan shall seek to unify the development in terms of quality and quantity while permitting variety and individuality for individual building tenants.
- c. Applicant shall preserve those areas designated on the GDP/SE Plat as "existing vegetation to be saved." Clearing limits around such areas shall be marked on the ground with filter fabric or equivalent demarcation prior to clearing and grading and at all times during construction and shall be subject to the review and approval of the Urban Forester/DEM. If during the process of site plan review it is determined by the Urban Forester/DEM to be appropriate or necessary to remove any trees previously designated to be preserved, then the Applicant shall provide replacement trees of a comparable canopy in coordination with the Urban Forester/DEM.

- d. 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. If the location of utilities within the EQC is necessary, as determined by DEM, all crossings shall be coordinated with the Urban Forester/DEM 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.

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 5 of 10 of the GDP.

- e. In conjunction with site plan approval for Building A1 and A2, 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/DEM.

## 6. DESIGN ELEMENTS -

- a. The individual buildings proposed on the site shall be designed to create the appearance of a unified and coordinated development and shall be complementary in terms of architectural style and scale. This unified development shall be accomplished through the use of coordinated building materials, colors, landscaping or other similar design features.
  - i. Building materials shall be limited to face brick or architectural concrete block, architectural metal panels, architectural pre-cast concrete, stone, exterior insulation and finish system (E.I.F.S.) and reflective and non-reflective glass.
  - ii. All buildings, shall be constructed with four-sided architectural treatments. Rooftop mechanical equipment shall be screened from ground level view.

- iii. For the group of buildings located north of the EQC (C, D, E, F, G, and H), a maximum of four principal building colors and four accent colors may be utilized.
  - iv. The area between Route 50 and the internal circulation road, encompassing Buildings E, F, G, and H, may be developed in conformance with either one of the two alternative layouts shown on Sheet 2 of the GDP. Regardless of which design is implemented, each eating establishment shall provide either a courtyard dining area or pedestrian oriented landscaped plaza similar in size and character to that shown on the GDP as well as a pedestrian connection between uses similar to that illustrated on Sheet 7 of the GDP.
  - v. Consistent design themes and recurring architectural elements shall be incorporated in the design of Buildings C and D and Buildings G and H in order to create a visually unified development. Unifying elements such as landscaped plazas, arcades, false building fronts, canopies, awnings, and treatments as illustrated on Sheet 7 may be utilized to ensure a unified appearance.
- b. Trash areas shall be screened with gated masonry enclosures and landscaping. Ground level service areas such as loading areas shall be screened with landscaping or fencing, or a combination thereof.
  - c. A coordinated signage system shall be provided to establish the project's identity. Signs shall be compatible and harmonious in terms of size, location, and lighting.
    - i. 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.
    - ii. Building mounted signs shall be coordinated from building to building and be compatible in terms of height, illumination and letter sizing. Eating establishments and hotels shall be limited to two building mounted signs per building.
    - iii. No pole signs shall be permitted.

- iv. The Applicant reserves the right to provide additional signs subject to the provisions of Article 12 of the Zoning Ordinance and with all required approvals without the need for approval of a Proffered Condition Amendment, however this shall not provide the Applicant with the right to alter the commitments in Proffer 5(c)(i), (ii) and (iii).
- d. Building-mounted security lights and parking lot lights shall not exceed 35 feet in height.

- 7. **STORM WATER MANAGEMENT** - 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 (DPW) requirements. The regional pond shall be constructed as a "wet" pond in accordance with plans and specifications approved by DEM in consultation with DPW. 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. However, prior to the issuance of a Non-RUP for square footage in the Application Property in excess of 500,000 square feet, the regional pond shall be designed and bonded to accommodate its ultimate capacity. Further, the pond shall be constructed prior to the issuance of the last Non-RUP for tenant space, or within one year of issuance of the Non-RUP for space in excess of 500,000 square feet, which ever shall occur first. Based on the regional nature of the pond, the Applicant shall be entitled to reimbursement through a pro-rata share agreement administered by DEM/DPW.
- 8. **SEVERABILITY** - Any of the individual building sites may be subject to Proffered Condition Amendment (PCA) without joinder and/or consent of the other sites if such a PCA does not substantially affect any of the other sites. Previously approved proffers applicable to the site(s) which are not the subject of such a PCA shall otherwise remain in full force and effect.
- 9. **ARCHAEOLOGY** - Prior to any land disturbing activity on the Application Property, the Applicant shall obtain a Phase I archaeological survey performed by a qualified archaeological survey firm approved by the County Archaeologist. The applicant shall also obtain a Phase II archaeological survey of State Archaeological Site Number 44FX1468 (approximately 40,000 square feet in size) and Site Number 44FX1469 (approximately 150,000 square feet in size). The results of such surveys shall be reviewed and approved the County Archaeologist. If determined necessary by the County Archaeologist, the applicant shall provide funds to the County for additional Phase II and Phase III archaeological studies, provided the Applicant's

total obligation under this proffer does not exceed \$10,000. Using the Board of Supervisors approval date of the rezoning application as the base date, this amount shall be adjusted according to the consumer cost index as published in the Engineering News Record by McGraw-Hill. In addition, the County Archaeologist shall be notified at least thirty (30) days prior to any land disturbing activity on the Application Property and shall be permitted to recover any artifacts uncovered by any land disturbing activities, provided such work does not delay or interfere with construction.

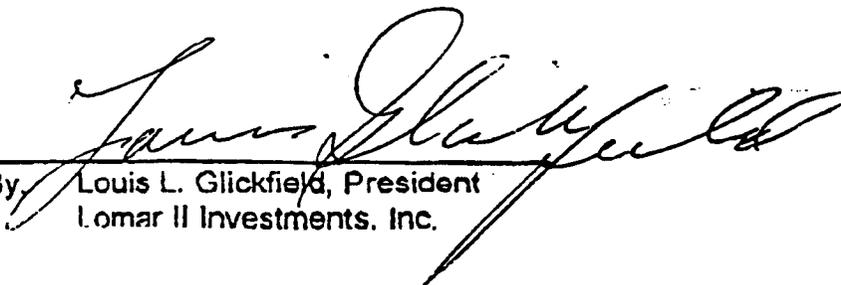
10. **SEWER EXTENSION** - Applicant shall install a sewer stub connection to the Application Property's Route 50 property line to facilitate future sewer service for the church property located north of Route 50. Such line shall be provided with construction of Buildings E, F, G or H.
11. **FUTURE CONSOLIDATION** - The Applicant is currently involved in an adverse possession suit affecting two adjacent parcels identified as Tax Map 34-3 ((1)) 27 and 28. In the event this suit is resolved in favor of the Applicant, and the Applicant obtains clear title to Parcels 27 and 28, the Applicant shall file and diligently pursue approval of a rezoning of Parcels 27 and 28 to the C-8 District and approval of a Proffered Condition Amendment (PCA) to this application to include and integrate Parcels 27 and 28 in a redesigned GDP.
12. **ACCESS EASEMENT** - The Applicant shall provide an access easement, a minimum of 30 feet in width, to serve parcels 27 and 28 from Penrose Place to provide for the independent development of parcels 27 and 28 in accordance with the existing "I-3" zoning regulations applicable to those parcels. The limits of clearing and grading may be modified to accommodate the said easement.

[SIGNATURE ON NEXT PAGE]

PROFFERS  
RZ 95-Y-016  
Page 12

CHANTILLY 50-28 ASSOCIATES LIMITED  
PARTNERSHIP

By: LOMAR II INVESTMENTS, INC.,  
General Partner

  
By, Louis L. Glickfield, President  
Lomar II Investments, Inc.

8/5/96  
J:WARLO\5766\WARLO16.PRO



# FAIRFAX COUNTY

OFFICE OF THE CLERK  
BOARD OF SUPERVISORS  
12000 Government Center Parkway, Suite 53  
Fairfax, Virginia 22035-007

V I R G I N I A

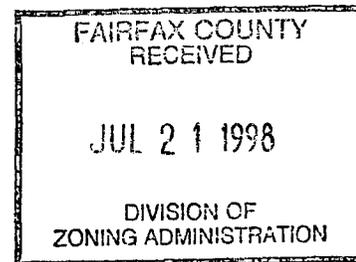
Telephone: 703-324-315

FAX: 703-324-392

TDD: 703-324-390

July 14, 1998

Keith C. Martin, Esquire  
Walsh, Colucci, Stackhouse,  
Emrich and Lubeley, P.C.  
2200 Clarendon Boulevard  
Thirteenth Floor  
Arlington, Virginia 22201-3359



RE: Proffered Condition Amendment  
Number PCA 95-Y-016  
(Concurrent with SE 98-Y-001)

Dear Mr. Martin:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on June 29, 1998, approving Proffered Condition Amendment PCA 95-Y-016 in the name of Chantilly 50-28 Associates Limited Partnership, subject to the proffers dated June 22, 1998, on subject parcel 34-3 ((1)) 7B, 19, 26 and 33 consisting of approximately 73.48 acres in Sully District.

Sincerely,

Nancy Vehrs  
Clerk to the Board of Supervisors

NV/ns

PROFFERS

CHANTILLY 50-28 ASSOCIATES, LP

PCA 95-Y-016

June 22, 1998

RECEIVED  
OFFICE OF COMPREHENSIVE PLANNING

JUN 22 1998

ZONING EVALUATION DIVISION

Pursuant to Section 15.2-2303(A), of the Code of Virginia, 1950 as amended, Chantilly 50-28 Associates, LP, for themselves, their successors and assigns (hereinafter referred to as the "Applicant") hereby reaffirms the proffers dated August 5, 1996 as approved in RZ 95-Y-016 which are incorporated herein, subject to the following amendments. In the event that this application is approved, the following previously approved proffer paragraph is hereby deemed null and void and hereafter shall have no effect on the property.

Revise Paragraph 1.a. to read:

1. EXHIBITS -

- a. Subject to the provisions of Section 18-204 of the Fairfax County Zoning Ordinance (hereinafter referred to as "Zoning Ordinance"), development of the Application Property shall be in substantial conformance with the following exhibits:
  - i. The Special Exception and PCA Plat (SE/PCA Plat), prepared by The Plan Source dated March 11, 1998, as revised June 19, 1998.
  - ii. The Generalized Development Plan and Special Exception Plat (GDP/SE Plat) sheets 1 and 2 of 10, prepared by Dewberry and Davis, dated November 14, 1995, revised through June 21, 1996 and as amended by subparagraph i. above.
  - iii. Landscape plan, sheet 3 of 10, dated November 14, 1995, revised through June 21, 1996, prepared by Dewberry and Davis, as amended by subparagraph i. above.
  - iv. Streetscape character, sheets 6 of 10, dated November 14, 1995, revised through June 21, 1996, prepared by Dewberry and Davis.
  - v. Pedestrian promenade enlargements/elevations, sheet 9 of 10, dated November 14, 1995, revised through June 21, 1996, prepared by Dewberry and Davis.

[SIGNATURES BEGIN ON THE FOLLOWING PAGE]



**PROPOSED DEVELOPMENT CONDITIONS  
As Approved by the Board of Supervisors**

SEA 95-Y-024-02

August 6, 2002

If it is the intent of the Board of Supervisors to amend SE 95-Y-024 located at Tax Maps 34-3 ((1)) 7B part, 19 part, previously approved for an increase in building height and a waiver of certain sign regulations, to permit an increase in building height and a waiver of certain sign regulations; pursuant to Sect. 9-607 and 9-620 of the Fairfax County Zoning Ordinance, then staff recommends that the Board condition the approval by requiring conformance with the following development conditions. These development conditions shall supercede any previous development conditions for the area subject to this application only. Conditions which are substantively the same and which have been carried forward from previous applications are indicated with an asterisk \*.

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 "Chantilly Crossing," prepared by Dewberry & Davis LLC, consisting of seven sheets and dated December 3, 2001 as revised through July 26, 2002, 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. Any portion of the property may be subject to a Special Exception Amendment without joinder and/or consent of the other portion of the property if such Special Exception Amendment does not affect any other portion of the property, as determined by the Zoning Administrator. Previously approved development conditions applicable to the portion of the property not subject to the Special Exception Amendment shall otherwise remain in full force and effect.\*
5. All signage on the subject property shall conform with the provisions of Article 12 "Signs" of the Zoning Ordinance, with the exception that one freestanding identification sign for the development shall be permitted in the style, size and location as depicted on Sheet 5 of the combined GDP/SE Plat; regardless of the dimensions of the sign depicted on Sheet 5, the sign shall not exceed a height of 25 feet from grade nor a total sign area of 250 sf. The sign area for this sign shall be calculated in accordance with the provisions of Par. 3 of Sect. 12-205 of the Zoning Ordinance. This sign shall be limited to identifying the proposed development and a maximum of six individual tenants. Consistent letter treatment in terms of size and color shall be provided for all lettering on the sign.\*

6. Changes to the sign face of the free-standing identification sign shall require approval of a sign permit in accordance with Article 12 of the Zoning Ordinance, but shall not require a Special Exception Amendment, provided that consistent letter treatment is maintained. Increases in sign area and/or height shall require approval of a Special Exception Amendment.\*
7. Neon shall not be used for ornamentation or signage on the exterior of the buildings.
8. The maximum building height for the two hotels (labeled Buildings C and G on the GDP/SE Plat) shall be 75 feet. All other buildings proposed on the site shall be limited to a maximum building height of 40 feet or such lesser height as may be shown on the GDP/SE Plat.

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. 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.

## FAIRFAX COUNTY, VIRGINIA

## MEMORANDUM

**TO:** Barbara A. Byron, Director  
Zoning Evaluation Division, DPZ

**FROM:** Angela Kadar Rodeheaver, Chief *AKR*  
Site Analysis Section, DOT *by CAA*

**FILE:** 3-4 (RZ 95-Y-016)  
3-6 (SE 95-Y-024)

**SUBJECT:** Transportation Impact

**REFERENCE:** GDPA/PCA 95-Y-016-04; SEA 95-Y-024-03; Chantilly Crossing  
Traffic Zone: 1701  
Land Identification Map: 34-3 ((1)) parts of 7B and 19

**DATE:** March 28, 2003

The following comments reflect the analyses of the Department of Transportation. These comments are based on the Amended Generalized Development Plan and Amended Special Exception Plat dated November 21, 2002 with revisions to March 21, 2003 and draft proffers last dated March 21, 2003. The applicant is seeking approval to develop a 67,500gsf furniture store, in lieu of the previously approved hotel and fitness facility, plus minor modifications to previously approved restaurants and hotel.

The proposed changes are not anticipated to result in a significant change in traffic generation. Numerous transportation improvements proffered with the property have already been completed, or are to be completed with further development on the overall site. As such there are no significant transportation issues associated with the application.

AKR/CAA

cc: Michelle Brickner, Director, Site Review Division, Department of Public Works and  
Environmental Services

## FAIRFAX COUNTY, VIRGINIA

## MEMORANDUM

**TO:** Barbara A. Byron, Director  
Zoning Evaluation Division, DPZ

**FROM:** Fred R. Selden, Director *frs*  
Planning Division, DPZ

**SUBJECT:** ENVIRONMENTAL ASSESSMENT for: SEA 95-Y-024;  
Chantilly 50-28 Associates, Ltd. Partnership PCA 95-Y016-04

**DATE:** 13 February 2003

This application requests approval to change the previously approved site layout as well as the type of use from what was previously approved. This request is not anticipated to have environmental consequences.

**TRAILS PLAN:**

The Trails Plan Map depicts a major paved trail along the east side of Lee Road adjacent to the subject property. This trail should be depicted on the development plan. In addition, the Trails Plan Map depicts a major paved trail on the south side of Lee-Jackson Memorial Highway adjacent to the subject property. However, this trail is shown on the development plan. At the time of site plan review, the Director, Department of Public Works and Environmental Services will determine any additional trail requirements that may apply to the subject property.

FRS: MAW

## COUNTY OF FAIRFAX, VIRGINIA

## MEMORANDUM

**TO:** Barbara A. Byron, Director  
Zoning Evaluation Division, DPZ

**FROM:** Pamela G. Nee, Chief *PGN*  
Environment and Development Review Branch, DPZ

**SUBJECT:** Comprehensive Plan Land Use Analysis for:  
PCA 95-Y-016-04 concurrent with SEA 95-Y-024-03  
Chantilly 50-28 Associates Limited Partnership

**DATE:** 27 March 2003

This memorandum includes citations from the Comprehensive Plan that provide guidance for the evaluation of the application and development plan dated March 21, 2003. This application requests an amendment to RZ 95-Y-016 previously approved for retail and hotel use to allow a furniture showroom and storage warehouse and an increase in the size of Building F from 5,700 to 6,500 square feet and a special exception previously approved for an increase in building height and waiver of certain sign regulations to permit site modifications. Approval of this application would result in a floor area ratio (F.A.R.) of .25. The extent to which the proposed use, intensity/density, and the development plan are consistent with the guidance of the Plan is noted.

**CHARACTER OF THE SURROUNDING AREA:**

The subject property is presently vacant and located in the northern part of Land Unit I of the Dulles Suburban Center which is planned for light industrial and industrial/flex uses up to .35 FAR with an option for restaurant, recreational and hotel uses. As an alternative, a furniture store (67,500 square feet) may be considered in place of the hotel and private recreation uses that are planned and approved for the site between the EQC and Chantilly Crossing Lane. This site is presently zoned C-8. Washington Dulles International Airport is located to the north, planned for public facilities, institutional and governmental uses and zoned R-1. Across Rte. 28, industrial and commercial buildings are located, which are planned for mixed use and zoned I-5. An EQC corridor is located along the southern boundary of the subject property, planned for private open space and zoned C-8. The West Fairfax Commerce Center is located to the west, planned for industrial use and zoned I-4 and I-5.

## COMPREHENSIVE PLAN CITATIONS AND ANALYSIS:

The 14.40-acre property is located in Land Unit I of the Dulles Suburban Center of the Bull Run Planning District in Area III. The Comprehensive Plan text and/or map provides the following guidance on the land use and the intensity/density for the property:

### Text:

In Plan Amendment No. 2000-29, adopted February 10, 2003 by the Board of Supervisors, under the heading "Land Unit I, Recommendations, Land Use," the Plan states:

1. This land unit is planned for light industrial and industrial/flex uses up to a maximum FAR of .35. Development should be of high quality and attractive, particularly along the frontage of Route 28. Light industrial use should be oriented to Lee Road to be compatible with existing development on the west side of Lee Road in Land Unit H and industrial/flex use should be oriented to Route 28 opposite similar use in Land Unit E-3. As an option, high quality hotel and/or a mixture of office and industrial/flex uses are also appropriate in this land unit because of its high visibility. These uses should complement the National Air and Space Museum Annex through providing a balanced mixture of tourist and employment uses. The area north of the Environmental Quality Corridor (EQC) is most visible to Route 50 and offers the greatest potential to provide high-quality tourist oriented uses to support the National Air and Space Museum Annex.

Subject to meeting the elements listed under "Performance Criteria for Optional Uses," the land area north of Penrose Place and south of the EQC, as well as Tax Map 34-3((1)) 33<sub>2</sub>, may be appropriate for a mixture of uses including retail, restaurant and/or recreational facilities. Restaurant uses may be appropriate north of the EQC only if the use is limited to high-quality eating establishments that incorporate excellence in design, siting, style and materials. Drive through and/or fast food restaurants are not appropriate. Private recreational uses may also be appropriate north of the EQC.

For retail, restaurant and/or recreational uses, the following conditions should also be met:

- A maximum FAR of .25;
- Preservation of the environmental quality corridors which may be augmented by open space to preserve a minimum of 33% of the site;
- Access is limited to Lee Road and Penrose Place;
- Any development of the site must demonstrate to the satisfaction of the Fairfax County Office of Transportation that it does not impede traffic flow on Route 50 or the Route 50/Route 28 interchange; and
- No more than four freestanding pad sites on the site.

Retail use is not planned north of the EQC; however, a furniture store may be appropriate as an alternative to the hotel and private recreation uses that are planned and approved for the site between the EQC and Chantilly Crossing Lane. A furniture store may be considered because of its low trip generation rate, particularly at peak hours, if the following conditions are met:

- Limit development to a maximum of 67,500 square feet;
- Demonstrate that traffic generated by this use will not adversely impact nearby intersections;
- Provide high quality landscape and architectural design;
- Provide signage that avoids the appearance of strip retail use; and
- Provide a commitment to active recreation (land or funding) to offset the loss of the planned private recreation use on this site.”

**Map:**

The Comprehensive Plan map shows that the property is planned for industrial use and private open space.

**Analysis:**

The application and development plan propose a 60,500-square foot furniture store and 7,000 square foot-storage building along with an increase in the size of Building F (a restaurant) from 5,700 to 6,500 square feet which are in conformance with only the intensity recommendations of the Comprehensive Plan. The proposed proffers dated March 21, 2003 for this application define the use of the furniture store as a retail sales establishment specializing in the sale of furniture, floor coverings, bedding, lighting, electronics, decorative accessories and decorator services (proposed proffer #2. c). This definition of a furniture store is not in conformance with the use recommendations of the Comprehensive Plan. Bedding, electronics and decorator services are not viewed as goods/services associated with a furniture store. Floor coverings, lighting and decorative accessories may be appropriate as ancillary merchandise to furniture. Therefore, to be in conformance with the Comprehensive Plan recommendation, the applicant should revise and define the use as a single, furniture store as a retail sales establishment specializing in the sale of furniture allowing floor coverings, lighting and decorative accessories, as secondary merchandise.

The applicant should provide a comprehensive sign plan for the proposed development. The applicant is proffering a \$250,000 contribution to Fairfax County for the development of active recreation facilities in the area.

The Comprehensive Plan also provides the following text that establishes guidelines for evaluating the development proposal:

**Text:**

On pages 50 through 54 of the Dulles Suburban Center of the 2000 edition of the Area III Plan, under the heading, "Dulles Suburban Center Land Unit Recommendations," the Plan states:

"In order to achieve the planning objectives for the Dulles Suburban Center it is necessary that new development and redevelopment be responsive to general criteria and site-specific conditions which focus on mitigating potential impacts. Development proposals at the baseline or optional levels must be responsive to the following development criteria, which apply to all sites in the Dulles Suburban Center:

1. Provision of a development plan that provides high quality site and architectural design, streetscaping, urban design and development amenities. High quality site and architectural design will be evaluated in terms of the ability of the proposal to meet the Design Guidelines for the Dulles Suburban Center."

**Analysis:**

The applicant proposes a furniture showroom building, south of Chantilly Crossing Lane surrounded by an extensive parking area. The applicant should provide foundation plantings for the proposed structure. The revised development plan does show the landscaping and trail along the "pond side" of the furniture store by providing a section and elevation section. The loading docks for the furniture store should be labeled and shown on the development plan. Since the proposed development has an excess of proposed parking spaces (129 extra parking spaces), the applicant should consider reducing the amount of parking along the perimeter of the area south of Chantilly Crossing Lane. This will enable the applicant to provide more functional open space and reduce the extensive area of impervious surface. A streetscape consisting of sidewalk and tree plantings should be provided along Lee Road. Adequate streetscape is provided along Route 50. The applicant should specify development amenities such as seating areas, etc.

**Text:**

- "2. Provision of a phasing program which includes on- and off-site public road improvements, or funding of such improvements to accommodate traffic generated by the development. If, at any phase of the development, further mitigation of traffic generated by the development is deemed necessary, provision and implementation of a plan which reduces development traffic to a level deemed satisfactory to the Office of Transportation through Transportation System Management (TSM) strategies and Transportation Demand Management Programs (TDMs)."

**Analysis:**

Refer to the Department of Transportation concerning this development criterion.

**Text:**

- "3. Provision of design, siting, style, scale, and materials compatible with adjacent development and the surrounding community, and which serves to maintain and/or enhance the stability of existing neighborhoods."

**Analysis:**

The applicant has provided an architectural perspective of the proposed structure. However, information concerning the color and building material to be used for the proposed structure should be provided in order to fully assess the compatibility of the proposed structure with the surrounding development.

**Text:**

“5. Parcel consolidation and/or coordination of development plans with adjacent development to achieve Comprehensive Plan objectives. Parcel consolidations should be of sufficient size to insure projects that function in a well-designed efficient manner, meet all Plan and Zoning Ordinance requirements for setbacks, screening and buffering and do not preclude the development of unconsolidated parcels in conformance in the Plan.”

**Analysis:**

The applicant consolidated the appropriate parcels in the initial rezoning.

**Text:**

“6. Provision of the highest level of screening and landscaping for all parking.”

**Analysis:**

The applicant has provided parking lot landscaping and screening for the proposed development.

**Text:**

“7. Consolidation of vehicular access points to minimize interference with arterial roadways.”

**Analysis:**

Refer to the Department of Transportation concerning this development criterion.

**Text:**

“9. Provision of active and passive recreation facilities and specified components of the Greenway system.”

**Analysis:**

The applicant is proffering a \$250,000 contribution to Fairfax County for the development of active recreation facilities in the area.

**Text:**

On pages 127 through 130 of the Dulles Suburban Center of the 2000 edition of the Area III Plan, under the heading, “I. Design Guidelines for Dulles Suburban Center,” the Plan states:

“SITE PLANNING

- General

- Provide buffers and screening where necessary to protect adjacent neighborhoods or other less intense uses, recognizing that preservation of natural beauty in transitional areas enhances the visual quality of the development.”

**Analysis:**

The development plan shows the landscaping and trail along the “pond side” of the furniture store by providing a detailed architectural schematic. This area buffers the EQC and regional pond from the proposed furniture structure.

**Text:**

- “- Where feasible, minimize areas of impervious surface through shared parking, decked or structured parking; or increased building height; or other measures as appropriate.”

**Analysis**

The applicant should reduce the amount of excess surface parking around the furniture store to provide functional open space areas.

**Text:**

- Utility/Service Areas

- Place utilities underground to the extent possible. Keep utility corridors separate from landscaping corridors to avoid disturbing vegetation during utility maintenance.
- Provide for safe and well-screened on-site storage of refuse generated by commercial and industrial uses, including walled enclosures for dumpsters. Design recycling facilities to be accessible but well-screened.

**Analysis:**

The applicant should address these development criteria.

**Text:**

- Signage/Street Furniture

- Create a signage style for a given development complex and carry it out consistently at major roads entering the complex and at building site entries. Comprehensive sign systems that establish a distinctive theme and identity and eliminate visual clutter are desirable. Building-mounted signs and ground-mounted shopping center signs incorporated within a planting strip are encouraged. Freestanding and pole-mounted signs are discouraged.
- At major intersections, place street signs on mastarms overhead.

**Analysis:**

The applicant has provided a sketch of the entrance sign, however a comprehensive sign system should be provided to address these development criteria.

**Text:**

“ Lighting

- Develop a comprehensive lighting plan for a given development complex, in order to provide unity and a coordinated appearance, thus contributing to a positive sense of orientation and identity for motorists and pedestrians.
- Provide exterior lighting that enhances nighttime safety and circulation, as well as highlighting special features to act as landmarks for motorists.
- Design lighting in a manner that minimizes glare onto adjacent sites.”

**Analysis:**

The applicant has provided a comprehensive lighting plan.

PGN:ALC

**FAIRFAX COUNTY WATER AUTHORITY**

8570 EXECUTIVE PARK AVENUE – P.O. BOX 1500

MERRIFIELD, VIRGINIA 22116-0815

PLANNING AND ENGINEERING DIVISION  
C. DAVID BINNING, P.E., DIRECTORTELEPHONE  
(703) 289-6325FACSIMILE  
(703) 289-6382

December 16, 2002

Ms. Barbara A. Byron, Director  
Zoning Evaluation Division  
Fairfax County Department of Planning and Zoning  
12055 Government Center Parkway  
Suite 801  
Fairfax, Virginia 22035-5505

Re: SEA 95-Y-024-03  
PCA 95-Y-016-04  
Water Service Analysis

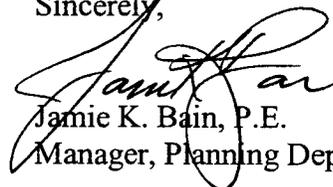
Dear Ms. Byron:

The following information is submitted in response to your request for a water service analysis for the above application:

1. The property is located within the Fairfax County Water Authority service area.
2. Adequate domestic water service is available at the site from existing 8 & 12-inch water mains located at the property. See the enclosed property map. The Generalized Development Plan has been forwarded to Plan Control for distribution to Engineering Firm.
3. Depending upon the configuration of the onsite water mains, additional water main extensions may be necessary to satisfy fire flow requirements and accommodate water quality concerns.

If you have any questions regarding this information please contact me at (703) 289-6302.

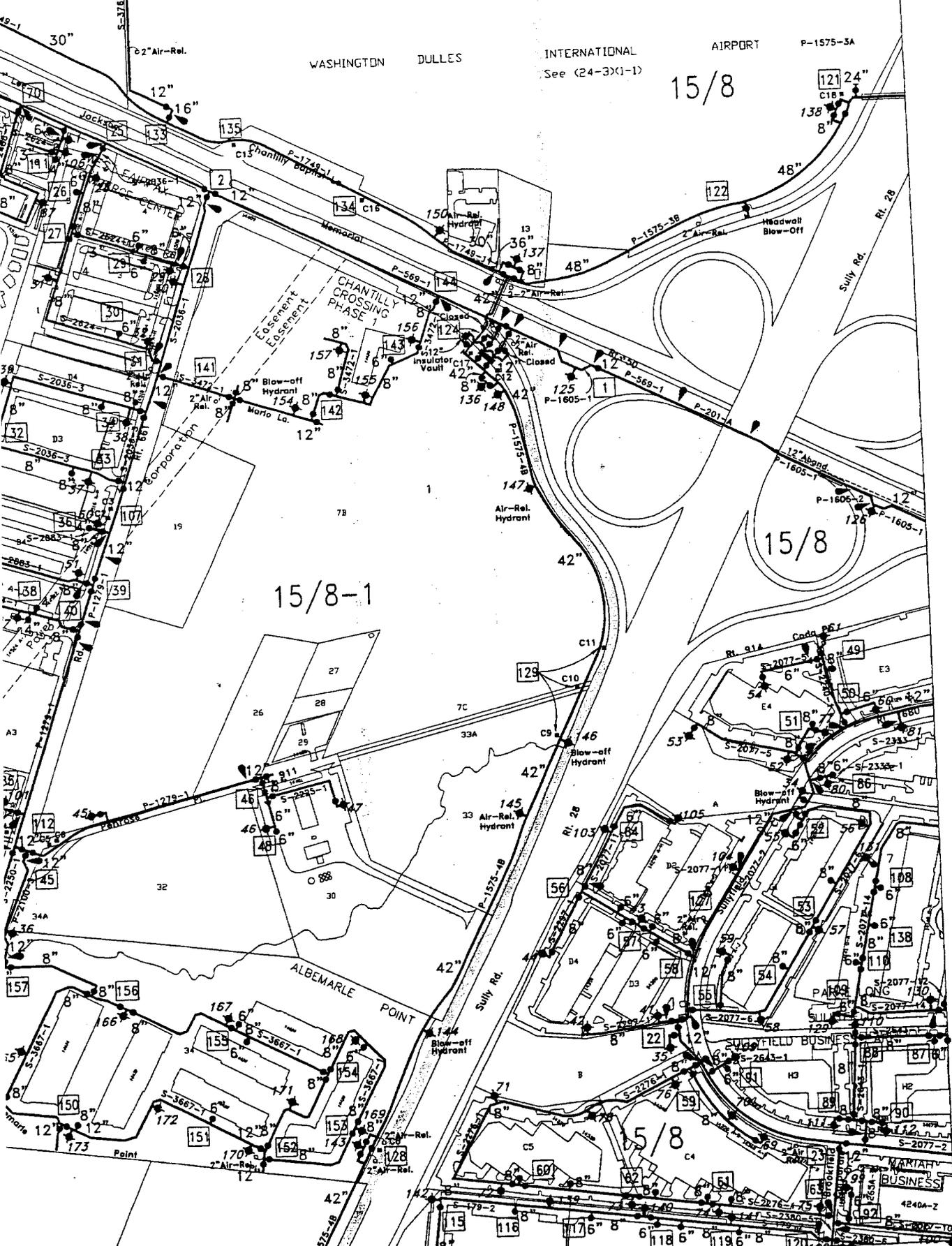
Sincerely,



Jamie K. Bain, P.E.  
Manager, Planning Department

Enclosures (as noted)

SULLY HISTORIC DISTRICT



WASHINGTON DULLES

INTERNATIONAL  
See (24-3)(1-1)

AIRPORT

P-1575-3A

15/8

121 24"  
C18 #

15/8-1

15/8

ALBEMARLE POINT

Sully Rd.

5/8

SULLY BUSINESS

MANTAHY BUSINESS

VCS-83 C  
MAP

FA

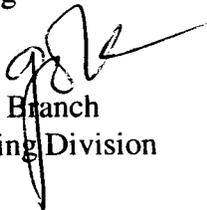
200

USER  
MAP

## FAIRFAX COUNTY, VIRGINIA

## MEMORANDUM

**TO:** Staff Coordinator  
Zoning Evaluation Division  
Department of Planning and Zoning

**FROM:** Gilbert Osei-Kwadwo, Chief   
Engineering Analysis and Planning Branch  
Wastewater Planning and Monitoring Division

**SUBJECT:** Sanitary Sewer Analysis Report

**REF:** **Application No.** PCA 95-Y-016-04 conc.w/SEA 95-Y-024-03  
Map Ref Num 034-3- /01/ /0007B pt., 0019 pt.

**DATE:** January 24, 2003

The above referenced Proffered Condition Amendment (PCA) will not have any adverse impact on the current use of any sanitary sewer facilities.

## FAIRFAX COUNTY, VIRGINIA

## MEMORANDUM

April 4, 2003

**TO:** Barbara Byron, Director  
Zoning Evaluation Division  
Office of Comprehensive Planning

**FROM:** Michael Torres (246-3968)  
Planning Section  
Fire and Rescue Department

**SUBJECT:** Fire and Rescue Department Preliminary Analysis for Special Exception  
Amendment SEA 95-Y-024-03 and Proffered Condition Amendment PCA 95-  
Y-016-04

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 #15, Chantilly
2. After construction programmed for FY 20\_\_\_\_, this property will be serviced by the fire station planned for the \_\_\_\_\_.
3. In summary, the Fire and Rescue Department considers that the subject rezoning application property:
  - 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.

## FAIRFAX COUNTY, VIRGINIA

## MEMORANDUM

DRAFT

DATE: 4/1/2003

**TO:** Barbara Byron, Director  
Zoning Evaluation Division  
Department of Planning and Zoning

**FROM:** Carl Bouchard, Director  
Stormwater Planning Division  
Department of Public Works & Environmental Services

**SUBJECT:** Rezoning Application Review

Name of Applicant/Application: Chantilly 50-28 Associates Limited

Application Number: PCA 95-Y-016-04 and SEA 95-Y-024-03

Information Provided:   Application               - Yes  
                                  Development Plan       - Yes  
                                  Other                     - Statement of Justification

Date Received in SWPD: 12/20/2002

Date Due Back to DPZ: 12/27/2002

Site Information:        Location                - 034-3-01-00-0007-Band 19pt  
                                  Area of Site           - 14.40 acres  
                                  Zoned                 - C-8  
                                  Watershed             - Cub Run

Stormwater Planning Division (SWPD), Maintenance and Stormwater Management Division (MSMD), and Planning and Design Division (PDD) Information:

I. Drainage:

- MSMD/PDD Drainage Complaints: **There are no downstream complaints on file with PDD, relevant to this proposed development.**
- Master Drainage Plan, proposed projects, (SWPD): **Regional Stormwater Management Pond C-41 is under construction on the site.**
- Ongoing County Drainage Projects (SWPD): **None.**
- Other Drainage Information (SWPD): **None.**

II. Trails (PDD):

Yes  No Any funded Trail projects affected by this application?

If yes, describe:

Yes  No Any Trail projects on the Countywide Trails priority list or other significant trail project issues associated with this property?

If yes, describe:

III. School Sidewalk Program (PDD):

Yes  No Any sidewalk projects pending funding approval or on the School Sidewalk Program priority list for this property?

If yes, describe:

Yes  No Any funded sidewalk projects affected by this application?

If yes, describe:

IV. Sanitary Sewer Extension and Improvement (E&I) Program (PDD):

Yes  No Any existing residential properties adjacent to or draining through this property that are without sanitary sewer facilities?

If yes, describe:

Yes  No Any ongoing E&I projects affected by this application?

If yes, describe:

V. Other Projects or Programs (PDD):

Yes  No Any Board of Road Viewers (BORV) or Fairfax County Road Maintenance Improvement Projects (FCRMIP) affected by this application?

If yes, describe:

Yes  No Any Commercial Revitalization Program (CRP) projects affected by this application?

If yes, describe:

Yes  No Any Neighborhood Improvement Program (NIP) projects affected by this application?

If yes, describe:

Other Program Information (PDD): **None.**

Application Name/Number: **Chantilly 50-28 Associates Limited / PCA 95-Y-016-04**

**\*\*\*\*\* SWPD AND PDD, DPWES, RECOMMENDATIONS\*\*\*\*\***

Note: The SWPD and PDD recommendations are based on the SWPD and PDD involvement in the below listed programs and are not intended to constitute total County input for these general topics. It is understood that the current requirements pertaining to Federal, State and County regulations, including the County Code, Zoning Ordinance and the Public Facilities Manual will be fully complied with throughout the development process. The SWPD and PDD recommendations are to be considered additional measures over and above the minimum current regulations.

**DRAINAGE RECOMMENDATIONS (SWPD): Applicant should ensure that runoff is adequately conveyed to onsite Regional Facility C-41.**

**STREAM PROTECTION STRATEGY (SPS) RECOMMENDATIONS, (SWPD): This site is in the "Watershed Restoration Level II" management category as determined by the Stream Protection Strategy baseline Report 2001. The primary goal of this category is to maintain areas to prevent further degradation and implement measures to improve water quality to comply with regulations and water quality standards. In this regard, this site should be developed with the use of innovative BMPs and a reduction in imperviousness and if appropriate, sections of on site streams that need stabilizing should be restored or stabilized.**

**TRAILS RECOMMENDATIONS (PDD): None.**

**SCHOOL SIDEWALK RECOMMENDATIONS (PDD): None.**

**SANITARY SEWER E&I RECOMMENDATIONS (PDD): None.**

Yes  NOT REQUIRED      Extend sanitary sewer lines to the development boundaries on the \_\_\_\_\_ sides for future sewer service to the existing residential units adjacent to or upstream from this rezoning. Final alignment of the sanitary extension to be approved by Department of Public Works and Environmental Services during the normal plan review and approval process.

**Other E&I Recommendations (PDD): None.**

**OTHER SWPD and PDD PROJECT/PROGRAM RECOMMENDATIONS: None..**

SWPD and PDD Internal sign-off by:  
Planning Support Branch (Ahmed Rayyan)      ab  
Utilities Design Branch (Walt Wozniak)      mg  
Transportation Design Branch (Larry Ichter)      nc  
Stormwater Management Branch (Fred Rose)      \_\_\_\_\_

CEB/PCA 95-Y-016-04

cc: Gordon Lawrence, Coordinator, Office of Safety, Fairfax County Public Schools (only if sidewalk recommendation made)



## FAIRFAX COUNTY PARK AUTHORITY

## MEMORANDUM

**TO:** Barbara A. Byron, Director  
Zoning Evaluation Division  
Department of Planning and Zoning

**FROM:** Lynn S. Tadlock, Director  
Planning and Development Division

**DATE:** December 17, 2002

**SUBJECT:** PCA 95-Y-016-04  
Chantilly Crossing  
Loc: 34-3((1)) 7B, 19

The Fairfax County Park Authority (FCPA) staff has reviewed the above referenced application. Based upon that review, staff has determined that this application bears no adverse impact on land or resources of the Fairfax County Park Authority.

cc: Kirk Holley, Manager, Planning and Land Management Branch  
Chron file  
File Copy

**9-006 General Standards**

In addition to the specific standards set forth hereinafter with regard to particular special exception uses, all such uses shall satisfy the following general standards:

- 1. The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.
- 2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.
- 3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.
- 4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.
- 5. In addition to the standards which may be set forth in this Article for a particular category or use, the Board shall require landscaping and screening in accordance with the provisions of Article 13.
- 6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.
- 7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.
- 8. Signs shall be regulated by the provisions of Article 12; however, the Board may impose more strict requirements for a given use than those set forth in this Ordinance.
-

**9-607 Provisions for Approving an Increase in Building Heights**

As set forth in the C-3, C-4, C-6, C-7, C-8, C-9, I-1, I-2, I-3, I-4, I-5 and I-6 Districts, and as applicable to all Group 3, Institutional Uses and Category 3, Quasi-Public Uses, the Board may approve a special exception for an increase in height above the maximum building height regulations specified for the zoning district or a given use, but only in accordance with the following provisions:

1. An increase in height may be approved only where such will be in harmony with the policies embodied in the adopted comprehensive plan.
2. An increase in height may be approved only in those locations where the resultant height will not be detrimental to the character and development of adjacent lands.
3. An increase in height may be approved in only those instances where the remaining regulations for the zoning district can be satisfied.

**9-620 Waiver of Certain Sign Regulations**

The purpose of this special exception is to provide some relief where appropriate for those signs in the C and I districts which, because of certain unusual circumstances as specified below, do not provide identification as intended by the sign regulations. In the C and I districts, the Board may approve, either in conjunction with the approval of a rezoning or as a Category 6 special exception, a modification or waiver of the sign regulations in accordance with the following:

- 1. Such waiver may be for an increase in sign area, increase in sign height or different location of a sign, not otherwise provided by Sect. 12-304. Such waiver shall not allow the erection of a freestanding sign or off-site sign, not otherwise permitted by this Ordinance, or the establishment of any sign prohibited by the provisions of Sect. 12-104.
- 2. Such waiver may be approved only when it is demonstrated by the applicant that there are unusual circumstances or conditions in terms of location, topography, size or configuration of the lot; access to the lot; unusual size or orientation of the structure on the lot; or other unique circumstance of the land or structure that impacts the applicant's ability to provide for a reasonable identification of the use.
- 3. It is determined that such waiver will be in harmony with the policies of the adopted comprehensive plan.
- 4. A waiver of the sign provisions may be approved only in those locations where, based upon a review of the relationship of the sign to the land, buildings and conforming signs in the neighborhood, it is determined that the sign will not have any deleterious effect on the existing or planned development of adjacent properties and that it is consistent with the purpose and intent of Article 12.



## 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 in the zoning district if the site were developed as a conventional subdivision. See 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 a 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 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 staggered 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	PD	Planning Division
ADU	Affordable Dwelling Unit	PDC	Planned Development Commercial
ARB	Architectural Review Board	PDH	Planned Development Housing
BMP	Best Management Practices	PFM	Public Facilities Manual
BOS	Board of Supervisors	PRC	Planned Residential Community
BZA	Board of Zoning Appeals	RMA	Resource Management Area
COG	Council of Governments	RPA	Resource Protection Area
CBC	Community Business Center	RUP	Residential Use Permit
CDP	Conceptual Development Plan	RZ	Rezoning
CRD	Commercial Revitalization District	SE	Special Exception
DOT	Department of Transportation	SP	Special Permit
DP	Development Plan	TDM	Transportation Demand Management
DPWES	Department of Public Works and Environmental Services	TMA	Transportation Management Association
DPZ	Department of Planning and Zoning	TSA	Transit Station Area
DU/AC	Dwelling Units Per Acre	TSM	Transportation System Management
EQC	Environmental Quality Corridor	UP & DD	Utilities Planning and Design Division, DPWES
FAR	Floor Area Ratio	VC	Variance
FDP	Final Development Plan	VDOT	Virginia Dept. of Transportation
GDP	Generalized Development Plan	VPD	Vehicles Per Day
GFA	Gross Floor Area	VPH	Vehicles per Hour
HCD	Housing and Community Development	WMATA	Washington Metropolitan Area Transit Authority
LOS	Level of Service	ZAD	Zoning Administration Division, DPZ
Non-RUP	Non-Residential Use Permit	ZED	Zoning Evaluation Division, DPZ
OSDS	Office of Site Development Services, DPWES	ZPRB	Zoning Permit Review Branch
PCA	Proffered Condition Amendment		